



#### Single family homes

#### Condominiums

#### Townhomes

November 2024 total sales	263	186	75
Compared to November 2023 sales	36.3%	55%	53.1%
MLS® HPI *Victoria Core	\$1,302,900	\$544,400	\$848,300

## NOVEMBER 2024

### A warm start to winter sales in the Victoria real estate market

A total of 551 properties sold in the Victoria Real Estate Board region this November, 39.8 per cent more than the 394 properties sold in November 2023 and a 15.7 per cent decrease from October 2024. Sales of condominiums were up 55 per cent from November 2023 with 186 units sold. Sales of single family homes increased by 36.3 per cent from November 2023 with 263 sold.

"I've found that buyers and sellers are feeling optimistic right now," said 2024 Victoria Real Estate Board Chair Laurie Lidstone. "With the steady decrease we've seen in interest rates and the continued balance in the market, consumers are feeling more comfortable and empowered to make the big decisions around home ownership knowing that they have a fairly stable real estate environment to navigate."

There were 2,836 active listings for sale on the Victoria Real Estate Board Multiple Listing Service® at the end of November 2024, a decrease of 10.3 per cent compared to the previous month of October and a 7.3 per cent increase from the 2,644 active listings for sale at the end of November 2023.

"Though we did see inventory tick below three thousand listings, we are still in much better shape than in recent years in terms of availability of supply," adds Chair Lidstone. "Seasonality comes into play this time of year, and the closer we get to the new year, the more folks temporarily move their focus from house shopping to the holidays. That said, it's likely the momentum we saw building in November will carry on in December to some extent. If you're considering a new home for the holidays, 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 November 2023 was \$1,290,100. The benchmark value for the same home in November 2024 increased by 1 per cent to \$1,302,900, up from October's value of \$1,300,200. The MLS® HPI benchmark value for a condominium in the Victoria Core area in November 2023 was \$571,300 while the benchmark value for the same condominium in November 2024 decreased by 4.7 per cent to \$544,400, down from the October value of \$547,800.

*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 1,657 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.*

## November 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		
	November 2024									October 2024			November 2023		
	Units	LM%	LY%	Average\$	LM%	LY%	Median\$	LM%	LY%	Units	Average\$	Median\$	Units	Average\$	Median\$
Single Family Greater Victoria	253	-20.9%	40.6%	\$1,229,801	-2.4%	-1.1%	\$1,144,500	-0.5%	2.9%	320	\$1,260,156	\$1,150,000	180	\$1,243,912	\$1,112,000
Single Family Other Areas	10	-50.0%	-23.1%	\$1,011,892	-7.5%	18.1%	\$1,034,500	4.9%	35.2%	20	\$1,094,440	\$986,000	13	\$857,038	\$765,000
Single Family Total All Areas	263	-22.6%	36.3%	\$1,221,515	-2.3%	0.3%	\$1,135,000	-0.6%	4.5%	340	\$1,250,408	\$1,142,000	193	\$1,217,853	\$1,086,500
Condo Apartment	186	-0.5%	55.0%	\$613,458	3.7%	2.1%	\$543,750	5.8%	4.1%	187	\$591,661	\$513,750	120	\$600,921	\$522,500
Row/Townhouse	75	2.7%	53.1%	\$832,501	2.6%	-2.6%	\$760,000	-1.5%	-10.3%	73	\$811,307	\$771,450	49	\$855,020	\$847,000
Manufactured Home	8	-46.7%	-33.3%	\$342,875	-2.1%	-68.9%	\$356,000	6.3%	-9.8%	15	\$350,121	\$335,000	12	\$1,101,408	\$394,500
<b>Total Residential</b>	<b>532</b>	<b>-13.5%</b>	<b>42.2%</b>							<b>615</b>			<b>374</b>		
<b>Total Sales</b>	<b>551</b>	<b>-15.7%</b>	<b>39.8%</b>							<b>654</b>			<b>394</b>		
<b>Active Listings</b>	<b>2,836</b>	<b>-10.3%</b>	<b>7.3%</b>							<b>3,161</b>			<b>2,644</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

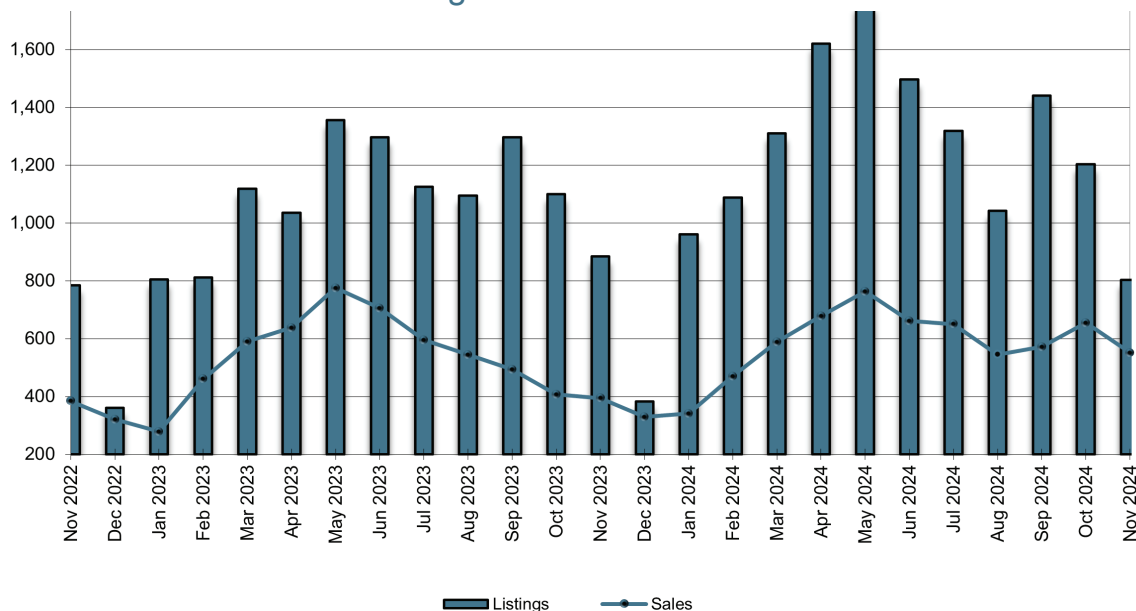
Benchmark Home by Property Type and Region	Nov 2024 Benchmark Price	Oct 2024 Benchmark Price	Nov 2023 Benchmark Price	Nov 2024 Benchmark Index	Oct 2024 Benchmark Index	Nov 2023 Benchmark Index	% Chg from Last Mth	% Chg from Last Yr
<b>Single Family: Greater Victoria</b>	\$1,157,500	\$1,157,600	\$1,144,900	313.5	313.5	310.1	(0.0%)	1.1%
<b>Single Family: Core</b>	\$1,302,900	\$1,300,200	\$1,290,100	324.5	323.8	321.3	0.2%	1.0%
<b>Single Family: Westshore</b>	\$1,015,900	\$1,019,400	\$1,022,700	323.1	324.2	325.3	(0.3%)	(0.7%)
<b>Single Family: Peninsula</b>	\$1,271,500	\$1,253,700	\$1,215,300	334.9	330.2	320.1	1.4%	4.6%
<b>Condo Apartment: Greater Victoria</b>	\$546,400	\$549,200	\$569,100	318.4	320.0	331.6	(0.5%)	(4.0%)
<b>Condo Apartment: Core</b>	\$544,400	\$547,800	\$571,300	319.5	321.5	335.3	(0.6%)	(4.7%)
<b>Condo Apartment: Westshore</b>	\$516,900	\$517,400	\$527,700	394.3	394.7	402.5	(0.1%)	(2.0%)
<b>Condo Apartment: Peninsula</b>	\$632,400	\$633,800	\$634,800	295.9	296.6	297.1	(0.2%)	(0.4%)
<b>Row/Townhouse: Greater Victoria</b>	\$778,500	\$782,600	\$763,900	296.6	298.1	291.0	(0.5%)	1.9%
<b>Row/Townhouse: Core</b>	\$848,300	\$854,600	\$828,700	308.6	310.9	301.5	(0.7%)	2.4%
<b>Row/Townhouse: Westshore</b>	\$707,000	\$707,700	\$681,000	291.8	292.1	281.1	(0.1%)	3.8%
<b>Row/Townhouse: Peninsula</b>	\$773,700	\$777,000	\$786,500	314.1	315.5	319.3	(0.4%)	(1.6%)

#### Legend

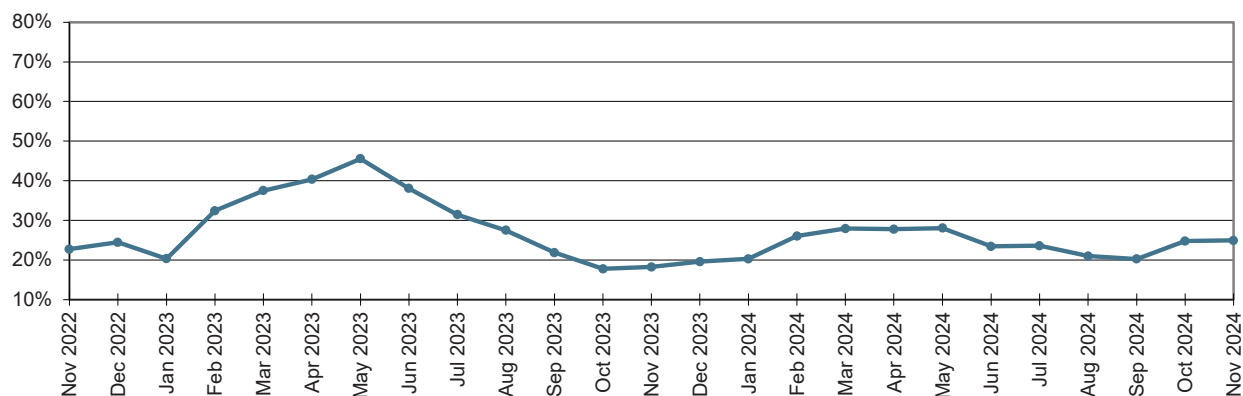
**Benchmark Price:** the calculated MLS® HPI Benchmark Price for this Benchmark Home  
**Benchmark Index:** the percentage change in this Benchmark Price since **January 2005**  
**% Chg from Last Mth:** the percentage change in this Benchmark Price since last month  
**% Chg from Last Yr:** the percentage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

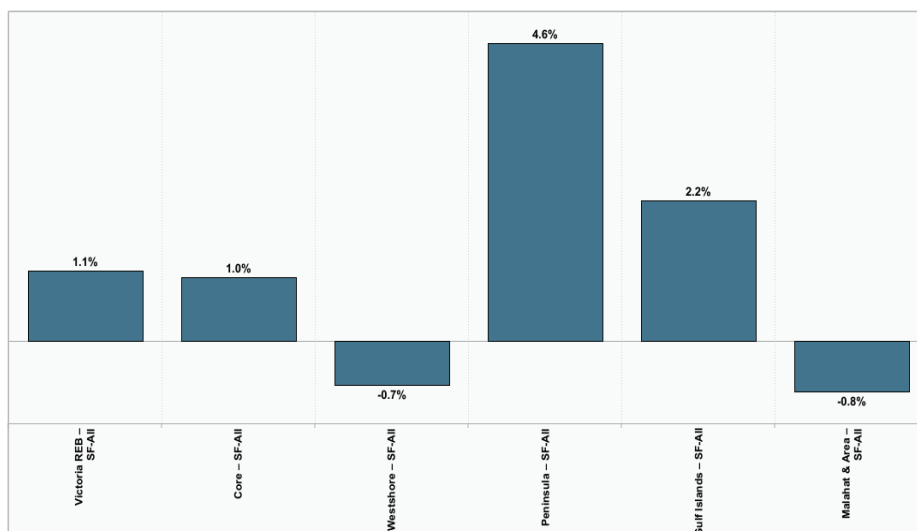
1. Area Group  
VREB Area Summary

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

3. Area/Property Type Selection  
All

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

Select Timeframe: 12 Months Ago



## MLS® HPI benchmark and value - Condominium / Apartments

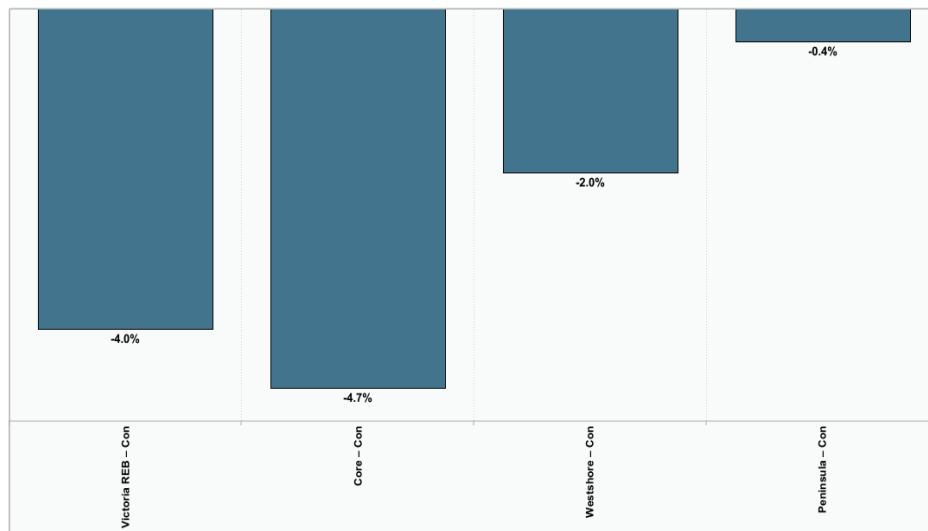
1. Area Group  
VREB Area Summary

2. Property Type  
- Condo Apartment (Con)

3. Area/Property Type Selection  
All

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

Select Timeframe: 12 Months Ago



# 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

– Single Family-All (SF-All)

### 3. Area/Property Type Selection

All

## Benchmark Price by Timeframe and Property Type

	November 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	\$1,157,500	\$1,157,600	\$1,146,400	\$1,157,000	\$1,144,900	\$1,126,900	\$787,600	\$369,200
Victoria – SF-All	\$1,263,700	\$1,257,500	\$1,231,700	\$1,248,300	\$1,236,700	\$1,163,300	\$894,400	\$386,400
Victoria West – SF-All	\$959,800	\$972,400	\$993,700	\$995,300	\$972,500	\$1,025,800	\$687,400	\$283,300
Oak Bay – SF-All	\$1,895,800	\$1,859,500	\$1,818,700	\$1,866,900	\$1,819,600	\$1,677,400	\$1,276,400	\$598,700
Esquimalt – SF-All	\$1,037,200	\$1,039,700	\$1,063,100	\$1,058,800	\$1,031,600	\$1,090,100	\$740,100	\$309,600
View Royal – SF-All	\$1,032,800	\$1,039,900	\$1,039,200	\$1,057,600	\$1,032,100	\$1,079,700	\$752,300	\$338,200
Saanich East – SF-All	\$1,314,600	\$1,327,500	\$1,312,900	\$1,327,700	\$1,301,600	\$1,278,000	\$937,200	\$413,100
Saanich West – SF-All	\$1,040,800	\$1,031,400	\$1,037,200	\$1,066,500	\$1,050,200	\$1,080,800	\$749,600	\$322,200
Sooke – SF-All	\$859,200	\$859,800	\$842,100	\$855,100	\$855,700	\$806,500	\$554,100	\$272,100
Langford – SF-All	\$1,034,700	\$1,039,600	\$1,034,900	\$1,066,500	\$1,053,900	\$1,042,700	\$691,000	\$317,900
Metchosin – SF-All	\$1,323,500	\$1,367,000	\$1,299,100	\$1,306,000	\$1,271,000	\$1,193,500	\$830,500	\$422,700
Colwood – SF-All	\$1,044,900	\$1,048,400	\$1,059,800	\$1,050,700	\$1,049,700	\$1,022,400	\$683,300	\$329,900
Highlands – SF-All	\$1,701,000	\$1,581,600	\$1,505,100	\$1,481,800	\$1,507,700	\$1,457,600	\$998,900	\$466,100
North Saanich – SF-All	\$1,493,800	\$1,462,600	\$1,427,500	\$1,418,300	\$1,390,500	\$1,367,400	\$968,500	\$465,900
Sidney – SF-All	\$1,029,800	\$1,024,600	\$994,700	\$984,200	\$965,800	\$961,300	\$709,300	\$304,500
Central Saanich – SF-All	\$1,174,500	\$1,168,200	\$1,144,700	\$1,150,300	\$1,192,000	\$1,162,000	\$797,700	\$357,400
ML Malahat & Area – SF-All	\$868,500	\$875,700	\$888,600	\$884,100	\$875,200	\$862,000	\$545,300	\$286,700
GI Gulf Islands – SF-All	\$750,400	\$767,500	\$759,100	\$734,200	\$734,500	\$732,100	\$529,400	\$296,300

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

**Source:** Victoria Real Estate Board



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## HPI or Benchmark Price

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## Value or percent change

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☐ 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

	November 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	313.5	313.5	310.5	313.4	310.1	305.2	213.3	100.0
Victoria – SF-All	327.0	325.4	318.8	323.1	320.1	301.1	231.5	100.0
Victoria West – SF-All	338.8	343.2	350.8	351.3	343.3	362.1	242.6	100.0
Oak Bay – SF-All	316.7	310.6	303.8	311.8	303.9	280.2	213.2	100.0
Esquimalt – SF-All	335.0	335.8	343.4	342.0	333.2	352.1	239.1	100.0
View Royal – SF-All	305.4	307.5	307.3	312.7	305.2	319.2	222.4	100.0
Saanich East – SF-All	318.2	321.4	317.8	321.4	315.1	309.4	226.9	100.0
Saanich West – SF-All	323.0	320.1	321.9	331.0	325.9	335.4	232.7	100.0
Sooke – SF-All	315.8	316.0	309.5	314.3	314.5	296.4	203.6	100.0
Langford – SF-All	325.5	327.0	325.5	335.5	331.5	328.0	217.4	100.0
Metchosin – SF-All	313.1	323.4	307.3	309.0	300.7	282.4	196.5	100.0
Colwood – SF-All	316.7	317.8	321.2	318.5	318.2	309.9	207.1	100.0
Highlands – SF-All	364.9	339.3	322.9	317.9	323.5	312.7	214.3	100.0
North Saanich – SF-All	320.6	313.9	306.4	304.4	298.5	293.5	207.9	100.0
Sidney – SF-All	338.2	336.5	326.7	323.2	317.2	315.7	232.9	100.0
Central Saanich – SF-All	328.6	326.9	320.3	321.9	333.5	325.1	223.2	100.0
ML Malahat & Area – SF-All	302.9	305.4	309.9	308.4	305.3	300.7	190.2	100.0
GI Gulf Islands – SF-All	253.3	259.0	256.2	247.8	247.9	247.1	178.7	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

	November 2024	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	\$546,400	\$549,200	\$559,600	\$568,800	\$569,100	\$533,400	\$414,900	\$171,600
Victoria – Con	\$508,000	\$514,700	\$527,000	\$530,400	\$537,200	\$506,600	\$412,300	\$163,900
Victoria West – Con	\$704,800	\$709,300	\$713,900	\$766,000	\$753,200	\$739,600	\$594,500	\$257,400
Oak Bay – Con	\$679,400	\$702,800	\$708,500	\$717,100	\$762,200	\$668,200	\$579,400	\$231,800
Esquimalt – Con	\$524,100	\$525,600	\$525,900	\$552,000	\$541,100	\$485,200	\$353,000	\$143,500
View Royal – Con	\$545,600	\$548,400	\$552,300	\$574,300	\$566,500	\$575,100	\$433,200	\$182,000
Saanich East – Con	\$565,100	\$560,700	\$582,500	\$588,400	\$595,200	\$531,000	\$384,200	\$144,600
Saanich West – Con	\$522,500	\$510,000	\$526,600	\$540,600	\$525,700	\$488,200	\$367,900	\$135,500
Sooke – Con	\$483,200	\$482,300	\$474,500	\$481,800	\$462,500	\$442,100	\$304,800	\$110,400
Langford – Con	\$520,100	\$521,300	\$525,800	\$545,700	\$533,500	\$520,900	\$374,600	\$148,400
Colwood – Con	\$501,100	\$492,000	\$496,000	\$507,600	\$498,700	\$467,400	\$362,400	\$111,100
North Saanich – Con	\$807,500	\$818,500	\$808,500	\$781,300	\$786,100	\$689,100	\$558,600	\$313,700
Sidney – Con	\$636,900	\$636,400	\$652,300	\$629,600	\$638,700	\$564,700	\$449,500	\$214,700
Central Saanich – Con	\$561,800	\$568,400	\$556,800	\$540,200	\$549,200	\$482,200	\$384,800	\$190,700

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

**Source:** Victoria Real Estate Board





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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

## HPI by Timeframe and Property Type

	November 2024	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	318.4	320.0	326.1	331.5	331.6	310.8	241.8	100.0
Victoria – Con	309.9	314.0	321.5	323.6	327.8	309.1	251.6	100.0
Victoria West – Con	273.8	275.6	277.4	297.6	292.6	287.3	231.0	100.0
Oak Bay – Con	293.1	303.2	305.7	309.4	328.8	288.3	250.0	100.0
Esquimalt – Con	365.2	366.3	366.5	384.7	377.1	338.1	246.0	100.0
View Royal – Con	299.8	301.3	303.5	315.5	311.3	316.0	238.0	100.0
Saanich East – Con	390.8	387.8	402.8	406.9	411.6	367.2	265.7	100.0
Saanich West – Con	385.6	376.4	388.6	399.0	388.0	360.3	271.5	100.0
Sooke – Con	437.7	436.9	429.8	436.4	418.9	400.5	276.1	100.0
Langford – Con	350.5	351.3	354.3	367.7	359.5	351.0	252.4	100.0
Colwood – Con	451.0	442.8	446.4	456.9	448.9	420.7	326.2	100.0
North Saanich – Con	257.4	260.9	257.7	249.1	250.6	219.7	178.1	100.0
Sidney – Con	296.6	296.4	303.8	293.2	297.5	263.0	209.4	100.0
Central Saanich – Con	294.6	298.1	292.0	283.3	288.0	252.9	201.8	100.0

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

**Source:** Victoria Real Estate Board



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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

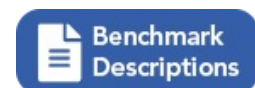
All

## Benchmark Price by Timeframe and Property Type

	November 2024	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	\$778,500	\$782,600	\$779,500	\$786,500	\$763,900	\$742,900	\$555,200	\$262,500
Victoria – Twn	\$838,200	\$871,200	\$842,100	\$850,400	\$822,900	\$827,100	\$639,100	\$299,400
Victoria West – Twn	\$947,800	\$931,900	\$898,900	\$877,700	\$881,200	\$852,600	\$644,900	\$224,600
Esquimalt – Twn	\$796,800	\$782,900	\$762,300	\$767,600	\$751,700	\$720,800	\$555,600	\$213,100
View Royal – Twn	\$854,400	\$838,900	\$834,100	\$829,300	\$812,300	\$742,400	\$580,800	\$249,500
Saanich East – Twn	\$890,200	\$890,600	\$902,400	\$896,200	\$878,700	\$848,300	\$633,200	\$301,700
Saanich West – Twn	\$803,400	\$786,200	\$801,600	\$793,500	\$784,800	\$750,300	\$539,000	\$249,600
Sooke – Twn	\$663,500	\$665,300	\$664,200	\$671,400	\$641,000	\$634,500	\$454,100	\$231,100
Langford – Twn	\$707,500	\$708,700	\$706,500	\$718,000	\$688,100	\$671,300	\$485,700	\$238,700
Colwood – Twn	\$762,400	\$763,900	\$760,400	\$759,100	\$727,700	\$691,000	\$502,600	\$271,200
Sidney – Twn	\$817,300	\$819,700	\$829,300	\$838,800	\$827,100	\$794,900	\$626,900	\$260,800
Central Saanich – Twn	\$695,100	\$696,800	\$707,100	\$708,400	\$710,000	\$678,400	\$481,800	\$220,300
ML Malahat & Area – Twn	\$667,000	\$704,300	\$680,500	\$731,700	\$683,200	\$721,800	\$481,300	\$190,600
GI Gulf Islands – Twn	\$651,900	\$635,900	\$632,700	\$683,900	\$642,800	\$694,600	\$471,000	\$221,000

**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

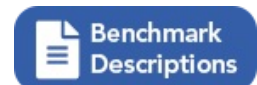
All

## HPI by Timeframe and Property Type

	November 2024	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	296.6	298.1	297.0	299.6	291.0	283.0	211.5	100.0
Victoria – Twn	280.0	291.0	281.3	284.0	274.8	276.3	213.5	100.0
Victoria West – Twn	422.0	414.9	400.2	390.8	392.3	379.6	287.1	100.0
Esquimalt – Twn	373.9	367.4	357.7	360.2	352.7	338.2	260.7	100.0
View Royal – Twn	342.4	336.2	334.3	332.4	325.6	297.6	232.8	100.0
Saanich East – Twn	295.1	295.2	299.1	297.1	291.2	281.2	209.9	100.0
Saanich West – Twn	321.9	315.0	321.2	317.9	314.4	300.6	215.9	100.0
Sooke – Twn	287.1	287.9	287.4	290.5	277.4	274.6	196.5	100.0
Langford – Twn	296.4	296.9	296.0	300.8	288.3	281.2	203.5	100.0
Colwood – Twn	281.1	281.7	280.4	279.9	268.3	254.8	185.3	100.0
Sidney – Twn	313.4	314.3	318.0	321.6	317.1	304.8	240.4	100.0
Central Saanich – Twn	315.5	316.3	321.0	321.6	322.3	307.9	218.7	100.0
ML Malahat & Area – Twn	349.9	369.5	357.0	383.9	358.4	378.7	252.5	100.0
GI Gulf Islands – Twn	295.0	287.7	286.3	309.5	290.9	314.3	213.1	100.0

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

**Source:** Victoria Real Estate Board



1. Area Group

VREB Area Summary

HPI or Benchmark Price

- ☐ HPI  
☒ Benchmark Price

Adding labels

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

2. Property Type

– Single Family-All (SF-All)

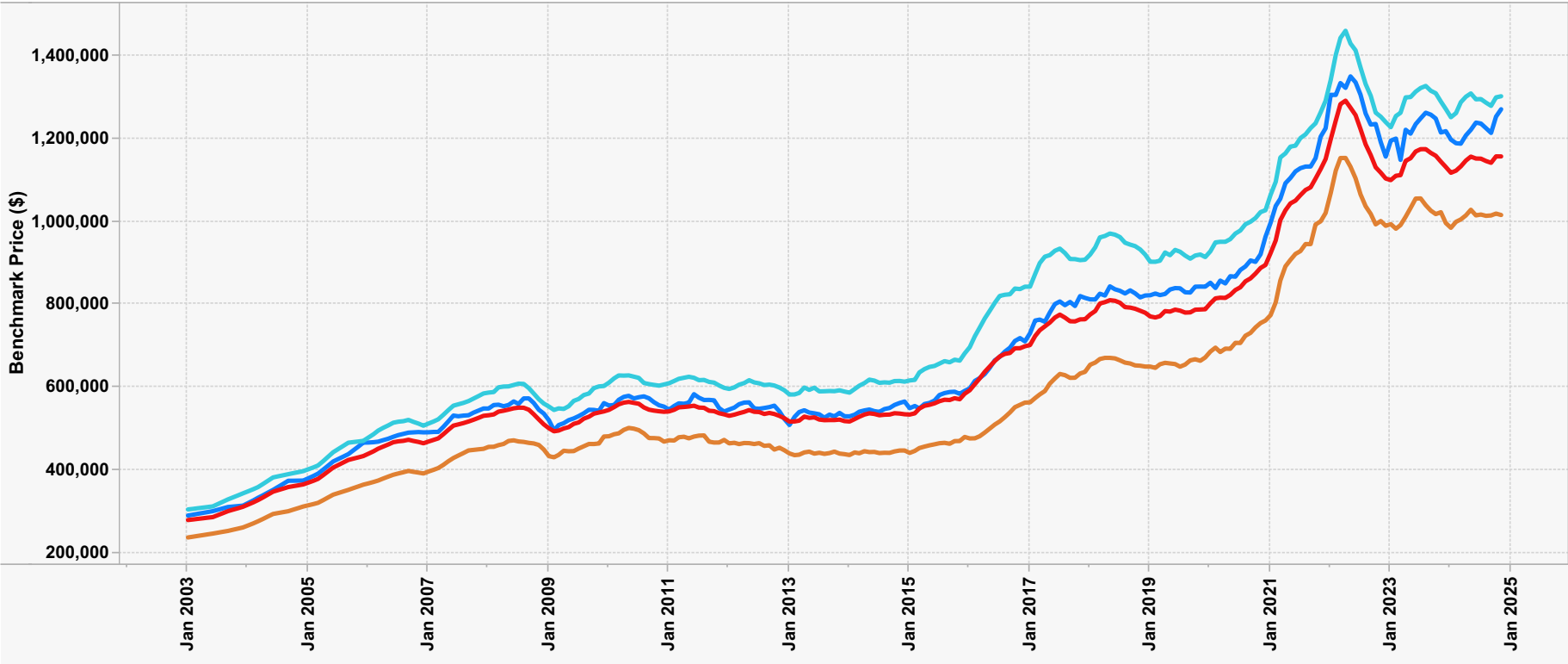
3. Area/Property Type Selection

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

Benchmark Descriptions

Help Guide

## 1. Area Group

VREB Area Summary

## HPI or Benchmark Price

- ☐ HPI
- ☒ Benchmark Price

## Adding labels

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

## 2. Property Type

– Condo Apartment (Con)

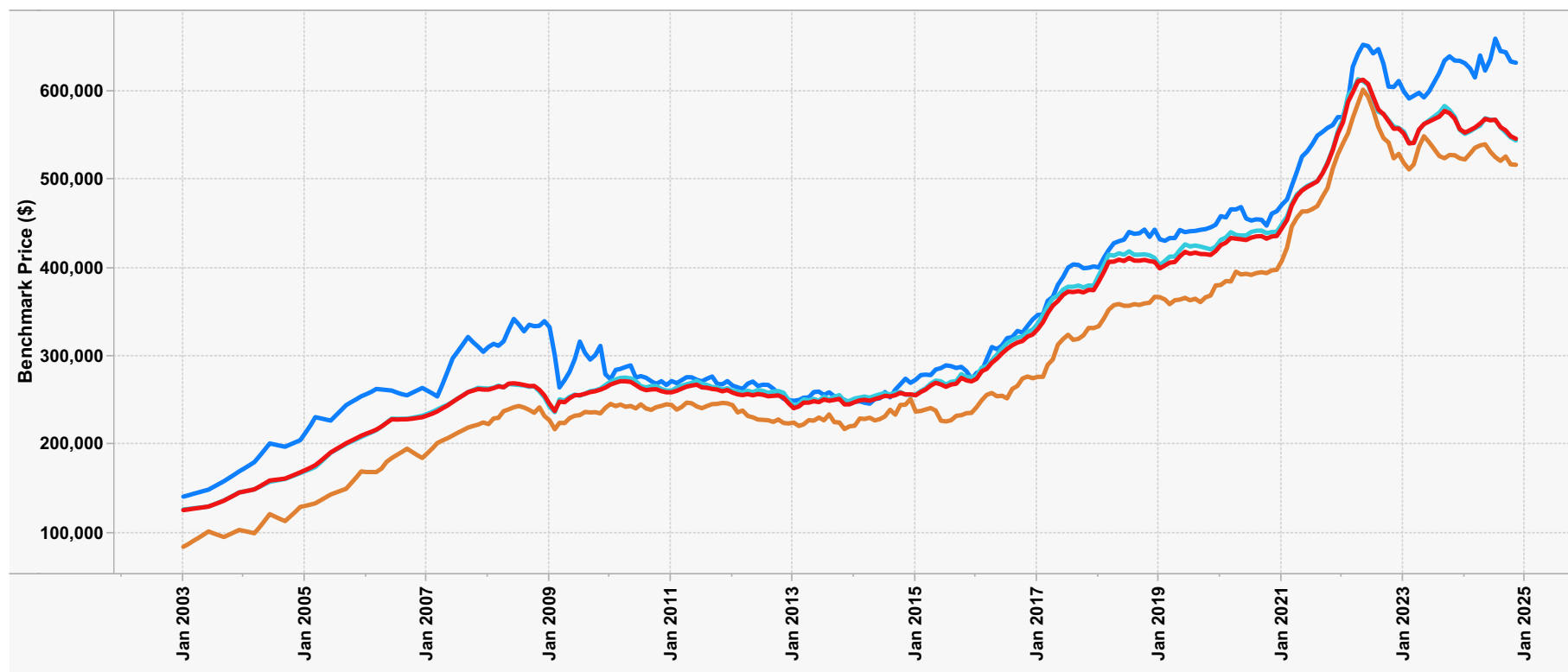
## 3. Area/Property Type Selection

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

HPI or Benchmark Price

- ☐ HPI
- ☒ Benchmark Price

Adding labels

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

2. Property Type

– Townhouse (Twn)

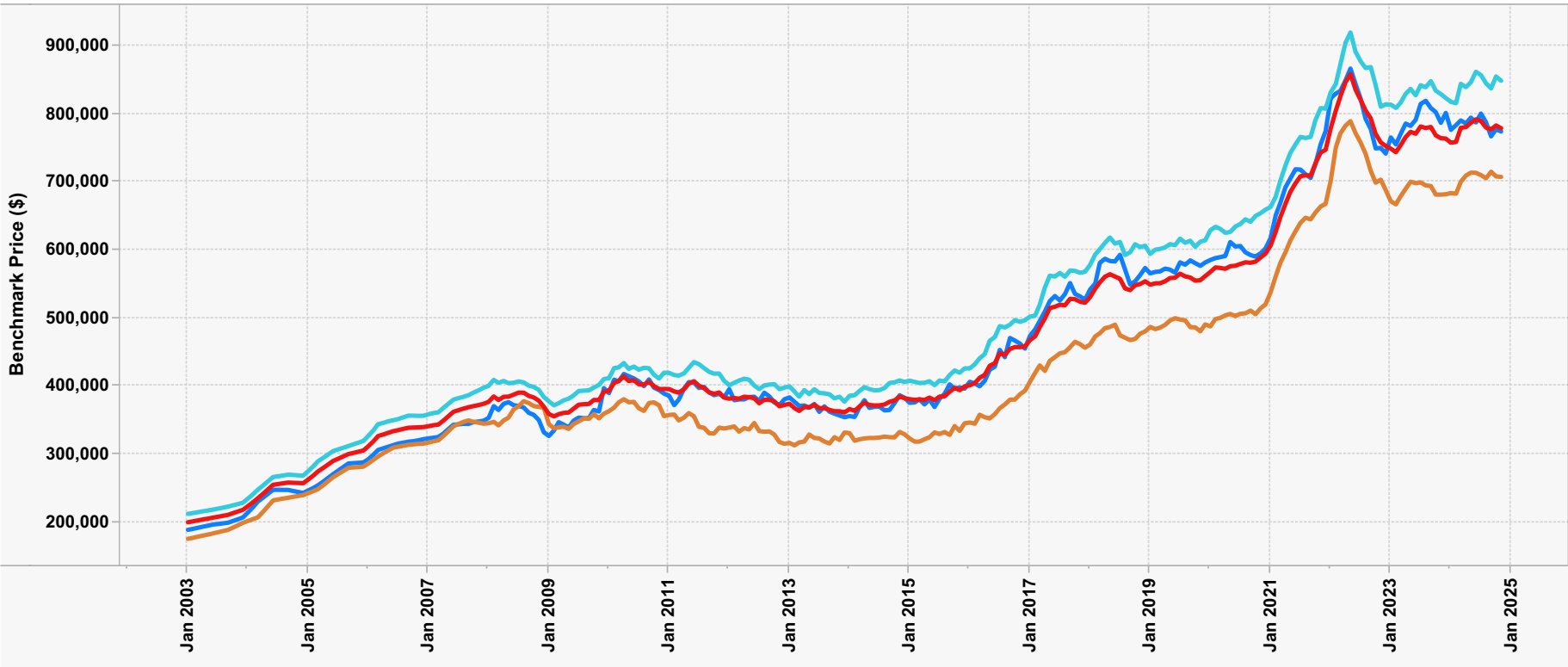
3. Area/Property Type Selection

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

Benchmark Descriptions

Help Guide

1. Area Group

VREB Area Summary

HPI or Benchmark Price

- ☐ HPI  
☒ Benchmark Price

Adding labels

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

2. Property Type

Multiple values

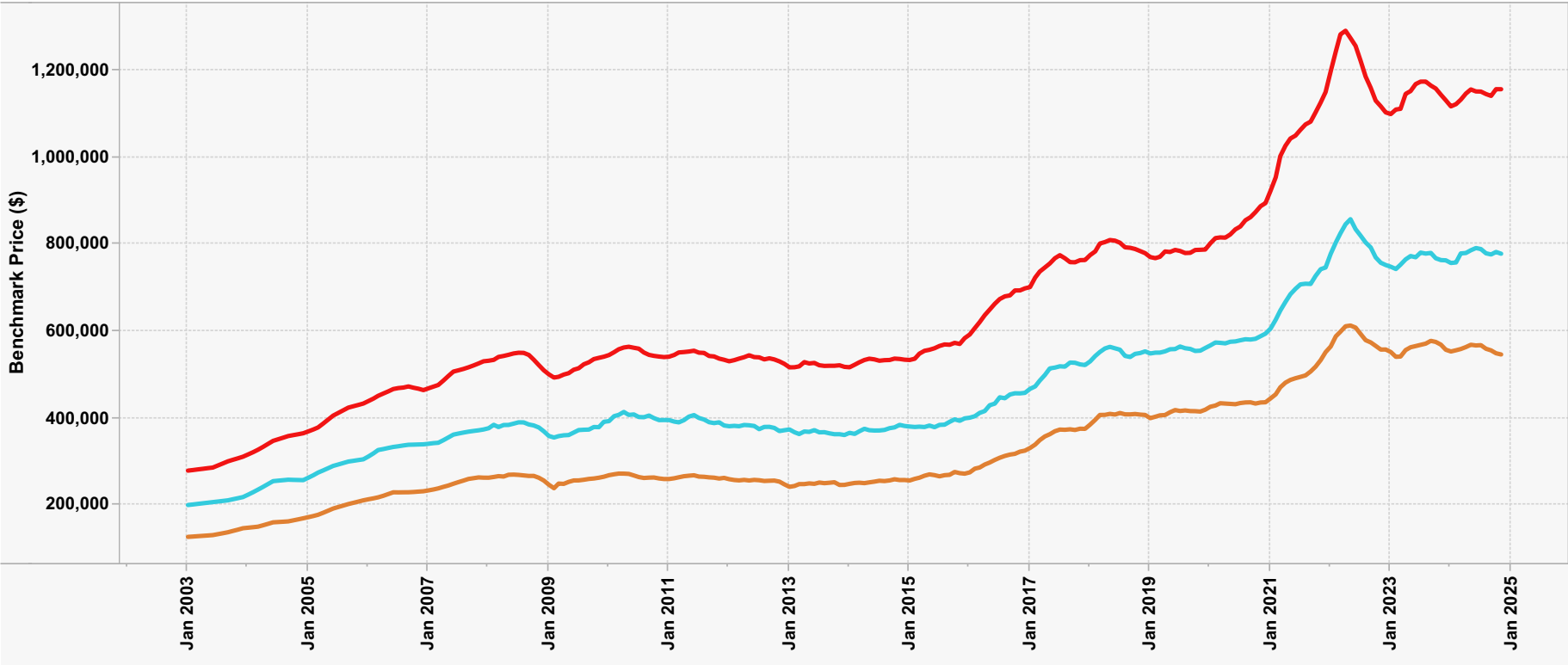
3. Area/Property Type Selection

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

Benchmark Descriptions

Help Guide

# Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

November 2024

Produced: 02-Dec-2024

District	Units	Total Volume
----------	-------	--------------

## Residential

### ● Single Family Detached

#### Greater Victoria

Victoria / Victoria West	23	\$26,448,800
Oak Bay	14	\$30,175,900
Esquimalt	3	\$2,854,000
View Royal	5	\$6,030,000
Saanich East	43	\$57,367,300
Saanich West	20	\$23,634,249
Central Saanich	12	\$18,063,100
North Saanich	17	\$26,336,750
Sidney	10	\$12,383,000
Highlands	1	\$1,180,000
Colwood	14	\$15,706,449
Langford	43	\$46,472,580
Metchosin	3	\$4,685,000
Sooke	27	\$23,665,500
Gulf Islands	18	\$16,137,000

Total Greater Victoria	253	\$311,139,628
------------------------	-----	---------------

#### Other Areas

Malahat & Area	10	\$10,118,916
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Total Other Areas	10	\$10,118,916
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Total Single Family Detached	263	\$321,258,544
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### ● Condo Apartment

#### Greater Victoria

Victoria / Victoria West	82	\$53,281,600
Oak Bay	6	\$3,686,000
Esquimalt	5	\$2,405,000
View Royal	6	\$3,376,900
Saanich East	17	\$9,847,290
Saanich West	9	\$6,043,888
Central Saanich	8	\$5,726,800
Sidney	7	\$4,116,500
Colwood	7	\$4,934,400
Langford	37	\$19,777,855
Sooke	1	\$490,000

Total Greater Victoria	185	\$113,686,233
------------------------	-----	---------------

#### Other Areas

Malahat & Area	1	\$417,000
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Total Other Areas	1	\$417,000
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Total Condo Apartment	186	\$114,103,233
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# Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

November 2024

Produced: 02-Dec-2024

District	Units	Total Volume
● Row/Townhouse		
Greater Victoria		
Victoria / Victoria West	15	\$13,117,000
Oak Bay	2	\$3,125,000
Esquimalt	2	\$1,417,500
Saanich East	11	\$9,591,000
Saanich West	3	\$3,056,000
Central Saanich	5	\$3,436,000
North Saanich	2	\$1,885,000
Sidney	4	\$3,700,535
Colwood	7	\$5,572,895
Langford	20	\$14,707,645
Sooke	1	\$650,000
Gulf Islands	3	\$2,179,000
Total Greater Victoria	75	\$62,437,575
Total Row/Townhouse	75	\$62,437,575
● Manufactured Home		
Greater Victoria		
Central Saanich	1	\$305,000
Sidney	1	\$500,000
Langford	3	\$711,000
Sooke	1	\$500,000
Gulf Islands	1	\$540,000
Total Greater Victoria	7	\$2,556,000
Other Areas		
Malahat & Area	1	\$187,000
Total Other Areas	1	\$187,000
Total Manufactured Home	8	\$2,743,000
Total Residential	532	\$500,542,352

## Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

November 2024

Produced: 02-Dec-2024

District	Units	Total Volume
<b>Other Property</b>		
● Lots & Acreage		
Greater Victoria		
Victoria / Victoria West	1	\$1,245,000
Oak Bay	1	\$2,625,000
North Saanich	1	\$930,000
Langford	4	\$2,289,788
Gulf Islands	2	\$1,073,000
Total Greater Victoria	9	\$8,162,788
Total Lots & Acreage	9	\$8,162,788
● Commercial Land	-1	(\$1,426,000)
● Other Commercial Properties	11	\$4,860,178
<b>Grand Totals</b>	<b>551</b>	<b>\$512,139,318</b>

# Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

November 2024

Produced: 02-Dec-2024

District	Units	Total Volume
----------	-------	--------------

## Residential

### ● Single Family Detached

#### Greater Victoria

Victoria	21	\$24,258,800
Victoria West	1	\$975,000
Oak Bay	13	\$27,275,900
Esquimalt	3	\$2,854,000
View Royal	4	\$4,680,000
Saanich East	43	\$57,367,300
Saanich West	20	\$23,634,249
Central Saanich	11	\$15,983,100
North Saanich	17	\$26,336,750
Sidney	9	\$10,533,000
Highlands	1	\$1,180,000
Colwood	14	\$15,706,449
Langford	43	\$46,472,580
Metchosin	3	\$4,685,000
Sooke	24	\$21,060,500
Gulf Islands	16	\$13,417,000
Waterfront (all districts)	10	\$14,720,000

Total Greater Victoria 253 \$311,139,628

#### Other Areas

Malahat & Area 10 \$10,118,916

Total Other Areas 10 \$10,118,916

Total Single Family Detached 263 \$321,258,544

### ● Condo Apartment

#### Greater Victoria

Victoria	75	\$46,041,600
Victoria West	4	\$4,415,000
Oak Bay	6	\$3,686,000
Esquimalt	5	\$2,405,000
View Royal	6	\$3,376,900
Saanich East	17	\$9,847,290
Saanich West	9	\$6,043,888
Central Saanich	4	\$2,794,800
Sidney	7	\$4,116,500
Colwood	7	\$4,934,400
Langford	37	\$19,777,855
Waterfront (all districts)	8	\$6,247,000

Total Greater Victoria 185 \$113,686,233

#### Other Areas

Malahat & Area 1 \$417,000

Total Other Areas 1 \$417,000

Total Condo Apartment 186 \$114,103,233

# Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

November 2024

Produced: 02-Dec-2024

District	Units	Total Volume
● Row/Townhouse		
Greater Victoria		
Victoria	14	\$12,292,000
Victoria West	1	\$825,000
Oak Bay	1	\$1,330,000
Esquimalt	2	\$1,417,500
Saanich East	11	\$9,591,000
Saanich West	3	\$3,056,000
Central Saanich	5	\$3,436,000
North Saanich	2	\$1,885,000
Sidney	4	\$3,700,535
Colwood	7	\$5,572,895
Langford	20	\$14,707,645
Sooke	1	\$650,000
Gulf Islands	3	\$2,179,000
Waterfront (all districts)	1	\$1,795,000
Total Greater Victoria	75	\$62,437,575
Total Row/Townhouse	75	\$62,437,575
● Manufactured Home		
Greater Victoria		
Central Saanich	1	\$305,000
Sidney	1	\$500,000
Langford	3	\$711,000
Gulf Islands	1	\$540,000
Waterfront (all districts)	1	\$500,000
Total Greater Victoria	7	\$2,556,000
Other Areas		
Malahat & Area	1	\$187,000
Total Other Areas	1	\$187,000
Total Manufactured Home	8	\$2,743,000
Total Residential	532	\$500,542,352

## Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

November 2024

Produced: 02-Dec-2024

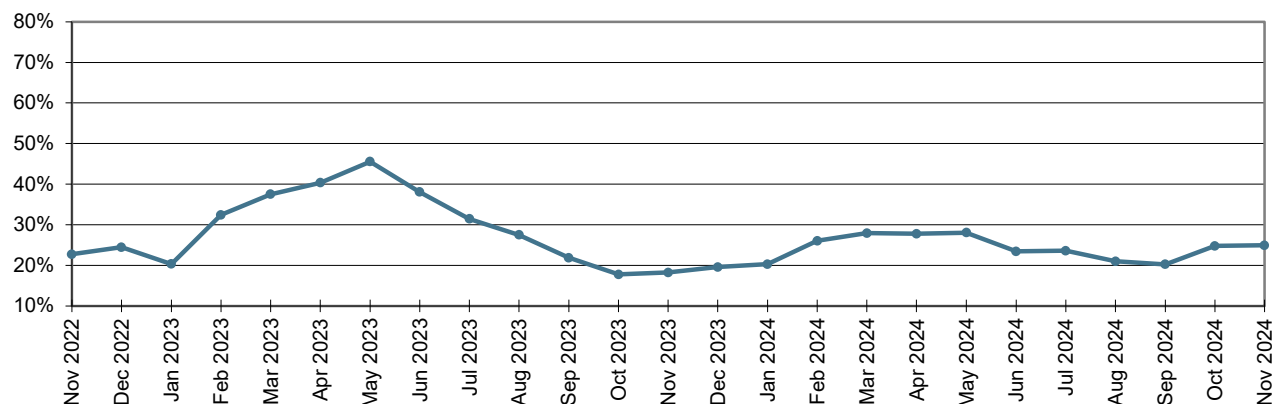
District	Units	Total Volume
<b>Other Property</b>		
● Lots & Acreage		
Greater Victoria		
Victoria / Victoria West	1	\$1,245,000
Oak Bay	1	\$2,625,000
North Saanich	1	\$930,000
Langford	4	\$2,289,788
Gulf Islands	2	\$1,073,000
Total Greater Victoria	9	\$8,162,788
Total Lots & Acreage	9	\$8,162,788
● Commercial Land	-1	(\$1,426,000)
● Other Commercial Properties	11	\$4,860,178
<b>Grand Totals</b>	<b>551</b>	<b>\$512,139,318</b>

## Sales to Active Listings Ratio

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

November 2024

Produced: 02-Dec-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

November 2024

Produced: 02-Dec-2024

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Single Family - Residential</b>						
Units Listed	240	316	-24 %	4904	4338	13 %
Units Sold	212	146	45 %	2544	2236	14 %
Sell/List Ratio	88 %	46 %		52 %	52 %	
Sales Dollars	\$257,950,544	\$173,958,380	48 %	\$3,119,927,206	\$2,782,925,409	12 %
Average Price / Unit	\$1,216,748	\$1,191,496	2 %	\$1,226,386	\$1,244,600	-1 %
Price Ratio	97 %	97 %		98 %	98 %	
Days To Sell	52	44	20 %	40	35	15 %
Active Listings at Month End	715	777	-8 %			
<b>Single Family - Residential Waterfront</b>						
Units Listed	17	19	-11 %	530	452	17 %
Units Sold	7	9	-22 %	166	146	14 %
Sell/List Ratio	41 %	47 %		31 %	32 %	
Sales Dollars	\$11,220,000	\$19,604,500	-43 %	\$336,562,749	\$342,541,583	-2 %
Average Price / Unit	\$1,602,857	\$2,178,278	-26 %	\$2,027,486	\$2,346,175	-14 %
Price Ratio	96 %	92 %		94 %	94 %	
Days To Sell	64	133	-52 %	66	67	-1 %
Active Listings at Month End	141	125	13 %			
<b>Single Family - Residential Acreage</b>						
Units Listed	36	23	57 %	646	560	15 %
Units Sold	22	15	47 %	246	234	5 %
Sell/List Ratio	61 %	65 %		38 %	42 %	
Sales Dollars	\$29,818,500	\$21,898,499	36 %	\$370,698,048	\$333,698,905	11 %
Average Price / Unit	\$1,355,386	\$1,459,900	-7 %	\$1,506,903	\$1,426,064	6 %
Price Ratio	96 %	94 %		96 %	96 %	
Days To Sell	75	73	2 %	71	61	16 %
Active Listings at Month End	164	137	20 %			
<b>Condo Apartment</b>						
Units Listed	242	288	-16 %	4320	3520	23 %
Units Sold	186	120	55 %	2042	1934	6 %
Sell/List Ratio	77 %	42 %		47 %	55 %	
Sales Dollars	\$114,103,233	\$72,110,484	58 %	\$1,225,897,241	\$1,223,676,461	0 %
Average Price / Unit	\$613,458	\$600,921	2 %	\$600,341	\$632,718	-5 %
Price Ratio	98 %	98 %		98 %	98 %	
Days To Sell	43	31	38 %	40	32	24 %
Active Listings at Month End	763	681	12 %			

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

November 2024

Produced: 02-Dec-2024

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Row/Townhouse</b>						
Units Listed	84	88	-5 %	1437	1200	20 %
Units Sold	75	49	53 %	801	701	14 %
Sell/List Ratio	89 %	56 %		56 %	58 %	
Sales Dollars	\$62,437,575	\$41,895,997	49 %	\$657,207,550	\$566,411,926	16 %
Average Price / Unit	\$832,501	\$855,020	-3 %	\$820,484	\$808,006	2 %
Price Ratio	98 %	99 %		98 %	99 %	
Days To Sell	46	37	26 %	41	34	19 %
Active Listings at Month End	215	205	5 %			
<b>Half Duplex (Up and Down)</b>						
Units Listed	1	0	%	15	11	36 %
Units Sold	3	1	200 %	9	6	50 %
Sell/List Ratio	300 %	%		60 %	55 %	
Sales Dollars	\$2,894,000	\$1,086,500	166 %	\$8,442,000	\$7,159,500	18 %
Average Price / Unit	\$964,667	\$1,086,500	-11 %	\$938,000	\$1,193,250	-21 %
Price Ratio	98 %	91 %		98 %	103 %	
Days To Sell	27	126	-79 %	34	55	-39 %
Active Listings at Month End	3	0	%			
<b>Half Duplex (Side by Side)</b>						
Units Listed	29	31	-6 %	367	312	18 %
Units Sold	14	14	0 %	178	161	11 %
Sell/List Ratio	48 %	45 %		49 %	52 %	
Sales Dollars	\$15,079,000	\$12,742,732	18 %	\$170,663,387	\$144,641,658	18 %
Average Price / Unit	\$1,077,071	\$910,195	18 %	\$958,783	\$898,395	7 %
Price Ratio	99 %	98 %		99 %	100 %	
Days To Sell	43	37	16 %	37	31	21 %
Active Listings at Month End	66	55	20 %			
<b>Half Duplex (Front and Back)</b>						
Units Listed	6	3	100 %	36	34	6 %
Units Sold	1	2	-50 %	18	21	-14 %
Sell/List Ratio	17 %	67 %		50 %	62 %	
Sales Dollars	\$994,000	\$2,285,000	-56 %	\$15,829,449	\$17,756,750	-11 %
Average Price / Unit	\$994,000	\$1,142,500	-13 %	\$879,414	\$845,560	4 %
Price Ratio	100 %	96 %		99 %	99 %	
Days To Sell	8	16	-48 %	70	37	86 %
Active Listings at Month End	5	7	-29 %			



# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

November 2024

Produced: 02-Dec-2024

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Recreational</b>						
Units Listed	2	1	100 %	34	25	36 %
Units Sold	2	4	-50 %	13	18	-28 %
Sell/List Ratio	100 %	400 %		38 %	72 %	
Sales Dollars	\$775,000	\$907,000	-15 %	\$4,210,900	\$3,845,400	10 %
Average Price / Unit	\$387,500	\$226,750	71 %	\$323,915	\$213,633	52 %
Price Ratio	93 %	95 %		96 %	95 %	
Days To Sell	176	80	119 %	94	64	48 %
Active Listings at Month End	15	5	200 %			
<b>Manufactured Home</b>						
Units Listed	17	22	-23 %	242	237	2 %
Units Sold	8	12	-33 %	133	129	3 %
Sell/List Ratio	47 %	55 %		55 %	54 %	
Sales Dollars	\$2,743,000	\$13,216,900	-79 %	\$45,226,272	\$52,345,500	-14 %
Average Price / Unit	\$342,875	\$1,101,408	-69 %	\$340,047	\$405,779	-16 %
Price Ratio	93 %	92 %		96 %	96 %	
Days To Sell	36	67	-47 %	53	49	8 %
Active Listings at Month End	49	61	-20 %			
<b>Residential Lots</b>						
Units Listed	34	13	162 %	326	283	15 %
Units Sold	6	2	200 %	54	51	6 %
Sell/List Ratio	18 %	15 %		17 %	18 %	
Sales Dollars	\$4,464,788	\$237,500	1780 %	\$31,292,538	\$29,295,820	7 %
Average Price / Unit	\$744,131	\$118,750	527 %	\$579,491	\$574,428	1 %
Price Ratio	97 %	84 %		96 %	95 %	
Days To Sell	37	179	-79 %	81	123	-35 %
Active Listings at Month End	126	102	24 %			
<b>Residential Lots - Waterfront</b>						
Units Listed	2	8	-75 %	51	31	65 %
Units Sold	2	0	%	8	3	167 %
Sell/List Ratio	100 %	%		16 %	10 %	
Sales Dollars	\$3,243,000	\$0	%	\$8,905,000	\$2,155,000	313 %
Average Price / Unit	\$1,621,500	%	%	\$1,113,125	\$718,333	55 %
Price Ratio	103 %	%		95 %	94 %	
Days To Sell	187	%	%	98	75	32 %
Active Listings at Month End	24	19	26 %			

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

November 2024

Produced: 02-Dec-2024

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Residential Acreage</b>						
Units Listed	9	3	200 %	172	109	58 %
Units Sold	1	2	-50 %	43	29	48 %
Sell/List Ratio	11 %	67 %		25 %	27 %	
Sales Dollars	\$455,000	\$1,550,000	-71 %	\$32,061,950	\$20,437,000	57 %
Average Price / Unit	\$455,000	\$775,000	-41 %	\$745,627	\$704,724	6 %
Price Ratio	91 %	86 %		93 %	95 %	
Days To Sell	180	191	-6 %	118	79	48 %
Active Listings at Month End	77	59	31 %			
<b>Residential Acreage - Waterfront</b>						
Units Listed	1	2	-50 %	44	35	26 %
Units Sold	0	2	-100 %	14	11	27 %
Sell/List Ratio	%	100 %		32 %	31 %	
Sales Dollars	\$0	\$1,365,000	-100 %	\$10,783,000	\$8,450,300	28 %
Average Price / Unit		\$682,500	%	\$770,214	\$768,209	0 %
Price Ratio	%	88 %		94 %	92 %	
Days To Sell		204	%	62	152	-59 %
Active Listings at Month End	23	20	15 %			
<b>Revenue - Duplex/Triplex</b>						
Units Listed	2	6	-67 %	60	62	-3 %
Units Sold	2	2	0 %	24	27	-11 %
Sell/List Ratio	100 %	33 %		40 %	44 %	
Sales Dollars	\$2,527,500	\$2,563,000	-1 %	\$30,831,400	\$40,086,000	-23 %
Average Price / Unit	\$1,263,750	\$1,281,500	-1 %	\$1,284,642	\$1,484,667	-13 %
Price Ratio	95 %	97 %		96 %	96 %	
Days To Sell	20	85	-77 %	44	42	7 %
Active Listings at Month End	13	15	-13 %			
<b>Revenue - Multi Units</b>						
Units Listed	9	7	29 %	93	75	24 %
Units Sold	1	0	%	21	10	110 %
Sell/List Ratio	11 %	%		23 %	13 %	
Sales Dollars	\$1,930,000	\$0	%	\$50,861,000	\$17,402,500	192 %
Average Price / Unit	\$1,930,000		%	\$2,421,952	\$1,740,250	39 %
Price Ratio	92 %	%		93 %	95 %	
Days To Sell	80		%	101	96	5 %
Active Listings at Month End	32	33	-3 %			

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

November 2024

Produced: 02-Dec-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	18	8	125 %	145	127	14 %
Units Sold	3	3	0 %	27	31	-13 %
Sell/List Ratio	17 %	38 %		19 %	24 %	
Sales Dollars	\$2,930,000	\$1,869,900	57 %	\$34,399,500	\$26,335,080	31 %
Average Price / Unit	\$976,667	\$623,300	57 %	\$1,274,056	\$849,519	50 %
Price Ratio	96 %	96 %		94 %	93 %	
Days To Sell	109	96	14 %	120	85	41 %
Active Listings at Month End	72	52	38 %			
<b>Revenue - Industrial</b>						
Units Listed	10	6	67 %	81	48	69 %
Units Sold	0	1	-100 %	17	13	31 %
Sell/List Ratio	%	17 %		21 %	27 %	
Sales Dollars	\$0	\$2,443,050	-100 %	\$30,281,280	\$15,842,350	91 %
Average Price / Unit		\$2,443,050	%	\$1,781,252	\$1,218,642	46 %
Price Ratio	%	100 %		95 %	98 %	
Days To Sell			%	98	75	30 %
Active Listings at Month End	43	26	65 %			
<b>Business with Land &amp; Building</b>						
Units Listed	2	0	%	11	6	83 %
Units Sold	0	0	%	1	0	%
Sell/List Ratio	%	%		9 %	0 %	
Sales Dollars	\$0	\$0	%	\$527,000	\$0	%
Average Price / Unit			%	\$527,000		%
Price Ratio	%	%		88 %	%	
Days To Sell			%	129		%
Active Listings at Month End	6	4	50 %			

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

November 2024

Produced: 02-Dec-2024

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Business Only</b>						
Units Listed	13	8	63 %	135	124	9 %
Units Sold	0	0	%	19	34	-44 %
Sell/List Ratio	%	%		14 %	27 %	
Sales Dollars	\$0	\$0	%	\$3,641,800	\$4,866,100	-25 %
Average Price / Unit			%	\$191,674	\$143,121	34 %
Price Ratio	%	%		89 %	85 %	
Days To Sell			%	136	128	7 %
Active Listings at Month End	70	65	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	6	16	-63 %	123	132	-7 %
Units Sold	2	4	-50 %	35	33	6 %
Sell/List Ratio	33 %	25 %		28 %	25 %	
Sales Dollars	\$40	\$76	-48 %	\$347,151	\$151,132	130 %
Average Price / Unit	\$20	\$19	4 %	\$9,919	\$4,580	117 %
Price Ratio	100 %	95 %		3962 %	2485 %	
Days To Sell	177	264	-33 %	138	123	12 %
Active Listings at Month End	76	84	-10 %			
<b>Lease - Retail</b>						
Units Listed	11	8	38 %	129	101	28 %
Units Sold	4	2	100 %	36	28	29 %
Sell/List Ratio	36 %	25 %		28 %	28 %	
Sales Dollars	\$120	\$56	114 %	\$13,950	\$141,941	-90 %
Average Price / Unit	\$30	\$28	7 %	\$387	\$5,069	-92 %
Price Ratio	106 %	99 %		100 %	1910 %	
Days To Sell	162	249	-35 %	115	136	-16 %
Active Listings at Month End	66	56	18 %			

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

November 2024

Produced: 02-Dec-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	9	6	50 %	65	57	14 %
Units Sold	1	4	-75 %	16	19	-16 %
Sell/List Ratio	11 %	67 %		25 %	33 %	
Sales Dollars	\$19	\$1,305	-99 %	\$172,078	\$12,566	1269 %
Average Price / Unit	\$19	\$326	-94 %	\$10,755	\$661	1526 %
Price Ratio	95 %	100 %		4534 %	85 %	
Days To Sell	81	112	-27 %	115	86	33 %
Active Listings at Month End	35	24	46 %			
<b>Lease - Other</b>						
Units Listed	1	2	-50 %	23	21	10 %
Units Sold	0	0	%	4	2	100 %
Sell/List Ratio	%	%		17 %	10 %	
Sales Dollars	\$0	\$0	%	\$1,465	\$199,032	-99 %
Average Price / Unit			%	\$366	\$99,516	-100 %
Price Ratio	%	%		4 %	663441 %	
Days To Sell			%	89	86	3 %
Active Listings at Month End	10	12	-17 %			
<b>Commercial Land</b>						
Units Listed	2	1	100 %	52	25	108 %
Units Sold	-1	0	%	3	1	200 %
Sell/List Ratio	-50 %	%		6 %	4 %	
Sales Dollars	-\$1,426,000	\$0	%	\$2,895,000	\$1,250,000	132 %
Average Price / Unit	\$1,426,000		%	\$965,000	\$1,250,000	-23 %
Price Ratio	91 %	%		88 %	96 %	
Days To Sell	51		%	136	157	-13 %
Active Listings at Month End	27	20	35 %			

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

November 2024

Produced: 02-Dec-2024

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Grand Totals</b>						
Units Listed	803	885	-9 %	14041	11925	18 %
Units Sold	551	394	40 %	6472	5878	10 %
Sell/List Ratio	69 %	45 %		46 %	49 %	
Sales Dollars	\$512,139,318	\$369,735,879	39 %	\$6,191,678,915	\$5,641,627,914	10 %
Average Price / Unit	\$929,472	\$938,416	-1 %	\$956,687	\$959,787	0 %
Price Ratio	98 %	96 %		98 %	98 %	
Days To Sell	51	50	2 %	46	40	15 %
Active Listings at Month End	2836	2644	7 %			