



Single family homes



Condominiums



Townhomes

	Single family homes	Condominiums	Townhomes
August 2023 total sales	273	164	68
Compared to August 2022 sales	9.6%	10.8%	11.5%
MLS® HPI *Victoria Core	\$1,323,900	\$582,000	\$850,200

Victoria real estate market needs better mix of housing supply to help restore balance

A total of 544 properties sold in the Victoria Real Estate Board region this August, 13.8 per cent more than the 478 properties sold in August 2022 and an 8.6 per cent decrease from July 2023. Sales of condominiums were up 10.8 per cent from August 2022 with 164 units sold. Sales of single family homes increased 9.6 per cent from August 2022 with 273 sold.

“Real estate activity this month reflected what we’d expect to see in an average late summer housing market,” said Victoria Real Estate Board Chair Graden Sol. “The beginning of the month was reasonably slow, and sales ramped up through the last half of the month. The brisk sales pace leading up to the end of August may very well continue into September.”

There were 2,490 active listings for sale on the Victoria Real Estate Board Multiple Listing Service® at the end of August 2023, an increase of 2.9 per cent compared to the previous month of July and a 16.5 per cent increase from the 2,137 active listings for sale at the end of August 2022.

“The focus in our market and by all levels of government needs to be on opening up more supply,” Sol notes. “Our inventory levels, though up from last year, are still too low to support a well-balanced market. A decade ago, we saw over 5,000 active listings in August. Another important piece of supply is the housing mix that is available. Most residential properties for sale in our market last month were single family homes – this type of property is generally at the top price point. Missing middle homes, such as townhomes and condos represented only 37.1% of listings for sale. Townhomes, which in my experience are what a lot of families hope to purchase, represented only 9.8% of the residential properties for sale. This imbalance in the mix of housing options means there is the potential for more price pressure on these types of properties because demand is concentrated at more attainable price points.”

The Multiple Listing Service® Home Price Index benchmark value for a single family home in the Victoria Core in August 2022 was \$1,327,700. The benchmark value for the same home in August 2023 decreased by 0.3 per cent to \$1,323,900, which is up from July’s value of \$1,318,800. The MLS® HPI benchmark value for a condominium in the Victoria Core area in August 2022 was \$583,700, while the benchmark value for the same condominium in August 2023 decreased by 0.3 per cent to \$582,000, which is up from the July value of \$578,000.

About the Victoria Real Estate Board – Founded in 1921, the Victoria Real Estate Board is a key player in the development of standards and innovative programs to enhance the professionalism of REALTORS®. The Victoria Real Estate Board represents 1,649 local Realtors. If you are thinking about buying or selling a home, connect with your local Realtor for detailed information on the Victoria and area housing market.

August 2023 Statistics Package for Media

Previous Periods Comparison of Unit Sales, Average Prices and Median Prices

Sales by Property Type	This Month									Last Month			This Month Last Year		
	August 2023									July 2023			August 2022		
	Units	LM%	LY%	Average\$	LM%	LY%	Median\$	LM%	LY%	Units	Average\$	Median\$	Units	Average\$	Median\$
Single Family Greater Victoria	258	-7.9%	7.9%	\$1,363,565	-2.4%	5.8%	\$1,169,000	-2.6%	5.2%	280	\$1,396,864	\$1,200,000	239	\$1,288,902	\$1,111,500
Single Family Other Areas	15	15.4%	50.0%	\$1,092,333	23.5%	15.9%	\$1,065,000	23.1%	12.2%	13	\$884,154	\$865,000	10	\$942,300	\$949,500
Single Family Total All Areas	273	-6.8%	9.6%	\$1,348,662	-1.9%	5.8%	\$1,165,000	-2.1%	7.1%	293	\$1,374,115	\$1,190,000	249	\$1,274,982	\$1,087,500
Condo Apartment	164	-18.0%	10.8%	\$619,128	-2.8%	6.1%	\$550,000	-0.5%	0.0%	200	\$637,214	\$552,900	148	\$583,427	\$549,950
Row/Townhouse	68	-8.1%	11.5%	\$827,812	-0.4%	-0.7%	\$773,073	-1.5%	-0.5%	74	\$831,442	\$785,000	61	\$833,947	\$777,000
Manufactured Home	14	40.0%	40.0%	\$300,421	-19.9%	-26.3%	\$287,500	-22.2%	-29.0%	10	\$375,040	\$369,450	10	\$407,390	\$405,000
Total Residential	519	-10.1%	10.9%							577			468		
Total Sales	544	-8.6%	13.8%							595			478		
Active Listings	2,490	2.9%	16.5%							2,419			2,137		

Legend

Units: net number of listings sold
 LM%: percentage change since Last Month
 LY%: percentage change since This Month Last Year
 Average\$: average selling price
 Median\$: median selling price
 Total Residential: includes sales of residential property types
 Total Sales: includes sales of all property types
 Active Listings: total listings of all types on the market at midnight on the last day of the month

Previous Periods Comparison of MLS® HPI Benchmark Prices and MLS® HPI Index Values

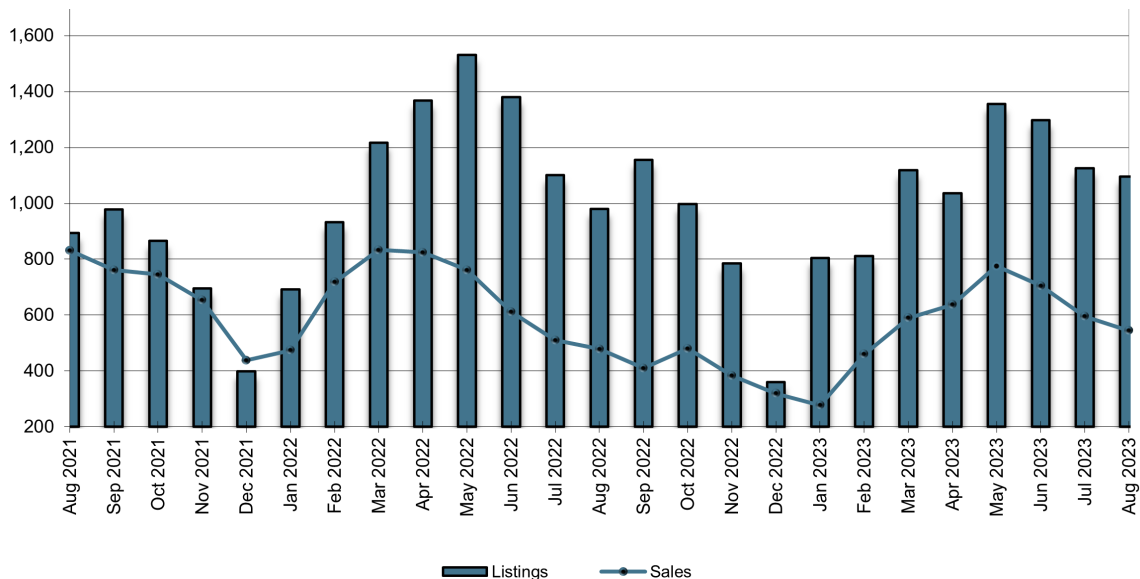
Benchmark Home by Property Type and Region	Aug 2023 Benchmark Price	Jul 2023 Benchmark Price	Aug 2022 Benchmark Price	Aug 2023 Benchmark Index	Jul 2023 Benchmark Index	Aug 2022 Benchmark Index	% Chg from Last Mth	% Chg from Last Yr
Single Family: Greater Victoria	\$1,178,400	\$1,178,400	\$1,188,400	319.2	319.2	321.9		(0.8%)
Single Family: Core	\$1,323,900	\$1,318,800	\$1,327,700	330.1	328.8	331.0	0.4%	(0.3%)
Single Family: Westshore	\$1,048,300	\$1,065,200	\$1,045,100	333.4	338.8	332.4	(1.6%)	0.3%
Single Family: Peninsula	\$1,275,700	\$1,261,200	\$1,271,800	333.7	329.9	332.7	1.1%	0.3%
Condo Apartment: Greater Victoria	\$578,200	\$575,600	\$586,900	335.0	333.5	340.0	0.5%	(1.5%)
Condo Apartment: Core	\$582,000	\$578,000	\$583,700	339.8	337.4	340.7	0.7%	(0.3%)
Condo Apartment: Westshore	\$534,100	\$542,400	\$568,600	402.2	408.4	428.2	(1.5%)	(6.1%)
Condo Apartment: Peninsula	\$631,500	\$621,300	\$659,300	294.0	289.2	306.9	1.6%	(4.2%)
Row/Townhouse: Greater Victoria	\$783,700	\$785,300	\$809,500	295.7	296.3	305.5	(0.2%)	(3.2%)
Row/Townhouse: Core	\$850,200	\$852,400	\$877,400	303.5	304.3	313.2	(0.3%)	(3.1%)
Row/Townhouse: Westshore	\$701,900	\$706,000	\$748,800	285.8	287.5	304.9	(0.6%)	(6.3%)
Row/Townhouse: Peninsula	\$799,200	\$793,400	\$774,900	338.4	335.9	328.1	0.7%	3.1%

Legend

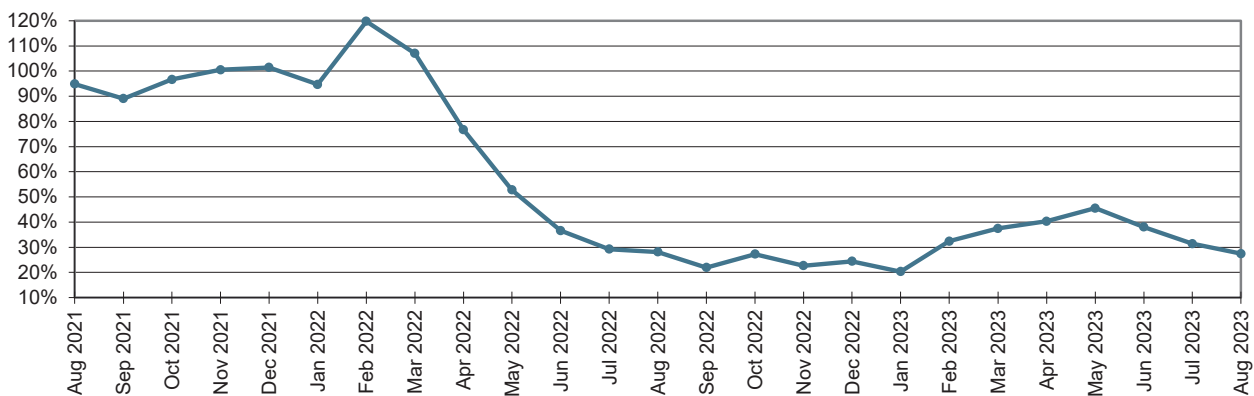
Benchmark Price: the calculated MLS® HPI Benchmark Price for this Benchmark Home
Benchmark Index: the percentage change in this Benchmark Price since **January 2005**
% Chg from Last Mth: the percentage change in this Benchmark Price since last month
% Chg from Last Yr: the percentage change in this Benchmark Price since this month last year
Regions on the map: visit vreb.org/vrebareas for map views of the VREB trading area

For more information on the MLS® Home Price Index, visit vreb.org/mls-statistics

Total new MLS® listings and total MLS® sales for entire district



Sales to Active Listings Ratio



This chart tracks the ratio of total residential sales over total active residential listings at month-end for each of the last 25 months.

Based on a regression analysis performed by the economics department at the BC Real Estate Association in each market area of the province, the Sales to Active Listings Ratio for Victoria can be interpreted as follows:

- below 14%, there is downward pressure on prices (buyers' market)
- above 20%, there is upward pressure on prices (sellers' market)
- in the 14-20% range, there is little pressure on prices either way (balanced market)

MLS® Home Price Index

The Victoria Real Estate Board uses the MLS® Home Price Index (MLS® HPI) to report on market trends. The MLS® HPI uses the concept of a benchmark home, a notional home with common attributes of typical homes in a defined area.

Through the analysis of over fifteen years of Victoria Real Estate Board MLS® sales data, the MLS® HPI defined benchmark homes for Victoria in each category (single family homes, townhouses, condos) and for each neighbourhood. The benchmark starting point was 2005, where each type of property and neighbourhood was assigned an index value of 100.

Why MLS® HPI?

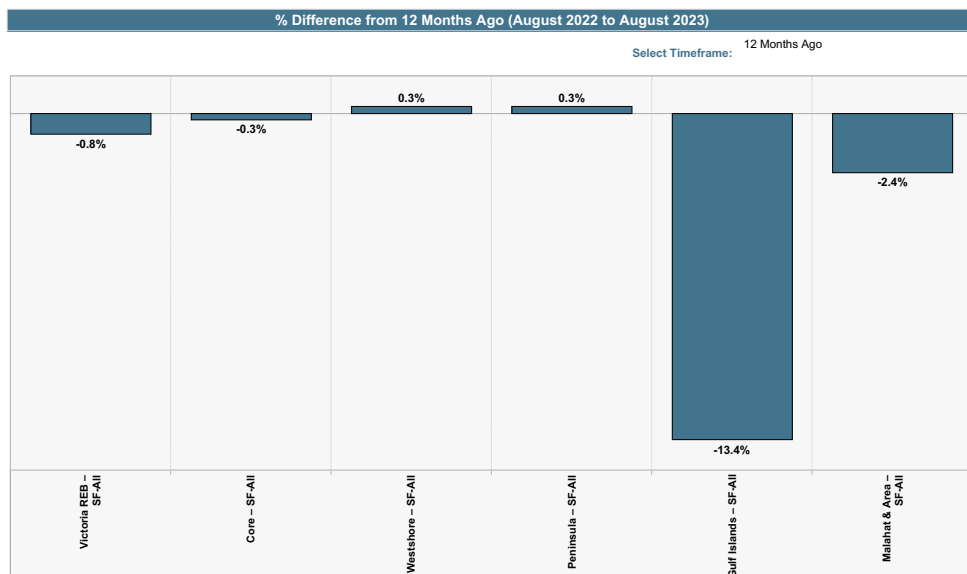
Unlike average or median prices, which can fluctuate from one month to the next and potentially paint an inaccurate or even unhelpful picture of price values and trends, the MLS® HPI is based on the value home buyers assign to various housing attributes, like the age of the home and number of bedrooms. The evaluation of these attributes tends to evolve gradually over time, creating a more insightful analysis.

MLS® HPI benchmark and value - Single Family Homes

1. Area Group
VREB Area Summary

2. Property Type
- Single Family-All (SF-All)

3. Area/Property Type Selection
All





VICTORIA REAL ESTATE BOARD

MLS® HPI benchmark and value - Condominium / Apartments

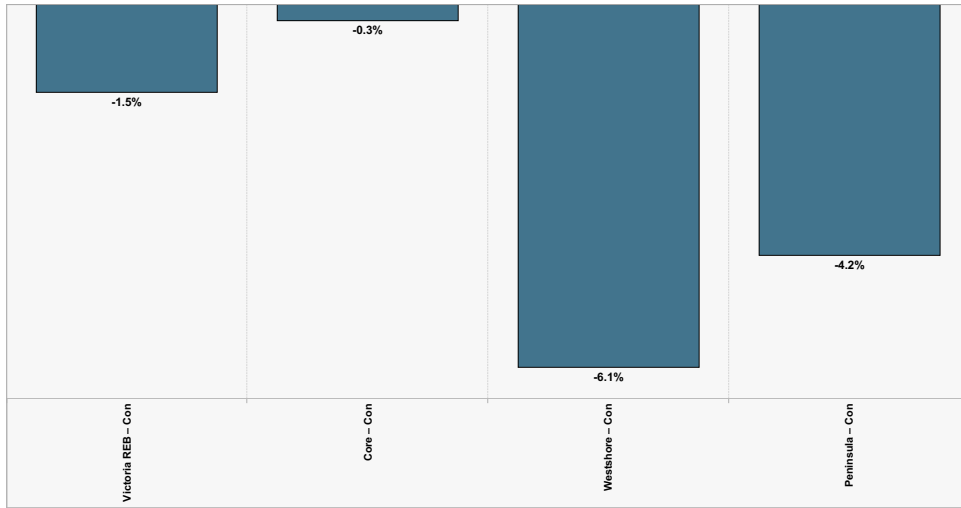
1. Area Group
VREB Area Summary

2. Property Type
- Condo Apartment (Con)

3. Area/Property Type Selection
All

% Difference from 12 Months Ago (August 2022 to August 2023)

Select Timeframe: 12 Months Ago



HPI or Benchmark Price

- HPI
- Benchmark Price

Value or percent change

- Value
- Percent change

1. Area Group

VREB District Summary

2. Property Type

– Single Family-All (SF-All)

3. Area/Property Type Selection

All

Benchmark Price by Timeframe and Property Type

	August 2023	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – SF-All	\$1,178,400	\$1,178,400	\$1,156,700	\$1,113,100	\$1,188,400	\$858,300	\$794,900	\$369,200
Victoria – SF-All	\$1,248,300	\$1,245,100	\$1,241,200	\$1,187,700	\$1,266,600	\$952,900	\$922,100	\$387,100
Victoria West – SF-All	\$1,029,100	\$1,029,200	\$1,000,100	\$932,200	\$994,700	\$754,900	\$701,300	\$292,400
Oak Bay – SF-All	\$1,850,300	\$1,799,100	\$1,798,400	\$1,780,500	\$1,865,100	\$1,370,800	\$1,379,000	\$592,900
Esquimalt – SF-All	\$1,078,500	\$1,071,200	\$1,050,500	\$969,400	\$1,058,200	\$807,400	\$745,900	\$307,000
View Royal – SF-All	\$1,102,400	\$1,075,800	\$1,064,500	\$998,300	\$1,111,000	\$808,500	\$750,000	\$341,300
Saanich East – SF-All	\$1,334,300	\$1,347,700	\$1,310,900	\$1,266,100	\$1,328,700	\$1,018,500	\$961,900	\$414,300
Saanich West – SF-All	\$1,083,900	\$1,078,400	\$1,043,100	\$982,500	\$1,062,200	\$789,500	\$731,200	\$320,700
Sooke – SF-All	\$897,500	\$901,500	\$887,600	\$839,800	\$848,400	\$614,200	\$559,000	\$272,900
Langford – SF-All	\$1,072,100	\$1,096,400	\$1,077,200	\$1,015,200	\$1,085,300	\$756,600	\$685,300	\$319,300
Metchosin – SF-All	\$1,391,300	\$1,393,500	\$1,364,100	\$1,314,400	\$1,361,800	\$951,400	\$898,700	\$439,600
Colwood – SF-All	\$1,047,500	\$1,062,300	\$1,017,700	\$993,500	\$1,056,700	\$733,100	\$670,600	\$325,600
Highlands – SF-All	\$1,587,700	\$1,520,800	\$1,454,100	\$1,438,300	\$1,416,200	\$1,028,700	\$925,100	\$459,900
North Saanich – SF-All	\$1,480,800	\$1,467,200	\$1,414,000	\$1,394,700	\$1,441,300	\$999,100	\$955,900	\$472,500
Sidney – SF-All	\$1,056,100	\$1,055,300	\$1,035,200	\$1,016,800	\$1,077,400	\$749,700	\$707,800	\$310,400
Central Saanich – SF-All	\$1,192,900	\$1,166,500	\$1,115,300	\$1,102,600	\$1,182,600	\$865,300	\$784,500	\$354,300
ML Malahat & Area – SF-All	\$909,600	\$911,800	\$893,800	\$833,900	\$932,100	\$609,400	\$542,200	\$288,100
GI Gulf Islands – SF-All	\$724,100	\$712,500	\$724,200	\$711,000	\$835,900	\$580,900	\$494,800	\$293,900

Note: Areas with insufficient sales are not included in the HPI.

Source: Victoria Real Estate Board



HPI or Benchmark Price

- HPI
- Benchmark Price

Value or percent change

- Value
- Percent change

1. Area Group

VREB District Summary

2. Property Type

– Single Family-All (SF-All)

3. Area/Property Type Selection

All

HPI by Timeframe and Property Type

	August 2023	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – SF-All	319.2	319.2	313.3	301.5	321.9	232.5	215.3	100.0
Victoria – SF-All	322.5	321.6	320.6	306.8	327.2	246.2	238.2	100.0
Victoria West – SF-All	351.9	352.0	342.0	318.8	340.2	258.2	239.8	100.0
Oak Bay – SF-All	312.1	303.4	303.3	300.3	314.6	231.2	232.6	100.0
Esquimalt – SF-All	351.3	348.9	342.2	315.8	344.7	263.0	243.0	100.0
View Royal – SF-All	323.0	315.2	311.9	292.5	325.5	236.9	219.7	100.0
Saanich East – SF-All	322.1	325.3	316.4	305.6	320.7	245.8	232.2	100.0
Saanich West – SF-All	338.0	336.3	325.3	306.4	331.2	246.2	228.0	100.0
Sooke – SF-All	328.9	330.3	325.2	307.7	310.9	225.1	204.8	100.0
Langford – SF-All	335.8	343.4	337.4	317.9	339.9	237.0	214.6	100.0
Metchosin – SF-All	316.5	317.0	310.3	299.0	309.8	216.4	204.4	100.0
Colwood – SF-All	321.7	326.3	312.6	305.1	324.5	225.2	206.0	100.0
Highlands – SF-All	345.2	330.7	316.2	312.7	307.9	223.7	201.2	100.0
North Saanich – SF-All	313.4	310.5	299.3	295.2	305.0	211.4	202.3	100.0
Sidney – SF-All	340.2	340.0	333.5	327.6	347.1	241.5	228.0	100.0
Central Saanich – SF-All	336.7	329.2	314.8	311.2	333.8	244.2	221.4	100.0
ML Malahat & Area – SF-All	315.7	316.5	310.2	289.4	323.5	211.5	188.2	100.0
GI Gulf Islands – SF-All	246.4	242.4	246.4	241.9	284.4	197.7	168.4	100.0

Note: Areas with insufficient sales are not included in the HPI.

Source: Victoria Real Estate Board



MLS® Home Price Index

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HPI or Benchmark Price

- HPI
 Benchmark Price

Value or percent change

- Value
 Percent change

1. Area Group

VREB District Summary

2. Property Type

– Condo Apartment (Con)

3. Area/Property Type Selection

All

Benchmark Price by Timeframe and Property Type

	August 2023	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	\$578,200	\$575,600	\$570,000	\$548,700	\$586,900	\$443,100	\$415,600	\$172,600
Victoria – Con	\$550,300	\$549,500	\$540,300	\$531,500	\$553,200	\$438,200	\$413,400	\$163,700
Victoria West – Con	\$761,800	\$755,200	\$758,000	\$724,300	\$784,600	\$616,500	\$591,300	\$257,000
Oak Bay – Con	\$776,400	\$766,200	\$740,400	\$699,100	\$746,000	\$595,500	\$587,000	\$234,300
Esquimalt – Con	\$566,700	\$554,400	\$554,500	\$527,500	\$564,400	\$392,500	\$372,500	\$146,500
View Royal – Con	\$575,900	\$581,100	\$593,600	\$559,700	\$610,300	\$457,400	\$446,700	\$182,900
Saanich East – Con	\$593,100	\$584,400	\$565,200	\$529,100	\$581,900	\$411,000	\$371,500	\$147,000
Saanich West – Con	\$543,700	\$533,100	\$527,000	\$502,400	\$547,800	\$407,600	\$378,300	\$142,900
Sooke – Con	\$460,900	\$470,200	\$478,700	\$449,400	\$496,300	\$334,500	\$298,500	\$111,300
Langford – Con	\$540,200	\$548,300	\$562,400	\$525,400	\$576,000	\$409,700	\$376,100	\$150,200
Colwood – Con	\$516,800	\$525,600	\$549,900	\$501,500	\$539,800	\$402,900	\$366,500	\$113,700
North Saanich – Con	\$775,900	\$762,700	\$734,400	\$735,300	\$793,500	\$568,400	\$574,100	\$313,700
Sidney – Con	\$625,300	\$614,100	\$598,400	\$595,800	\$650,900	\$458,500	\$446,600	\$214,400
Central Saanich – Con	\$619,000	\$614,600	\$593,200	\$587,800	\$633,200	\$452,700	\$443,100	\$216,600

Note: Areas with insufficient sales are not included in the HPI.

Source: Victoria Real Estate Board



MLS® Home Price Index

[Click here to learn more](#)

HPI or Benchmark Price

- HPI
 Benchmark Price

Value or percent change

- Value
 Percent change

1. Area Group

VREB District Summary

2. Property Type

– Condo Apartment (Con)

3. Area/Property Type Selection

All

HPI by Timeframe and Property Type

	August 2023	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	335.0	333.5	330.2	317.9	340.0	256.7	240.8	100.0
Victoria – Con	336.2	335.7	330.1	324.7	337.9	267.7	252.5	100.0
Victoria West – Con	296.4	293.9	294.9	281.8	305.3	239.9	230.1	100.0
Oak Bay – Con	331.4	327.0	316.0	298.4	318.4	254.2	250.5	100.0
Esquimalt – Con	386.8	378.4	378.5	360.1	385.3	267.9	254.3	100.0
View Royal – Con	314.9	317.7	324.5	306.0	333.7	250.1	244.2	100.0
Saanich East – Con	403.5	397.6	384.5	359.9	395.9	279.6	252.7	100.0
Saanich West – Con	380.5	373.1	368.8	351.6	383.3	285.2	264.7	100.0
Sooke – Con	414.1	422.5	430.1	403.8	445.9	300.5	268.2	100.0
Langford – Con	359.7	365.0	374.4	349.8	383.5	272.8	250.4	100.0
Colwood – Con	454.5	462.3	483.6	441.1	474.8	354.4	322.3	100.0
North Saanich – Con	247.3	243.1	234.1	234.4	252.9	181.2	183.0	100.0
Sidney – Con	291.7	286.4	279.1	277.9	303.6	213.9	208.3	100.0
Central Saanich – Con	285.8	283.7	273.9	271.4	292.3	209.0	204.6	100.0

Note: Areas with insufficient sales are not included in the HPI.

Source: Victoria Real Estate Board



MLS® Home Price Index

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HPI or Benchmark Price

- HPI
 Benchmark Price

Value or percent change

- Value
 Percent change

1. Area Group

VREB District Summary

2. Property Type

– Townhouse (Twn)

3. Area/Property Type Selection

All

Benchmark Price by Timeframe and Property Type

	August 2023	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	\$783,700	\$785,300	\$777,700	\$748,300	\$809,500	\$586,600	\$546,400	\$265,000
Victoria – Twn	\$843,400	\$856,200	\$866,400	\$852,100	\$905,200	\$691,800	\$636,300	\$305,200
Victoria West – Twn	\$878,300	\$880,600	\$880,900	\$836,700	\$930,900	\$674,600	\$601,300	\$224,800
Esquimalt – Twn	\$750,400	\$750,500	\$743,600	\$720,100	\$800,800	\$583,300	\$525,200	\$215,800
View Royal – Twn	\$798,500	\$791,000	\$781,500	\$744,800	\$823,900	\$595,500	\$555,900	\$250,900
Saanich East – Twn	\$926,600	\$918,200	\$897,400	\$862,400	\$910,600	\$687,000	\$631,400	\$312,300
Saanich West – Twn	\$820,300	\$816,000	\$789,600	\$752,600	\$791,400	\$583,900	\$540,800	\$252,700
Sooke – Twn	\$661,600	\$667,400	\$669,900	\$638,100	\$715,500	\$480,200	\$435,400	\$241,600
Langford – Twn	\$705,600	\$709,400	\$710,600	\$677,600	\$751,100	\$517,600	\$483,200	\$240,500
Colwood – Twn	\$761,000	\$765,100	\$767,200	\$731,200	\$806,800	\$587,100	\$552,000	\$273,100
Sidney – Twn	\$839,700	\$832,200	\$801,000	\$780,000	\$815,100	\$616,300	\$604,900	\$250,600
Central Saanich – Twn	\$724,200	\$721,200	\$696,900	\$671,700	\$699,100	\$505,200	\$462,300	\$210,700
ML Malahat & Area – Twn	\$737,300	\$733,600	\$764,800	\$746,300	\$776,200	\$559,200	\$501,400	\$189,800
GI Gulf Islands – Twn	\$692,500	\$679,200	\$662,400	\$683,400	\$733,100	\$516,500	\$441,800	\$218,900

Note: Areas with insufficient sales are not included in the HPI.

Source: Victoria Real Estate Board



MLS® Home Price Index

[Click here to learn more](#)

HPI or Benchmark Price

- HPI
 Benchmark Price

Value or percent change

- Value
 Percent change

1. Area Group

VREB District Summary

2. Property Type

– Townhouse (Twn)

3. Area/Property Type Selection

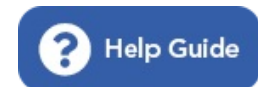
All

HPI by Timeframe and Property Type

	August 2023	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	295.7	296.3	293.5	282.4	305.5	221.4	206.2	100.0
Victoria – Twn	276.3	280.5	283.9	279.2	296.6	226.7	208.5	100.0
Victoria West – Twn	390.7	391.7	391.9	372.2	414.1	300.1	267.5	100.0
Esquimalt – Twn	347.7	347.8	344.6	333.7	371.1	270.3	243.4	100.0
View Royal – Twn	318.3	315.3	311.5	296.9	328.4	237.3	221.6	100.0
Saanich East – Twn	296.7	294.0	287.4	276.1	291.6	220.0	202.2	100.0
Saanich West – Twn	324.6	322.9	312.5	297.8	313.2	231.1	214.0	100.0
Sooke – Twn	273.8	276.2	277.3	264.1	296.2	198.8	180.2	100.0
Langford – Twn	293.4	295.0	295.5	281.7	312.3	215.2	200.9	100.0
Colwood – Twn	278.7	280.2	280.9	267.7	295.4	215.0	202.1	100.0
Sidney – Twn	335.1	332.1	319.6	311.3	325.3	245.9	241.4	100.0
Central Saanich – Twn	343.7	342.3	330.8	318.8	331.8	239.8	219.4	100.0
ML Malahat & Area – Twn	388.5	386.5	403.0	393.2	409.0	294.6	264.2	100.0
GI Gulf Islands – Twn	316.4	310.3	302.6	312.2	334.9	236.0	201.8	100.0

Note: Areas with insufficient sales are not included in the HPI.

Source: Victoria Real Estate Board



HPI or Benchmark Price

- HPI
- Benchmark Price

Adding labels

Hold Ctrl (Cmd) and select points on the chart to show multiple date/value labels

1. Area Group

VREB Area Summary

2. Property Type

– Single Family-All (SF-All)

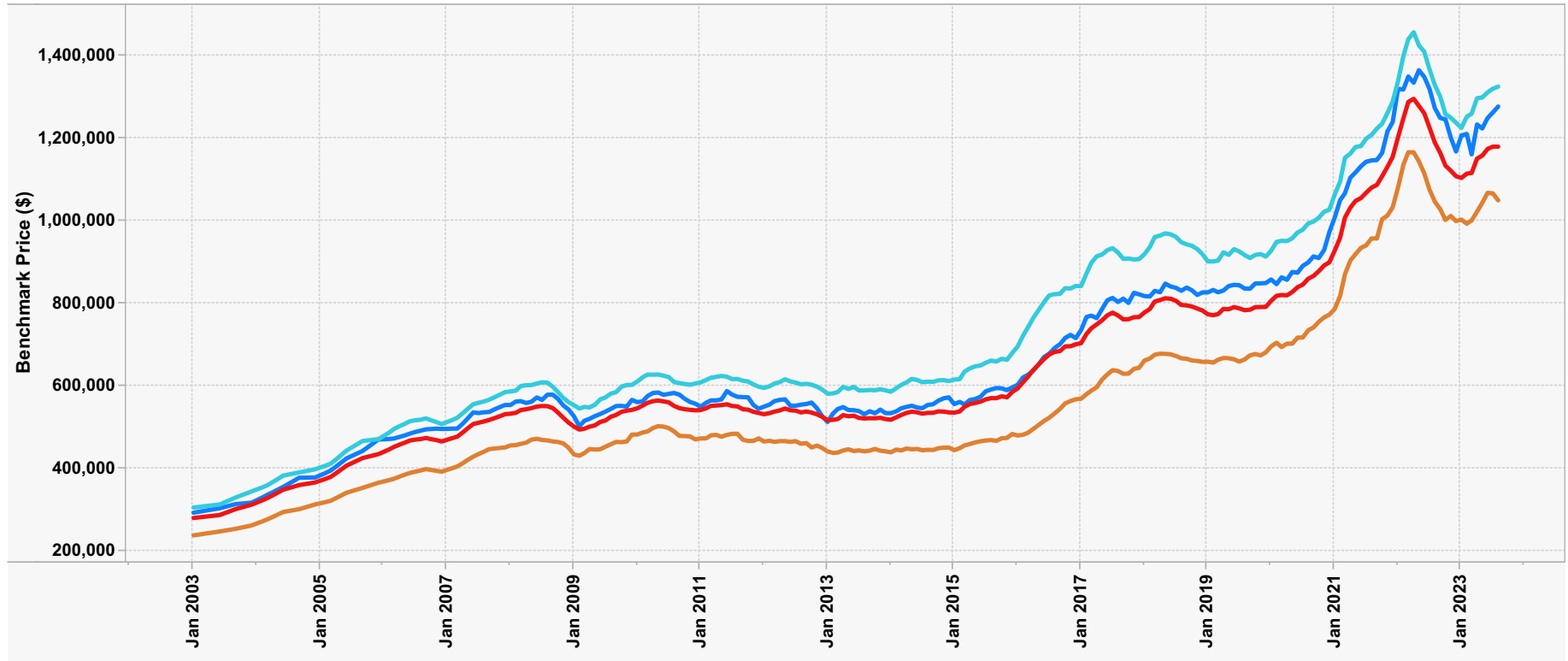
3. Area/Property Type Selection

Multiple values

Benchmark Price Performance over Time

Select Date Range:

All values



Victoria REB – SF-All	Core – SF-All	Westshore – SF-All	Peninsula – SF-All
■	■	■	■

Note: Areas with insufficient sales are not included in the HPI.

Source: Victoria Real Estate Board



HPI or Benchmark Price

- HPI
- Benchmark Price

Adding labels

Hold Ctrl (Cmd) and select points on the chart to show multiple date/value labels

1. Area Group

VREB Area Summary

2. Property Type

- Condo Apartment (Con)

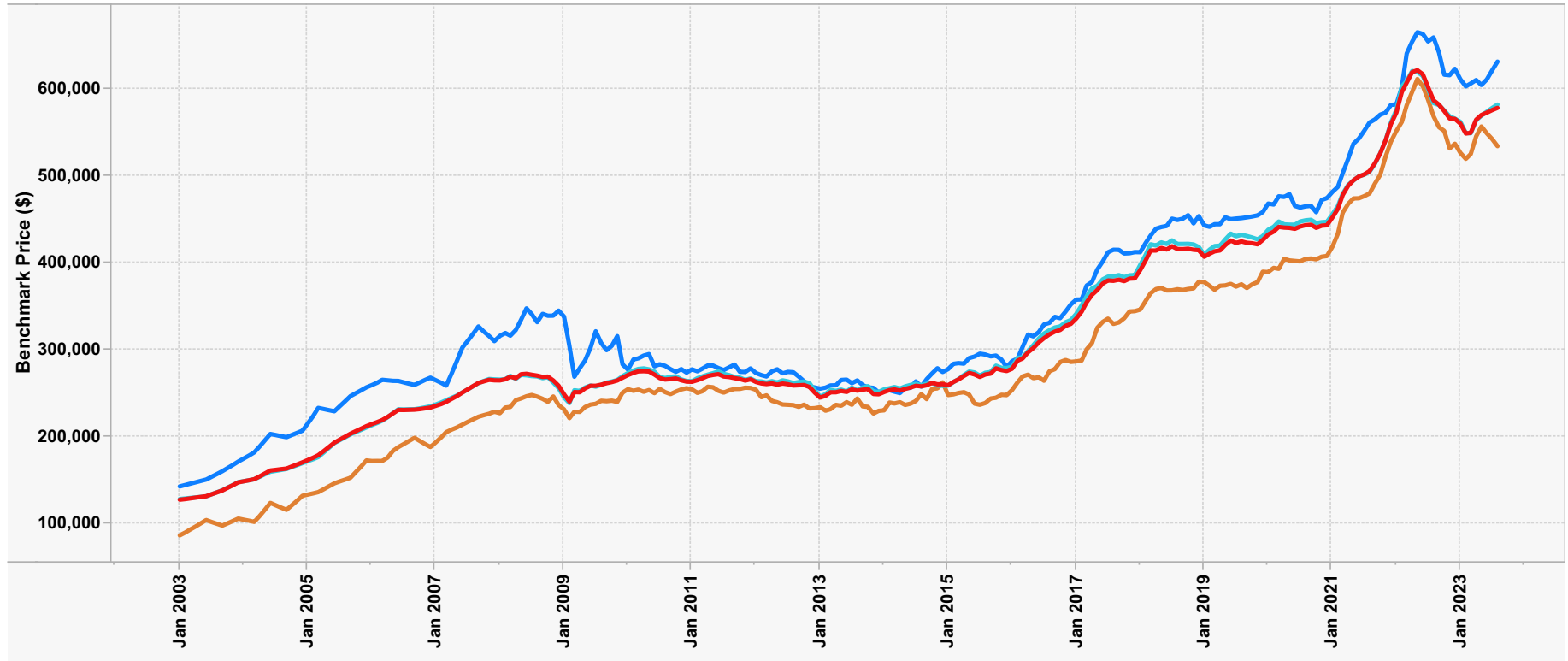
3. Area/Property Type Selection

All

Benchmark Price Performance over Time

Select Date Range:

All values



Victoria REB – Con	Core – Con	Westshore – Con	Peninsula – Con
■	■	■	■

Note: Areas with insufficient sales are not included in the HPI.

Source: Victoria Real Estate Board



MLS® Home Price Index

[Click here to learn more](#)

HPI or Benchmark Price

- HPI
- Benchmark Price

Adding labels

Hold Ctrl (Cmd) and select points on the chart to show multiple date/value labels

1. Area Group

VREB Area Summary

2. Property Type

- Townhouse (Twn)

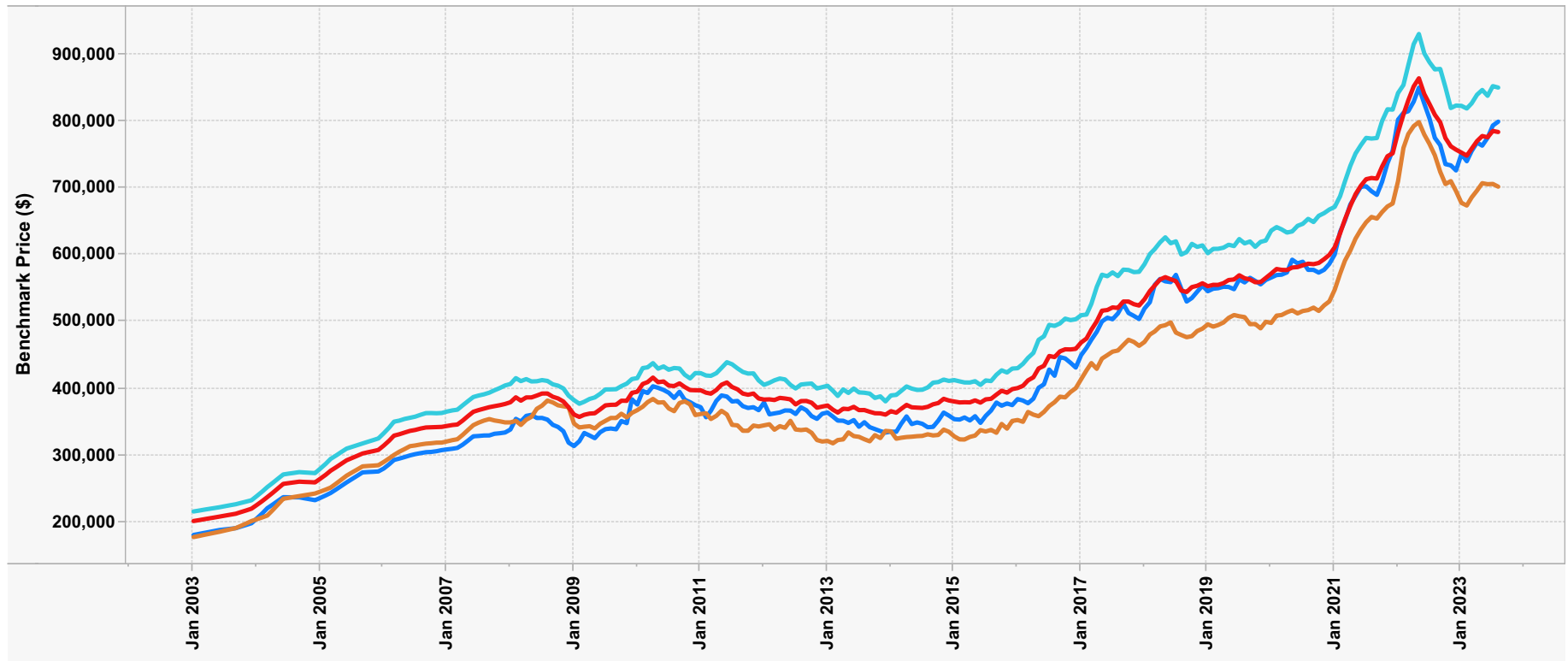
3. Area/Property Type Selection

Multiple values

Benchmark Price Performance over Time

Select Date Range:

All values



Victoria REB - Twn

Core - Twn

Westshore - Twn

Peninsula - Twn

Note: Areas with insufficient sales are not included in the HPI.

Source: Victoria Real Estate Board



1. Area Group

VREB Area Summary

2. Property Type

Multiple values

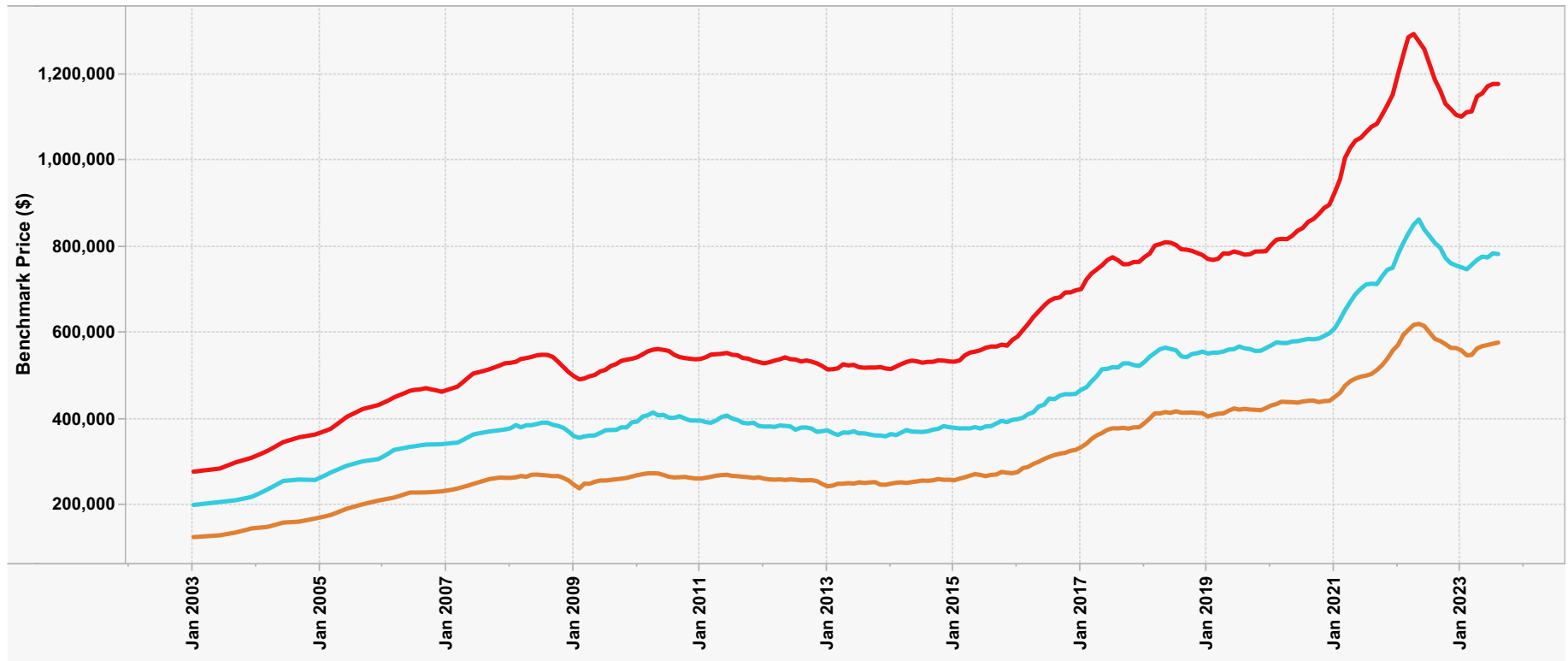
3. Area/Property Type Selection

Multiple values

Benchmark Price Performance over Time

Select Date Range:

All values



Victoria REB – SF-All

Victoria REB – Twn

Victoria REB – Con

Note: Areas with insufficient sales are not included in the HPI.

Source: Victoria Real Estate Board



Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

August 2023

Produced: 01-Sep-2023

District	Units	Total Volume
Residential		
● Single Family Detached		
Greater Victoria		
Victoria / Victoria West	25	\$37,768,500
Oak Bay	14	\$34,243,000
Esquimalt	9	\$9,114,000
View Royal	3	\$2,606,000
Saanich East	41	\$62,859,800
Saanich West	15	\$19,163,073
Central Saanich	14	\$20,613,900
North Saanich	18	\$35,871,900
Sidney	10	\$12,953,000
Highlands	2	\$3,575,000
Colwood	17	\$17,816,395
Langford	46	\$47,363,500
Metchosin	2	\$2,025,000
Sooke	23	\$20,008,000
Gulf Islands	19	\$25,818,700
Total Greater Victoria	258	\$351,799,768
Other Areas		
Malahat & Area	15	\$16,384,999
Total Other Areas	15	\$16,384,999
Total Single Family Detached	273	\$368,184,767
● Condo Apartment		
Greater Victoria		
Victoria / Victoria West	73	\$46,872,800
Oak Bay	2	\$935,000
Esquimalt	6	\$3,595,086
View Royal	8	\$4,163,200
Saanich East	13	\$6,724,100
Saanich West	10	\$5,049,300
Central Saanich	2	\$1,579,500
Sidney	14	\$12,772,900
Colwood	7	\$3,920,905
Langford	24	\$13,370,805
Sooke	4	\$2,069,400
Gulf Islands	1	\$484,000
Total Greater Victoria	164	\$101,536,996
Total Condo Apartment	164	\$101,536,996

Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

August 2023

Produced: 01-Sep-2023

District	Units	Total Volume
● Row/Townhouse		
Greater Victoria		
Victoria / Victoria West	10	\$8,996,300
Esquimalt	2	\$1,469,000
View Royal	4	\$2,807,000
Saanich East	7	\$7,289,000
Saanich West	3	\$2,940,000
Central Saanich	2	\$1,418,020
North Saanich	1	\$899,000
Sidney	2	\$1,514,900
Colwood	7	\$5,805,630
Langford	24	\$19,330,592
Sooke	4	\$2,466,800
Gulf Islands	2	\$1,355,000
Total Greater Victoria	68	\$56,291,242
Total Row/Townhouse	68	\$56,291,242
● Manufactured Home		
Greater Victoria		
View Royal	3	\$1,084,000
Central Saanich	1	\$396,000
Langford	3	\$655,000
Sooke	2	\$725,000
Gulf Islands	1	\$55,000
Total Greater Victoria	10	\$2,915,000
Other Areas		
Malahat & Area	4	\$1,290,900
Total Other Areas	4	\$1,290,900
Total Manufactured Home	14	\$4,205,900
Total Residential	519	\$530,218,905

Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

August 2023

Produced: 01-Sep-2023

District	Units	Total Volume
Other Property		
● Lots & Acreage		
Greater Victoria		
Langford	2	\$1,414,900
Sooke	2	\$860,000
Gulf Islands	1	\$310,000
Total Greater Victoria	5	\$2,584,900
Other Areas		
Malahat & Area	1	\$1,200,000
Total Other Areas	1	\$1,200,000
Total Lots & Acreage	6	\$3,784,900
● Other Commercial Properties		
	19	\$5,915,834
Grand Totals	544	\$539,919,639

Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

August 2023

Produced: 01-Sep-2023

District	Units	Total Volume
Residential		
● Single Family Detached		
Greater Victoria		
Victoria	21	\$32,274,500
Victoria West	3	\$3,514,000
Oak Bay	14	\$34,243,000
Esquimalt	8	\$8,379,000
View Royal	3	\$2,606,000
Saanich East	39	\$53,474,800
Saanich West	13	\$15,288,073
Central Saanich	11	\$12,786,900
North Saanich	15	\$24,676,900
Sidney	9	\$8,403,000
Highlands	2	\$3,575,000
Colwood	17	\$17,816,395
Langford	46	\$47,363,500
Metchosin	2	\$2,025,000
Sooke	20	\$16,533,000
Gulf Islands	11	\$9,639,200
Waterfront (all districts)	24	\$59,201,500
Total Greater Victoria	258	\$351,799,768
Other Areas		
Malahat & Area	13	\$13,685,000
Waterfront (all districts)	2	\$2,699,999
Total Other Areas	15	\$16,384,999
Total Single Family Detached	273	\$368,184,767
● Condo Apartment		
Greater Victoria		
Victoria	59	\$32,684,800
Victoria West	12	\$12,120,000
Oak Bay	2	\$935,000
Esquimalt	6	\$3,595,086
View Royal	8	\$4,163,200
Saanich East	13	\$6,724,100
Saanich West	8	\$4,009,300
Central Saanich	2	\$1,579,500
Sidney	13	\$11,492,900
Colwood	7	\$3,920,905
Langford	23	\$12,745,805
Sooke	1	\$325,000
Gulf Islands	1	\$484,000
Waterfront (all districts)	9	\$6,757,400
Total Greater Victoria	164	\$101,536,996
Total Condo Apartment	164	\$101,536,996

Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

August 2023

Produced: 01-Sep-2023

District	Units	Total Volume
● Row/Townhouse		
Greater Victoria		
Victoria	7	\$6,088,800
Victoria West	1	\$525,000
Esquimalt	2	\$1,469,000
View Royal	4	\$2,807,000
Saanich East	5	\$4,489,000
Saanich West	3	\$2,940,000
Central Saanich	2	\$1,418,020
North Saanich	1	\$899,000
Sidney	2	\$1,514,900
Colwood	7	\$5,805,630
Langford	24	\$19,330,592
Sooke	3	\$1,739,800
Gulf Islands	2	\$1,355,000
Waterfront (all districts)	5	\$5,909,500
Total Greater Victoria	68	\$56,291,242
Total Row/Townhouse	68	\$56,291,242
● Manufactured Home		
Greater Victoria		
View Royal	3	\$1,084,000
Central Saanich	1	\$396,000
Langford	2	\$410,000
Sooke	2	\$725,000
Gulf Islands	1	\$55,000
Waterfront (all districts)	1	\$245,000
Total Greater Victoria	10	\$2,915,000
Other Areas		
Malahat & Area	3	\$1,000,900
Waterfront (all districts)	1	\$290,000
Total Other Areas	4	\$1,290,900
Total Manufactured Home	14	\$4,205,900
Total Residential	519	\$530,218,905

Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

August 2023

Produced: 01-Sep-2023

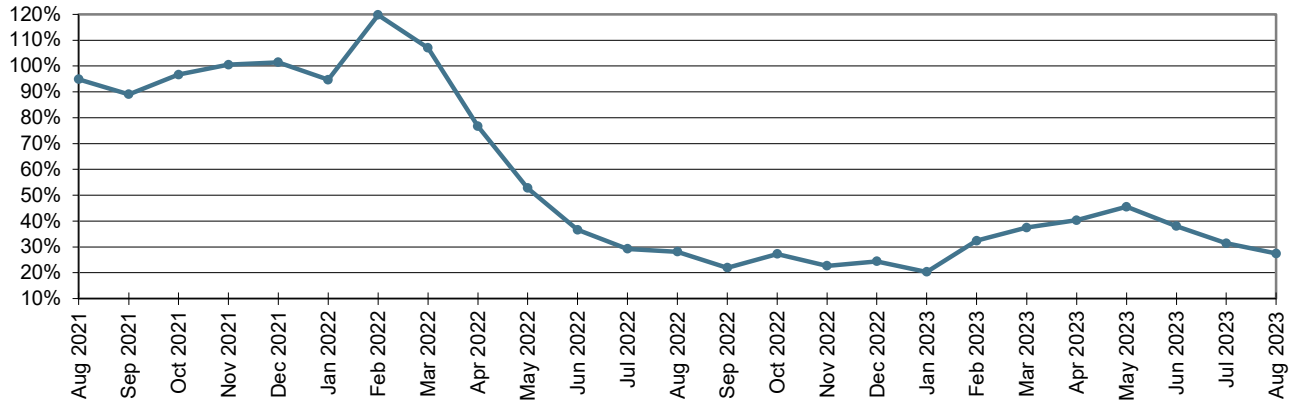
District	Units	Total Volume
Other Property		
● Lots & Acreage		
Greater Victoria		
Langford	2	\$1,414,900
Sooke	2	\$860,000
Gulf Islands	1	\$310,000
Total Greater Victoria	5	\$2,584,900
Other Areas		
Malahat & Area	1	\$1,200,000
Total Other Areas	1	\$1,200,000
Total Lots & Acreage	6	\$3,784,900
● Other Commercial Properties		
	19	\$5,915,834
Grand Totals	544	\$539,919,639

Sales to Active Listings Ratio

The ratio of counts of total residential sales over total active residential listings for the last 25 months

August 2023

Produced: 01-Sep-2023



The Sales to Active Listings Ratio

This chart tracks the ratio of total residential sales over total active residential listings at month-end for each of the last 25 months.

The active listing count and the sales count can be viewed as indicators of housing supply and demand respectively. Observing the ratio between them can thus help indicate a "buyers' market", where there is sustained downward pressure on prices, and a "sellers' market", where there is sustained upward pressure on prices.

Based on a regression analysis performed by the Economics Department of the BC Real Estate Association in each market area of the province, the Sales to Active Listings Ratio for Victoria can be interpreted as follows:

- below 14%, there is downward pressure on prices (buyers' market)
- above 20%, there is upward pressure on prices (sellers' market)
- in the 14-20% range, there is little pressure on prices either way (balanced market)

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

August 2023

Produced: 01-Sep-2023

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Single Family - Residential						
Units Listed	394	385	2 %	3136	3559	-12 %
Units Sold	208	196	6 %	1755	1973	-11 %
Sell/List Ratio	53 %	51 %		56 %	55 %	
Sales Dollars	\$262,175,568	\$222,329,650	18 %	\$2,188,700,501	\$2,574,733,449	-15 %
Average Price / Unit	\$1,260,459	\$1,134,335	11 %	\$1,247,123	\$1,304,984	-4 %
Price Ratio	98 %	97 %		99 %	103 %	
Days To Sell	35	31	12 %	34	17	99 %
Active Listings at Month End	742	688	8 %			
Single Family - Residential Waterfront						
Units Listed	42	53	-21 %	351	342	3 %
Units Sold	25	17	47 %	111	125	-11 %
Sell/List Ratio	60 %	32 %		32 %	37 %	
Sales Dollars	\$61,806,499	\$47,856,500	29 %	\$263,769,660	\$343,065,162	-23 %
Average Price / Unit	\$2,472,260	\$2,815,088	-12 %	\$2,376,303	\$2,744,521	-13 %
Price Ratio	94 %	95 %		94 %	97 %	
Days To Sell	70	62	12 %	67	40	68 %
Active Listings at Month End	165	143	15 %			
Single Family - Residential Acreage						
Units Listed	54	50	8 %	436	377	16 %
Units Sold	20	22	-9 %	185	178	4 %
Sell/List Ratio	37 %	44 %		42 %	47 %	
Sales Dollars	\$27,926,200	\$36,162,500	-23 %	\$268,116,506	\$287,305,343	-7 %
Average Price / Unit	\$1,396,310	\$1,643,750	-15 %	\$1,449,278	\$1,614,075	-10 %
Price Ratio	96 %	96 %		96 %	99 %	
Days To Sell	46	34	34 %	61	30	105 %
Active Listings at Month End	170	127	34 %			
Condo Apartment						
Units Listed	324	242	34 %	2499	2605	-4 %
Units Sold	164	148	11 %	1518	1768	-14 %
Sell/List Ratio	51 %	61 %		61 %	68 %	
Sales Dollars	\$101,536,996	\$86,347,248	18 %	\$963,479,332	\$1,154,523,735	-17 %
Average Price / Unit	\$619,128	\$583,427	6 %	\$634,703	\$653,011	-3 %
Price Ratio	99 %	98 %		98 %	102 %	
Days To Sell	33	28	18 %	32	18	81 %
Active Listings at Month End	516	444	16 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

August 2023

Produced: 01-Sep-2023

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Row/Townhouse						
Units Listed	107	118	-9 %	883	923	-4 %
Units Sold	67	61	10 %	545	582	-6 %
Sell/List Ratio	63 %	52 %		62 %	63 %	
Sales Dollars	\$54,466,242	\$50,870,772	7 %	\$438,373,073	\$517,347,372	-15 %
Average Price / Unit	\$812,929	\$833,947	-3 %	\$804,354	\$888,913	-10 %
Price Ratio	99 %	98 %		99 %	103 %	
Days To Sell	32	27	18 %	33	17	91 %
Active Listings at Month End	185	156	19 %			
Half Duplex (Up and Down)						
Units Listed	0	2	-100 %	11	16	-31 %
Units Sold	0	0	%	5	8	-38 %
Sell/List Ratio	%	%		45 %	50 %	
Sales Dollars	\$0	\$0	%	\$6,073,000	\$10,060,100	-40 %
Average Price / Unit			%	\$1,214,600	\$1,257,513	-3 %
Price Ratio	%	%		105 %	96 %	
Days To Sell			%	41	73	-43 %
Active Listings at Month End	3	3	0 %			
Half Duplex (Side by Side)						
Units Listed	27	25	8 %	213	227	-6 %
Units Sold	15	6	150 %	130	119	9 %
Sell/List Ratio	56 %	24 %		61 %	52 %	
Sales Dollars	\$13,909,750	\$4,740,000	193 %	\$117,096,776	\$109,786,101	7 %
Average Price / Unit	\$927,317	\$790,000	17 %	\$900,744	\$922,572	-2 %
Price Ratio	100 %	97 %		100 %	104 %	
Days To Sell	27	39	-30 %	29	17	71 %
Active Listings at Month End	45	41	10 %			
Half Duplex (Front and Back)						
Units Listed	2	4	-50 %	26	46	-43 %
Units Sold	3	4	-25 %	16	23	-30 %
Sell/List Ratio	150 %	100 %		62 %	50 %	
Sales Dollars	\$2,207,750	\$3,499,500	-37 %	\$12,966,750	\$20,883,800	-38 %
Average Price / Unit	\$735,917	\$874,875	-16 %	\$810,422	\$907,991	-11 %
Price Ratio	100 %	99 %		99 %	100 %	
Days To Sell	41	46	-10 %	31	24	30 %
Active Listings at Month End	7	6	17 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

August 2023

Produced: 01-Sep-2023

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Recreational						
Units Listed	2	1	100 %	20	29	-31 %
Units Sold	2	2	0 %	13	16	-19 %
Sell/List Ratio	100 %	200 %		65 %	55 %	
Sales Dollars	\$159,000	\$592,357	-73 %	\$2,868,400	\$3,642,607	-21 %
Average Price / Unit	\$79,500	\$296,179	-73 %	\$220,646	\$227,663	-3 %
Price Ratio	95 %	99 %		94 %	95 %	
Days To Sell	46	37	24 %	61	51	21 %
Active Listings at Month End	8	10	-20 %			
Manufactured Home						
Units Listed	23	21	10 %	168	198	-15 %
Units Sold	14	10	40 %	99	134	-26 %
Sell/List Ratio	61 %	48 %		59 %	68 %	
Sales Dollars	\$4,205,900	\$4,073,900	3 %	\$33,543,900	\$48,103,478	-30 %
Average Price / Unit	\$300,421	\$407,390	-26 %	\$338,827	\$358,981	-6 %
Price Ratio	96 %	97 %		97 %	99 %	
Days To Sell	51	32	61 %	49	34	42 %
Active Listings at Month End	47	45	4 %			
Residential Lots						
Units Listed	35	25	40 %	214	236	-9 %
Units Sold	3	0	%	38	75	-49 %
Sell/List Ratio	9 %	%		18 %	32 %	
Sales Dollars	\$1,424,900	-\$60,750	-2446 %	\$25,063,820	\$46,095,197	-46 %
Average Price / Unit	\$474,967	%		\$659,574	\$614,603	7 %
Price Ratio	99 %	197 %		97 %	97 %	
Days To Sell	34	14	140 %	112	27	314 %
Active Listings at Month End	118	98	20 %			
Residential Lots - Waterfront						
Units Listed	1	6	-83 %	20	30	-33 %
Units Sold	0	0	%	1	8	-88 %
Sell/List Ratio	%	%		5 %	27 %	
Sales Dollars	\$0	\$0	%	\$1,250,000	\$5,248,000	-76 %
Average Price / Unit	%	%		\$1,250,000	\$656,000	91 %
Price Ratio	%	%		93 %	98 %	
Days To Sell	%	%		21	41	-48 %
Active Listings at Month End	18	13	38 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

August 2023

Produced: 01-Sep-2023

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Residential Acreage						
Units Listed	13	10	30 %	82	118	-31 %
Units Sold	3	1	200 %	20	41	-51 %
Sell/List Ratio	23 %	10 %		24 %	35 %	
Sales Dollars	\$2,360,000	\$450,000	424 %	\$14,553,000	\$33,282,800	-56 %
Average Price / Unit	\$786,667	\$450,000	75 %	\$727,650	\$811,776	-10 %
Price Ratio	96 %	95 %		96 %	95 %	
Days To Sell	153	56	173 %	69	75	-9 %
Active Listings at Month End	61	66	-8 %			
Residential Acreage - Waterfront						
Units Listed	3	1	200 %	26	23	13 %
Units Sold	0	0	%	7	6	17 %
Sell/List Ratio	%	%		27 %	26 %	
Sales Dollars	\$0	\$0	%	\$6,305,300	\$3,878,380	63 %
Average Price / Unit			%	\$900,757	\$646,397	39 %
Price Ratio	%	%		92 %	103 %	
Days To Sell			%	147	77	91 %
Active Listings at Month End	26	16	63 %			
Revenue - Duplex/Triplex						
Units Listed	5	6	-17 %	45	56	-20 %
Units Sold	1	2	-50 %	20	34	-41 %
Sell/List Ratio	20 %	33 %		44 %	61 %	
Sales Dollars	\$1,825,000	\$2,290,000	-20 %	\$29,243,000	\$48,075,999	-39 %
Average Price / Unit	\$1,825,000	\$1,145,000	59 %	\$1,462,150	\$1,414,000	3 %
Price Ratio	99 %	96 %		97 %	98 %	
Days To Sell	18	51	-65 %	36	20	79 %
Active Listings at Month End	14	10	40 %			
Revenue - Multi Units						
Units Listed	11	6	83 %	54	64	-16 %
Units Sold	1	0	%	10	17	-41 %
Sell/List Ratio	9 %	%		19 %	27 %	
Sales Dollars	\$1,560,000	\$0	%	\$17,402,500	\$31,272,000	-44 %
Average Price / Unit	\$1,560,000		%	\$1,740,250	\$1,839,529	-5 %
Price Ratio	104 %	%		95 %	101 %	
Days To Sell	7		%	96	76	26 %
Active Listings at Month End	31	21	48 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

August 2023

Produced: 01-Sep-2023

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Revenue - Apartment Block						
Units Listed	0	0	%	0	0	%
Units Sold	0	0	%	0	0	%
Sell/List Ratio	%	%		%	%	
Sales Dollars	\$0	\$0	%	\$0	\$0	%
Average Price / Unit			%			%
Price Ratio	%	%		%	%	
Days To Sell			%			%
Active Listings at Month End	0	0	%			
Revenue - Commercial						
Units Listed	4	2	100 %	94	59	59 %
Units Sold	3	0	%	21	25	-16 %
Sell/List Ratio	75 %	%		22 %	42 %	
Sales Dollars	\$3,365,000	\$0	%	\$19,510,180	\$36,115,112	-46 %
Average Price / Unit	\$1,121,667		%	\$929,056	\$1,444,604	-36 %
Price Ratio	99 %	%		94 %	97 %	
Days To Sell	70		%	77	55	40 %
Active Listings at Month End	64	27	137 %			
Revenue - Industrial						
Units Listed	4	2	100 %	32	27	19 %
Units Sold	1	0	%	7	19	-63 %
Sell/List Ratio	25 %	%		22 %	70 %	
Sales Dollars	\$546,000	\$0	%	\$6,253,500	\$16,036,600	-61 %
Average Price / Unit	\$546,000		%	\$893,357	\$844,032	6 %
Price Ratio	91 %	%		96 %	99 %	
Days To Sell	75		%	88	50	78 %
Active Listings at Month End	24	11	118 %			
Business with Land & Building						
Units Listed	0	0	%	5	6	-17 %
Units Sold	0	1	-100 %	0	1	-100 %
Sell/List Ratio	%	%		0 %	17 %	
Sales Dollars	\$0	\$2,435,000	-100 %	\$0	\$2,435,000	-100 %
Average Price / Unit		\$2,435,000	%		\$2,435,000	%
Price Ratio	%	84 %		%	84 %	
Days To Sell		226	%		226	%
Active Listings at Month End	5	5	0 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

August 2023

Produced: 01-Sep-2023

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Business Only						
Units Listed	8	7	14 %	88	79	11 %
Units Sold	3	3	0 %	30	14	114 %
Sell/List Ratio	38 %	43 %		34 %	18 %	
Sales Dollars	\$441,500	\$690,000	-36 %	\$4,474,100	\$2,261,500	98 %
Average Price / Unit	\$147,167	\$230,000	-36 %	\$149,137	\$161,536	-8 %
Price Ratio	93 %	75 %		85 %	83 %	
Days To Sell	61	180	-66 %	123	129	-5 %
Active Listings at Month End	60	63	-5 %			
Motel/Hotel						
Units Listed	0	0	%	0	0	%
Units Sold	0	0	%	0	0	%
Sell/List Ratio	%	%		%	%	
Sales Dollars	\$0	\$0	%	\$0	\$0	%
Average Price / Unit			%			%
Price Ratio	%	%		%	%	
Days To Sell			%			%
Active Listings at Month End	0	0	%			
Lease - Office						
Units Listed	10	6	67 %	94	87	8 %
Units Sold	4	3	33 %	20	19	5 %
Sell/List Ratio	40 %	50 %		21 %	22 %	
Sales Dollars	\$1,576	\$2,383	-34 %	\$150,883	\$73,167	106 %
Average Price / Unit	\$394	\$794	-50 %	\$7,544	\$3,851	96 %
Price Ratio	100 %	100 %		2590 %	2234 %	
Days To Sell	66	71	-7 %	91	86	6 %
Active Listings at Month End	76	78	-3 %			
Lease - Retail						
Units Listed	19	5	280 %	79	48	65 %
Units Sold	5	1	400 %	18	16	13 %
Sell/List Ratio	26 %	20 %		23 %	33 %	
Sales Dollars	\$1,714	\$2,400	-29 %	\$136,293	\$4,233	3120 %
Average Price / Unit	\$343	\$2,400	-86 %	\$7,572	\$265	2762 %
Price Ratio	100 %	100 %		6693 %	100 %	
Days To Sell	81	7	1054 %	118	78	52 %
Active Listings at Month End	58	36	61 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

August 2023

Produced: 01-Sep-2023

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Lease - Warehouse						
Units Listed	0	0	%	0	0	%
Units Sold	0	0	%	0	0	%
Sell/List Ratio	%	%		%	%	
Sales Dollars	\$0	\$0	%	\$0	\$0	%
Average Price / Unit			%			%
Price Ratio	%	%		%	%	
Days To Sell			%			%
Active Listings at Month End	0	0	%			
Lease - Industrial						
Units Listed	5	2	150 %	44	17	159 %
Units Sold	2	1	100 %	13	4	225 %
Sell/List Ratio	40 %	50 %		30 %	24 %	
Sales Dollars	\$44	\$18	136 %	\$11,225	\$74	15151 %
Average Price / Unit	\$22	\$18	18 %	\$863	\$18	4593 %
Price Ratio	95 %	102 %		83 %	98 %	
Days To Sell	70	70	0 %	71	65	9 %
Active Listings at Month End	24	12	100 %			
Lease - Other						
Units Listed	0	0	%	10	2	400 %
Units Sold	0	0	%	2	1	100 %
Sell/List Ratio	%	%		20 %	50 %	
Sales Dollars	\$0	\$0	%	\$199,032	\$23	865257 %
Average Price / Unit			%	\$99,516	\$23	432579 %
Price Ratio	%	%		663441 %	100 %	
Days To Sell			%	86	157	-45 %
Active Listings at Month End	7	3	133 %			
Commercial Land						
Units Listed	2	1	100 %	13	27	-52 %
Units Sold	0	0	%	0	4	-100 %
Sell/List Ratio	%	%		0 %	15 %	
Sales Dollars	\$0	\$0	%	\$0	\$22,810,000	-100 %
Average Price / Unit			%		\$5,702,500	%
Price Ratio	%	%		%	97 %	
Days To Sell			%		76	%
Active Listings at Month End	16	15	7 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

August 2023

Produced: 01-Sep-2023

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Grand Totals						
Units Listed	1095	980	12 %	8643	9201	-6 %
Units Sold	544	478	14 %	4584	5210	-12 %
Sell/List Ratio	50 %	49 %		53 %	57 %	
Sales Dollars	\$539,919,639	\$462,281,478	17 %	\$4,419,540,732	\$5,317,039,231	-17 %
Average Price / Unit	\$992,499	\$967,116	3 %	\$964,123	\$1,020,545	-6 %
Price Ratio	98 %	97 %		98 %	102 %	
Days To Sell	38	33	15 %	38	21	81 %
Active Listings at Month End	2490	2137	17 %			