



Highlights

- B.C. home sales increased by 2.0 per cent; prices rise by 1.3 per cent
- B.C. housing starts rise in November
- B.C. inflation rate holds steady at 2.0 per cent in November
- Payroll counts were relatively unchanged in October
- Canadian retail spending falls again in October
- B.C. retail sales decreased in October, down for a fourth consecutive month
- Manufacturing sales up in B.C. in October

Home sales continued growing in B.C. in November

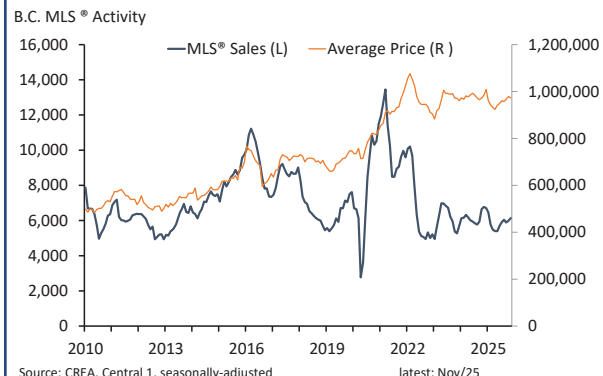
Eloho Ennah, Economic Analyst

B.C. home sales accelerated in November, marking another consecutive increase in monthly sales. MLS® sales in B.C. increased by 2.6 per cent month-to-month to a seasonally-adjusted 6,141 units following a 1.7 per cent rise in the prior month. That said, sales remained weak compared to the same month year ago by 9.2 per cent. Year-to-date sales were also down in B.C. by 5.6 per cent as still-elevated borrowing costs and home prices have suppressed sales.

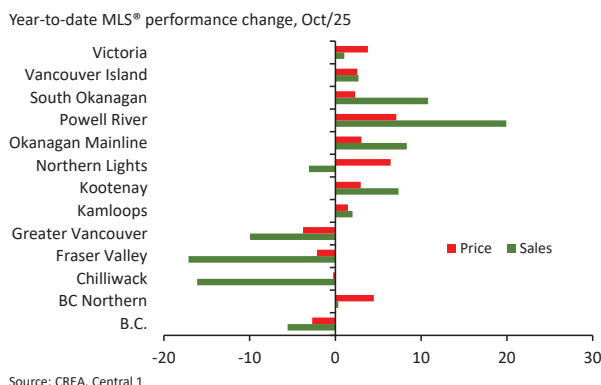
The majority of real estate boards noted higher sales during the month. Sales increased in the Greater Vancouver by 4.6 per cent while they also increased on Vancouver Island (excluding Victoria) by 3.1 per cent. In Kamloops and Chilliwack, home sales increased by 10.0 per cent and 16.7 per cent, respectively. In contrast, home sales pulled back in the Kootenay (-10.9 per cent), Victoria (-6.6 per cent), and Okanagan Mainline (-1.2 per cent). The Lower Mainland is still seeing significantly lower home sales year-to-date compared to other markets which have seen higher sales year-to-date.

Given weaker demand, sellers are adjusting their expectations. Provincial new listings increased by 2.8 per cent in November, though overall new listings have trended down through 2025. The sales-to-new listing ratio at 45.2 per cent, signifies relatively balanced conditions in the province.

Home sales continued rising in B.C.; prices fall in November



Lower Mainland housing market underperforms in 2025

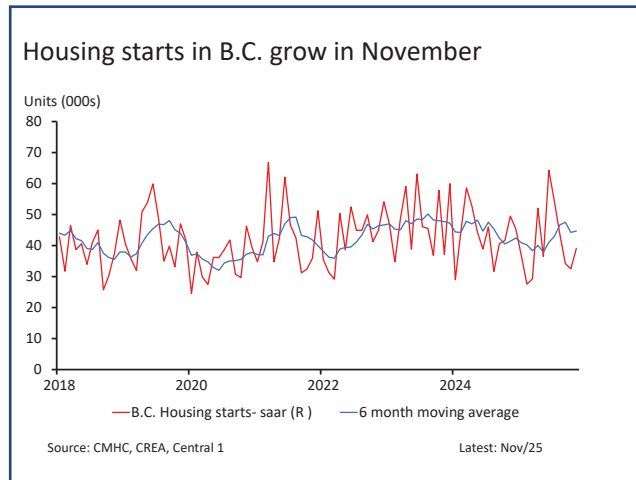


Home prices are still elevated but average prices decreased by 0.6 per cent in November to \$972.8K. This was also 1.2 per cent lower than a year ago and 9.6 per cent below all-time high in February 2022. Price declines in Greater Vancouver (-0.9 per cent) and Victoria (-3.9 per cent), the most expensive areas in the province, drove the monthly decline. Home values also fell in Okanagan Mainline (-6.2 per cent), the Kootenay (-3.4 per cent), and Kamloops (-1.0 per cent). Benchmark composite prices, which are a better gauge of trend, edged up only slightly (0.2 per cent) within most real estate markets.

Although monthly home sales have recently shown resilience in B.C., there is still underlying weakness in market activity. Slowing immigration, sky-high prices, and weak economic conditions dampen overall sales in 2025 with potential to rebound in 2026.

Home starts in B.C. rose in November

Eloho Ennah, Economic Analyst



Housing starts in B.C. rose in November following four consecutive monthly declines. Urban area starts jumped by 20.4 per cent to 39,097 units on a seasonally-adjusted annualized basis. This increase was due to a substantial gain in multifamily starts, up by 25.4 per cent. Countering some of this rise was a drop in single-family housing starts by 9.9 per cent.

Across Canada, year-to-date housing starts grew 3.7 per cent year-over-year as of November 2025. Multifamily starts increased by 5.9 per cent, while single-family starts declined by 5.2 per cent. B.C. was one out of three provinces that has consistently noted lower starts year-to-date. B.C. housing starts volume from January to November was lower than same period last year, with 37,556 units started compared to 39,830 units in 2024 (-5.7 per cent). Multifamily units were 5.4 per cent lower compared to same period last year at 33,792 units and single-family starts declined 8.6 per cent, from 4,119 units to 3,764 units.

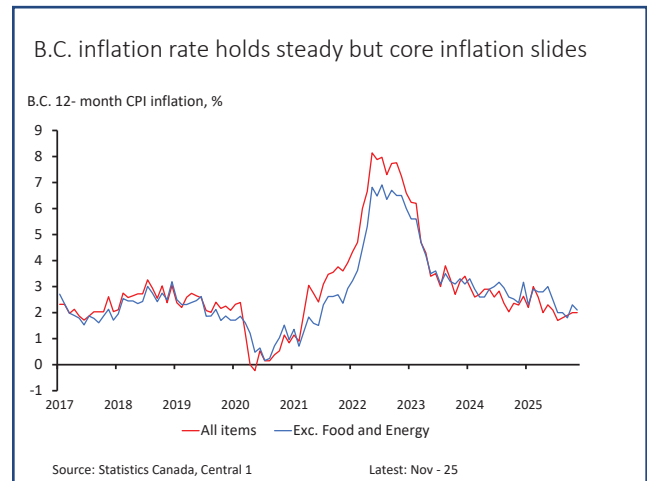
Although starts values tend to fluctuate monthly, the six-month moving average increased slightly in November. The underlying trend in home starts points to slowing residential activity in B.C.'s construction sector, which is also mirrored by the softening trend in building permits. New residential building plans will likely continue to be weighed down by the weak economy, lower pre-sales of apartment condominium in recent years, slowing population growth, and affordability constraints.

Five out of the seven largest urban regions in B.C. noted substantial increases in housing starts in November. These were Vancouver, where starts increased by 46.8 per cent to an annualized 28,529 units, Chilliwack (87.8 per cent), Nanaimo (38.6 per cent), and Kelowna (17.1 per cent). Starts were more than five times higher than a month ago in Kamloops.

Year-to-date, increases were seen in three of B.C.'s seven metro areas: Abbotsford-Mission (98.7 per cent), Victoria (19.8 per cent), and Chilliwack (0.9 per cent). Vancouver saw a 5.2 per cent decrease in housing starts year-to-date compared to the same period last year.

B.C. inflation rate unchanged as food rises and energy falls

Alan Chow, Business Economist



B.C.'s inflation rate was unchanged in November, staying at 2.0 per cent year-over-year for a second consecutive month. Food prices continued to be a big driver, as inflation excluding food moved down from 1.9 per cent in October to 1.7 per cent in November. Inflation excluding energy stayed the same at 2.5 per cent and excluding both food and energy declined to 2.1 per cent from 2.3 per cent. Nationally, inflation rate changes were similar as the all-items inflation rate was unchanged at 2.2 per cent. Inflation excluding energy went down from 2.8 per cent to 2.7 per cent, inflation excluding food and energy was down from 2.7 per cent to 2.4 per cent but inflation excluding food remained the same at 1.9 per cent.

In B.C., energy prices fell 5.8 per cent year-over-year in October — an accelerated decline from the 5.6 per cent drop in the previous month. Gasoline prices fell 8.3 per cent compared to 7.9 per cent in October. From April (full month of consumer carbon tax removal) to November, gasoline prices in B.C. were down 1.8 per cent and energy prices were down 0.6 per cent.

Food price inflation accelerated in B.C., rising by 4.2 per cent year-over-year in November compared to 3.2 per cent in October. The year-over-year inflation rate has been above 3.0 per cent since March 2025 and is the second time it was above 4.0 per cent. Seafood prices moved up from 9.1 per cent to 10.6

per cent, while fruits and nuts moved up 5.3 per cent from 2.7 per cent. Bakery and cereal products also went from a year-over-year drop of 1.2 per cent to a rise of 1.9 per cent. Meat price inflation continued to ease but remained elevated, slowing from 7.9 per cent to 6.9 per cent. Beef prices, in particular, slowed from 19.3 per cent to 17.3 per cent. Food purchased from restaurants saw price inflation of 3.3 per cent, up from 3.2 per cent.

Shelter costs rose 2.0 per cent year-over-year, up from 1.9 per cent. This is the second consecutive month it has increased. Rented accommodation costs were up 2.9 per cent from 2.3 per cent, while owned accommodation fell to 1.8 per cent from 2.0 per cent.

Transportation costs grew by 0.6 per cent in November, down from 0.8 per cent growth seen in the previous month. Inter-city transportation prices were down 2.5 per cent, down from previous month's fall of 1.5 per cent. This was the 17th month in a row that the annual changes as been negative. Clothing and food wear prices were up 1.7 per cent, down from 2.9 per cent. Household operations, furnishings, and equipment inflation accelerated from 2.3 per cent to 2.9 per cent.

Overall, the year-over-year growth in the price of goods increased to 1.7 per cent in November from 1.5 per cent in September. Durable goods prices though grew by 2.9 per cent, up from 2.4 per cent while semi-durable goods saw price growth fall to 0.8 per cent from 1.7 per cent. Non-durable goods saw price growth of 1.6 per cent, up from 0.9 per cent. Service prices growth fell to 2.3 per cent, down from 2.5 per cent.

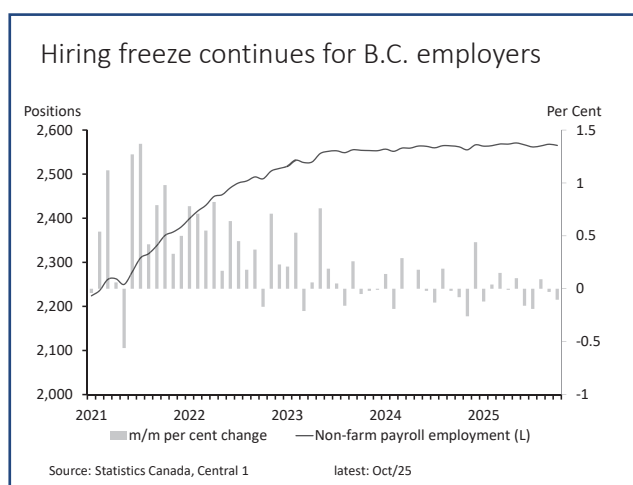
B.C. payroll count flat in October

Eloho Ennah, Economic Analyst

The Survey of Employment, Payroll and Hours (SEPH) showed payroll counts (including unclassified businesses) in B.C. were relatively unchanged in October, declining marginally by 0.1 per cent or 2,700 positions on a monthly basis. Year-over-year, B.C. payroll counts increased by 0.1 per cent as figures have been range-bound since late 2023 highlighting weak hiring conditions in the face of economic weakness and uncertainty.

Looking solely at classified businesses, both the goods- and services-producing sectors noted minor declines in payroll counts during the month.

Within the goods-producing sectors, which noted a 0.1 per cent drop in positions overall, manufactur-



ing declined by 927 positions or 0.6 per cent over the latest month. Construction payroll counts were relatively flat during the month. Similarly, the services sector noted a dip of 0.1 per cent, mostly as a result of lower positions in administrative and support, waste management and remediation services (-0.9 per cent or -2.9k positions), education services (-0.3 per cent or -748 positions), and accommodation and food services (-0.8 per cent or -634 positions).

Average weekly earnings were also virtually unchanged month-over-month (0.1 per cent). B.C.'s job vacancy rate at 3.0 per cent nudged lower and remained above its provincial peers but was near the lowest level since the mid-2010s.

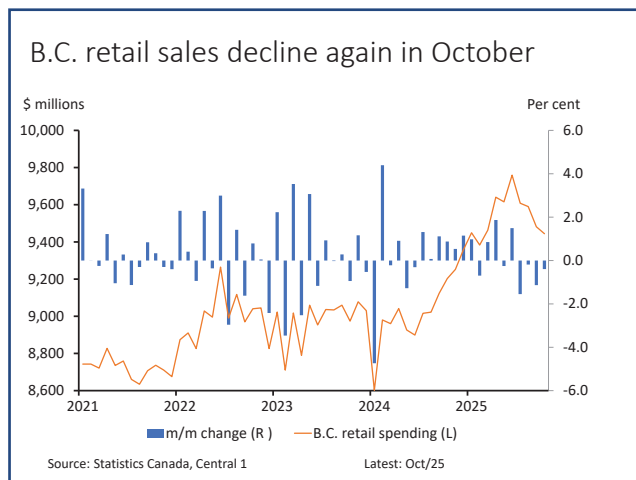
SEPH estimates should be considered alongside the Labour Force Survey (LFS), which is more widely watched and timely but is based on a household survey rather than administrative data like SEPH. Some divergence the two surveys is to be expected, reflecting differences in coverage such as multiple job holders, the self-employed, and farm workers, who may be captured in one survey but not the other. Over time, however, employment trends from both surveys tend to align overtime.

That said, SEPH figures have been relatively flat in B.C. since 2022. Notwithstanding, both surveys point to continued softness in the labour market as businesses halt hiring plans in face of uncertain economic conditions in 2025.

B.C. monthly retail decline in October

Alan Chow, Business Economist

Canadian retail sales fell for the second consecutive month in October. On a seasonally-adjusted basis, retail sales fell 0.2 per cent in October to \$69.4 billion after falling 0.9 per cent in September. The largest decline was noted at food and beverage retailers,



which saw sales decline by 2.0 per cent following the increase (0.6 per cent) in the previous month. Core retail sales, which exclude gasoline stations and fuel vendors and motor vehicle and parts dealers, were also down 0.5 per cent in October.

B.C. retail spending contracted for a fourth consecutive month, falling by 0.4 per cent in October after a 1.1 per cent dip in September. Unadjusted retail sales in B.C. increased by 2.8 per cent compared to the same month in 2024. Year-to-date, retail sales have risen by 6.3 per cent, slightly lower than the previous months year to date sales of 6.7 per cent.

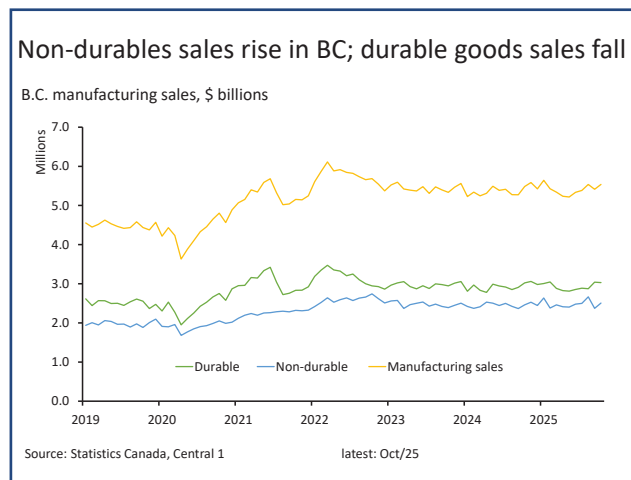
Subsector data is unadjusted for seasonality, but year-over-year figures showed higher sales in six out of the nine categories. Motor vehicle and parts dealers' sales saw an increase of 7.8 per cent. Clothing retailers' sales increased by 9.6 per cent in the same period while sporting goods sales increased by 10.1 per cent. Building material and garden equipment and supplies dealers saw year-over-year decline of 10.4 per cent, while food and beverage retailers saw a 4.7 per cent decline in the same period.

Regionally, the Vancouver metro area reported a 1.0 per cent rise in seasonally adjusted retail sales on a month-over-month basis in October. The unadjusted sales were up by 3.7 per cent compared to last October while year to date sales are up 7.1 per cent.

Non-durable goods sales increase in B.C. in October

Eloho Ennah, Economic Analyst

B.C. manufacturing sales increased by 2.3 per cent in October to \$5.5 billion on a seasonally-adjusted basis. The non-durable goods category drove the monthly increase, rising by 5.7 per cent to \$2.5 billion. Durable goods sales fell, down by 0.4 per cent to \$3.0 billion. Manufacturing sales had seen a tariff-induced



slump earlier in the year, and although sales noted a mid-year recovery with year-to-date sales 1.1 per cent higher in 2025. Manufacturing sales in Vancouver metropolitan area increased by 1.5 per cent (\$46 million).

Within the non-durable goods sector, data for most subcategories is suppressed to meet the confidentiality requirements of the Statistics Act. But higher paper manufacturing sales (20.0 per cent or \$55.5 million) and food manufacturing sales (\$45.4 million) were noted during the month. Year-to-date, non-durable goods production in Ontario was up by 1.5 per cent from last year.

In the durable goods category, lower wood product manufacturing sales (-9.8 per cent or -\$87.5 million) drove declines. Countering this was a rise in primary metal manufacturing (10.2 per cent or \$46.2 million). Year-to-date, non-durable goods production in B.C. was up by 0.8 per cent from last year.

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