



	Single family homes	Condominiums	Townhomes
July 2024 total sales	319	213	81
Compared to July 2023 sales	8.9%	6.5%	9.5%
MLS® HPI *Victoria Core	\$1,296,100	\$567,800	\$856,700

JULY 2024

Victoria housing market remains steady for buyers and sellers over summer

A total of 650 properties sold in the Victoria Real Estate Board region this July, 9.2 per cent more than the 595 properties sold in July 2023 and a 1.7 per cent decrease from June 2024. Sales of condominiums were up 6.5 per cent from July 2023 with 213 units sold. Sales of single family homes increased by 8.9 percent from July 2023 with 319 sold.

“The month of July delivered another steady month of sales and listings, as we’d expect for an average summer season in our market,” said 2024 Victoria Real Estate Board Chair Laurie Lidstone. “The sales in July tracked very closely to June numbers, which may have surprised some who expected that summer vacations would take more buyers out of the market. We did see inventory shrink a little from the previous month. This is not unusual for this time of year, but it is a trend we’ll keep an eye on because inventory levels are crucial to keeping our market balanced.”

There were 3,348 active listings for sale on the Victoria Real Estate Board Multiple Listing Service® at the end of July 2024, a decrease of 3.2 per cent compared to the previous month of June and a 38.4 per cent increase from the 2,419 active listings for sale at the end of July 2023.

“There continues to be a lot of government intervention in our housing market,” adds Chair Lidstone. “Recently, the provincial government announced changes to the Residential Tenancy Act that have resulted in some uncertainty for those considering homes with rental options. The changes have made an already complex transaction much more complicated and have added more risk. If you are considering purchasing or selling a tenanted or rental property, it’s imperative to bring in the assistance of a REALTOR® to navigate new requirements and ensure your transaction is successful.”

The Multiple Listing Service® Home Price Index benchmark value for a single family home in the Victoria Core in July 2023 was \$1,322,800. The benchmark value for the same home in July 2024 decreased by 2 per cent to \$1,296,100, up from June’s value of \$1,295,500. The MLS® HPI benchmark value for a condominium in the Victoria Core area in July 2023 was \$571,500 while the benchmark value for the same condominium in July 2024 decreased by 0.6 per cent to \$567,800, down from the June value of \$567,900.

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 1,660 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.

July 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		
	July 2024									June 2024			July 2023		
	Units	LM%	LY%	Average\$	LM%	LY%	Median\$	LM%	LY%	Units	Average\$	Median\$	Units	Average\$	Median\$
Single Family Greater Victoria	304	-6.5%	8.6%	\$1,315,846	3.5%	-5.8%	\$1,150,000	-2.3%	-4.2%	325	\$1,271,792	\$1,176,500	280	\$1,396,864	\$1,200,000
Single Family Other Areas	15	-11.8%	15.4%	\$975,467	-18.7%	10.3%	\$955,000	-26.7%	10.4%	17	\$1,200,347	\$1,302,000	13	\$884,154	\$865,000
Single Family Total All Areas	319	-6.7%	8.9%	\$1,299,841	2.5%	-5.4%	\$1,130,000	-4.6%	-5.0%	342	\$1,268,241	\$1,185,000	293	\$1,374,115	\$1,190,000
Condo Apartment	213	5.4%	6.5%	\$585,223	-0.3%	-8.2%	\$525,000	-4.5%	-5.0%	202	\$586,978	\$549,950	200	\$637,214	\$552,900
Row/Townhouse	81	0.0%	9.5%	\$845,756	6.6%	1.7%	\$785,000	1.9%	0.0%	81	\$793,271	\$770,000	74	\$831,442	\$785,000
Manufactured Home	10	-23.1%	0.0%	\$326,140	-12.8%	-13.0%	\$309,500	-4.8%	-16.2%	13	\$374,223	\$325,000	10	\$375,040	\$369,450
Total Residential	623	-2.4%	8.0%							638			577		
Total Sales	650	-1.7%	9.2%							661			595		
Active Listings	3,348	-3.2%	38.4%							3,460			2,419		

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

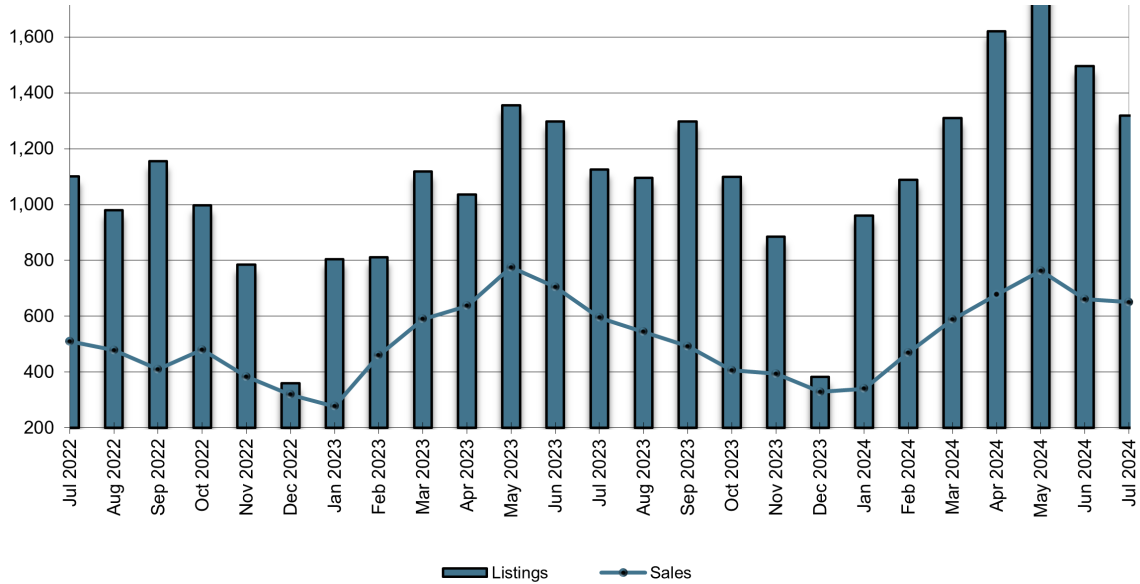
Previous Periods Comparison of MLS® HPI Benchmark Prices and MLS® HPI Index Values

Benchmark Home by Property Type and Region	Jul 2024 Benchmark Price	Jun 2024 Benchmark Price	Jul 2023 Benchmark Price	Jul 2024 Benchmark Index	Jun 2024 Benchmark Index	Jul 2023 Benchmark Index	% Chg from Last Mth	% Chg from Last Yr
Single Family: Greater Victoria	\$1,152,100	\$1,152,400	\$1,175,000	312.1	312.1	318.3	(0.0%)	(1.9%)
Single Family: Core	\$1,296,100	\$1,295,500	\$1,322,800	322.8	322.7	329.5	0.0%	(2.0%)
Single Family: Westshore	\$1,017,100	\$1,015,000	\$1,056,000	323.5	322.8	335.9	0.2%	(3.7%)
Single Family: Peninsula	\$1,237,000	\$1,239,200	\$1,249,400	325.8	326.4	329.0	(0.2%)	(1.0%)
Condo Apartment: Greater Victoria	\$567,900	\$567,200	\$568,600	330.9	330.5	331.4	0.1%	(0.1%)
Condo Apartment: Core	\$567,800	\$567,900	\$571,500	333.2	333.3	335.4	(0.0%)	(0.6%)
Condo Apartment: Westshore	\$525,600	\$531,700	\$534,800	400.9	405.6	407.9	(1.1%)	(1.7%)
Condo Apartment: Peninsula	\$659,600	\$636,100	\$610,300	308.7	297.7	285.6	3.7%	8.1%
Row/Townhouse: Greater Victoria	\$789,300	\$791,600	\$781,100	300.7	301.6	297.6	(0.3%)	1.0%
Row/Townhouse: Core	\$856,700	\$861,500	\$841,700	311.6	313.4	306.2	(0.6%)	1.8%
Row/Townhouse: Westshore	\$709,700	\$713,000	\$699,000	292.9	294.3	288.5	(0.5%)	1.5%
Row/Townhouse: Peninsula	\$800,100	\$787,000	\$814,200	324.8	319.5	330.6	1.7%	(1.7%)

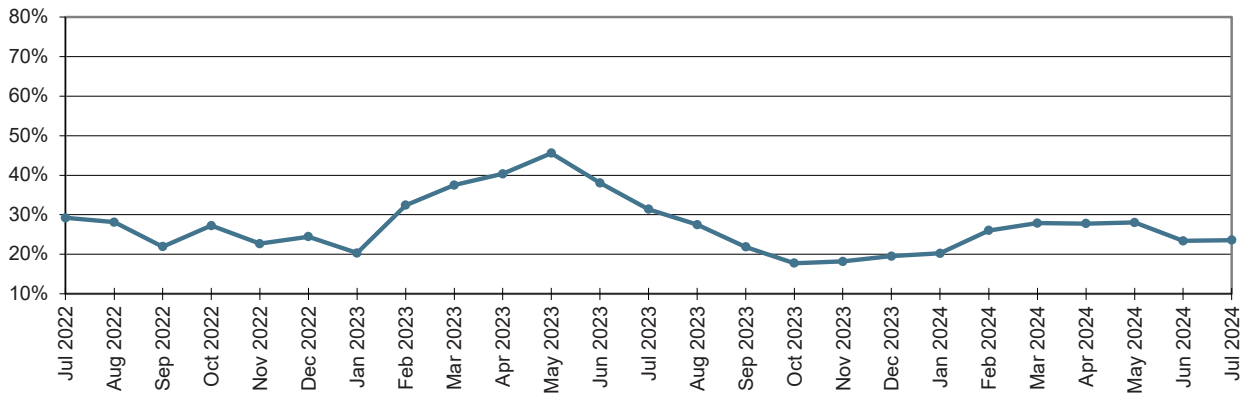
Legend	Benchmark Price:	the calculated MLS® HPI Benchmark Price for this Benchmark Home
	Benchmark Index:	the percentage change in this Benchmark Price since January 2005
	% Chg from Last Mth:	the percentage change in this Benchmark Price since last month
	% Chg from Last Yr:	the percentage change in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

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

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



Sales to Active Listings Ratio



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

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

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

MLS® Home Price Index

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

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

Why MLS® HPI?

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

MLS® HPI benchmark and value - Single Family Homes

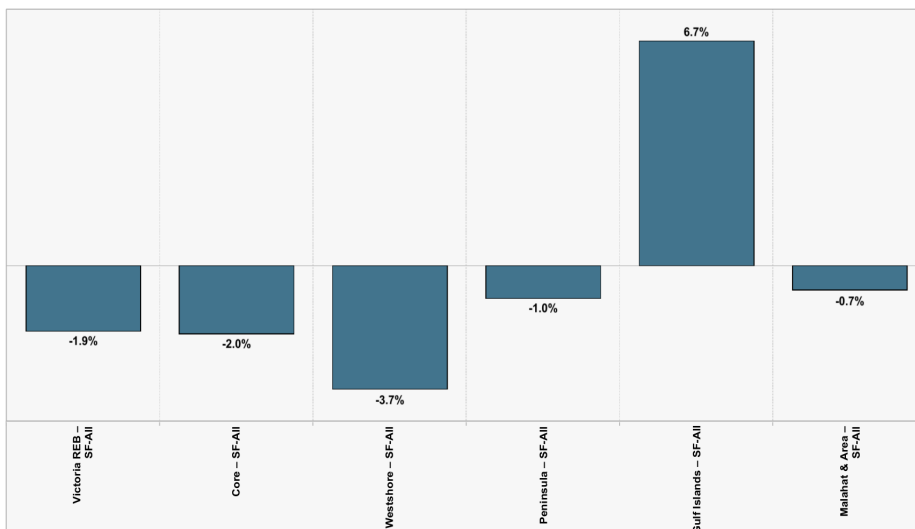
1. Area Group
VREB Area Summary

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

3. Area/Property Type Selection
All

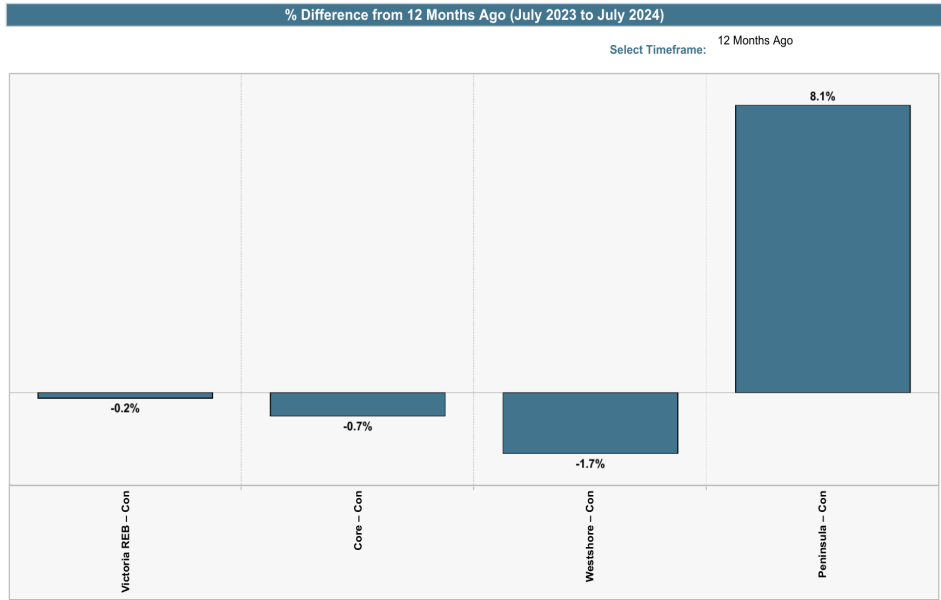
% Difference from 12 Months Ago (July 2023 to July 2024)

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



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

	July 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	\$1,152,100	\$1,152,400	\$1,147,500	\$1,118,000	\$1,175,000	\$1,063,900	\$784,900	\$369,200
Victoria – SF-All	\$1,250,300	\$1,235,400	\$1,237,700	\$1,198,500	\$1,248,000	\$1,131,800	\$907,800	\$386,400
Victoria West – SF-All	\$959,400	\$975,100	\$1,047,900	\$888,300	\$1,015,900	\$920,300	\$679,200	\$283,300
Oak Bay – SF-All	\$1,831,300	\$1,833,200	\$1,843,500	\$1,771,600	\$1,821,400	\$1,686,900	\$1,307,300	\$598,700
Esquimalt – SF-All	\$1,043,000	\$1,050,700	\$1,090,500	\$959,900	\$1,076,000	\$980,900	\$748,400	\$309,600
View Royal – SF-All	\$1,033,900	\$1,039,200	\$1,102,300	\$979,400	\$1,064,900	\$996,200	\$737,000	\$338,200
Saanich East – SF-All	\$1,319,900	\$1,319,300	\$1,307,000	\$1,275,200	\$1,347,400	\$1,198,400	\$943,200	\$413,100
Saanich West – SF-All	\$1,044,900	\$1,061,600	\$1,064,300	\$1,029,100	\$1,081,900	\$990,300	\$747,800	\$322,200
Sooke – SF-All	\$853,800	\$843,800	\$831,000	\$815,000	\$883,400	\$774,200	\$530,000	\$272,100
Langford – SF-All	\$1,043,000	\$1,043,300	\$1,047,800	\$1,025,200	\$1,091,800	\$960,900	\$677,400	\$317,900
Metchosin – SF-All	\$1,338,200	\$1,309,800	\$1,300,000	\$1,271,800	\$1,314,300	\$1,114,600	\$806,000	\$422,700
Colwood – SF-All	\$1,043,200	\$1,051,200	\$1,057,300	\$994,800	\$1,068,800	\$943,400	\$676,000	\$329,900
Highlands – SF-All	\$1,491,100	\$1,520,900	\$1,467,600	\$1,445,300	\$1,534,600	\$1,328,000	\$993,900	\$466,100
North Saanich – SF-All	\$1,442,900	\$1,441,100	\$1,407,700	\$1,369,600	\$1,464,300	\$1,296,000	\$960,900	\$465,900
Sidney – SF-All	\$999,400	\$995,000	\$990,100	\$959,500	\$1,018,900	\$917,700	\$698,300	\$304,500
Central Saanich – SF-All	\$1,154,900	\$1,162,500	\$1,123,100	\$1,164,900	\$1,163,000	\$1,060,500	\$806,500	\$357,400
ML Malahat & Area – SF-All	\$881,900	\$900,600	\$872,700	\$862,900	\$888,500	\$809,100	\$561,700	\$286,700
GI Gulf Islands – SF-All	\$760,600	\$753,400	\$734,400	\$773,500	\$712,900	\$703,300	\$507,600	\$296,300

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

	July 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	312.1	312.1	310.8	302.8	318.3	288.2	212.6	100.0
Victoria – SF-All	323.6	319.7	320.3	310.2	323.0	292.9	234.9	100.0
Victoria West – SF-All	338.7	344.2	369.9	313.6	358.6	324.8	239.7	100.0
Oak Bay – SF-All	305.9	306.2	307.9	295.9	304.2	281.8	218.4	100.0
Esquimalt – SF-All	336.9	339.4	352.2	310.0	347.5	316.8	241.7	100.0
View Royal – SF-All	305.7	307.3	325.9	289.6	314.9	294.6	217.9	100.0
Saanich East – SF-All	319.5	319.4	316.4	308.7	326.2	290.1	228.3	100.0
Saanich West – SF-All	324.3	329.5	330.3	319.4	335.8	307.4	232.1	100.0
Sooke – SF-All	313.8	310.1	305.4	299.5	324.7	284.5	194.8	100.0
Langford – SF-All	328.1	328.2	329.6	322.5	343.4	302.3	213.1	100.0
Metchosin – SF-All	316.6	309.9	307.5	300.9	310.9	263.7	190.7	100.0
Colwood – SF-All	316.2	318.6	320.5	301.5	324.0	286.0	204.9	100.0
Highlands – SF-All	319.9	326.3	314.9	310.1	329.2	284.9	213.2	100.0
North Saanich – SF-All	309.7	309.3	302.1	294.0	314.3	278.2	206.2	100.0
Sidney – SF-All	328.2	326.8	325.2	315.1	334.6	301.4	229.3	100.0
Central Saanich – SF-All	323.1	325.3	314.2	325.9	325.4	296.7	225.7	100.0
ML Malahat & Area – SF-All	307.6	314.1	304.4	301.0	309.9	282.2	195.9	100.0
GI Gulf Islands – SF-All	256.7	254.3	247.9	261.1	240.6	237.4	171.3	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

	July 2024	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	\$567,900	\$567,200	\$563,500	\$553,300	\$568,600	\$494,800	\$416,200	\$171,600
Victoria – Con	\$537,400	\$535,500	\$520,400	\$517,500	\$543,500	\$471,500	\$419,300	\$163,900
Victoria West – Con	\$731,100	\$746,400	\$770,100	\$722,700	\$754,700	\$697,100	\$593,500	\$257,400
Oak Bay – Con	\$698,800	\$697,100	\$708,900	\$724,400	\$742,300	\$632,800	\$580,300	\$231,800
Esquimalt – Con	\$530,900	\$539,000	\$553,900	\$516,900	\$534,400	\$450,000	\$358,100	\$143,500
View Royal – Con	\$555,100	\$564,700	\$576,000	\$558,400	\$579,400	\$534,800	\$436,900	\$182,000
Saanich East – Con	\$587,400	\$584,000	\$575,300	\$579,100	\$584,500	\$478,500	\$378,700	\$144,600
Saanich West – Con	\$534,400	\$534,300	\$531,500	\$515,300	\$515,700	\$445,100	\$367,800	\$135,500
Sooke – Con	\$474,900	\$480,800	\$479,200	\$454,700	\$468,600	\$405,900	\$300,400	\$110,400
Langford – Con	\$530,500	\$536,200	\$544,900	\$529,100	\$541,300	\$473,700	\$369,100	\$148,400
Colwood – Con	\$496,000	\$505,900	\$501,600	\$492,600	\$498,800	\$438,000	\$359,200	\$111,100
North Saanich – Con	\$829,400	\$792,500	\$799,900	\$784,300	\$762,700	\$663,000	\$558,400	\$313,700
Sidney – Con	\$667,100	\$643,200	\$647,500	\$636,800	\$613,100	\$543,000	\$447,300	\$214,700
Central Saanich – Con	\$563,300	\$546,600	\$550,800	\$545,900	\$535,000	\$462,500	\$385,800	\$190,700

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

	July 2024	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	330.9	330.5	328.4	322.4	331.4	288.3	242.5	100.0
Victoria – Con	327.9	326.7	317.5	315.7	331.6	287.7	255.8	100.0
Victoria West – Con	284.0	290.0	299.2	280.8	293.2	270.8	230.6	100.0
Oak Bay – Con	301.5	300.7	305.8	312.5	320.2	273.0	250.3	100.0
Esquimalt – Con	370.0	375.6	386.0	360.2	372.4	313.6	249.5	100.0
View Royal – Con	305.0	310.3	316.5	306.8	318.4	293.8	240.1	100.0
Saanich East – Con	406.2	403.9	397.9	400.5	404.2	330.9	261.9	100.0
Saanich West – Con	394.4	394.3	392.3	380.3	380.6	328.5	271.4	100.0
Sooke – Con	430.2	435.5	434.1	411.9	424.5	367.7	272.1	100.0
Langford – Con	357.5	361.3	367.2	356.5	364.8	319.2	248.7	100.0
Colwood – Con	446.4	455.4	451.5	443.4	449.0	394.2	323.3	100.0
North Saanich – Con	264.4	252.6	255.0	250.0	243.1	211.3	178.0	100.0
Sidney – Con	310.7	299.6	301.6	296.6	285.6	252.9	208.3	100.0
Central Saanich – Con	295.4	286.6	288.8	286.3	280.5	242.5	202.3	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

– Townhouse (Twn)

3. Area/Property Type Selection

All

Benchmark Price by Timeframe and Property Type

	July 2024	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	\$789,300	\$791,600	\$780,200	\$757,200	\$781,100	\$707,900	\$564,800	\$262,500
Victoria – Twn	\$858,900	\$889,800	\$845,500	\$805,300	\$834,200	\$789,600	\$653,000	\$299,400
Victoria West – Twn	\$918,400	\$880,600	\$895,800	\$863,500	\$879,800	\$800,700	\$657,100	\$224,600
Esquimalt – Twn	\$766,800	\$766,800	\$759,400	\$746,000	\$747,500	\$673,300	\$548,600	\$213,100
View Royal – Twn	\$833,700	\$828,300	\$813,600	\$811,900	\$801,500	\$710,000	\$582,200	\$249,500
Saanich East – Twn	\$912,500	\$902,500	\$882,200	\$871,600	\$906,200	\$804,900	\$632,900	\$301,700
Saanich West – Twn	\$812,200	\$793,400	\$787,900	\$771,600	\$810,200	\$711,600	\$545,000	\$249,600
Sooke – Twn	\$671,000	\$675,500	\$668,400	\$641,800	\$664,400	\$609,600	\$467,000	\$231,100
Langford – Twn	\$713,600	\$715,500	\$713,900	\$690,100	\$706,500	\$646,000	\$503,400	\$238,700
Colwood – Twn	\$753,600	\$761,600	\$754,300	\$730,100	\$735,000	\$673,500	\$528,000	\$271,200
Sidney – Twn	\$841,400	\$826,400	\$825,400	\$814,300	\$854,700	\$759,500	\$631,700	\$260,800
Central Saanich – Twn	\$720,500	\$706,600	\$708,000	\$704,700	\$738,300	\$638,300	\$487,300	\$220,300
ML Malahat & Area – Twn	\$695,800	\$720,800	\$745,000	\$680,000	\$717,200	\$686,100	\$516,100	\$190,600
GI Gulf Islands – Twn	\$633,800	\$663,400	\$658,300	\$628,000	\$681,800	\$658,600	\$491,100	\$221,000

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

	July 2024	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	300.7	301.6	297.2	288.5	297.6	269.7	215.2	100.0
Victoria – Twn	286.9	297.2	282.4	269.0	278.6	263.7	218.1	100.0
Victoria West – Twn	408.9	392.1	398.8	384.5	391.7	356.5	292.6	100.0
Esquimalt – Twn	359.8	359.8	356.4	350.1	350.8	316.0	257.4	100.0
View Royal – Twn	334.1	332.0	326.1	325.4	321.2	284.6	233.3	100.0
Saanich East – Twn	302.5	299.1	292.4	288.9	300.4	266.8	209.8	100.0
Saanich West – Twn	325.4	317.9	315.7	309.1	324.6	285.1	218.3	100.0
Sooke – Twn	290.4	292.3	289.2	277.7	287.5	263.8	202.1	100.0
Langford – Twn	299.0	299.7	299.1	289.1	296.0	270.6	210.9	100.0
Colwood – Twn	277.9	280.8	278.1	269.2	271.0	248.3	194.7	100.0
Sidney – Twn	322.6	316.9	316.5	312.2	327.7	291.2	242.2	100.0
Central Saanich – Twn	327.1	320.7	321.4	319.9	335.1	289.7	221.2	100.0
ML Malahat & Area – Twn	365.1	378.2	390.9	356.8	376.3	360.0	270.8	100.0
GI Gulf Islands – Twn	286.8	300.2	297.9	284.2	308.5	298.0	222.2	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)

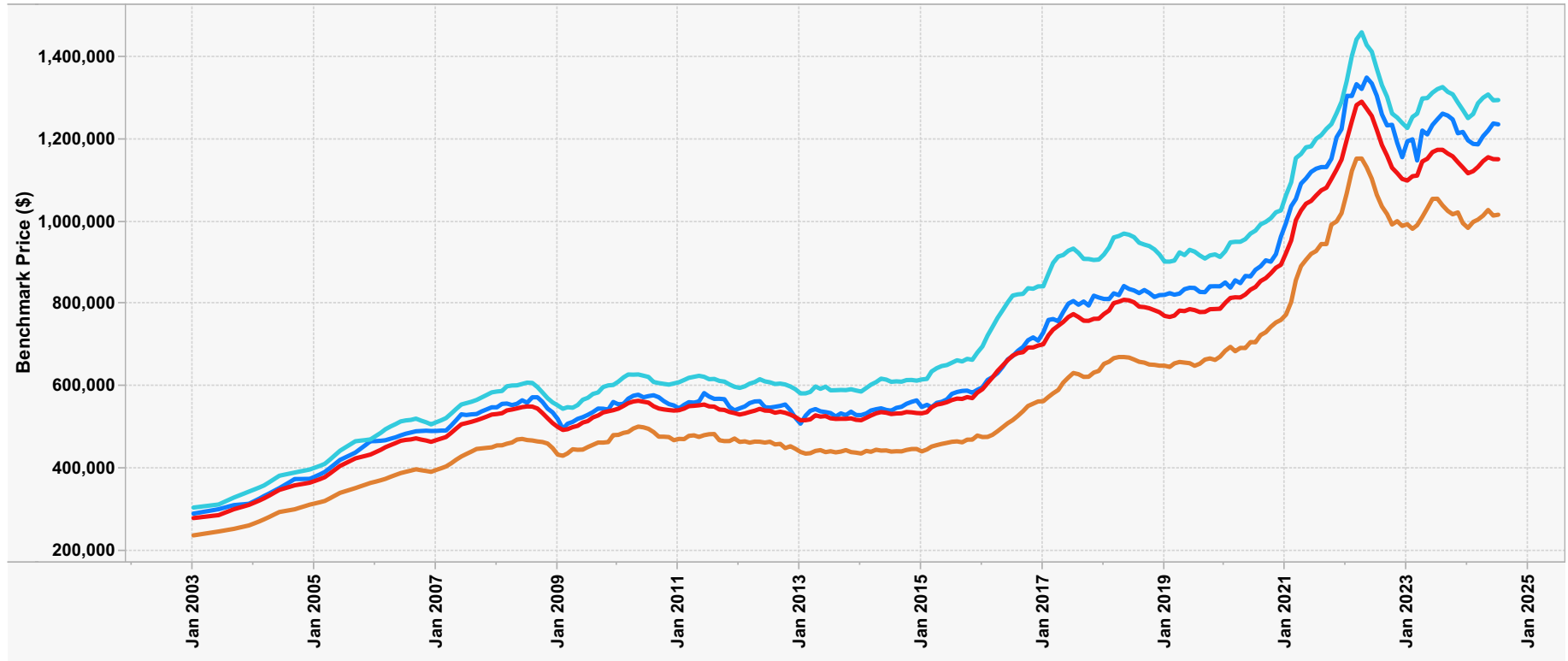
3. Area/Property Type Selection

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



1. Area Group

VREB Area Summary

2. Property Type

- Condo Apartment (Con)

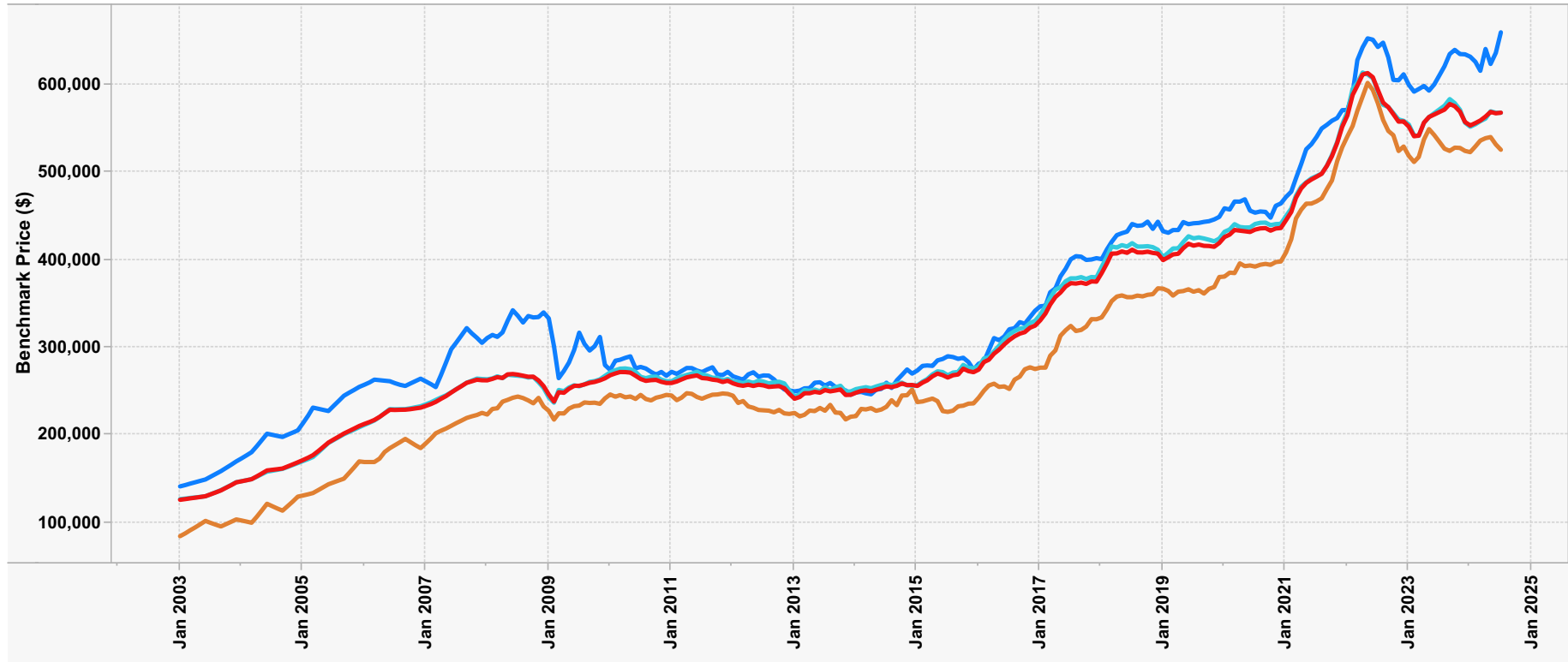
3. Area/Property Type Selection

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)

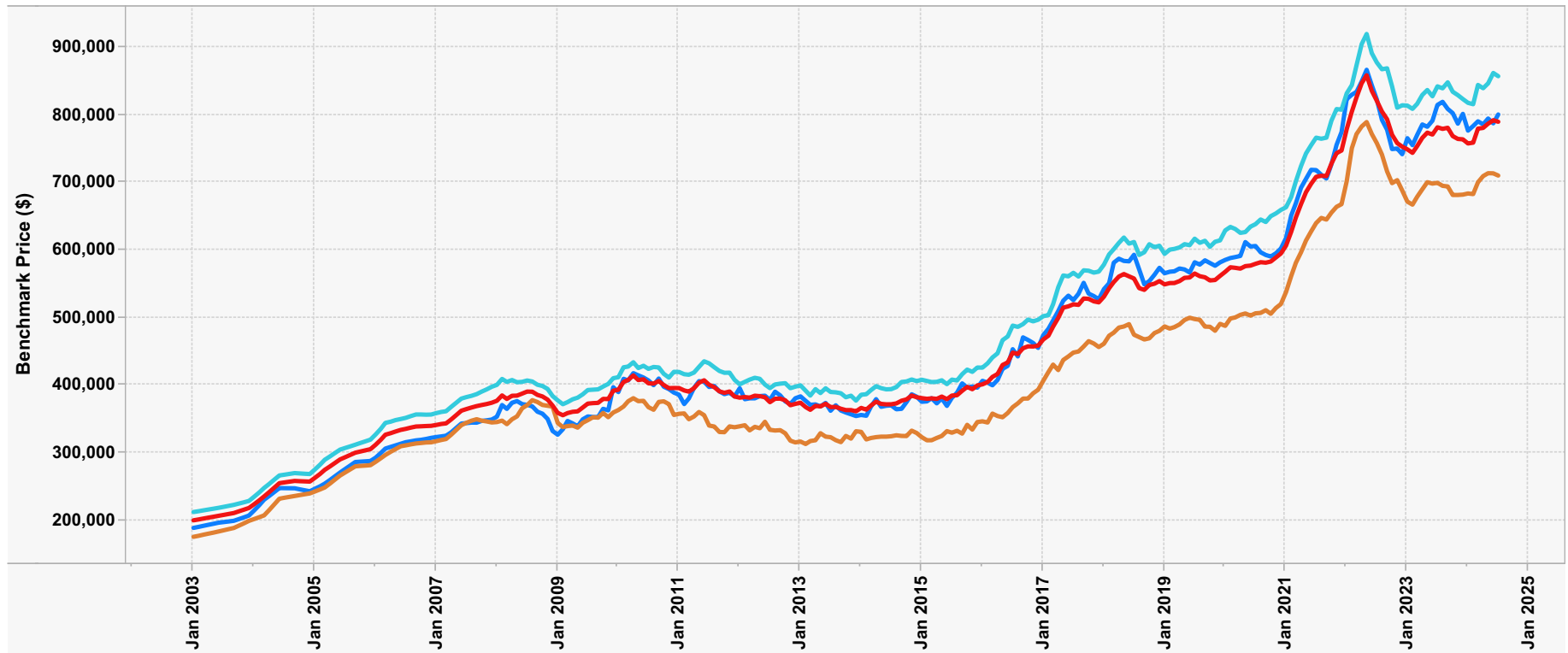
3. Area/Property Type Selection

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



1. Area Group

VREB Area Summary

2. Property Type

Multiple values

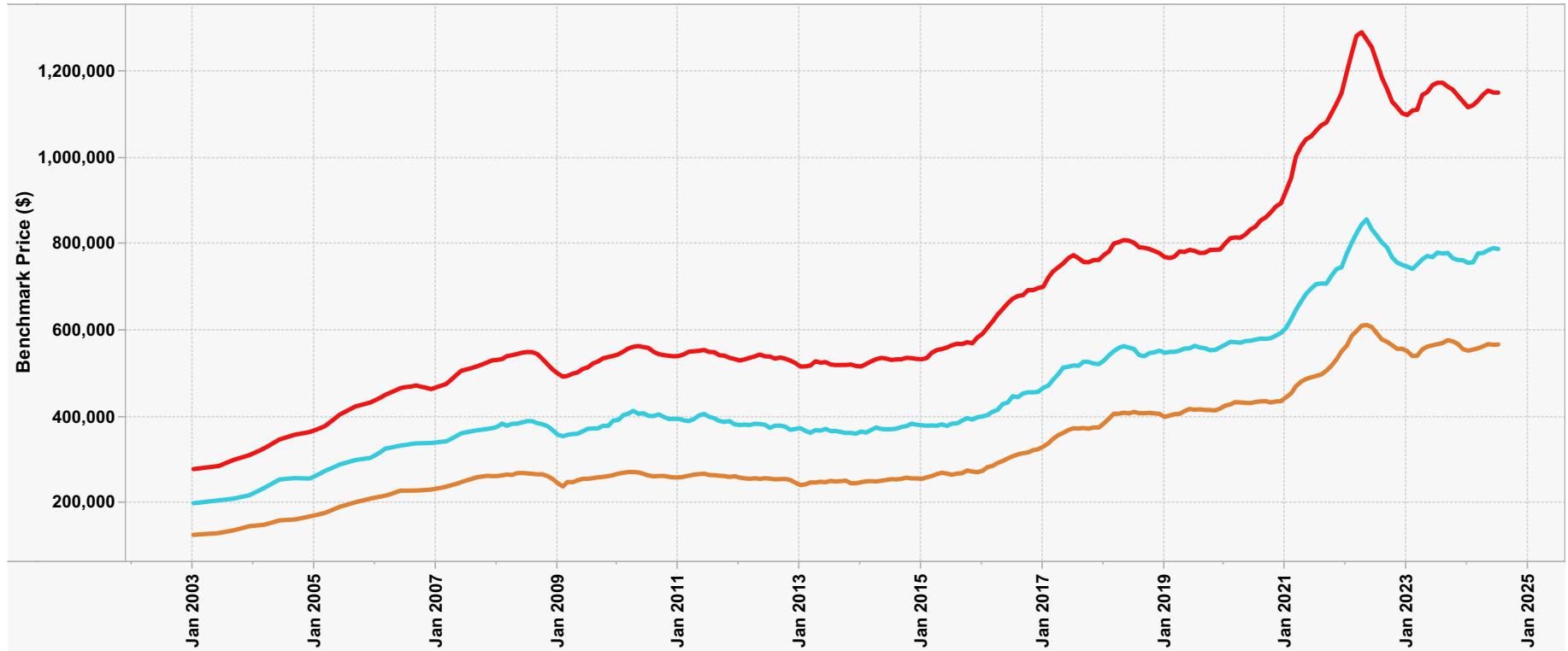
3. Area/Property Type Selection

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

July 2024

Produced: 01-Aug-2024

District	Units	Total Volume
Residential		
● Single Family Detached		
Greater Victoria		
Victoria / Victoria West	27	\$33,509,100
Oak Bay	19	\$36,946,385
Esquimalt	9	\$10,052,000
View Royal	7	\$7,339,400
Saanich East	52	\$76,900,500
Saanich West	20	\$27,229,650
Central Saanich	18	\$31,036,300
North Saanich	13	\$23,317,500
Sidney	14	\$15,941,500
Highlands	3	\$3,199,900
Colwood	25	\$30,163,495
Langford	43	\$47,125,972
Metchosin	8	\$10,979,900
Sooke	24	\$22,132,700
Gulf Islands	22	\$24,143,000
Total Greater Victoria	304	\$400,017,302
Other Areas		
Malahat & Area	15	\$14,631,999
Total Other Areas	15	\$14,631,999
Total Single Family Detached	319	\$414,649,301
● Condo Apartment		
Greater Victoria		
Victoria / Victoria West	103	\$61,543,200
Oak Bay	4	\$3,989,000
Esquimalt	12	\$6,319,050
View Royal	3	\$1,820,900
Saanich East	21	\$10,586,400
Saanich West	8	\$3,520,022
Central Saanich	4	\$2,532,500
North Saanich	1	\$835,000
Sidney	15	\$11,497,800
Colwood	5	\$2,884,600
Langford	33	\$16,619,130
Sooke	3	\$1,830,000
Total Greater Victoria	212	\$123,977,602
Other Areas		
Malahat & Area	1	\$675,000
Total Other Areas	1	\$675,000
Total Condo Apartment	213	\$124,652,602

Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

July 2024

Produced: 01-Aug-2024

District	Units	Total Volume
● Row/Townhouse		
Greater Victoria		
Victoria / Victoria West	16	\$13,881,699
Oak Bay	1	\$1,500,000
Esquimalt	2	\$1,049,300
View Royal	5	\$4,408,000
Saanich East	14	\$13,808,500
Saanich West	4	\$3,563,900
Central Saanich	4	\$3,412,000
North Saanich	1	\$922,500
Sidney	3	\$3,079,000
Colwood	5	\$4,170,345
Langford	19	\$13,896,060
Sooke	3	\$1,963,400
Gulf Islands	3	\$2,114,500
Total Greater Victoria	80	\$67,769,204
Other Areas		
Upland / Mainland	1	\$737,000
Total Other Areas	1	\$737,000
Total Row/Townhouse	81	\$68,506,204
● Manufactured Home		
Greater Victoria		
View Royal	2	\$475,000
Central Saanich	2	\$648,900
Sidney	1	\$545,000
Langford	3	\$880,500
Sooke	1	\$346,000
Gulf Islands	1	\$366,000
Total Greater Victoria	10	\$3,261,400
Total Manufactured Home	10	\$3,261,400
Total Residential	623	\$611,069,507

Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

July 2024

Produced: 01-Aug-2024

District	Units	Total Volume
Other Property		
● Lots & Acreage		
Greater Victoria		
Victoria / Victoria West	2	\$2,325,000
Sooke	3	\$1,429,900
Gulf Islands	4	\$963,500
Total Greater Victoria	9	\$4,718,400
Other Areas		
Malahat & Area	2	\$1,026,500
Total Other Areas	2	\$1,026,500
Total Lots & Acreage	11	\$5,744,900
● Commercial Land	1	\$1,300,000
● Other Commercial Properties	15	\$13,044,633
Grand Totals	650	\$631,159,040

Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

July 2024

Produced: 01-Aug-2024

District	Units	Total Volume
Residential		
● Single Family Detached		
Greater Victoria		
Victoria	22	\$27,811,600
Victoria West	4	\$4,817,500
Oak Bay	19	\$36,946,385
Esquimalt	8	\$8,952,000
View Royal	7	\$7,339,400
Saanich East	50	\$70,050,500
Saanich West	18	\$23,525,300
Central Saanich	16	\$22,611,300
North Saanich	11	\$16,498,500
Sidney	13	\$12,491,500
Highlands	3	\$3,199,900
Colwood	25	\$30,163,495
Langford	42	\$45,610,972
Metchosin	8	\$10,979,900
Sooke	17	\$15,516,800
Gulf Islands	15	\$13,344,000
Waterfront (all districts)	26	\$50,158,250
Total Greater Victoria	304	\$400,017,302
Other Areas		
Malahat & Area	12	\$11,618,999
Waterfront (all districts)	3	\$3,013,000
Total Other Areas	15	\$14,631,999
Total Single Family Detached	319	\$414,649,301
● Condo Apartment		
Greater Victoria		
Victoria	86	\$49,782,200
Victoria West	11	\$6,880,000
Oak Bay	2	\$1,464,000
Esquimalt	12	\$6,319,050
View Royal	3	\$1,820,900
Saanich East	21	\$10,586,400
Saanich West	7	\$3,120,022
Central Saanich	4	\$2,532,500
North Saanich	1	\$835,000
Sidney	14	\$10,262,800
Colwood	5	\$2,884,600
Langford	33	\$16,619,130
Waterfront (all districts)	13	\$10,871,000
Total Greater Victoria	212	\$123,977,602
Other Areas		
Waterfront (all districts)	1	\$675,000
Total Other Areas	1	\$675,000
Total Condo Apartment	213	\$124,652,602

Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

July 2024

Produced: 01-Aug-2024

District	Units	Total Volume
● Row/Townhouse		
Greater Victoria		
Victoria	16	\$13,881,699
Esquimalt	2	\$1,049,300
View Royal	5	\$4,408,000
Saanich East	14	\$13,808,500
Saanich West	4	\$3,563,900
Central Saanich	3	\$2,414,000
North Saanich	1	\$922,500
Sidney	2	\$2,004,000
Colwood	5	\$4,170,345
Langford	19	\$13,896,060
Sooke	3	\$1,963,400
Gulf Islands	3	\$2,114,500
Waterfront (all districts)	3	\$3,573,000
Total Greater Victoria	80	\$67,769,204
Other Areas		
Upland / Mainland	1	\$737,000
Total Other Areas	1	\$737,000
Total Row/Townhouse	81	\$68,506,204
● Manufactured Home		
Greater Victoria		
View Royal	2	\$475,000
Central Saanich	2	\$648,900
Sidney	1	\$545,000
Langford	3	\$880,500
Sooke	1	\$346,000
Gulf Islands	1	\$366,000
Total Greater Victoria	10	\$3,261,400
Total Manufactured Home	10	\$3,261,400
Total Residential	623	\$611,069,507

Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

July 2024

Produced: 01-Aug-2024

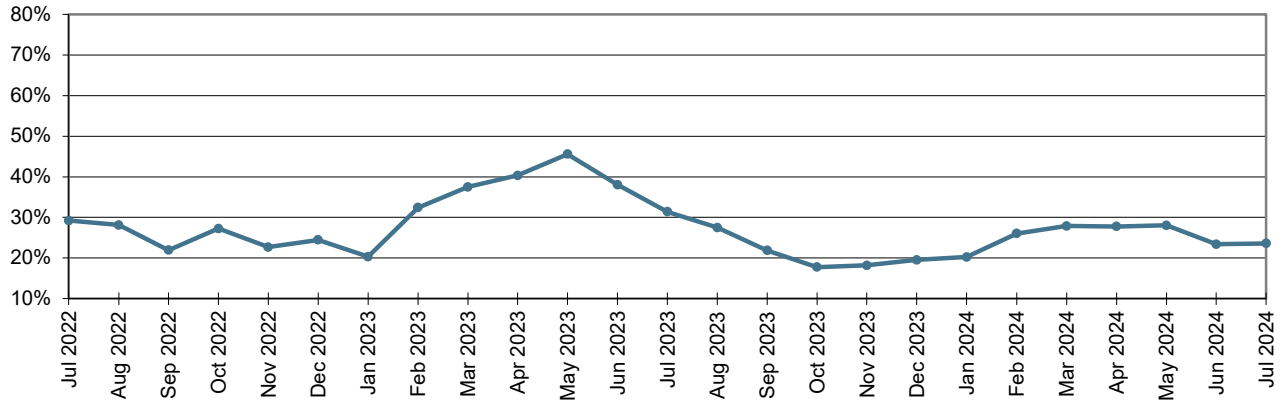
District	Units	Total Volume
Other Property		
● Lots & Acreage		
Greater Victoria		
Victoria / Victoria West	2	\$2,325,000
Sooke	3	\$1,429,900
Gulf Islands	4	\$963,500
Total Greater Victoria	9	\$4,718,400
Other Areas		
Malahat & Area	2	\$1,026,500
Total Other Areas	2	\$1,026,500
Total Lots & Acreage	11	\$5,744,900
● Commercial Land		
	1	\$1,300,000
● Other Commercial Properties		
	15	\$13,044,633
Grand Totals	650	\$631,159,040

Sales to Active Listings Ratio

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

July 2024

Produced: 01-Aug-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

July 2024

Produced: 01-Aug-2024

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Single Family - Residential						
Units Listed	465	458	2 %	3392	2742	24 %
Units Sold	235	227	4 %	1650	1547	7 %
Sell/List Ratio	51 %	50 %		49 %	56 %	
Sales Dollars	\$294,278,752	\$294,982,439	0 %	\$2,044,503,922	\$1,926,524,933	6 %
Average Price / Unit	\$1,252,250	\$1,299,482	-4 %	\$1,239,093	\$1,245,330	-1 %
Price Ratio	98 %	99 %		98 %	99 %	
Days To Sell	39	29	34 %	36	34	9 %
Active Listings at Month End	993	733	35 %			
Single Family - Residential Waterfront						
Units Listed	61	49	24 %	385	309	25 %
Units Sold	25	16	56 %	109	86	27 %
Sell/List Ratio	41 %	33 %		28 %	28 %	
Sales Dollars	\$51,907,350	\$51,586,720	1 %	\$230,897,349	\$201,963,161	14 %
Average Price / Unit	\$2,076,294	\$3,224,170	-36 %	\$2,118,324	\$2,348,409	-10 %
Price Ratio	93 %	95 %		94 %	94 %	
Days To Sell	60	65	-6 %	66	66	0 %
Active Listings at Month End	194	170	14 %			
Single Family - Residential Acreage						
Units Listed	63	54	17 %	453	382	19 %
Units Sold	30	28	7 %	160	165	-3 %
Sell/List Ratio	48 %	52 %		35 %	43 %	
Sales Dollars	\$43,524,800	\$36,043,162	21 %	\$237,461,499	\$240,190,306	-1 %
Average Price / Unit	\$1,450,827	\$1,287,256	13 %	\$1,484,134	\$1,455,699	2 %
Price Ratio	96 %	96 %		96 %	96 %	
Days To Sell	72	90	-21 %	70	63	11 %
Active Listings at Month End	218	162	35 %			
Condo Apartment						
Units Listed	414	291	42 %	2901	2175	33 %
Units Sold	213	200	7 %	1299	1354	-4 %
Sell/List Ratio	51 %	69 %		45 %	62 %	
Sales Dollars	\$124,652,602	\$127,442,886	-2 %	\$780,365,502	\$861,942,336	-9 %
Average Price / Unit	\$585,223	\$637,214	-8 %	\$600,743	\$636,590	-6 %
Price Ratio	98 %	99 %		98 %	98 %	
Days To Sell	39	26	49 %	39	32	21 %
Active Listings at Month End	829	479	73 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

July 2024

Produced: 01-Aug-2024

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Row/Townhouse						
Units Listed	122	115	6 %	959	776	24 %
Units Sold	81	74	9 %	516	478	8 %
Sell/List Ratio	66 %	64 %		54 %	62 %	
Sales Dollars	\$68,506,204	\$61,526,723	11 %	\$422,882,450	\$383,906,831	10 %
Average Price / Unit	\$845,756	\$831,442	2 %	\$819,540	\$803,152	2 %
Price Ratio	98 %	99 %		99 %	99 %	
Days To Sell	44	30	47 %	39	33	17 %
Active Listings at Month End	241	176	37 %			
Half Duplex (Up and Down)						
Units Listed	0	2	-100 %	8	11	-27 %
Units Sold	2	1	100 %	4	5	-20 %
Sell/List Ratio	%	50 %		50 %	45 %	
Sales Dollars	\$2,522,500	\$913,000	176 %	\$4,468,000	\$6,073,000	-26 %
Average Price / Unit	\$1,261,250	\$913,000	38 %	\$1,117,000	\$1,214,600	-8 %
Price Ratio	97 %	99 %		98 %	105 %	
Days To Sell	53	149	-64 %	32	41	-23 %
Active Listings at Month End	1	3	-67 %			
Half Duplex (Side by Side)						
Units Listed	32	35	-9 %	249	186	34 %
Units Sold	20	15	33 %	113	115	-2 %
Sell/List Ratio	63 %	43 %		45 %	62 %	
Sales Dollars	\$18,242,999	\$14,615,966	25 %	\$107,793,013	\$103,187,026	4 %
Average Price / Unit	\$912,150	\$974,398	-6 %	\$953,920	\$897,278	6 %
Price Ratio	99 %	101 %		99 %	100 %	
Days To Sell	34	41	-17 %	35	29	20 %
Active Listings at Month End	74	52	42 %			
Half Duplex (Front and Back)						
Units Listed	4	4	0 %	25	24	4 %
Units Sold	2	2	0 %	13	13	0 %
Sell/List Ratio	50 %	50 %		52 %	54 %	
Sales Dollars	\$1,659,000	\$1,444,500	15 %	\$10,965,899	\$10,759,000	2 %
Average Price / Unit	\$829,500	\$722,250	15 %	\$843,531	\$827,615	2 %
Price Ratio	95 %	102 %		98 %	99 %	
Days To Sell	51	16	229 %	70	28	144 %
Active Listings at Month End	9	9	0 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

July 2024

Produced: 01-Aug-2024

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Recreational						
Units Listed	3	1	200 %	26	18	44 %
Units Sold	4	2	100 %	7	11	-36 %
Sell/List Ratio	133 %	200 %		27 %	61 %	
Sales Dollars	\$1,263,900	\$415,000	205 %	\$2,225,900	\$2,709,400	-18 %
Average Price / Unit	\$315,975	\$207,500	52 %	\$317,986	\$246,309	29 %
Price Ratio	96 %	91 %		97 %	94 %	
Days To Sell	65	128	-50 %	49	64	-24 %
Active Listings at Month End	19	8	138 %			
Manufactured Home						
Units Listed	21	20	5 %	157	145	8 %
Units Sold	10	10	0 %	84	85	-1 %
Sell/List Ratio	48 %	50 %		54 %	59 %	
Sales Dollars	\$3,261,400	\$3,750,400	-13 %	\$28,988,255	\$29,338,000	-1 %
Average Price / Unit	\$326,140	\$375,040	-13 %	\$345,098	\$345,153	0 %
Price Ratio	98 %	98 %		97 %	97 %	
Days To Sell	31	43	-29 %	58	48	19 %
Active Listings at Month End	62	45	38 %			
Residential Lots						
Units Listed	26	26	0 %	214	179	20 %
Units Sold	7	6	17 %	35	35	0 %
Sell/List Ratio	27 %	23 %		16 %	20 %	
Sales Dollars	\$4,084,000	\$4,959,000	-18 %	\$16,540,450	\$23,638,920	-30 %
Average Price / Unit	\$583,429	\$826,500	-29 %	\$472,584	\$675,398	-30 %
Price Ratio	97 %	97 %		96 %	96 %	
Days To Sell	107	167	-36 %	92	118	-22 %
Active Listings at Month End	119	103	16 %			
Residential Lots - Waterfront						
Units Listed	10	2	400 %	36	19	89 %
Units Sold	1	0	%	5	1	400 %
Sell/List Ratio	10 %	%		14 %	5 %	
Sales Dollars	\$284,500	\$0	%	\$5,549,500	\$1,250,000	344 %
Average Price / Unit	\$284,500	%	%	\$1,109,900	\$1,250,000	-11 %
Price Ratio	98 %	%		91 %	93 %	
Days To Sell	24	%	%	49	21	134 %
Active Listings at Month End	29	20	45 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

July 2024

Produced: 01-Aug-2024

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Residential Acreage						
Units Listed	10	10	0 %	114	69	65 %
Units Sold	3	1	200 %	25	17	47 %
Sell/List Ratio	30 %	10 %		22 %	25 %	
Sales Dollars	\$1,376,400	\$430,000	220 %	\$19,842,400	\$12,193,000	63 %
Average Price / Unit	\$458,800	\$430,000	7 %	\$793,696	\$717,235	11 %
Price Ratio	96 %	86 %		92 %	96 %	
Days To Sell	68	14	386 %	122	54	126 %
Active Listings at Month End	84	53	58 %			
Residential Acreage - Waterfront						
Units Listed	6	1	500 %	31	23	35 %
Units Sold	0	1	-100 %	9	7	29 %
Sell/List Ratio	%	100 %		29 %	30 %	
Sales Dollars	\$0	\$775,000	-100 %	\$8,069,000	\$6,305,300	28 %
Average Price / Unit		\$775,000	%	\$896,556	\$900,757	0 %
Price Ratio	%	97 %		95 %	92 %	
Days To Sell		86	%	64	147	-57 %
Active Listings at Month End	23	23	0 %			
Revenue - Duplex/Triplex						
Units Listed	5	6	-17 %	40	40	0 %
Units Sold	1	2	-50 %	14	19	-26 %
Sell/List Ratio	20 %	33 %		35 %	48 %	
Sales Dollars	\$1,250,000	\$2,615,000	-52 %	\$18,703,900	\$27,418,000	-32 %
Average Price / Unit	\$1,250,000	\$1,307,500	-4 %	\$1,335,993	\$1,443,053	-7 %
Price Ratio	100 %	94 %		96 %	97 %	
Days To Sell	14	68	-79 %	40	37	10 %
Active Listings at Month End	17	14	21 %			
Revenue - Multi Units						
Units Listed	5	6	-17 %	64	43	49 %
Units Sold	0	1	-100 %	10	9	11 %
Sell/List Ratio	%	17 %		16 %	21 %	
Sales Dollars	\$0	\$2,465,000	-100 %	\$22,825,000	\$15,842,500	44 %
Average Price / Unit		\$2,465,000	%	\$2,282,500	\$1,760,278	30 %
Price Ratio	%	95 %		92 %	95 %	
Days To Sell		41	%	115	106	9 %
Active Listings at Month End	41	28	46 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

July 2024

Produced: 01-Aug-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	12	8	50 %	98	90	9 %
Units Sold	4	0	%	19	18	6 %
Sell/List Ratio	33 %	%		19 %	20 %	
Sales Dollars	\$5,485,000	\$0	%	\$28,042,000	\$16,145,180	74 %
Average Price / Unit	\$1,371,250		%	\$1,475,895	\$896,954	65 %
Price Ratio	93 %	%		94 %	92 %	
Days To Sell	119		%	132	78	70 %
Active Listings at Month End	68	66	3 %			
Revenue - Industrial						
Units Listed	8	5	60 %	56	28	100 %
Units Sold	3	1	200 %	10	6	67 %
Sell/List Ratio	38 %	20 %		18 %	21 %	
Sales Dollars	\$7,490,000	\$635,000	1080 %	\$17,397,280	\$5,707,500	205 %
Average Price / Unit	\$2,496,667	\$635,000	293 %	\$1,739,728	\$951,250	83 %
Price Ratio	98 %	100 %		98 %	96 %	
Days To Sell	61		%	59	91	-35 %
Active Listings at Month End	43	25	72 %			
Business with Land & Building						
Units Listed	0	0	%	7	5	40 %
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	7	6	17 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

July 2024

Produced: 01-Aug-2024

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Business Only						
Units Listed	15	6	150 %	86	80	8 %
Units Sold	1	5	-80 %	13	27	-52 %
Sell/List Ratio	7 %	83 %		15 %	34 %	
Sales Dollars	\$65,000	\$400,600	-84 %	\$2,794,300	\$4,032,600	-31 %
Average Price / Unit	\$65,000	\$80,120	-19 %	\$214,946	\$149,356	44 %
Price Ratio	68 %	70 %		89 %	84 %	
Days To Sell	80	67	19 %	130	130	0 %
Active Listings at Month End	71	66	8 %			
Motel/Hotel						
Units Listed	0	0	%	0	0	%
Units Sold	0	0	%	0	0	%
Sell/List Ratio	%	%		%	%	
Sales Dollars	\$0	\$0	%	\$0	\$0	%
Average Price / Unit			%			%
Price Ratio	%	%		%	%	
Days To Sell			%			%
Active Listings at Month End	0	0	%			
Lease - Office						
Units Listed	10	13	-23 %	79	84	-6 %
Units Sold	5	0	%	23	16	44 %
Sell/List Ratio	50 %	%		29 %	19 %	
Sales Dollars	\$4,586	\$0	%	\$344,552	\$149,307	131 %
Average Price / Unit	\$917		%	\$14,981	\$9,332	61 %
Price Ratio	100 %	%		5591 %	3513 %	
Days To Sell	127		%	132	98	35 %
Active Listings at Month End	77	80	-4 %			
Lease - Retail						
Units Listed	15	9	67 %	80	60	33 %
Units Sold	1	2	-50 %	21	13	62 %
Sell/List Ratio	7 %	22 %		26 %	22 %	
Sales Dollars	\$32	\$43	-26 %	\$7,685	\$134,579	-94 %
Average Price / Unit	\$32	\$22	49 %	\$366	\$10,352	-96 %
Price Ratio	100 %	84 %		100 %	41990 %	
Days To Sell	119	112	7 %	88	133	-33 %
Active Listings at Month End	57	55	4 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

July 2024

Produced: 01-Aug-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	6	2	200 %	42	39	8 %
Units Sold	1	1	0 %	10	11	-9 %
Sell/List Ratio	17 %	50 %		24 %	28 %	
Sales Dollars	\$15	\$7,816	-100 %	\$171,955	\$11,181	1438 %
Average Price / Unit	\$15	\$7,816	-100 %	\$17,196	\$1,016	1592 %
Price Ratio	88 %	104 %		4683 %	83 %	
Days To Sell	140	97	44 %	123	71	72 %
Active Listings at Month End	34	22	55 %			
Lease - Other						
Units Listed	2	2	0 %	17	10	70 %
Units Sold	0	0	%	1	2	-50 %
Sell/List Ratio	%	%		6 %	20 %	
Sales Dollars	\$0	\$0	%	\$21	\$199,032	-100 %
Average Price / Unit			%	\$21	\$99,516	-100 %
Price Ratio	%	%		0 %	663441 %	
Days To Sell			%	67	86	-22 %
Active Listings at Month End	13	7	86 %			
Commercial Land						
Units Listed	4	0	%	31	11	182 %
Units Sold	1	0	%	1	0	%
Sell/List Ratio	25 %	%		3 %	0 %	
Sales Dollars	\$1,300,000	\$0	%	\$1,225,000	\$0	%
Average Price / Unit	\$1,300,000		%	\$1,225,000		%
Price Ratio	93 %	%		83 %	%	
Days To Sell	35		%	147		%
Active Listings at Month End	25	14	79 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

July 2024

Produced: 01-Aug-2024

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Grand Totals						
Units Listed	1319	1125	17 %	9550	7548	27 %
Units Sold	650	595	9 %	4151	4040	3 %
Sell/List Ratio	49 %	53 %		43 %	54 %	
Sales Dollars	\$631,159,040	\$605,008,256	4 %	\$4,012,064,832	\$3,879,621,094	3 %
Average Price / Unit	\$971,014	\$1,016,821	-5 %	\$966,530	\$960,302	1 %
Price Ratio	97 %	98 %		98 %	98 %	
Days To Sell	44	35	25 %	43	38	14 %
Active Listings at Month End	3348	2419	38 %			