



	Single family homes	Condominiums	Townhomes
May 2024 total sales	399	235	91
Compared to May 2023 sales	0%	-5.2%	8.3%
MLS® HPI *Victoria Core	\$1,309,700	\$569,500	\$846,100

More time and choice in the Victoria real estate market

MAY 2024

A total of 763 properties sold in the Victoria Real Estate Board region this May, 1.5 per cent fewer than the 775 properties sold in May 2023 and a 12.5 per cent increase from April 2024. Sales of condominiums were down 5.2 per cent from May 2023 with 235 units sold. Sales of single family homes exactly matched the number from May 2023 with 399 sold.

“Spring is generally prime time for real estate in Victoria,” said 2024 Victoria Real Estate Board Chair Laurie Lidstone. “And May is typically when we are at or near to the peak of activity in our property market. This May was another stable month for both buyers and sellers. With more inventory on the market, consumers had more choice and could take time to make decisions and complete their due diligence. The additional listings also meant less pressure on pricing, so prices remained relatively flat.”

There were 3,338 active listings for sale on the Victoria Real Estate Board Multiple Listing Service® at the end of May 2024, an increase of 10.6 per cent compared to the previous month of April and a 52.5 per cent increase from the 2,189 active listings for sale at the end of May 2023.

“After so many years of consumers navigating an unbalanced market, it is positive for buyers and sellers to see some months of consistent balance,” adds Chair Lidstone. “A lot of folks who have been watching the market over recent years may find that now is a good time to sell and buy as market conditions have changed for the better. Of course, as always, I recommend connecting with your favourite REALTOR® to create a strategy specific to your needs.”

The Multiple Listing Service® Home Price Index benchmark value for a single family home in the Victoria Core in May 2023 was \$1,300,900. The benchmark value for the same home in May 2024 increased by 0.7 per cent to \$1,309,700, up from April’s value of \$1,301,800. The MLS® HPI benchmark value for a condominium in the Victoria Core area in May 2023 was \$562,900 while the benchmark value for the same condominium in May 2024 increased by 1.2 per cent to \$569,500, up from the April value of \$561,200.

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 1,651 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.

May 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		
	May 2024									April 2024			May 2023		
	Units	LM%	LY%	Average\$	LM%	LY%	Median\$	LM%	LY%	Units	Average\$	Median\$	Units	Average\$	Median\$
Single Family Greater Victoria	384	18.5%	0.8%	\$1,336,470	3.5%	2.5%	\$1,191,000	0.9%	1.4%	324	\$1,291,529	\$1,180,000	381	\$1,304,225	\$1,174,950
Single Family Other Areas	15	15.4%	-16.7%	\$979,860	-11.8%	-15.3%	\$872,000	-15.7%	-13.9%	13	\$1,111,227	\$1,035,000	18	\$1,156,300	\$1,013,250
Single Family Total All Areas	399	18.4%	0.0%	\$1,323,064	3.0%	2.0%	\$1,177,500	0.2%	0.4%	337	\$1,284,574	\$1,175,000	399	\$1,297,552	\$1,172,353
Condo Apartment	235	13.0%	-5.2%	\$613,936	1.3%	-9.0%	\$547,450	0.7%	-2.2%	208	\$605,816	\$543,500	248	\$674,732	\$560,000
Row/Townhouse	91	11.0%	8.3%	\$836,439	0.9%	-2.0%	\$789,574	2.5%	0.6%	82	\$828,896	\$770,000	84	\$853,470	\$785,000
Manufactured Home	12	-20.0%	-29.4%	\$327,275	6.5%	7.4%	\$364,950	21.7%	23.8%	15	\$307,327	\$300,000	17	\$304,635	\$294,900
Total Residential	737	14.8%	-1.5%							642			748		
Total Sales	763	12.5%	-1.5%							678			775		
Active Listings	3,338	10.6%	52.5%							3,017			2,189		

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

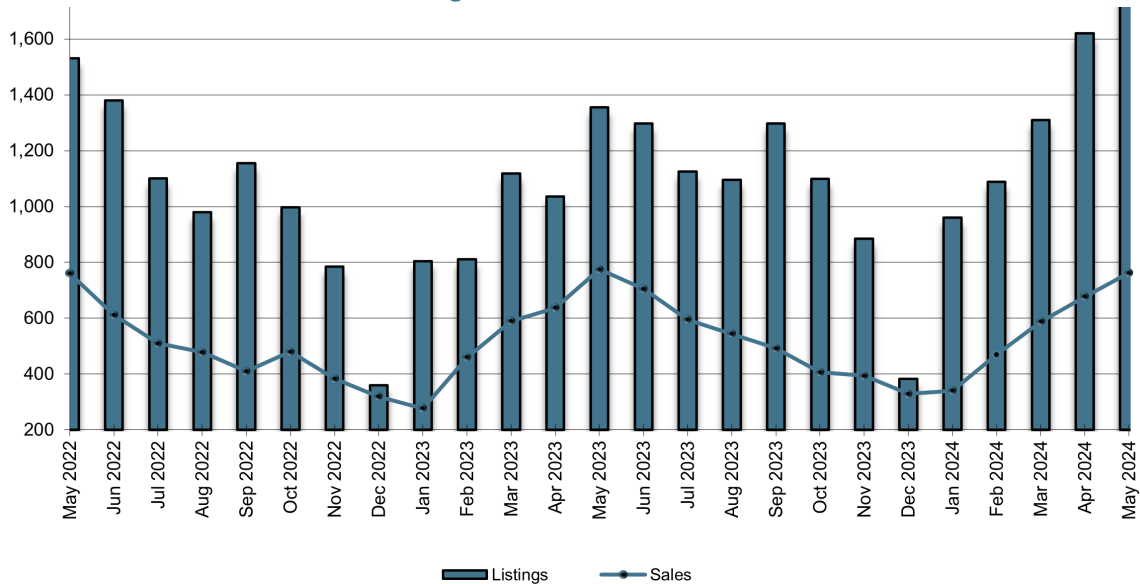
Previous Periods Comparison of MLS® HPI Benchmark Prices and MLS® HPI Index Values

Benchmark Home by Property Type and Region	May 2024 Benchmark Price	Apr 2024 Benchmark Price	May 2023 Benchmark Price	May 2024 Benchmark Index	Apr 2024 Benchmark Index	May 2023 Benchmark Index	% Chg from Last Mth	% Chg from Last Yr
Single Family: Greater Victoria	\$1,157,000	\$1,147,500	\$1,153,200	313.4	310.8	312.4	0.8%	0.3%
Single Family: Core	\$1,309,700	\$1,301,800	\$1,300,900	326.2	324.2	324.0	0.6%	0.7%
Single Family: Westshore	\$1,028,600	\$1,015,000	\$1,032,900	327.2	322.8	328.5	1.3%	(0.4%)
Single Family: Peninsula	\$1,221,800	\$1,208,300	\$1,212,500	321.8	318.2	319.3	1.1%	0.8%
Condo Apartment: Greater Victoria	\$568,800	\$563,500	\$563,000	331.5	328.4	328.1	0.9%	1.0%
Condo Apartment: Core	\$569,500	\$561,200	\$562,900	334.2	329.3	330.3	1.5%	1.2%
Condo Apartment: Westshore	\$540,100	\$538,800	\$549,200	412.0	411.0	418.9	0.2%	(1.7%)
Condo Apartment: Peninsula	\$623,500	\$640,600	\$593,100	291.8	299.8	277.5	(2.7%)	5.1%
Row/Townhouse: Greater Victoria	\$786,500	\$780,200	\$773,200	299.6	297.2	294.6	0.8%	1.7%
Row/Townhouse: Core	\$846,100	\$838,900	\$836,300	307.8	305.2	304.2	0.9%	1.2%
Row/Townhouse: Westshore	\$713,200	\$708,900	\$699,900	294.3	292.6	288.9	0.6%	1.9%
Row/Townhouse: Peninsula	\$794,100	\$785,500	\$781,900	322.4	318.9	317.5	1.1%	1.6%

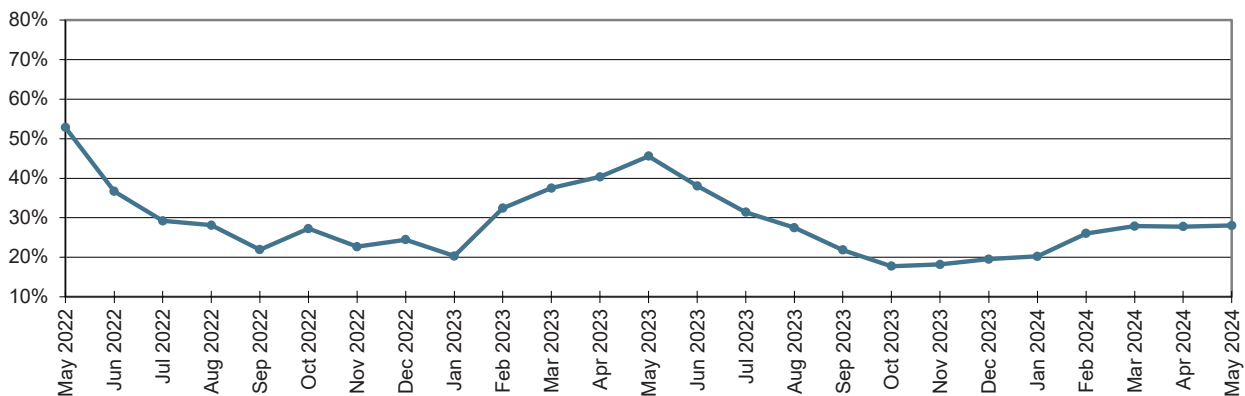
Legend	Benchmark Price:	the calculated MLS® HPI Benchmark Price for this Benchmark Home
	Benchmark Index:	the percentage change in this Benchmark Price since January 2005
	% Chg from Last Mth:	the percentage change in this Benchmark Price since last month
	% Chg from Last Yr:	the percentage change in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

NOTE on the annual HPI review

In line with statistical best practices, the MLS® HPI is reviewed annually to ensure all data and benchmark attributes are up-to-date and remain relevant over time. **The updates are reflected in this month's statistics.**

HPI coverage may now extend to areas within markets where sales volumes were previously too low but have picked up enough to support Benchmark price tracking. On the other hand, HPI coverage may have been discontinued for areas where sales have become too sparse to support Benchmark price calculations.

To ensure HPI coverage is consistent and comparable, historical aggregate and composite data may have been recalculated based on revised and consistent coverage.

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

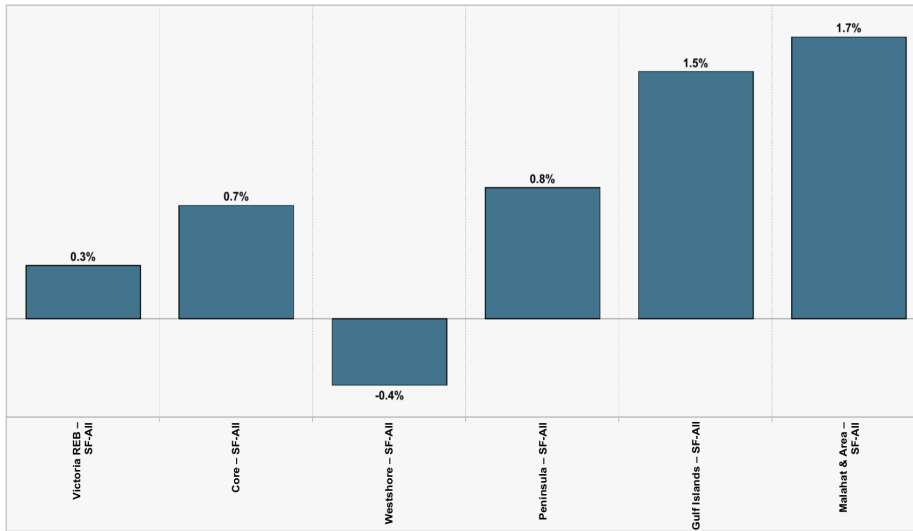
1. Area Group
VREB Area Summary

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

3. Area/Property Type Selection
All

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

Select Timeframe: 12 Months Ago



MLS® HPI benchmark and value - Condominium / Apartments

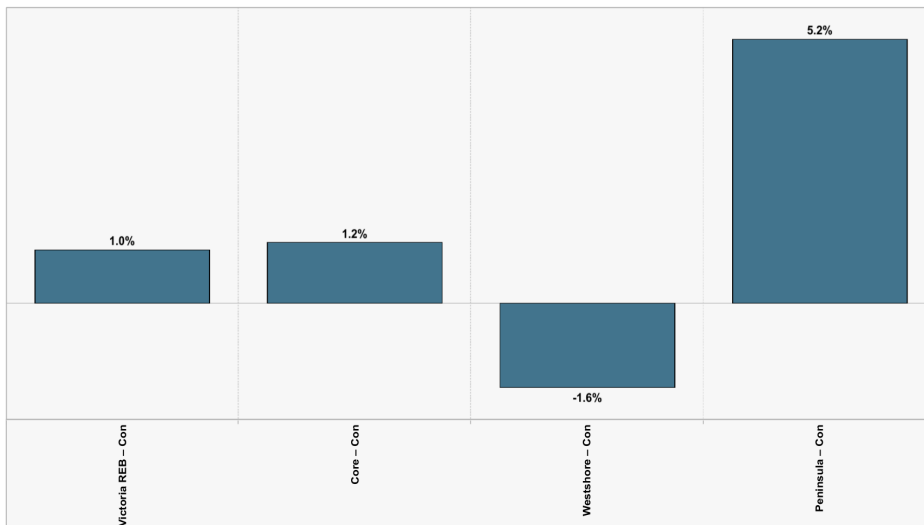
1. Area Group
VREB Area Summary

2. Property Type
- Condo Apartment (Con)

3. Area/Property Type Selection
All

% Difference from 12 Months Ago (May 2023 to May 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

	May 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	\$1,157,000	\$1,147,500	\$1,123,100	\$1,144,900	\$1,153,200	\$1,043,900	\$782,500	\$369,200
Victoria – SF-All	\$1,248,300	\$1,237,700	\$1,212,000	\$1,236,700	\$1,243,500	\$1,110,700	\$900,100	\$386,400
Victoria West – SF-All	\$995,300	\$1,047,900	\$918,400	\$972,500	\$993,400	\$900,500	\$704,800	\$283,300
Oak Bay – SF-All	\$1,866,900	\$1,843,500	\$1,799,800	\$1,819,600	\$1,819,900	\$1,667,400	\$1,286,500	\$598,700
Esquimalt – SF-All	\$1,058,800	\$1,090,500	\$982,700	\$1,031,600	\$1,055,100	\$962,100	\$759,000	\$309,600
View Royal – SF-All	\$1,057,600	\$1,102,300	\$1,017,600	\$1,032,100	\$1,051,900	\$967,100	\$757,800	\$338,200
Saanich East – SF-All	\$1,327,700	\$1,307,000	\$1,275,200	\$1,301,600	\$1,308,300	\$1,180,700	\$930,100	\$413,100
Saanich West – SF-All	\$1,066,500	\$1,064,300	\$1,033,800	\$1,050,200	\$1,046,500	\$964,300	\$748,700	\$322,200
Sooke – SF-All	\$855,100	\$831,000	\$807,900	\$855,700	\$869,300	\$768,200	\$540,500	\$272,100
Langford – SF-All	\$1,066,500	\$1,047,800	\$1,039,800	\$1,053,900	\$1,072,700	\$935,600	\$683,600	\$317,900
Metchosin – SF-All	\$1,306,000	\$1,300,000	\$1,255,600	\$1,271,000	\$1,286,900	\$1,095,000	\$822,700	\$422,700
Colwood – SF-All	\$1,050,700	\$1,057,300	\$1,039,700	\$1,049,700	\$1,023,400	\$916,500	\$679,900	\$329,900
Highlands – SF-All	\$1,481,800	\$1,467,600	\$1,396,000	\$1,507,700	\$1,460,500	\$1,290,600	\$985,900	\$466,100
North Saanich – SF-All	\$1,418,300	\$1,407,700	\$1,366,000	\$1,390,500	\$1,414,800	\$1,260,600	\$949,700	\$465,900
Sidney – SF-All	\$984,200	\$990,100	\$961,900	\$965,800	\$1,001,300	\$915,900	\$694,500	\$304,500
Central Saanich – SF-All	\$1,150,300	\$1,123,100	\$1,139,500	\$1,192,000	\$1,108,900	\$1,037,000	\$815,800	\$357,400
ML Malahat & Area – SF-All	\$884,100	\$872,700	\$853,800	\$875,200	\$869,600	\$806,400	\$572,900	\$286,700
GI Gulf Islands – SF-All	\$734,200	\$734,400	\$753,800	\$734,500	\$723,600	\$685,700	\$520,400	\$296,300

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

– Single Family-All (SF-All)

3. Area/Property Type Selection

All

HPI by Timeframe and Property Type

	May 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	313.4	310.8	304.2	310.1	312.4	282.7	211.9	100.0
Victoria – SF-All	323.1	320.3	313.7	320.1	321.8	287.4	232.9	100.0
Victoria West – SF-All	351.3	369.9	324.2	343.3	350.7	317.9	248.8	100.0
Oak Bay – SF-All	311.8	307.9	300.6	303.9	304.0	278.5	214.9	100.0
Esquimalt – SF-All	342.0	352.2	317.4	333.2	340.8	310.8	245.2	100.0
View Royal – SF-All	312.7	325.9	300.9	305.2	311.0	286.0	224.1	100.0
Saanich East – SF-All	321.4	316.4	308.7	315.1	316.7	285.8	225.2	100.0
Saanich West – SF-All	331.0	330.3	320.9	325.9	324.8	299.3	232.4	100.0
Sooke – SF-All	314.3	305.4	296.9	314.5	319.5	282.3	198.6	100.0
Langford – SF-All	335.5	329.6	327.1	331.5	337.4	294.3	215.0	100.0
Metchosin – SF-All	309.0	307.5	297.0	300.7	304.4	259.0	194.6	100.0
Colwood – SF-All	318.5	320.5	315.2	318.2	310.2	277.8	206.1	100.0
Highlands – SF-All	317.9	314.9	299.5	323.5	313.3	276.9	211.5	100.0
North Saanich – SF-All	304.4	302.1	293.2	298.5	303.7	270.6	203.8	100.0
Sidney – SF-All	323.2	325.2	315.9	317.2	328.8	300.8	228.1	100.0
Central Saanich – SF-All	321.9	314.2	318.8	333.5	310.3	290.2	228.3	100.0
ML Malahat & Area – SF-All	308.4	304.4	297.8	305.3	303.3	281.3	199.8	100.0
GI Gulf Islands – SF-All	247.8	247.9	254.4	247.9	244.2	231.4	175.6	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

	May 2024	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	\$568,800	\$563,500	\$556,100	\$569,100	\$563,000	\$487,800	\$413,300	\$171,600
Victoria – Con	\$530,400	\$520,400	\$520,800	\$537,200	\$534,300	\$468,300	\$413,800	\$163,900
Victoria West – Con	\$766,000	\$770,100	\$736,100	\$753,200	\$756,800	\$685,000	\$590,800	\$257,400
Oak Bay – Con	\$717,100	\$708,900	\$728,800	\$762,200	\$720,600	\$601,500	\$577,700	\$231,800
Esquimalt – Con	\$552,000	\$553,900	\$526,700	\$541,100	\$531,800	\$440,600	\$352,800	\$143,500
View Royal – Con	\$574,300	\$576,000	\$568,100	\$566,500	\$594,400	\$532,700	\$437,300	\$182,000
Saanich East – Con	\$588,400	\$575,300	\$571,600	\$595,200	\$565,900	\$466,100	\$378,100	\$144,600
Saanich West – Con	\$540,600	\$531,500	\$510,600	\$525,700	\$510,500	\$433,900	\$365,900	\$135,500
Sooke – Con	\$481,800	\$479,200	\$464,300	\$462,500	\$477,000	\$402,800	\$310,400	\$110,400
Langford – Con	\$545,700	\$544,900	\$535,900	\$533,500	\$555,600	\$470,000	\$371,200	\$148,400
Colwood – Con	\$507,600	\$501,600	\$497,000	\$498,700	\$519,300	\$448,500	\$343,900	\$111,100
North Saanich – Con	\$781,300	\$799,900	\$786,200	\$786,100	\$734,400	\$646,600	\$562,400	\$313,700
Sidney – Con	\$629,600	\$647,500	\$630,600	\$638,700	\$597,500	\$528,600	\$448,600	\$214,700
Central Saanich – Con	\$540,200	\$550,800	\$549,000	\$549,200	\$512,200	\$449,200	\$390,700	\$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

	May 2024	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	331.5	328.4	324.1	331.6	328.1	284.3	240.9	100.0
Victoria – Con	323.6	317.5	317.8	327.8	326.0	285.7	252.5	100.0
Victoria West – Con	297.6	299.2	286.0	292.6	294.0	266.1	229.5	100.0
Oak Bay – Con	309.4	305.8	314.4	328.8	310.9	259.5	249.2	100.0
Esquimalt – Con	384.7	386.0	367.0	377.1	370.6	307.0	245.9	100.0
View Royal – Con	315.5	316.5	312.1	311.3	326.6	292.7	240.3	100.0
Saanich East – Con	406.9	397.9	395.3	411.6	391.4	322.3	261.5	100.0
Saanich West – Con	399.0	392.3	376.8	388.0	376.8	320.2	270.0	100.0
Sooke – Con	436.4	434.1	420.6	418.9	432.1	364.9	281.2	100.0
Langford – Con	367.7	367.2	361.1	359.5	374.4	316.7	250.1	100.0
Colwood – Con	456.9	451.5	447.3	448.9	467.4	403.7	309.5	100.0
North Saanich – Con	249.1	255.0	250.6	250.6	234.1	206.1	179.3	100.0
Sidney – Con	293.2	301.6	293.7	297.5	278.3	246.2	208.9	100.0
Central Saanich – Con	283.3	288.8	287.9	288.0	268.6	235.6	204.9	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

	May 2024	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	\$786,500	\$780,200	\$758,400	\$763,900	\$773,200	\$685,100	\$558,400	\$262,500
Victoria – Twn	\$850,400	\$845,500	\$790,100	\$822,900	\$845,200	\$772,700	\$632,800	\$299,400
Victoria West – Twn	\$877,700	\$895,800	\$880,200	\$881,200	\$880,100	\$765,200	\$650,700	\$224,600
Esquimalt – Twn	\$767,600	\$759,400	\$753,600	\$751,700	\$740,500	\$646,700	\$554,200	\$213,100
View Royal – Twn	\$829,300	\$813,600	\$819,600	\$812,300	\$789,800	\$669,700	\$584,500	\$249,500
Saanich East – Twn	\$896,200	\$882,200	\$869,900	\$878,700	\$884,800	\$788,600	\$628,300	\$301,700
Saanich West – Twn	\$793,500	\$787,900	\$785,300	\$784,800	\$784,400	\$685,600	\$541,800	\$249,600
Sooke – Twn	\$671,400	\$668,400	\$639,700	\$641,000	\$668,500	\$584,600	\$467,100	\$231,100
Langford – Twn	\$718,000	\$713,900	\$690,200	\$688,100	\$707,700	\$620,900	\$501,400	\$238,700
Colwood – Twn	\$759,100	\$754,300	\$724,200	\$727,700	\$730,900	\$643,900	\$523,400	\$271,200
Sidney – Twn	\$838,800	\$825,400	\$824,800	\$827,100	\$821,100	\$745,900	\$626,900	\$260,800
Central Saanich – Twn	\$708,400	\$708,000	\$702,100	\$710,000	\$712,600	\$627,200	\$475,200	\$220,300
ML Malahat & Area – Twn	\$731,700	\$745,000	\$697,900	\$683,200	\$745,900	\$678,300	\$517,800	\$190,600
GI Gulf Islands – Twn	\$683,900	\$658,300	\$648,600	\$642,800	\$665,100	\$660,600	\$469,600	\$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

	May 2024	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	299.6	297.2	288.9	291.0	294.6	261.0	212.7	100.0
Victoria – Twn	284.0	282.4	263.9	274.8	282.3	258.1	211.4	100.0
Victoria West – Twn	390.8	398.8	391.9	392.3	391.9	340.7	289.7	100.0
Esquimalt – Twn	360.2	356.4	353.6	352.7	347.5	303.5	260.1	100.0
View Royal – Twn	332.4	326.1	328.5	325.6	316.6	268.4	234.3	100.0
Saanich East – Twn	297.1	292.4	288.3	291.2	293.3	261.4	208.3	100.0
Saanich West – Twn	317.9	315.7	314.6	314.4	314.3	274.7	217.1	100.0
Sooke – Twn	290.5	289.2	276.8	277.4	289.3	253.0	202.1	100.0
Langford – Twn	300.8	299.1	289.1	288.3	296.5	260.1	210.1	100.0
Colwood – Twn	279.9	278.1	267.0	268.3	269.5	237.4	193.0	100.0
Sidney – Twn	321.6	316.5	316.3	317.1	314.8	286.0	240.4	100.0
Central Saanich – Twn	321.6	321.4	318.7	322.3	323.5	284.7	215.7	100.0
ML Malahat & Area – Twn	383.9	390.9	366.2	358.4	391.3	355.9	271.7	100.0
GI Gulf Islands – Twn	309.5	297.9	293.5	290.9	301.0	298.9	212.5	100.0

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

Source: Victoria Real Estate Board



HPI or Benchmark Price

- HPI
- Benchmark Price

Adding labels

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

1. Area Group

VREB Area Summary

2. Property Type

- Single Family-All (SF-All)

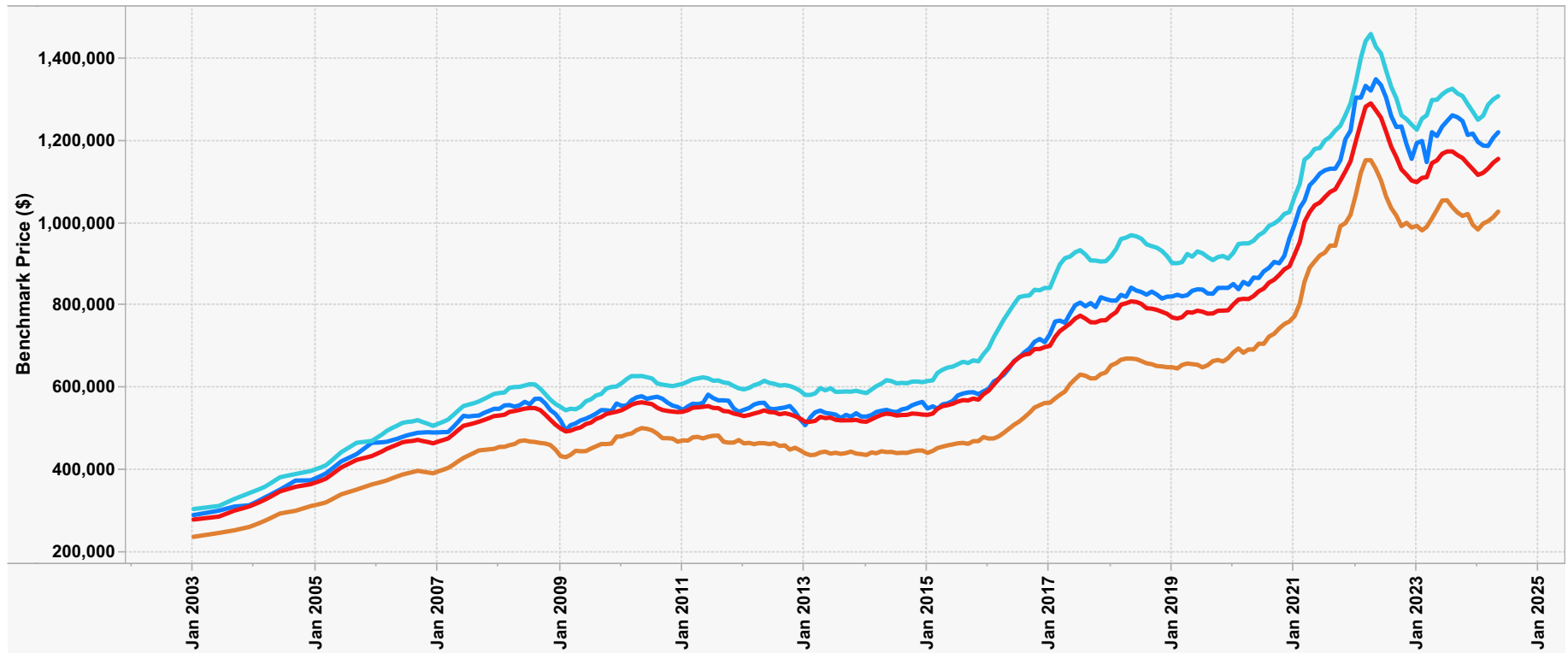
3. Area/Property Type Selection

Multiple values

Benchmark Price Performance over Time

Select Date Range:

All values



Victoria REB – SF-All	Core – SF-All	Westshore – SF-All	Peninsula – SF-All
■	■	■	■

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

Source: Victoria Real Estate Board



HPI or Benchmark Price

- HPI
- Benchmark Price

Adding labels

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

1. Area Group

VREB Area Summary

2. Property Type

- Condo Apartment (Con)

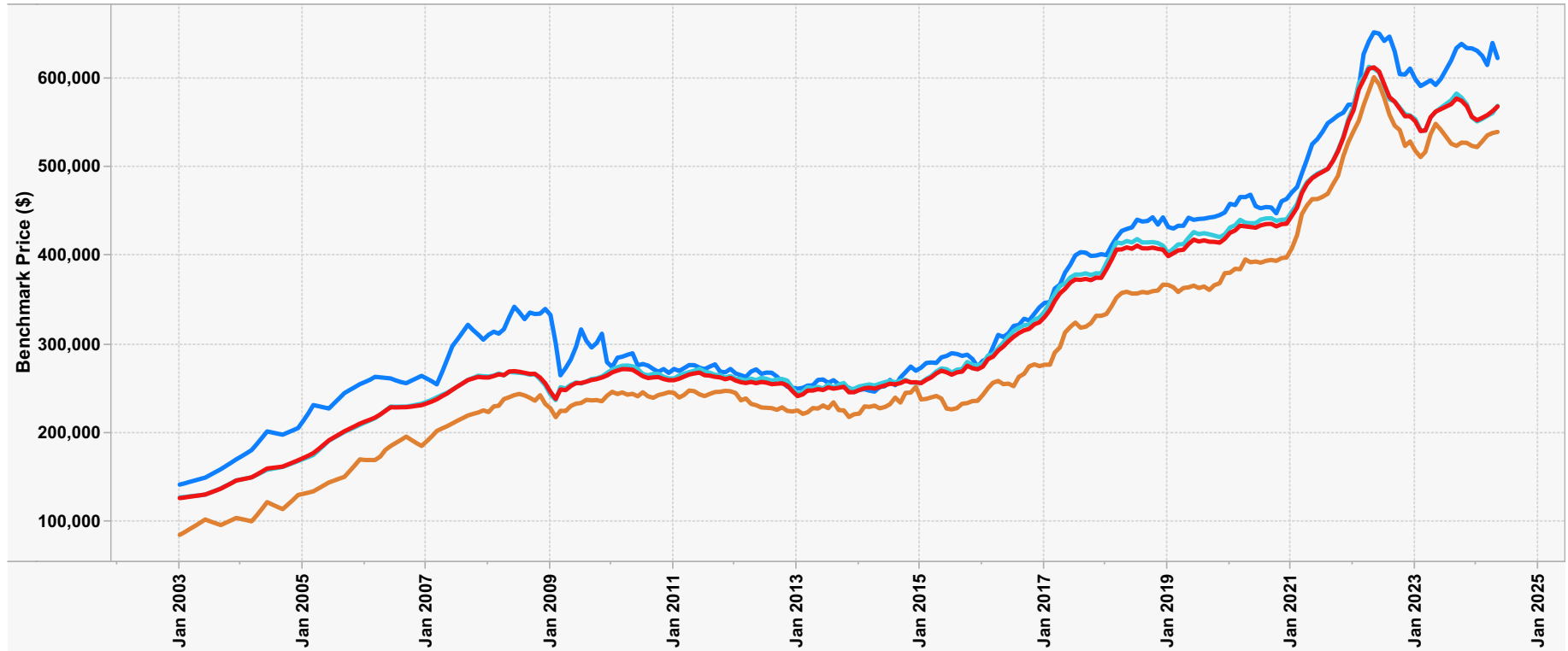
3. Area/Property Type Selection

All

Benchmark Price Performance over Time

Select Date Range:

All values



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

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

Source: Victoria Real Estate Board



1. Area Group

VREB Area Summary

2. Property Type

- Townhouse (Twn)

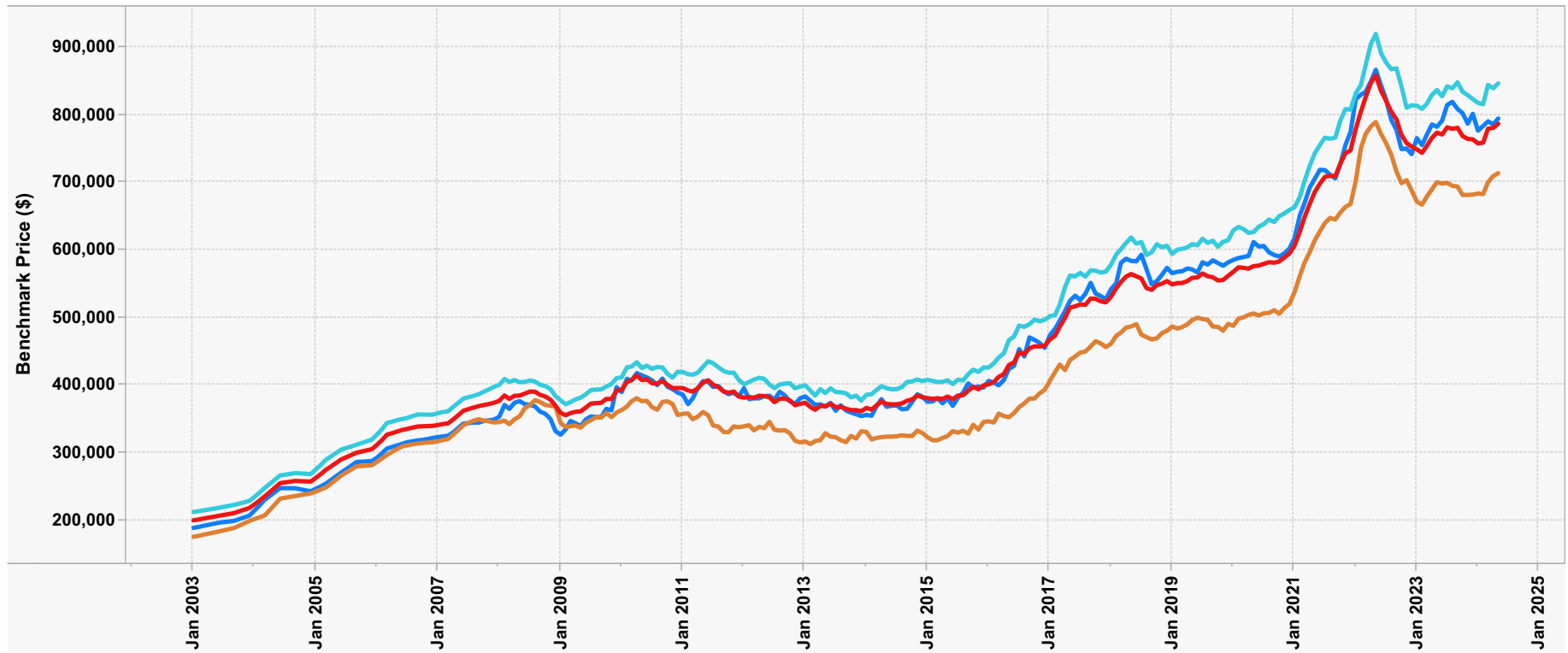
3. Area/Property Type Selection

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

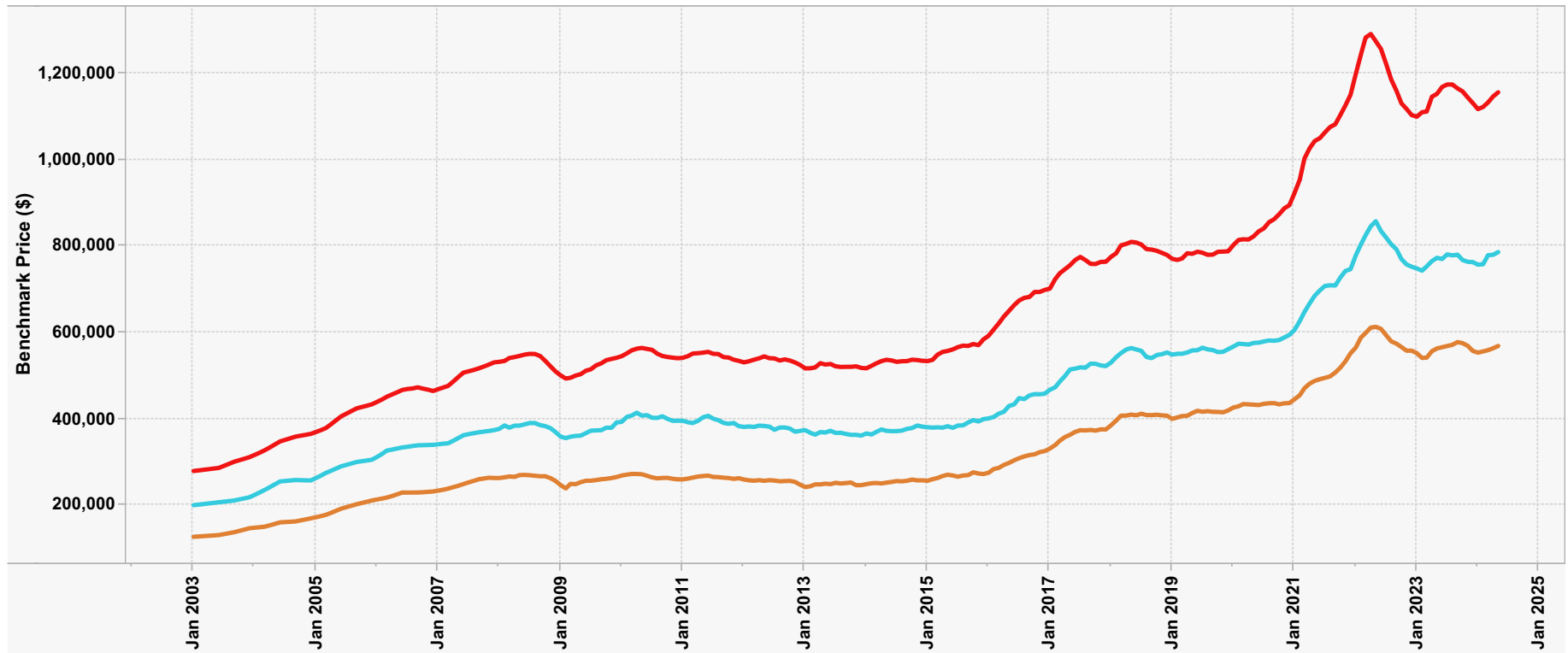
3. Area/Property Type Selection

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



District	Units	Total Volume
Residential		
● Single Family Detached		
Greater Victoria		
Victoria / Victoria West	36	\$45,656,100
Oak Bay	23	\$50,266,355
Esquimalt	12	\$13,750,500
View Royal	5	\$5,131,900
Saanich East	73	\$108,204,300
Saanich West	44	\$53,261,698
Central Saanich	12	\$16,547,600
North Saanich	23	\$39,318,500
Sidney	8	\$8,475,000
Colwood	33	\$39,019,295
Langford	51	\$59,201,860
Metchosin	4	\$7,070,000
Sooke	31	\$29,221,945
Gulf Islands	29	\$38,079,571
Total Greater Victoria	384	\$513,204,624
Other Areas		
Malahat & Area	15	\$14,697,900
Total Other Areas	15	\$14,697,900
Total Single Family Detached	399	\$527,902,524
● Condo Apartment		
Greater Victoria		
Victoria / Victoria West	102	\$67,642,595
Oak Bay	12	\$7,758,400
Esquimalt	7	\$3,606,350
View Royal	4	\$2,565,800
Saanich East	32	\$18,238,150
Saanich West	16	\$9,367,026
Central Saanich	3	\$1,354,000
North Saanich	1	\$675,000
Sidney	15	\$9,472,300
Colwood	4	\$2,144,900
Langford	35	\$19,145,410
Sooke	3	\$1,415,000
Total Greater Victoria	234	\$143,384,931
Other Areas		
Upland / Mainland	1	\$890,000
Total Other Areas	1	\$890,000
Total Condo Apartment	235	\$144,274,931

Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

May 2024

Produced: 03-Jun-2024

District	Units	Total Volume
● Row/Townhouse		
Greater Victoria		
Victoria / Victoria West	12	\$10,525,050
Esquimalt	4	\$2,969,818
View Royal	6	\$4,604,500
Saanich East	9	\$10,344,000
Saanich West	8	\$7,104,000
Central Saanich	4	\$3,280,500
North Saanich	1	\$970,000
Sidney	2	\$1,665,000
Colwood	9	\$7,333,395
Langford	26	\$20,543,274
Sooke	6	\$3,762,400
Gulf Islands	2	\$1,415,000
Total Greater Victoria	89	\$74,516,937
Other Areas		
Malahat & Area	2	\$1,599,000
Total Other Areas	2	\$1,599,000
Total Row/Townhouse	91	\$76,115,937
● Manufactured Home		
Greater Victoria		
View Royal	5	\$1,131,400
Central Saanich	3	\$1,266,900
Sidney	1	\$445,000
Langford	1	\$294,000
Sooke	1	\$420,000
Total Greater Victoria	11	\$3,557,300
Other Areas		
Malahat & Area	1	\$370,000
Total Other Areas	1	\$370,000
Total Manufactured Home	12	\$3,927,300
Total Residential	737	\$752,220,692

Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

May 2024

Produced: 03-Jun-2024

District	Units	Total Volume
Other Property		
● Lots & Acreage		
Greater Victoria		
View Royal	1	\$2,590,000
Central Saanich	1	\$3,200,000
North Saanich	1	\$999,000
Metchosin	2	\$2,310,000
Sooke	3	\$1,081,900
Gulf Islands	4	\$787,500
Total Greater Victoria	12	\$10,968,400
Total Lots & Acreage	12	\$10,968,400
● Other Commercial Properties		
	14	\$9,527,944
Grand Totals	763	\$772,717,036

Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

May 2024

Produced: 03-Jun-2024

District	Units	Total Volume
Residential		
● Single Family Detached		
Greater Victoria		
Victoria	34	\$43,395,800
Victoria West	2	\$2,260,300
Oak Bay	23	\$50,266,355
Esquimalt	11	\$12,215,500
View Royal	5	\$5,131,900
Saanich East	73	\$108,204,300
Saanich West	40	\$44,711,698
Central Saanich	12	\$16,547,600
North Saanich	19	\$26,588,500
Sidney	8	\$8,475,000
Colwood	33	\$39,019,295
Langford	51	\$59,201,860
Metchosin	4	\$7,070,000
Sooke	29	\$27,391,945
Gulf Islands	19	\$20,214,571
Waterfront (all districts)	21	\$42,510,000
Total Greater Victoria	384	\$513,204,624
Other Areas		
Malahat & Area	14	\$13,372,900
Waterfront (all districts)	1	\$1,325,000
Total Other Areas	15	\$14,697,900
Total Single Family Detached	399	\$527,902,524
● Condo Apartment		
Greater Victoria		
Victoria	84	\$53,190,795
Victoria West	10	\$6,790,000
Oak Bay	12	\$7,758,400
Esquimalt	7	\$3,606,350
View Royal	4	\$2,565,800
Saanich East	32	\$18,238,150
Saanich West	15	\$8,827,026
Central Saanich	3	\$1,354,000
North Saanich	1	\$675,000
Sidney	14	\$8,661,300
Colwood	3	\$1,594,900
Langford	35	\$19,145,410
Sooke	2	\$775,000
Waterfront (all districts)	12	\$10,202,800
Total Greater Victoria	234	\$143,384,931
Other Areas		
Upland / Mainland	1	\$890,000
Total Other Areas	1	\$890,000
Total Condo Apartment	235	\$144,274,931

Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

May 2024

Produced: 03-Jun-2024

District	Units	Total Volume
● Row/Townhouse		
Greater Victoria		
Victoria	10	\$8,960,150
Victoria West	2	\$1,564,900
Esquimalt	4	\$2,969,818
View Royal	5	\$3,729,500
Saanich East	9	\$10,344,000
Saanich West	7	\$6,249,000
Central Saanich	4	\$3,280,500
North Saanich	1	\$970,000
Sidney	2	\$1,665,000
Colwood	9	\$7,333,395
Langford	26	\$20,543,274
Sooke	6	\$3,762,400
Gulf Islands	2	\$1,415,000
Waterfront (all districts)	2	\$1,730,000
Total Greater Victoria	89	\$74,516,937
Other Areas		
Malahat & Area	1	\$649,000
Waterfront (all districts)	1	\$950,000
Total Other Areas	2	\$1,599,000
Total Row/Townhouse	91	\$76,115,937
● Manufactured Home		
Greater Victoria		
View Royal	5	\$1,131,400
Central Saanich	3	\$1,266,900
Sidney	1	\$445,000
Langford	1	\$294,000
Sooke	1	\$420,000
Total Greater Victoria	11	\$3,557,300
Other Areas		
Malahat & Area	1	\$370,000
Total Other Areas	1	\$370,000
Total Manufactured Home	12	\$3,927,300
Total Residential	737	\$752,220,692

Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

May 2024

Produced: 03-Jun-2024

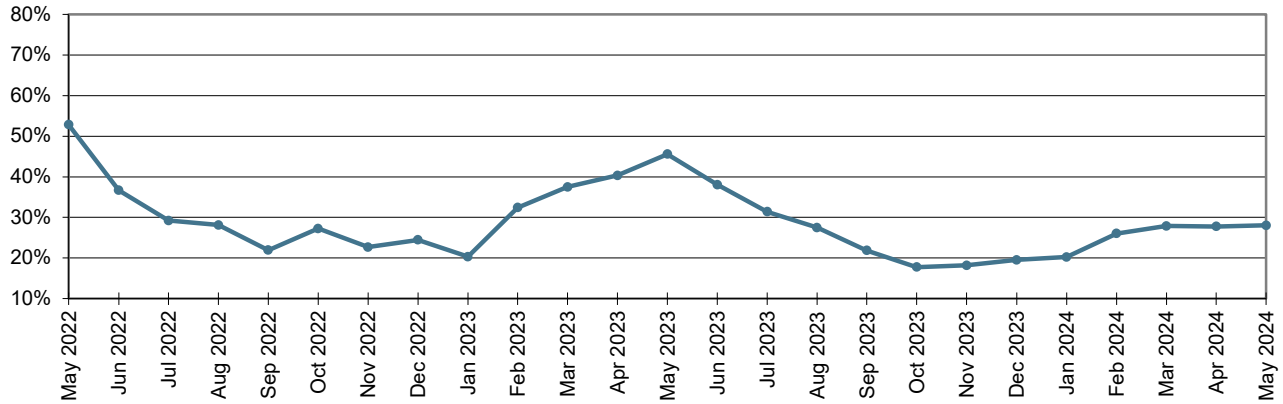
District	Units	Total Volume
Other Property		
● Lots & Acreage		
Greater Victoria		
View Royal	1	\$2,590,000
Central Saanich	1	\$3,200,000
North Saanich	1	\$999,000
Metchosin	2	\$2,310,000
Sooke	3	\$1,081,900
Gulf Islands	4	\$787,500
Total Greater Victoria	12	\$10,968,400
Total Lots & Acreage	12	\$10,968,400
● Other Commercial Properties		
	14	\$9,527,944
Grand Totals	763	\$772,717,036

Sales to Active Listings Ratio

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

May 2024

Produced: 03-Jun-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

May 2024

Produced: 03-Jun-2024

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Single Family - Residential						
Units Listed	665	498	34 %	2370	1806	31 %
Units Sold	328	314	4 %	1150	1060	8 %
Sell/List Ratio	49 %	63 %		49 %	59 %	
Sales Dollars	\$415,752,224	\$388,903,625	7 %	\$1,425,328,971	\$1,306,350,038	9 %
Average Price / Unit	\$1,267,537	\$1,238,547	2 %	\$1,239,416	\$1,232,406	1 %
Price Ratio	98 %	99 %		98 %	99 %	
Days To Sell	33	29	16 %	36	36	2 %
Active Listings at Month End	962	609	58 %			
Single Family - Residential Waterfront						
Units Listed	74	70	6 %	258	203	27 %
Units Sold	20	23	-13 %	66	56	18 %
Sell/List Ratio	27 %	33 %		26 %	28 %	
Sales Dollars	\$43,160,000	\$49,340,499	-13 %	\$146,941,999	\$125,709,999	17 %
Average Price / Unit	\$2,158,000	\$2,145,239	1 %	\$2,226,394	\$2,244,821	-1 %
Price Ratio	96 %	95 %		94 %	94 %	
Days To Sell	52	64	-19 %	74	68	9 %
Active Listings at Month End	182	144	26 %			
Single Family - Residential Acreage						
Units Listed	96	62	55 %	315	253	25 %
Units Sold	31	26	19 %	94	111	-15 %
Sell/List Ratio	32 %	42 %		30 %	44 %	
Sales Dollars	\$50,649,500	\$46,293,900	9 %	\$140,861,699	\$167,619,534	-16 %
Average Price / Unit	\$1,633,855	\$1,780,535	-8 %	\$1,498,529	\$1,510,086	-1 %
Price Ratio	97 %	97 %		95 %	95 %	
Days To Sell	70	46	53 %	75	60	24 %
Active Listings at Month End	205	134	53 %			
Condo Apartment						
Units Listed	543	363	50 %	2053	1514	36 %
Units Sold	235	248	-5 %	884	912	-3 %
Sell/List Ratio	43 %	68 %		43 %	60 %	
Sales Dollars	\$144,274,931	\$167,333,588	-14 %	\$537,143,323	\$572,816,867	-6 %
Average Price / Unit	\$613,936	\$674,732	-9 %	\$607,628	\$628,089	-3 %
Price Ratio	98 %	98 %		98 %	98 %	
Days To Sell	33	31	7 %	40	34	18 %
Active Listings at Month End	851	486	75 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

May 2024

Produced: 03-Jun-2024

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Row/Townhouse						
Units Listed	167	144	16 %	674	534	26 %
Units Sold	90	84	7 %	354	315	12 %
Sell/List Ratio	54 %	58 %		53 %	59 %	
Sales Dollars	\$74,715,937	\$71,691,500	4 %	\$290,121,274	\$248,021,434	17 %
Average Price / Unit	\$830,177	\$853,470	-3 %	\$819,552	\$787,370	4 %
Price Ratio	98 %	99 %		99 %	99 %	
Days To Sell	34	28	22 %	38	35	10 %
Active Listings at Month End	266	168	58 %			
Half Duplex (Up and Down)						
Units Listed	5	2	150 %	7	7	0 %
Units Sold	1	2	-50 %	2	4	-50 %
Sell/List Ratio	20 %	100 %		29 %	57 %	
Sales Dollars	\$1,100,000	\$3,060,000	-64 %	\$1,945,500	\$5,160,000	-62 %
Average Price / Unit	\$1,100,000	\$1,530,000	-28 %	\$972,750	\$1,290,000	-25 %
Price Ratio	100 %	111 %		99 %	107 %	
Days To Sell	8	13	-38 %	11	14	-26 %
Active Listings at Month End	4	1	300 %			
Half Duplex (Side by Side)						
Units Listed	36	33	9 %	172	122	41 %
Units Sold	13	23	-43 %	75	80	-6 %
Sell/List Ratio	36 %	70 %		44 %	66 %	
Sales Dollars	\$12,274,800	\$20,213,640	-39 %	\$72,450,814	\$69,925,978	4 %
Average Price / Unit	\$944,215	\$878,854	7 %	\$966,011	\$874,075	11 %
Price Ratio	98 %	100 %		99 %	100 %	
Days To Sell	42	29	47 %	34	29	19 %
Active Listings at Month End	69	40	73 %			
Half Duplex (Front and Back)						
Units Listed	9	2	350 %	17	13	31 %
Units Sold	2	3	-33 %	8	10	-20 %
Sell/List Ratio	22 %	150 %		47 %	77 %	
Sales Dollars	\$1,647,000	\$2,219,000	-26 %	\$6,261,999	\$8,689,500	-28 %
Average Price / Unit	\$823,500	\$739,667	11 %	\$782,750	\$868,950	-10 %
Price Ratio	102 %	99 %		99 %	99 %	
Days To Sell	50	31	63 %	88	33	168 %
Active Listings at Month End	11	3	267 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

May 2024

Produced: 03-Jun-2024

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Recreational						
Units Listed	11	5	120 %	22	16	38 %
Units Sold	2	3	-33 %	3	9	-67 %
Sell/List Ratio	18 %	60 %		14 %	56 %	
Sales Dollars	\$675,000	\$669,500	1 %	\$962,000	\$2,294,400	-58 %
Average Price / Unit	\$337,500	\$223,167	51 %	\$320,667	\$254,933	26 %
Price Ratio	100 %	98 %		98 %	95 %	
Days To Sell	24	45	-48 %	28	50	-44 %
Active Listings at Month End	19	11	73 %			
Manufactured Home						
Units Listed	20	32	-38 %	111	102	9 %
Units Sold	12	17	-29 %	61	56	9 %
Sell/List Ratio	60 %	53 %		55 %	55 %	
Sales Dollars	\$3,927,300	\$5,178,800	-24 %	\$20,861,955	\$18,618,300	12 %
Average Price / Unit	\$327,275	\$304,635	7 %	\$341,999	\$332,470	3 %
Price Ratio	97 %	96 %		97 %	96 %	
Days To Sell	56	43	31 %	61	53	17 %
Active Listings at Month End	58	46	26 %			
Residential Lots						
Units Listed	25	30	-17 %	167	129	29 %
Units Sold	8	4	100 %	27	18	50 %
Sell/List Ratio	32 %	13 %		16 %	14 %	
Sales Dollars	\$2,868,400	\$2,292,000	25 %	\$12,167,450	\$11,607,920	5 %
Average Price / Unit	\$358,550	\$573,000	-37 %	\$450,646	\$644,884	-30 %
Price Ratio	94 %	92 %		96 %	95 %	
Days To Sell	71	181	-61 %	79	113	-30 %
Active Listings at Month End	139	105	32 %			
Residential Lots - Waterfront						
Units Listed	7	4	75 %	22	12	83 %
Units Sold	1	0	%	2	1	100 %
Sell/List Ratio	14 %	%		9 %	8 %	
Sales Dollars	\$1,700,000	\$0	%	\$3,800,000	\$1,250,000	204 %
Average Price / Unit	\$1,700,000	%	%	\$1,900,000	\$1,250,000	52 %
Price Ratio	85 %	%		88 %	93 %	
Days To Sell	31	%	%	87	21	312 %
Active Listings at Month End	25	14	79 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

May 2024

Produced: 03-Jun-2024

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Residential Acreage						
Units Listed	18	14	29 %	88	50	76 %
Units Sold	2	3	-33 %	19	12	58 %
Sell/List Ratio	11 %	21 %		22 %	24 %	
Sales Dollars	\$3,810,000	\$1,902,000	100 %	\$16,356,000	\$8,358,000	96 %
Average Price / Unit	\$1,905,000	\$634,000	200 %	\$860,842	\$696,500	24 %
Price Ratio	99 %	97 %		91 %	98 %	
Days To Sell	67	14	364 %	132	70	89 %
Active Listings at Month End	82	55	49 %			
Residential Acreage - Waterfront						
Units Listed	2	3	-33 %	20	17	18 %
Units Sold	1	3	-67 %	8	5	60 %
Sell/List Ratio	50 %	100 %		40 %	29 %	
Sales Dollars	\$2,590,000	\$881,300	194 %	\$7,419,000	\$4,381,300	69 %
Average Price / Unit	\$2,590,000	\$293,767	782 %	\$927,375	\$876,260	6 %
Price Ratio	100 %	91 %		95 %	89 %	
Days To Sell	70	98	-29 %	62	158	-61 %
Active Listings at Month End	18	25	-28 %			
Revenue - Duplex/Triplex						
Units Listed	11	10	10 %	26	31	-16 %
Units Sold	3	5	-40 %	11	15	-27 %
Sell/List Ratio	27 %	50 %		42 %	48 %	
Sales Dollars	\$4,044,000	\$7,023,000	-42 %	\$13,878,900	\$22,995,000	-40 %
Average Price / Unit	\$1,348,000	\$1,404,600	-4 %	\$1,261,718	\$1,533,000	-18 %
Price Ratio	97 %	100 %		96 %	97 %	
Days To Sell	57	18	218 %	46	33	42 %
Active Listings at Month End	13	14	-7 %			
Revenue - Multi Units						
Units Listed	13	13	0 %	51	29	76 %
Units Sold	3	0	%	8	7	14 %
Sell/List Ratio	23 %	%		16 %	24 %	
Sales Dollars	\$7,180,000	\$0	%	\$16,195,000	\$10,077,500	61 %
Average Price / Unit	\$2,393,333	%	%	\$2,024,375	\$1,439,643	41 %
Price Ratio	101 %	%		96 %	95 %	
Days To Sell	220	%	%	128	86	49 %
Active Listings at Month End	46	28	64 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

May 2024

Produced: 03-Jun-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	13	16	-19 %	77	63	22 %
Units Sold	2	6	-67 %	13	16	-19 %
Sell/List Ratio	15 %	38 %		17 %	25 %	
Sales Dollars	\$1,972,000	\$4,966,000	-60 %	\$20,797,000	\$14,320,180	45 %
Average Price / Unit	\$986,000	\$827,667	19 %	\$1,599,769	\$895,011	79 %
Price Ratio	91 %	90 %		94 %	92 %	
Days To Sell	150	109	38 %	123	81	52 %
Active Listings at Month End	74	53	40 %			
Revenue - Industrial						
Units Listed	3	3	0 %	36	16	125 %
Units Sold	0	2	-100 %	6	5	20 %
Sell/List Ratio	%	67 %		17 %	31 %	
Sales Dollars	\$0	\$1,897,500	-100 %	\$9,092,280	\$5,072,500	79 %
Average Price / Unit		\$948,750	%	\$1,515,380	\$1,014,500	49 %
Price Ratio	%	96 %		97 %	96 %	
Days To Sell		46	%	61	109	-44 %
Active Listings at Month End	38	17	124 %			
Business with Land & Building						
Units Listed	2	1	100 %	5	4	25 %
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	6	5	20 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

May 2024

Produced: 03-Jun-2024

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Business Only						
Units Listed	11	18	-39 %	60	64	-6 %
Units Sold	1	3	-67 %	10	16	-38 %
Sell/List Ratio	9 %	17 %		17 %	25 %	
Sales Dollars	\$370,000	\$985,000	-62 %	\$2,420,000	\$2,798,000	-14 %
Average Price / Unit	\$370,000	\$328,333	13 %	\$242,000	\$174,875	38 %
Price Ratio	93 %	82 %		90 %	84 %	
Days To Sell	235	64	265 %	140	111	26 %
Active Listings at Month End	69	74	-7 %			
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	11	12	-8 %	59	54	9 %
Units Sold	0	2	-100 %	14	16	-13 %
Sell/List Ratio	%	17 %		24 %	30 %	
Sales Dollars	\$0	\$145,143	-100 %	\$339,892	\$149,307	128 %
Average Price / Unit		\$72,572	%	\$24,278	\$9,332	160 %
Price Ratio	%	439827 %		22659 %	3513 %	
Days To Sell		64	%	100	98	3 %
Active Listings at Month End	78	67	16 %			
Lease - Retail						
Units Listed	5	9	-44 %	56	43	30 %
Units Sold	7	2	250 %	17	8	113 %
Sell/List Ratio	140 %	22 %		30 %	19 %	
Sales Dollars	\$2,444	\$48	4991 %	\$4,111	\$201	1945 %
Average Price / Unit	\$349	\$24	1355 %	\$242	\$25	862 %
Price Ratio	100 %	98 %		100 %	99 %	
Days To Sell	113	215	-47 %	90	173	-48 %
Active Listings at Month End	52	51	2 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

May 2024

Produced: 03-Jun-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	4	7	-43 %	33	29	14 %
Units Sold	1	2	-50 %	7	7	0 %
Sell/List Ratio	25 %	29 %		21 %	24 %	
Sales Dollars	\$3,500	\$3,213	9 %	\$171,896	\$3,312	5090 %
Average Price / Unit	\$3,500	\$1,607	118 %	\$24,557	\$473	5090 %
Price Ratio	100 %	100 %		4756 %	57 %	
Days To Sell	41	56	-26 %	121	57	111 %
Active Listings at Month End	35	21	67 %			
Lease - Other						
Units Listed	2	5	-60 %	13	8	63 %
Units Sold	0	0	%	1	1	0 %
Sell/List Ratio	%	%		8 %	13 %	
Sales Dollars	\$0	\$0	%	\$21	\$13	68 %
Average Price / Unit			%	\$21	\$13	68 %
Price Ratio	%	%		0 %	100 %	
Days To Sell			%	67	80	-16 %
Active Listings at Month End	12	7	71 %			
Commercial Land						
Units Listed	4	0	%	23	7	229 %
Units Sold	0	0	%	0	0	%
Sell/List Ratio	%	%		0 %	0 %	
Sales Dollars	\$0	\$0	%	-\$75,000	\$0	%
Average Price / Unit			%			%
Price Ratio	%	%		-100 %	%	
Days To Sell			%	258		%
Active Listings at Month End	24	11	118 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

May 2024

Produced: 03-Jun-2024

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Grand Totals						
Units Listed	1757	1356	30 %	6735	5126	31 %
Units Sold	763	775	-2 %	2840	2740	4 %
Sell/List Ratio	43 %	57 %		42 %	53 %	
Sales Dollars	\$772,717,036	\$774,999,256	0 %	\$2,745,446,084	\$2,606,219,283	5 %
Average Price / Unit	\$1,012,735	\$999,999	1 %	\$966,706	\$951,175	2 %
Price Ratio	98 %	99 %		98 %	98 %	
Days To Sell	38	34	13 %	44	39	10 %
Active Listings at Month End	3338	2189	52 %			