



Single family homes



Condominiums



Townhomes

	Single family homes	Condominiums	Townhomes
Oct 2023 total sales	193	141	42
Compared to Oct 2022 sales	-16.1%	-7.2%	-28.8%
MLS® HPI *Victoria Core	\$1,305,900	\$585,600	\$845,200

Interest rates a large factor in Victoria real estate market

A total of 407 properties sold in the Victoria Real Estate Board region this October, 15.2 per cent fewer than the 480 properties sold in October 2022 and a 17.4 per cent decrease from September 2023. Sales of condominiums were down 7.2 per cent from October 2022 with 141 units sold. Sales of single family homes decreased 16.1 per cent from October 2022 with 193 sold.

“Overall, property sales drifted down in October compared to the previous month, likely due to consumers continuing to navigate interest rates higher than those seen in nearly two decades,” said Victoria Real Estate Board Chair Graden Sol. “The uncertainty around the direction of the Bank of Canada rate announcement in mid-October may have caused some buyers to push their purchasing plans into the future because it was unclear if rates were going to be hiked again or remain stable. Generally speaking, when we have periods of static interest rates, consumer confidence returns to the market. We can recall earlier in the year when rates plateaued; we saw an uptick in sales in the weeks after. However, when rates began to rise again, we saw consumer confidence falter.”

There were 2,756 active listings for sale on the Victoria Real Estate Board Multiple Listing Service® at the end of October 2023, an increase of 2.1 per cent compared to the previous month of September and a 25.7 per cent increase from the 2,192 active listings for sale at the end of October 2022.

“The good news in October was that we continued to see a slow and steady increase in the number of available properties for sale,” adds Sol. “This additional inventory is positive for buyers who will have more selection than they’ve experienced in recent years. The real estate market tends to slow down in late fall and winter, but there are still a good number of active buyers. If you’re thinking about making a move during the colder months, reach out to your local REALTOR® to plan your strategy.”

The Multiple Listing Service® Home Price Index benchmark value for a single family home in the Victoria Core in October 2022 was \$1,257,100. The benchmark value for the same home in October 2023 increased by 3.9 per cent to \$1,305,900, which is down from September’s value of \$1,312,200. The MLS® HPI benchmark value for a condominium in the Victoria Core area in October 2022 was \$575,300, while the benchmark value for the same condominium in October 2023 increased by 1.8 per cent to \$585,600, which is down from the September value of \$589,600.

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 1,649 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.

October 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		
	October 2023									September 2023			October 2022		
	Units	LM%	LY%	Average\$	LM%	LY%	Median\$	LM%	LY%	Units	Average\$	Median\$	Units	Average\$	Median\$
Single Family Greater Victoria	183	-15.7%	-17.6%	\$1,264,544	-6.5%	2.1%	\$1,115,000	-7.9%	5.2%	217	\$1,351,952	\$1,210,545	222	\$1,238,949	\$1,060,000
Single Family Other Areas	10	-9.1%	25.0%	\$1,158,100	2.7%	31.6%	\$1,195,000	22.6%	54.2%	11	\$1,128,091	\$975,000	8	\$879,740	\$775,205
Single Family Total All Areas	193	-15.4%	-16.1%	\$1,259,028	-6.1%	2.7%	\$1,125,000	-7.0%	6.9%	228	\$1,341,151	\$1,210,000	230	\$1,226,455	\$1,052,000
Condo Apartment	141	-9.0%	-7.2%	\$616,545	-5.5%	0.3%	\$540,000	-3.4%	0.1%	155	\$652,605	\$559,000	152	\$614,769	\$539,500
Row/Townhouse	42	-35.4%	-28.8%	\$811,235	1.3%	-1.5%	\$747,648	0.5%	-1.0%	65	\$801,092	\$744,000	59	\$823,515	\$755,000
Manufactured Home	5	-61.5%	-73.7%	\$212,400	-38.9%	-40.1%	\$215,000	-32.6%	-36.2%	13	\$347,900	\$319,000	19	\$354,447	\$337,000
Total Residential	381	-17.4%	-17.2%							461			460		
Total Sales	407	-17.4%	-15.2%							493			480		
Active Listings	2,756	2.1%	25.7%							2,699			2,192		

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

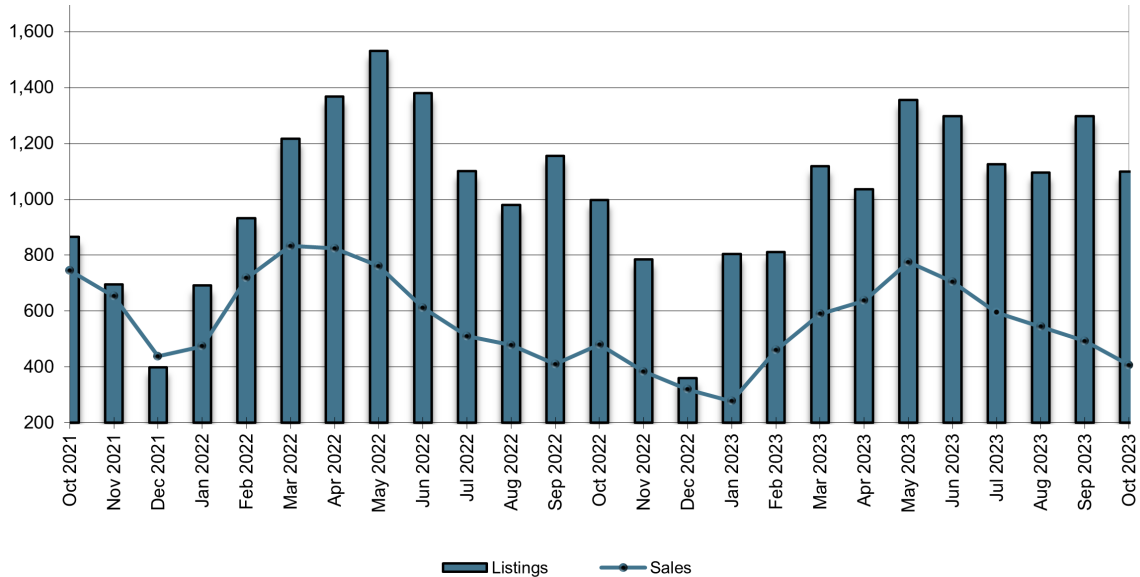
Benchmark Home by Property Type and Region	Oct 2023 Benchmark Price	Sep 2023 Benchmark Price	Oct 2022 Benchmark Price	Oct 2023 Benchmark Index	Sep 2023 Benchmark Index	Oct 2022 Benchmark Index	% Chg from Last Mth	% Chg from Last Yr
Single Family: Greater Victoria	\$1,162,100	\$1,169,400	\$1,132,500	314.8	316.7	306.7	(0.6%)	2.6%
Single Family: Core	\$1,305,900	\$1,312,200	\$1,257,100	325.6	327.2	313.4	(0.5%)	3.9%
Single Family: Westshore	\$1,025,800	\$1,035,000	\$1,000,800	326.3	329.2	318.3	(0.9%)	2.5%
Single Family: Peninsula	\$1,259,900	\$1,273,000	\$1,244,600	329.6	333.0	325.6	(1.0%)	1.2%
Condo Apartment: Greater Victoria	\$582,500	\$584,500	\$574,600	337.5	338.6	332.9	(0.3%)	1.4%
Condo Apartment: Core	\$585,600	\$589,600	\$575,300	341.9	344.2	335.8	(0.7%)	1.8%
Condo Apartment: Westshore	\$535,000	\$530,600	\$551,700	402.9	399.5	415.4	0.8%	(3.0%)
Condo Apartment: Peninsula	\$651,500	\$645,600	\$616,500	303.3	300.6	287.0	0.9%	5.7%
Row/Townhouse: Greater Victoria	\$773,100	\$785,600	\$774,700	291.7	296.5	292.3	(1.6%)	(0.2%)
Row/Townhouse: Core	\$845,200	\$859,000	\$850,600	301.7	306.7	303.7	(1.6%)	(0.6%)
Row/Townhouse: Westshore	\$687,400	\$701,000	\$705,800	279.9	285.4	287.4	(1.9%)	(2.6%)
Row/Townhouse: Peninsula	\$785,200	\$791,400	\$735,600	332.4	335.1	311.4	(0.8%)	6.7%

Legend

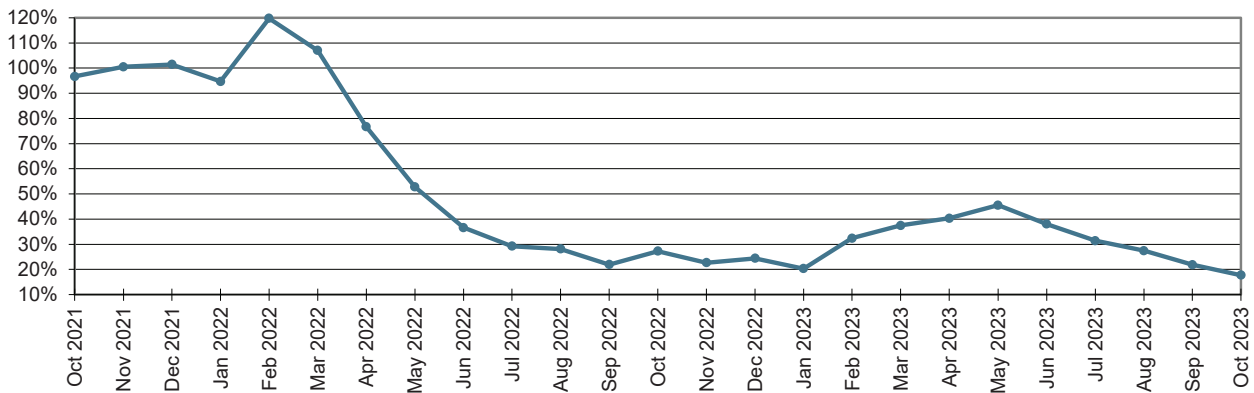
Benchmark Price: the calculated MLS® HPI Benchmark Price for this Benchmark Home
Benchmark Index: the percentage change in this Benchmark Price since **January 2005**
% Chg from Last Mth: the percentage change in this Benchmark Price since last month
% Chg from Last Yr: the percentage change in this 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

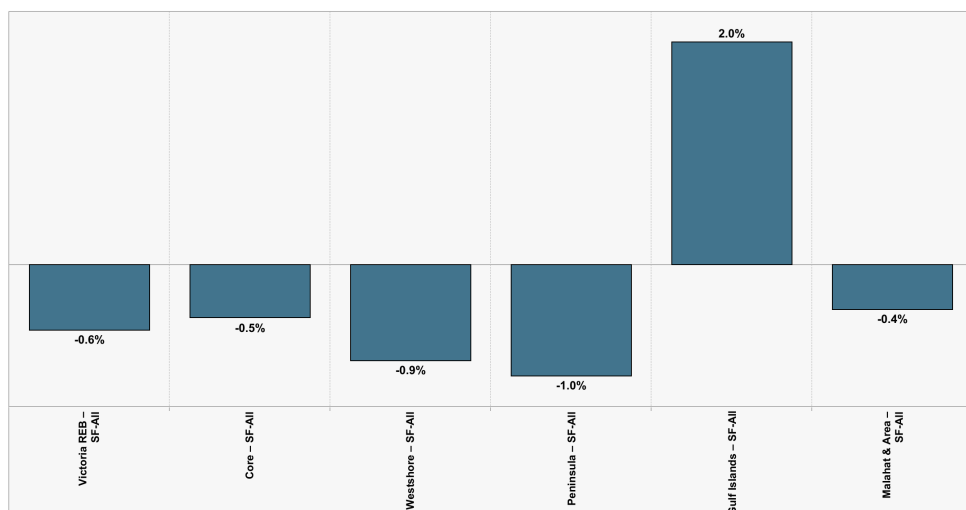
1. Area Group
VREB Area Summary

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

3. Area/Property Type Selection
All

% Difference from 1 Month Ago (September 2023 to October 2023)

Select Timeframe: 1 Month Ago





MLS® HPI benchmark and value - Condominium / Apartments

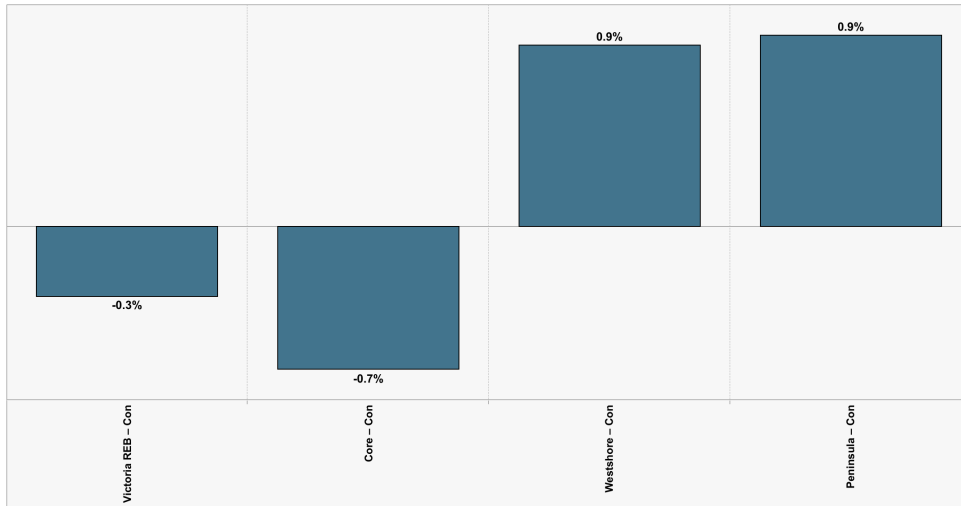
1. Area Group
VREB Area Summary

2. Property Type
- Condo Apartment (Con)

3. Area/Property Type Selection
All

% Difference from 1 Month Ago (September 2023 to October 2023)

Select Timeframe: 1 Month 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

	October 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	\$1,162,100	\$1,169,400	\$1,178,400	\$1,149,500	\$1,132,500	\$876,600	\$791,200	\$369,200
Victoria – SF-All	\$1,274,500	\$1,255,000	\$1,245,100	\$1,243,800	\$1,215,600	\$980,300	\$908,500	\$387,100
Victoria West – SF-All	\$974,500	\$1,000,900	\$1,029,200	\$993,800	\$951,800	\$744,100	\$683,400	\$292,400
Oak Bay – SF-All	\$1,819,700	\$1,858,300	\$1,799,100	\$1,847,100	\$1,798,400	\$1,412,300	\$1,359,700	\$592,900
Esquimalt – SF-All	\$1,038,800	\$1,057,700	\$1,071,200	\$1,046,600	\$1,003,900	\$810,400	\$748,700	\$307,000
View Royal – SF-All	\$1,049,600	\$1,077,100	\$1,075,800	\$1,069,800	\$1,033,100	\$832,400	\$739,500	\$341,300
Saanich East – SF-All	\$1,310,800	\$1,308,400	\$1,347,700	\$1,288,500	\$1,240,200	\$1,011,700	\$953,900	\$414,300
Saanich West – SF-All	\$1,066,600	\$1,070,300	\$1,078,400	\$1,032,300	\$1,014,200	\$810,200	\$743,700	\$320,700
Sooke – SF-All	\$868,300	\$880,400	\$901,500	\$868,000	\$839,400	\$622,600	\$556,200	\$272,900
Langford – SF-All	\$1,046,100	\$1,059,500	\$1,096,400	\$1,053,200	\$1,036,200	\$781,000	\$677,100	\$319,300
Metchosin – SF-All	\$1,374,900	\$1,375,000	\$1,393,500	\$1,365,600	\$1,313,400	\$946,700	\$906,600	\$439,600
Colwood – SF-All	\$1,046,300	\$1,043,400	\$1,062,300	\$994,700	\$975,300	\$762,000	\$669,500	\$325,600
Highlands – SF-All	\$1,534,800	\$1,551,100	\$1,520,800	\$1,480,000	\$1,442,000	\$1,031,100	\$951,900	\$459,900
North Saanich – SF-All	\$1,439,300	\$1,447,600	\$1,467,200	\$1,439,200	\$1,428,100	\$1,008,800	\$952,300	\$472,500
Sidney – SF-All	\$1,036,400	\$1,037,000	\$1,055,300	\$1,037,600	\$1,054,600	\$758,700	\$697,500	\$310,400
Central Saanich – SF-All	\$1,214,100	\$1,239,600	\$1,166,500	\$1,106,200	\$1,137,000	\$880,000	\$799,500	\$354,300
ML Malahat & Area – SF-All	\$912,400	\$916,200	\$911,800	\$875,200	\$888,000	\$664,300	\$551,300	\$288,100
GI Gulf Islands – SF-All	\$736,500	\$721,800	\$712,500	\$719,300	\$780,100	\$572,600	\$519,600	\$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

	October 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	314.8	316.7	319.2	311.3	306.7	237.4	214.3	100.0
Victoria – SF-All	329.2	324.2	321.6	321.3	314.0	253.2	234.7	100.0
Victoria West – SF-All	333.3	342.3	352.0	339.9	325.5	254.5	233.7	100.0
Oak Bay – SF-All	306.9	313.4	303.4	311.5	303.3	238.2	229.3	100.0
Esquimalt – SF-All	338.4	344.5	348.9	340.9	327.0	264.0	243.9	100.0
View Royal – SF-All	307.5	315.6	315.2	313.4	302.7	243.9	216.7	100.0
Saanich East – SF-All	316.4	315.8	325.3	311.0	299.3	244.2	230.2	100.0
Saanich West – SF-All	332.6	333.7	336.3	321.9	316.2	252.6	231.9	100.0
Sooke – SF-All	318.2	322.6	330.3	318.1	307.6	228.1	203.8	100.0
Langford – SF-All	327.6	331.8	343.4	329.8	324.5	244.6	212.1	100.0
Metchosin – SF-All	312.8	312.8	317.0	310.6	298.8	215.4	206.2	100.0
Colwood – SF-All	321.3	320.5	326.3	305.5	299.5	234.0	205.6	100.0
Highlands – SF-All	333.7	337.3	330.7	321.8	313.5	224.2	207.0	100.0
North Saanich – SF-All	304.6	306.4	310.5	304.6	302.2	213.5	201.5	100.0
Sidney – SF-All	333.9	334.1	340.0	334.3	339.8	244.4	224.7	100.0
Central Saanich – SF-All	342.7	349.9	329.2	312.2	320.9	248.4	225.7	100.0
ML Malahat & Area – SF-All	316.7	318.0	316.5	303.8	308.2	230.6	191.4	100.0
GI Gulf Islands – SF-All	250.6	245.6	242.4	244.7	265.4	194.8	176.8	100.0

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

Source: Victoria Real Estate Board



MLS® Home Price Index

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HPI or Benchmark Price

- HPI
 Benchmark Price

Value or percent change

- Value
 Percent change

1. Area Group

VREB District Summary

2. Property Type

– Condo Apartment (Con)

3. Area/Property Type Selection

All

Benchmark Price by Timeframe and Property Type

	October 2023	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	\$582,500	\$584,500	\$575,600	\$564,600	\$574,600	\$440,000	\$416,000	\$172,600
Victoria – Con	\$551,100	\$556,800	\$549,500	\$540,900	\$553,900	\$428,800	\$413,400	\$163,700
Victoria West – Con	\$778,400	\$770,700	\$755,200	\$745,400	\$757,000	\$626,500	\$582,300	\$257,000
Oak Bay – Con	\$773,800	\$786,800	\$766,200	\$710,300	\$733,600	\$602,700	\$600,600	\$234,300
Esquimalt – Con	\$574,100	\$575,200	\$554,400	\$544,500	\$545,800	\$400,000	\$369,800	\$146,500
View Royal – Con	\$574,800	\$576,200	\$581,100	\$584,000	\$587,900	\$462,000	\$448,100	\$182,900
Saanich East – Con	\$598,700	\$604,100	\$584,400	\$552,000	\$564,900	\$411,800	\$375,800	\$147,000
Saanich West – Con	\$553,500	\$551,800	\$533,100	\$520,100	\$530,700	\$400,800	\$375,500	\$142,900
Sooke – Con	\$463,600	\$461,800	\$470,200	\$465,700	\$480,100	\$338,800	\$302,000	\$111,300
Langford – Con	\$540,800	\$536,100	\$548,300	\$551,500	\$558,700	\$409,100	\$377,000	\$150,200
Colwood – Con	\$518,600	\$517,000	\$525,600	\$534,300	\$525,800	\$402,600	\$361,000	\$113,700
North Saanich – Con	\$797,600	\$798,100	\$762,700	\$741,400	\$749,300	\$555,100	\$569,300	\$313,700
Sidney – Con	\$644,000	\$637,800	\$614,100	\$603,900	\$609,000	\$452,700	\$453,500	\$214,400
Central Saanich – Con	\$643,200	\$638,300	\$614,600	\$600,400	\$598,500	\$443,300	\$442,100	\$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

	October 2023	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	337.5	338.6	333.5	327.1	332.9	254.9	241.0	100.0
Victoria – Con	336.7	340.1	335.7	330.4	338.4	261.9	252.5	100.0
Victoria West – Con	302.9	299.9	293.9	290.0	294.6	243.8	226.6	100.0
Oak Bay – Con	330.3	335.8	327.0	303.2	313.1	257.2	256.3	100.0
Esquimalt – Con	391.9	392.6	378.4	371.7	372.6	273.0	252.4	100.0
View Royal – Con	314.3	315.0	317.7	319.3	321.4	252.6	245.0	100.0
Saanich East – Con	407.3	411.0	397.6	375.5	384.3	280.1	255.6	100.0
Saanich West – Con	387.3	386.1	373.1	364.0	371.4	280.5	262.8	100.0
Sooke – Con	416.5	414.9	422.5	418.4	431.4	304.4	271.3	100.0
Langford – Con	360.1	356.9	365.0	367.2	372.0	272.4	251.0	100.0
Colwood – Con	456.1	454.7	462.3	469.9	462.4	354.1	317.5	100.0
North Saanich – Con	254.3	254.4	243.1	236.3	238.9	177.0	181.5	100.0
Sidney – Con	300.4	297.5	286.4	281.7	284.0	211.1	211.5	100.0
Central Saanich – Con	297.0	294.7	283.7	277.2	276.3	204.7	204.1	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

	October 2023	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	\$773,100	\$785,600	\$785,300	\$770,100	\$774,700	\$587,700	\$551,600	\$265,000
Victoria – Twn	\$840,900	\$861,000	\$856,200	\$870,000	\$895,800	\$695,500	\$671,900	\$305,200
Victoria West – Twn	\$898,500	\$898,100	\$880,600	\$853,800	\$890,800	\$700,600	\$622,300	\$224,800
Esquimalt – Twn	\$767,700	\$764,600	\$750,500	\$723,200	\$782,100	\$594,200	\$534,600	\$215,800
View Royal – Twn	\$804,300	\$809,500	\$791,000	\$751,800	\$796,300	\$607,700	\$565,600	\$250,900
Saanich East – Twn	\$901,500	\$923,600	\$918,200	\$895,800	\$867,800	\$683,800	\$630,000	\$312,300
Saanich West – Twn	\$805,400	\$811,700	\$816,000	\$783,900	\$756,800	\$582,200	\$537,100	\$252,700
Sooke – Twn	\$647,600	\$661,100	\$667,400	\$658,500	\$673,000	\$485,800	\$438,800	\$241,600
Langford – Twn	\$691,100	\$704,000	\$709,400	\$700,600	\$708,100	\$514,800	\$480,800	\$240,500
Colwood – Twn	\$745,300	\$764,200	\$765,100	\$752,200	\$761,500	\$580,300	\$546,700	\$273,100
Sidney – Twn	\$824,700	\$833,700	\$832,200	\$808,500	\$776,000	\$612,200	\$591,900	\$250,600
Central Saanich – Twn	\$710,400	\$711,000	\$721,200	\$698,000	\$663,600	\$499,500	\$446,700	\$210,700
ML Malahat & Area – Twn	\$730,700	\$697,300	\$733,600	\$772,500	\$825,400	\$578,400	\$487,300	\$189,800
GI Gulf Islands – Twn	\$646,000	\$659,300	\$679,200	\$623,200	\$708,300	\$525,900	\$434,500	\$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

	October 2023	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	291.7	296.5	296.3	290.6	292.3	221.8	208.2	100.0
Victoria – Twn	275.5	282.1	280.5	285.1	293.5	227.9	220.2	100.0
Victoria West – Twn	399.7	399.5	391.7	379.8	396.3	311.7	276.8	100.0
Esquimalt – Twn	355.7	354.3	347.8	335.1	362.4	275.3	247.7	100.0
View Royal – Twn	320.6	322.6	315.3	299.6	317.4	242.2	225.4	100.0
Saanich East – Twn	288.7	295.7	294.0	286.8	277.9	219.0	201.7	100.0
Saanich West – Twn	318.7	321.2	322.9	310.2	299.5	230.4	212.5	100.0
Sooke – Twn	268.0	273.6	276.2	272.6	278.6	201.1	181.6	100.0
Langford – Twn	287.4	292.7	295.0	291.3	294.4	214.1	199.9	100.0
Colwood – Twn	272.9	279.8	280.2	275.4	278.8	212.5	200.2	100.0
Sidney – Twn	329.1	332.7	332.1	322.6	309.7	244.3	236.2	100.0
Central Saanich – Twn	337.2	337.4	342.3	331.3	315.0	237.1	212.0	100.0
ML Malahat & Area – Twn	385.0	367.4	386.5	407.0	434.9	304.7	256.7	100.0
GI Gulf Islands – Twn	295.1	301.2	310.3	284.7	323.6	240.2	198.5	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)

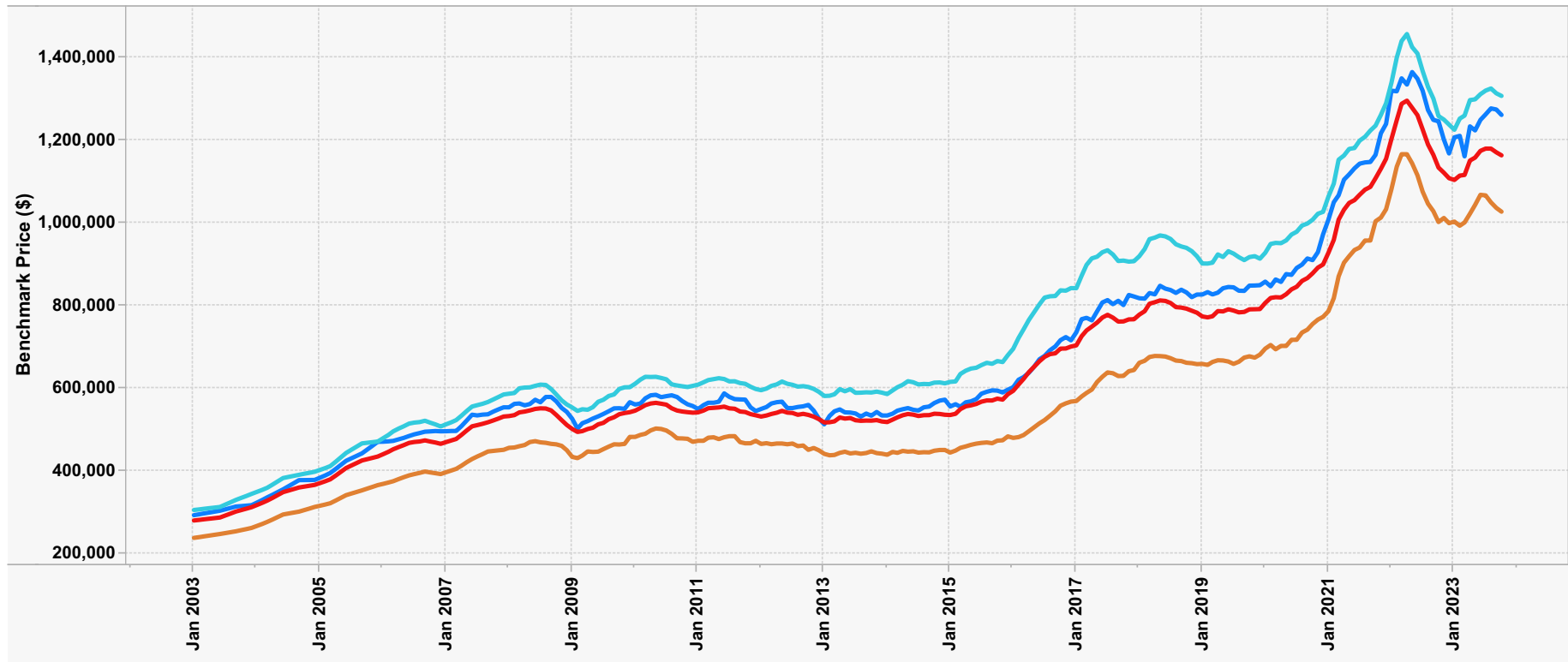
3. Area/Property Type Selection

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)

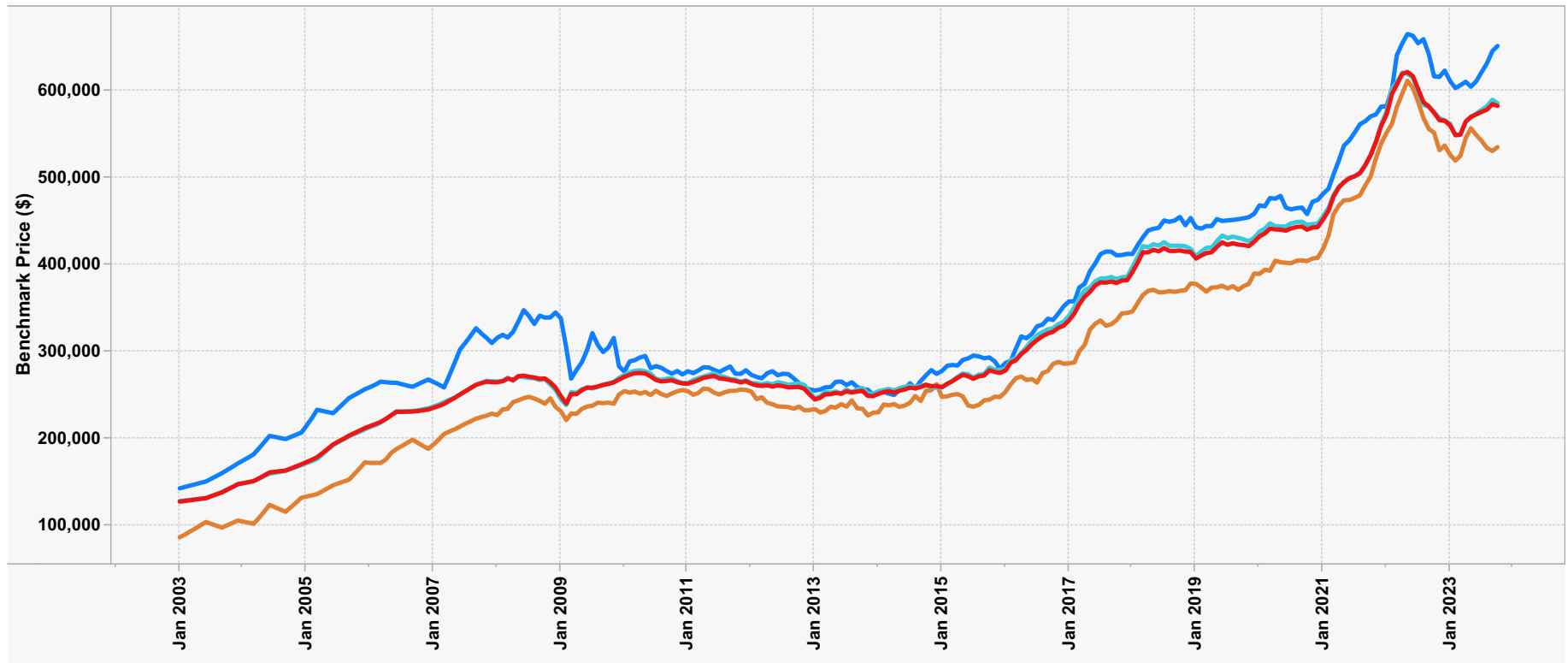
3. Area/Property Type Selection

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



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)

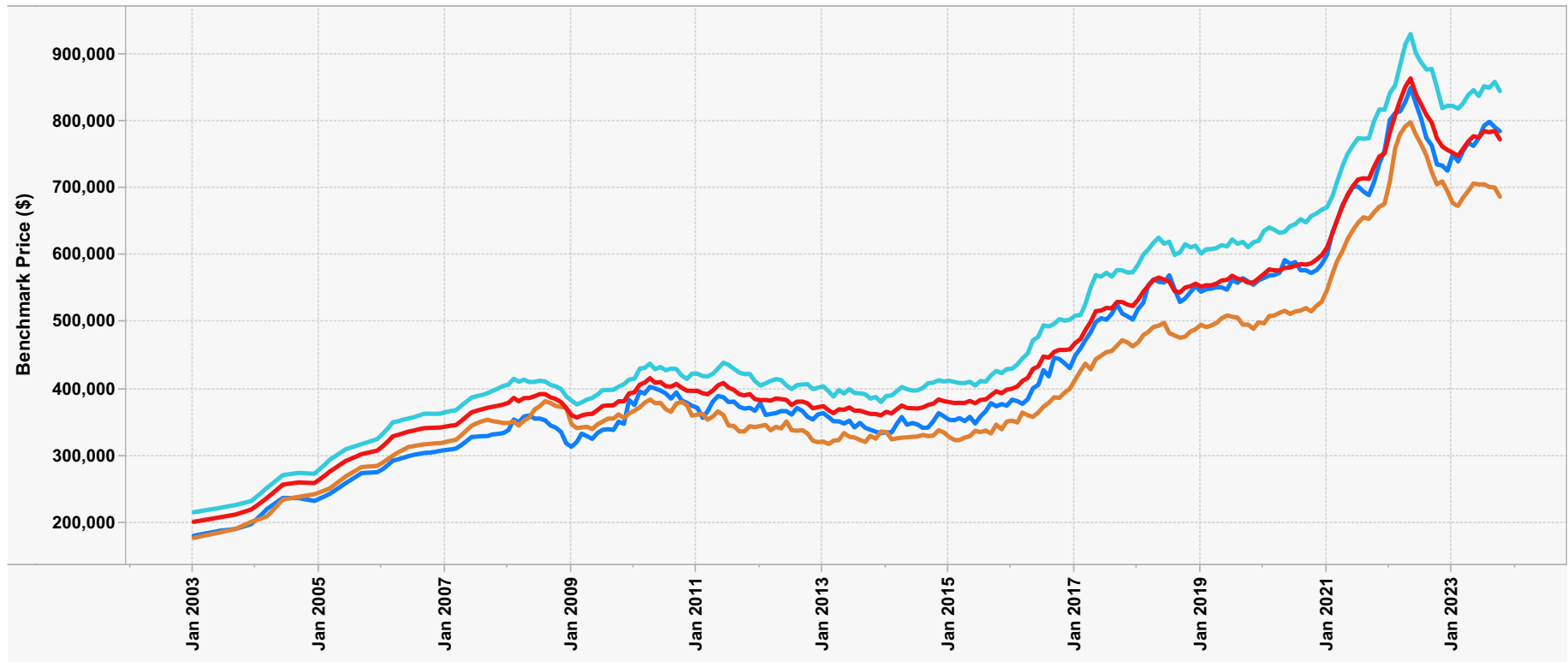
3. Area/Property Type Selection

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



1. Area Group

VREB Area Summary

2. Property Type

Multiple values

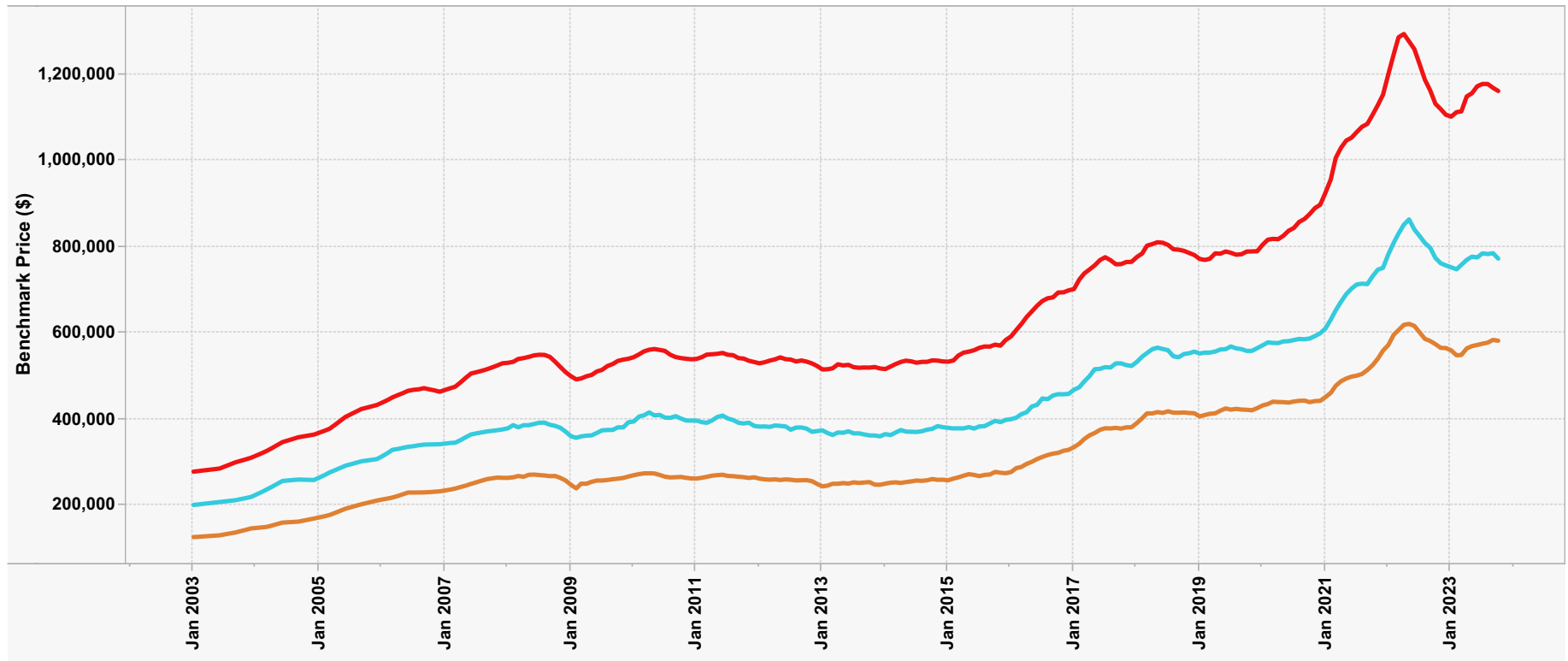
3. Area/Property Type Selection

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	17	\$20,853,150
Oak Bay	9	\$22,185,000
Esquimalt	9	\$9,793,040
View Royal	5	\$6,491,500
Saanich East	29	\$43,657,458
Saanich West	13	\$14,749,999
Central Saanich	12	\$15,716,500
North Saanich	7	\$13,447,300
Sidney	7	\$8,061,000
Highlands	3	\$3,855,000
Colwood	15	\$18,001,826
Langford	20	\$19,702,550
Metchosin	2	\$3,100,000
Sooke	19	\$16,980,275
Gulf Islands	16	\$14,816,900
Total Greater Victoria	183	\$231,411,498
Other Areas		
Malahat & Area	10	\$11,581,000
Total Other Areas	10	\$11,581,000
Total Single Family Detached	193	\$242,992,498
● Condo Apartment		
Greater Victoria		
Victoria / Victoria West	61	\$38,984,749
Oak Bay	5	\$5,699,900
Esquimalt	6	\$2,292,400
View Royal	4	\$2,286,400
Saanich East	23	\$13,109,800
Saanich West	8	\$4,444,000
Sidney	9	\$7,219,000
Colwood	3	\$1,754,800
Langford	18	\$8,831,800
Sooke	2	\$1,440,000
Gulf Islands	2	\$870,000
Total Greater Victoria	141	\$86,932,849
Total Condo Apartment	141	\$86,932,849

Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

October 2023

Produced: 01-Nov-2023

District	Units	Total Volume
● Row/Townhouse		
Greater Victoria		
Victoria / Victoria West	8	\$7,080,000
View Royal	5	\$4,328,800
Saanich East	4	\$4,126,500
Saanich West	4	\$3,052,900
Central Saanich	2	\$2,285,000
Sidney	4	\$2,923,400
Colwood	2	\$1,537,295
Langford	9	\$6,296,969
Sooke	3	\$1,798,000
Gulf Islands	1	\$643,000
Total Greater Victoria	42	\$34,071,864
Total Row/Townhouse	42	\$34,071,864
● Manufactured Home		
Greater Victoria		
View Royal	2	\$423,000
Langford	2	\$481,000
Gulf Islands	1	\$158,000
Total Greater Victoria	5	\$1,062,000
Total Manufactured Home	5	\$1,062,000
Total Residential	381	\$365,059,211

Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

October 2023

Produced: 01-Nov-2023

District	Units	Total Volume
Other Property		
● Lots & Acreage		
Greater Victoria		
Saanich West	1	\$640,000
Central Saanich	1	\$520,000
Langford	1	\$465,000
Sooke	3	\$1,154,500
Gulf Islands	4	\$2,741,500
Total Greater Victoria	10	\$5,521,000
Other Areas		
Malahat & Area	1	\$475,000
Total Other Areas	1	\$475,000
Total Lots & Acreage	11	\$5,996,000
● Other Commercial Properties		
	15	\$6,247,223
Grand Totals	407	\$377,302,434

Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

October 2023

Produced: 01-Nov-2023

District	Units	Total Volume
Residential		
● Single Family Detached		
Greater Victoria		
Victoria	15	\$18,368,150
Victoria West	1	\$535,000
Oak Bay	9	\$22,185,000
Esquimalt	9	\$9,793,040
View Royal	5	\$6,491,500
Saanich East	26	\$32,655,535
Saanich West	13	\$14,749,999
Central Saanich	11	\$13,441,500
North Saanich	5	\$6,709,800
Sidney	6	\$6,061,000
Highlands	3	\$3,855,000
Colwood	15	\$18,001,826
Langford	20	\$19,702,550
Metchosin	2	\$3,100,000
Sooke	18	\$15,730,275
Gulf Islands	13	\$12,000,900
Waterfront (all districts)	12	\$28,030,423
Total Greater Victoria	183	\$231,411,498
Other Areas		
Malahat & Area	9	\$10,286,000
Waterfront (all districts)	1	\$1,295,000
Total Other Areas	10	\$11,581,000
Total Single Family Detached	193	\$242,992,498
● Condo Apartment		
Greater Victoria		
Victoria	51	\$30,523,744
Victoria West	9	\$5,717,005
Oak Bay	5	\$5,699,900
Esquimalt	3	(\$1,075,600)
View Royal	4	\$2,286,400
Saanich East	23	\$13,109,800
Saanich West	8	\$4,444,000
Sidney	8	\$5,192,000
Colwood	3	\$1,754,800
Langford	18	\$8,831,800
Gulf Islands	2	\$870,000
Waterfront (all districts)	7	\$9,579,000
Total Greater Victoria	141	\$86,932,849
Total Condo Apartment	141	\$86,932,849

Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

October 2023

Produced: 01-Nov-2023

District	Units	Total Volume
● Row/Townhouse		
Greater Victoria		
Victoria	7	\$5,805,000
Victoria West	1	\$1,275,000
View Royal	5	\$4,328,800
Saanich East	4	\$4,126,500
Saanich West	4	\$3,052,900
Central Saanich	2	\$2,285,000
Sidney	4	\$2,923,400
Colwood	2	\$1,537,295
Langford	9	\$6,296,969
Sooke	2	\$1,330,000
Gulf Islands	1	\$643,000
Waterfront (all districts)	1	\$468,000
Total Greater Victoria	42	\$34,071,864
Total Row/Townhouse	42	\$34,071,864
● Manufactured Home		
Greater Victoria		
View Royal	2	\$423,000
Langford	2	\$481,000
Gulf Islands	1	\$158,000
Total Greater Victoria	5	\$1,062,000
Total Manufactured Home	5	\$1,062,000
Total Residential	381	\$365,059,211

Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

October 2023

Produced: 01-Nov-2023

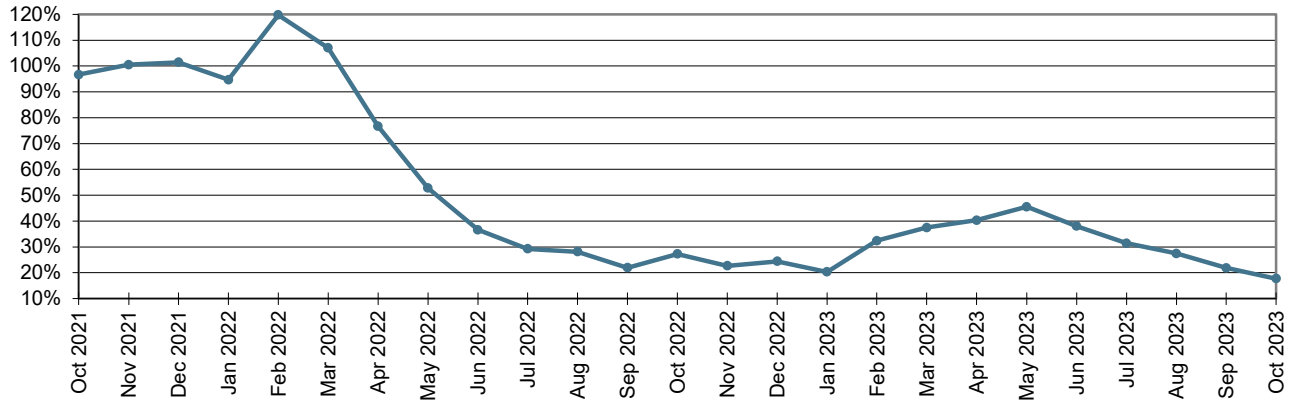
District	Units	Total Volume
Other Property		
● Lots & Acreage		
Greater Victoria		
Saanich West	1	\$640,000
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Langford	1	\$465,000
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Gulf Islands	4	\$2,741,500
Total Greater Victoria	10	\$5,521,000
Other Areas		
Malahat & Area	1	\$475,000
Total Other Areas	1	\$475,000
Total Lots & Acreage	11	\$5,996,000
● Other Commercial Properties		
	15	\$6,247,223
Grand Totals	407	\$377,302,434

Sales to Active Listings Ratio

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

October 2023

Produced: 01-Nov-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

October 2023

Produced: 01-Nov-2023

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Single Family - Residential						
Units Listed	374	344	9 %	4022	4321	-7 %
Units Sold	151	181	-17 %	2090	2313	-10 %
Sell/List Ratio	40 %	53 %		52 %	54 %	
Sales Dollars	\$180,178,425	\$220,549,669	-18 %	\$2,608,967,029	\$2,984,751,971	-13 %
Average Price / Unit	\$1,193,235	\$1,218,506	-2 %	\$1,248,310	\$1,290,425	-3 %
Price Ratio	97 %	97 %		98 %	102 %	
Days To Sell	41	31	35 %	34	19	80 %
Active Listings at Month End	826	652	27 %			
Single Family - Residential Waterfront						
Units Listed	28	30	-7 %	433	423	2 %
Units Sold	11	16	-31 %	137	157	-13 %
Sell/List Ratio	39 %	53 %		32 %	37 %	
Sales Dollars	\$27,305,423	\$28,724,000	-5 %	\$322,937,083	\$399,493,162	-19 %
Average Price / Unit	\$2,482,311	\$1,795,250	38 %	\$2,357,205	\$2,544,542	-7 %
Price Ratio	96 %	93 %		95 %	97 %	
Days To Sell	32	46	-30 %	62	41	51 %
Active Listings at Month End	153	119	29 %			
Single Family - Residential Acreage						
Units Listed	45	42	7 %	537	490	10 %
Units Sold	18	18	0 %	219	225	-3 %
Sell/List Ratio	40 %	43 %		41 %	46 %	
Sales Dollars	\$23,443,900	\$20,332,000	15 %	\$311,800,406	\$346,336,343	-10 %
Average Price / Unit	\$1,302,439	\$1,129,556	15 %	\$1,423,746	\$1,539,273	-8 %
Price Ratio	94 %	98 %		96 %	98 %	
Days To Sell	68	39	75 %	60	34	76 %
Active Listings at Month End	162	134	21 %			
Condo Apartment						
Units Listed	350	293	19 %	3232	3225	0 %
Units Sold	141	152	-7 %	1814	2046	-11 %
Sell/List Ratio	40 %	52 %		56 %	63 %	
Sales Dollars	\$86,932,849	\$93,444,939	-7 %	\$1,151,565,977	\$1,327,141,474	-13 %
Average Price / Unit	\$616,545	\$614,769	0 %	\$634,821	\$648,652	-2 %
Price Ratio	98 %	97 %		98 %	101 %	
Days To Sell	37	33	11 %	32	20	64 %
Active Listings at Month End	664	490	36 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

October 2023

Produced: 01-Nov-2023

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Row/Townhouse						
Units Listed	109	109	0 %	1112	1155	-4 %
Units Sold	42	59	-29 %	652	681	-4 %
Sell/List Ratio	39 %	54 %		59 %	59 %	
Sales Dollars	\$34,071,864	\$48,587,365	-30 %	\$524,515,929	\$597,408,136	-12 %
Average Price / Unit	\$811,235	\$823,515	-1 %	\$804,472	\$877,251	-8 %
Price Ratio	99 %	97 %		99 %	102 %	
Days To Sell	33	35	-6 %	34	19	75 %
Active Listings at Month End	209	181	15 %			
Half Duplex (Up and Down)						
Units Listed	0	0	%	11	18	-39 %
Units Sold	0	1	-100 %	5	9	-44 %
Sell/List Ratio	%	%		45 %	50 %	
Sales Dollars	\$0	\$1,735,000	-100 %	\$6,073,000	\$11,795,100	-49 %
Average Price / Unit		\$1,735,000	%	\$1,214,600	\$1,310,567	-7 %
Price Ratio	%	96 %		105 %	96 %	
Days To Sell		49	%	41	70	-41 %
Active Listings at Month End	2	2	0 %			
Half Duplex (Side by Side)						
Units Listed	35	25	40 %	281	280	0 %
Units Sold	8	11	-27 %	147	143	3 %
Sell/List Ratio	23 %	44 %		52 %	51 %	
Sales Dollars	\$6,564,750	\$8,289,000	-21 %	\$131,898,926	\$127,915,351	3 %
Average Price / Unit	\$820,594	\$753,545	9 %	\$897,272	\$894,513	0 %
Price Ratio	99 %	98 %		100 %	103 %	
Days To Sell	45	21	113 %	30	20	52 %
Active Listings at Month End	54	49	10 %			
Half Duplex (Front and Back)						
Units Listed	4	5	-20 %	31	57	-46 %
Units Sold	1	2	-50 %	19	25	-24 %
Sell/List Ratio	25 %	40 %		61 %	44 %	
Sales Dollars	\$745,000	\$1,620,000	-54 %	\$15,471,750	\$22,503,800	-31 %
Average Price / Unit	\$745,000	\$810,000	-8 %	\$814,303	\$900,152	-10 %
Price Ratio	93 %	98 %		99 %	100 %	
Days To Sell	82	38	119 %	40	25	60 %
Active Listings at Month End	6	5	20 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

October 2023

Produced: 01-Nov-2023

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Recreational						
Units Listed	2	3	-33 %	24	34	-29 %
Units Sold	1	0	%	14	19	-26 %
Sell/List Ratio	50 %	%		58 %	56 %	
Sales Dollars	\$70,000	\$0	%	\$2,938,400	\$4,417,606	-33 %
Average Price / Unit	\$70,000		%	\$209,886	\$232,506	-10 %
Price Ratio	100 %	%		94 %	95 %	
Days To Sell	28		%	59	55	7 %
Active Listings at Month End	9	8	13 %			
Manufactured Home						
Units Listed	18	24	-25 %	215	242	-11 %
Units Sold	5	19	-74 %	117	161	-27 %
Sell/List Ratio	28 %	79 %		54 %	67 %	
Sales Dollars	\$1,062,000	\$6,734,500	-84 %	\$39,128,600	\$57,937,978	-32 %
Average Price / Unit	\$212,400	\$354,447	-40 %	\$334,432	\$359,863	-7 %
Price Ratio	99 %	96 %		97 %	99 %	
Days To Sell	26	54	-52 %	47	37	28 %
Active Listings at Month End	59	47	26 %			
Residential Lots						
Units Listed	32	29	10 %	270	292	-8 %
Units Sold	6	5	20 %	49	83	-41 %
Sell/List Ratio	19 %	17 %		18 %	28 %	
Sales Dollars	\$2,842,000	\$2,450,000	16 %	\$29,058,320	\$49,797,419	-42 %
Average Price / Unit	\$473,667	\$490,000	-3 %	\$593,027	\$599,969	-1 %
Price Ratio	92 %	91 %		95 %	96 %	
Days To Sell	145	83	74 %	120	32	278 %
Active Listings at Month End	117	104	13 %			
Residential Lots - Waterfront						
Units Listed	1	5	-80 %	23	38	-39 %
Units Sold	0	0	%	3	7	-57 %
Sell/List Ratio	%	%		13 %	18 %	
Sales Dollars	\$0	\$0	%	\$2,155,000	\$4,708,100	-54 %
Average Price / Unit			%	\$718,333	\$672,586	7 %
Price Ratio	%	%		94 %	98 %	
Days To Sell			%	75	41	84 %
Active Listings at Month End	15	17	-12 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

October 2023

Produced: 01-Nov-2023

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Residential Acreage						
Units Listed	17	11	55 %	106	142	-25 %
Units Sold	5	2	150 %	27	46	-41 %
Sell/List Ratio	29 %	18 %		25 %	32 %	
Sales Dollars	\$3,154,000	\$2,050,000	54 %	\$18,887,000	\$36,952,800	-49 %
Average Price / Unit	\$630,800	\$1,025,000	-38 %	\$699,519	\$803,322	-13 %
Price Ratio	91 %	91 %		96 %	95 %	
Days To Sell	88	95	-6 %	71	73	-2 %
Active Listings at Month End	65	63	3 %			
Residential Acreage - Waterfront						
Units Listed	3	5	-40 %	33	33	0 %
Units Sold	0	1	-100 %	9	8	13 %
Sell/List Ratio	%	20 %		27 %	24 %	
Sales Dollars	\$0	\$2,650,000	-100 %	\$7,085,300	\$7,428,380	-5 %
Average Price / Unit		\$2,650,000	%	\$787,256	\$928,548	-15 %
Price Ratio	%	85 %		92 %	95 %	
Days To Sell		83	%	141	82	72 %
Active Listings at Month End	23	17	35 %			
Revenue - Duplex/Triplex						
Units Listed	3	5	-40 %	56	63	-11 %
Units Sold	3	1	200 %	25	36	-31 %
Sell/List Ratio	100 %	20 %		45 %	57 %	
Sales Dollars	\$4,685,000	\$835,000	461 %	\$37,523,000	\$50,660,999	-26 %
Average Price / Unit	\$1,561,667	\$835,000	87 %	\$1,500,920	\$1,407,250	7 %
Price Ratio	92 %	105 %		96 %	98 %	
Days To Sell	45	11	306 %	38	20	94 %
Active Listings at Month End	16	11	45 %			
Revenue - Multi Units						
Units Listed	10	13	-23 %	68	88	-23 %
Units Sold	0	2	-100 %	10	19	-47 %
Sell/List Ratio	%	15 %		15 %	22 %	
Sales Dollars	\$0	\$5,200,000	-100 %	\$17,402,500	\$36,472,000	-52 %
Average Price / Unit		\$2,600,000	%	\$1,740,250	\$1,919,579	-9 %
Price Ratio	%	98 %		95 %	101 %	
Days To Sell		23	%	96	70	36 %
Active Listings at Month End	33	32	3 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

October 2023

Produced: 01-Nov-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	12	16	-25 %	119	78	53 %
Units Sold	2	1	100 %	28	27	4 %
Sell/List Ratio	17 %	6 %		24 %	35 %	
Sales Dollars	\$1,430,000	\$10,250,000	-86 %	\$24,465,180	\$48,165,112	-49 %
Average Price / Unit	\$715,000	\$10,250,000	-93 %	\$873,756	\$1,783,893	-51 %
Price Ratio	88 %	94 %		93 %	96 %	
Days To Sell	88	168	-48 %	84	61	38 %
Active Listings at Month End	59	35	69 %			
Revenue - Industrial						
Units Listed	7	5	40 %	42	36	17 %
Units Sold	3	1	200 %	12	22	-45 %
Sell/List Ratio	43 %	20 %		29 %	61 %	
Sales Dollars	\$4,625,800	\$3,775,000	23 %	\$13,399,300	\$23,317,600	-43 %
Average Price / Unit	\$1,541,933	\$3,775,000	-59 %	\$1,116,608	\$1,059,891	5 %
Price Ratio	99 %	96 %		98 %	99 %	
Days To Sell	38	121	-69 %	82	71	15 %
Active Listings at Month End	22	15	47 %			
Business with Land & Building						
Units Listed	0	1	-100 %	6	7	-14 %
Units Sold	0	0	%	0	1	-100 %
Sell/List Ratio	%	%		0 %	14 %	
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	5	5	0 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

October 2023

Produced: 01-Nov-2023

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Business Only						
Units Listed	17	13	31 %	116	102	14 %
Units Sold	2	6	-67 %	34	22	55 %
Sell/List Ratio	12 %	46 %		29 %	22 %	
Sales Dollars	\$189,000	\$433,000	-56 %	\$4,866,100	\$2,839,500	71 %
Average Price / Unit	\$94,500	\$72,167	31 %	\$143,121	\$129,068	11 %
Price Ratio	79 %	77 %		85 %	81 %	
Days To Sell	143	89	61 %	128	113	12 %
Active Listings at Month End	68	55	24 %			
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	12	9	33 %	116	107	8 %
Units Sold	3	2	50 %	29	24	21 %
Sell/List Ratio	25 %	22 %		25 %	22 %	
Sales Dollars	\$62	\$36	73 %	\$151,056	\$73,255	106 %
Average Price / Unit	\$21	\$18	16 %	\$5,209	\$3,052	71 %
Price Ratio	95 %	93 %		2517 %	2176 %	
Days To Sell	155	59	163 %	103	144	-28 %
Active Listings at Month End	74	75	-1 %			
Lease - Retail						
Units Listed	8	6	33 %	93	63	48 %
Units Sold	5	0	%	26	16	63 %
Sell/List Ratio	63 %	%		28 %	25 %	
Sales Dollars	\$2,362	\$0	%	\$141,885	\$4,233	3252 %
Average Price / Unit	\$472		%	\$5,457	\$265	1963 %
Price Ratio	110 %	%		1924 %	100 %	
Days To Sell	133		%	128	78	65 %
Active Listings at Month End	55	43	28 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

October 2023

Produced: 01-Nov-2023

	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	5	2	150 %	51	26	96 %
Units Sold	0	0	%	15	5	200 %
Sell/List Ratio	%	%		29 %	19 %	
Sales Dollars	\$0	\$0	%	\$11,261	\$91	12329 %
Average Price / Unit			%	\$751	\$18	4043 %
Price Ratio	%	%		84 %	98 %	
Days To Sell			%	80	59	35 %
Active Listings at Month End	25	16	56 %			
Lease - Other						
Units Listed	3	1	200 %	19	4	375 %
Units Sold	0	0	%	2	1	100 %
Sell/List Ratio	%	%		11 %	25 %	
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	13	4	225 %			
Commercial Land						
Units Listed	5	2	150 %	24	30	-20 %
Units Sold	0	0	%	1	4	-75 %
Sell/List Ratio	%	%		4 %	13 %	
Sales Dollars	\$0	\$0	%	\$1,250,000	\$22,810,000	-95 %
Average Price / Unit			%	\$1,250,000	\$5,702,500	-78 %
Price Ratio	%	%		96 %	97 %	
Days To Sell			%	157	76	107 %
Active Listings at Month End	22	13	69 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

October 2023

Produced: 01-Nov-2023

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Grand Totals						
Units Listed	1100	998	10 %	11040	11354	-3 %
Units Sold	407	480	-15 %	5484	6100	-10 %
Sell/List Ratio	37 %	48 %		50 %	54 %	
Sales Dollars	\$377,302,434	\$457,659,508	-18 %	\$5,271,892,034	\$6,165,365,433	-14 %
Average Price / Unit	\$927,033	\$953,457	-3 %	\$961,322	\$1,010,716	-5 %
Price Ratio	97 %	97 %		98 %	101 %	
Days To Sell	44	36	25 %	39	23	65 %
Active Listings at Month End	2756	2192	26 %			