



Highlights

- Home sales in B.C declined by 3.4 per cent; prices increased by 2.3 per cent
- Full-year home sales increased by 2.1 per cent in 2024 compared to 2023
- B.C. housing starts slowed in December, down for 2024
- B.C. durable and non-durable manufacturing sales experienced minor increases in November

B.C. home sales lessen in December

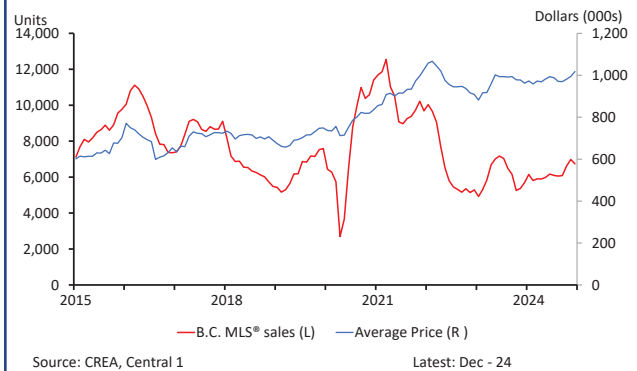
Eloho Ennah, Economic Analyst

The B.C. housing market reported lower sales in December, marking the first dip since August 2024. On a monthly basis, seasonally adjusted MLS® home sales in B.C. reached 6,741 units, falling by 3.4 per cent from November. On a full-year basis, home sales increased by 2.1 per cent, following the 9.2 per cent decline in 2023. It should be noted that interest rates were at their highest for the first half of the year, tempering overall activity during the period. Rate cuts in the second half prompted several monthly gains which were not maintained through to December, due to economic uncertainty and persistently high but declining fixed mortgage rates.

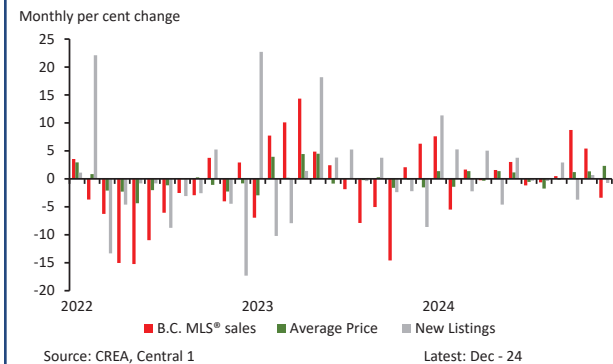
Monthly sales declined in all of B.C.'s regions except for Vancouver Island (excl. Victoria), where home sales increased by 1.4 per cent. In the Greater Vancouver region, home sales fell by 2.6 per cent, following a 7.4 per cent uptick in the previous month. Sales also dipped sharply in South Okanagan by 14.6 per cent and in the Kootenay by 12.2 per cent. That said, home sales trends have been largely positive over the last three months throughout the province.

The average home prices in B.C. rose by 2.3 per cent to \$1.02 million in December, the highest value since the highs recorded two years prior, but still below all-time high in February 2022 by five per cent. This month's increase was driven by higher prices in Greater Vancouver (1.8 per cent), while prices also increased in

B.C. home sales fall; prices rise in December



Home sales and new listings dip, prices up in B.C.



the Kootenay (5.9 per cent), Okanagan Mainline (3.6 per cent), Vancouver Island excluding Victoria (1.9 per cent) and Victoria (1.3 per cent). Other regions saw declining home values in December. The average home price in 2024 was 1.1 per cent higher than the prior year at \$982,104.

Average prices can mask compositional sales effects and the benchmark price index, which accounts for home attributes and product composition, increased in December by 0.8 per cent. In Lower Mainland, they also rose by 0.6 per cent, while increasing by 1.4 per cent in Okanagan and 0.4 per cent on Vancouver Island.

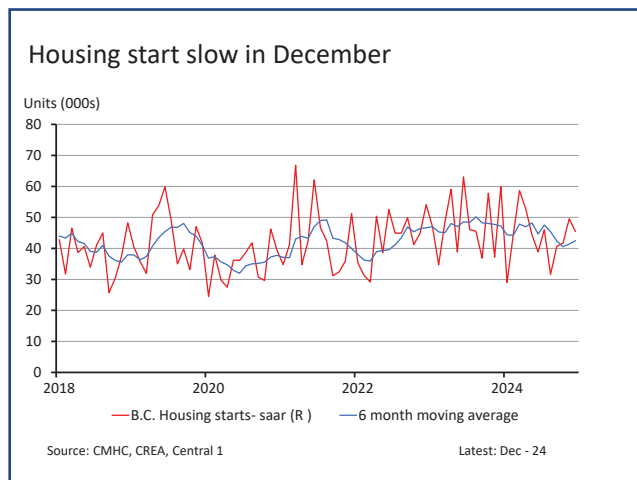
Residential new listings in B.C. decreased slightly by 0.7 per cent in December and market conditions are still balanced with the sales-to-new listings ratio of 50.5 per cent. We expect a growth in home sales

in 2025 with demand, supported by more favourable financing conditions and policies. That said, affordability constraints are still prevalent, and limitations in housing supply keep prices lifted. Increased economic risks may also hamper recovery.

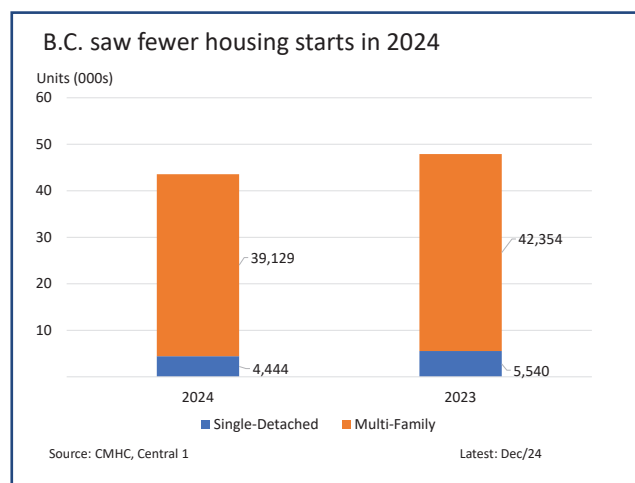
Multifamily and single unit starts both slow

Alan Chow, Business Economist

The rate of housing starts in B.C. was lower in December. On a seasonally adjusted annualized basis, B.C. saw 45,401 housing units started in December, down 8.4 per cent from the rate seen in November. Multifamily unit starts declined by 8.6 per cent to 41,098 units while single family units were down 6.3 per cent to 4,303 units. Nationally, housing starts declined 13.6 per cent from the previous month, with multifamily homes down 14.7 per cent and single-family homes down 9.5 per cent. Fourth quarter housing starts came in at a rate of 43,483, up 6.2 per cent from the previous quarter, but down 12.8 per cent from the fourth quarter in 2023. On a quarterly basis, multi-family units were up by 7.2 per cent while single family units were down by 1.5 per cent.



Among the seven metro areas in B.C., only two saw a higher rate of housing starts in December. Vancouver saw housing starts fall to a rate of 29,010 from 32,054. This marked the end of a four-month streak of rising housing start rates. Victoria also saw housing starts rise to 6,173, which is the highest monthly rate this year. Abbotsford-Mission saw the rate of housing starts up to 1,587 while Chilliwack saw its down to 1,176. Kelowna saw its lowest monthly rate of housing starts this month at only 174 while Kamloops saw its third lowest at 87. Nanaimo saw housing starts at an annual rate of 753.



In 2024, the number of housing units started in B.C., unadjusted, was down nine per cent compared to 2023, with 43,573 units versus 47,894 units. The number of multifamily units was down 7.6 per cent from 42,354 units to 39,129 units while single family units were down 19.8 per cent from 5,540 units to 4,444 units. Five out of the seven metro areas in B.C. saw more housing starts in 2024. Those are Abbotsford-Mission, Chilliwack, Kamloops, Kelowna, and Nanaimo. B.C. is one of the three provinces with fewer housing starts in 2024 compared to the previous year, the others being Ontario and Saskatchewan. Nationally, housing starts were up 1.9 per cent in 2024, with single family homes up 3.3 per cent and multifamily homes up 1.5 per cent.

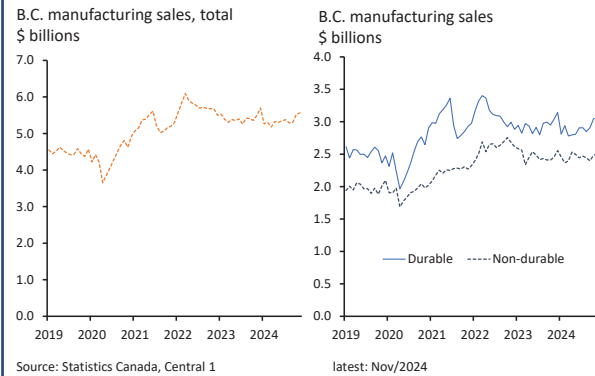
B.C. manufacturing sales grew marginally in November

Eloho Ennah, Economic Analyst

Manufacturing sales in B.C. increased by a minor 0.6 per cent to \$5.6 billion in November, following the 4.2 per cent gain in the prior month. Non-durable goods industries saw a 0.7 per cent rise in monthly sales while durable goods sales grew by 0.6 per cent. Both categories have seen sales trend higher since the third quarter of 2024. On a year-over-year basis, B.C. manufacturing sales were 1.2 per cent higher than last November, while still down by 1.5 per cent on a year-to-date basis.

There were mixed results amongst the durable goods industries in December. Notably, wood product manufacturing has seen sustained growth in sales since August, rising by 7.2 per cent in November and accelerating from the 3.3 per cent pace in the previous month. Primary metal manufacturing also saw a 17.5 per cent gain following a 2.9 per cent drop in October. Countering these gains were substantial declines in

Manufacturing sales show little increase in November



sales of machinery manufacturing (-14.6 per cent), transportation equipment manufacturing (-19.7 per cent) and electrical equipment, appliance, and components manufacturing (-4.4 per cent).

Within the non-durable goods category, food manufacturing sales fell by 0.9 per cent after a 6.4 per cent gain in October. Figures in the subcategory have fluctuated in 2024, but year-to-date sales are up by 3.1 per cent.

In the Vancouver metro area, overall manufacturing sales declined by 4.8 per cent in November, with durable goods industries sales down by 7.5 per cent and non-durable goods industries sales also down by 2.3 per cent.

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