



	Single family homes	Condominiums	Townhomes
February 2024 total sales	224	152	68
Compared to Feb 2023 sales	1.8%	-5.6%	51.1%
MLS® HPI *Victoria Core	\$1,247,400	\$557,000	\$822,900

More inventory means greater opportunity in Victoria real estate market

FEBRUARY 2024

A total of 470 properties sold in the Victoria Real Estate Board region this February, 2.2 per cent more than the 460 properties sold in February 2023 and a 37.8 per cent increase from January 2024. Sales of condominiums were down 5.6 per cent from February 2023 with 152 units sold. Sales of single family homes increased 1.8 per cent from February 2023 with 224 sold.

“We saw glimmers of a start to the spring market over the course of February,” said 2024 Victoria Real Estate Board Chair Laurie Lidstone. “In addition to the increase in sales, more than five hundred new listings came to market when compared to last year’s inventory numbers. This much needed inventory gives buyers more selection and more time to make their purchasing decisions. We’ve also seen prices continue to remain stable, which is excellent for buyers and sellers because it makes the transaction much more predictable.”

There were 2,364 active listings for sale on the Victoria Real Estate Board Multiple Listing Service® at the end of February 2024, an increase of 10.5 per cent compared to the previous month of January and a 30.7 per cent increase from the 1,809 active listings for sale at the end of February 2023.

“We noted an increase in townhome sales this past month,” adds Chair Lidstone. “Townhomes are an important segment of missing middle housing, one that is undersupplied in the Greater Victoria area. Hopefully the fifty per cent increase in townhome sales compared to last year will encourage more development of this type of housing to meet our missing middle housing needs. If you are considering a move this coming spring, it’s a great time to connect with your REALTOR® to make a plan.”

The Multiple Listing Service® Home Price Index benchmark value for a single family home in the Victoria Core in February 2023 was \$1,251,000. The benchmark value for the same home in February 2024 decreased by 0.3 per cent to \$1,247,400, up from January’s value of \$1,244,000. The MLS® HPI benchmark value for a condominium in the Victoria Core area in February 2023 was \$549,300 while the benchmark value for the same condominium in February 2024 increased by 1.4 per cent to \$557,000, down from the January value of \$559,000.

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 1,648 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.

February 2024 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		
	February 2024										January 2024			February 2023		
	Units	LM%	LY%	Average\$	LM%	LY%	Median\$	LM%	LY%	Units	Average\$	Median\$	Units	Average\$	Median\$	
Single Family Greater Victoria	214	33.8%	0.5%	\$1,262,314	3.5%	-1.8%	\$1,165,000	11.2%	5.9%	160	\$1,219,501	\$1,047,450	213	\$1,285,306	\$1,100,000	
Single Family Other Areas	10	400.0%	42.9%	\$866,400	-29.9%	-3.4%	\$791,000	-36.0%	5.5%	2	\$1,235,126	\$1,235,126	7	\$896,442	\$750,000	
Single Family Total All Areas	224	38.3%	1.8%	\$1,244,639	2.0%	-2.2%	\$1,125,000	7.4%	2.3%	162	\$1,219,694	\$1,047,450	220	\$1,272,933	\$1,100,000	
Condo Apartment	152	35.7%	-5.6%	\$596,896	2.9%	3.1%	\$535,000	-1.0%	-2.2%	112	\$579,983	\$540,500	161	\$579,025	\$547,000	
Row/Townhouse	68	88.9%	51.1%	\$848,059	19.0%	7.6%	\$799,950	14.3%	7.5%	36	\$712,445	\$700,000	45	\$788,113	\$744,000	
Manufactured Home	10	11.1%	0.0%	\$467,050	47.4%	31.4%	\$342,750	18.2%	-12.0%	9	\$316,878	\$289,900	10	\$355,450	\$389,500	
Total Residential	454	42.3%	4.1%							319			436			
Total Sales	470	37.8%	2.2%							341			460			
Active Listings	2,364	10.5%	30.7%							2,140			1,809			

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

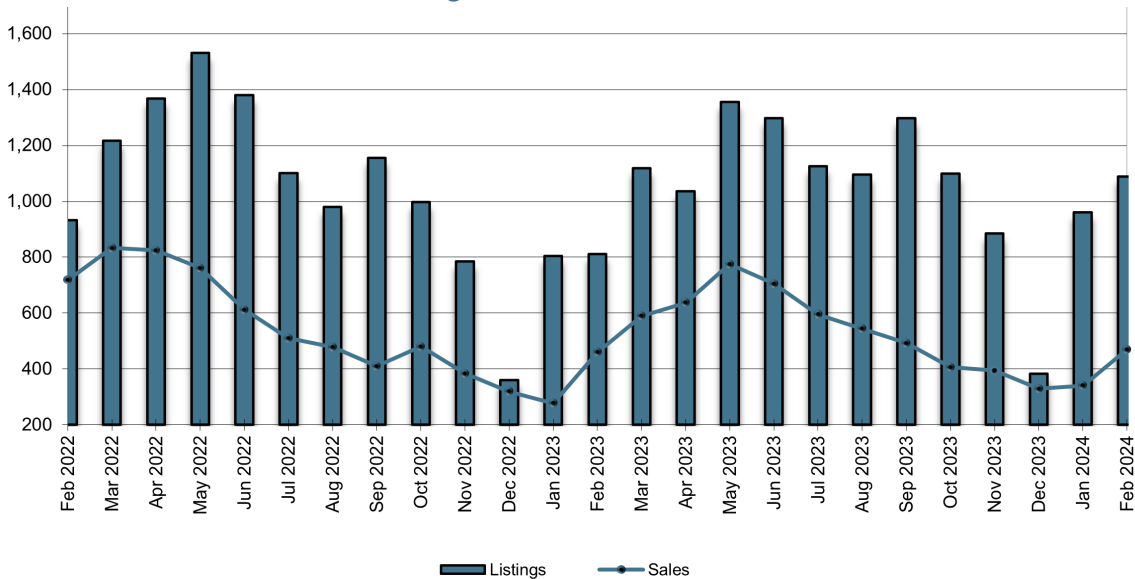
Previous Periods Comparison of MLS® HPI Benchmark Prices and MLS® HPI Index Values

Benchmark Home by Property Type and Region	Feb 2024 Benchmark Price	Jan 2024 Benchmark Price	Feb 2023 Benchmark Price	Feb 2024 Benchmark Index	Jan 2024 Benchmark Index	Feb 2023 Benchmark Index	% Chg from Last Mth	% Chg from Last Yr
Single Family: Greater Victoria	\$1,117,600	\$1,115,300	\$1,113,100	302.7	302.1	301.5	0.2%	0.4%
Single Family: Core	\$1,247,400	\$1,244,000	\$1,251,000	311.0	310.1	311.9	0.3%	(0.3%)
Single Family: Westshore	\$997,400	\$982,100	\$991,800	317.2	312.4	315.5	1.6%	0.6%
Single Family: Peninsula	\$1,196,500	\$1,223,200	\$1,209,300	313.0	320.0	316.3	(2.2%)	(1.1%)
Condo Apartment: Greater Victoria	\$558,800	\$562,400	\$548,700	323.8	325.8	317.9	(0.6%)	1.8%
Condo Apartment: Core	\$557,000	\$559,000	\$549,300	325.2	326.3	320.7	(0.4%)	1.4%
Condo Apartment: Westshore	\$535,400	\$537,800	\$519,500	403.2	405.0	391.2	(0.4%)	3.1%
Condo Apartment: Peninsula	\$626,100	\$648,700	\$603,000	291.5	302.0	280.7	(3.5%)	3.8%
Row/Townhouse: Greater Victoria	\$760,400	\$760,400	\$748,300	286.9	286.9	282.4		1.6%
Row/Townhouse: Core	\$822,900	\$822,200	\$818,900	293.8	293.5	292.4	0.1%	0.5%
Row/Townhouse: Westshore	\$688,900	\$690,800	\$673,700	280.5	281.3	274.3	(0.3%)	2.3%
Row/Townhouse: Peninsula	\$759,700	\$764,300	\$740,000	321.6	323.6	313.3	(0.6%)	2.7%

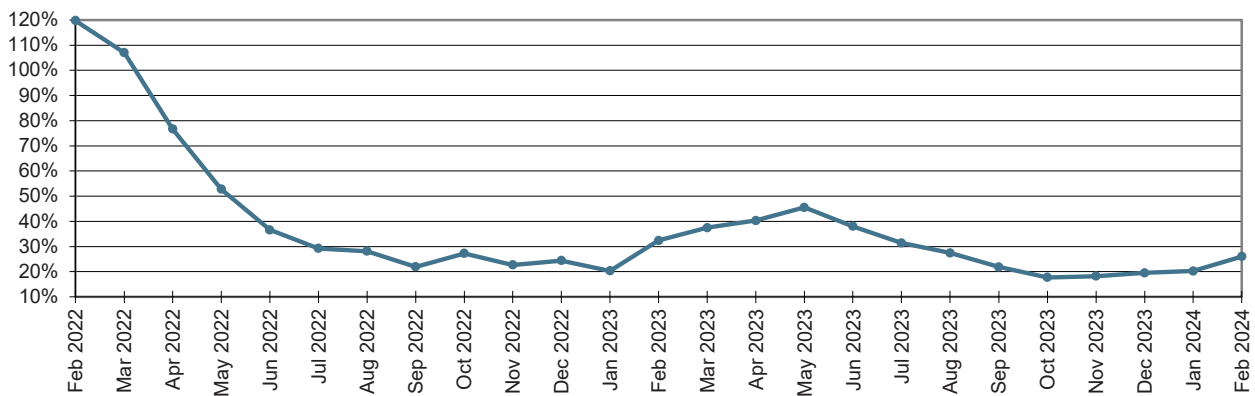
Legend	Benchmark Price:	the calculated MLS® HPI Benchmark Price for this Benchmark Home
	Benchmark Index:	the percentage change in this Benchmark Price since January 2005
	% Chg from Last Mth:	the percentage change in this Benchmark Price since last month
	% Chg from Last Yr:	the percentage change in this Benchmark Price since this month last year
	Regions on the map:	visit vreb.org/vrebaseas 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

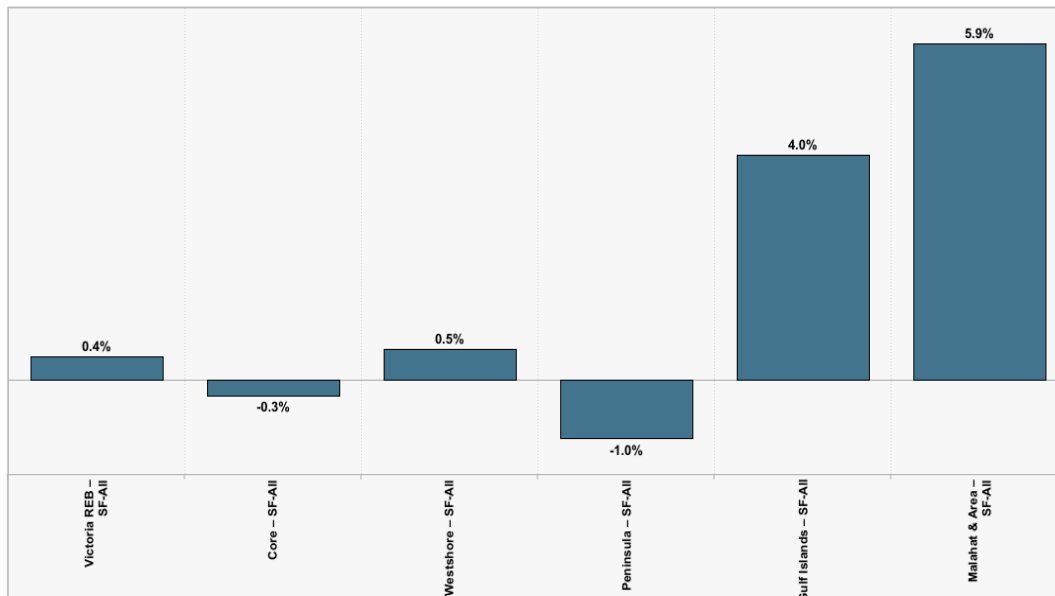
1. Area Group
VREB Area Summary

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

3. Area/Property Type Selection
All

% Difference from 12 Months Ago (February 2023 to February 2024)

Select Timeframe: 12 Months Ago



MLS® HPI benchmark and value - Condominium / Apartments

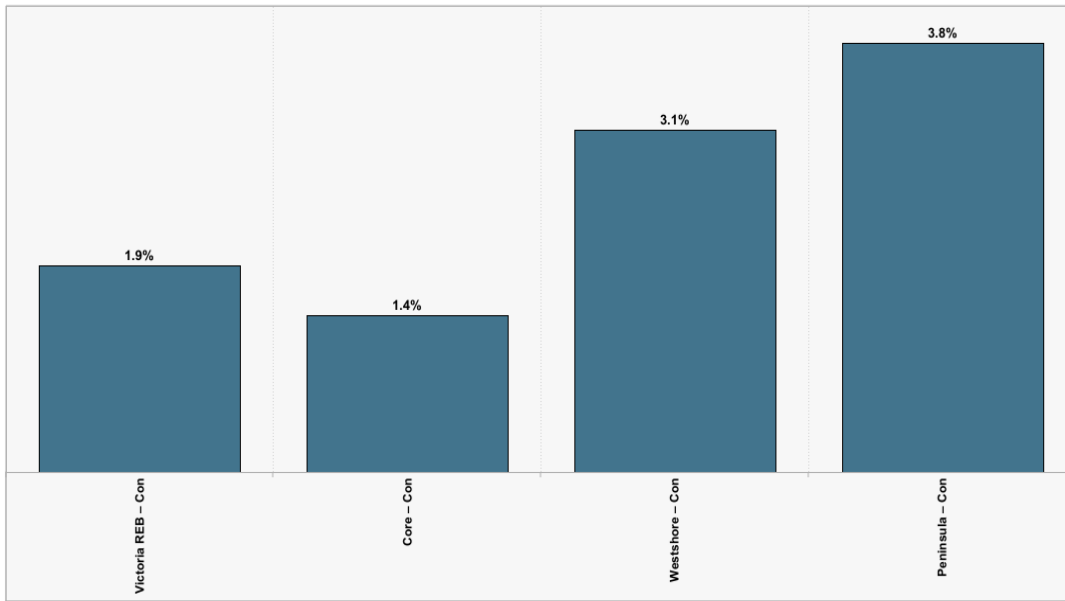
1. Area Group
VREB Area Summary

2. Property Type
- Condo Apartment (Con)

3. Area/Property Type Selection
All

% Difference from 12 Months Ago (February 2023 to February 2024)

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

	February 2024	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – SF-All	\$1,117,600	\$1,115,300	\$1,147,700	\$1,178,400	\$1,113,100	\$957,600	\$770,100	\$369,200
Victoria – SF-All	\$1,205,300	\$1,185,100	\$1,232,100	\$1,248,300	\$1,187,700	\$1,041,400	\$871,300	\$387,100
Victoria West – SF-All	\$914,500	\$901,300	\$989,100	\$1,029,100	\$932,200	\$807,900	\$661,900	\$292,400
Oak Bay – SF-All	\$1,751,500	\$1,749,200	\$1,798,900	\$1,850,300	\$1,780,500	\$1,534,100	\$1,271,900	\$592,900
Esquimalt – SF-All	\$963,500	\$961,900	\$1,026,400	\$1,078,500	\$969,400	\$865,700	\$712,300	\$307,000
View Royal – SF-All	\$1,016,400	\$992,000	\$1,043,100	\$1,102,400	\$998,300	\$888,800	\$717,000	\$341,300
Saanich East – SF-All	\$1,259,600	\$1,269,500	\$1,302,600	\$1,334,300	\$1,266,100	\$1,099,700	\$928,100	\$414,300
Saanich West – SF-All	\$1,039,700	\$1,025,300	\$1,047,500	\$1,083,900	\$982,500	\$891,300	\$715,200	\$320,700
Sooke – SF-All	\$829,000	\$813,500	\$870,400	\$897,500	\$839,800	\$690,900	\$546,300	\$272,900
Langford – SF-All	\$1,028,000	\$1,013,600	\$1,058,400	\$1,072,100	\$1,015,200	\$829,300	\$675,700	\$319,300
Metchosin – SF-All	\$1,271,000	\$1,279,500	\$1,338,400	\$1,391,300	\$1,314,400	\$1,025,700	\$863,300	\$439,600
Colwood – SF-All	\$1,028,500	\$997,000	\$1,044,800	\$1,047,500	\$993,500	\$830,500	\$661,900	\$325,600
Highlands – SF-All	\$1,402,300	\$1,490,400	\$1,495,000	\$1,587,700	\$1,438,300	\$1,249,300	\$941,700	\$459,900
North Saanich – SF-All	\$1,375,600	\$1,389,300	\$1,395,700	\$1,480,800	\$1,394,700	\$1,184,400	\$943,800	\$472,500
Sidney – SF-All	\$992,500	\$999,700	\$995,000	\$1,056,100	\$1,016,800	\$874,200	\$692,300	\$310,400
Central Saanich – SF-All	\$1,127,100	\$1,186,100	\$1,196,500	\$1,192,900	\$1,102,600	\$994,300	\$808,700	\$354,300
ML Malahat & Area – SF-All	\$883,400	\$886,700	\$895,100	\$909,600	\$833,900	\$720,000	\$533,700	\$288,100
GI Gulf Islands – SF-All	\$739,300	\$731,200	\$731,200	\$724,100	\$711,000	\$600,600	\$523,900	\$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

	February 2024	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – SF-All	302.7	302.1	310.9	319.2	301.5	259.4	208.6	100.0
Victoria – SF-All	311.4	306.1	318.3	322.5	306.8	269.0	225.1	100.0
Victoria West – SF-All	312.8	308.2	338.3	351.9	318.8	276.3	226.4	100.0
Oak Bay – SF-All	295.4	295.0	303.4	312.1	300.3	258.7	214.5	100.0
Esquimalt – SF-All	313.8	313.3	334.3	351.3	315.8	282.0	232.0	100.0
View Royal – SF-All	297.8	290.7	305.6	323.0	292.5	260.4	210.1	100.0
Saanich East – SF-All	304.0	306.4	314.4	322.1	305.6	265.4	224.0	100.0
Saanich West – SF-All	324.2	319.7	326.6	338.0	306.4	277.9	223.0	100.0
Sooke – SF-All	303.8	298.1	318.9	328.9	307.7	253.2	200.2	100.0
Langford – SF-All	322.0	317.4	331.5	335.8	317.9	259.7	211.6	100.0
Metchosin – SF-All	289.1	291.1	304.5	316.5	299.0	233.3	196.4	100.0
Colwood – SF-All	315.9	306.2	320.9	321.7	305.1	255.1	203.3	100.0
Highlands – SF-All	304.9	324.1	325.1	345.2	312.7	271.6	204.8	100.0
North Saanich – SF-All	291.1	294.0	295.4	313.4	295.2	250.7	199.7	100.0
Sidney – SF-All	319.7	322.1	320.6	340.2	327.6	281.6	223.0	100.0
Central Saanich – SF-All	318.1	334.8	337.7	336.7	311.2	280.6	228.3	100.0
ML Malahat & Area – SF-All	306.6	307.8	310.7	315.7	289.4	249.9	185.2	100.0
GI Gulf Islands – SF-All	251.5	248.8	248.8	246.4	241.9	204.4	178.3	100.0

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

Benchmark Price by Timeframe and Property Type

	February 2024	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	\$558,800	\$562,400	\$575,800	\$578,200	\$548,700	\$461,800	\$410,300	\$172,600
Victoria – Con	\$526,800	\$525,700	\$542,400	\$550,300	\$531,500	\$455,600	\$408,100	\$163,700
Victoria West – Con	\$732,500	\$725,300	\$753,700	\$761,800	\$724,300	\$638,800	\$561,500	\$257,000
Oak Bay – Con	\$703,100	\$742,400	\$785,600	\$776,400	\$699,100	\$587,100	\$594,600	\$234,300
Esquimalt – Con	\$544,800	\$537,800	\$562,800	\$566,700	\$527,500	\$422,300	\$354,600	\$146,500
View Royal – Con	\$564,600	\$565,600	\$568,400	\$575,900	\$559,700	\$491,500	\$445,700	\$182,900
Saanich East – Con	\$560,700	\$574,400	\$595,100	\$593,100	\$529,100	\$425,400	\$376,400	\$147,000
Saanich West – Con	\$523,700	\$530,400	\$542,700	\$543,700	\$502,400	\$410,000	\$372,600	\$142,900
Sooke – Con	\$461,800	\$464,700	\$464,100	\$460,900	\$449,400	\$366,700	\$310,400	\$111,300
Langford – Con	\$541,300	\$543,600	\$540,200	\$540,200	\$525,400	\$438,400	\$380,400	\$150,200
Colwood – Con	\$519,900	\$521,500	\$520,800	\$516,800	\$501,500	\$428,600	\$360,200	\$113,700
North Saanich – Con	\$764,700	\$784,800	\$786,100	\$775,900	\$735,300	\$589,300	\$560,700	\$313,700
Sidney – Con	\$620,500	\$642,800	\$640,100	\$625,300	\$595,800	\$480,100	\$437,700	\$214,400
Central Saanich – Con	\$620,300	\$638,700	\$634,000	\$619,000	\$587,800	\$470,600	\$436,800	\$216,600

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

Source: Victoria Real Estate Board



1. Area Group

VREB District Summary

2. Property Type

– Condo Apartment (Con)

3. Area/Property Type Selection

All

HPI by Timeframe and Property Type

	February 2024	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	323.8	325.8	333.6	335.0	317.9	267.6	237.7	100.0
Victoria – Con	321.8	321.1	331.3	336.2	324.7	278.3	249.3	100.0
Victoria West – Con	285.0	282.2	293.3	296.4	281.8	248.6	218.5	100.0
Oak Bay – Con	300.1	316.9	335.3	331.4	298.4	250.6	253.8	100.0
Esquimalt – Con	371.9	367.1	384.2	386.8	360.1	288.3	242.0	100.0
View Royal – Con	308.7	309.2	310.8	314.9	306.0	268.7	243.7	100.0
Saanich East – Con	381.4	390.7	404.8	403.5	359.9	289.4	256.1	100.0
Saanich West – Con	366.5	371.2	379.8	380.5	351.6	286.9	260.7	100.0
Sooke – Con	414.9	417.5	417.0	414.1	403.8	329.5	278.9	100.0
Langford – Con	360.4	361.9	359.7	359.7	349.8	291.9	253.3	100.0
Colwood – Con	457.3	458.7	458.0	454.5	441.1	377.0	316.8	100.0
North Saanich – Con	243.8	250.2	250.6	247.3	234.4	187.9	178.7	100.0
Sidney – Con	289.4	299.8	298.6	291.7	277.9	223.9	204.2	100.0
Central Saanich – Con	286.4	294.9	292.7	285.8	271.4	217.3	201.7	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

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

	February 2024	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	\$760,400	\$760,400	\$768,400	\$783,700	\$748,300	\$632,000	\$555,000	\$265,000
Victoria – Twn	\$832,600	\$804,900	\$844,800	\$843,400	\$852,100	\$710,300	\$639,800	\$305,200
Victoria West – Twn	\$837,700	\$875,600	\$882,000	\$878,300	\$836,700	\$716,400	\$631,900	\$224,800
Esquimalt – Twn	\$724,900	\$753,800	\$751,500	\$750,400	\$720,100	\$617,000	\$541,100	\$215,800
View Royal – Twn	\$779,000	\$801,000	\$803,100	\$798,500	\$744,800	\$621,000	\$579,400	\$250,900
Saanich East – Twn	\$882,400	\$885,600	\$893,300	\$926,600	\$862,400	\$736,400	\$631,600	\$312,300
Saanich West – Twn	\$780,900	\$782,800	\$792,000	\$820,300	\$752,600	\$638,500	\$547,000	\$252,700
Sooke – Twn	\$646,200	\$648,400	\$646,100	\$661,600	\$638,100	\$538,300	\$451,100	\$241,600
Langford – Twn	\$691,500	\$694,200	\$691,000	\$705,600	\$677,600	\$570,100	\$495,100	\$240,500
Colwood – Twn	\$752,800	\$752,300	\$750,300	\$761,000	\$731,200	\$647,100	\$564,800	\$273,100
Sidney – Twn	\$799,500	\$803,100	\$809,300	\$839,700	\$780,000	\$674,300	\$602,500	\$250,600
Central Saanich – Twn	\$682,900	\$691,900	\$692,300	\$724,200	\$671,700	\$557,000	\$456,800	\$210,700
ML Malahat & Area – Twn	\$690,000	\$690,600	\$699,100	\$737,300	\$746,300	\$598,900	\$523,800	\$189,800
GI Gulf Islands – Twn	\$646,200	\$635,500	\$640,500	\$692,500	\$683,400	\$556,600	\$457,200	\$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

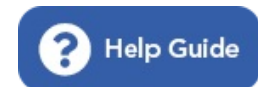
All

HPI by Timeframe and Property Type

	February 2024	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	286.9	286.9	290.0	295.7	282.4	238.5	209.4	100.0
Victoria – Twn	272.8	263.7	276.8	276.3	279.2	232.7	209.6	100.0
Victoria West – Twn	372.6	389.5	392.3	390.7	372.2	318.7	281.1	100.0
Esquimalt – Twn	335.9	349.3	348.2	347.7	333.7	285.9	250.7	100.0
View Royal – Twn	310.5	319.3	320.1	318.3	296.9	247.5	230.9	100.0
Saanich East – Twn	282.5	283.6	286.0	296.7	276.1	235.8	202.2	100.0
Saanich West – Twn	309.0	309.8	313.4	324.6	297.8	252.7	216.5	100.0
Sooke – Twn	267.5	268.4	267.4	273.8	264.1	222.8	186.7	100.0
Langford – Twn	287.5	288.6	287.3	293.4	281.7	237.0	205.9	100.0
Colwood – Twn	275.6	275.5	274.7	278.7	267.7	236.9	206.8	100.0
Sidney – Twn	319.0	320.5	322.9	335.1	311.3	269.1	240.4	100.0
Central Saanich – Twn	324.1	328.4	328.6	343.7	318.8	264.4	216.8	100.0
ML Malahat & Area – Twn	363.5	363.9	368.3	388.5	393.2	315.5	276.0	100.0
GI Gulf Islands – Twn	295.2	290.3	292.6	316.4	312.2	254.3	208.9	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)

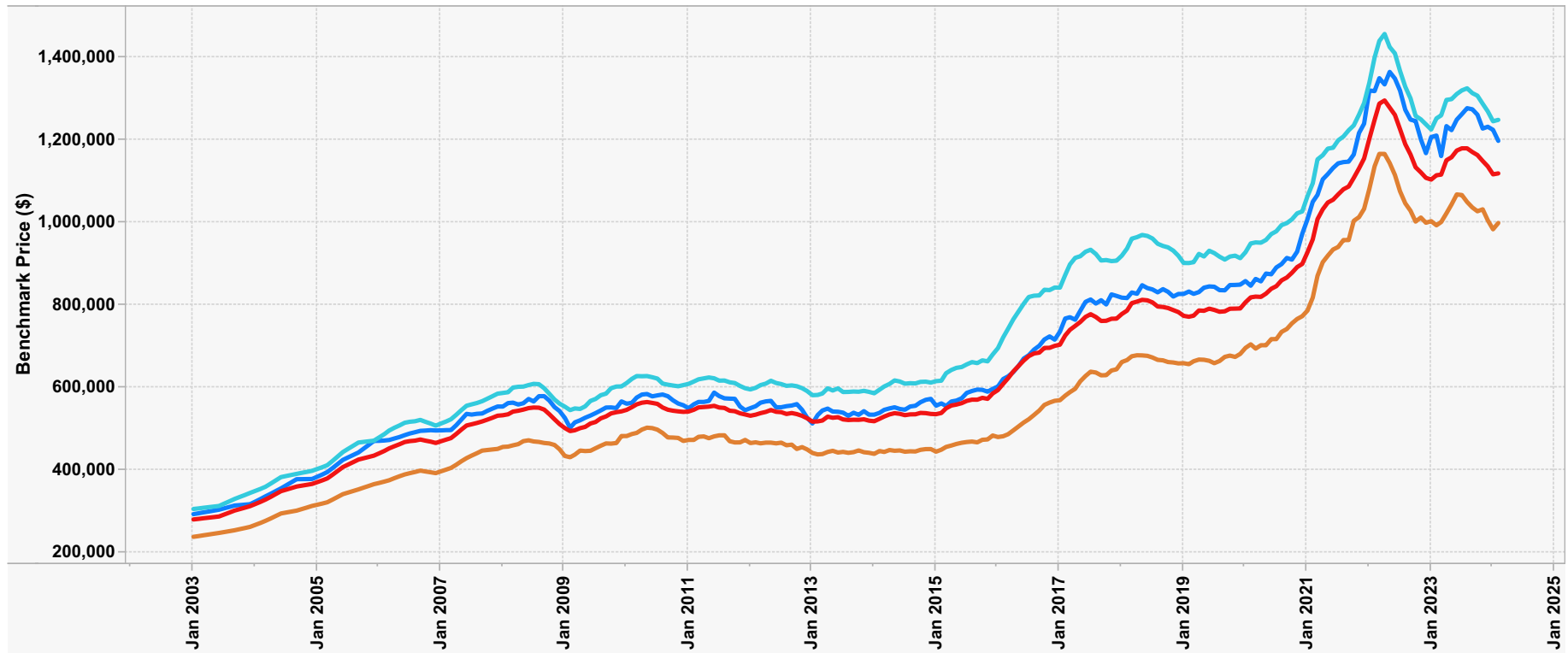
3. Area/Property Type Selection

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)

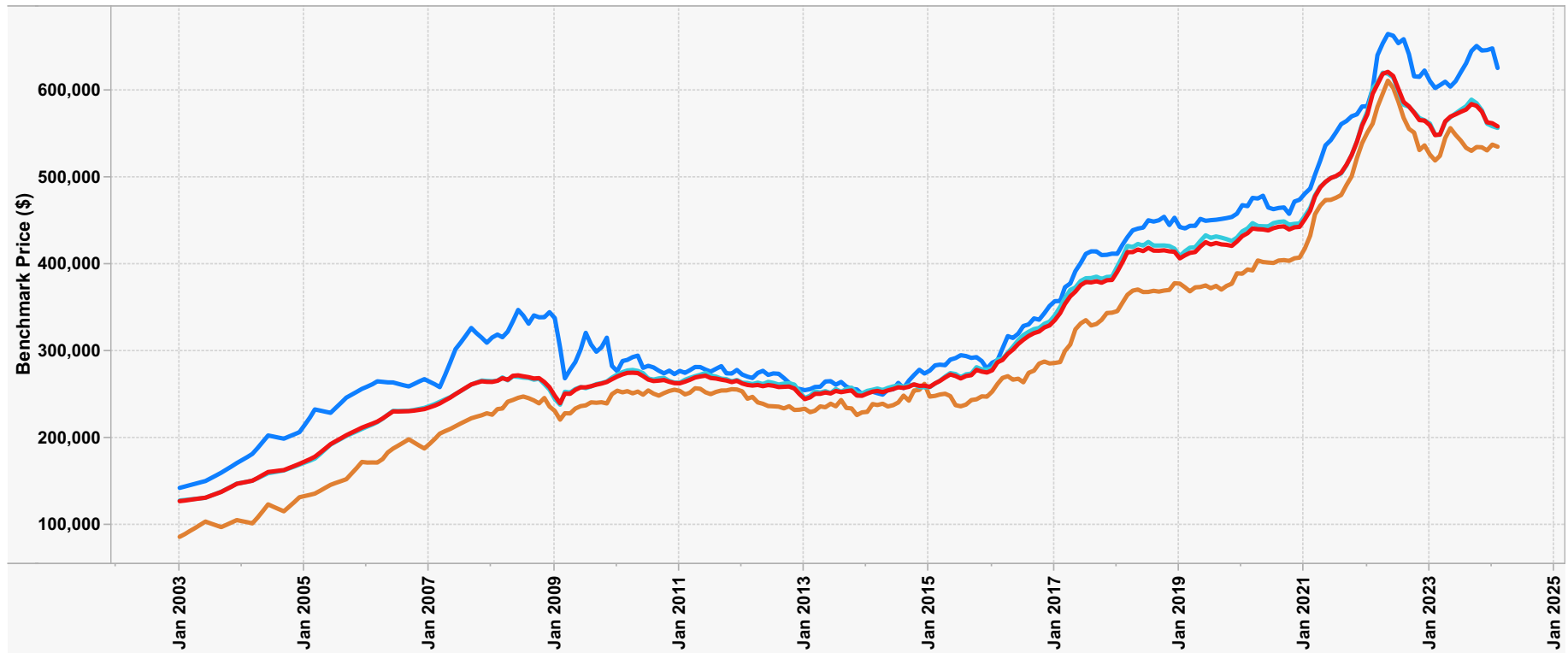
3. Area/Property Type Selection

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



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)

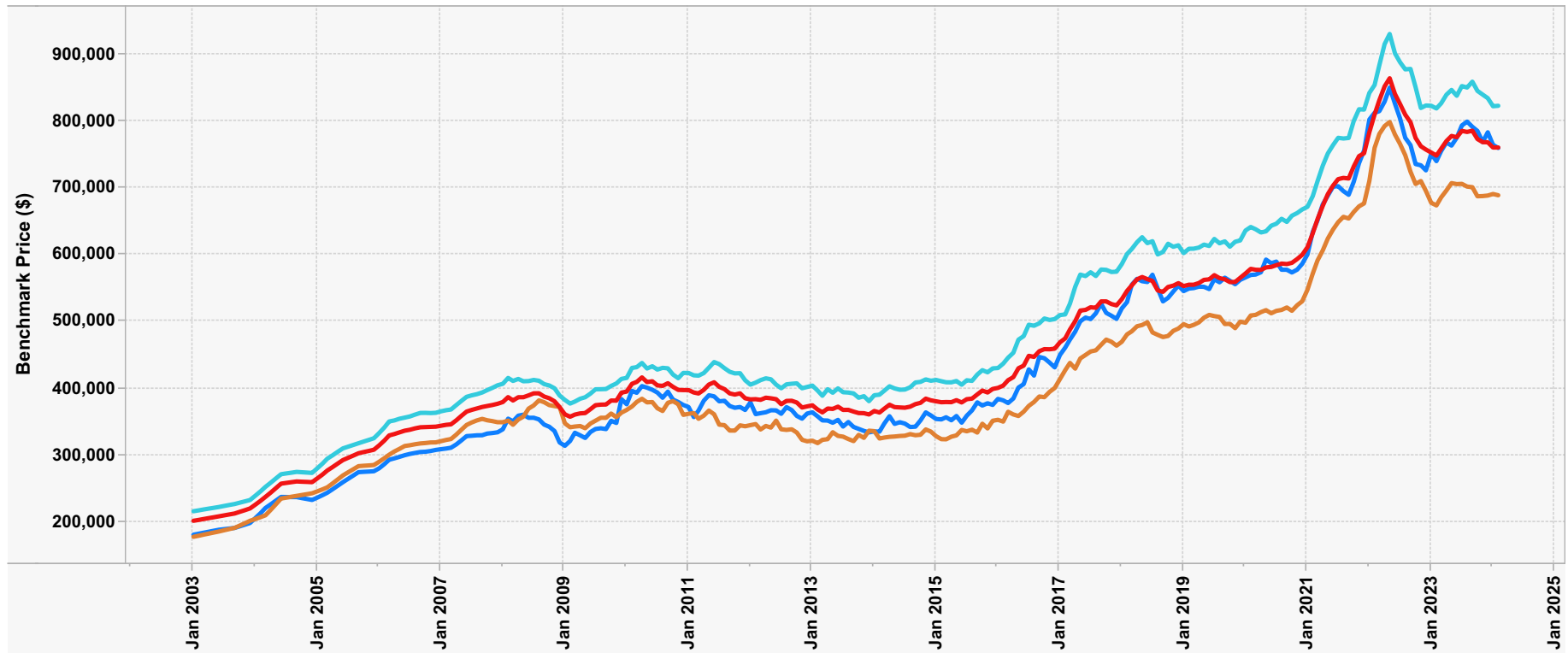
3. Area/Property Type Selection

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



[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

Multiple values

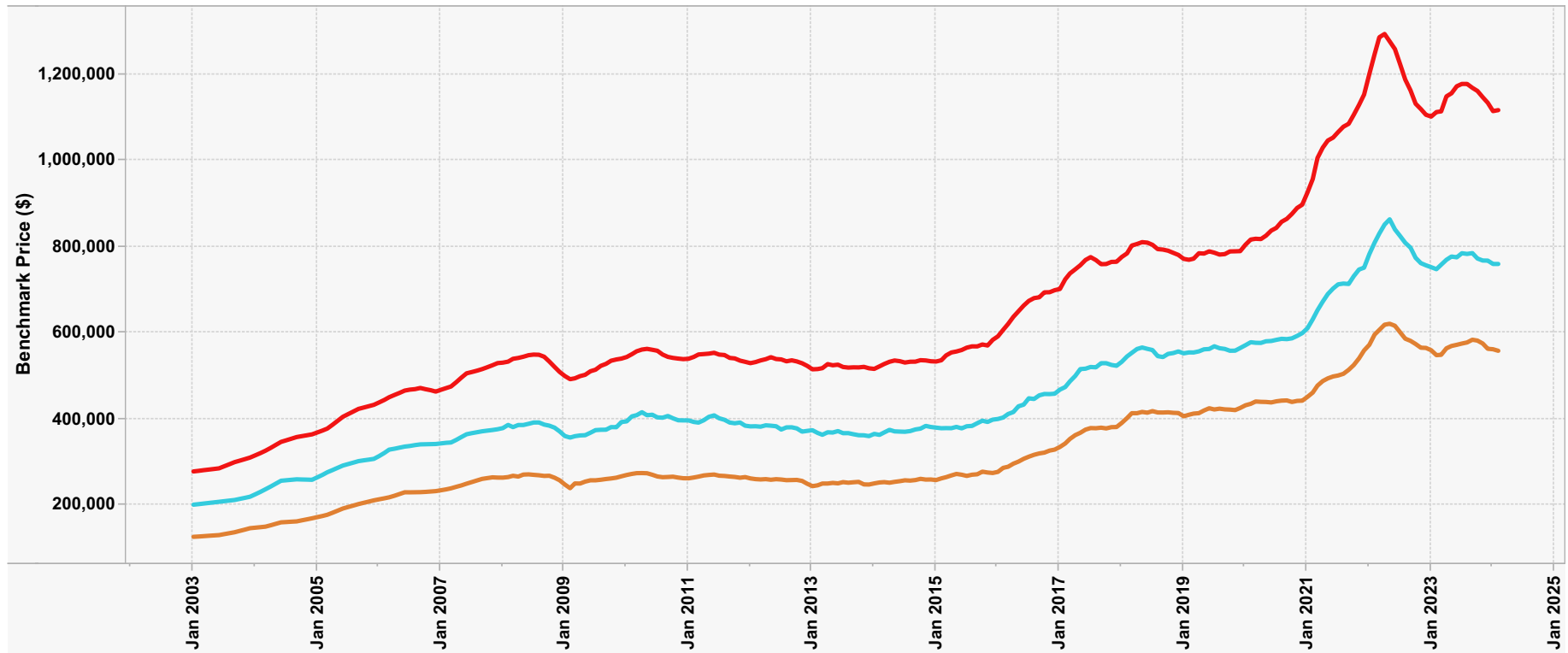
3. Area/Property Type Selection

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



District	Units	Total Volume
Residential		
● Single Family Detached		
Greater Victoria		
Victoria / Victoria West	27	\$37,501,948
Oak Bay	15	\$26,714,900
Esquimalt	6	\$7,594,900
View Royal	3	\$3,387,000
Saanich East	34	\$41,049,000
Saanich West	17	\$20,123,300
Central Saanich	7	\$8,699,800
North Saanich	11	\$18,484,007
Sidney	9	\$11,280,570
Highlands	2	\$2,090,000
Colwood	19	\$19,596,443
Langford	31	\$34,788,545
Metchosin	4	\$6,019,000
Sooke	15	\$17,759,300
Gulf Islands	14	\$15,046,500
Total Greater Victoria	214	\$270,135,213
Other Areas		
Malahat & Area	10	\$8,664,000
Total Other Areas	10	\$8,664,000
Total Single Family Detached	224	\$278,799,213
● Condo Apartment		
Greater Victoria		
Victoria / Victoria West	79	\$50,143,487
Oak Bay	5	\$3,805,000
Esquimalt	3	\$1,472,000
View Royal	3	\$1,958,900
Saanich East	16	\$9,595,400
Saanich West	7	\$3,410,000
Sidney	7	\$4,551,700
Colwood	3	\$1,534,899
Langford	27	\$13,486,800
Sooke	2	\$770,000
Total Greater Victoria	152	\$90,728,186
Total Condo Apartment	152	\$90,728,186

Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

February 2024

Produced: 01-Mar-2024

District	Units	Total Volume
● Row/Townhouse		
Greater Victoria		
Victoria / Victoria West	9	\$8,289,000
Oak Bay	1	\$1,302,500
Esquimalt	3	\$2,666,000
View Royal	2	\$1,689,800
Saanich East	14	\$12,988,500
Saanich West	9	\$7,863,100
Central Saanich	1	\$765,700
Sidney	7	\$5,597,900
Colwood	6	\$4,841,685
Langford	12	\$9,053,838
Sooke	2	\$1,458,000
Gulf Islands	2	\$1,152,000
Total Greater Victoria	68	\$57,668,023
Total Row/Townhouse	68	\$57,668,023
● Manufactured Home		
Greater Victoria		
View Royal	1	\$480,000
Saanich West	1	\$1,475,000
Central Saanich	5	\$1,710,500
Sooke	2	\$740,000
Gulf Islands	1	\$265,000
Total Greater Victoria	10	\$4,670,500
Total Manufactured Home	10	\$4,670,500
Total Residential	454	\$431,865,922

Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

February 2024

Produced: 01-Mar-2024

District	Units	Total Volume
Other Property		
● Lots & Acreage		
Greater Victoria		
Central Saanich	1	\$1,700,000
North Saanich	1	\$1,060,000
Highlands	1	\$1,825,000
Colwood	1	\$400,000
Langford	1	\$829,900
Sooke	2	\$705,600
Gulf Islands	2	\$344,000
Total Greater Victoria	9	\$6,864,500
Total Lots & Acreage	9	\$6,864,500
● Other Commercial Properties		
	7	\$791,056
Grand Totals	470	\$439,521,478

District	Units	Total Volume
Residential		
● Single Family Detached		
Greater Victoria		
Victoria	25	\$34,376,948
Victoria West	1	\$1,175,000
Oak Bay	15	\$26,714,900
Esquimalt	5	\$7,354,900
View Royal	3	\$3,387,000
Saanich East	34	\$41,049,000
Saanich West	17	\$20,123,300
Central Saanich	7	\$8,699,800
North Saanich	9	\$12,937,007
Sidney	8	\$9,759,570
Highlands	2	\$2,090,000
Colwood	19	\$19,596,443
Langford	31	\$34,788,545
Metchosin	3	\$4,959,000
Sooke	12	\$10,919,300
Gulf Islands	11	\$9,111,500
Waterfront (all districts)	12	\$23,093,000
Total Greater Victoria	214	\$270,135,213
Other Areas		
Malahat & Area	10	\$8,664,000
Total Other Areas	10	\$8,664,000
Total Single Family Detached	224	\$278,799,213
● Condo Apartment		
Greater Victoria		
Victoria	66	\$39,148,088
Victoria West	9	\$6,770,400
Oak Bay	5	\$3,805,000
Esquimalt	3	\$1,472,000
View Royal	3	\$1,958,900
Saanich East	16	\$9,595,400
Saanich West	5	\$2,475,000
Sidney	6	\$4,089,000
Colwood	3	\$1,534,899
Langford	27	\$13,486,800
Sooke	2	\$770,000
Waterfront (all districts)	7	\$5,622,699
Total Greater Victoria	152	\$90,728,186
Total Condo Apartment	152	\$90,728,186

Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

February 2024

Produced: 01-Mar-2024

District	Units	Total Volume
● Row/Townhouse		
Greater Victoria		
Victoria	8	\$7,624,000
Victoria West	1	\$665,000
Oak Bay	1	\$1,302,500
Esquimalt	3	\$2,666,000
View Royal	2	\$1,689,800
Saanich East	14	\$12,988,500
Saanich West	9	\$7,863,100
Central Saanich	1	\$765,700
Sidney	6	\$4,347,900
Colwood	6	\$4,841,685
Langford	12	\$9,053,838
Sooke	1	\$783,000
Gulf Islands	2	\$1,152,000
Waterfront (all districts)	2	\$1,925,000
Total Greater Victoria	68	\$57,668,023
Total Row/Townhouse	68	\$57,668,023
● Manufactured Home		
Greater Victoria		
View Royal	1	\$480,000
Saanich West	1	\$1,475,000
Central Saanich	5	\$1,710,500
Sooke	2	\$740,000
Gulf Islands	1	\$265,000
Total Greater Victoria	10	\$4,670,500
Total Manufactured Home	10	\$4,670,500
Total Residential	454	\$431,865,922

Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

February 2024

Produced: 01-Mar-2024

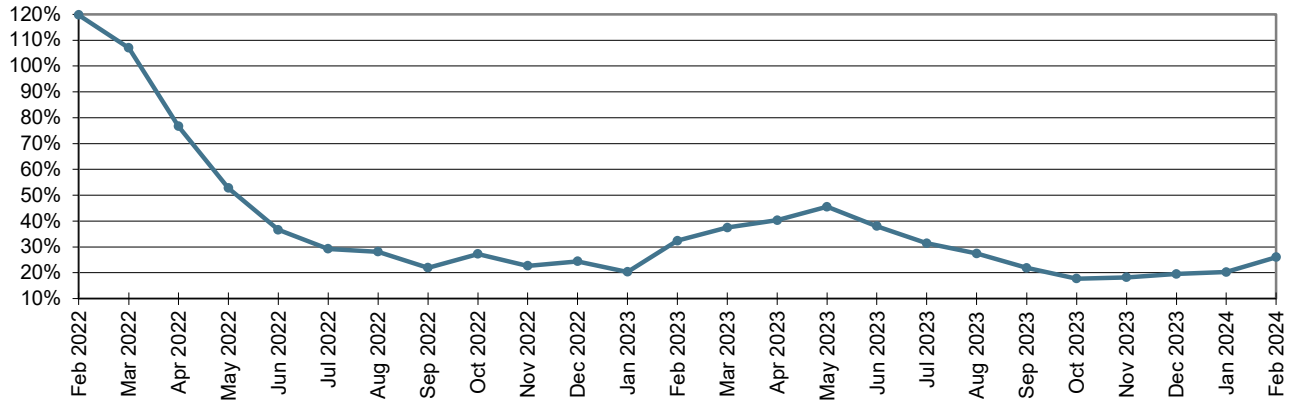
District	Units	Total Volume
Other Property		
● Lots & Acreage		
Greater Victoria		
Central Saanich	1	\$1,700,000
North Saanich	1	\$1,060,000
Highlands	1	\$1,825,000
Colwood	1	\$400,000
Langford	1	\$829,900
Sooke	2	\$705,600
Gulf Islands	2	\$344,000
Total Greater Victoria	9	\$6,864,500
Total Lots & Acreage	9	\$6,864,500
● Other Commercial Properties		
	7	\$791,056
Grand Totals	470	\$439,521,478

Sales to Active Listings Ratio

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

February 2024

Produced: 01-Mar-2024



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

February 2024

Produced: 01-Mar-2024

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Single Family - Residential						
Units Listed	368	278	32 %	675	530	27 %
Units Sold	179	165	8 %	310	253	23 %
Sell/List Ratio	49 %	59 %		46 %	48 %	
Sales Dollars	\$216,161,743	\$204,065,318	6 %	\$364,697,447	\$308,065,229	18 %
Average Price / Unit	\$1,207,608	\$1,236,760	-2 %	\$1,176,443	\$1,217,649	-3 %
Price Ratio	98 %	97 %		98 %	97 %	
Days To Sell	36	37	-1 %	44	43	2 %
Active Listings at Month End	616	499	23 %			
Single Family - Residential Waterfront						
Units Listed	47	30	57 %	77	57	35 %
Units Sold	11	11	0 %	21	19	11 %
Sell/List Ratio	23 %	37 %		27 %	33 %	
Sales Dollars	\$21,572,000	\$30,547,000	-29 %	\$47,767,000	\$45,527,000	5 %
Average Price / Unit	\$1,961,091	\$2,777,000	-29 %	\$2,274,619	\$2,396,158	-5 %
Price Ratio	92 %	93 %		92 %	92 %	
Days To Sell	79	41	91 %	87	60	45 %
Active Listings at Month End	119	90	32 %			
Single Family - Residential Acreage						
Units Listed	43	39	10 %	77	74	4 %
Units Sold	17	18	-6 %	25	29	-14 %
Sell/List Ratio	40 %	46 %		32 %	39 %	
Sales Dollars	\$23,597,000	\$21,444,000	10 %	\$33,987,000	\$39,076,000	-13 %
Average Price / Unit	\$1,388,059	\$1,191,333	17 %	\$1,359,480	\$1,347,448	1 %
Price Ratio	96 %	95 %		96 %	94 %	
Days To Sell	81	96	-15 %	83	80	4 %
Active Listings at Month End	118	98	20 %			
Condo Apartment						
Units Listed	306	244	25 %	629	511	23 %
Units Sold	152	161	-6 %	264	262	1 %
Sell/List Ratio	50 %	66 %		42 %	51 %	
Sales Dollars	\$90,728,186	\$93,222,949	-3 %	\$155,686,284	\$154,497,752	1 %
Average Price / Unit	\$596,896	\$579,025	3 %	\$589,721	\$589,686	0 %
Price Ratio	98 %	98 %		97 %	97 %	
Days To Sell	44	36	24 %	49	38	30 %
Active Listings at Month End	575	411	40 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

February 2024

Produced: 01-Mar-2024

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Row/Townhouse						
Units Listed	124	96	29 %	217	175	24 %
Units Sold	68	45	51 %	104	82	27 %
Sell/List Ratio	55 %	47 %		48 %	47 %	
Sales Dollars	\$57,668,023	\$35,465,097	63 %	\$83,316,050	\$59,971,601	39 %
Average Price / Unit	\$848,059	\$788,113	8 %	\$801,116	\$731,361	10 %
Price Ratio	99 %	99 %		99 %	99 %	
Days To Sell	40	49	-17 %	45	41	10 %
Active Listings at Month End	201	172	17 %			
Half Duplex (Up and Down)						
Units Listed	0	3	-100 %	0	3	-100 %
Units Sold	0	0	%	0	0	%
Sell/List Ratio	%	%		%	0 %	
Sales Dollars	\$0	\$0	%	\$0	\$0	%
Average Price / Unit			%			%
Price Ratio	%	%		%	%	
Days To Sell			%			%
Active Listings at Month End	0	2	-100 %			
Half Duplex (Side by Side)						
Units Listed	31	19	63 %	57	34	68 %
Units Sold	11	22	-50 %	22	31	-29 %
Sell/List Ratio	35 %	116 %		39 %	91 %	
Sales Dollars	\$10,865,470	\$19,772,945	-45 %	\$21,335,270	\$27,778,663	-23 %
Average Price / Unit	\$987,770	\$898,770	10 %	\$969,785	\$896,086	8 %
Price Ratio	99 %	100 %		99 %	100 %	
Days To Sell	35	26	35 %	48	31	56 %
Active Listings at Month End	45	22	105 %			
Half Duplex (Front and Back)						
Units Listed	3	1	200 %	7	4	75 %
Units Sold	3	1	200 %	4	3	33 %
Sell/List Ratio	100 %	100 %		57 %	75 %	
Sales Dollars	\$2,363,000	\$1,160,000	104 %	\$2,943,000	\$2,848,100	3 %
Average Price / Unit	\$787,667	\$1,160,000	-32 %	\$735,750	\$949,367	-23 %
Price Ratio	98 %	99 %		97 %	98 %	
Days To Sell	91	30	204 %	89	30	201 %
Active Listings at Month End	7	3	133 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

February 2024

Produced: 01-Mar-2024

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Recreational						
Units Listed	3	2	50 %	3	4	-25 %
Units Sold	0	1	-100 %	0	2	-100 %
Sell/List Ratio	%	50 %		0 %	50 %	
Sales Dollars	\$0	\$285,000	-100 %	\$0	\$357,500	-100 %
Average Price / Unit		\$285,000	%		\$178,750	%
Price Ratio	%	95 %		%	96 %	
Days To Sell		58	%		47	%
Active Listings at Month End	5	8	-38 %			
Manufactured Home						
Units Listed	25	11	127 %	43	27	59 %
Units Sold	10	10	0 %	19	15	27 %
Sell/List Ratio	40 %	91 %		44 %	56 %	
Sales Dollars	\$4,670,500	\$3,554,500	31 %	\$7,522,400	\$5,189,500	45 %
Average Price / Unit	\$467,050	\$355,450	31 %	\$395,916	\$345,967	14 %
Price Ratio	98 %	96 %		97 %	95 %	
Days To Sell	64	69	-8 %	63	74	-14 %
Active Listings at Month End	58	40	45 %			
Residential Lots						
Units Listed	32	27	19 %	51	52	-2 %
Units Sold	4	4	0 %	10	5	100 %
Sell/List Ratio	13 %	15 %		20 %	10 %	
Sales Dollars	\$1,935,500	\$2,650,000	-27 %	\$4,231,750	\$3,325,000	27 %
Average Price / Unit	\$483,875	\$662,500	-27 %	\$423,175	\$665,000	-36 %
Price Ratio	98 %	94 %		95 %	95 %	
Days To Sell	84	120	-30 %	123	96	28 %
Active Listings at Month End	102	90	13 %			
Residential Lots - Waterfront						
Units Listed	3	3	0 %	5	4	25 %
Units Sold	0	1	-100 %	0	1	-100 %
Sell/List Ratio	%	33 %		0 %	25 %	
Sales Dollars	\$0	\$1,250,000	-100 %	\$0	\$1,250,000	-100 %
Average Price / Unit		\$1,250,000	%		\$1,250,000	%
Price Ratio	%	93 %		%	93 %	
Days To Sell		21	%		21	%
Active Listings at Month End	17	12	42 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

February 2024

Produced: 01-Mar-2024

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Residential Acreage						
Units Listed	13	5	160 %	25	14	79 %
Units Sold	3	1	200 %	6	3	100 %
Sell/List Ratio	23 %	20 %		24 %	21 %	
Sales Dollars	\$2,972,000	\$420,000	608 %	\$4,297,000	\$3,431,000	25 %
Average Price / Unit	\$990,667	\$420,000	136 %	\$716,167	\$1,143,667	-37 %
Price Ratio	97 %	84 %		93 %	99 %	
Days To Sell	112	187	-40 %	102	93	10 %
Active Listings at Month End	63	49	29 %			
Residential Acreage - Waterfront						
Units Listed	4	4	0 %	12	4	200 %
Units Sold	2	0	%	2	1	100 %
Sell/List Ratio	50 %	%		17 %	25 %	
Sales Dollars	\$1,957,000	\$0	%	\$1,957,000	\$2,750,000	-29 %
Average Price / Unit	\$978,500	%	%	\$978,500	\$2,750,000	-64 %
Price Ratio	96 %	%		96 %	92 %	
Days To Sell	61	%	%	61	57	7 %
Active Listings at Month End	20	21	-5 %			
Revenue - Duplex/Triplex						
Units Listed	7	2	250 %	9	8	13 %
Units Sold	3	2	50 %	4	3	33 %
Sell/List Ratio	43 %	100 %		44 %	38 %	
Sales Dollars	\$4,240,000	\$2,771,000	53 %	\$5,659,900	\$4,371,000	29 %
Average Price / Unit	\$1,413,333	\$1,385,500	2 %	\$1,414,975	\$1,457,000	-3 %
Price Ratio	96 %	94 %		97 %	92 %	
Days To Sell	19	31	-39 %	29	57	-49 %
Active Listings at Month End	10	6	67 %			
Revenue - Multi Units						
Units Listed	11	1	1000 %	14	8	75 %
Units Sold	0	1	-100 %	2	1	100 %
Sell/List Ratio	%	100 %		14 %	13 %	
Sales Dollars	\$0	\$1,200,000	-100 %	\$4,200,000	\$1,200,000	250 %
Average Price / Unit		\$1,200,000	%	\$2,100,000	\$1,200,000	75 %
Price Ratio	%	92 %		94 %	92 %	
Days To Sell		21	%	88	21	317 %
Active Listings at Month End	28	19	47 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

February 2024

Produced: 01-Mar-2024

	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	20	4	400 %	38	17	124 %
Units Sold	2	4	-50 %	3	7	-57 %
Sell/List Ratio	10 %	100 %		8 %	41 %	
Sales Dollars	\$395,000	\$2,271,500	-83 %	\$1,260,000	\$3,981,500	-68 %
Average Price / Unit	\$197,500	\$567,875	-65 %	\$420,000	\$568,786	-26 %
Price Ratio	86 %	91 %		92 %	94 %	
Days To Sell	107	57	89 %	146	58	150 %
Active Listings at Month End	67	33	103 %			
Revenue - Industrial						
Units Listed	6	3	100 %	11	6	83 %
Units Sold	0	2	-100 %	0	2	-100 %
Sell/List Ratio	%	67 %		0 %	33 %	
Sales Dollars	\$0	\$1,325,000	-100 %	\$0	\$1,325,000	-100 %
Average Price / Unit		\$662,500	%		\$662,500	%
Price Ratio	%	93 %		%	93 %	
Days To Sell		198	%		198	%
Active Listings at Month End	29	15	93 %			
Business with Land & Building						
Units Listed	0	2	-100 %	0	2	-100 %
Units Sold	0	0	%	0	0	%
Sell/List Ratio	%	%		%	0 %	
Sales Dollars	\$0	\$0	%	\$0	\$0	%
Average Price / Unit			%			%
Price Ratio	%	%		%	%	
Days To Sell			%			%
Active Listings at Month End	2	4	-50 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

February 2024

Produced: 01-Mar-2024

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Business Only						
Units Listed	5	15	-67 %	21	28	-25 %
Units Sold	3	4	-25 %	3	8	-63 %
Sell/List Ratio	60 %	27 %		14 %	29 %	
Sales Dollars	\$396,000	\$453,000	-13 %	\$396,000	\$1,198,000	-67 %
Average Price / Unit	\$132,000	\$113,250	17 %	\$132,000	\$149,750	-12 %
Price Ratio	84 %	92 %		84 %	93 %	
Days To Sell	118	155	-24 %	118	130	-9 %
Active Listings at Month End	70	58	21 %			
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	15	10	50 %	28	27	4 %
Units Sold	0	4	-100 %	4	8	-50 %
Sell/List Ratio	%	40 %		14 %	30 %	
Sales Dollars	\$0	\$79	-100 %	\$619	\$154	302 %
Average Price / Unit		\$20	%	\$155	\$19	705 %
Price Ratio	%	111 %		102 %	104 %	
Days To Sell		171	%	53	119	-55 %
Active Listings at Month End	92	71	30 %			
Lease - Retail						
Units Listed	14	6	133 %	29	10	190 %
Units Sold	2	1	100 %	4	1	300 %
Sell/List Ratio	14 %	17 %		14 %	10 %	
Sales Dollars	\$56	\$25	124 %	\$106	\$25	324 %
Average Price / Unit	\$28	\$25	12 %	\$27	\$25	6 %
Price Ratio	100 %	100 %		97 %	100 %	
Days To Sell	95	70	36 %	98	70	39 %
Active Listings at Month End	64	49	31 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

February 2024

Produced: 01-Mar-2024

	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	7	5	40 %	13	14	-7 %
Units Sold	0	2	-100 %	4	2	100 %
Sell/List Ratio	%	40 %		31 %	14 %	
Sales Dollars	\$0	\$48	-100 %	\$168,362	\$48	350653 %
Average Price / Unit		\$24	%	\$42,090	\$24	175277 %
Price Ratio	%	2 %		210452 %	2 %	
Days To Sell		24	%	108	24	359 %
Active Listings at Month End	27	23	17 %			
Lease - Other						
Units Listed	1	1	0 %	6	2	200 %
Units Sold	0	0	%	0	0	%
Sell/List Ratio	%	%		0 %	0 %	
Sales Dollars	\$0	\$0	%	\$0	\$0	%
Average Price / Unit			%			%
Price Ratio	%	%		%	%	
Days To Sell			%			%
Active Listings at Month End	13	4	225 %			
Commercial Land						
Units Listed	0	0	%	1	1	0 %
Units Sold	0	0	%	0	0	%
Sell/List Ratio	%	%		0 %	0 %	
Sales Dollars	\$0	\$0	%	\$0	\$0	%
Average Price / Unit			%			%
Price Ratio	%	%		%	%	
Days To Sell			%			%
Active Listings at Month End	16	10	60 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

February 2024

Produced: 01-Mar-2024

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Grand Totals						
Units Listed	1088	811	34 %	2048	1616	27 %
Units Sold	470	460	2 %	811	738	10 %
Sell/List Ratio	43 %	57 %		40 %	46 %	
Sales Dollars	\$439,521,478	\$421,857,461	4 %	\$739,425,188	\$666,143,072	11 %
Average Price / Unit	\$935,152	\$917,081	2 %	\$911,745	\$902,633	1 %
Price Ratio	98 %	97 %		97 %	97 %	
Days To Sell	45	44	2 %	52	46	13 %
Active Listings at Month End	2364	1809	31 %			