



## June housing sales hit year-to-date high

**H**ousing purchasers responded to low and declining mortgage rates and pushed June sales to the highest monthly level this year. June MLS® housing sales in the Real Estate Board of Greater Vancouver (REBGV) reached 2,932 units seasonally adjusted up from May's 2,747 units. The posted, five-year, closed mortgage rate fell from April's high of 6.85% to 5.80% at the end of June, which boosted sales despite a slowing economy.

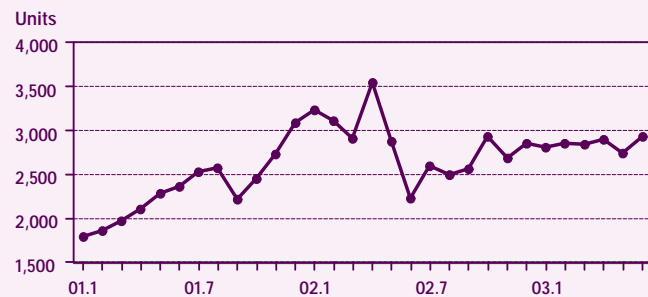
Market conditions continue to favour sellers, with both the sales-to-listings ratio and sale price inflation indicators remaining in the range historically associated with relatively low supply. Price increases are in the 6% to 10% range depending on the average sales price used. A more accurate price measure produced by the REBGV is the Housing Price Index and it shows gains closer to 10%.

Housing demand pressures are stronger in the apartment and attached unit sectors than in the detached or single-family house sector, reflecting the strength of the affordable market segment. Sales-to-listings ratios are higher and the sales trend is stronger for dwelling units in multi-family structures. In addition, more newly constructed apartment and row condominiums are contributing to the available supply and boosting unit sales.

July's seasonally adjusted sales are forecast to post a rise over June, in conjunction with current low mortgage rates. For the year, Central's forecast sees sales up 4%, and possibly as high as 8%, and for next year a rise of about 4% is predicted, with an upside forecast risk. Housing prices will continue to increase at near 10% this year and put in a repeat performance next year.

### June housing sales bounce back

REBGV MLS Housing Sales, Seasonally Adjusted



Source: Real Estate Board of Greater Vancouver, CUCBC. Latest: June  
Note: Detached, attached, and apartment sales only. MLS - Multiple Listing Service.

## Out-migration to other provinces up in first quarter

A net total of 2,747 B.C. residents moved to other provinces in the first quarter of 2003, up from 2,189 in the first quarter of 2002. Total out-migrants to other provinces increased by 612 people while total in-migrants from other provinces increased by only 54 people. The latest first quarter net outflow of migrants to other provinces is at a three-year high and reverses a trend toward lower net inter-provincial out-migration since the first quarter of 2000.

In the first quarter of 2003, B.C. had a net loss of residents to every province except Saskatchewan (+18 people) and the Territories (+50). Most net inter-provincial population movement in the first quarter was to Alberta (-1,970 people), Ontario (-476), Quebec (-161) and Atlantic Canada (-148). These migration statistics suggest economic opportunities are somewhat better in most other provinces.

## B.C.'s population growth slows

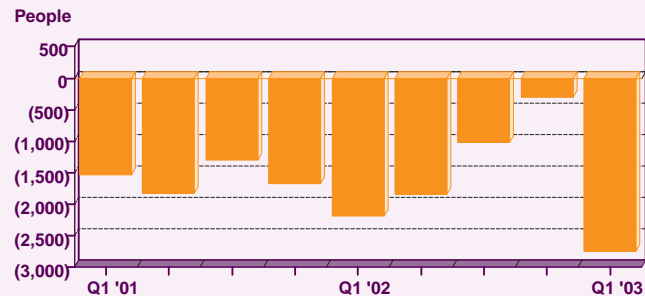
As discussed in last week's briefing, international immigration to B.C. slowed in the first quarter. Meanwhile, international emigration held steady in the first quarter. On balance, net international migration added 7,195 residents to B.C.'s population. After subtracting net inter-provincial migrants, total net migration from all sources added 4,448 residents to B.C.'s population, down from 8,148 people added in the first quarter of 2002.

There were 9,758 births in B.C. in the first quarter and 7,450 deaths, leading to a net increase of 2,302 residents from natural causes. Adding this natural increase to total net migration from all sources indicates B.C.'s population increased by 6,756 residents in the first quarter of 2003. That is down from a total net increase in population of 10,112 people in the first quarter of 2002.

The total population of B.C. is estimated at 4,162,535 as of March 31, 2002. That represents an increase of 0.8% or 31,532 residents from March 31, 2002. The annual population growth rate in B.C. was higher at 1% this time last year. Credit Union Central of B.C. forecasts population growth of approximately 1% or 41,500 people in 2003 and a further 1.1% or 50,000 people in 2004. Given the slowdown in economic growth in B.C. in the second quarter, Central's next forecast update for population growth in 2003 may be revised downward to approximately 0.9% or 37,400 people.

## Higher out-migration to other provinces

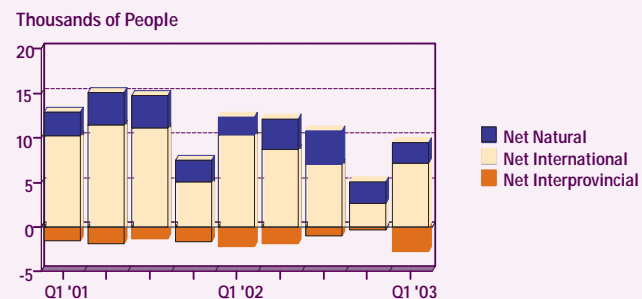
### Net Interprovincial Migration: B.C., Quarterly



Source: B.C. Stats.

## B.C.'s population growth rate slows

### Components of Population Change: B.C., Quarterly



Source: B.C. Stats.