



	Single family homes	Condominiums	Townhomes
April 2024 total sales	337	208	82
Compared to April 2023 sales	3.7%	1.5%	0%
MLS® HPI *Victoria Core	\$1,284,600	\$567,800	\$852,600

## April 2024

### Spring property market brings positives for buyers and sellers in Victoria

A total of 678 properties sold in the Victoria Real Estate Board region this April, 6.4 per cent more than the 637 properties sold in April 2023 and a 15.3 per cent increase from March 2024. Sales of condominiums were up 1.5 per cent from April 2023 with 208 units sold. Sales of single family homes increased 3.7 per cent from April 2023 with 337 sold.

“The spring market in Victoria kicked off with a gentle increase in sales when compared to last year and continued stable pricing,” said 2024 Victoria Real Estate Board Chair Laurie Lidstone. “These factors, combined with growth in the available inventory, has created a welcoming and more balanced market for buyers and sellers.”

There were 3,017 active listings for sale on the Victoria Real Estate Board Multiple Listing Service® at the end of April 2024, an increase of 14 per cent compared to the previous month of March and a 47.7 per cent increase from the 2,043 active listings for sale at the end of April 2023.

“When we look back to previous spring markets, we will recall challenging conditions that are not present in the market this year,” adds Chair Lidstone. “Last year, interest rates were continuing upwards, which created unpredictability for buyers. The spring of 2022 saw record lows of inventory, which created a pressurized environment for buyers and sellers. The spring of 2021 was also marked with low inventory and impacted by the effects of the pandemic. This year, we have a much healthier supply of inventory with numbers we have not seen since the summer of 2019. Combined with more stable pricing, this market is much easier to navigate for both buyers and sellers. People who are listing their homes can have confidence that they will be able to find a new home, and sellers benefit from the stability of pricing and interest rates. If you are considering making a move, now is the ideal time to connect with your favourite local REALTOR® to create your plan.”

The Multiple Listing Service® Home Price Index benchmark value for a single family home in the Victoria Core in April 2023 was \$1,295,800. The benchmark value for the same home in April 2024 decreased by 0.9 per cent to \$1,284,600, up from March’s value of \$1,279,300. The MLS® HPI benchmark value for a condominium in the Victoria Core area in April 2023 was \$564,000 while the benchmark value for the same condominium in April 2024 increased by 0.7 per cent to \$567,800, up from the March value of \$567,300.

*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.*

## April 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		
	April 2024										March 2024			April 2023		
	Units	LM%	LY%	Average\$	LM%	LY%	Median\$	LM%	LY%	Units	Average\$	Median\$	Units	Average\$	Median\$	
Single Family Greater Victoria	324	17.4%	2.2%	\$1,291,529	-1.0%	0.0%	\$1,180,000	3.1%	-1.3%	276	\$1,304,353	\$1,144,698	317	\$1,291,399	\$1,195,000	
Single Family Other Areas	13	30.0%	62.5%	\$1,111,227	10.7%	-4.1%	\$1,035,000	10.7%	-2.4%	10	\$1,003,700	\$935,000	8	\$1,159,250	\$1,060,000	
Single Family Total All Areas	337	17.8%	3.7%	\$1,284,574	-0.7%	-0.3%	\$1,175,000	3.8%	-1.7%	286	\$1,293,840	\$1,132,500	325	\$1,288,146	\$1,195,000	
Condo Apartment	208	17.5%	1.5%	\$605,816	-3.5%	-2.4%	\$543,500	-2.1%	0.6%	177	\$628,092	\$555,000	205	\$620,606	\$540,000	
Row/Townhouse	82	5.1%	0.0%	\$828,896	0.8%	5.5%	\$770,000	-2.5%	4.1%	78	\$822,049	\$790,000	82	\$786,010	\$739,540	
Manufactured Home	15	0.0%	66.7%	\$307,327	-4.0%	-12.7%	\$300,000	-2.0%	-6.3%	15	\$320,157	\$306,000	9	\$352,222	\$320,000	
<b>Total Residential</b>	<b>642</b>	<b>15.5%</b>	<b>3.4%</b>							<b>556</b>			<b>621</b>			
<b>Total Sales</b>	<b>678</b>	<b>15.3%</b>	<b>6.4%</b>							<b>588</b>			<b>637</b>			
<b>Active Listings</b>	<b>3,017</b>	<b>14.0%</b>	<b>47.7%</b>							<b>2,647</b>			<b>2,043</b>			

#### 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

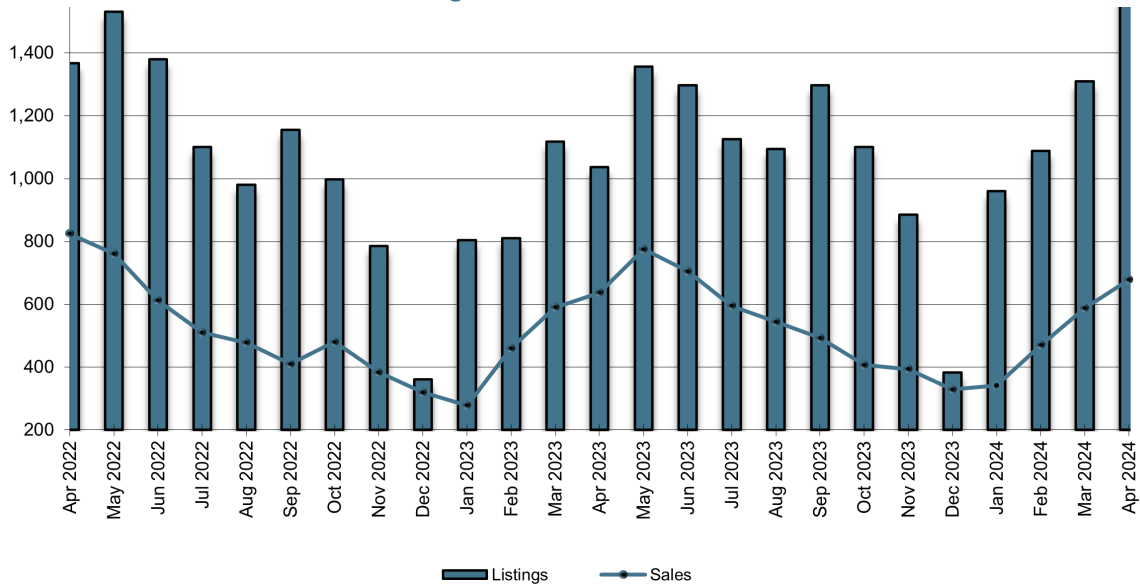
### Previous Periods Comparison of MLS® HPI Benchmark Prices and MLS® HPI Index Values

Benchmark Home by Property Type and Region	Apr 2024 Benchmark Price	Mar 2024 Benchmark Price	Apr 2023 Benchmark Price	Apr 2024 Benchmark Index	Mar 2024 Benchmark Index	Apr 2023 Benchmark Index	% Chg from Last Mth	% Chg from Last Yr
<b>Single Family: Greater Victoria</b>	\$1,142,600	\$1,133,000	\$1,149,500	309.5	306.9	311.3	0.8%	(0.6%)
<b>Single Family: Core</b>	\$1,284,600	\$1,279,300	\$1,295,800	320.3	318.9	323.1	0.4%	(0.9%)
<b>Single Family: Westshore</b>	\$1,024,400	\$1,009,200	\$1,020,800	325.8	321.0	324.7	1.5%	0.4%
<b>Single Family: Peninsula</b>	\$1,209,300	\$1,198,200	\$1,232,200	316.3	313.4	322.3	0.9%	(1.9%)
<b>Condo Apartment: Greater Victoria</b>	\$571,000	\$568,300	\$564,600	330.8	329.3	327.1	0.5%	1.1%
<b>Condo Apartment: Core</b>	\$567,800	\$567,300	\$564,000	331.5	331.2	329.2	0.1%	0.7%
<b>Condo Apartment: Westshore</b>	\$548,500	\$547,100	\$545,400	413.0	412.0	410.7	0.3%	0.6%
<b>Condo Apartment: Peninsula</b>	\$652,500	\$623,700	\$610,300	303.8	290.4	284.1	4.6%	6.9%
<b>Row/Townhouse: Greater Victoria</b>	\$784,200	\$774,100	\$770,100	295.9	292.1	290.6	1.3%	1.8%
<b>Row/Townhouse: Core</b>	\$852,600	\$839,700	\$839,500	304.4	299.8	299.7	1.5%	1.6%
<b>Row/Townhouse: Westshore</b>	\$709,500	\$699,300	\$696,100	288.9	284.7	283.4	1.5%	1.9%
<b>Row/Townhouse: Peninsula</b>	\$773,200	\$771,400	\$767,900	327.3	326.6	325.1	0.2%	0.7%

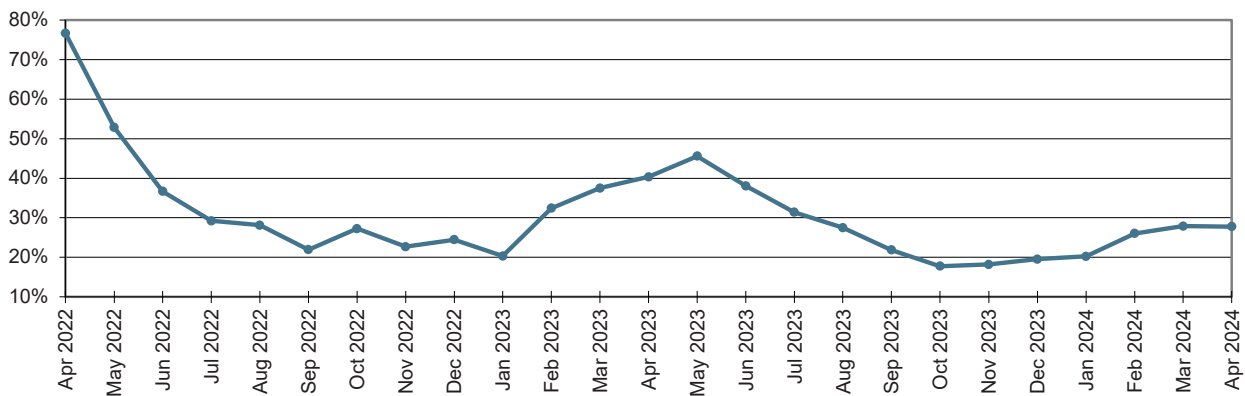
Legend	<b>Benchmark Price:</b>	the calculated MLS® HPI Benchmark Price for this Benchmark Home
	<b>Benchmark Index:</b>	the percentage change in this Benchmark Price since <b>January 2005</b>
	<b>% Chg from Last Mth:</b>	the percentage change in this Benchmark Price since last month
	<b>% Chg from Last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

For more information on the MLS® Home Price Index, visit [vreb.org/mls-statistics](http://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

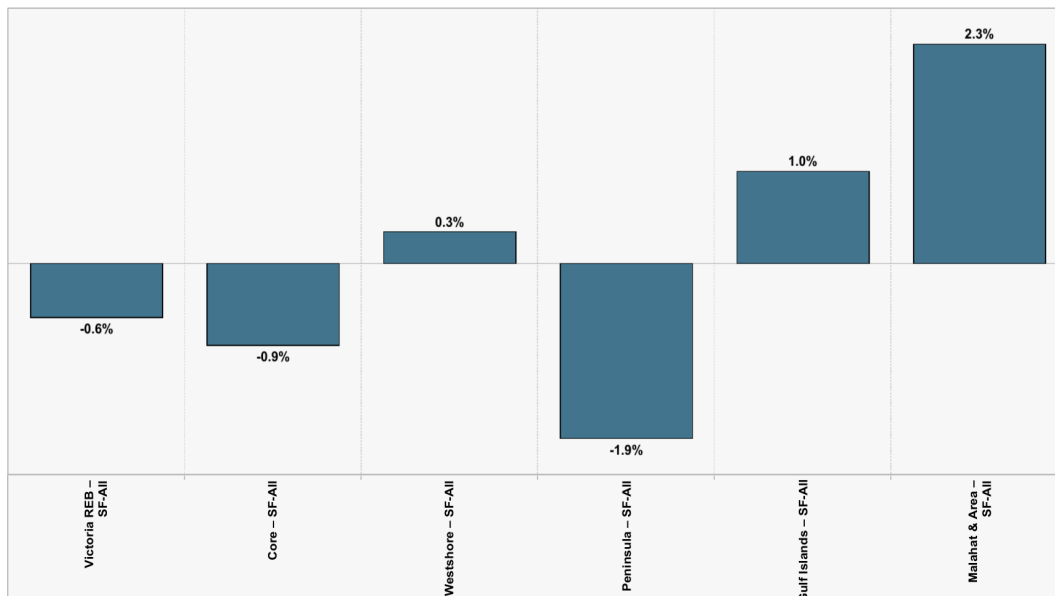
1. Area Group  
VREB Area Summary

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

3. Area/Property Type Selection  
All

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

Select Timeframe: 12 Months Ago



MLS® HPI benchmark and value - Condominium / Apartments

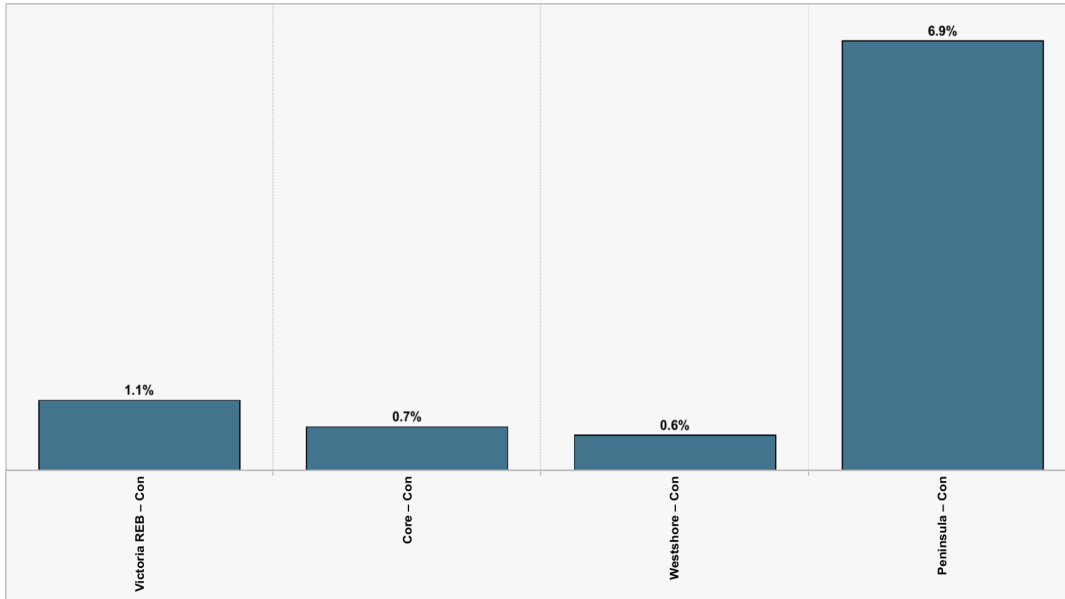
1. Area Group  
VREB Area Summary

2. Property Type  
- Condo Apartment (Con)

3. Area/Property Type Selection  
All

% Difference from 12 Months Ago (April 2023 to April 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

	April 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	\$1,142,600	\$1,133,000	\$1,115,300	\$1,162,100	\$1,149,500	\$1,030,500	\$785,300	\$369,200
Victoria – SF-All	\$1,216,700	\$1,218,100	\$1,185,100	\$1,274,500	\$1,243,800	\$1,095,400	\$905,200	\$387,100
Victoria West – SF-All	\$1,029,100	\$979,000	\$901,300	\$974,500	\$993,800	\$861,500	\$700,600	\$292,400
Oak Bay – SF-All	\$1,790,600	\$1,802,300	\$1,749,200	\$1,819,700	\$1,847,100	\$1,633,500	\$1,311,900	\$592,900
Esquimalt – SF-All	\$1,064,000	\$1,026,400	\$961,900	\$1,038,800	\$1,046,600	\$934,300	\$751,300	\$307,000
View Royal – SF-All	\$1,080,600	\$1,052,000	\$992,000	\$1,049,600	\$1,069,800	\$964,200	\$751,900	\$341,300
Saanich East – SF-All	\$1,300,800	\$1,297,300	\$1,269,500	\$1,310,800	\$1,288,500	\$1,165,700	\$935,000	\$414,300
Saanich West – SF-All	\$1,061,400	\$1,048,800	\$1,025,300	\$1,066,600	\$1,032,300	\$948,600	\$738,400	\$320,700
Sooke – SF-All	\$842,800	\$829,200	\$813,500	\$868,300	\$868,000	\$766,900	\$555,700	\$272,900
Langford – SF-All	\$1,059,100	\$1,042,200	\$1,013,600	\$1,046,100	\$1,053,200	\$927,100	\$688,600	\$319,300
Metchosin – SF-All	\$1,367,100	\$1,305,000	\$1,279,500	\$1,374,900	\$1,365,600	\$1,129,300	\$876,600	\$439,600
Colwood – SF-All	\$1,049,500	\$1,045,200	\$997,000	\$1,046,300	\$994,700	\$886,100	\$670,500	\$325,600
Highlands – SF-All	\$1,425,500	\$1,413,100	\$1,490,400	\$1,534,800	\$1,480,000	\$1,298,200	\$954,300	\$459,900
North Saanich – SF-All	\$1,404,300	\$1,383,800	\$1,389,300	\$1,439,300	\$1,439,200	\$1,244,400	\$945,500	\$472,500
Sidney – SF-All	\$1,013,500	\$1,002,900	\$999,700	\$1,036,400	\$1,037,600	\$930,500	\$697,000	\$310,400
Central Saanich – SF-All	\$1,114,200	\$1,114,200	\$1,186,100	\$1,214,100	\$1,106,200	\$1,039,500	\$799,900	\$354,300
ML Malahat & Area – SF-All	\$895,800	\$882,000	\$886,700	\$912,400	\$875,200	\$799,900	\$577,400	\$288,100
GI Gulf Islands – SF-All	\$726,300	\$709,700	\$731,200	\$736,500	\$719,300	\$669,600	\$515,900	\$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

	April 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	309.5	306.9	302.1	314.8	311.3	279.1	212.7	100.0
Victoria – SF-All	314.3	314.7	306.1	329.2	321.3	283.0	233.8	100.0
Victoria West – SF-All	351.9	334.8	308.2	333.3	339.9	294.6	239.6	100.0
Oak Bay – SF-All	302.0	304.0	295.0	306.9	311.5	275.5	221.3	100.0
Esquimalt – SF-All	346.6	334.3	313.3	338.4	340.9	304.3	244.7	100.0
View Royal – SF-All	316.6	308.2	290.7	307.5	313.4	282.5	220.3	100.0
Saanich East – SF-All	314.0	313.1	306.4	316.4	311.0	281.4	225.7	100.0
Saanich West – SF-All	331.0	327.0	319.7	332.6	321.9	295.8	230.2	100.0
Sooke – SF-All	308.8	303.8	298.1	318.2	318.1	281.0	203.6	100.0
Langford – SF-All	331.7	326.4	317.4	327.6	329.8	290.4	215.7	100.0
Metchosin – SF-All	311.0	296.9	291.1	312.8	310.6	256.9	199.4	100.0
Colwood – SF-All	322.3	321.0	306.2	321.3	305.5	272.1	205.9	100.0
Highlands – SF-All	310.0	307.3	324.1	333.7	321.8	282.3	207.5	100.0
North Saanich – SF-All	297.2	292.9	294.0	304.6	304.6	263.4	200.1	100.0
Sidney – SF-All	326.5	323.1	322.1	333.9	334.3	299.8	224.5	100.0
Central Saanich – SF-All	314.5	314.5	334.8	342.7	312.2	293.4	225.8	100.0
ML Malahat & Area – SF-All	310.9	306.1	307.8	316.7	303.8	277.6	200.4	100.0
GI Gulf Islands – SF-All	247.1	241.5	248.8	250.6	244.7	227.8	175.5	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

	April 2024	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
<b>Victoria REB – Con</b>	\$571,000	\$568,300	\$562,400	\$582,500	\$564,600	\$488,500	\$414,000	\$172,600
<b>Victoria – Con</b>	\$526,200	\$527,800	\$525,700	\$551,100	\$540,900	\$472,200	\$411,400	\$163,700
<b>Victoria West – Con</b>	\$763,300	\$760,300	\$725,300	\$778,400	\$745,400	\$668,300	\$567,600	\$257,000
<b>Oak Bay – Con</b>	\$719,900	\$727,700	\$742,400	\$773,800	\$710,300	\$630,600	\$589,400	\$234,300
<b>Esquimalt – Con</b>	\$574,000	\$571,100	\$537,800	\$574,100	\$544,500	\$444,500	\$357,200	\$146,500
<b>View Royal – Con</b>	\$576,200	\$578,300	\$565,600	\$574,800	\$584,000	\$522,300	\$440,800	\$182,900
<b>Saanich East – Con</b>	\$580,600	\$576,900	\$574,400	\$598,700	\$552,000	\$461,900	\$384,300	\$147,000
<b>Saanich West – Con</b>	\$553,100	\$546,500	\$530,400	\$553,500	\$520,100	\$441,600	\$379,000	\$142,900
<b>Sooke – Con</b>	\$481,900	\$480,600	\$464,700	\$463,600	\$465,700	\$396,400	\$312,500	\$111,300
<b>Langford – Con</b>	\$553,500	\$552,700	\$543,600	\$540,800	\$551,500	\$473,300	\$380,400	\$150,200
<b>Colwood – Con</b>	\$537,200	\$530,700	\$521,500	\$518,600	\$534,300	\$466,500	\$358,300	\$113,700
<b>North Saanich – Con</b>	\$803,200	\$776,300	\$784,800	\$797,600	\$741,400	\$624,100	\$554,200	\$313,700
<b>Sidney – Con</b>	\$646,000	\$616,400	\$642,800	\$644,000	\$603,900	\$513,700	\$441,800	\$214,400
<b>Central Saanich – Con</b>	\$651,100	\$622,200	\$638,700	\$643,200	\$600,400	\$497,200	\$434,900	\$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

	April 2024	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	330.8	329.3	325.8	337.5	327.1	283.0	239.9	100.0
Victoria – Con	321.4	322.4	321.1	336.7	330.4	288.5	251.3	100.0
Victoria West – Con	297.0	295.8	282.2	302.9	290.0	260.0	220.9	100.0
Oak Bay – Con	307.3	310.6	316.9	330.3	303.2	269.1	251.6	100.0
Esquimalt – Con	391.8	389.8	367.1	391.9	371.7	303.4	243.8	100.0
View Royal – Con	315.0	316.2	309.2	314.3	319.3	285.6	241.0	100.0
Saanich East – Con	395.0	392.4	390.7	407.3	375.5	314.2	261.4	100.0
Saanich West – Con	387.1	382.4	371.2	387.3	364.0	309.0	265.2	100.0
Sooke – Con	433.0	431.8	417.5	416.5	418.4	356.2	280.8	100.0
Langford – Con	368.5	368.0	361.9	360.1	367.2	315.1	253.3	100.0
Colwood – Con	472.5	466.8	458.7	456.1	469.9	410.3	315.1	100.0
North Saanich – Con	256.0	247.5	250.2	254.3	236.3	198.9	176.7	100.0
Sidney – Con	301.3	287.5	299.8	300.4	281.7	239.6	206.1	100.0
Central Saanich – Con	300.6	287.3	294.9	297.0	277.2	229.5	200.8	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

	April 2024	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	\$784,200	\$774,100	\$760,400	\$773,100	\$770,100	\$673,000	\$557,500	\$265,000
Victoria – Twn	\$867,100	\$835,800	\$804,900	\$840,900	\$870,000	\$772,600	\$643,400	\$305,200
Victoria West – Twn	\$889,400	\$898,500	\$875,600	\$898,500	\$853,800	\$750,000	\$639,800	\$224,800
Esquimalt – Twn	\$775,400	\$773,600	\$753,800	\$767,700	\$723,200	\$633,600	\$543,900	\$215,800
View Royal – Twn	\$812,800	\$821,700	\$801,000	\$804,300	\$751,800	\$643,500	\$574,600	\$250,900
Saanich East – Twn	\$900,700	\$889,900	\$885,600	\$901,500	\$895,800	\$783,600	\$635,300	\$312,300
Saanich West – Twn	\$790,500	\$785,400	\$782,800	\$805,400	\$783,900	\$673,200	\$542,100	\$252,700
Sooke – Twn	\$666,000	\$656,200	\$648,400	\$647,600	\$658,500	\$566,400	\$459,500	\$241,600
Langford – Twn	\$710,400	\$700,500	\$694,200	\$691,100	\$700,600	\$608,100	\$501,400	\$240,500
Colwood – Twn	\$773,600	\$763,900	\$752,300	\$745,300	\$752,200	\$682,300	\$567,300	\$273,100
Sidney – Twn	\$813,100	\$814,100	\$803,100	\$824,700	\$808,500	\$717,800	\$604,700	\$250,600
Central Saanich – Twn	\$695,900	\$688,000	\$691,900	\$710,400	\$698,000	\$595,700	\$461,900	\$210,700
ML Malahat & Area – Twn	\$726,300	\$714,500	\$690,600	\$730,700	\$772,500	\$680,600	\$500,100	\$189,800
GI Gulf Islands – Twn	\$650,800	\$660,000	\$635,500	\$646,000	\$623,200	\$611,100	\$457,800	\$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

	April 2024	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	295.9	292.1	286.9	291.7	290.6	254.0	210.4	100.0
Victoria – Twn	284.1	273.9	263.7	275.5	285.1	253.1	210.8	100.0
Victoria West – Twn	395.6	399.7	389.5	399.7	379.8	333.6	284.6	100.0
Esquimalt – Twn	359.3	358.5	349.3	355.7	335.1	293.6	252.0	100.0
View Royal – Twn	324.0	327.5	319.3	320.6	299.6	256.5	229.0	100.0
Saanich East – Twn	288.4	285.0	283.6	288.7	286.8	250.9	203.4	100.0
Saanich West – Twn	312.8	310.8	309.8	318.7	310.2	266.4	214.5	100.0
Sooke – Twn	275.7	271.6	268.4	268.0	272.6	234.4	190.2	100.0
Langford – Twn	295.4	291.3	288.6	287.4	291.3	252.8	208.5	100.0
Colwood – Twn	283.3	279.7	275.5	272.9	275.4	249.8	207.7	100.0
Sidney – Twn	324.5	324.9	320.5	329.1	322.6	286.4	241.3	100.0
Central Saanich – Twn	330.3	326.5	328.4	337.2	331.3	282.7	219.2	100.0
ML Malahat & Area – Twn	382.7	376.4	363.9	385.0	407.0	358.6	263.5	100.0
GI Gulf Islands – Twn	297.3	301.5	290.3	295.1	284.7	279.2	209.1	100.0

**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

– Single Family-All (SF-All)

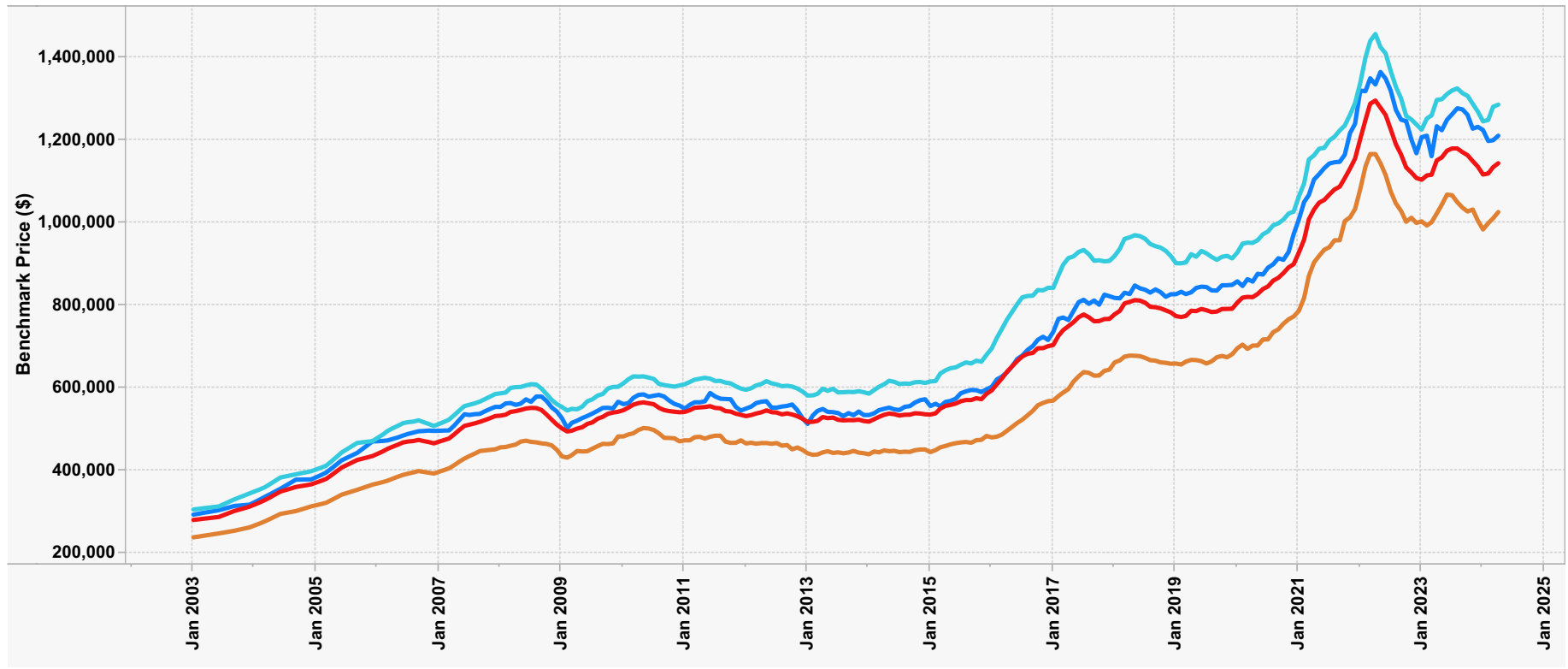
3. Area/Property Type Selection

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



1. Area Group

VREB Area Summary

2. Property Type

- Condo Apartment (Con)

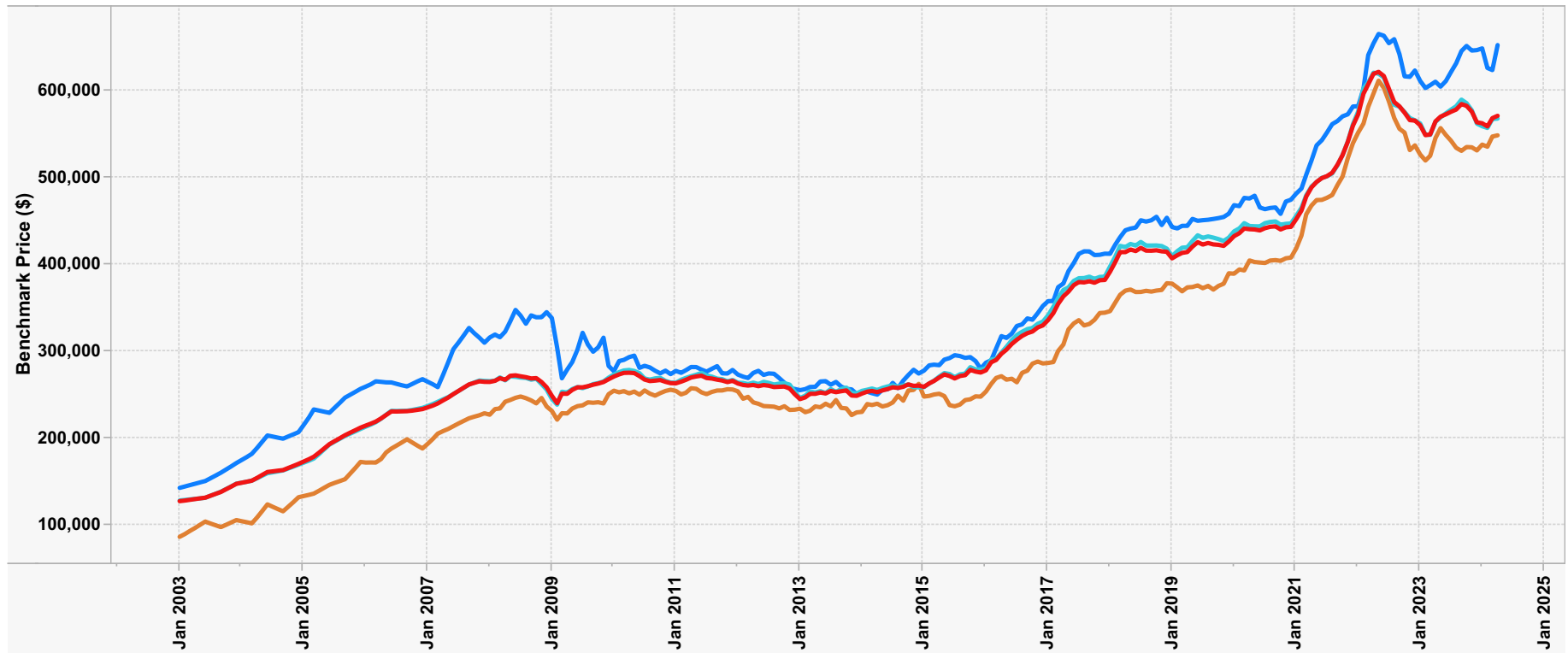
3. Area/Property Type Selection

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



1. Area Group

VREB Area Summary

2. Property Type

- Townhouse (Twn)

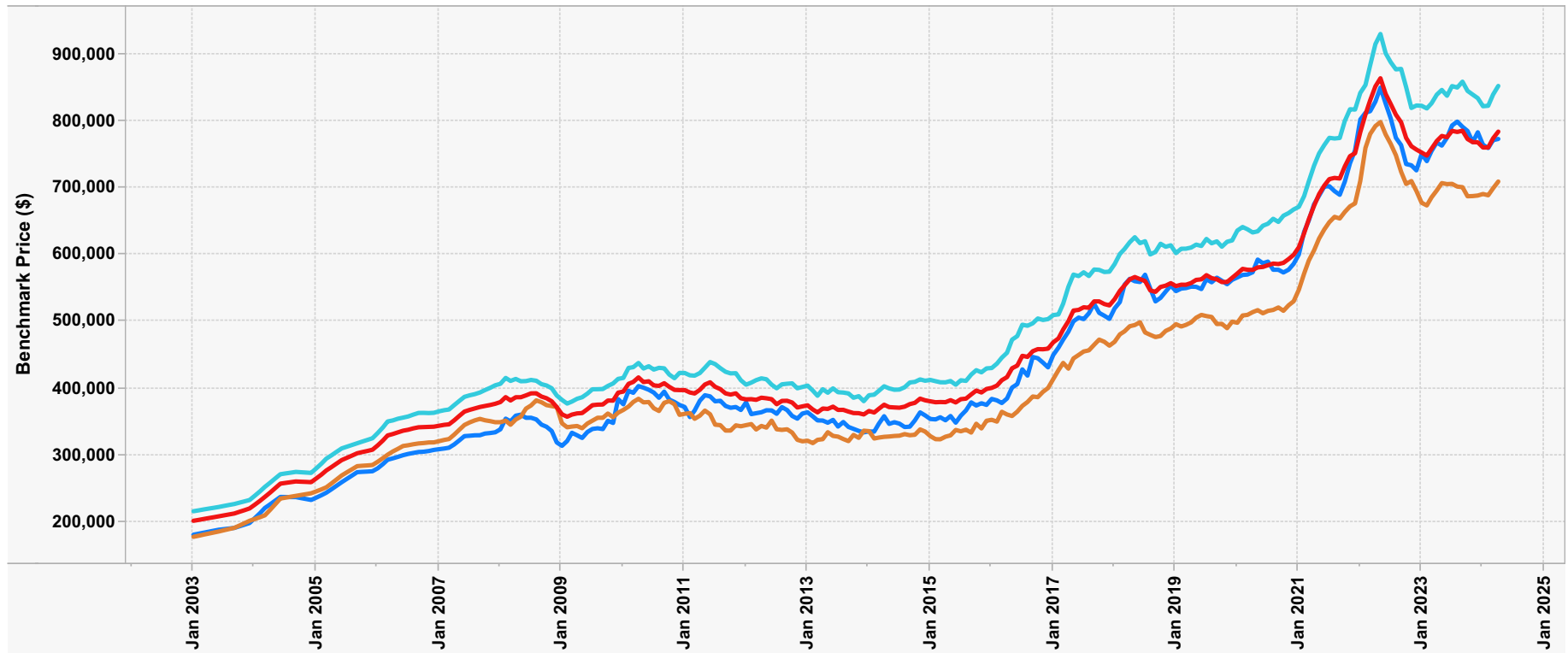
3. Area/Property Type Selection

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

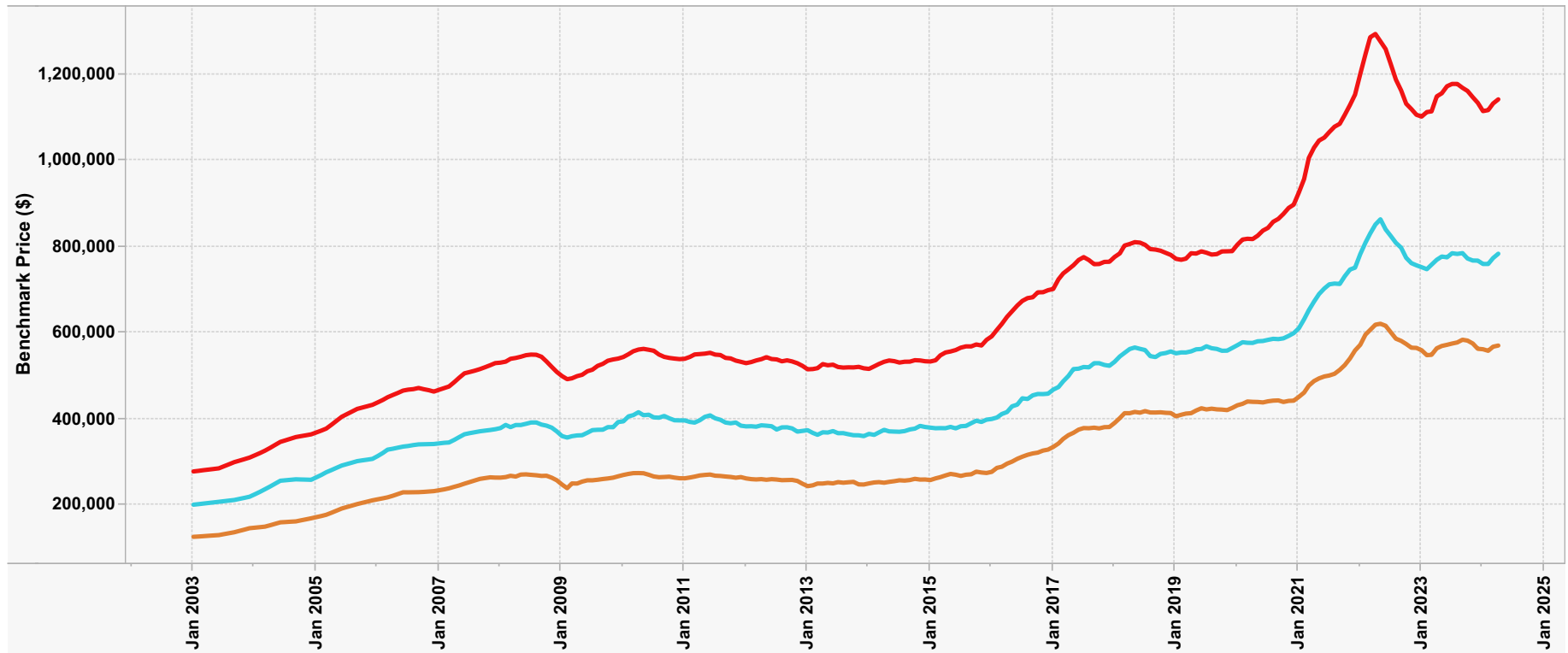
3. Area/Property Type Selection

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

April 2024

Produced: 01-May-2024

District	Units	Total Volume
<b>Residential</b>		
● <b>Single Family Detached</b>		
Greater Victoria		
Victoria / Victoria West	42	\$59,086,900
Oak Bay	24	\$50,425,999
Esquimalt	12	\$14,350,980
View Royal	6	\$8,061,900
Saanich East	50	\$68,773,252
Saanich West	32	\$37,634,665
Central Saanich	11	\$14,592,000
North Saanich	12	\$18,390,500
Sidney	11	\$13,704,500
Highlands	2	\$2,362,000
Colwood	28	\$33,449,798
Langford	49	\$55,070,176
Metchosin	3	\$6,100,000
Sooke	21	\$17,801,544
Gulf Islands	21	\$18,651,200
Total Greater Victoria	324	\$418,455,414
Other Areas		
Malahat & Area	13	\$14,445,952
Total Other Areas	13	\$14,445,952
Total Single Family Detached	337	\$432,901,366
● <b>Condo Apartment</b>		
Greater Victoria		
Victoria / Victoria West	72	\$43,875,076
Oak Bay	5	\$3,665,000
Esquimalt	15	\$10,594,800
View Royal	4	\$2,589,900
Saanich East	32	\$18,498,588
Saanich West	9	\$4,984,900
Central Saanich	3	\$1,540,000
Sidney	14	\$10,586,865
Colwood	4	\$3,412,000
Langford	50	\$26,262,650
Total Greater Victoria	208	\$126,009,779
Total Condo Apartment	208	\$126,009,779



# Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

April 2024

Produced: 01-May-2024

District	Units	Total Volume
<b>● Row/Townhouse</b>		
Greater Victoria		
Victoria / Victoria West	10	\$9,363,000
Esquimalt	2	\$1,526,000
View Royal	4	\$3,080,300
Saanich East	13	\$12,725,100
Saanich West	6	\$5,140,000
Central Saanich	7	\$5,074,500
Sidney	3	\$2,309,000
Colwood	7	\$5,743,300
Langford	21	\$16,412,881
Sooke	6	\$3,255,400
Gulf Islands	3	\$3,340,000
Total Greater Victoria	82	\$67,969,481
Total Row/Townhouse	82	\$67,969,481
<b>● Manufactured Home</b>		
Greater Victoria		
View Royal	2	\$220,000
Central Saanich	2	\$765,000
Sidney	1	\$620,000
Langford	3	\$944,900
Sooke	4	\$1,270,000
Gulf Islands	2	\$420,000
Total Greater Victoria	14	\$4,239,900
Other Areas		
Malahat & Area	1	\$370,000
Total Other Areas	1	\$370,000
Total Manufactured Home	15	\$4,609,900
<b>Total Residential</b>	<b>642</b>	<b>\$631,490,526</b>

# Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

April 2024

Produced: 01-May-2024

District	Units	Total Volume
<b>Other Property</b>		
● <b>Lots &amp; Acreage</b>		
<b>Greater Victoria</b>		
Saanich East	1	\$2,100,000
Saanich West	2	\$1,230,000
Highlands	1	\$530,000
Sooke	6	\$2,776,900
Gulf Islands	4	\$2,879,000
<b>Total Greater Victoria</b>	<b>14</b>	<b>\$9,515,900</b>
<b>Total Lots &amp; Acreage</b>	<b>14</b>	<b>\$9,515,900</b>
● <b>Other Commercial Properties</b>		
	22	\$11,031,697
<b>Grand Totals</b>	<b>678</b>	<b>\$652,038,123</b>

# Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

April 2024

Produced: 01-May-2024

District	Units	Total Volume
<b>Residential</b>		
● <b>Single Family Detached</b>		
Greater Victoria		
Victoria	42	\$59,086,900
Oak Bay	24	\$50,425,999
Esquimalt	11	\$11,775,980
View Royal	6	\$8,061,900
Saanich East	50	\$68,773,252
Saanich West	32	\$37,634,665
Central Saanich	10	\$11,392,000
North Saanich	11	\$16,540,500
Sidney	10	\$11,004,500
Highlands	2	\$2,362,000
Colwood	28	\$33,449,798
Langford	47	\$52,468,176
Metchosin	2	\$3,750,000
Sooke	21	\$17,801,544
Gulf Islands	17	\$13,599,200
Waterfront (all districts)	11	\$20,329,000
<b>Total Greater Victoria</b>	<b>324</b>	<b>\$418,455,414</b>
Other Areas		
Malahat & Area	12	\$13,215,952
Waterfront (all districts)	1	\$1,230,000
<b>Total Other Areas</b>	<b>13</b>	<b>\$14,445,952</b>
<b>Total Single Family Detached</b>	<b>337</b>	<b>\$432,901,366</b>
● <b>Condo Apartment</b>		
Greater Victoria		
Victoria	60	\$36,169,176
Victoria West	9	\$6,036,900
Oak Bay	5	\$3,665,000
Esquimalt	14	\$8,694,800
View Royal	4	\$2,589,900
Saanich East	32	\$18,498,588
Saanich West	8	\$4,514,900
Central Saanich	3	\$1,540,000
Sidney	12	\$7,551,965
Colwood	4	\$3,412,000
Langford	50	\$26,262,650
Waterfront (all districts)	7	\$7,073,900
<b>Total Greater Victoria</b>	<b>208</b>	<b>\$126,009,779</b>
<b>Total Condo Apartment</b>	<b>208</b>	<b>\$126,009,779</b>

# Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

April 2024

Produced: 01-May-2024

District	Units	Total Volume
<b>● Row/Townhouse</b>		
Greater Victoria		
Victoria	9	\$8,382,000
Esquimalt	2	\$1,526,000
View Royal	4	\$3,080,300
Saanich East	12	\$10,575,100
Saanich West	6	\$5,140,000
Central Saanich	7	\$5,074,500
Sidney	3	\$2,309,000
Colwood	7	\$5,743,300
Langford	21	\$16,412,881
Sooke	5	\$3,156,400
Gulf Islands	3	\$3,340,000
Waterfront (all districts)	3	\$3,230,000
<b>Total Greater Victoria</b>	<b>82</b>	<b>\$67,969,481</b>
<b>Total Row/Townhouse</b>	<b>82</b>	<b>\$67,969,481</b>
<b>● Manufactured Home</b>		
Greater Victoria		
View Royal	2	\$220,000
Central Saanich	2	\$765,000
Sidney	1	\$620,000
Langford	3	\$944,900
Sooke	3	\$920,000
Gulf Islands	1	\$341,000
Waterfront (all districts)	2	\$429,000
<b>Total Greater Victoria</b>	<b>14</b>	<b>\$4,239,900</b>
Other Areas		
Malahat & Area	1	\$370,000
<b>Total Other Areas</b>	<b>1</b>	<b>\$370,000</b>
<b>Total Manufactured Home</b>	<b>15</b>	<b>\$4,609,900</b>
<b>Total Residential</b>	<b>642</b>	<b>\$631,490,526</b>

# Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

April 2024

Produced: 01-May-2024

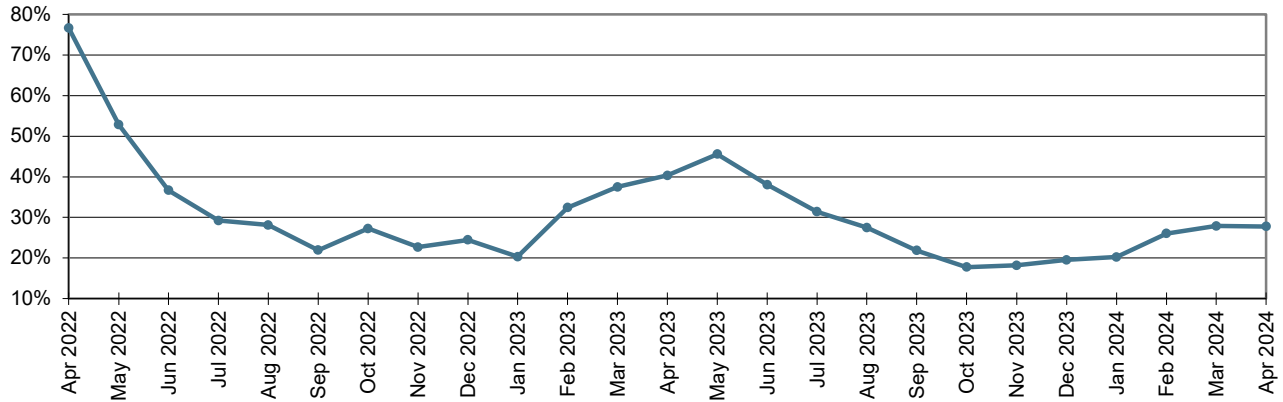
District	Units	Total Volume
<b>Other Property</b>		
● <b>Lots &amp; Acreage</b>		
<b>Greater Victoria</b>		
Saanich East	1	\$2,100,000
Saanich West	2	\$1,230,000
Highlands	1	\$530,000
Sooke	6	\$2,776,900
Gulf Islands	4	\$2,879,000
<b>Total Greater Victoria</b>	<b>14</b>	<b>\$9,515,900</b>
<b>Total Lots &amp; Acreage</b>	<b>14</b>	<b>\$9,515,900</b>
● <b>Other Commercial Properties</b>		
	<b>22</b>	<b>\$11,031,697</b>
<b>Grand Totals</b>	<b>678</b>	<b>\$652,038,123</b>

# Sales to Active Listings Ratio

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

April 2024

Produced: 01-May-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

April 2024

Produced: 01-May-2024

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Single Family - Residential</b>						
Units Listed	602	368	64 %	1705	1308	30 %
Units Sold	275	256	7 %	822	746	10 %
Sell/List Ratio	46 %	70 %		48 %	57 %	
Sales Dollars	\$352,756,518	\$329,988,522	7 %	\$1,009,576,747	\$917,446,413	10 %
Average Price / Unit	\$1,282,751	\$1,289,018	0 %	\$1,228,196	\$1,229,821	0 %
Price Ratio	98 %	99 %		98 %	98 %	
Days To Sell	33	33	1 %	37	38	-3 %
Active Listings at Month End	854	566	51 %			
<b>Single Family - Residential Waterfront</b>						
Units Listed	64	49	31 %	184	133	38 %
Units Sold	11	6	83 %	46	33	39 %
Sell/List Ratio	17 %	12 %		25 %	25 %	
Sales Dollars	\$21,272,000	\$10,507,500	102 %	\$103,781,999	\$76,369,500	36 %
Average Price / Unit	\$1,933,818	\$1,751,250	10 %	\$2,256,130	\$2,314,227	-3 %
Price Ratio	95 %	96 %		93 %	93 %	
Days To Sell	84	90	-7 %	84	70	19 %
Active Listings at Month End	158	124	27 %			
<b>Single Family - Residential Acreage</b>						
Units Listed	89	58	53 %	219	191	15 %
Units Sold	25	33	-24 %	63	85	-26 %
Sell/List Ratio	28 %	57 %		29 %	45 %	
Sales Dollars	\$36,485,199	\$49,474,734	-26 %	\$90,212,199	\$121,325,634	-26 %
Average Price / Unit	\$1,459,408	\$1,499,234	-3 %	\$1,431,940	\$1,427,360	0 %
Price Ratio	93 %	95 %		94 %	95 %	
Days To Sell	76	62	23 %	77	65	19 %
Active Listings at Month End	174	117	49 %			
<b>Condo Apartment</b>						
Units Listed	469	298	57 %	1510	1151	31 %
Units Sold	208	205	1 %	649	664	-2 %
Sell/List Ratio	44 %	69 %		43 %	58 %	
Sales Dollars	\$126,009,779	\$127,224,276	-1 %	\$392,868,392	\$405,483,279	-3 %
Average Price / Unit	\$605,816	\$620,606	-2 %	\$605,344	\$610,668	-1 %
Price Ratio	98 %	98 %		98 %	98 %	
Days To Sell	39	32	19 %	42	35	21 %
Active Listings at Month End	746	480	55 %			

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

April 2024

Produced: 01-May-2024

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Row/Townhouse</b>						
Units Listed	151	103	47 %	507	390	30 %
Units Sold	82	82	0 %	264	231	14 %
Sell/List Ratio	54 %	80 %		52 %	59 %	
Sales Dollars	\$67,969,481	\$64,452,793	5 %	\$215,405,337	\$176,329,934	22 %
Average Price / Unit	\$828,896	\$786,010	5 %	\$815,929	\$763,333	7 %
Price Ratio	99 %	99 %		99 %	99 %	
Days To Sell	35	38	-6 %	40	38	6 %
Active Listings at Month End	242	154	57 %			
<b>Half Duplex (Up and Down)</b>						
Units Listed	1	1	0 %	2	5	-60 %
Units Sold	1	1	0 %	1	2	-50 %
Sell/List Ratio	100 %	100 %		50 %	40 %	
Sales Dollars	\$845,500	\$1,485,000	-43 %	\$845,500	\$2,100,000	-60 %
Average Price / Unit	\$845,500	\$1,485,000	-43 %	\$845,500	\$1,050,000	-19 %
Price Ratio	98 %	99 %		98 %	100 %	
Days To Sell	13	13	0 %	13	16	-16 %
Active Listings at Month End	1	2	-50 %			
<b>Half Duplex (Side by Side)</b>						
Units Listed	39	30	30 %	136	89	53 %
Units Sold	19	17	12 %	62	57	9 %
Sell/List Ratio	49 %	57 %		46 %	64 %	
Sales Dollars	\$16,933,150	\$14,081,800	20 %	\$60,176,014	\$49,712,338	21 %
Average Price / Unit	\$891,218	\$828,341	8 %	\$970,581	\$872,146	11 %
Price Ratio	100 %	99 %		99 %	100 %	
Days To Sell	24	23	6 %	33	29	14 %
Active Listings at Month End	62	42	48 %			
<b>Half Duplex (Front and Back)</b>						
Units Listed	1	4	-75 %	8	11	-27 %
Units Sold	2	2	0 %	6	7	-14 %
Sell/List Ratio	200 %	50 %		75 %	64 %	
Sales Dollars	\$1,671,999	\$1,766,400	-5 %	\$4,614,999	\$6,470,500	-29 %
Average Price / Unit	\$836,000	\$883,200	-5 %	\$769,167	\$924,357	-17 %
Price Ratio	102 %	98 %		99 %	99 %	
Days To Sell	122	65	88 %	100	34	198 %
Active Listings at Month End	6	4	50 %			



# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

April 2024

Produced: 01-May-2024

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Recreational</b>						
Units Listed	3	3	0 %	11	11	0 %
Units Sold	1	4	-75 %	1	6	-83 %
Sell/List Ratio	33 %	133 %		9 %	55 %	
Sales Dollars	\$287,000	\$1,267,400	-77 %	\$287,000	\$1,624,900	-82 %
Average Price / Unit	\$287,000	\$316,850	-9 %	\$287,000	\$270,817	6 %
Price Ratio	93 %	93 %		93 %	93 %	
Days To Sell	36	55	-34 %	36	52	-31 %
Active Listings at Month End	10	9	11 %			
<b>Manufactured Home</b>						
Units Listed	27	23	17 %	91	70	30 %
Units Sold	15	9	67 %	49	39	26 %
Sell/List Ratio	56 %	39 %		54 %	56 %	
Sales Dollars	\$4,609,900	\$3,170,000	45 %	\$16,934,655	\$13,439,500	26 %
Average Price / Unit	\$307,327	\$352,222	-13 %	\$345,605	\$344,603	0 %
Price Ratio	98 %	97 %		97 %	96 %	
Days To Sell	50	33	50 %	63	57	10 %
Active Listings at Month End	60	41	46 %			
<b>Residential Lots</b>						
Units Listed	39	20	95 %	142	99	43 %
Units Sold	6	3	100 %	19	14	36 %
Sell/List Ratio	15 %	15 %		13 %	14 %	
Sales Dollars	\$2,884,400	\$2,188,920	32 %	\$9,299,050	\$9,315,920	0 %
Average Price / Unit	\$480,733	\$729,640	-34 %	\$489,424	\$665,423	-26 %
Price Ratio	97 %	97 %		97 %	96 %	
Days To Sell	30	36	-15 %	82	88	-7 %
Active Listings at Month End	136	95	43 %			
<b>Residential Lots - Waterfront</b>						
Units Listed	7	2	250 %	15	8	88 %
Units Sold	1	0	%	1	1	0 %
Sell/List Ratio	14 %	%		7 %	13 %	
Sales Dollars	\$2,100,000	\$0	%	\$2,100,000	\$1,250,000	68 %
Average Price / Unit	\$2,100,000	%		\$2,100,000	\$1,250,000	68 %
Price Ratio	91 %	%		91 %	93 %	
Days To Sell	142	%		142	21	576 %
Active Listings at Month End	21	13	62 %			

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

April 2024

Produced: 01-May-2024

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Residential Acreage</b>						
Units Listed	24	10	140 %	70	36	94 %
Units Sold	5	3	67 %	17	9	89 %
Sell/List Ratio	21 %	30 %		24 %	25 %	
Sales Dollars	\$3,541,500	\$1,670,000	112 %	\$12,546,000	\$6,456,000	94 %
Average Price / Unit	\$708,300	\$556,667	27 %	\$738,000	\$717,333	3 %
Price Ratio	93 %	97 %		89 %	98 %	
Days To Sell	168	29	474 %	140	89	58 %
Active Listings at Month End	75	51	47 %			
<b>Residential Acreage - Waterfront</b>						
Units Listed	3	5	-40 %	18	14	29 %
Units Sold	2	1	100 %	7	2	250 %
Sell/List Ratio	67 %	20 %		39 %	14 %	
Sales Dollars	\$990,000	\$750,000	32 %	\$4,829,000	\$3,500,000	38 %
Average Price / Unit	\$495,000	\$750,000	-34 %	\$689,857	\$1,750,000	-61 %
Price Ratio	85 %	77 %		93 %	88 %	
Days To Sell	84	440	-81 %	61	249	-76 %
Active Listings at Month End	19	27	-30 %			
<b>Revenue - Duplex/Triplex</b>						
Units Listed	6	8	-25 %	15	21	-29 %
Units Sold	3	6	-50 %	8	10	-20 %
Sell/List Ratio	50 %	75 %		53 %	48 %	
Sales Dollars	\$2,650,000	\$10,076,000	-74 %	\$9,834,900	\$15,972,000	-38 %
Average Price / Unit	\$883,333	\$1,679,333	-47 %	\$1,229,363	\$1,597,200	-23 %
Price Ratio	96 %	98 %		96 %	96 %	
Days To Sell	36	31	19 %	43	40	6 %
Active Listings at Month End	11	9	22 %			
<b>Revenue - Multi Units</b>						
Units Listed	13	3	333 %	38	16	138 %
Units Sold	1	2	-50 %	5	7	-29 %
Sell/List Ratio	8 %	67 %		13 %	44 %	
Sales Dollars	\$1,160,000	\$3,847,500	-70 %	\$9,015,000	\$10,077,500	-11 %
Average Price / Unit	\$1,160,000	\$1,923,750	-40 %	\$1,803,000	\$1,439,643	25 %
Price Ratio	86 %	96 %		92 %	95 %	
Days To Sell	33	51	-35 %	73	86	-15 %
Active Listings at Month End	41	15	173 %			

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

April 2024

Produced: 01-May-2024

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Revenue - Apartment Block</b>						
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	%			
<b>Revenue - Commercial</b>						
Units Listed	15	13	15 %	64	47	36 %
Units Sold	3	1	200 %	11	10	10 %
Sell/List Ratio	20 %	8 %		17 %	21 %	
Sales Dollars	\$6,760,000	\$4,125,000	64 %	\$18,825,000	\$9,354,180	101 %
Average Price / Unit	\$2,253,333	\$4,125,000	-45 %	\$1,711,364	\$935,418	83 %
Price Ratio	99 %	92 %		94 %	93 %	
Days To Sell	78	72	8 %	119	62	91 %
Active Listings at Month End	71	47	51 %			
<b>Revenue - Industrial</b>						
Units Listed	8	1	700 %	33	13	154 %
Units Sold	2	0	%	6	3	100 %
Sell/List Ratio	25 %	%		18 %	23 %	
Sales Dollars	\$1,419,000	\$0	%	\$9,092,280	\$3,175,000	186 %
Average Price / Unit	\$709,500		%	\$1,515,380	\$1,058,333	43 %
Price Ratio	97 %	%		97 %	96 %	
Days To Sell	107		%	61	151	-60 %
Active Listings at Month End	39	19	105 %			
<b>Business with Land &amp; Building</b>						
Units Listed	3	1	200 %	3	3	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	5	4	25 %			

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

April 2024

Produced: 01-May-2024

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Business Only</b>						
Units Listed	14	9	56 %	49	46	7 %
Units Sold	5	1	400 %	9	13	-31 %
Sell/List Ratio	36 %	11 %		18 %	28 %	
Sales Dollars	\$1,354,000	\$55,000	2362 %	\$2,050,000	\$1,813,000	13 %
Average Price / Unit	\$270,800	\$55,000	392 %	\$227,778	\$139,462	63 %
Price Ratio	90 %	73 %		89 %	85 %	
Days To Sell	107	44	144 %	130	122	6 %
Active Listings at Month End	69	64	8 %			
<b>Motel/Hotel</b>						
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	%			
<b>Lease - Office</b>						
Units Listed	13	4	225 %	48	42	14 %
Units Sold	6	1	500 %	14	14	0 %
Sell/List Ratio	46 %	25 %		29 %	33 %	
Sales Dollars	\$338,578	\$22	1538891 %	\$339,892	\$4,164	8062 %
Average Price / Unit	\$56,430	\$22	256399 %	\$24,278	\$297	8062 %
Price Ratio	277523 %	122 %		22659 %	99 %	
Days To Sell	150	101	48 %	100	102	-2 %
Active Listings at Month End	83	71	17 %			
<b>Lease - Retail</b>						
Units Listed	11	14	-21 %	51	34	50 %
Units Sold	3	2	50 %	10	6	67 %
Sell/List Ratio	27 %	14 %		20 %	18 %	
Sales Dollars	\$84	\$57	47 %	\$1,668	\$153	989 %
Average Price / Unit	\$28	\$29	-2 %	\$167	\$26	554 %
Price Ratio	102 %	99 %		100 %	99 %	
Days To Sell	44	195	-77 %	74	159	-54 %
Active Listings at Month End	63	52	21 %			

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

April 2024

Produced: 01-May-2024

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Lease - Warehouse</b>						
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	%			
<b>Lease - Industrial</b>						
Units Listed	8	4	100 %	29	22	32 %
Units Sold	2	1	100 %	6	5	20 %
Sell/List Ratio	25 %	25 %		21 %	23 %	
Sales Dollars	\$35	\$18	93 %	\$168,396	\$99	170428 %
Average Price / Unit	\$17	\$18	-3 %	\$28,066	\$20	142007 %
Price Ratio	102 %	100 %		147716 %	4 %	
Days To Sell	188	70	168 %	134	58	131 %
Active Listings at Month End	35	21	67 %			
<b>Lease - Other</b>						
Units Listed	2	0	%	11	3	267 %
Units Sold	0	1	-100 %	1	1	0 %
Sell/List Ratio	%	%		9 %	33 %	
Sales Dollars	\$0	\$13	-100 %	\$21	\$13	68 %
Average Price / Unit		\$13	%	\$21	\$13	68 %
Price Ratio	%	100 %		0 %	100 %	
Days To Sell		80	%	67	80	-16 %
Active Listings at Month End	12	2	500 %			
<b>Commercial Land</b>						
Units Listed	8	5	60 %	19	7	171 %
Units Sold	0	0	%	0	0	%
Sell/List Ratio	%	%		0 %	0 %	
Sales Dollars	\$0	\$0	%	-\$75,000	\$0	%
Average Price / Unit			%			%
Price Ratio	%	%		-100 %	%	
Days To Sell			%	258		%
Active Listings at Month End	24	14	71 %			

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

April 2024

Produced: 01-May-2024

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Grand Totals</b>						
Units Listed	1620	1036	56 %	4978	3770	32 %
Units Sold	678	637	6 %	2077	1965	6 %
Sell/List Ratio	42 %	61 %		42 %	52 %	
Sales Dollars	\$652,038,123	\$626,130,955	4 %	\$1,972,729,049	\$1,831,220,027	8 %
Average Price / Unit	\$961,708	\$982,937	-2 %	\$949,797	\$931,919	2 %
Price Ratio	98 %	98 %		98 %	98 %	
Days To Sell	42	37	13 %	45	42	9 %
Active Listings at Month End	3017	2043	48 %			