



Single family homes



Condominiums



Townhomes

	Single family homes	Condominiums	Townhomes
Sept 2023 total sales	228	155	65
Compared to Sept 2022 sales	3.2%	23%	62.5%
MLS® HPI *Victoria Core	\$1,312,200	\$589,600	\$859,000

While value of homes in Victoria remains stable, the cost to own continues to rise

A total of 493 properties sold in the Victoria Real Estate Board region this September, 20.2 per cent more than the 410 properties sold in September 2022 and a 9.4 per cent decrease from August 2023. Sales of condominiums were up 23 per cent from September 2022 with 155 units sold. Sales of single family homes increased 3.2 per cent from September 2022 with 228 sold.

“What we saw in our market last month was a continuation of the seasonal market trend we expect in a typical year as we move into fall,” said Victoria Real Estate Board Chair Graden Sol. “We have seen a slight return to a more balanced market in recent weeks. Our inventory right now features almost a thousand more listings for sale than we saw than at the start of this year.”

There were 2,699 active listings for sale on the Victoria Real Estate Board Multiple Listing Service® at the end of September 2023, an increase of 8.4 per cent compared to the previous month of August and a 17.3 per cent increase from the 2,300 active listings for sale at the end of September 2022.

“That increase in inventory means there are more properties for prospective buyers,” Sol notes. “More inventory also means buyers may have more time to shop, though in many of our local markets a well-priced property will sell rapidly, and we’re still seeing some multiple offer situations. The challenge of the day is that there are many buyers who hope to find homes in the missing middle – families who seek two- or three-bedroom homes at attainable price points – who are challenged by our current interest rate environment. Though housing prices have remained reasonably stable this year, the cost of carrying a mortgage has increased tremendously. This means that many first-time buyers and families are unable to purchase homes in our current market. With so many variables at play in each of the micro markets within Greater Victoria, it’s a good time to meet with your Realtor to discuss strategy if you are considering a move.”

The Multiple Listing Service® Home Price Index benchmark value for a single family home in the Victoria Core in September 2022 was \$1,299,500. The benchmark value for the same home in September 2023 increased by 1 per cent to \$1,312,200, which is down from August’s value of \$1,323,900. The MLS® HPI benchmark value for a condominium in the Victoria Core area in September 2022 was \$581,500, while the benchmark value for the same condominium in September 2023 increased by 1.4 per cent to \$589,600, which is up from the August value of \$582,000.

About the Victoria Real Estate Board – Founded in 1921, the Victoria Real Estate Board is a key player in the development of standards and innovative programs to enhance the professionalism of REALTORS®. The Victoria Real Estate Board represents 1,640 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.

September 2023 Statistics Package for Media

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

Sales by Property Type	This Month									Last Month			This Month Last Year		
	September 2023									August 2023			September 2022		
	Units	LM%	LY%	Average\$	LM%	LY%	Median\$	LM%	LY%	Units	Average\$	Median\$	Units	Average\$	Median\$
Single Family Greater Victoria	217	-15.9%	1.9%	\$1,351,952	-0.9%	10.5%	\$1,210,545	3.6%	13.1%	258	\$1,363,565	\$1,169,000	213	\$1,223,314	\$1,070,000
Single Family Other Areas	11	-26.7%	37.5%	\$1,128,091	3.3%	17.6%	\$975,000	-8.5%	6.9%	15	\$1,092,333	\$1,065,000	8	\$958,903	\$912,000
Single Family Total All Areas	228	-16.5%	3.2%	\$1,341,151	-0.6%	10.5%	\$1,210,000	3.9%	13.9%	273	\$1,348,662	\$1,165,000	221	\$1,213,743	\$1,062,000
Condo Apartment	155	-5.5%	23.0%	\$652,605	5.4%	3.9%	\$559,000	1.6%	2.6%	164	\$619,128	\$550,000	126	\$628,356	\$545,000
Row/Townhouse	65	-4.4%	62.5%	\$801,092	-3.2%	1.8%	\$744,000	-3.8%	0.9%	68	\$827,812	\$773,073	40	\$786,835	\$737,500
Manufactured Home	13	-7.1%	62.5%	\$347,900	15.8%	-10.2%	\$319,000	11.0%	-15.9%	14	\$300,421	\$287,500	8	\$387,500	\$379,500
Total Residential	461	-11.2%	16.7%							519			395		
Total Sales	493	-9.4%	20.2%							544			410		
Active Listings	2,699	8.4%	17.3%							2,490			2,300		

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

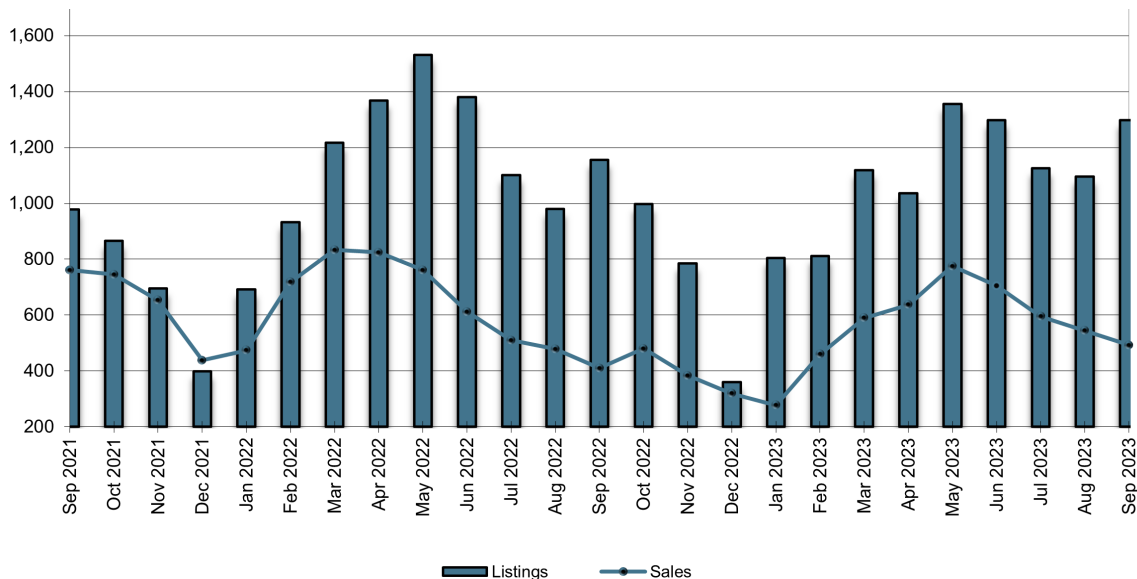
Benchmark Home by Property Type and Region	Sep 2023 Benchmark Price	Aug 2023 Benchmark Price	Sep 2022 Benchmark Price	Sep 2023 Benchmark Index	Aug 2023 Benchmark Index	Sep 2022 Benchmark Index	% Chg from Last Mth	% Chg from Last Yr
Single Family: Greater Victoria	\$1,169,400	\$1,178,400	\$1,163,400	316.7	319.2	315.1	(0.8%)	0.5%
Single Family: Core	\$1,312,200	\$1,323,900	\$1,299,500	327.2	330.1	324.0	(0.9%)	1.0%
Single Family: Westshore	\$1,035,000	\$1,048,300	\$1,027,000	329.2	333.4	326.7	(1.3%)	0.8%
Single Family: Peninsula	\$1,273,000	\$1,275,700	\$1,247,900	333.0	333.7	326.4	(0.2%)	2.0%
Condo Apartment: Greater Victoria	\$584,500	\$578,200	\$581,900	338.6	335.0	337.1	1.1%	0.4%
Condo Apartment: Core	\$589,600	\$582,000	\$581,500	344.2	339.8	339.5	1.3%	1.4%
Condo Apartment: Westshore	\$530,600	\$534,100	\$556,000	399.5	402.2	418.7	(0.7%)	(4.6%)
Condo Apartment: Peninsula	\$645,600	\$631,500	\$642,000	300.6	294.0	298.9	2.2%	0.6%
Row/Townhouse: Greater Victoria	\$785,600	\$783,700	\$798,200	296.5	295.7	301.2	0.2%	(1.6%)
Row/Townhouse: Core	\$859,000	\$850,200	\$878,100	306.7	303.5	313.5	1.0%	(2.2%)
Row/Townhouse: Westshore	\$701,000	\$701,900	\$724,100	285.4	285.8	294.8	(0.1%)	(3.2%)
Row/Townhouse: Peninsula	\$791,400	\$799,200	\$764,000	335.1	338.4	323.5	(1.0%)	3.6%

Legend

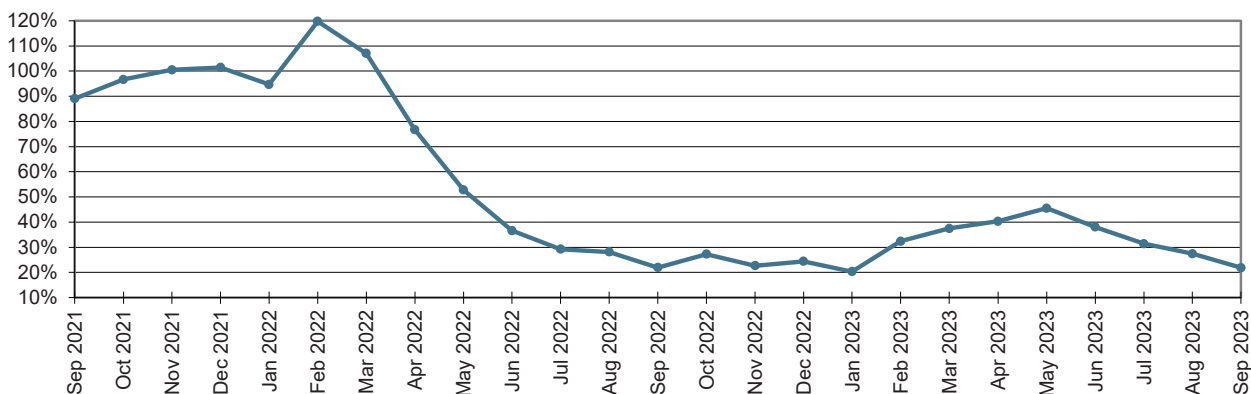
Benchmark Price: the calculated MLS® HPI Benchmark Price for this Benchmark Home
Benchmark Index: the percentage change in this Benchmark Price since **January 2005**
% Chg from Last Mth: the percentage change in this Benchmark Price since last month
% Chg from Last Yr: the percentage change in this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

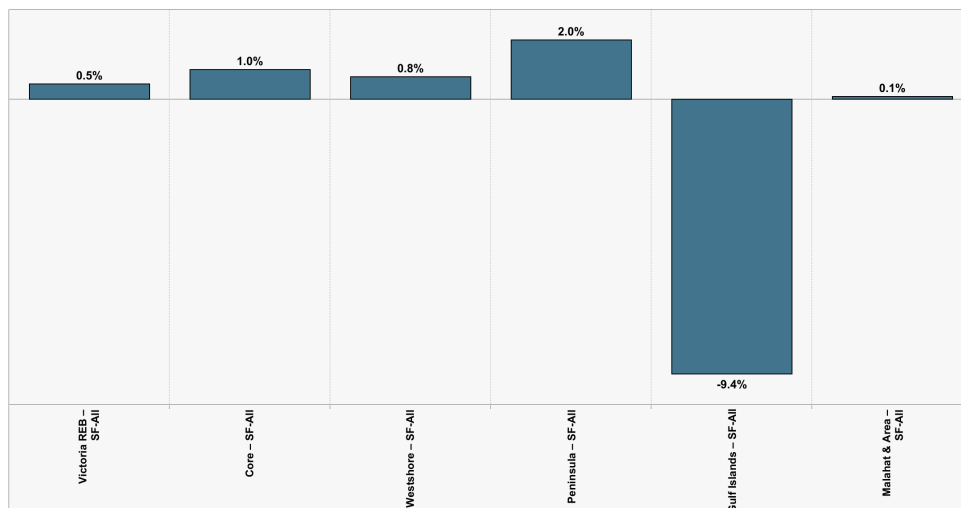
1. Area Group
VREB Area Summary

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

3. Area/Property Type Selection
All

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

Select Timeframe: 12 Months Ago



MLS® HPI benchmark and value - Condominium / Apartments

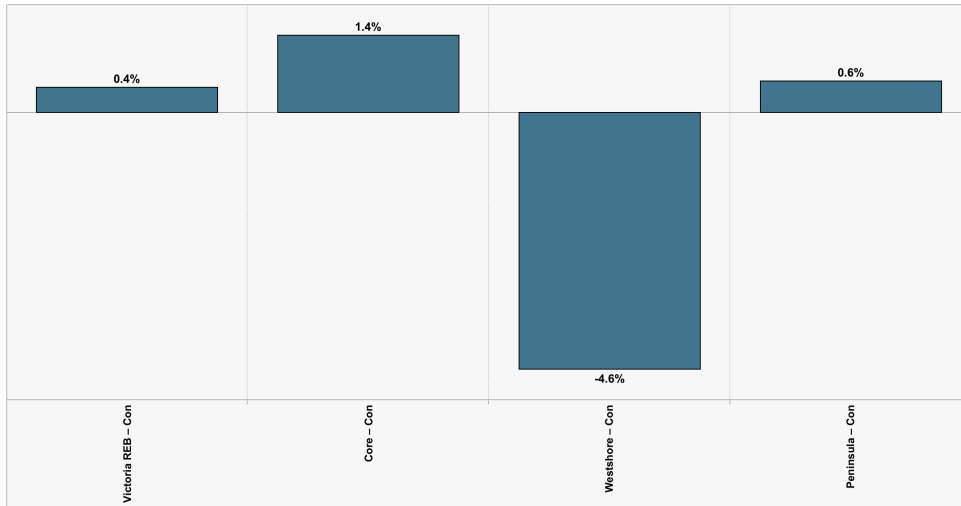
1. Area Group
VREB Area Summary

2. Property Type
- Condo Apartment (Con)

3. Area/Property Type Selection
All

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

Select Timeframe: 12 Months Ago



HPI or Benchmark Price

- HPI
- Benchmark Price

Value or percent change

- Value
- Percent change

1. Area Group

VREB District Summary

2. Property Type

– Single Family-All (SF-All)

3. Area/Property Type Selection

All

Benchmark Price by Timeframe and Property Type

	September 2023	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – SF-All	\$1,169,400	\$1,178,400	\$1,173,000	\$1,114,700	\$1,163,400	\$865,200	\$793,800	\$369,200
Victoria – SF-All	\$1,255,000	\$1,248,300	\$1,251,900	\$1,227,700	\$1,264,100	\$959,800	\$913,100	\$387,100
Victoria West – SF-All	\$1,000,900	\$1,029,100	\$1,002,500	\$965,500	\$980,400	\$744,600	\$661,700	\$292,400
Oak Bay – SF-All	\$1,858,300	\$1,850,300	\$1,804,200	\$1,791,400	\$1,855,700	\$1,382,600	\$1,375,200	\$592,900
Esquimalt – SF-All	\$1,057,700	\$1,078,500	\$1,058,900	\$1,027,600	\$1,042,900	\$814,300	\$728,600	\$307,000
View Royal – SF-All	\$1,077,100	\$1,102,400	\$1,073,900	\$1,021,300	\$1,086,500	\$820,000	\$729,100	\$341,300
Saanich East – SF-All	\$1,308,400	\$1,334,300	\$1,329,300	\$1,249,700	\$1,276,000	\$1,017,100	\$962,900	\$414,300
Saanich West – SF-All	\$1,070,300	\$1,083,900	\$1,065,300	\$989,200	\$1,042,100	\$803,300	\$731,100	\$320,700
Sooke – SF-All	\$880,400	\$897,500	\$886,500	\$853,500	\$834,500	\$616,500	\$560,700	\$272,900
Langford – SF-All	\$1,059,500	\$1,072,100	\$1,099,300	\$1,026,400	\$1,065,900	\$767,400	\$679,700	\$319,300
Metchosin – SF-All	\$1,375,000	\$1,391,300	\$1,368,900	\$1,361,400	\$1,357,800	\$922,700	\$909,800	\$439,600
Colwood – SF-All	\$1,043,400	\$1,047,500	\$1,073,900	\$990,700	\$1,031,500	\$737,000	\$677,300	\$325,600
Highlands – SF-All	\$1,551,100	\$1,587,700	\$1,512,700	\$1,368,100	\$1,414,500	\$1,039,000	\$949,200	\$459,900
North Saanich – SF-All	\$1,447,600	\$1,480,800	\$1,446,400	\$1,330,300	\$1,418,800	\$1,020,500	\$971,000	\$472,500
Sidney – SF-All	\$1,037,000	\$1,056,100	\$1,047,000	\$969,600	\$1,059,500	\$769,900	\$712,700	\$310,400
Central Saanich – SF-All	\$1,239,600	\$1,192,900	\$1,147,100	\$1,078,600	\$1,153,500	\$868,600	\$788,700	\$354,300
ML Malahat & Area – SF-All	\$916,200	\$909,600	\$906,600	\$846,300	\$915,400	\$635,700	\$558,000	\$288,100
GI Gulf Islands – SF-All	\$721,800	\$724,100	\$722,600	\$723,600	\$796,400	\$558,800	\$492,100	\$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

	September 2023	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – SF-All	316.7	319.2	317.7	301.9	315.1	234.3	215.0	100.0
Victoria – SF-All	324.2	322.5	323.4	317.2	326.6	247.9	235.9	100.0
Victoria West – SF-All	342.3	351.9	342.9	330.2	335.3	254.7	226.3	100.0
Oak Bay – SF-All	313.4	312.1	304.3	302.1	313.0	233.2	231.9	100.0
Esquimalt – SF-All	344.5	351.3	344.9	334.7	339.7	265.2	237.3	100.0
View Royal – SF-All	315.6	323.0	314.6	299.2	318.3	240.3	213.6	100.0
Saanich East – SF-All	315.8	322.1	320.9	301.6	308.0	245.5	232.4	100.0
Saanich West – SF-All	333.7	338.0	332.2	308.5	324.9	250.5	228.0	100.0
Sooke – SF-All	322.6	328.9	324.8	312.8	305.8	225.9	205.5	100.0
Langford – SF-All	331.8	335.8	344.3	321.5	333.8	240.3	212.9	100.0
Metchosin – SF-All	312.8	316.5	311.4	309.7	308.9	209.9	207.0	100.0
Colwood – SF-All	320.5	321.7	329.8	304.3	316.8	226.4	208.0	100.0
Highlands – SF-All	337.3	345.2	328.9	297.5	307.6	225.9	206.4	100.0
North Saanich – SF-All	306.4	313.4	306.1	281.5	300.3	216.0	205.5	100.0
Sidney – SF-All	334.1	340.2	337.3	312.4	341.3	248.0	229.6	100.0
Central Saanich – SF-All	349.9	336.7	323.8	304.4	325.6	245.2	222.6	100.0
ML Malahat & Area – SF-All	318.0	315.7	314.7	293.8	317.7	220.7	193.7	100.0
GI Gulf Islands – SF-All	245.6	246.4	245.9	246.2	271.0	190.1	167.4	100.0

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

Source: Victoria Real Estate Board



MLS® Home Price Index

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HPI or Benchmark Price

- HPI
 Benchmark Price

Value or percent change

- Value
 Percent change

1. Area Group

VREB District Summary

2. Property Type

– Condo Apartment (Con)

3. Area/Property Type Selection

All

Benchmark Price by Timeframe and Property Type

	September 2023	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	\$584,500	\$578,200	\$572,700	\$549,500	\$581,900	\$443,600	\$415,500	\$172,600
Victoria – Con	\$556,800	\$550,300	\$550,100	\$525,700	\$555,700	\$435,800	\$413,500	\$163,700
Victoria West – Con	\$770,700	\$761,800	\$740,400	\$743,500	\$767,800	\$635,200	\$596,500	\$257,000
Oak Bay – Con	\$786,800	\$776,400	\$729,400	\$661,800	\$769,300	\$586,300	\$592,800	\$234,300
Esquimalt – Con	\$575,200	\$566,700	\$547,200	\$548,500	\$559,300	\$403,900	\$372,900	\$146,500
View Royal – Con	\$576,200	\$575,900	\$587,300	\$569,100	\$604,000	\$461,500	\$447,900	\$182,900
Saanich East – Con	\$604,100	\$593,100	\$573,500	\$526,900	\$573,900	\$409,000	\$369,700	\$147,000
Saanich West – Con	\$551,800	\$543,700	\$532,300	\$514,400	\$536,900	\$403,100	\$376,400	\$142,900
Sooke – Con	\$461,800	\$460,900	\$472,100	\$449,700	\$484,000	\$335,000	\$299,500	\$111,300
Langford – Con	\$536,100	\$540,200	\$554,200	\$530,400	\$562,800	\$410,300	\$375,800	\$150,200
Colwood – Con	\$517,000	\$516,800	\$547,900	\$518,300	\$533,400	\$401,400	\$361,400	\$113,700
North Saanich – Con	\$798,100	\$775,900	\$746,700	\$742,000	\$775,900	\$567,200	\$573,700	\$313,700
Sidney – Con	\$637,800	\$625,300	\$604,800	\$599,100	\$634,800	\$459,400	\$447,800	\$214,400
Central Saanich – Con	\$638,300	\$619,000	\$600,400	\$596,400	\$620,700	\$452,200	\$445,200	\$216,600

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

Source: Victoria Real Estate Board



1. Area Group

VREB District Summary

2. Property Type

– Condo Apartment (Con)

3. Area/Property Type Selection

All

HPI by Timeframe and Property Type

	September 2023	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	338.6	335.0	331.8	318.4	337.1	257.0	240.7	100.0
Victoria – Con	340.1	336.2	336.0	321.1	339.5	266.2	252.6	100.0
Victoria West – Con	299.9	296.4	288.1	289.3	298.8	247.2	232.1	100.0
Oak Bay – Con	335.8	331.4	311.3	282.5	328.3	250.2	253.0	100.0
Esquimalt – Con	392.6	386.8	373.5	374.4	381.8	275.7	254.5	100.0
View Royal – Con	315.0	314.9	321.1	311.2	330.2	252.3	244.9	100.0
Saanich East – Con	411.0	403.5	390.1	358.4	390.4	278.2	251.5	100.0
Saanich West – Con	386.1	380.5	372.5	360.0	375.7	282.1	263.4	100.0
Sooke – Con	414.9	414.1	424.2	404.0	434.9	301.0	269.1	100.0
Langford – Con	356.9	359.7	369.0	353.1	374.7	273.2	250.2	100.0
Colwood – Con	454.7	454.5	481.9	455.8	469.1	353.0	317.9	100.0
North Saanich – Con	254.4	247.3	238.0	236.5	247.3	180.8	182.9	100.0
Sidney – Con	297.5	291.7	282.1	279.4	296.1	214.3	208.9	100.0
Central Saanich – Con	294.7	285.8	277.2	275.3	286.6	208.8	205.5	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

– Townhouse (Twn)

3. Area/Property Type Selection

All

Benchmark Price by Timeframe and Property Type

	September 2023	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	\$785,600	\$783,700	\$775,800	\$758,700	\$798,200	\$585,900	\$544,300	\$265,000
Victoria – Twn	\$861,000	\$843,400	\$837,100	\$854,300	\$926,900	\$682,600	\$643,400	\$305,200
Victoria West – Twn	\$898,100	\$878,300	\$872,700	\$853,300	\$934,700	\$682,300	\$625,900	\$224,800
Esquimalt – Twn	\$764,600	\$750,400	\$745,000	\$716,200	\$796,200	\$583,300	\$537,500	\$215,800
View Royal – Twn	\$809,500	\$798,500	\$790,000	\$749,400	\$816,100	\$600,400	\$577,700	\$250,900
Saanich East – Twn	\$923,600	\$926,600	\$901,400	\$879,600	\$893,400	\$680,000	\$619,200	\$312,300
Saanich West – Twn	\$811,700	\$820,300	\$794,800	\$764,700	\$780,600	\$581,300	\$528,200	\$252,700
Sooke – Twn	\$661,100	\$661,600	\$668,900	\$647,700	\$691,400	\$486,900	\$434,800	\$241,600
Langford – Twn	\$704,000	\$705,600	\$707,900	\$689,000	\$726,500	\$520,500	\$479,400	\$240,500
Colwood – Twn	\$764,200	\$761,000	\$768,400	\$748,500	\$781,400	\$586,600	\$549,800	\$273,100
Sidney – Twn	\$833,700	\$839,700	\$812,900	\$796,000	\$806,600	\$617,200	\$584,000	\$250,600
Central Saanich – Twn	\$711,000	\$724,200	\$703,600	\$686,100	\$685,300	\$502,300	\$446,700	\$210,700
ML Malahat & Area – Twn	\$697,300	\$737,300	\$727,100	\$766,100	\$789,000	\$556,900	\$488,400	\$189,800
GI Gulf Islands – Twn	\$659,300	\$692,500	\$692,000	\$664,700	\$702,400	\$513,600	\$434,100	\$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

	September 2023	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	296.5	295.7	292.8	286.3	301.2	221.1	205.4	100.0
Victoria – Twn	282.1	276.3	274.3	279.9	303.7	223.7	210.8	100.0
Victoria West – Twn	399.5	390.7	388.2	379.6	415.8	303.5	278.4	100.0
Esquimalt – Twn	354.3	347.7	345.2	331.9	369.0	270.3	249.1	100.0
View Royal – Twn	322.6	318.3	314.9	298.7	325.3	239.3	230.3	100.0
Saanich East – Twn	295.7	296.7	288.6	281.7	286.1	217.7	198.3	100.0
Saanich West – Twn	321.2	324.6	314.5	302.6	308.9	230.0	209.0	100.0
Sooke – Twn	273.6	273.8	276.9	268.1	286.2	201.5	180.0	100.0
Langford – Twn	292.7	293.4	294.3	286.5	302.1	216.4	199.3	100.0
Colwood – Twn	279.8	278.7	281.4	274.1	286.1	214.8	201.3	100.0
Sidney – Twn	332.7	335.1	324.4	317.6	321.9	246.3	233.0	100.0
Central Saanich – Twn	337.4	343.7	333.9	325.6	325.2	238.4	212.0	100.0
ML Malahat & Area – Twn	367.4	388.5	383.1	403.6	415.7	293.4	257.3	100.0
GI Gulf Islands – Twn	301.2	316.4	316.1	303.7	320.9	234.6	198.3	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)

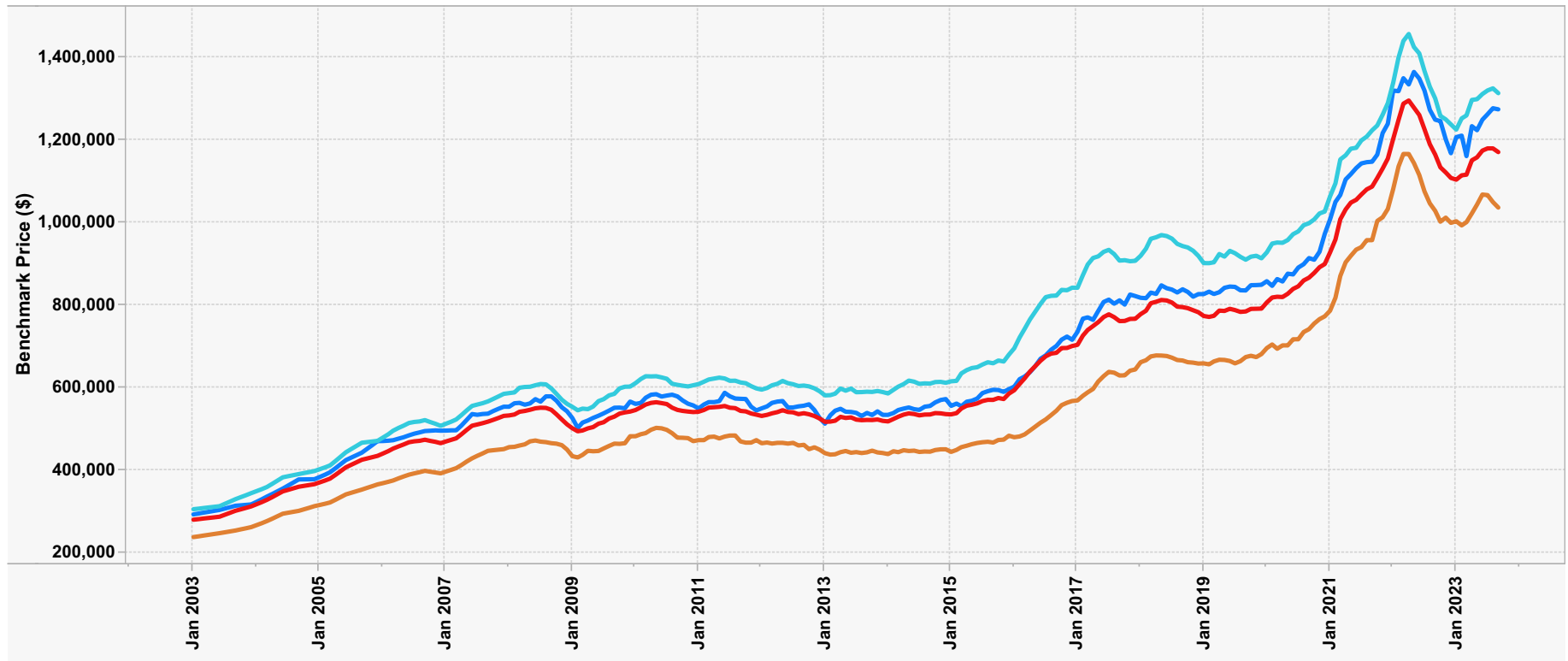
3. Area/Property Type Selection

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



HPI or Benchmark Price

- HPI
- Benchmark Price

Adding labels

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

1. Area Group

VREB Area Summary

2. Property Type

- Condo Apartment (Con)

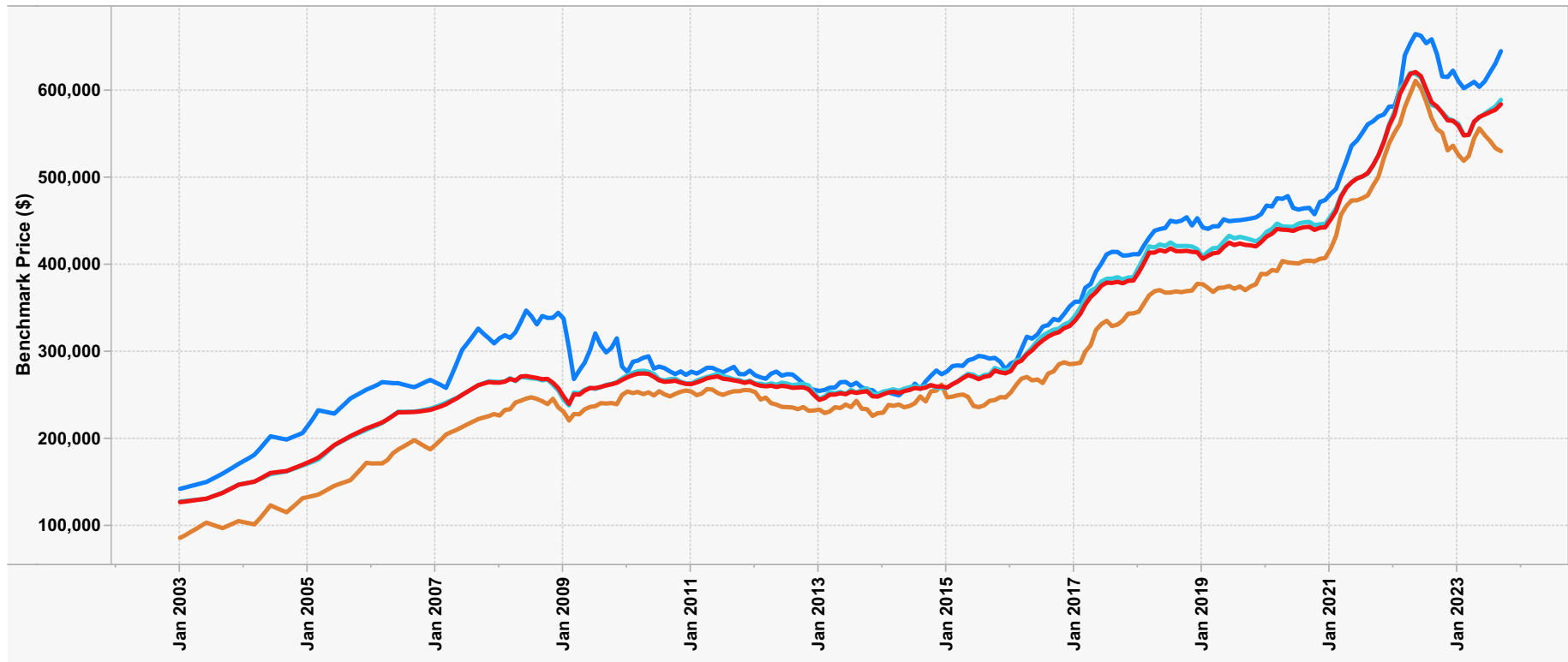
3. Area/Property Type Selection

All

Benchmark Price Performance over Time

Select Date Range:

All values



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

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

Source: Victoria Real Estate Board



MLS® Home Price Index

[Click here to learn more](#)

HPI or Benchmark Price

- HPI
- Benchmark Price

Adding labels

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

1. Area Group

VREB Area Summary

2. Property Type

- Townhouse (Twn)

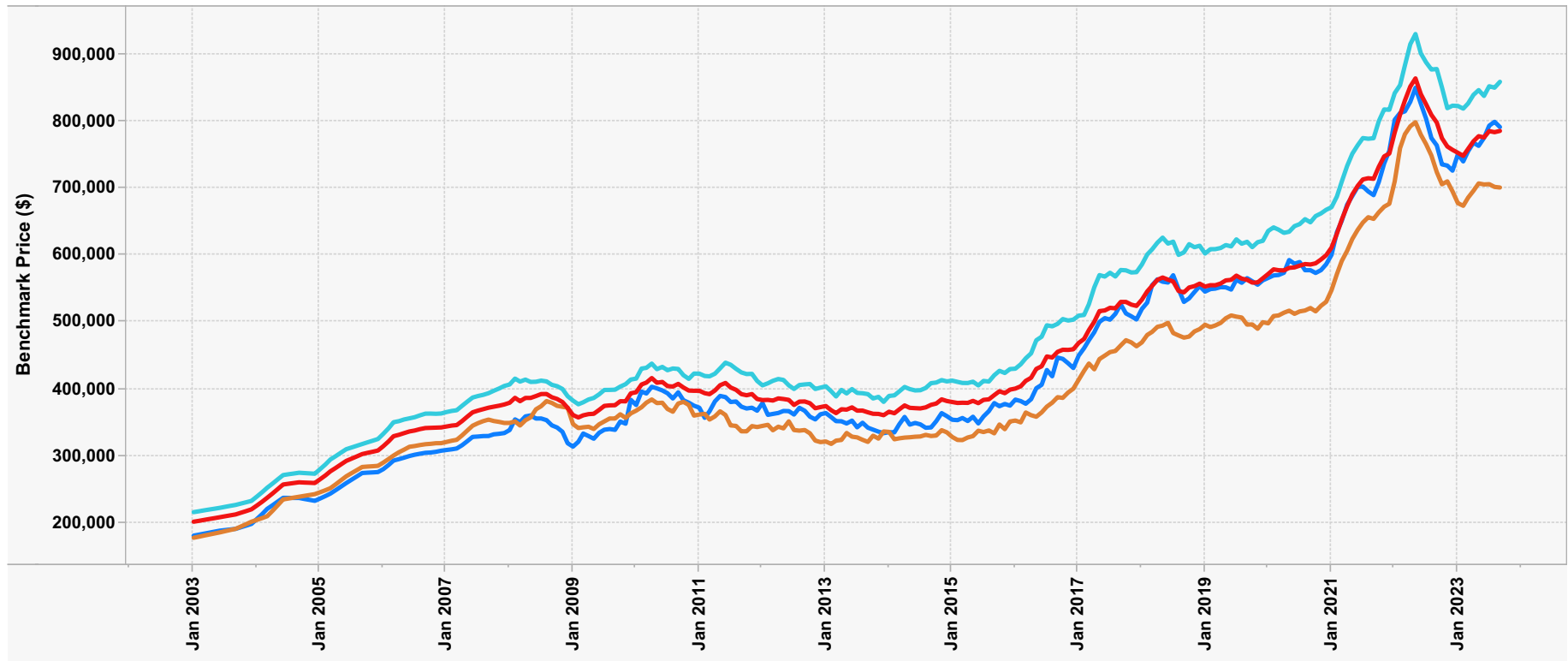
3. Area/Property Type Selection

Multiple values

Benchmark Price Performance over Time

Select Date Range:

All values



Victoria REB - Twn

Core - Twn

Westshore - Twn

Peninsula - Twn

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

Source: Victoria Real Estate Board



[Click here to learn more](#)

HPI or Benchmark Price

- HPI
- Benchmark Price

Adding labels

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

1. Area Group

VREB Area Summary

2. Property Type

Multiple values

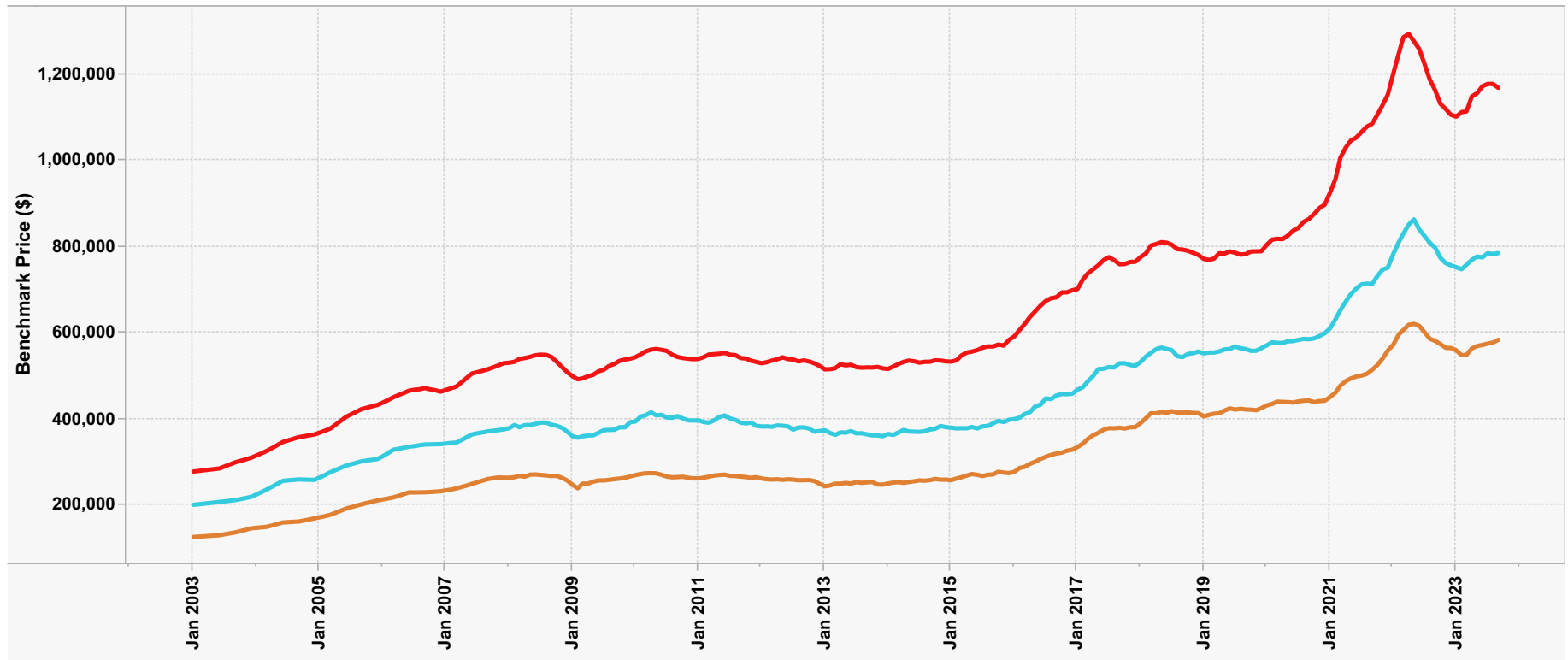
3. Area/Property Type Selection

Multiple values

Benchmark Price Performance over Time

Select Date Range:

All values



Victoria REB – SF-All

Victoria REB – Twn

Victoria REB – Con

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

Source: Victoria Real Estate Board



District	Units	Total Volume
Residential		
● Single Family Detached		
Greater Victoria		
Victoria / Victoria West	27	\$36,615,464
Oak Bay	16	\$37,287,000
Esquimalt	4	\$4,869,900
View Royal	4	\$5,677,500
Saanich East	38	\$60,000,500
Saanich West	21	\$24,568,000
Central Saanich	9	\$11,164,900
North Saanich	13	\$20,037,000
Sidney	12	\$14,352,500
Colwood	14	\$16,440,395
Langford	24	\$24,706,545
Metchosin	2	\$2,300,000
Sooke	16	\$14,599,800
Gulf Islands	17	\$20,753,999
Total Greater Victoria	217	\$293,373,503
Other Areas		
Malahat & Area	11	\$12,409,000
Total Other Areas	11	\$12,409,000
Total Single Family Detached	228	\$305,782,503
● Condo Apartment		
Greater Victoria		
Victoria / Victoria West	64	\$44,841,750
Oak Bay	5	\$4,086,900
Esquimalt	10	\$5,141,050
View Royal	6	\$3,364,600
Saanich East	18	\$14,692,105
Saanich West	11	\$5,560,400
Central Saanich	4	\$2,241,191
North Saanich	1	\$750,000
Sidney	8	\$5,532,500
Colwood	8	\$5,019,100
Langford	19	\$9,384,200
Sooke	1	\$540,000
Total Greater Victoria	155	\$101,153,796
Total Condo Apartment	155	\$101,153,796

Monthly Sales Summary (Mark I)

September 2023

Residential Waterfront Properties Integrated Into Their Own Districts

Produced: 03-Oct-2023

District	Units	Total Volume
● Row/Townhouse		
Greater Victoria		
Victoria / Victoria West	11	\$8,691,930
Esquimalt	3	\$2,317,400
View Royal	5	\$3,255,000
Saanich East	6	\$7,351,500
Saanich West	3	\$2,210,000
Central Saanich	2	\$1,606,500
North Saanich	2	\$1,794,150
Sidney	6	\$5,060,000
Colwood	9	\$7,290,790
Langford	12	\$8,380,683
Sooke	4	\$2,679,400
Gulf Islands	1	\$658,639
Total Greater Victoria	64	\$51,295,992
Other Areas		
Malahat & Area	1	\$775,000
Total Other Areas	1	\$775,000
Total Row/Townhouse	65	\$52,070,992
● Manufactured Home		
Greater Victoria		
Central Saanich	1	\$295,000
Sidney	1	\$495,000
Langford	5	\$1,320,700
Sooke	3	\$1,229,000
Gulf Islands	3	\$1,183,000
Total Greater Victoria	13	\$4,522,700
Total Manufactured Home	13	\$4,522,700
Total Residential	461	\$463,529,991

District	Units	Total Volume
Other Property		
● Lots & Acreage		
Greater Victoria		
Victoria / Victoria West	-1	(\$2,750,000)
Oak Bay	1	\$1,450,000
Central Saanich	1	\$505,000
North Saanich	1	\$757,500
Colwood	1	\$470,000
Sooke	1	\$405,000
Gulf Islands	7	\$3,180,000
Total Greater Victoria	11	\$4,017,500
Total Lots & Acreage	11	\$4,017,500
● Commercial Land	1	\$1,250,000
● Other Commercial Properties	20	\$6,251,377
Grand Totals	493	\$475,048,868

District	Units	Total Volume
Residential		
● Single Family Detached		
Greater Victoria		
Victoria	25	\$35,131,464
Victoria West	2	\$1,484,000
Oak Bay	15	\$33,637,000
Esquimalt	4	\$4,869,900
View Royal	3	\$3,477,500
Saanich East	35	\$51,395,500
Saanich West	20	\$22,658,000
Central Saanich	9	\$11,164,900
North Saanich	11	\$16,962,000
Sidney	11	\$13,022,500
Colwood	14	\$16,440,395
Langford	24	\$24,706,545
Metchosin	2	\$2,300,000
Sooke	15	\$12,959,800
Gulf Islands	12	\$11,771,999
Waterfront (all districts)	15	\$31,392,000
Total Greater Victoria	217	\$293,373,503
Other Areas		
Malahat & Area	10	\$10,609,000
Waterfront (all districts)	1	\$1,800,000
Total Other Areas	11	\$12,409,000
Total Single Family Detached	228	\$305,782,503
● Condo Apartment		
Greater Victoria		
Victoria	46	\$29,252,450
Victoria West	13	\$9,531,300
Oak Bay	5	\$4,086,900
Esquimalt	8	\$3,906,050
View Royal	6	\$3,364,600
Saanich East	17	\$13,513,105
Saanich West	10	\$5,097,900
Central Saanich	3	\$1,571,191
North Saanich	1	\$750,000
Sidney	8	\$5,532,500
Colwood	8	\$5,019,100
Langford	19	\$9,384,200
Waterfront (all districts)	11	\$10,144,500
Total Greater Victoria	155	\$101,153,796
Total Condo Apartment	155	\$101,153,796

Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

September 2023

Produced: 03-Oct-2023

District	Units	Total Volume
● Row/Townhouse		
Greater Victoria		
Victoria	11	\$8,691,930
Esquimalt	3	\$2,317,400
View Royal	5	\$3,255,000
Saanich East	6	\$7,351,500
Saanich West	3	\$2,210,000
Central Saanich	2	\$1,606,500
North Saanich	2	\$1,794,150
Sidney	6	\$5,060,000
Colwood	9	\$7,290,790
Langford	12	\$8,380,683
Sooke	3	\$1,960,900
Gulf Islands	1	\$658,639
Waterfront (all districts)	1	\$718,500
Total Greater Victoria	64	\$51,295,992
Other Areas		
Malahat & Area	1	\$775,000
Total Other Areas	1	\$775,000
Total Row/Townhouse	65	\$52,070,992
● Manufactured Home		
Greater Victoria		
Central Saanich	1	\$295,000
Sidney	1	\$495,000
Langford	4	\$1,170,700
Sooke	2	\$770,000
Gulf Islands	3	\$1,183,000
Waterfront (all districts)	2	\$609,000
Total Greater Victoria	13	\$4,522,700
Total Manufactured Home	13	\$4,522,700
Total Residential	461	\$463,529,991

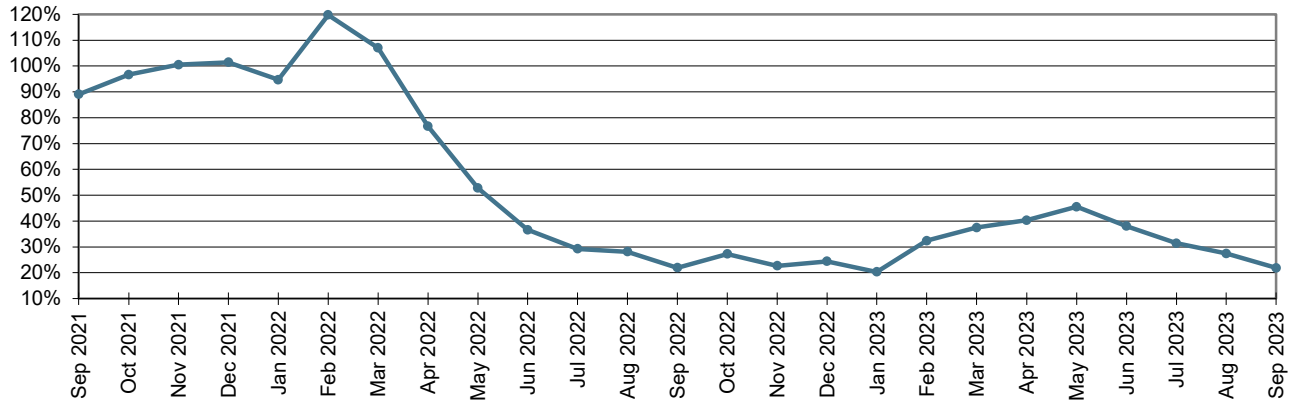
District	Units	Total Volume
Other Property		
● Lots & Acreage		
Greater Victoria		
Victoria / Victoria West	-1	(\$2,750,000)
Oak Bay	1	\$1,450,000
Central Saanich	1	\$505,000
North Saanich	1	\$757,500
Colwood	1	\$470,000
Sooke	1	\$405,000
Gulf Islands	7	\$3,180,000
Total Greater Victoria	11	\$4,017,500
Total Lots & Acreage	11	\$4,017,500
● Commercial Land	1	\$1,250,000
● Other Commercial Properties	20	\$6,251,377
Grand Totals	493	\$475,048,868

Sales to Active Listings Ratio

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

September 2023

Produced: 03-Oct-2023



The Sales to Active Listings Ratio

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

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

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

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

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

September 2023

Produced: 03-Oct-2023

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Single Family - Residential						
Units Listed	512	418	22 %	3648	3977	-8 %
Units Sold	184	159	16 %	1939	2132	-9 %
Sell/List Ratio	36 %	38 %		53 %	54 %	
Sales Dollars	\$240,088,103	\$189,468,853	27 %	\$2,428,788,604	\$2,764,202,302	-12 %
Average Price / Unit	\$1,304,827	\$1,191,628	9 %	\$1,252,599	\$1,296,530	-3 %
Price Ratio	97 %	96 %		98 %	102 %	
Days To Sell	35	33	5 %	34	18	86 %
Active Listings at Month End	839	727	15 %			
Single Family - Residential Waterfront						
Units Listed	54	51	6 %	405	393	3 %
Units Sold	15	16	-6 %	126	141	-11 %
Sell/List Ratio	28 %	31 %		31 %	36 %	
Sales Dollars	\$31,862,000	\$27,704,000	15 %	\$295,631,660	\$370,769,162	-20 %
Average Price / Unit	\$2,124,133	\$1,731,500	23 %	\$2,346,283	\$2,629,569	-11 %
Price Ratio	97 %	95 %		94 %	97 %	
Days To Sell	50	48	6 %	65	41	59 %
Active Listings at Month End	171	145	18 %			
Single Family - Residential Acreage						
Units Listed	56	71	-21 %	492	448	10 %
Units Sold	16	29	-45 %	201	207	-3 %
Sell/List Ratio	29 %	41 %		41 %	46 %	
Sales Dollars	\$20,240,000	\$38,699,000	-48 %	\$288,356,506	\$326,004,343	-12 %
Average Price / Unit	\$1,265,000	\$1,334,448	-5 %	\$1,434,609	\$1,574,900	-9 %
Price Ratio	97 %	95 %		96 %	98 %	
Days To Sell	45	60	-24 %	60	34	76 %
Active Listings at Month End	167	137	22 %			
Condo Apartment						
Units Listed	383	327	17 %	2882	2932	-2 %
Units Sold	155	126	23 %	1673	1894	-12 %
Sell/List Ratio	40 %	39 %		58 %	65 %	
Sales Dollars	\$101,153,796	\$79,172,800	28 %	\$1,064,633,128	\$1,233,696,535	-14 %
Average Price / Unit	\$652,605	\$628,356	4 %	\$636,362	\$651,371	-2 %
Price Ratio	99 %	98 %		98 %	102 %	
Days To Sell	31	32	-2 %	32	19	72 %
Active Listings at Month End	612	491	25 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

September 2023

Produced: 03-Oct-2023

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Row/Townhouse						
Units Listed	120	123	-2 %	1003	1046	-4 %
Units Sold	65	40	63 %	610	622	-2 %
Sell/List Ratio	54 %	33 %		61 %	59 %	
Sales Dollars	\$52,070,992	\$31,473,399	65 %	\$490,444,065	\$548,820,771	-11 %
Average Price / Unit	\$801,092	\$786,835	2 %	\$804,007	\$882,349	-9 %
Price Ratio	99 %	98 %		99 %	103 %	
Days To Sell	43	28	54 %	34	18	90 %
Active Listings at Month End	203	191	6 %			
Half Duplex (Up and Down)						
Units Listed	0	2	-100 %	11	18	-39 %
Units Sold	0	0	%	5	8	-38 %
Sell/List Ratio	%	%		45 %	44 %	
Sales Dollars	\$0	\$0	%	\$6,073,000	\$10,060,100	-40 %
Average Price / Unit			%	\$1,214,600	\$1,257,513	-3 %
Price Ratio	%	%		105 %	96 %	
Days To Sell			%	41	73	-43 %
Active Listings at Month End	2	3	-33 %			
Half Duplex (Side by Side)						
Units Listed	33	28	18 %	246	255	-4 %
Units Sold	9	13	-31 %	139	132	5 %
Sell/List Ratio	27 %	46 %		57 %	52 %	
Sales Dollars	\$8,237,400	\$9,840,250	-16 %	\$125,334,176	\$119,626,351	5 %
Average Price / Unit	\$915,267	\$756,942	21 %	\$901,685	\$906,260	-1 %
Price Ratio	98 %	97 %		100 %	103 %	
Days To Sell	34	47	-28 %	30	20	48 %
Active Listings at Month End	44	47	-6 %			
Half Duplex (Front and Back)						
Units Listed	1	6	-83 %	27	52	-48 %
Units Sold	2	0	%	18	23	-22 %
Sell/List Ratio	200 %	%		67 %	44 %	
Sales Dollars	\$1,760,000	\$0	%	\$14,726,750	\$20,883,800	-29 %
Average Price / Unit	\$880,000		%	\$818,153	\$907,991	-10 %
Price Ratio	98 %	%		99 %	100 %	
Days To Sell	89		%	37	24	58 %
Active Listings at Month End	6	6	0 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

September 2023

Produced: 03-Oct-2023

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Recreational						
Units Listed	2	2	0 %	22	31	-29 %
Units Sold	0	3	-100 %	13	19	-32 %
Sell/List Ratio	%	150 %		59 %	61 %	
Sales Dollars	\$0	\$774,999	-100 %	\$2,868,400	\$4,417,606	-35 %
Average Price / Unit		\$258,333	%	\$220,646	\$232,506	-5 %
Price Ratio	%	91 %		94 %	95 %	
Days To Sell		78	%	61	55	11 %
Active Listings at Month End	10	7	43 %			
Manufactured Home						
Units Listed	29	20	45 %	197	218	-10 %
Units Sold	13	8	63 %	112	142	-21 %
Sell/List Ratio	45 %	40 %		57 %	65 %	
Sales Dollars	\$4,522,700	\$3,100,000	46 %	\$38,066,600	\$51,203,478	-26 %
Average Price / Unit	\$347,900	\$387,500	-10 %	\$339,880	\$360,588	-6 %
Price Ratio	97 %	97 %		97 %	99 %	
Days To Sell	42	33	26 %	48	34	39 %
Active Listings at Month End	54	47	15 %			
Residential Lots						
Units Listed	24	27	-11 %	238	263	-10 %
Units Sold	5	3	67 %	43	78	-45 %
Sell/List Ratio	21 %	11 %		18 %	30 %	
Sales Dollars	\$1,152,500	\$1,252,222	-8 %	\$26,216,320	\$47,347,419	-45 %
Average Price / Unit	\$230,500	\$417,407	-45 %	\$609,682	\$607,018	0 %
Price Ratio	82 %	94 %		96 %	97 %	
Days To Sell	151	69	119 %	117	29	309 %
Active Listings at Month End	118	102	16 %			
Residential Lots - Waterfront						
Units Listed	2	3	-33 %	22	33	-33 %
Units Sold	2	-1	-300 %	3	7	-57 %
Sell/List Ratio	100 %	-33 %		14 %	21 %	
Sales Dollars	\$905,000	-\$539,900	-268 %	\$2,155,000	\$4,708,100	-54 %
Average Price / Unit	\$452,500	\$539,900	-16 %	\$718,333	\$672,586	7 %
Price Ratio	95 %	100 %		94 %	98 %	
Days To Sell	102		%	75	41	84 %
Active Listings at Month End	16	14	14 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

September 2023

Produced: 03-Oct-2023

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Residential Acreage						
Units Listed	7	13	-46 %	89	131	-32 %
Units Sold	2	3	-33 %	22	44	-50 %
Sell/List Ratio	29 %	23 %		25 %	34 %	
Sales Dollars	\$1,180,000	\$1,620,000	-27 %	\$15,733,000	\$34,902,800	-55 %
Average Price / Unit	\$590,000	\$540,000	9 %	\$715,136	\$793,245	-10 %
Price Ratio	118 %	97 %		97 %	95 %	
Days To Sell	55	27	104 %	67	72	-6 %
Active Listings at Month End	61	69	-12 %			
Residential Acreage - Waterfront						
Units Listed	4	5	-20 %	30	28	7 %
Units Sold	2	1	100 %	9	7	29 %
Sell/List Ratio	50 %	20 %		30 %	25 %	
Sales Dollars	\$780,000	\$900,000	-13 %	\$7,085,300	\$4,778,380	48 %
Average Price / Unit	\$390,000	\$900,000	-57 %	\$787,256	\$682,626	15 %
Price Ratio	99 %	90 %		92 %	101 %	
Days To Sell	117	110	6 %	141	82	72 %
Active Listings at Month End	23	18	28 %			
Revenue - Duplex/Triplex						
Units Listed	8	2	300 %	53	58	-9 %
Units Sold	2	1	100 %	22	35	-37 %
Sell/List Ratio	25 %	50 %		42 %	60 %	
Sales Dollars	\$3,595,000	\$1,750,000	105 %	\$32,838,000	\$49,825,999	-34 %
Average Price / Unit	\$1,797,500	\$1,750,000	3 %	\$1,492,636	\$1,423,600	5 %
Price Ratio	94 %	100 %		97 %	98 %	
Days To Sell	51	14	261 %	37	20	87 %
Active Listings at Month End	18	9	100 %			
Revenue - Multi Units						
Units Listed	4	11	-64 %	58	75	-23 %
Units Sold	0	0	%	10	17	-41 %
Sell/List Ratio	%	%		17 %	23 %	
Sales Dollars	\$0	\$0	%	\$17,402,500	\$31,272,000	-44 %
Average Price / Unit	%	%		\$1,740,250	\$1,839,529	-5 %
Price Ratio	%	%		95 %	101 %	
Days To Sell	%	%		96	76	26 %
Active Listings at Month End	28	31	-10 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

September 2023

Produced: 03-Oct-2023

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Revenue - Apartment Block						
Units Listed	0	0	%	0	0	%
Units Sold	0	0	%	0	0	%
Sell/List Ratio	%	%		%	%	
Sales Dollars	\$0	\$0	%	\$0	\$0	%
Average Price / Unit			%			%
Price Ratio	%	%		%	%	
Days To Sell			%			%
Active Listings at Month End	0	0	%			
Revenue - Commercial						
Units Listed	13	3	333 %	107	62	73 %
Units Sold	5	1	400 %	26	26	0 %
Sell/List Ratio	38 %	33 %		24 %	42 %	
Sales Dollars	\$3,525,000	\$1,800,000	96 %	\$23,035,180	\$37,915,112	-39 %
Average Price / Unit	\$705,000	\$1,800,000	-61 %	\$885,968	\$1,458,274	-39 %
Price Ratio	91 %	86 %		93 %	96 %	
Days To Sell	116	107	8 %	84	57	48 %
Active Listings at Month End	61	24	154 %			
Revenue - Industrial						
Units Listed	3	4	-25 %	35	31	13 %
Units Sold	2	2	0 %	9	21	-57 %
Sell/List Ratio	67 %	50 %		26 %	68 %	
Sales Dollars	\$2,520,000	\$3,506,000	-28 %	\$8,773,500	\$19,542,600	-55 %
Average Price / Unit	\$1,260,000	\$1,753,000	-28 %	\$974,833	\$930,600	5 %
Price Ratio	99 %	105 %		96 %	100 %	
Days To Sell	123	247	-50 %	96	68	41 %
Active Listings at Month End	23	11	109 %			
Business with Land & Building						
Units Listed	1	0	%	6	6	0 %
Units Sold	0	0	%	0	1	-100 %
Sell/List Ratio	%	%		0 %	17 %	
Sales Dollars	\$0	\$0	%	\$0	\$2,435,000	-100 %
Average Price / Unit			%		\$2,435,000	%
Price Ratio	%	%		%	84 %	
Days To Sell			%		226	%
Active Listings at Month End	6	5	20 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

September 2023

Produced: 03-Oct-2023

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Business Only						
Units Listed	11	10	10 %	99	89	11 %
Units Sold	2	2	0 %	32	16	100 %
Sell/List Ratio	18 %	20 %		32 %	18 %	
Sales Dollars	\$203,000	\$145,000	40 %	\$4,677,100	\$2,406,500	94 %
Average Price / Unit	\$101,500	\$72,500	40 %	\$146,159	\$150,406	-3 %
Price Ratio	83 %	69 %		85 %	82 %	
Days To Sell	174	77	127 %	127	123	3 %
Active Listings at Month End	61	58	5 %			
Motel/Hotel						
Units Listed	0	0	%	0	0	%
Units Sold	0	0	%	0	0	%
Sell/List Ratio	%	%		%	%	
Sales Dollars	\$0	\$0	%	\$0	\$0	%
Average Price / Unit			%			%
Price Ratio	%	%		%	%	
Days To Sell			%			%
Active Listings at Month End	0	0	%			
Lease - Office						
Units Listed	10	11	-9 %	104	98	6 %
Units Sold	6	3	100 %	26	22	18 %
Sell/List Ratio	60 %	27 %		25 %	22 %	
Sales Dollars	\$111	\$53	110 %	\$150,994	\$73,220	106 %
Average Price / Unit	\$19	\$18	5 %	\$5,807	\$3,328	74 %
Price Ratio	101 %	100 %		2544 %	2200 %	
Days To Sell	118	568	-79 %	97	152	-36 %
Active Listings at Month End	70	83	-16 %			
Lease - Retail						
Units Listed	6	9	-33 %	85	57	49 %
Units Sold	3	0	%	21	16	31 %
Sell/List Ratio	50 %	%		25 %	28 %	
Sales Dollars	\$3,230	\$0	%	\$139,523	\$4,233	3196 %
Average Price / Unit	\$1,077		%	\$6,644	\$265	2411 %
Price Ratio	101 %	%		2672 %	100 %	
Days To Sell	177		%	127	78	63 %
Active Listings at Month End	56	40	40 %			

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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	2	7	-71 %	46	24	92 %
Units Sold	2	1	100 %	15	5	200 %
Sell/List Ratio	100 %	14 %		33 %	21 %	
Sales Dollars	\$36	\$17	112 %	\$11,261	\$91	12329 %
Average Price / Unit	\$18	\$17	6 %	\$751	\$18	4043 %
Price Ratio	101 %	100 %		84 %	98 %	
Days To Sell	136	35	289 %	80	59	35 %
Active Listings at Month End	22	17	29 %			
Lease - Other						
Units Listed	6	1	500 %	16	3	433 %
Units Sold	0	0	%	2	1	100 %
Sell/List Ratio	%	%		13 %	33 %	
Sales Dollars	\$0	\$0	%	\$199,032	\$23	865257 %
Average Price / Unit			%	\$99,516	\$23	432579 %
Price Ratio	%	%		663441 %	100 %	
Days To Sell			%	86	157	-45 %
Active Listings at Month End	11	4	175 %			
Commercial Land						
Units Listed	6	1	500 %	19	28	-32 %
Units Sold	1	0	%	1	4	-75 %
Sell/List Ratio	17 %	%		5 %	14 %	
Sales Dollars	\$1,250,000	\$0	%	\$1,250,000	\$22,810,000	-95 %
Average Price / Unit	\$1,250,000		%	\$1,250,000	\$5,702,500	-78 %
Price Ratio	96 %	%		96 %	97 %	
Days To Sell	157		%	157	76	107 %
Active Listings at Month End	17	14	21 %			

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Grand Totals						
Units Listed	1297	1155	12 %	9940	10356	-4 %
Units Sold	493	410	20 %	5077	5620	-10 %
Sell/List Ratio	38 %	35 %		51 %	54 %	
Sales Dollars	\$475,048,868	\$390,666,693	22 %	\$4,894,589,600	\$5,707,705,924	-14 %
Average Price / Unit	\$963,588	\$952,846	1 %	\$964,071	\$1,015,606	-5 %
Price Ratio	98 %	97 %		98 %	101 %	
Days To Sell	43	41	4 %	38	22	71 %
Active Listings at Month End	2699	2300	17 %			