



VICTORIA REAL ESTATE BOARD

Single family homes

Condominiums

Townhomes

June 2023 total sales	322	242	90
Compared to June 2022 sales	6.6%	19.8%	36.4%
MLS® HPI *Victoria Core	\$1,310,100	\$573,800	\$837,900

## Conclusion of a strong spring real estate market in Victoria

A total of 705 properties sold in the Victoria Real Estate Board region this June, 15.2 per cent more than the 612 properties sold in June 2022 and a 9 per cent decrease from May 2023. Sales of condominiums were up 19.8 per cent from June 2022 with 242 units sold. Sales of single family homes increased 6.6 per cent from June 2022 with 322 sold.

“As we consider the first half of the year, we see a return to a more traditional sales trend which follows the seasons,” said Victoria Real Estate Board Chair Graden Sol. “During and shortly after the pandemic, we couldn’t rely on our usual comparisons to explain the market. This year we have seen a return to a seasonal pattern, where the sales are slower through the winter and may peak in the spring. This seasonal trend is generally followed by a summer market which remains stable but is not as highly active.”

There were 2,342 active listings for sale on the Victoria Real Estate Board Multiple Listing Service® at the end of June 2023, an increase of 7 per cent compared to the previous month of May and a 13.7 per cent increase from the 2,059 active listings for sale at the end of June 2022.

“We have seen a small increase in inventory over the month of June,” adds Sol. “This inventory is very welcome, as we are still low on available listings for sale compared to historical counts. If inventory continues to rise, we may see prices stabilize further – another reminder of how important it is to add supply to the marketplace where possible. Well-priced properties are still selling rapidly while benchmark pricing remains reasonably level. In terms of pace and stability this is good news for sellers and buyers and hopefully heralds a summer of positive real estate transactions. To ensure that your transaction goes smoothly, engage a local REALTOR® to assist. Your Realtor knows the up-to-the-minute information for Victoria and how to navigate the market.”

The Multiple Listing Service® Home Price Index benchmark value for a single family home in the Victoria Core in June 2022 was \$1,408,500. The benchmark value for the same home in June 2023 decreased by 7 per cent to \$1,310,100, which is up from May’s value of \$1,297,600. The MLS® HPI benchmark value for a condominium in the Victoria Core area in June 2022 was \$615,200, while the benchmark value for the same condominium in June 2023 decreased by 9 per cent to \$573,800, which is up from the May value of \$569,300.

*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 1,637 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.*

## June 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		
	June 2023									May 2023			June 2022		
	Units	LM%	LY%	Average\$	LM%	LY%	Median\$	LM%	LY%	Units	Average\$	Median\$	Units	Average\$	Median\$
Single Family Greater Victoria	308	-19.2%	5.8%	\$1,274,512	-2.3%	-6.2%	\$1,185,000	0.9%	0.4%	381	\$1,304,225	\$1,174,950	291	\$1,359,083	\$1,180,000
Single Family Other Areas	14	-22.2%	27.3%	\$1,001,068	-13.4%	-8.4%	\$923,500	-8.9%	-12.0%	18	\$1,156,300	\$1,013,250	11	\$1,093,323	\$1,050,000
Single Family Total All Areas	322	-19.3%	6.6%	\$1,262,623	-2.7%	-6.4%	\$1,175,000	0.2%	-0.3%	399	\$1,297,552	\$1,172,353	302	\$1,349,403	\$1,178,250
Condo Apartment	242	-2.4%	19.8%	\$668,110	-1.0%	4.3%	\$560,500	0.1%	-0.8%	248	\$674,732	\$560,000	202	\$640,498	\$565,000
Row/Townhouse	90	7.1%	36.4%	\$836,207	-2.0%	-10.1%	\$804,198	2.4%	-4.8%	84	\$853,470	\$785,000	66	\$930,226	\$845,000
Manufactured Home	19	11.8%	0.0%	\$366,805	20.4%	20.4%	\$329,000	11.6%	19.6%	17	\$304,635	\$294,900	19	\$304,576	\$275,000
<b>Total Residential</b>	<b>673</b>	<b>-10.0%</b>	<b>14.3%</b>							<b>748</b>			<b>589</b>		
<b>Total Sales</b>	<b>705</b>	<b>-9.0%</b>	<b>15.2%</b>							<b>775</b>			<b>612</b>		
<b>Active Listings</b>	<b>2,342</b>	<b>7.0%</b>	<b>13.7%</b>							<b>2,189</b>			<b>2,059</b>		

#### 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

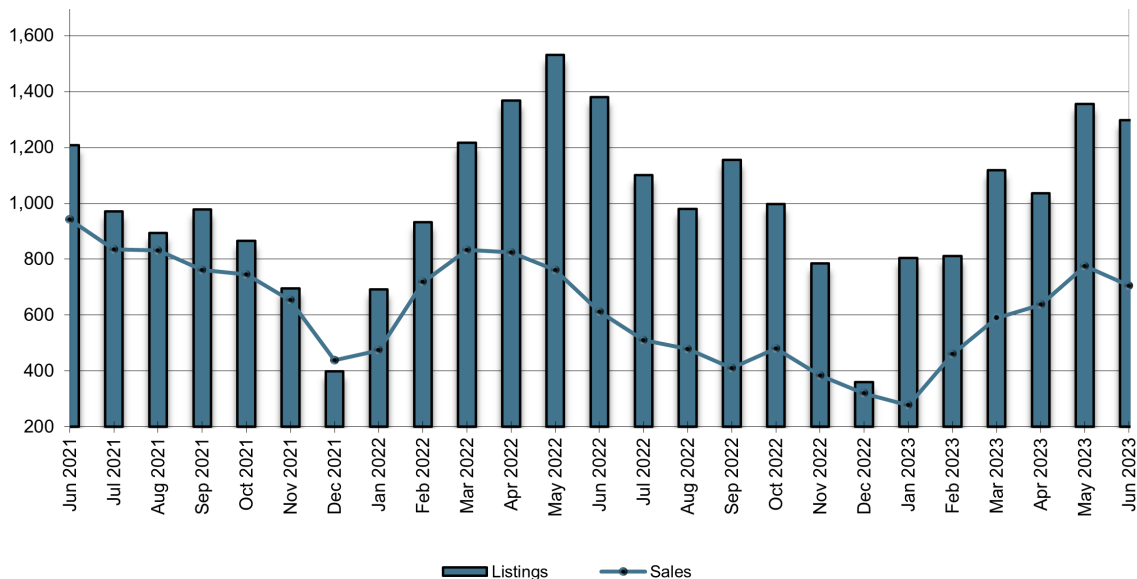
Benchmark Home by Property Type and Region	Jun 2023 Benchmark Price	May 2023 Benchmark Price	Jun 2022 Benchmark Price	Jun 2023 Benchmark Index	May 2023 Benchmark Index	Jun 2022 Benchmark Index	% Chg from Last Mth	% Chg from Last Yr
<b>Single Family: Greater Victoria</b>	\$1,173,000	\$1,156,700	\$1,259,300	317.7	313.3	341.1	1.4%	(6.9%)
<b>Single Family: Core</b>	\$1,310,100	\$1,297,600	\$1,408,500	326.6	323.5	351.2	1.0%	(7.0%)
<b>Single Family: Westshore</b>	\$1,066,600	\$1,042,200	\$1,113,800	339.2	331.5	354.3	2.3%	(4.2%)
<b>Single Family: Peninsula</b>	\$1,247,900	\$1,222,500	\$1,347,500	326.4	319.8	352.5	2.1%	(7.4%)
<b>Condo Apartment: Greater Victoria</b>	\$572,700	\$570,000	\$616,900	331.8	330.2	357.4	0.5%	(7.2%)
<b>Condo Apartment: Core</b>	\$573,800	\$569,300	\$615,200	335.0	332.3	359.1	0.8%	(6.7%)
<b>Condo Apartment: Westshore</b>	\$548,900	\$556,800	\$603,100	413.3	419.3	454.1	(1.4%)	(9.0%)
<b>Condo Apartment: Peninsula</b>	\$611,000	\$604,600	\$663,300	284.5	281.5	308.8	1.1%	(7.9%)
<b>Row/Townhouse: Greater Victoria</b>	\$775,800	\$777,700	\$840,600	292.8	293.5	317.2	(0.2%)	(7.7%)
<b>Row/Townhouse: Core</b>	\$837,900	\$846,600	\$901,500	299.1	302.2	321.8	(1.0%)	(7.1%)
<b>Row/Townhouse: Westshore</b>	\$705,600	\$707,100	\$779,900	287.3	287.9	317.5	(0.2%)	(9.5%)
<b>Row/Townhouse: Peninsula</b>	\$775,100	\$763,300	\$826,200	328.2	323.2	349.8	1.5%	(6.2%)

#### Legend

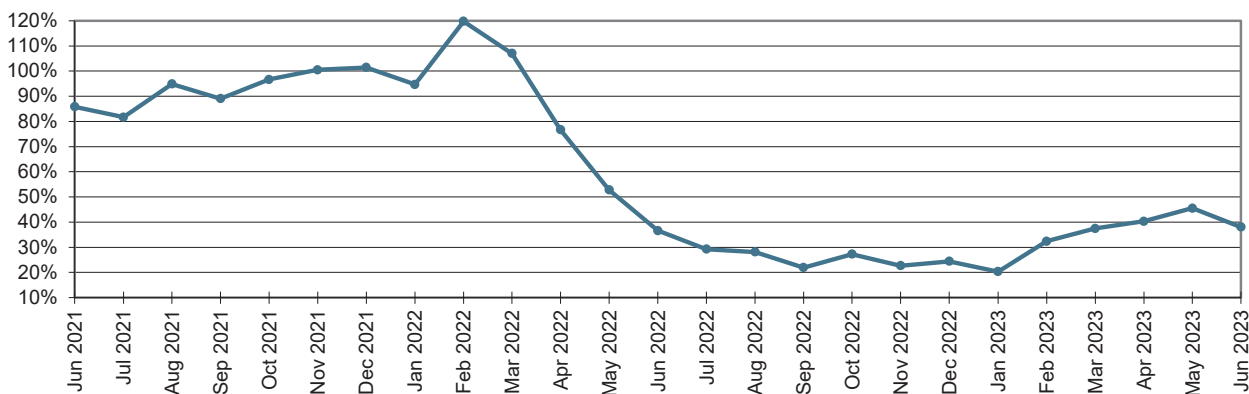
**Benchmark Price:** the calculated MLS® HPI Benchmark Price for this Benchmark Home  
**Benchmark Index:** the percentage change in this Benchmark Price since **January 2005**  
**% Chg from Last Mth:** the percentage change in this Benchmark Price since last month  
**% Chg from Last Yr:** the percentage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

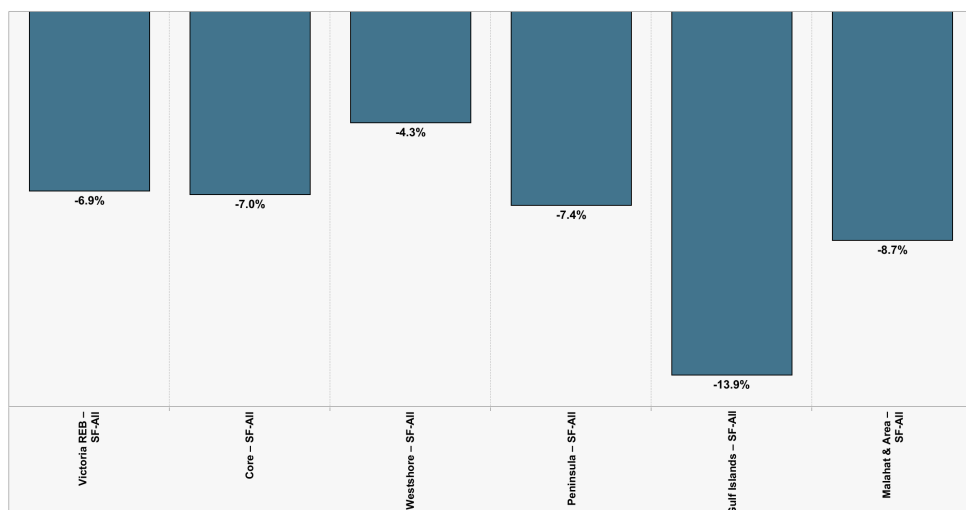
1. Area Group  
VREB Area Summary

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

3. Area/Property Type Selection  
All

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

Select Timeframe: 12 Months Ago





VICTORIA REAL ESTATE BOARD

### MLS® HPI benchmark and value - Condominium / Apartments

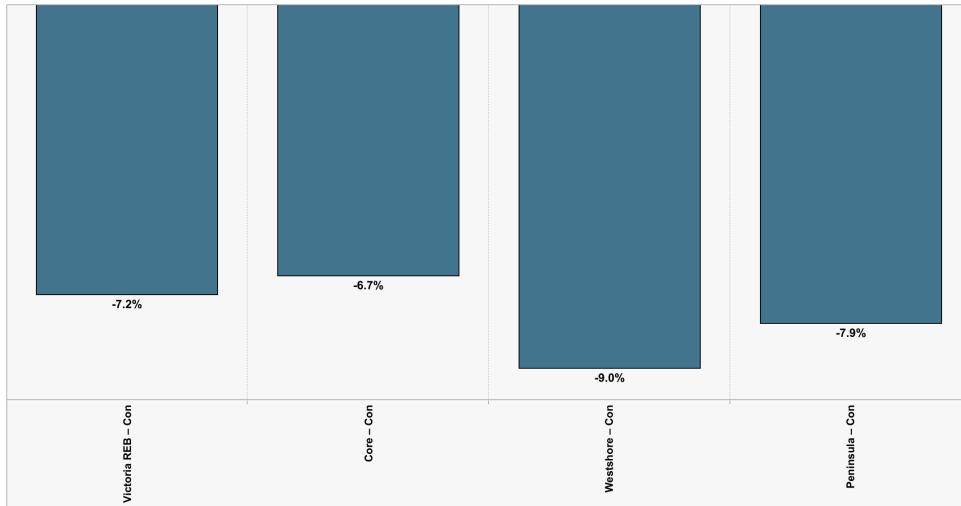
1. Area Group  
VREB Area Summary

2. Property Type  
- Condo Apartment (Con)

3. Area/Property Type Selection  
All

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

Select Timeframe: 12 Months Ago



HPI or Benchmark Price

- HPI
- Benchmark Price

Value or percent change

- Value
- Percent change

1. Area Group

VREB District Summary

2. Property Type

– Single Family-All (SF-All)

3. Area/Property Type Selection

All

Benchmark Price by Timeframe and Property Type

	June 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	\$1,173,000	\$1,156,700	\$1,114,700	\$1,106,800	\$1,259,300	\$837,900	\$809,900	\$369,200
Victoria – SF-All	\$1,251,900	\$1,241,200	\$1,227,700	\$1,176,300	\$1,345,500	\$932,300	\$941,500	\$387,100
Victoria West – SF-All	\$1,002,500	\$1,000,100	\$965,500	\$913,700	\$1,020,400	\$727,900	\$706,500	\$292,400
Oak Bay – SF-All	\$1,804,200	\$1,798,400	\$1,791,400	\$1,755,100	\$1,968,600	\$1,351,000	\$1,421,600	\$592,900
Esquimalt – SF-All	\$1,058,900	\$1,050,500	\$1,027,600	\$971,000	\$1,106,200	\$781,100	\$753,100	\$307,000
View Royal – SF-All	\$1,073,900	\$1,064,500	\$1,021,300	\$994,000	\$1,110,400	\$795,400	\$761,600	\$341,300
Saanich East – SF-All	\$1,329,300	\$1,310,900	\$1,249,700	\$1,249,100	\$1,428,100	\$993,300	\$981,200	\$414,300
Saanich West – SF-All	\$1,065,300	\$1,043,100	\$989,200	\$975,900	\$1,109,600	\$770,200	\$737,400	\$320,700
Sooke – SF-All	\$886,500	\$887,600	\$853,500	\$840,300	\$912,600	\$601,200	\$557,600	\$272,900
Langford – SF-All	\$1,099,300	\$1,077,200	\$1,026,400	\$1,030,900	\$1,161,200	\$741,500	\$699,900	\$319,300
Metchosin – SF-All	\$1,368,900	\$1,364,100	\$1,361,400	\$1,351,400	\$1,431,100	\$906,500	\$915,400	\$439,600
Colwood – SF-All	\$1,073,900	\$1,017,700	\$990,700	\$979,700	\$1,108,400	\$717,600	\$679,600	\$325,600
Highlands – SF-All	\$1,512,700	\$1,454,100	\$1,368,100	\$1,383,000	\$1,527,500	\$976,700	\$945,800	\$459,900
North Saanich – SF-All	\$1,446,400	\$1,414,000	\$1,330,300	\$1,334,900	\$1,532,500	\$974,500	\$972,200	\$472,500
Sidney – SF-All	\$1,047,000	\$1,035,200	\$969,600	\$976,600	\$1,135,200	\$731,900	\$718,800	\$310,400
Central Saanich – SF-All	\$1,147,100	\$1,115,300	\$1,078,600	\$1,083,800	\$1,250,400	\$842,200	\$791,300	\$354,300
ML Malahat & Area – SF-All	\$906,600	\$893,800	\$846,300	\$857,300	\$993,300	\$593,100	\$570,800	\$288,100
GI Gulf Islands – SF-All	\$722,600	\$724,200	\$723,600	\$749,900	\$839,200	\$576,700	\$471,700	\$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

	June 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	317.7	313.3	301.9	299.8	341.1	227.0	219.4	100.0
Victoria – SF-All	323.4	320.6	317.2	303.9	347.6	240.8	243.2	100.0
Victoria West – SF-All	342.9	342.0	330.2	312.5	349.0	248.9	241.6	100.0
Oak Bay – SF-All	304.3	303.3	302.1	296.0	332.0	227.9	239.8	100.0
Esquimalt – SF-All	344.9	342.2	334.7	316.3	360.3	254.4	245.3	100.0
View Royal – SF-All	314.6	311.9	299.2	291.2	325.3	233.1	223.1	100.0
Saanich East – SF-All	320.9	316.4	301.6	301.5	344.7	239.8	236.8	100.0
Saanich West – SF-All	332.2	325.3	308.5	304.3	346.0	240.2	229.9	100.0
Sooke – SF-All	324.8	325.2	312.8	307.9	334.4	220.3	204.3	100.0
Langford – SF-All	344.3	337.4	321.5	322.9	363.7	232.2	219.2	100.0
Metchosin – SF-All	311.4	310.3	309.7	307.4	325.5	206.2	208.2	100.0
Colwood – SF-All	329.8	312.6	304.3	300.9	340.4	220.4	208.7	100.0
Highlands – SF-All	328.9	316.2	297.5	300.7	332.1	212.4	205.7	100.0
North Saanich – SF-All	306.1	299.3	281.5	282.5	324.3	206.2	205.8	100.0
Sidney – SF-All	337.3	333.5	312.4	314.6	365.7	235.8	231.6	100.0
Central Saanich – SF-All	323.8	314.8	304.4	305.9	352.9	237.7	223.3	100.0
ML Malahat & Area – SF-All	314.7	310.2	293.8	297.6	344.8	205.9	198.1	100.0
GI Gulf Islands – SF-All	245.9	246.4	246.2	255.2	285.5	196.2	160.5	100.0

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

Source: Victoria Real Estate Board



# MLS® Home Price Index

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## HPI or Benchmark Price

- HPI  
 Benchmark Price

## Value or percent change

- Value  
 Percent change

### 1. Area Group

VREB District Summary

### 2. Property Type

– Condo Apartment (Con)

### 3. Area/Property Type Selection

All

## Benchmark Price by Timeframe and Property Type

	June 2023	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
<b>Victoria REB – Con</b>	\$572,700	\$570,000	\$549,500	\$565,500	\$616,900	\$438,900	\$415,100	\$172,600
<b>Victoria – Con</b>	\$550,100	\$540,300	\$525,700	\$546,400	\$590,400	\$435,400	\$411,600	\$163,700
<b>Victoria West – Con</b>	\$740,400	\$758,000	\$743,500	\$759,600	\$797,300	\$618,600	\$591,600	\$257,000
<b>Oak Bay – Con</b>	\$729,400	\$740,400	\$661,800	\$698,500	\$783,000	\$595,400	\$585,100	\$234,300
<b>Esquimalt – Con</b>	\$547,200	\$554,500	\$548,500	\$556,200	\$566,500	\$392,900	\$375,300	\$146,500
<b>View Royal – Con</b>	\$587,300	\$593,600	\$569,100	\$580,500	\$655,000	\$459,900	\$447,500	\$182,900
<b>Saanich East – Con</b>	\$573,500	\$565,200	\$526,900	\$540,400	\$613,900	\$396,400	\$373,700	\$147,000
<b>Saanich West – Con</b>	\$532,300	\$527,000	\$514,400	\$519,900	\$575,000	\$393,200	\$381,400	\$142,900
<b>Sooke – Con</b>	\$472,100	\$478,700	\$449,700	\$468,800	\$524,500	\$323,900	\$293,100	\$111,300
<b>Langford – Con</b>	\$554,200	\$562,400	\$530,400	\$542,700	\$610,400	\$407,400	\$375,000	\$150,200
<b>Colwood – Con</b>	\$547,900	\$549,900	\$518,300	\$522,000	\$582,800	\$401,700	\$365,000	\$113,700
<b>North Saanich – Con</b>	\$746,700	\$734,400	\$742,000	\$760,100	\$794,900	\$566,600	\$562,700	\$313,700
<b>Sidney – Con</b>	\$604,800	\$598,400	\$599,100	\$615,100	\$656,500	\$459,900	\$440,800	\$214,400
<b>Central Saanich – Con</b>	\$600,400	\$593,200	\$596,400	\$606,500	\$633,200	\$450,300	\$432,400	\$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

	June 2023	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	331.8	330.2	318.4	327.6	357.4	254.3	240.5	100.0
Victoria – Con	336.0	330.1	321.1	333.8	360.7	266.0	251.4	100.0
Victoria West – Con	288.1	294.9	289.3	295.6	310.2	240.7	230.2	100.0
Oak Bay – Con	311.3	316.0	282.5	298.1	334.2	254.1	249.7	100.0
Esquimalt – Con	373.5	378.5	374.4	379.7	386.7	268.2	256.2	100.0
View Royal – Con	321.1	324.5	311.2	317.4	358.1	251.4	244.7	100.0
Saanich East – Con	390.1	384.5	358.4	367.6	417.6	269.7	254.2	100.0
Saanich West – Con	372.5	368.8	360.0	363.8	402.4	275.2	266.9	100.0
Sooke – Con	424.2	430.1	404.0	421.2	471.2	291.0	263.3	100.0
Langford – Con	369.0	374.4	353.1	361.3	406.4	271.2	249.7	100.0
Colwood – Con	481.9	483.6	455.8	459.1	512.6	353.3	321.0	100.0
North Saanich – Con	238.0	234.1	236.5	242.3	253.4	180.6	179.4	100.0
Sidney – Con	282.1	279.1	279.4	286.9	306.2	214.5	205.6	100.0
Central Saanich – Con	277.2	273.9	275.3	280.0	292.3	207.9	199.6	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

	June 2023	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	\$775,800	\$777,700	\$758,700	\$757,300	\$840,600	\$581,600	\$563,300	\$265,000
Victoria – Twn	\$837,100	\$866,400	\$854,300	\$870,300	\$914,700	\$667,700	\$657,800	\$305,200
Victoria West – Twn	\$872,700	\$880,900	\$853,300	\$837,800	\$945,700	\$678,300	\$615,900	\$224,800
Esquimalt – Twn	\$745,000	\$743,600	\$716,200	\$726,300	\$815,000	\$578,600	\$530,400	\$215,800
View Royal – Twn	\$790,000	\$781,500	\$749,400	\$753,600	\$848,200	\$596,300	\$567,200	\$250,900
Saanich East – Twn	\$901,400	\$897,400	\$879,600	\$858,300	\$952,500	\$683,400	\$650,700	\$312,300
Saanich West – Twn	\$794,800	\$789,600	\$764,700	\$739,300	\$832,900	\$582,000	\$554,600	\$252,700
Sooke – Twn	\$668,900	\$669,900	\$647,700	\$660,700	\$743,200	\$474,400	\$453,300	\$241,600
Langford – Twn	\$707,900	\$710,600	\$689,000	\$697,400	\$783,100	\$515,000	\$502,500	\$240,500
Colwood – Twn	\$768,400	\$767,200	\$748,500	\$756,300	\$841,600	\$568,500	\$568,800	\$273,100
Sidney – Twn	\$812,900	\$801,000	\$796,000	\$766,800	\$872,300	\$634,400	\$616,000	\$250,600
Central Saanich – Twn	\$703,600	\$696,900	\$686,100	\$654,700	\$739,400	\$503,500	\$472,400	\$210,700
ML Malahat & Area – Twn	\$727,100	\$764,800	\$766,100	\$784,700	\$870,200	\$527,300	\$519,300	\$189,800
GI Gulf Islands – Twn	\$692,000	\$662,400	\$664,700	\$711,400	\$760,000	\$505,500	\$455,400	\$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

	June 2023	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	292.8	293.5	286.3	285.8	317.2	219.5	212.6	100.0
Victoria – Twn	274.3	283.9	279.9	285.2	299.7	218.8	215.5	100.0
Victoria West – Twn	388.2	391.9	379.6	372.7	420.7	301.7	274.0	100.0
Esquimalt – Twn	345.2	344.6	331.9	336.6	377.7	268.1	245.8	100.0
View Royal – Twn	314.9	311.5	298.7	300.4	338.1	237.7	226.1	100.0
Saanich East – Twn	288.6	287.4	281.7	274.8	305.0	218.8	208.4	100.0
Saanich West – Twn	314.5	312.5	302.6	292.6	329.6	230.3	219.5	100.0
Sooke – Twn	276.9	277.3	268.1	273.5	307.6	196.4	187.6	100.0
Langford – Twn	294.3	295.5	286.5	290.0	325.6	214.1	208.9	100.0
Colwood – Twn	281.4	280.9	274.1	276.9	308.2	208.2	208.3	100.0
Sidney – Twn	324.4	319.6	317.6	306.0	348.1	253.2	245.8	100.0
Central Saanich – Twn	333.9	330.8	325.6	310.7	350.9	239.0	224.2	100.0
ML Malahat & Area – Twn	383.1	403.0	403.6	413.4	458.5	277.8	273.6	100.0
GI Gulf Islands – Twn	316.1	302.6	303.7	325.0	347.2	230.9	208.0	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)

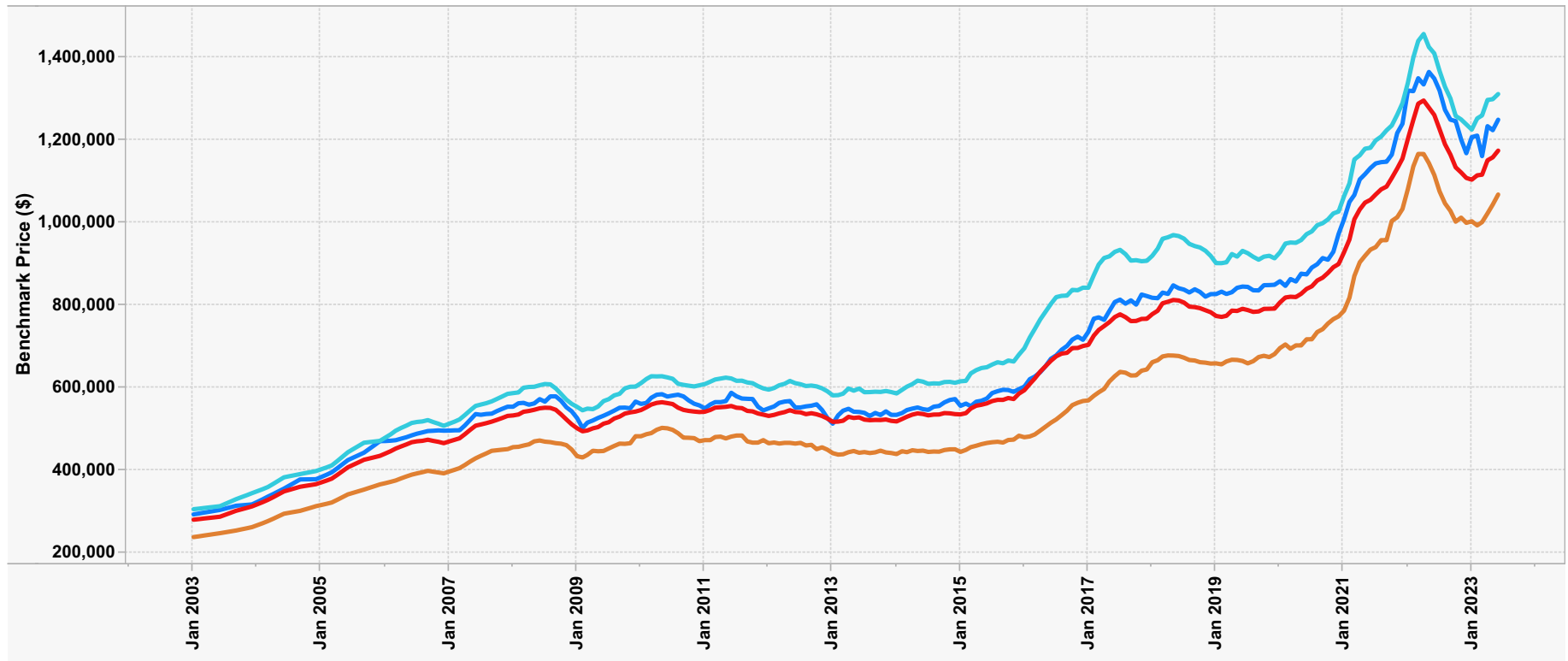
3. Area/Property Type Selection

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)

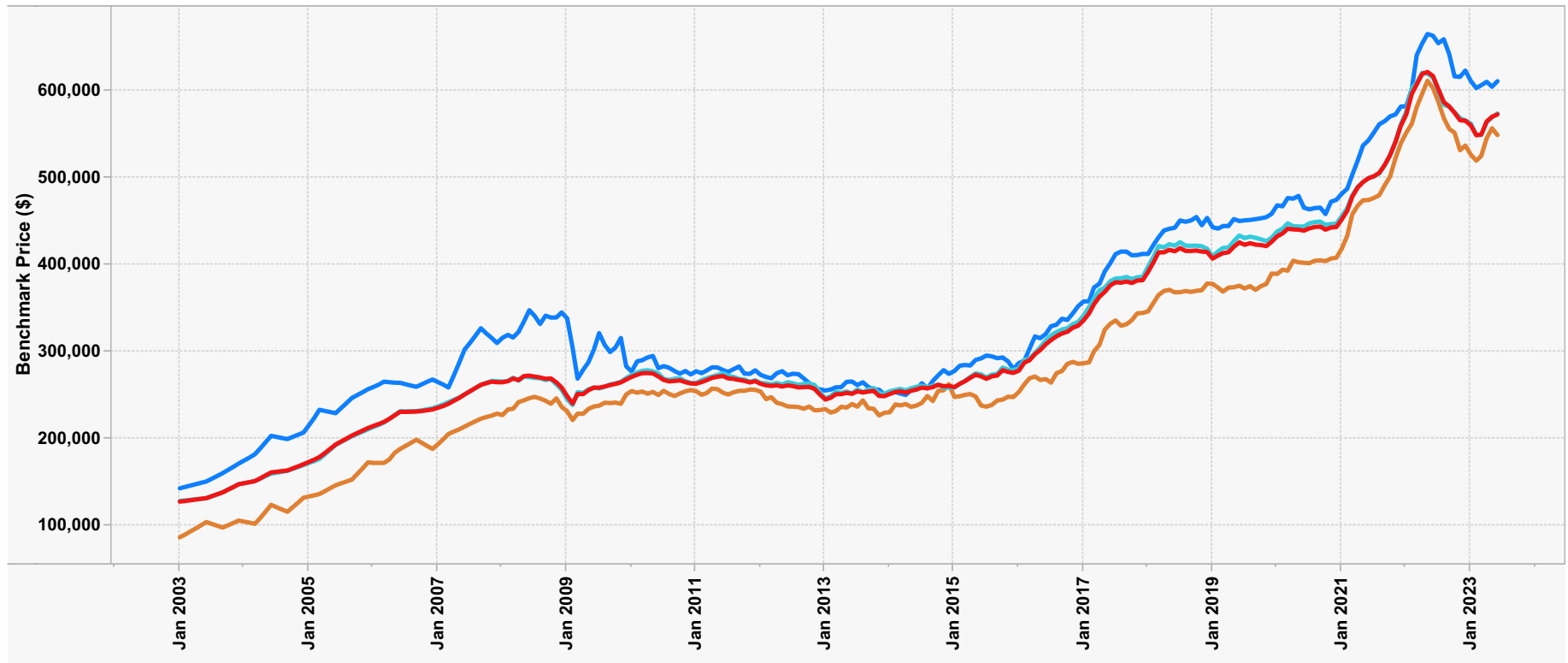
3. Area/Property Type Selection

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

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## HPI or Benchmark Price

- HPI
- Benchmark Price

## Adding labels

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

### 1. Area Group

VREB Area Summary

### 2. Property Type

- Townhouse (Twn)

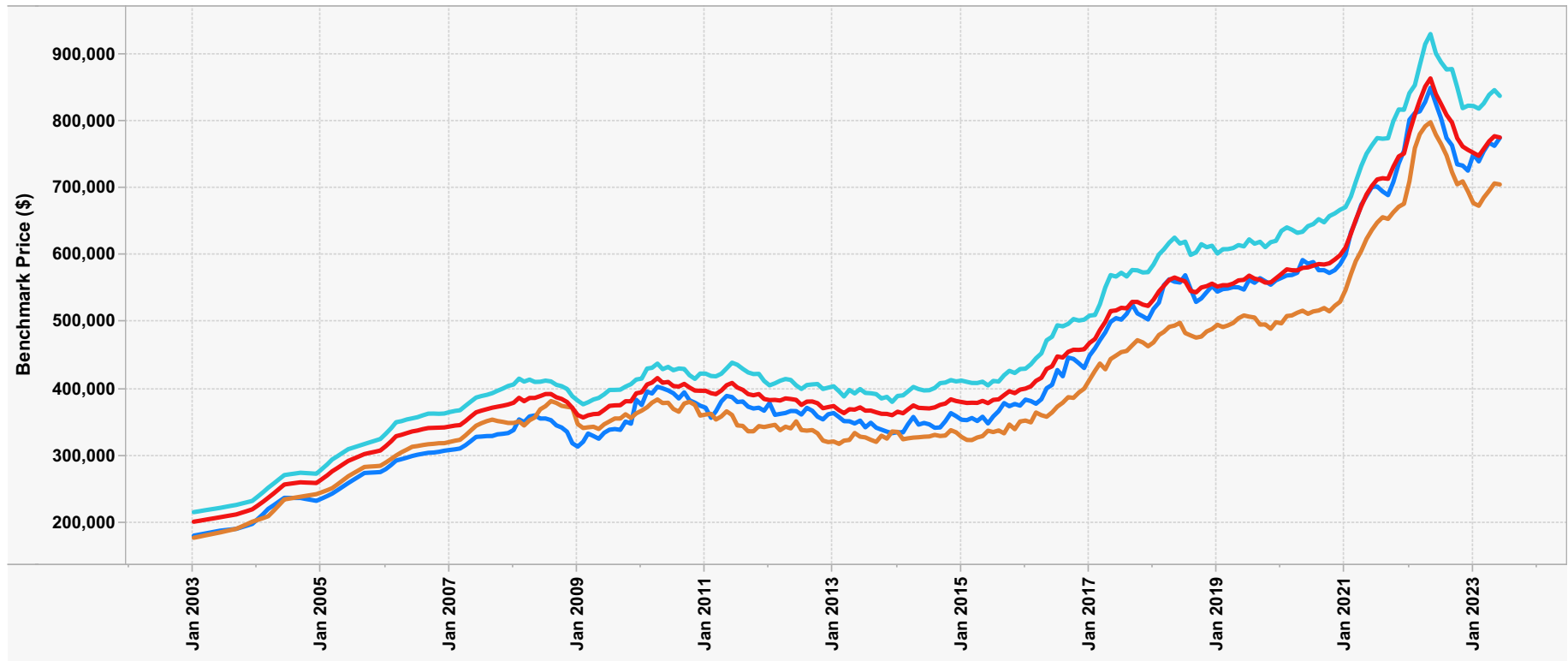
### 3. Area/Property Type Selection

Multiple values

## Benchmark Price Performance over Time

### Select Date Range:

All values



Victoria REB - Twn

Core - Twn

Westshore - Twn

Peninsula - Twn

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

Source: Victoria Real Estate Board



1. Area Group

VREB Area Summary

2. Property Type

Multiple values

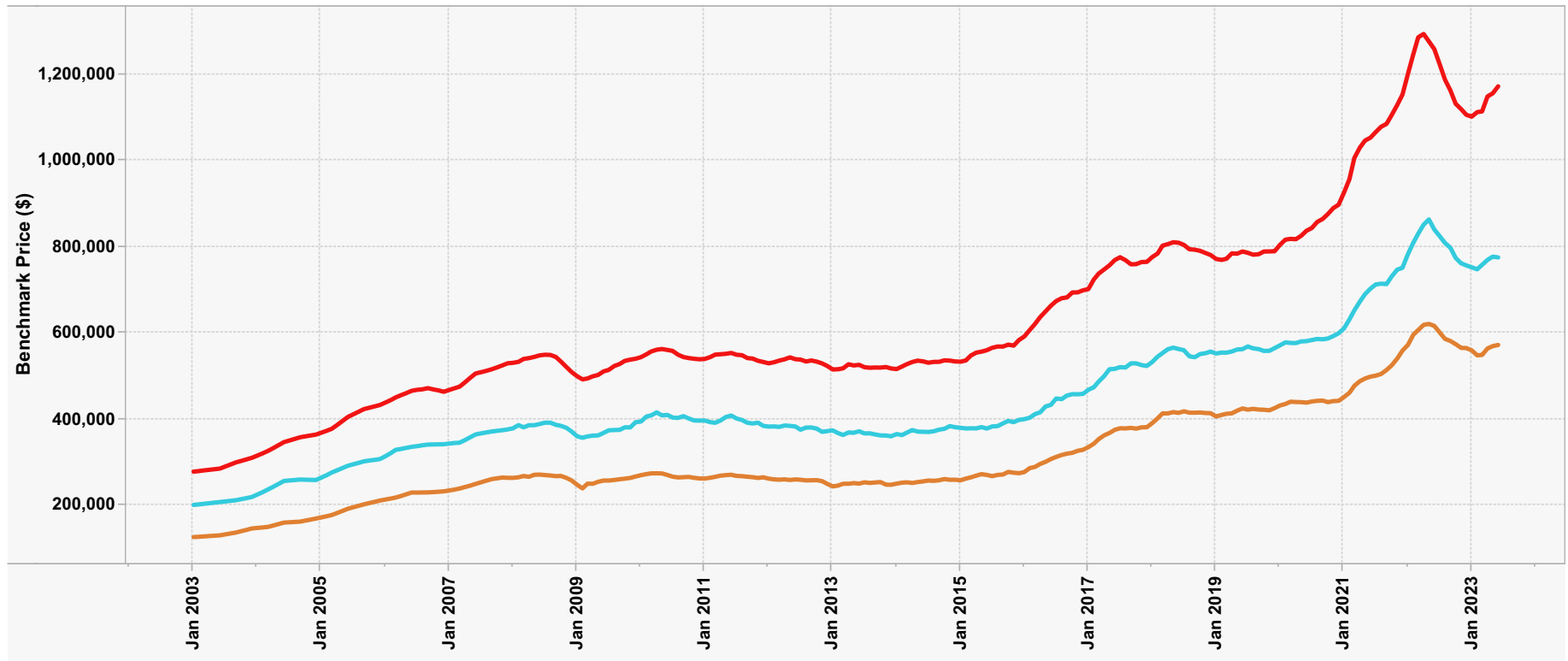
3. Area/Property Type Selection

Multiple values

Benchmark Price Performance over Time

Select Date Range:

All values



Victoria REB – SF-All

Victoria REB – Twn

Victoria REB – Con

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

Source: Victoria Real Estate Board



# Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

June 2023

Produced: 04-Jul-2023

District	Units	Total Volume
<b>Residential</b>		
● <b>Single Family Detached</b>		
Greater Victoria		
Victoria / Victoria West	37	\$47,445,800
Oak Bay	16	\$32,188,350
Esquimalt	9	\$8,400,000
View Royal	7	\$8,232,900
Saanich East	56	\$82,117,588
Saanich West	26	\$31,893,949
Central Saanich	13	\$15,707,000
North Saanich	12	\$19,332,000
Sidney	11	\$17,128,000
Highlands	2	\$2,331,500
Colwood	20	\$20,618,295
Langford	43	\$48,446,057
Metchosin	6	\$9,035,111
Sooke	24	\$22,363,999
Gulf Islands	26	\$27,309,091
Total Greater Victoria	308	\$392,549,640
Other Areas		
Malahat & Area	14	\$14,014,950
Total Other Areas	14	\$14,014,950
Total Single Family Detached	322	\$406,564,590
● <b>Condo Apartment</b>		
Greater Victoria		
Victoria / Victoria West	116	\$78,458,007
Oak Bay	7	\$7,586,500
Esquimalt	15	\$8,860,000
View Royal	4	\$2,912,200
Saanich East	30	\$18,296,400
Saanich West	17	\$9,047,900
Central Saanich	4	\$2,237,000
North Saanich	1	\$2,223,286
Sidney	16	\$14,224,900
Colwood	4	\$2,559,700
Langford	23	\$12,666,290
Sooke	3	\$1,673,900
Total Greater Victoria	240	\$160,746,083
Other Areas		
Upsland / Mainland	2	\$936,500
Total Other Areas	2	\$936,500
Total Condo Apartment	242	\$161,682,583



# Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

June 2023

Produced: 04-Jul-2023

District	Units	Total Volume
<b>● Row/Townhouse</b>		
Greater Victoria		
Victoria / Victoria West	20	\$16,968,700
Oak Bay	1	\$1,133,000
Esquimalt	8	\$6,139,800
View Royal	10	\$7,364,660
Saanich East	10	\$11,625,000
Saanich West	5	\$3,517,500
Central Saanich	1	\$640,000
Sidney	9	\$8,553,500
Colwood	2	\$1,304,000
Langford	17	\$13,423,714
Sooke	3	\$2,344,800
Gulf Islands	3	\$1,509,000
Total Greater Victoria	89	\$74,523,674
Other Areas		
Malahat & Area	1	\$735,000
Total Other Areas	1	\$735,000
Total Row/Townhouse	90	\$75,258,674
<b>● Manufactured Home</b>		
Greater Victoria		
View Royal	5	\$1,745,500
Central Saanich	4	\$2,045,000
Sidney	1	\$488,000
Langford	4	\$995,900
Sooke	1	\$420,000
Gulf Islands	1	\$425,000
Total Greater Victoria	16	\$6,119,400
Other Areas		
Malahat & Area	3	\$849,900
Total Other Areas	3	\$849,900
Total Manufactured Home	19	\$6,969,300
<b>Total Residential</b>	<b>673</b>	<b>\$650,475,147</b>

# Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

June 2023

Produced: 04-Jul-2023

District	Units	Total Volume
<b>Other Property</b>		
● <b>Lots &amp; Acreage</b>		
Greater Victoria		
Saanich East	2	\$2,370,000
Central Saanich	1	\$600,000
Langford	7	\$5,257,000
Sooke	2	\$995,000
Gulf Islands	3	\$1,879,000
Total Greater Victoria	15	\$11,101,000
Other Areas		
Malahat & Area	1	\$525,000
Total Other Areas	1	\$525,000
Total Lots & Acreage	16	\$11,626,000
● <b>Other Commercial Properties</b>		
	16	\$6,292,408
<b>Grand Totals</b>	<b>705</b>	<b>\$668,393,555</b>

# Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

June 2023

Produced: 04-Jul-2023

District	Units	Total Volume
<b>Residential</b>		
● <b>Single Family Detached</b>		
Greater Victoria		
Victoria	35	\$45,267,800
Victoria West	2	\$2,178,000
Oak Bay	16	\$32,188,350
Esquimalt	9	\$8,400,000
View Royal	7	\$8,232,900
Saanich East	55	\$78,067,588
Saanich West	26	\$31,893,949
Central Saanich	13	\$15,707,000
North Saanich	11	\$16,832,000
Sidney	9	\$10,488,000
Highlands	2	\$2,331,500
Colwood	20	\$20,618,295
Langford	42	\$47,446,157
Metchosin	6	\$9,035,111
Sooke	24	\$22,363,999
Gulf Islands	17	\$16,832,549
Waterfront (all districts)	14	\$24,666,442
<b>Total Greater Victoria</b>	<b>308</b>	<b>\$392,549,640</b>
Other Areas		
Malahat & Area	14	\$14,014,950
<b>Total Other Areas</b>	<b>14</b>	<b>\$14,014,950</b>
<b>Total Single Family Detached</b>	<b>322</b>	<b>\$406,564,590</b>
● <b>Condo Apartment</b>		
Greater Victoria		
Victoria	92	\$54,271,207
Victoria West	10	\$7,592,500
Oak Bay	5	\$4,136,500
Esquimalt	12	\$6,485,000
View Royal	3	\$2,262,200
Saanich East	30	\$18,296,400
Saanich West	15	\$8,117,900
Central Saanich	4	\$2,237,000
Sidney	16	\$14,224,900
Colwood	4	\$2,559,700
Langford	23	\$12,666,290
Waterfront (all districts)	26	\$27,896,486
<b>Total Greater Victoria</b>	<b>240</b>	<b>\$160,746,083</b>
Other Areas		
Upland / Mainland	1	\$246,500
Waterfront (all districts)	1	\$690,000
<b>Total Other Areas</b>	<b>2</b>	<b>\$936,500</b>
<b>Total Condo Apartment</b>	<b>242</b>	<b>\$161,682,583</b>

# Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

June 2023

Produced: 04-Jul-2023

District	Units	Total Volume
<b>● Row/Townhouse</b>		
Greater Victoria		
Victoria	16	\$13,227,300
Victoria West	3	\$2,903,900
Oak Bay	1	\$1,133,000
Esquimalt	8	\$6,139,800
View Royal	10	\$7,364,660
Saanich East	8	\$8,678,000
Saanich West	5	\$3,517,500
Sidney	7	\$6,038,500
Colwood	2	\$1,304,000
Langford	17	\$13,423,714
Sooke	2	\$1,619,900
Gulf Islands	2	\$1,339,000
Waterfront (all districts)	8	\$7,834,400
<b>Total Greater Victoria</b>	<b>89</b>	<b>\$74,523,674</b>
Other Areas		
Malahat & Area	1	\$735,000
<b>Total Other Areas</b>	<b>1</b>	<b>\$735,000</b>
<b>Total Row/Townhouse</b>	<b>90</b>	<b>\$75,258,674</b>
<b>● Manufactured Home</b>		
Greater Victoria		
View Royal	5	\$1,745,500
Central Saanich	4	\$2,045,000
Sidney	1	\$488,000
Langford	4	\$995,900
Sooke	1	\$420,000
Gulf Islands	1	\$425,000
<b>Total Greater Victoria</b>	<b>16</b>	<b>\$6,119,400</b>
Other Areas		
Malahat & Area	3	\$849,900
<b>Total Other Areas</b>	<b>3</b>	<b>\$849,900</b>
<b>Total Manufactured Home</b>	<b>19</b>	<b>\$6,969,300</b>
<b>Total Residential</b>	<b>673</b>	<b>\$650,475,147</b>

# Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

June 2023

Produced: 04-Jul-2023

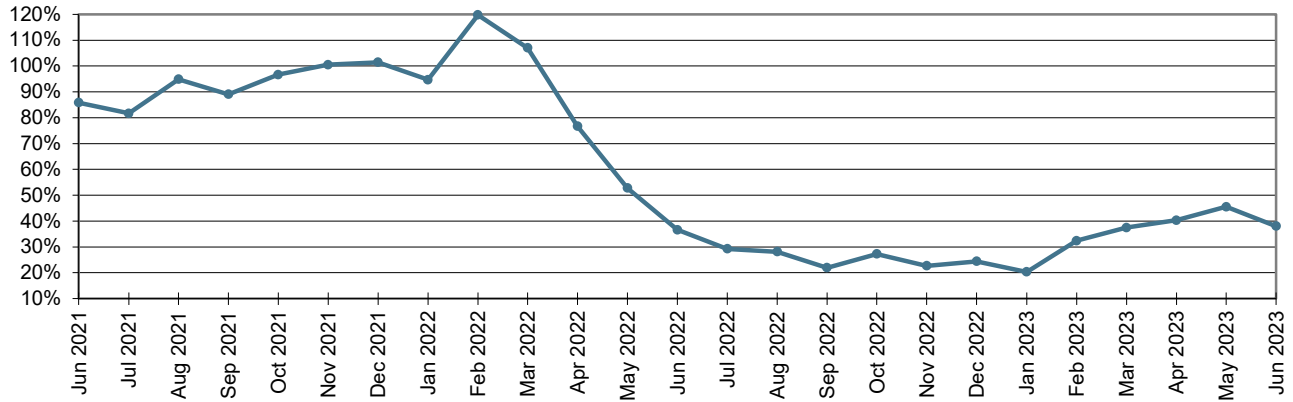
District	Units	Total Volume
<b>Other Property</b>		
● <b>Lots &amp; Acreage</b>		
Greater Victoria		
Saanich East	2	\$2,370,000
Central Saanich	1	\$600,000
Langford	7	\$5,257,000
Sooke	2	\$995,000
Gulf Islands	3	\$1,879,000
Total Greater Victoria	15	\$11,101,000
Other Areas		
Malahat & Area	1	\$525,000
Total Other Areas	1	\$525,000
Total Lots & Acreage	16	\$11,626,000
● <b>Other Commercial Properties</b>		
	16	\$6,292,408
<b>Grand Totals</b>	<b>705</b>	<b>\$668,393,555</b>

# Sales to Active Listings Ratio

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

June 2023

Produced: 04-Jul-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

June 2023

Produced: 04-Jul-2023

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Single Family - Residential</b>						
Units Listed	478	551	-13 %	2284	2746	-17 %
Units Sold	260	240	8 %	1320	1578	-16 %
Sell/List Ratio	54 %	44 %		58 %	57 %	
Sales Dollars	\$325,192,456	\$299,790,944	8 %	\$1,631,542,494	\$2,125,667,390	-23 %
Average Price / Unit	\$1,250,740	\$1,249,129	0 %	\$1,236,017	\$1,347,064	-8 %
Price Ratio	99 %	99 %		99 %	104 %	
Days To Sell	29	19	56 %	34	14	146 %
Active Listings at Month End	667	699	-5 %			
<b>Single Family - Residential Waterfront</b>						
Units Listed	57	57	0 %	260	238	9 %
Units Sold	14	14	0 %	70	95	-26 %
Sell/List Ratio	25 %	25 %		27 %	40 %	
Sales Dollars	\$24,666,442	\$48,212,990	-49 %	\$150,376,441	\$271,541,467	-45 %
Average Price / Unit	\$1,761,889	\$3,443,785	-49 %	\$2,148,235	\$2,858,331	-25 %
Price Ratio	92 %	95 %		94 %	98 %	
Days To Sell	62	40	54 %	66	37	80 %
Active Listings at Month End	164	122	34 %			
<b>Single Family - Residential Acreage</b>						
Units Listed	75	66	14 %	328	282	16 %
Units Sold	26	26	0 %	137	135	1 %
Sell/List Ratio	35 %	39 %		42 %	48 %	
Sales Dollars	\$36,527,610	\$39,762,700	-8 %	\$204,147,144	\$218,502,098	-7 %
Average Price / Unit	\$1,404,908	\$1,529,335	-8 %	\$1,490,125	\$1,618,534	-8 %
Price Ratio	98 %	98 %		96 %	100 %	
Days To Sell	42	30	43 %	57	29	94 %
Active Listings at Month End	153	117	31 %			
<b>Condo Apartment</b>						
Units Listed	370	362	2 %	1884	2050	-8 %
Units Sold	242	202	20 %	1154	1448	-20 %
Sell/List Ratio	65 %	56 %		61 %	71 %	
Sales Dollars	\$161,682,583	\$129,380,536	25 %	\$734,499,450	\$965,313,846	-24 %
Average Price / Unit	\$668,110	\$640,498	4 %	\$636,481	\$666,653	-5 %
Price Ratio	99 %	99 %		98 %	103 %	
Days To Sell	30	19	59 %	33	16	105 %
Active Listings at Month End	510	405	26 %			

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

June 2023

Produced: 04-Jul-2023

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Row/Townhouse</b>						
Units Listed	127	135	-6 %	661	698	-5 %
Units Sold	89	66	35 %	404	478	-15 %
Sell/List Ratio	70 %	49 %		61 %	68 %	
Sales Dollars	\$74,358,674	\$61,394,922	21 %	\$322,380,108	\$429,884,382	-25 %
Average Price / Unit	\$835,491	\$930,226	-10 %	\$797,971	\$899,340	-11 %
Price Ratio	100 %	99 %		99 %	104 %	
Days To Sell	29	17	67 %	34	15	119 %
Active Listings at Month End	165	138	20 %			
<b>Half Duplex (Up and Down)</b>						
Units Listed	2	4	-50 %	9	14	-36 %
Units Sold	0	1	-100 %	4	6	-33 %
Sell/List Ratio	%	25 %		44 %	43 %	
Sales Dollars	\$0	\$1,299,000	-100 %	\$5,160,000	\$7,600,100	-32 %
Average Price / Unit		\$1,299,000	%	\$1,290,000	\$1,266,683	2 %
Price Ratio	%	93 %		107 %	96 %	
Days To Sell		36	%	14	89	-84 %
Active Listings at Month End	3	6	-50 %			
<b>Half Duplex (Side by Side)</b>						
Units Listed	29	36	-19 %	151	186	-19 %
Units Sold	20	12	67 %	100	98	2 %
Sell/List Ratio	69 %	33 %		66 %	53 %	
Sales Dollars	\$18,645,082	\$11,511,702	62 %	\$88,571,060	\$89,975,701	-2 %
Average Price / Unit	\$932,254	\$959,309	-3 %	\$885,711	\$918,119	-4 %
Price Ratio	100 %	98 %		100 %	105 %	
Days To Sell	24	24	3 %	28	14	99 %
Active Listings at Month End	44	49	-10 %			
<b>Half Duplex (Front and Back)</b>						
Units Listed	7	8	-13 %	20	37	-46 %
Units Sold	1	4	-75 %	11	16	-31 %
Sell/List Ratio	14 %	50 %		55 %	43 %	
Sales Dollars	\$625,000	\$3,123,500	-80 %	\$9,314,500	\$14,593,300	-36 %
Average Price / Unit	\$625,000	\$780,875	-20 %	\$846,773	\$912,081	-7 %
Price Ratio	92 %	98 %		99 %	100 %	
Days To Sell	12	23	-48 %	31	19	64 %
Active Listings at Month End	9	8	13 %			



# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

June 2023

Produced: 04-Jul-2023

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Recreational</b>						
Units Listed	1	6	-83 %	17	26	-35 %
Units Sold	0	2	-100 %	9	14	-36 %
Sell/List Ratio	%	33 %		53 %	54 %	
Sales Dollars	\$0	\$148,000	-100 %	\$2,294,400	\$3,050,250	-25 %
Average Price / Unit		\$74,000	%	\$254,933	\$217,875	17 %
Price Ratio	%	82 %		95 %	95 %	
Days To Sell		16	%	50	53	-6 %
Active Listings at Month End	9	13	-31 %			
<b>Manufactured Home</b>						
Units Listed	23	35	-34 %	125	159	-21 %
Units Sold	19	19	0 %	75	101	-26 %
Sell/List Ratio	83 %	54 %		60 %	64 %	
Sales Dollars	\$6,969,300	\$5,786,950	20 %	\$25,587,600	\$36,774,879	-30 %
Average Price / Unit	\$366,805	\$304,576	20 %	\$341,168	\$364,108	-6 %
Price Ratio	99 %	101 %		97 %	100 %	
Days To Sell	39	30	28 %	49	32	51 %
Active Listings at Month End	44	50	-12 %			
<b>Residential Lots</b>						
Units Listed	24	39	-38 %	153	186	-18 %
Units Sold	11	6	83 %	29	69	-58 %
Sell/List Ratio	46 %	15 %		19 %	37 %	
Sales Dollars	\$7,072,000	\$6,936,501	2 %	\$18,679,920	\$43,119,047	-57 %
Average Price / Unit	\$642,909	\$1,156,084	-44 %	\$644,135	\$624,914	3 %
Price Ratio	98 %	84 %		96 %	97 %	
Days To Sell	100	57	77 %	108	28	288 %
Active Listings at Month End	103	99	4 %			
<b>Residential Lots - Waterfront</b>						
Units Listed	5	2	150 %	17	19	-11 %
Units Sold	0	2	-100 %	1	8	-88 %
Sell/List Ratio	%	100 %		6 %	42 %	
Sales Dollars	\$0	\$1,280,000	-100 %	\$1,250,000	\$5,248,000	-76 %
Average Price / Unit		\$640,000	%	\$1,250,000	\$656,000	91 %
Price Ratio	%	92 %		93 %	98 %	
Days To Sell		40	%	21	41	-48 %
Active Listings at Month End	18	7	157 %			

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

June 2023

Produced: 04-Jul-2023

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Residential Acreage</b>						
Units Listed	9	14	-36 %	59	83	-29 %
Units Sold	4	3	33 %	16	36	-56 %
Sell/List Ratio	44 %	21 %		27 %	43 %	
Sales Dollars	\$3,405,000	\$2,354,000	45 %	\$11,763,000	\$29,693,800	-60 %
Average Price / Unit	\$851,250	\$784,667	8 %	\$735,188	\$824,828	-11 %
Price Ratio	93 %	102 %		97 %	95 %	
Days To Sell	15	13	14 %	56	80	-30 %
Active Listings at Month End	49	52	-6 %			
<b>Residential Acreage - Waterfront</b>						
Units Listed	5	6	-17 %	22	17	29 %
Units Sold	1	1	0 %	6	5	20 %
Sell/List Ratio	20 %	17 %		27 %	29 %	
Sales Dollars	\$1,149,000	\$657,000	75 %	\$5,530,300	\$3,208,380	72 %
Average Price / Unit	\$1,149,000	\$657,000	75 %	\$921,717	\$641,676	44 %
Price Ratio	100 %	132 %		91 %	105 %	
Days To Sell	154	4	3750 %	158	85	86 %
Active Listings at Month End	25	14	79 %			
<b>Revenue - Duplex/Triplex</b>						
Units Listed	3	3	0 %	34	46	-26 %
Units Sold	2	3	-33 %	17	31	-45 %
Sell/List Ratio	67 %	100 %		50 %	67 %	
Sales Dollars	\$1,808,000	\$3,671,000	-51 %	\$24,803,000	\$43,285,999	-43 %
Average Price / Unit	\$904,000	\$1,223,667	-26 %	\$1,459,000	\$1,396,323	4 %
Price Ratio	99 %	102 %		97 %	104 %	
Days To Sell	36	35	0 %	33	17	96 %
Active Listings at Month End	13	7	86 %			
<b>Revenue - Multi Units</b>						
Units Listed	8	7	14 %	37	51	-27 %
Units Sold	1	1	0 %	8	17	-53 %
Sell/List Ratio	13 %	14 %		22 %	33 %	
Sales Dollars	\$3,300,000	\$3,600,000	-8 %	\$13,377,500	\$31,272,000	-57 %
Average Price / Unit	\$3,300,000	\$3,600,000	-8 %	\$1,672,188	\$1,839,529	-9 %
Price Ratio	94 %	93 %		95 %	101 %	
Days To Sell	310	87	256 %	114	76	50 %
Active Listings at Month End	30	20	50 %			

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

June 2023

Produced: 04-Jul-2023

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Revenue - Apartment Block</b>						
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	%			
<b>Revenue - Commercial</b>						
Units Listed	19	7	171 %	82	45	82 %
Units Sold	2	2	0 %	18	24	-25 %
Sell/List Ratio	11 %	29 %		22 %	53 %	
Sales Dollars	\$1,825,000	\$1,320,000	38 %	\$16,145,180	\$35,776,112	-55 %
Average Price / Unit	\$912,500	\$660,000	38 %	\$896,954	\$1,490,671	-40 %
Price Ratio	94 %	91 %		92 %	97 %	
Days To Sell	48	48	0 %	78	55	41 %
Active Listings at Month End	62	27	130 %			
<b>Revenue - Industrial</b>						
Units Listed	7	4	75 %	23	23	0 %
Units Sold	0	2	-100 %	5	19	-74 %
Sell/List Ratio	%	50 %		22 %	83 %	
Sales Dollars	\$0	\$2,028,000	-100 %	\$5,072,500	\$16,036,600	-68 %
Average Price / Unit		\$1,014,000	%	\$1,014,500	\$844,032	20 %
Price Ratio	%	100 %		96 %	99 %	
Days To Sell		129	%	109	50	119 %
Active Listings at Month End	22	8	175 %			
<b>Business with Land &amp; Building</b>						
Units Listed	1	1	0 %	5	5	0 %
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

June 2023

Produced: 04-Jul-2023

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Business Only</b>						
Units Listed	10	11	-9 %	74	62	19 %
Units Sold	6	2	200 %	22	10	120 %
Sell/List Ratio	60 %	18 %		30 %	16 %	
Sales Dollars	\$834,000	\$325,000	157 %	\$3,632,000	\$1,521,500	139 %
Average Price / Unit	\$139,000	\$162,500	-14 %	\$165,091	\$152,150	9 %
Price Ratio	96 %	96 %		86 %	88 %	
Days To Sell	234	54	333 %	145	123	18 %
Active Listings at Month End	73	65	12 %			
<b>Motel/Hotel</b>						
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	%			
<b>Lease - Office</b>						
Units Listed	17	13	31 %	71	73	-3 %
Units Sold	0	2	-100 %	16	13	23 %
Sell/List Ratio	%	15 %		23 %	18 %	
Sales Dollars	\$0	\$39	-100 %	\$149,307	\$70,719	111 %
Average Price / Unit		\$20	%	\$9,332	\$5,440	72 %
Price Ratio	%	96 %		3513 %	8592 %	
Days To Sell		174	%	98	90	8 %
Active Listings at Month End	75	77	-3 %			
<b>Lease - Retail</b>						
Units Listed	8	7	14 %	51	40	28 %
Units Sold	3	1	200 %	11	14	-21 %
Sell/List Ratio	38 %	14 %		22 %	35 %	
Sales Dollars	\$134,335	\$19	706926 %	\$134,536	\$1,815	7312 %
Average Price / Unit	\$44,778	\$19	235575 %	\$12,231	\$130	9333 %
Price Ratio	203538 %	106 %		49921 %	100 %	
Days To Sell	40	23	72 %	136	82	67 %
Active Listings at Month End	51	36	42 %			

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

June 2023

Produced: 04-Jul-2023

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Lease - Warehouse</b>						
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	%			
<b>Lease - Industrial</b>						
Units Listed	8	5	60 %	37	12	208 %
Units Sold	3	1	200 %	10	3	233 %
Sell/List Ratio	38 %	20 %		27 %	25 %	
Sales Dollars	\$54	\$17	216 %	\$3,365	\$55	5997 %
Average Price / Unit	\$18	\$17	5 %	\$337	\$18	1729 %
Price Ratio	101 %	100 %		57 %	97 %	
Days To Sell	95	35	171 %	69	63	8 %
Active Listings at Month End	26	9	189 %			
<b>Lease - Other</b>						
Units Listed	0	0	%	8	0	%
Units Sold	1	0	%	2	1	100 %
Sell/List Ratio	%	%		25 %	%	
Sales Dollars	\$199,020	\$0	%	\$199,032	\$23	865257 %
Average Price / Unit	\$199,020		%	\$99,516	\$23	432579 %
Price Ratio	1137255 %	%		663441 %	100 %	
Days To Sell	92		%	86	157	-45 %
Active Listings at Month End	6	1	500 %			
<b>Commercial Land</b>						
Units Listed	4	1	300 %	11	22	-50 %
Units Sold	0	0	%	0	3	-100 %
Sell/List Ratio	%	%		0 %	14 %	
Sales Dollars	\$0	\$0	%	\$0	\$19,925,000	-100 %
Average Price / Unit			%		\$6,641,667	%
Price Ratio	%	%		%	98 %	
Days To Sell			%		87	%
Active Listings at Month End	15	24	-38 %			

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

June 2023

Produced: 04-Jul-2023

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Grand Totals</b>						
Units Listed	1297	1380	-6 %	6423	7120	-10 %
Units Sold	705	612	15 %	3445	4222	-18 %
Sell/List Ratio	54 %	44 %		54 %	59 %	
Sales Dollars	\$668,393,555	\$622,582,820	7 %	\$3,274,612,838	\$4,392,062,464	-25 %
Average Price / Unit	\$948,076	\$1,017,292	-7 %	\$950,541	\$1,040,280	-9 %
Price Ratio	99 %	98 %		98 %	103 %	
Days To Sell	34	22	58 %	38	19	102 %
Active Listings at Month End	2342	2059	14 %			