



Dockside Update ~ November 2018

Overall the market slowdown continues. On the positive side of this, housing has, generally speaking, become more affordable across the country (see [Canadian Real Estate Affordability Improved This Year](#)). With the recent mortgage regulations making affordability an issue for many buyers seeing tighter limits on the price range they can get loans for, it's no surprise that in our markets, whether the Gulf Islands or elsewhere through the Greater Victoria Region, it's the lower and mid priced homes that continue to sell the fastest while many homes on the high end are taking longer to move than in the previous year.

Victoria Market Overview

A total of 598 properties sold in the Victoria Real Estate Board region this October, 9.9 per cent fewer than the 664 properties sold in October of last year, but a 12.2 per cent increase from September 2018.

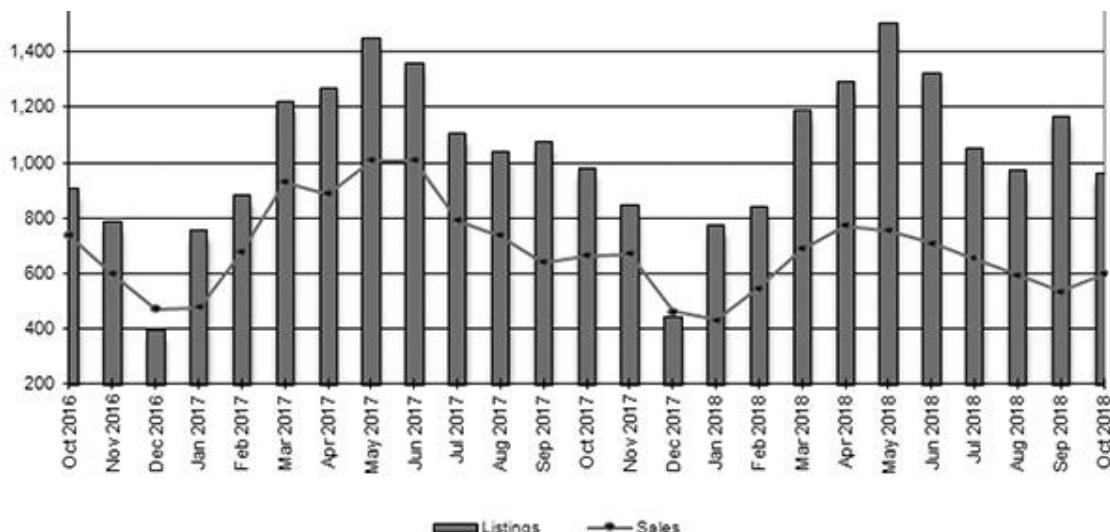
"We continue to see the housing market shift into a more balanced state, though the trajectory is not smooth," **says Victoria Real Estate Board President Kyle Kerr**. "This month had slower sales compared to last year and a slightly lower level of inventory coming into the market, but it also had an increase in sales from last month, which may surprise some people. The moderating changes over last year have been punctuated with some competition and price pressure on lower and mid-priced homes while the upper end of the market has softened slightly. Right now, pricing is key across all segments as we transition to a more balanced market."

"The market is definitely reacting to the changes in mortgage lending requirements," adds President Kerr. "Lending was made tougher to dampen the market and these measures have certainly had an impact on purchasing power. The threat of the looming Speculation and Vacancy tax has also cooled development in our area, which is unfortunate because the only way to create affordable homes in our area is to build them. We hope that moving forward the municipal, provincial and federal governments will work collaboratively to enable more supply at all levels of housing by funding public / private partnerships to support the increase of home stock in our area. We hope that aside from taxation and mortgage rules, governments will work together to ensure a future supply in our area to stabilize prices in the long term." (Excerpt from the VREB News release, [read more here](#))

Provincial Market Overview

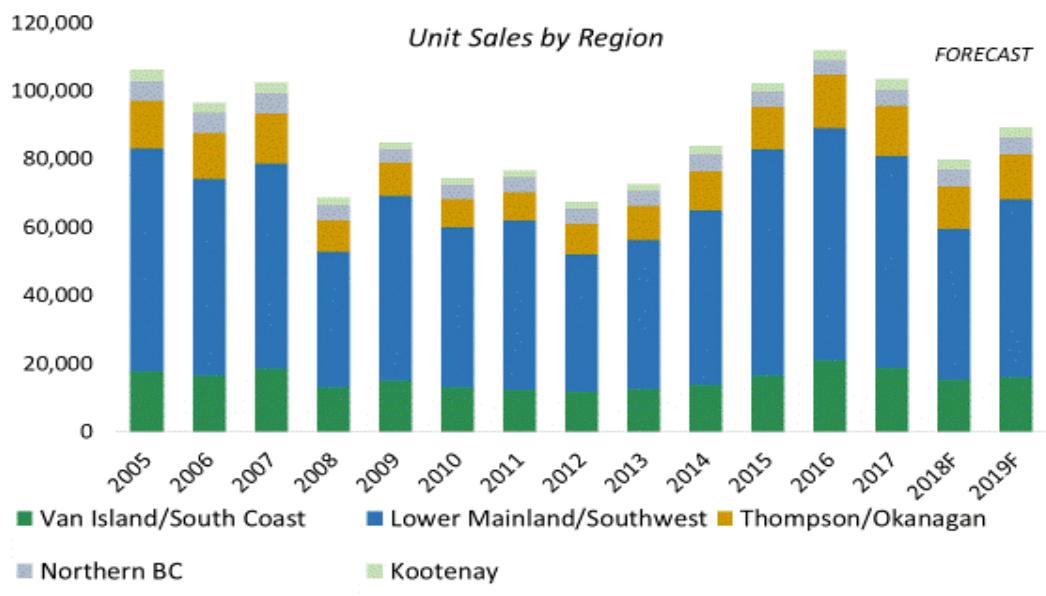
Multiple Listing Service® (MLS®) residential sales in the province are forecast to decline 23 per cent to 80,000 units this year, after recording 103,768 residential sales in 2017. MLS® residential sales are forecast to increase 12 per cent to 89,500 units in 2019. The 10-year average for MLS® residential sales in the province is 84,800 units. (Excerpt from the BCREA News release, [read more here](#))

MLS® listings and MLS® sales for the Victoria Regional District



Provincial Sales

MLS® Residential Sales British Columbia



The Peninsula

Current Listings: 286
Sales
Oct Sales 2018: 68
Oct Sales 2017: 69

Pender Island

Current Listings: 73
Sales
Oct Sales 2018: 8
Oct Sales 2017: 9

Saturna Island

Current Listings: 32
Sales
Oct Sales 2018: 3
Oct Sales 2017: 3

Source: BCREA Economics