



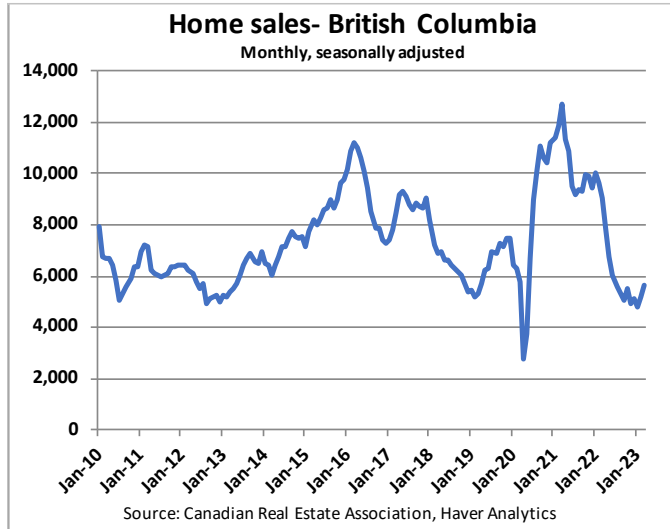
# Housing and Mortgage Market Review: *April 2023*

## Summary

BC's housing market sprung back to life in Q1 with a notable uptick in sales in March. Alongside a steep decline in resale inventory, market balance has improved sharply, and it's beginning to show up in positive price momentum. The broader economy remains on solid footing, though we should anticipate some deterioration in the labour market as the eventual fallout from higher rates begins to be felt later this year.

## Home sales perk up in BC

Home sales in British Columbia were effectively unchanged in Q1 compared to Q4 2022, but they ended the first quarter of this year with a bang as sales surged nearly 10% month-over-month in March alone. Demand remains at subdued levels overall but is clearly perking back up.

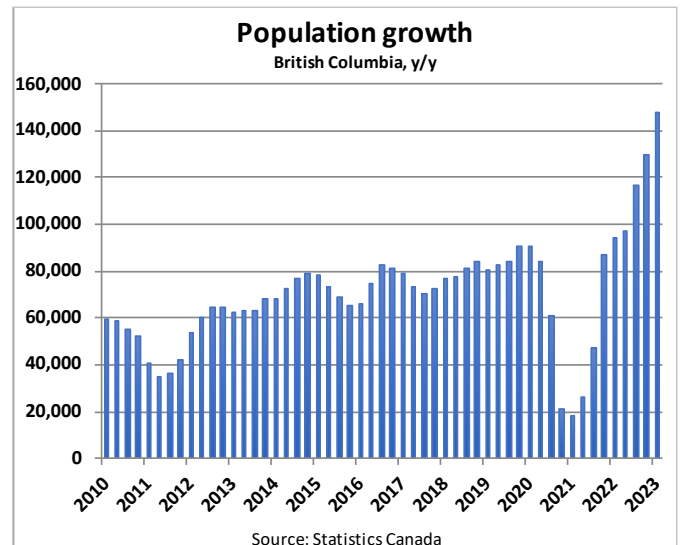
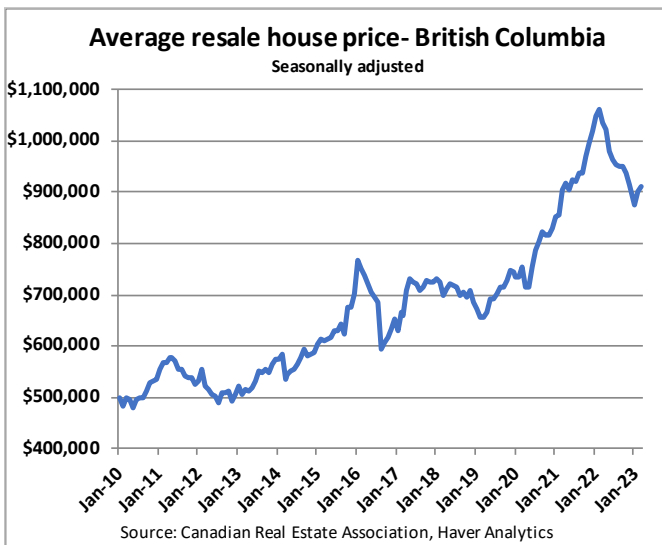


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## British Columbia

Seasonally adjusted active listing across the province ended the quarter down 8.7% from Q4 2022, in large part due to a steep decline in new listings, which fell 8.5% on the quarter. With sales perking up and supply falling, the market balance is tightening. Months of inventory, which peaked at 6 in November, have fallen back to 4.7 as of March.

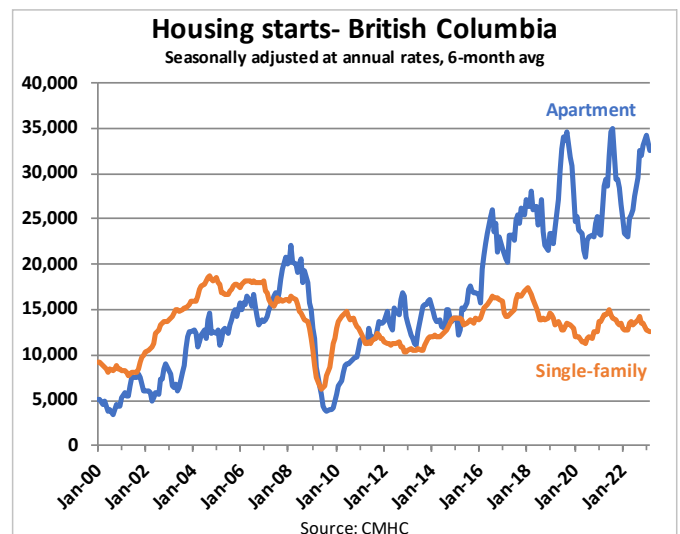
House prices are back on the rise, with seasonally adjusted average resale values jumping 4.2% in the past two months. Still, that leaves them 14.1% off peak levels, but the trend is clearly now positive.



## New record for population growth

The long-term demand story remains intact in B.C. as annual population growth surged to nearly 150,000 in Q1.

Housing starts continue to skew heavily to multi-family, while single-family starts remain below 20-year averages in spite of strong population growth.

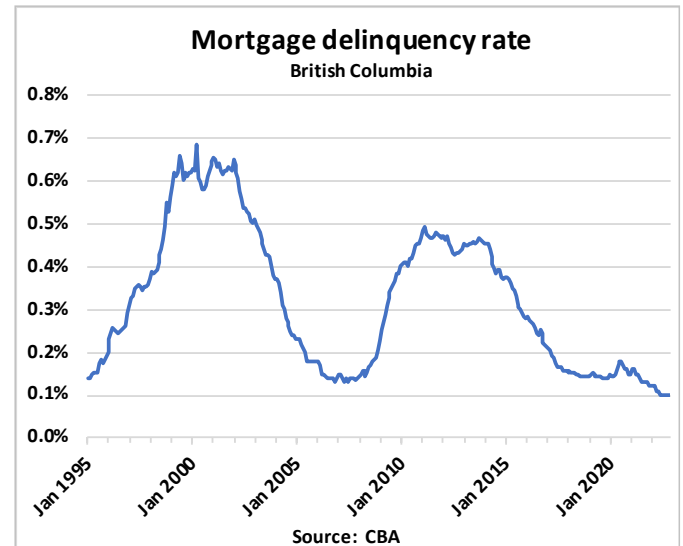
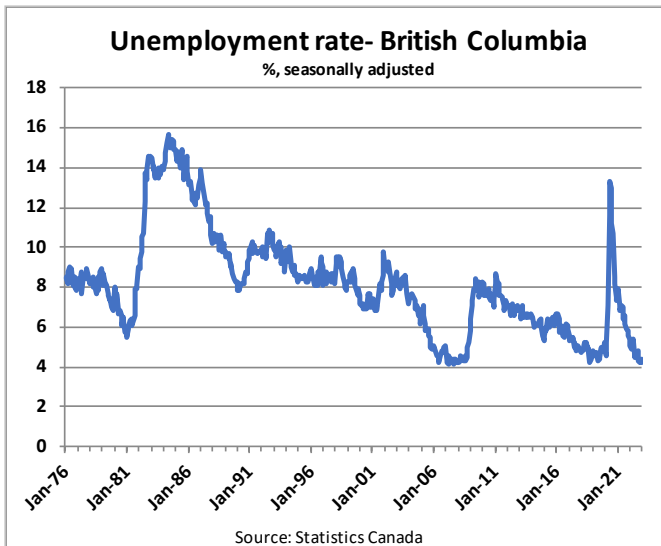


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## British Columbia

### Solid employment trends to end the year

B.C. added a solid 14,000 jobs in Q1, but the unemployment rate still ticked up slightly to 4.5% from 4.1% at the end of Q4. Still, that leaves the unemployment rate just barely off record lows.



Mortgage delinquencies across the province remain barely one third of long-term norms but are beginning to inflect higher, a trend I expect will continue through the remainder of the year.

*\*Any forecasts contained in this report are accurate as of the date indicated.*

Ben Rabidoux is the founder of Edge Realty Analytics ([www.edgeanalytics.ca](http://www.edgeanalytics.ca)), which equips top real estate and mortgage professionals with timely research and insightful marketing infographics to help them stand apart from the competition and stay engaged with their clients and prospects.

He is also the founder and president of North Cove Advisors, a market research firm serving institutional and high net worth clients since 2013 that is consistently ranked top 5 for Canadian economic coverage by Brendan Wood International.

He is a frequent guest and contributor in major media outlets, including Bloomberg, The Wall Street Journal, Reuters, The Globe and Mail, The Toronto Star, Macleans, and many others.

