



Single family homes



Condominiums



Townhomes

	Single family homes	Condominiums	Townhomes
July 2023 total sales	293	200	74
Compared to July 2022 sales	15.4%	16.3%	72.1%
MLS® HPI *Victoria Core	\$1,318,800	\$578,000	\$852,400

Victoria Real Estate sales reflect summer trends

A total of 595 properties sold in the Victoria Real Estate Board region this July, 16.7 per cent more than the 510 properties sold in July 2022 and a 15.6 per cent decrease from June 2023. Sales of condominiums were up 16.3 per cent from July 2022 with 200 units sold. Sales of single family homes increased 15.4 per cent from July 2022 with 293 sold.

“We talked about the return to seasonal norms last month,” said Victoria Real Estate Board Chair Graden Sol. “The July numbers reinforce the re-establishment of seasonal patterns with a slow-down in activity as the summer season set in. This dip in activity doesn’t come as a surprise — it aligns with the familiar and expected seasonal patterns that have been observed in our market over the years.”

There were 2,419 active listings for sale on the Victoria Real Estate Board Multiple Listing Service® at the end of July 2023, an increase of 3.3 per cent compared to the previous month of June and a 11.9 per cent increase from the 2,162 active listings for sale at the end of July 2022.

“The good news is that, despite a slowdown in sales, we did witness an increase in inventory coming to the market in July,” Sol notes. “These new listings are quite encouraging, as they indicate a growing movement in our market and show that consumers are becoming more willing to take action and make a move. The additional inventory translates to more choices for buyers and makes it easier for sellers who are looking to make a property change. Another positive aspect of a typical summer market is that there may be fewer active buyers due to people taking vacations during this time of year. Although we continue to see well-priced properties receive competing offers, there might be less competition compared to previous months. If you are contemplating a summer move, it would be wise to connect with your local REALTOR® for assistance. Your Realtor possesses up-to-the-minute information for Victoria and knows how to navigate the market efficiently.”

The Multiple Listing Service® Home Price Index benchmark value for a single family home in the Victoria Core in July 2022 was \$1,366,100. The benchmark value for the same home in July 2023 decreased by 3.5 per cent to \$1,318,800, which is up from June’s value of \$1,310,100. The MLS® HPI benchmark value for a condominium in the Victoria Core area in July 2022 was \$600,000, while the benchmark value for the same condominium in July 2023 decreased by 3.7 per cent to \$578,000, which is up from the June value of \$573,800.

About the Victoria Real Estate Board – Founded in 1921, the Victoria Real Estate Board is a key player in the development of standards and innovative programs to enhance the professionalism of REALTORS®. The Victoria Real Estate Board represents 1,647 local Realtors. If you are thinking about buying or selling a home, connect with your local Realtor for detailed information on the Victoria and area housing market.

July 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		
	July 2023										June 2023			July 2022		
	Units	LM%	LY%	Average\$	LM%	LY%	Median\$	LM%	LY%	Units	Average\$	Median\$	Units	Average\$	Median\$	
Single Family Greater Victoria	280	-9.1%	18.1%	\$1,396,864	9.6%	16.5%	\$1,200,000	1.3%	10.4%	308	\$1,274,512	\$1,185,000	237	\$1,199,126	\$1,087,000	
Single Family Other Areas	13	-7.1%	-23.5%	\$884,154	-11.7%	-30.6%	\$865,000	-6.3%	-27.2%	14	\$1,001,068	\$923,500	17	\$1,274,882	\$1,188,000	
Single Family Total All Areas	293	-9.0%	15.4%	\$1,374,115	8.8%	14.1%	\$1,190,000	1.3%	9.2%	322	\$1,262,623	\$1,175,000	254	\$1,204,196	\$1,090,000	
Condo Apartment	200	-17.4%	16.3%	\$637,214	-4.6%	6.6%	\$552,900	-1.4%	0.5%	242	\$668,110	\$560,500	172	\$598,039	\$550,000	
Row/Townhouse	74	-17.8%	72.1%	\$831,442	-0.6%	-2.3%	\$785,000	-2.4%	4.0%	90	\$836,207	\$804,198	43	\$850,982	\$755,000	
Manufactured Home	10	-47.4%	-56.5%	\$375,040	2.2%	18.9%	\$369,450	12.3%	19.2%	19	\$366,805	\$329,000	23	\$315,422	\$310,000	
Total Residential	577	-14.3%	17.3%							673			492			
Total Sales	595	-15.6%	16.7%							705			510			
Active Listings	2,419	3.3%	11.9%							2,342			2,162			

Legend

Units: net number of listings sold
 LM%: percentage change since Last Month
 LY%: percentage change since This Month Last Year
 Average\$: average selling price
 Median\$: median selling price
 Total Residential: includes sales of residential property types
 Total Sales: includes sales of all property types
 Active Listings: total listings of all types on the market at midnight on the last day of the month

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

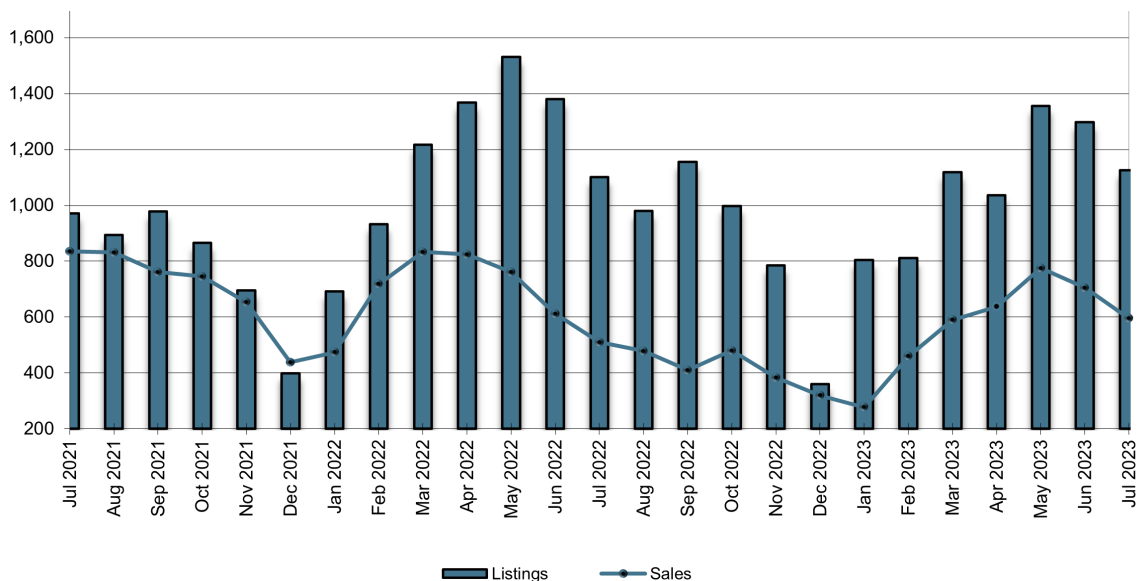
Benchmark Home by Property Type and Region	Jul 2023 Benchmark Price	Jun 2023 Benchmark Price	Jul 2022 Benchmark Price	Jul 2023 Benchmark Index	Jun 2023 Benchmark Index	Jul 2022 Benchmark Index	% Chg from Last Mth	% Chg from Last Yr
Single Family: Greater Victoria	\$1,178,400	\$1,173,000	\$1,224,900	319.2	317.7	331.8	0.5%	(3.8%)
Single Family: Core	\$1,318,800	\$1,310,100	\$1,366,100	328.8	326.6	340.6	0.7%	(3.5%)
Single Family: Westshore	\$1,065,200	\$1,066,600	\$1,074,300	338.8	339.2	341.7	(0.1%)	(0.8%)
Single Family: Peninsula	\$1,261,200	\$1,247,900	\$1,318,600	329.9	326.4	344.9	1.1%	(4.4%)
Condo Apartment: Greater Victoria	\$575,600	\$572,700	\$602,100	333.5	331.8	348.8	0.5%	(4.4%)
Condo Apartment: Core	\$578,000	\$573,800	\$600,000	337.4	335.0	350.3	0.7%	(3.7%)
Condo Apartment: Westshore	\$542,400	\$548,900	\$587,500	408.4	413.3	442.4	(1.2%)	(7.7%)
Condo Apartment: Peninsula	\$621,300	\$611,000	\$654,700	289.2	284.5	304.8	1.7%	(5.1%)
Row/Townhouse: Greater Victoria	\$785,300	\$775,800	\$825,600	296.3	292.8	311.5	1.2%	(4.9%)
Row/Townhouse: Core	\$852,400	\$837,900	\$888,200	304.3	299.1	317.1	1.7%	(4.0%)
Row/Townhouse: Westshore	\$706,000	\$705,600	\$765,900	287.5	287.3	311.8	0.1%	(7.8%)
Row/Townhouse: Peninsula	\$793,400	\$775,100	\$804,100	335.9	328.2	340.4	2.4%	(1.3%)

Legend

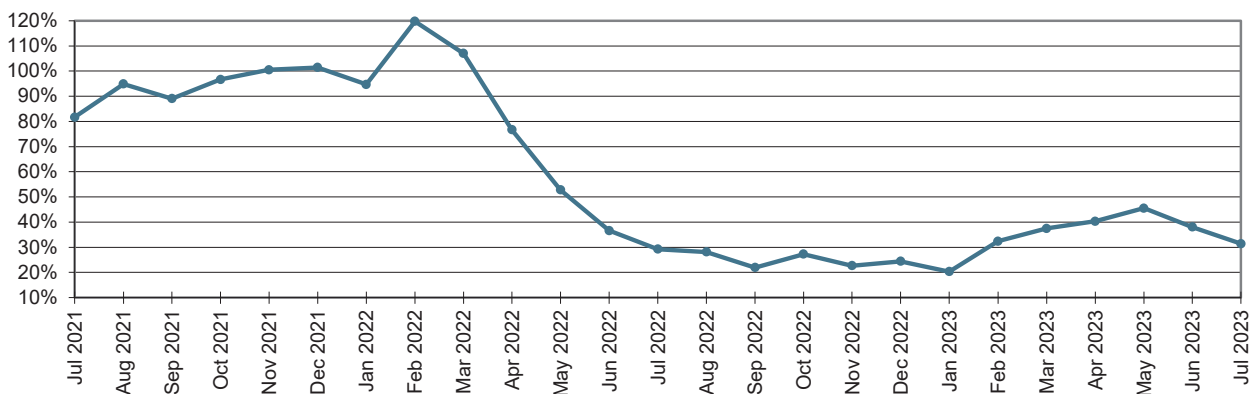
Benchmark Price: the calculated MLS® HPI Benchmark Price for this Benchmark Home
Benchmark Index: the percentage change in this Benchmark Price since **January 2005**
% Chg from Last Mth: the percentage change in this Benchmark Price since last month
% Chg from Last Yr: the percentage change in this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

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

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



Sales to Active Listings Ratio



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

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

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

MLS® Home Price Index

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

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

Why MLS® HPI?

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

MLS® HPI benchmark and value - Single Family Homes

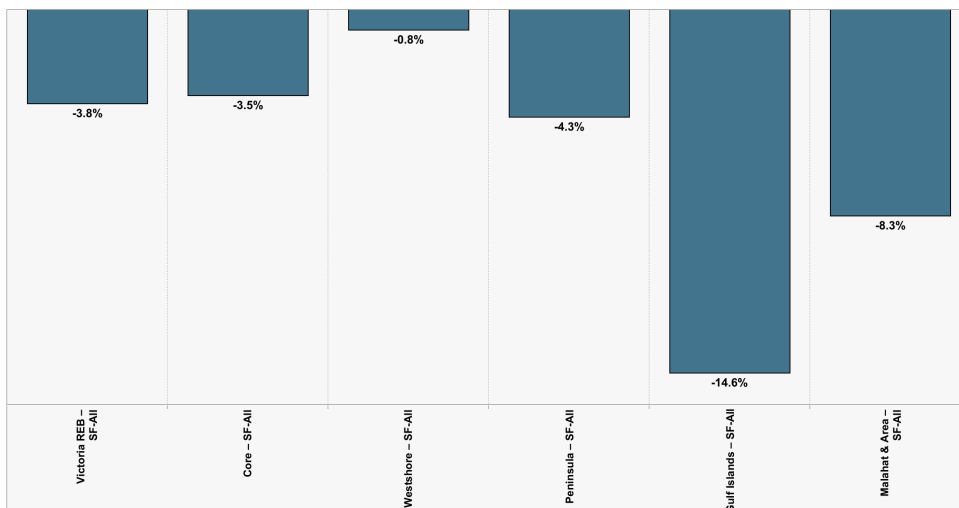
1. Area Group
VREB Area Summary

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

3. Area/Property Type Selection
All

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

Select Timeframe: 12 Months Ago





VICTORIA REAL ESTATE BOARD

MLS® HPI benchmark and value - Condominium / Apartments

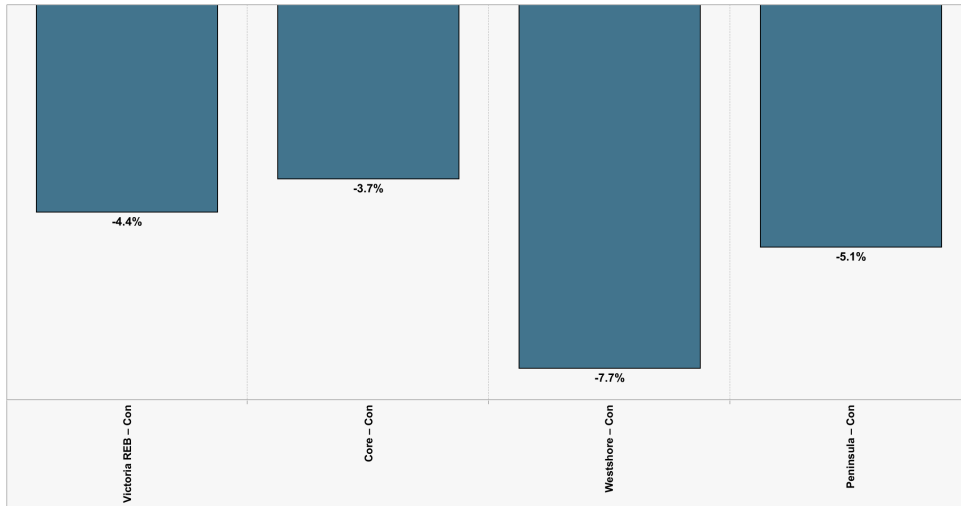
1. Area Group
VREB Area Summary

2. Property Type
- Condo Apartment (Con)

3. Area/Property Type Selection
All

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

Select Timeframe: 12 Months Ago



1. Area Group

VREB District Summary

2. Property Type

– Single Family-All (SF-All)

3. Area/Property Type Selection

All

Benchmark Price by Timeframe and Property Type

	July 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	\$1,178,400	\$1,173,000	\$1,149,500	\$1,102,600	\$1,224,900	\$844,200	\$804,900	\$369,200
Victoria – SF-All	\$1,245,100	\$1,251,900	\$1,243,800	\$1,147,700	\$1,308,900	\$929,700	\$936,100	\$387,100
Victoria West – SF-All	\$1,029,200	\$1,002,500	\$993,800	\$906,300	\$984,500	\$733,000	\$701,600	\$292,400
Oak Bay – SF-All	\$1,799,100	\$1,804,200	\$1,847,100	\$1,728,100	\$1,930,500	\$1,343,900	\$1,404,200	\$592,900
Esquimalt – SF-All	\$1,071,200	\$1,058,900	\$1,046,600	\$953,100	\$1,051,300	\$798,000	\$758,600	\$307,000
View Royal – SF-All	\$1,075,800	\$1,073,900	\$1,069,800	\$998,700	\$1,077,100	\$802,500	\$756,300	\$341,300
Saanich East – SF-All	\$1,347,700	\$1,329,300	\$1,288,500	\$1,243,600	\$1,375,200	\$1,007,100	\$975,100	\$414,300
Saanich West – SF-All	\$1,078,400	\$1,065,300	\$1,032,300	\$977,500	\$1,085,800	\$784,300	\$734,600	\$320,700
Sooke – SF-All	\$901,500	\$886,500	\$868,000	\$839,200	\$877,800	\$596,400	\$558,200	\$272,900
Langford – SF-All	\$1,096,400	\$1,099,300	\$1,053,200	\$1,036,700	\$1,114,300	\$738,700	\$692,300	\$319,300
Metchosin – SF-All	\$1,393,500	\$1,368,900	\$1,365,600	\$1,334,100	\$1,385,900	\$918,700	\$903,400	\$439,600
Colwood – SF-All	\$1,062,300	\$1,073,900	\$994,700	\$981,000	\$1,079,400	\$721,500	\$682,500	\$325,600
Highlands – SF-All	\$1,520,800	\$1,512,700	\$1,480,000	\$1,422,600	\$1,498,700	\$1,016,200	\$932,600	\$459,900
North Saanich – SF-All	\$1,467,200	\$1,446,400	\$1,439,200	\$1,396,000	\$1,498,300	\$992,500	\$969,200	\$472,500
Sidney – SF-All	\$1,055,300	\$1,047,000	\$1,037,600	\$1,022,700	\$1,109,000	\$741,400	\$712,200	\$310,400
Central Saanich – SF-All	\$1,166,500	\$1,147,100	\$1,106,200	\$1,087,400	\$1,226,900	\$855,600	\$787,400	\$354,300
ML Malahat & Area – SF-All	\$911,800	\$906,600	\$875,200	\$838,100	\$994,400	\$615,500	\$566,800	\$288,100
GI Gulf Islands – SF-All	\$712,500	\$722,600	\$719,300	\$720,300	\$834,800	\$564,000	\$478,500	\$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

	July 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	319.2	317.7	311.3	298.6	331.8	228.7	218.0	100.0
Victoria – SF-All	321.6	323.4	321.3	296.5	338.1	240.2	241.8	100.0
Victoria West – SF-All	352.0	342.9	339.9	310.0	336.7	250.7	239.9	100.0
Oak Bay – SF-All	303.4	304.3	311.5	291.5	325.6	226.7	236.8	100.0
Esquimalt – SF-All	348.9	344.9	340.9	310.5	342.4	259.9	247.1	100.0
View Royal – SF-All	315.2	314.6	313.4	292.6	315.6	235.1	221.6	100.0
Saanich East – SF-All	325.3	320.9	311.0	300.2	331.9	243.1	235.4	100.0
Saanich West – SF-All	336.3	332.2	321.9	304.8	338.6	244.6	229.1	100.0
Sooke – SF-All	330.3	324.8	318.1	307.5	321.7	218.5	204.5	100.0
Langford – SF-All	343.4	344.3	329.8	324.7	349.0	231.3	216.8	100.0
Metchosin – SF-All	317.0	311.4	310.6	303.5	315.3	209.0	205.5	100.0
Colwood – SF-All	326.3	329.8	305.5	301.3	331.5	221.6	209.6	100.0
Highlands – SF-All	330.7	328.9	321.8	309.3	325.9	221.0	202.8	100.0
North Saanich – SF-All	310.5	306.1	304.6	295.4	317.1	210.1	205.1	100.0
Sidney – SF-All	340.0	337.3	334.3	329.5	357.3	238.9	229.4	100.0
Central Saanich – SF-All	329.2	323.8	312.2	306.9	346.3	241.5	222.2	100.0
ML Malahat & Area – SF-All	316.5	314.7	303.8	290.9	345.2	213.6	196.7	100.0
GI Gulf Islands – SF-All	242.4	245.9	244.7	245.1	284.0	191.9	162.8	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

	July 2023	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	\$575,600	\$572,700	\$564,600	\$560,100	\$602,100	\$441,500	\$418,800	\$172,600
Victoria – Con	\$549,500	\$550,100	\$540,900	\$538,100	\$580,800	\$435,400	\$415,500	\$163,700
Victoria West – Con	\$755,200	\$740,400	\$745,400	\$771,300	\$779,900	\$629,400	\$596,800	\$257,000
Oak Bay – Con	\$766,200	\$729,400	\$710,300	\$697,800	\$754,800	\$587,600	\$598,700	\$234,300
Esquimalt – Con	\$554,400	\$547,200	\$544,500	\$563,900	\$551,800	\$397,900	\$374,900	\$146,500
View Royal – Con	\$581,100	\$587,300	\$584,000	\$573,600	\$624,300	\$459,000	\$449,000	\$182,900
Saanich East – Con	\$584,400	\$573,500	\$552,000	\$538,700	\$589,500	\$406,100	\$379,400	\$147,000
Saanich West – Con	\$533,100	\$532,300	\$520,100	\$522,200	\$553,900	\$403,800	\$384,300	\$142,900
Sooke – Con	\$470,200	\$472,100	\$465,700	\$455,000	\$511,100	\$326,100	\$294,500	\$111,300
Langford – Con	\$548,300	\$554,200	\$551,500	\$532,600	\$595,300	\$407,300	\$374,900	\$150,200
Colwood – Con	\$525,600	\$547,900	\$534,300	\$507,100	\$557,000	\$398,100	\$366,500	\$113,700
North Saanich – Con	\$762,700	\$746,700	\$741,400	\$747,100	\$791,800	\$567,600	\$573,300	\$313,700
Sidney – Con	\$614,100	\$604,800	\$603,900	\$603,200	\$646,000	\$458,000	\$449,400	\$214,400
Central Saanich – Con	\$614,600	\$600,400	\$600,400	\$596,000	\$629,300	\$449,000	\$439,300	\$216,600

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

HPI by Timeframe and Property Type

	July 2023	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	333.5	331.8	327.1	324.5	348.8	255.8	242.6	100.0
Victoria – Con	335.7	336.0	330.4	328.7	354.8	266.0	253.8	100.0
Victoria West – Con	293.9	288.1	290.0	300.1	303.5	244.9	232.2	100.0
Oak Bay – Con	327.0	311.3	303.2	297.8	322.2	250.8	255.5	100.0
Esquimalt – Con	378.4	373.5	371.7	384.9	376.7	271.6	255.9	100.0
View Royal – Con	317.7	321.1	319.3	313.6	341.3	251.0	245.5	100.0
Saanich East – Con	397.6	390.1	375.5	366.5	401.0	276.3	258.1	100.0
Saanich West – Con	373.1	372.5	364.0	365.4	387.6	282.6	268.9	100.0
Sooke – Con	422.5	424.2	418.4	408.8	459.2	293.0	264.6	100.0
Langford – Con	365.0	369.0	367.2	354.6	396.3	271.2	249.6	100.0
Colwood – Con	462.3	481.9	469.9	446.0	489.9	350.1	322.3	100.0
North Saanich – Con	243.1	238.0	236.3	238.2	252.4	180.9	182.8	100.0
Sidney – Con	286.4	282.1	281.7	281.3	301.3	213.6	209.6	100.0
Central Saanich – Con	283.7	277.2	277.2	275.2	290.5	207.3	202.8	100.0

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

Source: Victoria Real Estate Board



MLS® Home Price Index

[Click here to learn more](#)

HPI or Benchmark Price

- HPI
 Benchmark Price

Value or percent change

- Value
 Percent change

1. Area Group

VREB District Summary

2. Property Type

– Townhouse (Twn)

3. Area/Property Type Selection

All

Benchmark Price by Timeframe and Property Type

	July 2023	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	\$785,300	\$775,800	\$770,100	\$752,900	\$825,600	\$584,200	\$560,600	\$265,000
Victoria – Twn	\$856,200	\$837,100	\$870,000	\$860,800	\$903,500	\$665,000	\$655,600	\$305,200
Victoria West – Twn	\$880,600	\$872,700	\$853,800	\$833,100	\$937,300	\$680,400	\$622,400	\$224,800
Esquimalt – Twn	\$750,500	\$745,000	\$723,200	\$717,000	\$813,500	\$596,000	\$536,400	\$215,800
View Royal – Twn	\$791,000	\$790,000	\$751,800	\$738,200	\$844,800	\$606,400	\$578,500	\$250,900
Saanich East – Twn	\$918,200	\$901,400	\$895,800	\$870,300	\$929,200	\$682,500	\$654,800	\$312,300
Saanich West – Twn	\$816,000	\$794,800	\$783,900	\$760,600	\$816,000	\$589,300	\$561,000	\$252,700
Sooke – Twn	\$667,400	\$668,900	\$658,500	\$641,100	\$727,800	\$480,300	\$440,000	\$241,600
Langford – Twn	\$709,400	\$707,900	\$700,600	\$682,200	\$770,100	\$517,500	\$486,600	\$240,500
Colwood – Twn	\$765,100	\$768,400	\$752,200	\$732,800	\$823,900	\$574,100	\$555,100	\$273,100
Sidney – Twn	\$832,200	\$812,900	\$808,500	\$791,300	\$848,400	\$634,500	\$625,400	\$250,600
Central Saanich – Twn	\$721,200	\$703,600	\$698,000	\$680,700	\$721,900	\$505,600	\$483,800	\$210,700
ML Malahat & Area – Twn	\$733,600	\$727,100	\$772,500	\$770,200	\$819,700	\$528,600	\$521,000	\$189,800
GI Gulf Islands – Twn	\$679,200	\$692,000	\$623,200	\$671,600	\$747,000	\$498,200	\$456,100	\$218,900

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

– Townhouse (Twn)

3. Area/Property Type Selection

All

HPI by Timeframe and Property Type

	July 2023	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	296.3	292.8	290.6	284.1	311.5	220.5	211.5	100.0
Victoria – Twn	280.5	274.3	285.1	282.0	296.0	217.9	214.8	100.0
Victoria West – Twn	391.7	388.2	379.8	370.6	416.9	302.7	276.9	100.0
Esquimalt – Twn	347.8	345.2	335.1	332.3	377.0	276.2	248.6	100.0
View Royal – Twn	315.3	314.9	299.6	294.2	336.7	241.7	230.6	100.0
Saanich East – Twn	294.0	288.6	286.8	278.7	297.5	218.5	209.7	100.0
Saanich West – Twn	322.9	314.5	310.2	301.0	322.9	233.2	222.0	100.0
Sooke – Twn	276.2	276.9	272.6	265.4	301.2	198.8	182.1	100.0
Langford – Twn	295.0	294.3	291.3	283.7	320.2	215.2	202.3	100.0
Colwood – Twn	280.2	281.4	275.4	268.3	301.7	210.2	203.3	100.0
Sidney – Twn	332.1	324.4	322.6	315.8	338.5	253.2	249.6	100.0
Central Saanich – Twn	342.3	333.9	331.3	323.1	342.6	240.0	229.6	100.0
ML Malahat & Area – Twn	386.5	383.1	407.0	405.8	431.9	278.5	274.5	100.0
GI Gulf Islands – Twn	310.3	316.1	284.7	306.8	341.3	227.6	208.4	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)

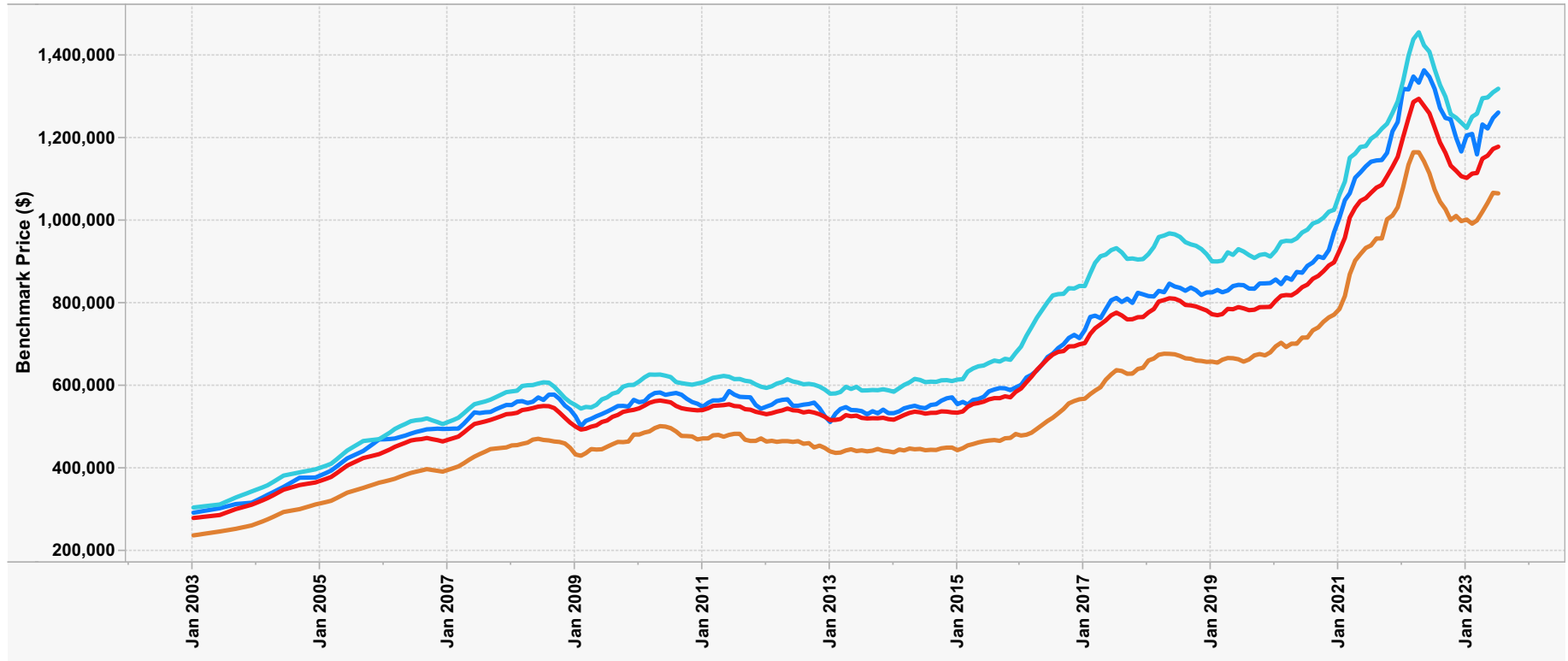
3. Area/Property Type Selection

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)

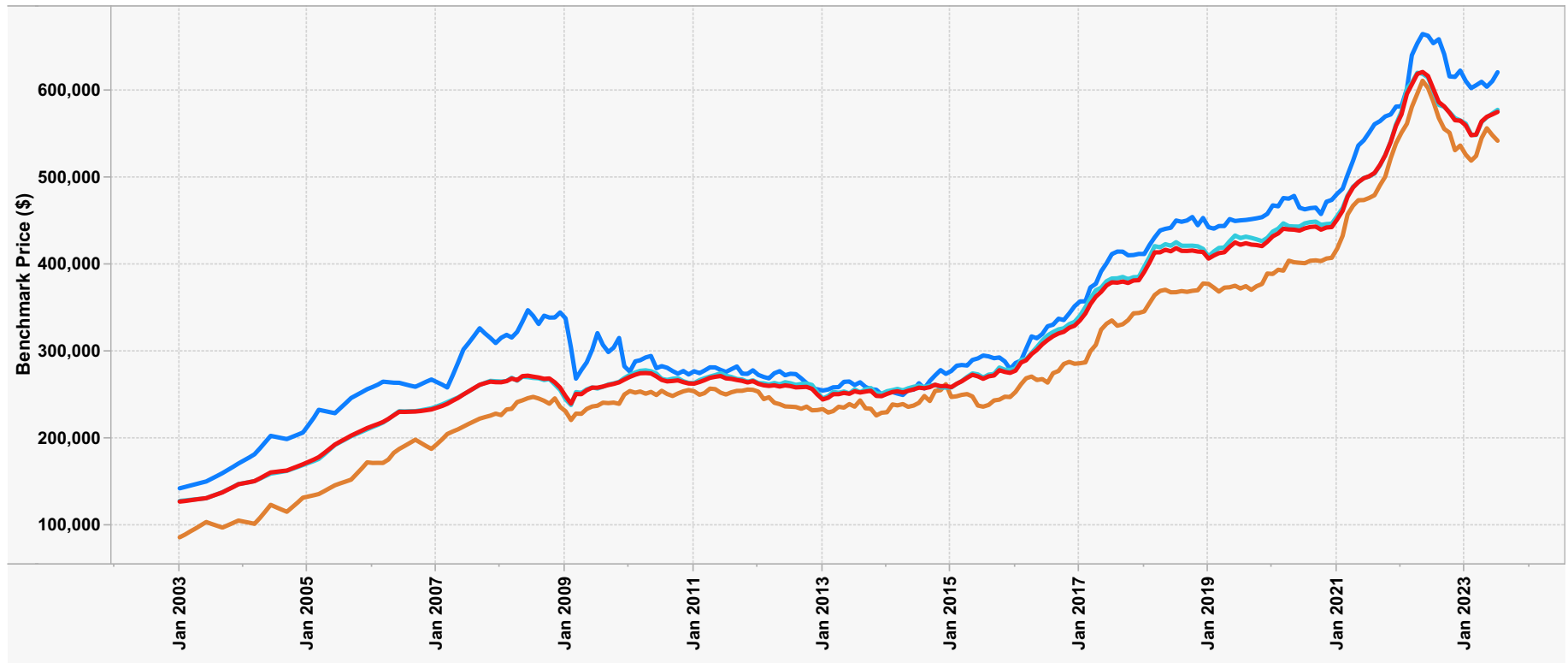
3. Area/Property Type Selection

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)

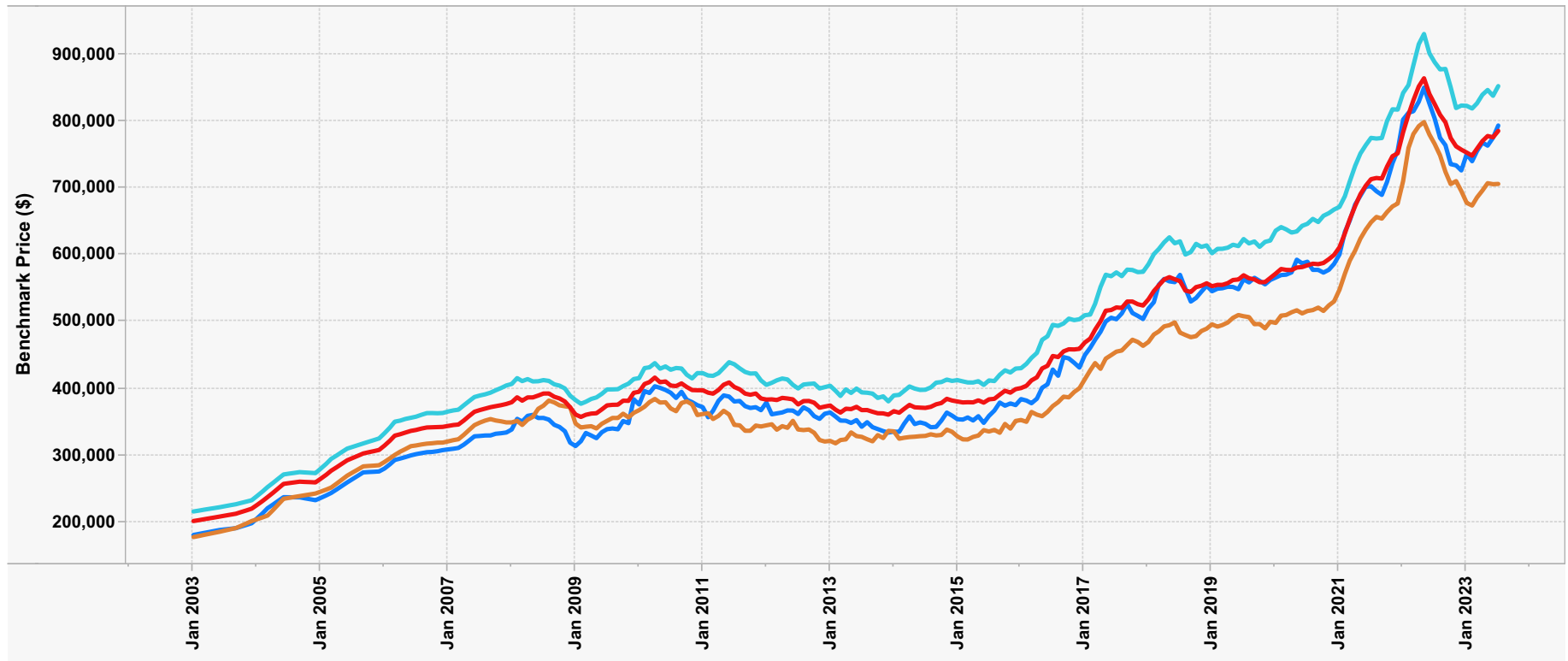
3. Area/Property Type Selection

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

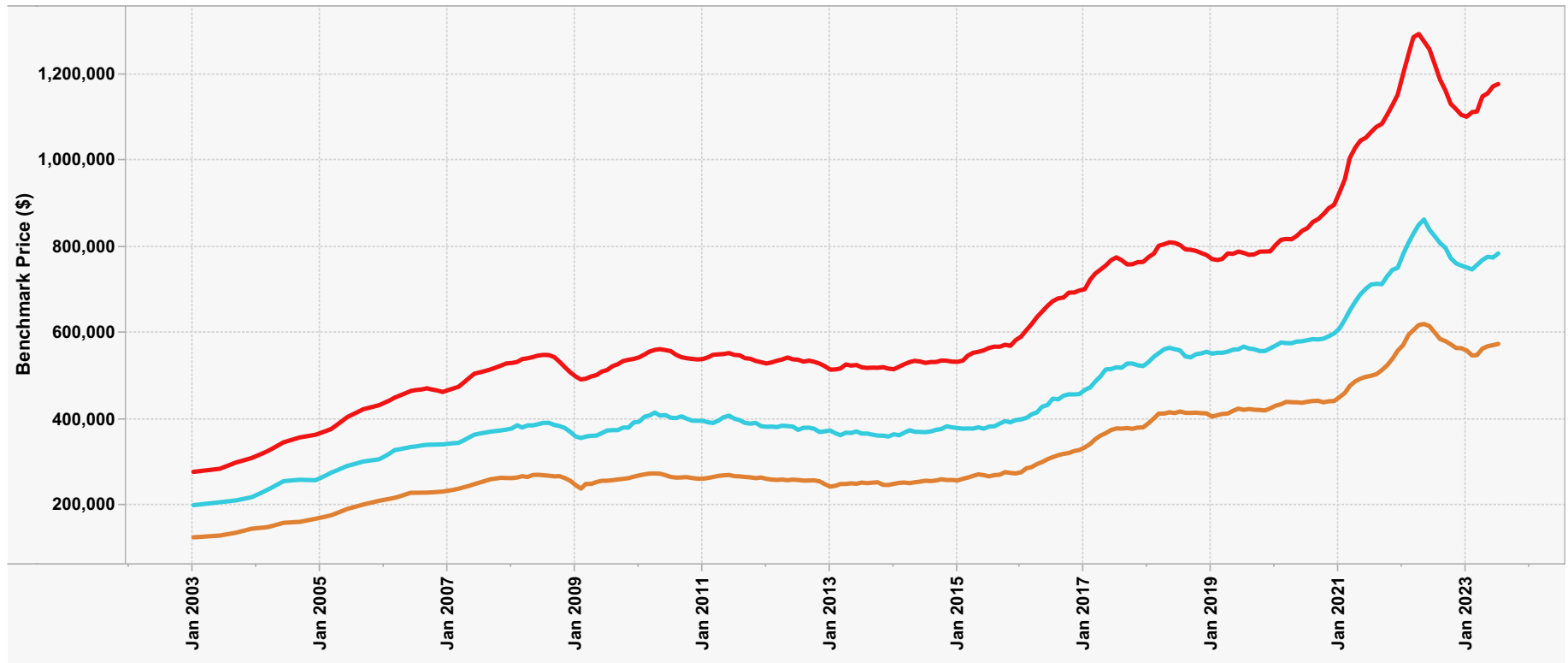
3. Area/Property Type Selection

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



Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

July 2023

Produced: 01-Aug-2023

District	Units	Total Volume
Residential		
● Single Family Detached		
Greater Victoria		
Victoria / Victoria West	30	\$40,121,540
Oak Bay	16	\$45,260,000
Esquimalt	5	\$5,611,000
View Royal	5	\$6,039,500
Saanich East	50	\$71,362,200
Saanich West	22	\$24,676,799
Central Saanich	15	\$22,703,900
North Saanich	11	\$28,967,500
Sidney	11	\$11,433,750
Highlands	1	\$830,000
Colwood	28	\$34,142,350
Langford	43	\$53,904,280
Metchosin	3	\$3,310,000
Sooke	17	\$15,863,999
Gulf Islands	23	\$26,894,970
Total Greater Victoria	280	\$391,121,788
Other Areas		
Malahat & Area	12	\$10,629,000
Upland / Mainland	1	\$865,000
Total Other Areas	13	\$11,494,000
Total Single Family Detached	293	\$402,615,788

● Condo Apartment

Greater Victoria		
Victoria / Victoria West	108	\$71,474,848
Oak Bay	6	\$6,825,000
Esquimalt	3	\$1,384,800
View Royal	7	\$3,769,600
Saanich East	25	\$17,879,800
Saanich West	14	\$6,895,450
Central Saanich	1	\$650,000
Sidney	12	\$7,478,500
Colwood	5	\$2,446,800
Langford	15	\$7,289,088
Sooke	2	\$840,000
Gulf Islands	2	\$509,000
Total Greater Victoria	200	\$127,442,886
Total Condo Apartment	200	\$127,442,886

Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

July 2023

Produced: 01-Aug-2023

District	Units	Total Volume
● Row/Townhouse		
Greater Victoria		
Victoria / Victoria West	4	\$3,422,000
Oak Bay	1	\$1,435,000
Esquimalt	4	\$2,933,788
View Royal	3	\$1,930,000
Saanich East	12	\$11,853,500
Saanich West	8	\$6,678,000
Central Saanich	3	\$2,527,000
North Saanich	1	\$1,125,000
Sidney	6	\$5,674,000
Colwood	10	\$8,093,585
Langford	15	\$11,135,850
Sooke	4	\$3,144,000
Gulf Islands	3	\$1,575,000
Total Greater Victoria	74	\$61,526,723
Total Row/Townhouse	74	\$61,526,723
● Manufactured Home		
Greater Victoria		
View Royal	1	\$200,000
Central Saanich	3	\$1,543,900
Sidney	2	\$947,500
Langford	1	\$225,000
Gulf Islands	1	\$364,000
Total Greater Victoria	8	\$3,280,400
Other Areas		
Malahat & Area	2	\$470,000
Total Other Areas	2	\$470,000
Total Manufactured Home	10	\$3,750,400
Total Residential	577	\$595,335,797

Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

July 2023

Produced: 01-Aug-2023

District	Units	Total Volume
Other Property		
● Lots & Acreage		
Greater Victoria		
Victoria / Victoria West	1	\$2,750,000
North Saanich	1	\$739,000
Colwood	1	\$500,000
Metchosin	1	\$430,000
Sooke	2	\$790,000
Gulf Islands	2	\$955,000
Total Greater Victoria	8	\$6,164,000
Total Lots & Acreage	8	\$6,164,000
● Other Commercial Properties		
	10	\$3,508,459
Grand Totals	595	\$605,008,256

Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

July 2023

Produced: 01-Aug-2023

District	Units	Total Volume
Residential		
● Single Family Detached		
Greater Victoria		
Victoria	26	\$35,667,040
Victoria West	4	\$4,454,500
Oak Bay	15	\$37,760,000
Esquimalt	5	\$5,611,000
View Royal	5	\$6,039,500
Saanich East	48	\$61,612,200
Saanich West	21	\$23,276,799
Central Saanich	14	\$18,203,900
North Saanich	9	\$14,173,500
Sidney	10	\$10,398,750
Highlands	1	\$830,000
Colwood	28	\$34,142,350
Langford	43	\$53,904,280
Metchosin	3	\$3,310,000
Sooke	17	\$15,863,999
Gulf Islands	16	\$15,152,250
Waterfront (all districts)	15	\$50,721,720
Total Greater Victoria	280	\$391,121,788
Other Areas		
Malahat & Area	12	\$10,629,000
Waterfront (all districts)	1	\$865,000
Total Other Areas	13	\$11,494,000
Total Single Family Detached	293	\$402,615,788
● Condo Apartment		
Greater Victoria		
Victoria	86	\$54,853,948
Victoria West	17	\$13,016,000
Oak Bay	5	\$5,200,000
Esquimalt	2	\$984,900
View Royal	7	\$3,769,600
Saanich East	25	\$17,879,800
Saanich West	14	\$6,895,450
Central Saanich	1	\$650,000
Sidney	12	\$7,478,500
Colwood	5	\$2,446,800
Langford	15	\$7,289,088
Sooke	2	\$840,000
Gulf Islands	1	\$459,000
Waterfront (all districts)	8	\$5,679,800
Total Greater Victoria	200	\$127,442,886
Total Condo Apartment	200	\$127,442,886

Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

July 2023

Produced: 01-Aug-2023

District	Units	Total Volume
● Row/Townhouse		
Greater Victoria		
Victoria	3	\$2,472,000
Esquimalt	4	\$2,933,788
View Royal	3	\$1,930,000
Saanich East	10	\$9,048,500
Saanich West	8	\$6,678,000
Central Saanich	3	\$2,527,000
North Saanich	1	\$1,125,000
Sidney	5	\$4,350,000
Colwood	10	\$8,093,585
Langford	15	\$11,135,850
Sooke	2	\$1,214,000
Gulf Islands	2	\$1,440,000
Waterfront (all districts)	8	\$8,579,000
Total Greater Victoria	74	\$61,526,723
Total Row/Townhouse	74	\$61,526,723
● Manufactured Home		
Greater Victoria		
View Royal	1	\$200,000
Central Saanich	3	\$1,543,900
Sidney	2	\$947,500
Langford	1	\$225,000
Gulf Islands	1	\$364,000
Total Greater Victoria	8	\$3,280,400
Other Areas		
Malahat & Area	2	\$470,000
Total Other Areas	2	\$470,000
Total Manufactured Home	10	\$3,750,400
Total Residential	577	\$595,335,797

Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

July 2023

Produced: 01-Aug-2023

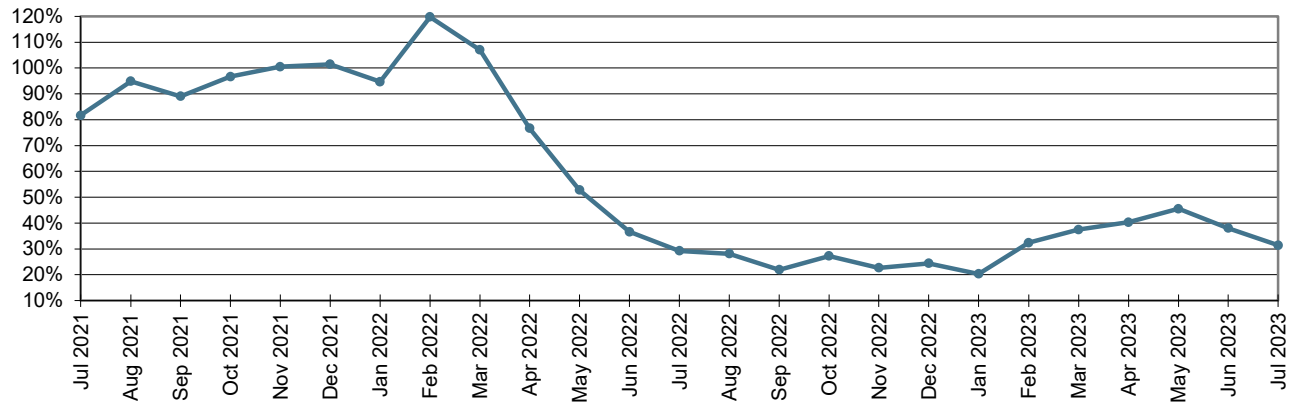
District	Units	Total Volume
Other Property		
● Lots & Acreage		
Greater Victoria		
Victoria / Victoria West	1	\$2,750,000
North Saanich	1	\$739,000
Colwood	1	\$500,000
Metchosin	1	\$430,000
Sooke	2	\$790,000
Gulf Islands	2	\$955,000
Total Greater Victoria	8	\$6,164,000
Total Lots & Acreage	8	\$6,164,000
● Other Commercial Properties		
	10	\$3,508,459
Grand Totals	595	\$605,008,256

Sales to Active Listings Ratio

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

July 2023

Produced: 01-Aug-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

July 2023

Produced: 01-Aug-2023

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Single Family - Residential						
Units Listed	458	428	7 %	2742	3174	-14 %
Units Sold	227	199	14 %	1547	1777	-13 %
Sell/List Ratio	50 %	46 %		56 %	56 %	
Sales Dollars	\$294,982,439	\$226,736,409	30 %	\$1,926,524,933	\$2,352,403,799	-18 %
Average Price / Unit	\$1,299,482	\$1,139,379	14 %	\$1,245,330	\$1,323,806	-6 %
Price Ratio	99 %	97 %		99 %	103 %	
Days To Sell	29	26	11 %	34	15	119 %
Active Listings at Month End	733	728	1 %			
Single Family - Residential Waterfront						
Units Listed	49	51	-4 %	309	289	7 %
Units Sold	16	13	23 %	86	108	-20 %
Sell/List Ratio	33 %	25 %		28 %	37 %	
Sales Dollars	\$51,586,720	\$23,667,195	118 %	\$201,963,161	\$295,208,662	-32 %
Average Price / Unit	\$3,224,170	\$1,820,553	77 %	\$2,348,409	\$2,733,414	-14 %
Price Ratio	95 %	97 %		94 %	98 %	
Days To Sell	65	33	97 %	66	36	81 %
Active Listings at Month End	170	140	21 %			
Single Family - Residential Acreage						
Units Listed	54	45	20 %	382	327	17 %
Units Sold	28	21	33 %	165	156	6 %
Sell/List Ratio	52 %	47 %		43 %	48 %	
Sales Dollars	\$36,043,162	\$32,640,745	10 %	\$240,190,306	\$251,142,843	-4 %
Average Price / Unit	\$1,287,256	\$1,554,321	-17 %	\$1,455,699	\$1,609,890	-10 %
Price Ratio	96 %	98 %		96 %	99 %	
Days To Sell	90	26	241 %	63	29	116 %
Active Listings at Month End	162	128	27 %			
Condo Apartment						
Units Listed	291	313	-7 %	2175	2363	-8 %
Units Sold	200	172	16 %	1354	1620	-16 %
Sell/List Ratio	69 %	55 %		62 %	69 %	
Sales Dollars	\$127,442,886	\$102,862,641	24 %	\$861,942,336	\$1,068,176,487	-19 %
Average Price / Unit	\$637,214	\$598,039	7 %	\$636,590	\$659,368	-3 %
Price Ratio	99 %	99 %		98 %	102 %	
Days To Sell	26	22	17 %	32	17	91 %
Active Listings at Month End	479	435	10 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

July 2023

Produced: 01-Aug-2023

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Row/Townhouse						
Units Listed	115	107	7 %	776	805	-4 %
Units Sold	74	43	72 %	478	521	-8 %
Sell/List Ratio	64 %	40 %		62 %	65 %	
Sales Dollars	\$61,526,723	\$36,592,218	68 %	\$383,906,831	\$466,476,600	-18 %
Average Price / Unit	\$831,442	\$850,982	-2 %	\$803,152	\$895,349	-10 %
Price Ratio	99 %	98 %		99 %	104 %	
Days To Sell	30	24	24 %	33	16	105 %
Active Listings at Month End	176	151	17 %			
Half Duplex (Up and Down)						
Units Listed	2	0	%	11	14	-21 %
Units Sold	1	2	-50 %	5	8	-38 %
Sell/List Ratio	50 %	%		45 %	57 %	
Sales Dollars	\$913,000	\$2,460,000	-63 %	\$6,073,000	\$10,060,100	-40 %
Average Price / Unit	\$913,000	\$1,230,000	-26 %	\$1,214,600	\$1,257,513	-3 %
Price Ratio	99 %	96 %		105 %	96 %	
Days To Sell	149	24	534 %	41	73	-43 %
Active Listings at Month End	3	2	50 %			
Half Duplex (Side by Side)						
Units Listed	35	16	119 %	186	202	-8 %
Units Sold	15	15	0 %	115	113	2 %
Sell/List Ratio	43 %	94 %		62 %	56 %	
Sales Dollars	\$14,615,966	\$15,070,400	-3 %	\$103,187,026	\$105,046,101	-2 %
Average Price / Unit	\$974,398	\$1,004,693	-3 %	\$897,278	\$929,612	-3 %
Price Ratio	101 %	98 %		100 %	104 %	
Days To Sell	41	27	50 %	29	16	88 %
Active Listings at Month End	52	39	33 %			
Half Duplex (Front and Back)						
Units Listed	4	5	-20 %	24	42	-43 %
Units Sold	2	3	-33 %	13	19	-32 %
Sell/List Ratio	50 %	60 %		54 %	45 %	
Sales Dollars	\$1,444,500	\$2,791,000	-48 %	\$10,759,000	\$17,384,300	-38 %
Average Price / Unit	\$722,250	\$930,333	-22 %	\$827,615	\$914,963	-10 %
Price Ratio	102 %	101 %		99 %	100 %	
Days To Sell	16	20	-24 %	28	19	49 %
Active Listings at Month End	9	8	13 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

July 2023

Produced: 01-Aug-2023

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Recreational						
Units Listed	1	2	-50 %	18	28	-36 %
Units Sold	2	0	%	11	14	-21 %
Sell/List Ratio	200 %	%		61 %	50 %	
Sales Dollars	\$415,000	\$0	%	\$2,709,400	\$3,050,250	-11 %
Average Price / Unit	\$207,500		%	\$246,309	\$217,875	13 %
Price Ratio	91 %	%		94 %	95 %	
Days To Sell	128		%	64	53	22 %
Active Listings at Month End	8	12	-33 %			
Manufactured Home						
Units Listed	20	18	11 %	145	177	-18 %
Units Sold	10	23	-57 %	85	124	-31 %
Sell/List Ratio	50 %	128 %		59 %	70 %	
Sales Dollars	\$3,750,400	\$7,254,699	-48 %	\$29,338,000	\$44,029,578	-33 %
Average Price / Unit	\$375,040	\$315,422	19 %	\$345,153	\$355,077	-3 %
Price Ratio	98 %	97 %		97 %	99 %	
Days To Sell	43	44	-3 %	48	35	40 %
Active Listings at Month End	45	40	13 %			
Residential Lots						
Units Listed	26	25	4 %	179	211	-15 %
Units Sold	6	6	0 %	35	75	-53 %
Sell/List Ratio	23 %	24 %		20 %	36 %	
Sales Dollars	\$4,959,000	\$3,036,900	63 %	\$23,638,920	\$46,155,947	-49 %
Average Price / Unit	\$826,500	\$506,150	63 %	\$675,398	\$615,413	10 %
Price Ratio	97 %	98 %		96 %	97 %	
Days To Sell	167	18	819 %	118	27	335 %
Active Listings at Month End	103	103	0 %			
Residential Lots - Waterfront						
Units Listed	2	5	-60 %	19	24	-21 %
Units Sold	0	0	%	1	8	-88 %
Sell/List Ratio	%	%		5 %	33 %	
Sales Dollars	\$0	\$0	%	\$1,250,000	\$5,248,000	-76 %
Average Price / Unit			%	\$1,250,000	\$656,000	91 %
Price Ratio	%	%		93 %	98 %	
Days To Sell			%	21	41	-48 %
Active Listings at Month End	20	10	100 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

July 2023

Produced: 01-Aug-2023

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Residential Acreage						
Units Listed	10	25	-60 %	69	108	-36 %
Units Sold	1	4	-75 %	17	40	-58 %
Sell/List Ratio	10 %	16 %		25 %	37 %	
Sales Dollars	\$430,000	\$3,139,000	-86 %	\$12,193,000	\$32,832,800	-63 %
Average Price / Unit	\$430,000	\$784,750	-45 %	\$717,235	\$820,820	-13 %
Price Ratio	86 %	97 %		96 %	95 %	
Days To Sell	14	33	-57 %	54	76	-29 %
Active Listings at Month End	53	61	-13 %			
Residential Acreage - Waterfront						
Units Listed	1	5	-80 %	23	22	5 %
Units Sold	1	1	0 %	7	6	17 %
Sell/List Ratio	100 %	20 %		30 %	27 %	
Sales Dollars	\$775,000	\$670,000	16 %	\$6,305,300	\$3,878,380	63 %
Average Price / Unit	\$775,000	\$670,000	16 %	\$900,757	\$646,397	39 %
Price Ratio	97 %	96 %		92 %	103 %	
Days To Sell	86	39	121 %	147	77	91 %
Active Listings at Month End	23	17	35 %			
Revenue - Duplex/Triplex						
Units Listed	6	4	50 %	40	50	-20 %
Units Sold	2	1	100 %	19	32	-41 %
Sell/List Ratio	33 %	25 %		48 %	64 %	
Sales Dollars	\$2,615,000	\$2,500,000	5 %	\$27,418,000	\$45,785,999	-40 %
Average Price / Unit	\$1,307,500	\$2,500,000	-48 %	\$1,443,053	\$1,430,812	1 %
Price Ratio	94 %	50 %		97 %	98 %	
Days To Sell	68	55	24 %	37	18	103 %
Active Listings at Month End	14	9	56 %			
Revenue - Multi Units						
Units Listed	6	7	-14 %	43	58	-26 %
Units Sold	1	0	%	9	17	-47 %
Sell/List Ratio	17 %	%		21 %	29 %	
Sales Dollars	\$2,465,000	\$0	%	\$15,842,500	\$31,272,000	-49 %
Average Price / Unit	\$2,465,000	%	%	\$1,760,278	\$1,839,529	-4 %
Price Ratio	95 %	%		95 %	101 %	
Days To Sell	41	%	%	106	76	39 %
Active Listings at Month End	28	21	33 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

July 2023

Produced: 01-Aug-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	8	12	-33 %	90	57	58 %
Units Sold	0	1	-100 %	18	25	-28 %
Sell/List Ratio	%	8 %		20 %	44 %	
Sales Dollars	\$0	\$339,000	-100 %	\$16,145,180	\$36,115,112	-55 %
Average Price / Unit		\$339,000	%	\$896,954	\$1,444,604	-38 %
Price Ratio	%	97 %		92 %	97 %	
Days To Sell		40	%	78	55	42 %
Active Listings at Month End	66	33	100 %			
Revenue - Industrial						
Units Listed	5	2	150 %	28	25	12 %
Units Sold	1	0	%	6	19	-68 %
Sell/List Ratio	20 %	%		21 %	76 %	
Sales Dollars	\$635,000	\$0	%	\$5,707,500	\$16,036,600	-64 %
Average Price / Unit	\$635,000		%	\$951,250	\$844,032	13 %
Price Ratio	100 %	%		96 %	99 %	
Days To Sell			%	91	50	83 %
Active Listings at Month End	25	9	178 %			
Business with Land & Building						
Units Listed	0	1	-100 %	5	6	-17 %
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	6	0 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

July 2023

Produced: 01-Aug-2023

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Business Only						
Units Listed	6	10	-40 %	80	72	11 %
Units Sold	5	1	400 %	27	11	145 %
Sell/List Ratio	83 %	10 %		34 %	15 %	
Sales Dollars	\$400,600	\$50,000	701 %	\$4,032,600	\$1,571,500	157 %
Average Price / Unit	\$80,120	\$50,000	60 %	\$149,356	\$142,864	5 %
Price Ratio	70 %	77 %		84 %	88 %	
Days To Sell	67	41	63 %	130	116	13 %
Active Listings at Month End	66	67	-1 %			
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	13	8	63 %	84	81	4 %
Units Sold	0	3	-100 %	16	16	0 %
Sell/List Ratio	%	38 %		19 %	20 %	
Sales Dollars	\$0	\$65	-100 %	\$149,307	\$70,784	111 %
Average Price / Unit		\$22	%	\$9,332	\$4,424	111 %
Price Ratio	%	93 %		3513 %	7931 %	
Days To Sell		84	%	98	89	10 %
Active Listings at Month End	80	75	7 %			
Lease - Retail						
Units Listed	9	3	200 %	60	43	40 %
Units Sold	2	1	100 %	13	15	-13 %
Sell/List Ratio	22 %	33 %		22 %	35 %	
Sales Dollars	\$43	\$18	139 %	\$134,579	\$1,833	7241 %
Average Price / Unit	\$22	\$18	19 %	\$10,352	\$122	8371 %
Price Ratio	84 %	90 %		41990 %	100 %	
Days To Sell	112	92	21 %	133	82	61 %
Active Listings at Month End	55	35	57 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

July 2023

Produced: 01-Aug-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	2	3	-33 %	39	15	160 %
Units Sold	1	0	%	11	3	267 %
Sell/List Ratio	50 %	%		28 %	20 %	
Sales Dollars	\$7,816	\$0	%	\$11,181	\$55	20156 %
Average Price / Unit	\$7,816		%	\$1,016	\$18	5424 %
Price Ratio	104 %	%		83 %	97 %	
Days To Sell	97		%	71	63	13 %
Active Listings at Month End	22	12	83 %			
Lease - Other						
Units Listed	2	2	0 %	10	2	400 %
Units Sold	0	0	%	2	1	100 %
Sell/List Ratio	%	%		20 %	50 %	
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	7	3	133 %			
Commercial Land						
Units Listed	0	4	-100 %	11	26	-58 %
Units Sold	0	1	-100 %	0	4	-100 %
Sell/List Ratio	%	25 %		0 %	15 %	
Sales Dollars	\$0	\$2,885,000	-100 %	\$0	\$22,810,000	-100 %
Average Price / Unit		\$2,885,000	%		\$5,702,500	%
Price Ratio	%	96 %		%	97 %	
Days To Sell		41	%		76	%
Active Listings at Month End	14	18	-22 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

July 2023

Produced: 01-Aug-2023

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Grand Totals						
Units Listed	1125	1101	2 %	7548	8221	-8 %
Units Sold	595	510	17 %	4040	4732	-15 %
Sell/List Ratio	53 %	46 %		54 %	58 %	
Sales Dollars	\$605,008,256	\$462,695,289	31 %	\$3,879,621,094	\$4,854,757,753	-20 %
Average Price / Unit	\$1,016,821	\$907,246	12 %	\$960,302	\$1,025,942	-6 %
Price Ratio	98 %	97 %		98 %	102 %	
Days To Sell	35	26	34 %	38	20	92 %
Active Listings at Month End	2419	2162	12 %			