



	Single family homes	Condominiums	Townhomes
November 2023 total sales	193	120	49
Compared to Nov 2022 sales	6%	-11.8%	32.4%
MLS® HPI *Victoria Core	\$1,286,400	\$577,400	\$839,600

## Slower winter markets can benefit buyers and sellers

A total of 394 properties sold in the Victoria Real Estate Board region this November, a 2.6 per cent increase from the 384 properties sold in November 2022 and a 3.2 per cent decrease from October 2023. Sales of condominiums were down 11.8 per cent from November 2022 with 120 units sold. Sales of single family homes increased by 6 per cent from November 2022 with 193 sold.

“It’s unsurprising to see this slight relaxation of sales in the market,” said Victoria Real Estate Board Chair Graden Sol. “Given the current interest rate environment, our sales numbers are lower than long term averages, but the pattern of seasonality within those lower numbers is what we would expect for this part of the year. We have seen a healthy twenty-five per cent increase in the number of listings on market compared to last year and this is positive news as we recover from that long-term trend of very low inventory.”

There were 2,644 active listings for sale on the Victoria Real Estate Board Multiple Listing Service® at the end of November 2023, a decrease of 4.1 per cent compared to the previous month of October and a 25.2 per cent increase from the 2,111 active listings for sale at the end of November 2022.

“The longer we are in balanced market conditions, the easier transitions for buyers and sellers become,” adds Sol. “Local people who planned to sell and move within the Greater Victoria area may have hesitated to list their homes back when record low inventory meant less choice when they became buyers. Now that we see some balance in the market, these people have more inventory to pick from and may feel more confident listing their existing home. And of course, all buyers are having better experiences with more time and more choice. We always anticipate a seasonal reduction in activity over winter, but if you are contemplating a move in the new year, now is an excellent time to consult with your favourite REALTOR® to create your strategy.”

The Multiple Listing Service® Home Price Index benchmark value for a single family home in the Victoria Core in November 2022 was \$1,248,600. The benchmark value for the same home in November 2023 increased by 3 per cent to \$1,286,400, which is down from October’s value of \$1,305,900. The MLS® HPI benchmark value for a condominium in the Victoria Core area in November 2022 was \$568,400, while the benchmark value for the same condominium in November 2023 increased by 1.6 per cent to \$577,400, which is down from the October value of \$585,600.

*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 1,650 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.*

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

	November 2023									October 2023			November 2022		
	Units	LM%	LY%	Average\$	LM%	LY%	Median\$	LM%	LY%	Units	Average\$	Median\$	Units	Average\$	Median\$
Single Family Greater Victoria	180	-1.6%	3.4%	\$1,243,912	-1.6%	4.8%	\$1,112,000	-0.3%	11.2%	183	\$1,264,544	\$1,115,000	174	\$1,186,852	\$1,000,000
Single Family Other Areas	13	30.0%	62.5%	\$857,038	-26.0%	8.4%	\$765,000	-36.0%	-4.1%	10	\$1,158,100	\$1,195,000	8	\$790,739	\$797,500
Single Family Total All Areas	193	0.0%	6.0%	\$1,217,853	-3.3%	4.1%	\$1,086,500	-3.4%	8.7%	193	\$1,259,028	\$1,125,000	182	\$1,169,441	\$999,900
Condo Apartment	120	-14.9%	-11.8%	\$600,921	-2.5%	-3.0%	\$522,500	-3.2%	-3.4%	141	\$616,545	\$540,000	136	\$619,653	\$541,000
Row/Townhouse	49	16.7%	32.4%	\$855,020	5.4%	6.5%	\$847,000	13.3%	14.9%	42	\$811,235	\$747,648	37	\$802,912	\$737,450
Manufactured Home	12	140.0%	33.3%	\$1,101,408	418.6%	112.2%	\$394,500	83.5%	6.6%	5	\$212,400	\$215,000	9	\$519,000	\$370,000
<b>Total Residential</b>	<b>374</b>	<b>-1.8%</b>	<b>2.7%</b>							<b>381</b>			<b>364</b>		
<b>Total Sales</b>	<b>394</b>	<b>-3.2%</b>	<b>2.6%</b>							<b>407</b>			<b>384</b>		
<b>Active Listings</b>	<b>2,644</b>	<b>-4.1%</b>	<b>25.2%</b>							<b>2,756</b>			<b>2,111</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

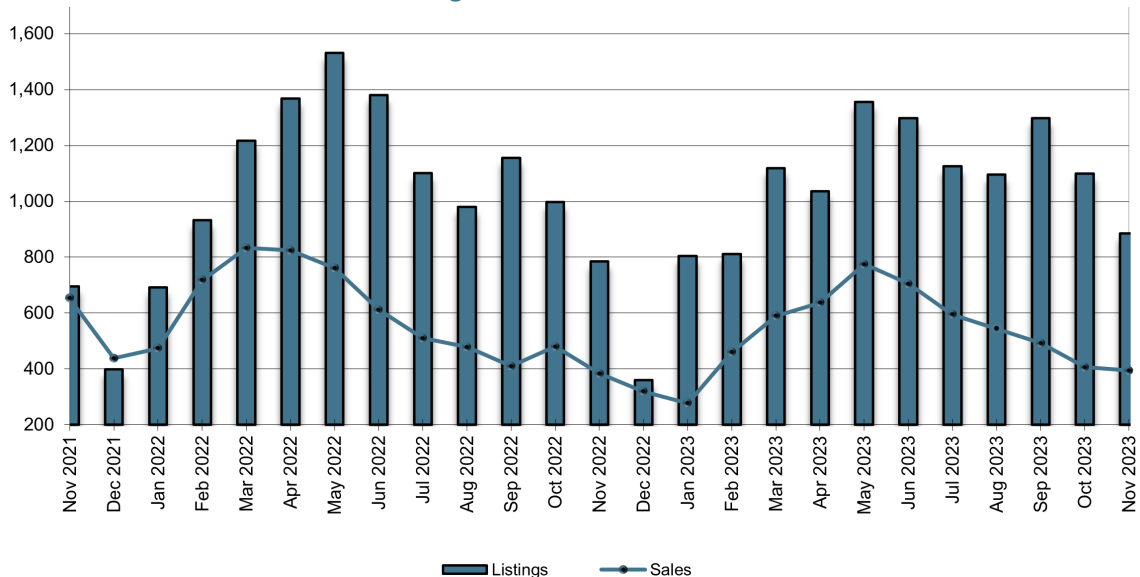
Benchmark Home by Property Type and Region	Nov 2023 Benchmark Price	Oct 2023 Benchmark Price	Nov 2022 Benchmark Price	Nov 2023 Benchmark Index	Oct 2023 Benchmark Index	Nov 2022 Benchmark Index	% Chg from Last Mth	% Chg from Last Yr
<b>Single Family: Greater Victoria</b>	\$1,147,700	\$1,162,100	\$1,120,100	310.9	314.8	303.4	(1.2%)	2.5%
<b>Single Family: Core</b>	\$1,286,400	\$1,305,900	\$1,248,600	320.7	325.6	311.3	(1.5%)	3.0%
<b>Single Family: Westshore</b>	\$1,030,500	\$1,025,800	\$1,010,600	327.8	326.3	321.4	0.5%	2.0%
<b>Single Family: Peninsula</b>	\$1,226,300	\$1,259,900	\$1,200,300	320.8	329.6	314.0	(2.7%)	2.2%
<b>Condo Apartment: Greater Victoria</b>	\$575,800	\$582,500	\$566,000	333.6	337.5	327.9	(1.2%)	1.7%
<b>Condo Apartment: Core</b>	\$577,400	\$585,600	\$568,400	337.1	341.9	331.8	(1.4%)	1.6%
<b>Condo Apartment: Westshore</b>	\$534,700	\$535,000	\$531,500	402.6	402.9	400.2	(0.1%)	0.6%
<b>Condo Apartment: Peninsula</b>	\$646,200	\$651,500	\$615,900	300.8	303.3	286.7	(0.8%)	4.9%
<b>Row/Townhouse: Greater Victoria</b>	\$768,400	\$773,100	\$762,300	290.0	291.7	287.7	(0.6%)	0.8%
<b>Row/Townhouse: Core</b>	\$839,600	\$845,200	\$819,600	299.8	301.7	292.6	(0.7%)	2.4%
<b>Row/Townhouse: Westshore</b>	\$687,700	\$687,400	\$710,200	280.0	279.9	289.2	0.0%	(3.2%)
<b>Row/Townhouse: Peninsula</b>	\$768,500	\$785,200	\$733,800	325.4	332.4	310.7	(2.1%)	4.7%

### Legend

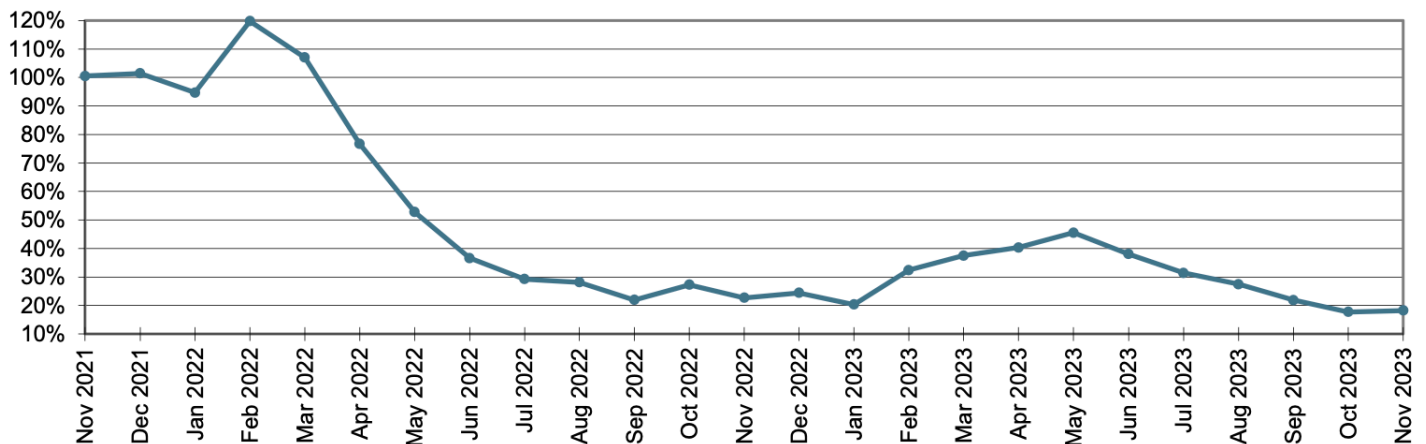
**Benchmark Price:** the calculated MLS® HPI Benchmark Price for this Benchmark Home  
**Benchmark Index:** the percentage change in this Benchmark Price since **January 2005**  
**% Chg from Last Mth:** the percentage change in this Benchmark Price since last month  
**% Chg from Last Yr:** the percentage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

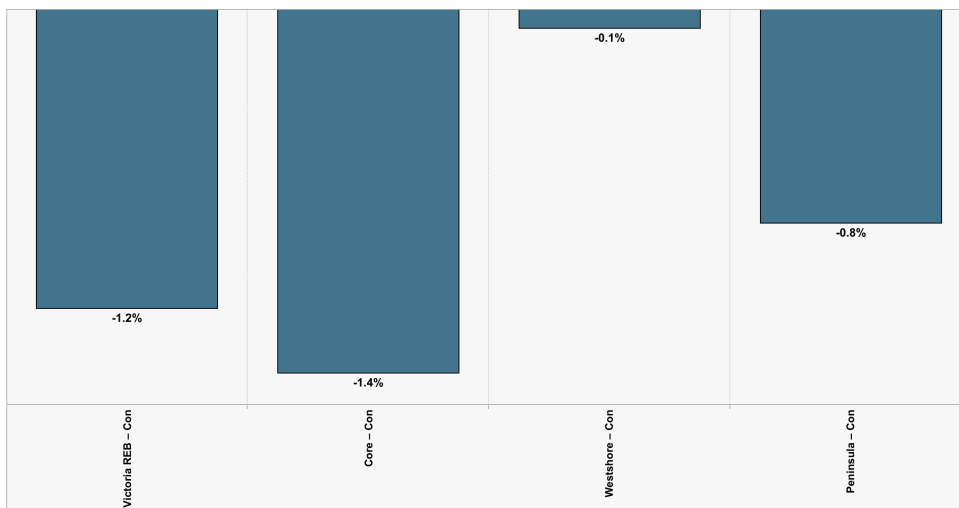
1. Area Group  
VREB Area Summary

2. Property Type  
- Condo Apartment (Con)

3. Area/Property Type Selection  
All

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

Select Timeframe: 1 Month Ago



MLS® HPI benchmark and value - Condominium / Apartments

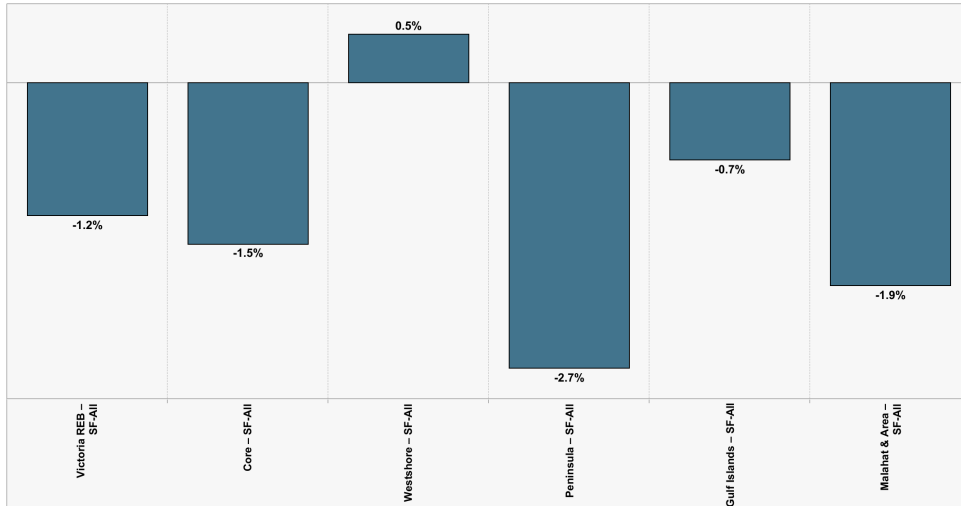
1. Area Group  
VREB Area Summary

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

3. Area/Property Type Selection  
All

% Difference from 1 Month Ago (October 2023 to November 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

	November 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	\$1,147,700	\$1,162,100	\$1,178,400	\$1,156,700	\$1,120,100	\$890,500	\$786,200	\$369,200
Victoria – SF-All	\$1,232,100	\$1,274,500	\$1,248,300	\$1,241,200	\$1,198,200	\$996,700	\$892,200	\$387,100
Victoria West – SF-All	\$989,100	\$974,500	\$1,029,100	\$1,000,100	\$942,000	\$738,400	\$698,400	\$292,400
Oak Bay – SF-All	\$1,798,900	\$1,819,700	\$1,850,300	\$1,798,400	\$1,793,700	\$1,461,800	\$1,332,000	\$592,900
Esquimalt – SF-All	\$1,026,400	\$1,038,800	\$1,078,500	\$1,050,500	\$1,014,500	\$808,700	\$750,500	\$307,000
View Royal – SF-All	\$1,043,100	\$1,049,600	\$1,102,400	\$1,064,500	\$1,001,800	\$821,000	\$750,300	\$341,300
Saanich East – SF-All	\$1,302,600	\$1,310,800	\$1,334,300	\$1,310,900	\$1,239,600	\$1,019,300	\$952,200	\$414,300
Saanich West – SF-All	\$1,047,500	\$1,066,600	\$1,083,900	\$1,043,100	\$994,500	\$813,600	\$740,400	\$320,700
Sooke – SF-All	\$870,400	\$868,300	\$897,500	\$887,600	\$851,600	\$633,400	\$546,200	\$272,900
Langford – SF-All	\$1,058,400	\$1,046,100	\$1,072,100	\$1,077,200	\$1,047,200	\$790,000	\$681,100	\$319,300
Metchosin – SF-All	\$1,338,400	\$1,374,900	\$1,391,300	\$1,364,100	\$1,330,000	\$945,000	\$899,400	\$439,600
Colwood – SF-All	\$1,044,800	\$1,046,300	\$1,047,500	\$1,017,700	\$983,200	\$780,500	\$668,400	\$325,600
Highlands – SF-All	\$1,495,000	\$1,534,800	\$1,587,700	\$1,454,100	\$1,403,500	\$1,054,800	\$927,100	\$459,900
North Saanich – SF-All	\$1,395,700	\$1,439,300	\$1,480,800	\$1,414,000	\$1,368,900	\$1,025,900	\$933,200	\$472,500
Sidney – SF-All	\$995,000	\$1,036,400	\$1,056,100	\$1,035,200	\$1,004,700	\$776,000	\$693,800	\$310,400
Central Saanich – SF-All	\$1,196,500	\$1,214,100	\$1,192,900	\$1,115,300	\$1,122,500	\$901,400	\$790,300	\$354,300
ML Malahat & Area – SF-All	\$895,100	\$912,400	\$909,600	\$893,800	\$847,600	\$682,700	\$567,000	\$288,100
GI Gulf Islands – SF-All	\$731,200	\$736,500	\$724,100	\$724,200	\$760,500	\$579,400	\$504,100	\$293,900

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

Source: Victoria Real Estate Board



HPI or Benchmark Price

- HPI
- Benchmark Price

Value or percent change

- Value
- Percent change

1. Area Group

VREB District Summary

2. Property Type

– Single Family-All (SF-All)

3. Area/Property Type Selection

All

HPI by Timeframe and Property Type

	November 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	310.9	314.8	319.2	313.3	303.4	241.2	212.9	100.0
Victoria – SF-All	318.3	329.2	322.5	320.6	309.5	257.5	230.5	100.0
Victoria West – SF-All	338.3	333.3	351.9	342.0	322.2	252.5	238.9	100.0
Oak Bay – SF-All	303.4	306.9	312.1	303.3	302.5	246.6	224.7	100.0
Esquimalt – SF-All	334.3	338.4	351.3	342.2	330.5	263.4	244.5	100.0
View Royal – SF-All	305.6	307.5	323.0	311.9	293.5	240.6	219.8	100.0
Saanich East – SF-All	314.4	316.4	322.1	316.4	299.2	246.0	229.8	100.0
Saanich West – SF-All	326.6	332.6	338.0	325.3	310.1	253.7	230.9	100.0
Sooke – SF-All	318.9	318.2	328.9	325.2	312.1	232.1	200.1	100.0
Langford – SF-All	331.5	327.6	335.8	337.4	328.0	247.4	213.3	100.0
Metchosin – SF-All	304.5	312.8	316.5	310.3	302.5	215.0	204.6	100.0
Colwood – SF-All	320.9	321.3	321.7	312.6	302.0	239.7	205.3	100.0
Highlands – SF-All	325.1	333.7	345.2	316.2	305.2	229.4	201.6	100.0
North Saanich – SF-All	295.4	304.6	313.4	299.3	289.7	217.1	197.5	100.0
Sidney – SF-All	320.6	333.9	340.2	333.5	323.7	250.0	223.5	100.0
Central Saanich – SF-All	337.7	342.7	336.7	314.8	316.8	254.4	223.1	100.0
ML Malahat & Area – SF-All	310.7	316.7	315.7	310.2	294.2	237.0	196.8	100.0
GI Gulf Islands – SF-All	248.8	250.6	246.4	246.4	258.8	197.1	171.5	100.0

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

Source: Victoria Real Estate Board



# MLS® Home Price Index

[Click here to learn more](#)

## HPI or Benchmark Price

- HPI  
 Benchmark Price

## Value or percent change

- Value  
 Percent change

### 1. Area Group

VREB District Summary

### 2. Property Type

– Condo Apartment (Con)

### 3. Area/Property Type Selection

All

## Benchmark Price by Timeframe and Property Type

	November 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>	\$575,800	\$582,500	\$578,200	\$570,000	\$566,000	\$442,500	\$414,800	\$172,600
<b>Victoria – Con</b>	\$542,400	\$551,100	\$550,300	\$540,300	\$549,400	\$430,900	\$409,600	\$163,700
<b>Victoria West – Con</b>	\$753,700	\$778,400	\$761,800	\$758,000	\$752,400	\$629,300	\$584,900	\$257,000
<b>Oak Bay – Con</b>	\$785,600	\$773,800	\$776,400	\$740,400	\$717,000	\$583,700	\$592,400	\$234,300
<b>Esquimalt – Con</b>	\$562,800	\$574,100	\$566,700	\$554,500	\$549,500	\$405,100	\$372,800	\$146,500
<b>View Royal – Con</b>	\$568,400	\$574,800	\$575,900	\$593,600	\$576,900	\$460,900	\$442,600	\$182,900
<b>Saanich East – Con</b>	\$595,100	\$598,700	\$593,100	\$565,200	\$547,400	\$413,400	\$379,400	\$147,000
<b>Saanich West – Con</b>	\$542,700	\$553,500	\$543,700	\$527,000	\$523,400	\$401,000	\$380,700	\$142,900
<b>Sooke – Con</b>	\$464,100	\$463,600	\$460,900	\$478,700	\$462,100	\$340,000	\$303,400	\$111,300
<b>Langford – Con</b>	\$540,200	\$540,800	\$540,200	\$562,400	\$537,900	\$412,400	\$377,800	\$150,200
<b>Colwood – Con</b>	\$520,800	\$518,600	\$516,800	\$549,900	\$511,500	\$403,600	\$358,200	\$113,700
<b>North Saanich – Con</b>	\$786,100	\$797,600	\$775,900	\$734,400	\$753,300	\$571,300	\$566,400	\$313,700
<b>Sidney – Con</b>	\$640,100	\$644,000	\$625,300	\$598,400	\$607,300	\$466,400	\$442,800	\$214,400
<b>Central Saanich – Con</b>	\$634,000	\$643,200	\$619,000	\$593,200	\$601,600	\$457,000	\$437,600	\$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

	November 2023	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	333.6	337.5	335.0	330.2	327.9	256.4	240.3	100.0
Victoria – Con	331.3	336.7	336.2	330.1	335.6	263.2	250.2	100.0
Victoria West – Con	293.3	302.9	296.4	294.9	292.8	244.9	227.6	100.0
Oak Bay – Con	335.3	330.3	331.4	316.0	306.0	249.1	252.8	100.0
Esquimalt – Con	384.2	391.9	386.8	378.5	375.1	276.5	254.5	100.0
View Royal – Con	310.8	314.3	314.9	324.5	315.4	252.0	242.0	100.0
Saanich East – Con	404.8	407.3	403.5	384.5	372.4	281.2	258.1	100.0
Saanich West – Con	379.8	387.3	380.5	368.8	366.3	280.6	266.4	100.0
Sooke – Con	417.0	416.5	414.1	430.1	415.2	305.5	272.6	100.0
Langford – Con	359.7	360.1	359.7	374.4	358.1	274.6	251.5	100.0
Colwood – Con	458.0	456.1	454.5	483.6	449.9	355.0	315.0	100.0
North Saanich – Con	250.6	254.3	247.3	234.1	240.1	182.1	180.6	100.0
Sidney – Con	298.6	300.4	291.7	279.1	283.3	217.5	206.5	100.0
Central Saanich – Con	292.7	297.0	285.8	273.9	277.7	211.0	202.0	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

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

	November 2023	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	\$768,400	\$773,100	\$783,700	\$777,700	\$762,300	\$593,400	\$553,600	\$265,000
Victoria – Twn	\$844,800	\$840,900	\$843,400	\$866,400	\$847,300	\$700,100	\$657,200	\$305,200
Victoria West – Twn	\$882,000	\$898,500	\$878,300	\$880,900	\$852,200	\$700,600	\$620,200	\$224,800
Esquimalt – Twn	\$751,500	\$767,700	\$750,400	\$743,600	\$741,900	\$602,000	\$534,100	\$215,800
View Royal – Twn	\$803,100	\$804,300	\$798,500	\$781,500	\$756,300	\$608,200	\$566,400	\$250,900
Saanich East – Twn	\$893,300	\$901,500	\$926,600	\$897,400	\$857,200	\$689,300	\$634,600	\$312,300
Saanich West – Twn	\$792,000	\$805,400	\$820,300	\$789,600	\$755,100	\$585,100	\$537,600	\$252,700
Sooke – Twn	\$646,100	\$647,600	\$661,600	\$669,900	\$678,800	\$493,600	\$445,400	\$241,600
Langford – Twn	\$691,000	\$691,100	\$705,600	\$710,600	\$712,000	\$522,500	\$488,800	\$240,500
Colwood – Twn	\$750,300	\$745,300	\$761,000	\$767,200	\$768,000	\$593,700	\$553,800	\$273,100
Sidney – Twn	\$809,300	\$824,700	\$839,700	\$801,000	\$772,100	\$613,800	\$601,900	\$250,600
Central Saanich – Twn	\$692,300	\$710,400	\$724,200	\$696,900	\$664,900	\$508,800	\$454,900	\$210,700
ML Malahat & Area – Twn	\$699,100	\$730,700	\$737,300	\$764,800	\$787,200	\$571,500	\$504,300	\$189,800
GI Gulf Islands – Twn	\$640,500	\$646,000	\$692,500	\$662,400	\$695,000	\$528,800	\$438,000	\$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

	November 2023	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	290.0	291.7	295.7	293.5	287.7	223.9	208.9	100.0
Victoria – Twn	276.8	275.5	276.3	283.9	277.6	229.4	215.3	100.0
Victoria West – Twn	392.3	399.7	390.7	391.9	379.1	311.7	275.9	100.0
Esquimalt – Twn	348.2	355.7	347.7	344.6	343.8	279.0	247.5	100.0
View Royal – Twn	320.1	320.6	318.3	311.5	301.4	242.4	225.7	100.0
Saanich East – Twn	286.0	288.7	296.7	287.4	274.5	220.7	203.2	100.0
Saanich West – Twn	313.4	318.7	324.6	312.5	298.8	231.5	212.7	100.0
Sooke – Twn	267.4	268.0	273.8	277.3	281.0	204.3	184.4	100.0
Langford – Twn	287.3	287.4	293.4	295.5	296.0	217.3	203.2	100.0
Colwood – Twn	274.7	272.9	278.7	280.9	281.2	217.4	202.8	100.0
Sidney – Twn	322.9	329.1	335.1	319.6	308.1	244.9	240.2	100.0
Central Saanich – Twn	328.6	337.2	343.7	330.8	315.6	241.5	215.9	100.0
ML Malahat & Area – Twn	368.3	385.0	388.5	403.0	414.8	301.1	265.7	100.0
GI Gulf Islands – Twn	292.6	295.1	316.4	302.6	317.5	241.6	200.1	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)

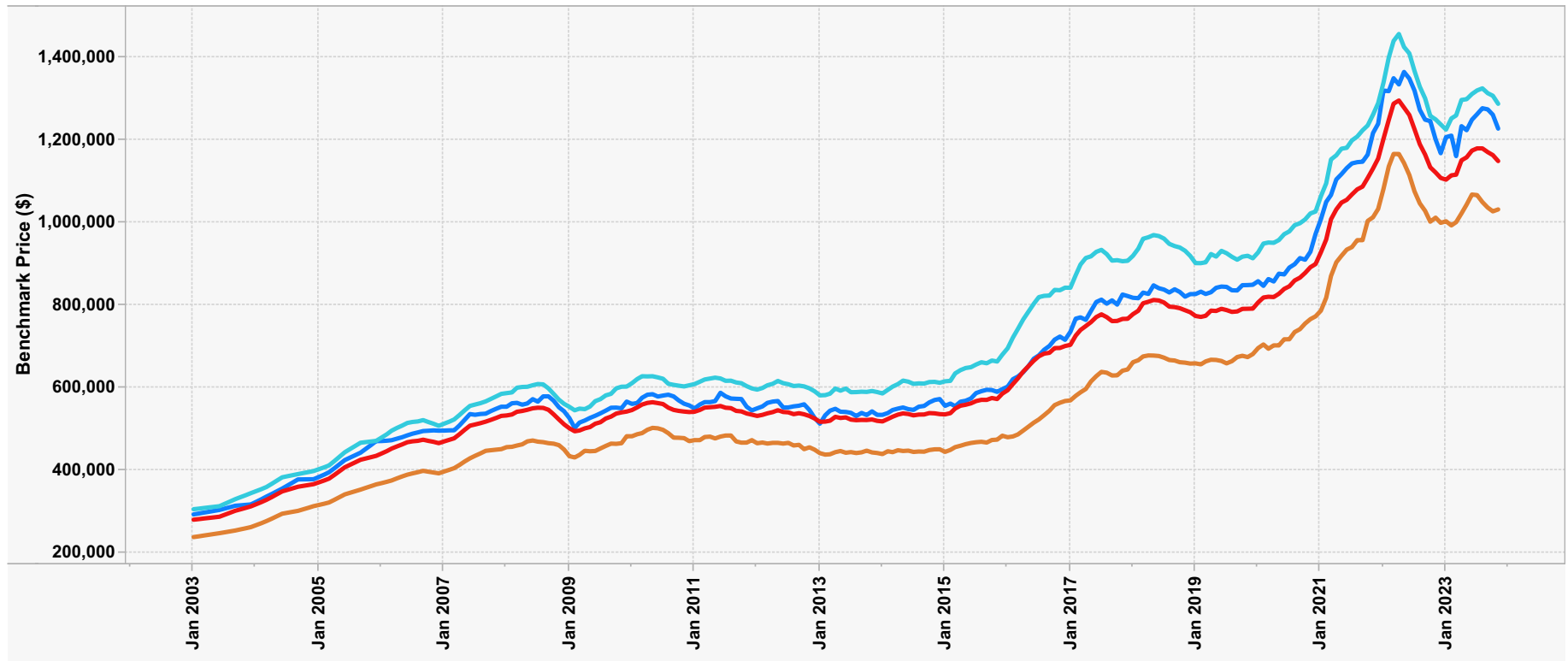
3. Area/Property Type Selection

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



1. Area Group

VREB Area Summary

2. Property Type

- Condo Apartment (Con)

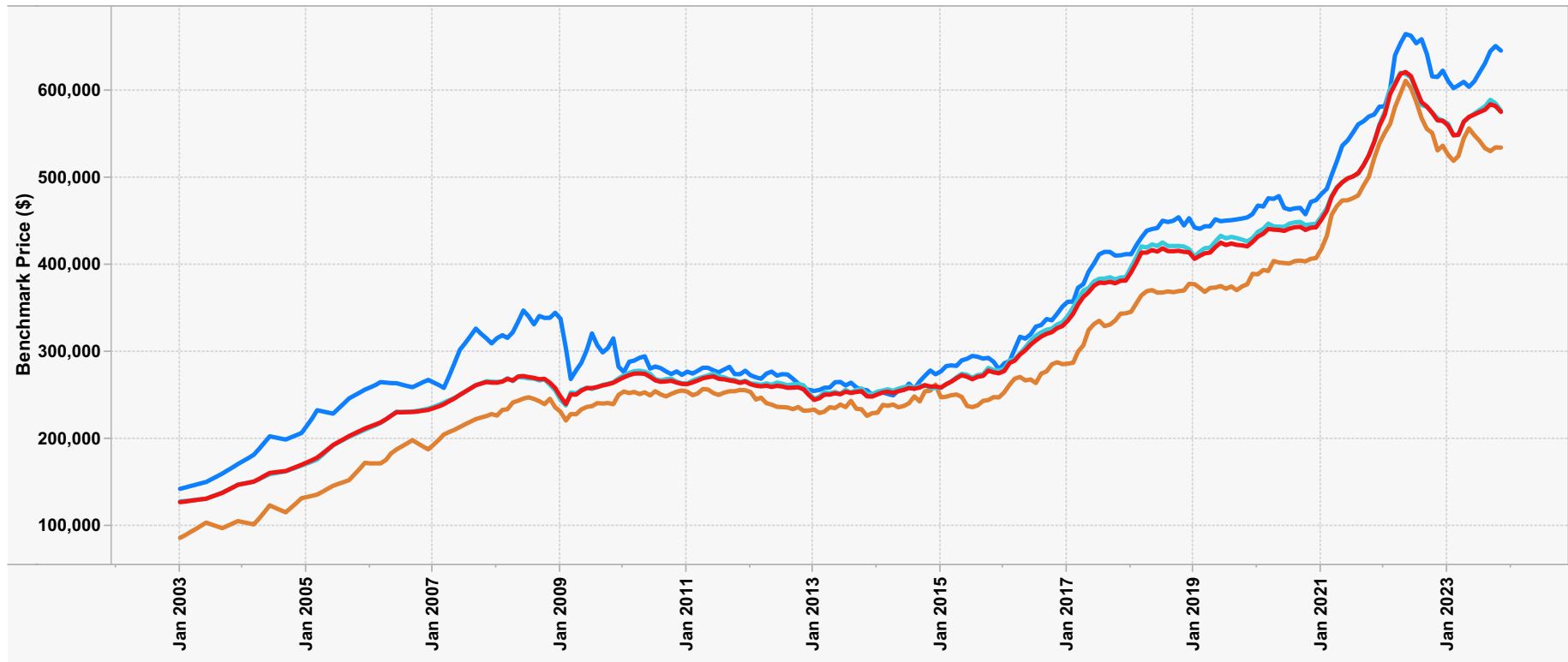
3. Area/Property Type Selection

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



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)

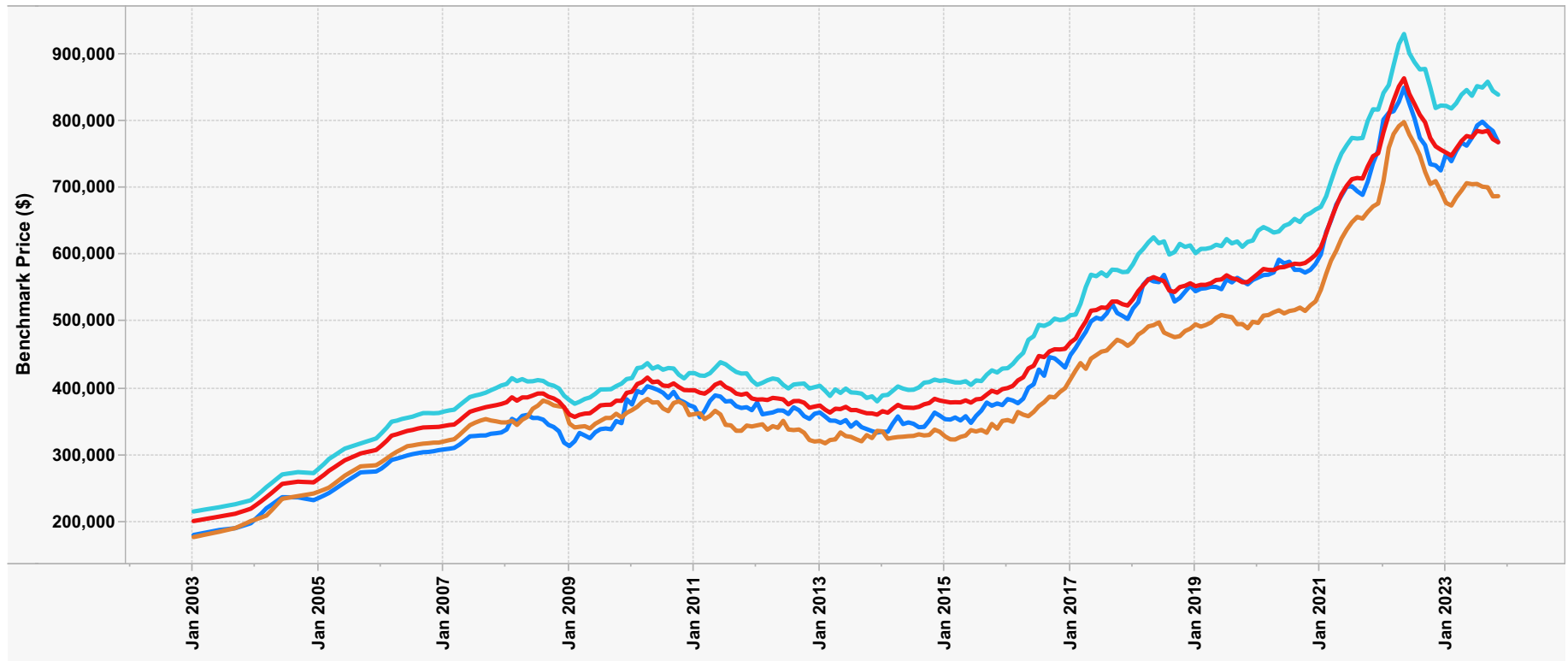
3. Area/Property Type Selection

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

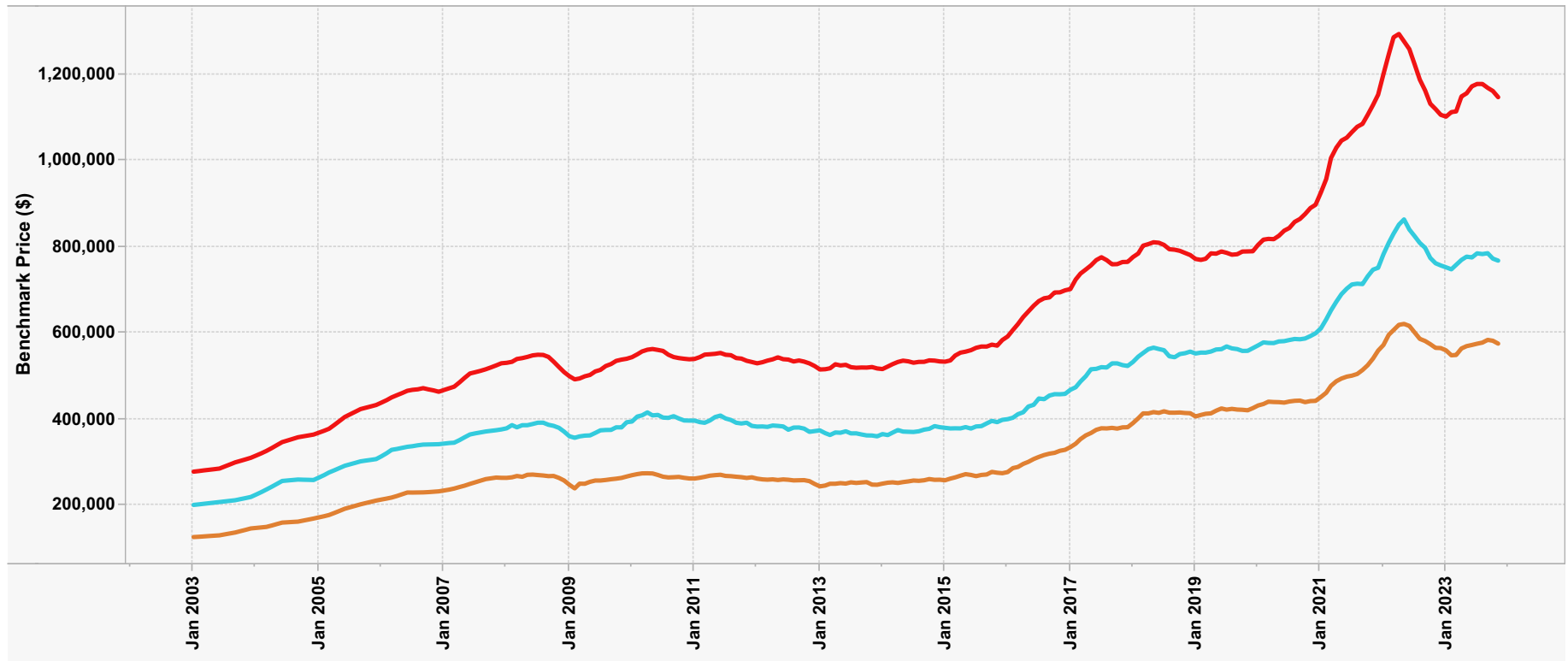
3. Area/Property Type Selection

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
<b>Residential</b>		
● <b>Single Family Detached</b>		
Greater Victoria		
Victoria / Victoria West	33	\$41,310,300
Oak Bay	12	\$25,680,000
Esquimalt	4	\$4,040,900
View Royal	6	\$5,385,500
Saanich East	23	\$29,762,566
Saanich West	11	\$14,340,988
Central Saanich	10	\$15,682,500
North Saanich	12	\$18,141,400
Sidney	7	\$7,189,500
Colwood	8	\$8,441,500
Langford	20	\$22,371,832
Metchosin	2	\$2,415,000
Sooke	17	\$12,873,625
Gulf Islands	15	\$16,268,500
<b>Total Greater Victoria</b>	<b>180</b>	<b>\$223,904,111</b>
Other Areas		
Malahat & Area	13	\$11,141,500
<b>Total Other Areas</b>	<b>13</b>	<b>\$11,141,500</b>
<b>Total Single Family Detached</b>	<b>193</b>	<b>\$235,045,611</b>
● <b>Condo Apartment</b>		
Greater Victoria		
Victoria / Victoria West	52	\$32,261,600
Oak Bay	3	\$3,725,000
Esquimalt	4	\$2,256,000
View Royal	3	\$1,781,000
Saanich East	12	\$6,351,300
Saanich West	7	\$3,737,400
Central Saanich	2	\$1,265,000
Sidney	9	\$6,065,900
Colwood	3	\$1,859,700
Langford	24	\$12,387,584
<b>Total Greater Victoria</b>	<b>119</b>	<b>\$71,690,484</b>
Other Areas		
Malahat & Area	1	\$420,000
<b>Total Other Areas</b>	<b>1</b>	<b>\$420,000</b>
<b>Total Condo Apartment</b>	<b>120</b>	<b>\$72,110,484</b>



# Monthly Sales Summary (Mark I)

November 2023

Residential Waterfront Properties Integrated Into Their Own Districts

Produced: 01-Dec-2023

District	Units	Total Volume
<b>● Row/Townhouse</b>		
Greater Victoria		
Victoria / Victoria West	11	\$10,792,900
Oak Bay	3	\$3,153,000
Esquimalt	2	\$2,113,000
View Royal	6	\$5,055,710
Saanich East	5	\$4,851,000
Saanich West	1	\$580,000
Central Saanich	4	\$2,916,500
Sidney	1	\$578,000
Colwood	2	\$1,787,555
Langford	10	\$8,126,832
Sooke	2	\$1,440,000
Gulf Islands	2	\$501,500
Total Greater Victoria	49	\$41,895,997
Total Row/Townhouse	49	\$41,895,997
<b>● Manufactured Home</b>		
Greater Victoria		
View Royal	3	\$1,075,000
Saanich West	1	\$8,500,000
Central Saanich	2	\$1,360,000
Sidney	1	\$605,000
Langford	2	\$546,900
Sooke	3	\$1,130,000
Total Greater Victoria	12	\$13,216,900
Total Manufactured Home	12	\$13,216,900
<b>Total Residential</b>	<b>374</b>	<b>\$362,268,992</b>

District	Units	Total Volume
<b>Other Property</b>		
● <b>Lots &amp; Acreage</b>		
<b>Greater Victoria</b>		
Central Saanich	1	\$75,000
North Saanich	-1	(\$757,500)
Sooke	1	\$770,000
Gulf Islands	3	\$1,995,000
<b>Total Greater Victoria</b>	<b>4</b>	<b>\$2,082,500</b>
<b>Other Areas</b>		
Malahat & Area	2	\$1,070,000
<b>Total Other Areas</b>	<b>2</b>	<b>\$1,070,000</b>
<b>Total Lots &amp; Acreage</b>	<b>6</b>	<b>\$3,152,500</b>
● <b>Other Commercial Properties</b>		
	14	\$4,314,387
<b>Grand Totals</b>	<b>394</b>	<b>\$369,735,879</b>

District	Units	Total Volume
<b>Residential</b>		
● <b>Single Family Detached</b>		
Greater Victoria		
Victoria	33	\$41,310,300
Oak Bay	12	\$25,680,000
Esquimalt	4	\$4,040,900
View Royal	6	\$5,385,500
Saanich East	23	\$29,762,566
Saanich West	11	\$14,340,988
Central Saanich	9	\$12,110,000
North Saanich	10	\$13,591,400
Sidney	7	\$7,189,500
Colwood	8	\$8,441,500
Langford	19	\$20,926,832
Metchosin	2	\$2,415,000
Sooke	16	\$12,678,625
Gulf Islands	8	\$7,044,500
Waterfront (all districts)	12	\$18,986,500
<b>Total Greater Victoria</b>	<b>180</b>	<b>\$223,904,111</b>
Other Areas		
Malahat & Area	12	\$9,616,500
Waterfront (all districts)	1	\$1,525,000
<b>Total Other Areas</b>	<b>13</b>	<b>\$11,141,500</b>
<b>Total Single Family Detached</b>	<b>193</b>	<b>\$235,045,611</b>
● <b>Condo Apartment</b>		
Greater Victoria		
Victoria	36	\$20,611,600
Victoria West	8	\$6,180,000
Oak Bay	2	\$925,000
Esquimalt	4	\$2,256,000
View Royal	3	\$1,781,000
Saanich East	12	\$6,351,300
Saanich West	6	\$3,342,400
Central Saanich	2	\$1,265,000
Sidney	8	\$5,105,900
Colwood	3	\$1,859,700
Langford	24	\$12,387,584
Waterfront (all districts)	11	\$9,625,000
<b>Total Greater Victoria</b>	<b>119</b>	<b>\$71,690,484</b>
Other Areas		
Malahat & Area	1	\$420,000
<b>Total Other Areas</b>	<b>1</b>	<b>\$420,000</b>
<b>Total Condo Apartment</b>	<b>120</b>	<b>\$72,110,484</b>

# Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

November 2023

Produced: 01-Dec-2023

District	Units	Total Volume
<b>● Row/Townhouse</b>		
Greater Victoria		
Victoria	9	\$8,582,900
Victoria West	1	\$1,010,000
Oak Bay	3	\$3,153,000
Esquimalt	2	\$2,113,000
View Royal	6	\$5,055,710
Saanich East	5	\$4,851,000
Saanich West	1	\$580,000
Central Saanich	4	\$2,916,500
Sidney	1	\$578,000
Colwood	2	\$1,787,555
Langford	10	\$8,126,832
Sooke	2	\$1,440,000
Waterfront (all districts)	3	\$1,701,500
<b>Total Greater Victoria</b>	<b>49</b>	<b>\$41,895,997</b>
<b>Total Row/Townhouse</b>	<b>49</b>	<b>\$41,895,997</b>
<b>● Manufactured Home</b>		
Greater Victoria		
View Royal	3	\$1,075,000
Saanich West	1	\$8,500,000
Central Saanich	2	\$1,360,000
Sidney	1	\$605,000
Langford	2	\$546,900
Sooke	2	\$725,000
Waterfront (all districts)	1	\$405,000
<b>Total Greater Victoria</b>	<b>12</b>	<b>\$13,216,900</b>
<b>Total Manufactured Home</b>	<b>12</b>	<b>\$13,216,900</b>
<b>Total Residential</b>	<b>374</b>	<b>\$362,268,992</b>

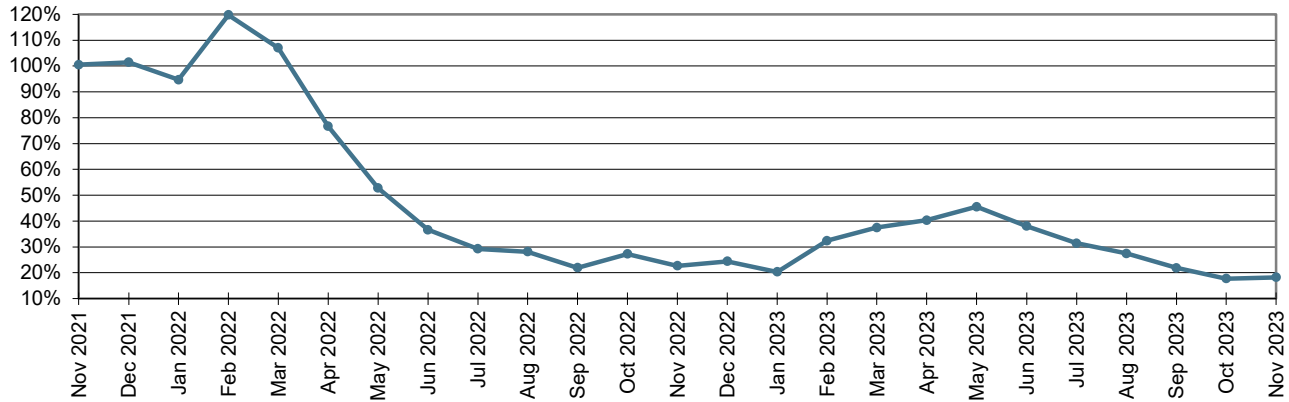
District	Units	Total Volume
<b>Other Property</b>		
● <b>Lots &amp; Acreage</b>		
<b>Greater Victoria</b>		
Central Saanich	1	\$75,000
North Saanich	-1	(\$757,500)
Sooke	1	\$770,000
Gulf Islands	3	\$1,995,000
<b>Total Greater Victoria</b>	4	\$2,082,500
<b>Other Areas</b>		
Malahat & Area	2	\$1,070,000
<b>Total Other Areas</b>	2	\$1,070,000
<b>Total Lots &amp; Acreage</b>	6	\$3,152,500
● <b>Other Commercial Properties</b>		
	14	\$4,314,387
<b>Grand Totals</b>	394	\$369,735,879

# Sales to Active Listings Ratio

November 2023

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

Produced: 01-Dec-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

November 2023

Produced: 01-Dec-2023

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Single Family - Residential</b>						
Units Listed	316	289	9 %	4338	4610	-6 %
Units Sold	146	141	4 %	2236	2454	-9 %
Sell/List Ratio	46 %	49 %		52 %	53 %	
Sales Dollars	\$173,958,380	\$159,298,392	9 %	\$2,782,925,409	\$3,144,050,363	-11 %
Average Price / Unit	\$1,191,496	\$1,129,776	5 %	\$1,244,600	\$1,281,194	-3 %
Price Ratio	97 %	96 %		98 %	102 %	
Days To Sell	44	37	17 %	35	20	73 %
Active Listings at Month End	777	622	25 %			
<b>Single Family - Residential Waterfront</b>						
Units Listed	19	23	-17 %	452	446	1 %
Units Sold	9	10	-10 %	146	167	-13 %
Sell/List Ratio	47 %	43 %		32 %	37 %	
Sales Dollars	\$19,604,500	\$21,390,000	-8 %	\$342,541,583	\$420,883,162	-19 %
Average Price / Unit	\$2,178,278	\$2,139,000	2 %	\$2,346,175	\$2,520,258	-7 %
Price Ratio	92 %	91 %		94 %	96 %	
Days To Sell	133	49	172 %	67	42	60 %
Active Listings at Month End	125	109	15 %			
<b>Single Family - Residential Acreage</b>						
Units Listed	23	33	-30 %	560	523	7 %
Units Sold	15	13	15 %	234	238	-2 %
Sell/List Ratio	65 %	39 %		42 %	46 %	
Sales Dollars	\$21,898,499	\$17,479,000	25 %	\$333,698,905	\$363,815,343	-8 %
Average Price / Unit	\$1,459,900	\$1,344,538	9 %	\$1,426,064	\$1,528,636	-7 %
Price Ratio	94 %	93 %		96 %	98 %	
Days To Sell	73	39	89 %	61	34	77 %
Active Listings at Month End	137	124	10 %			
<b>Condo Apartment</b>						
Units Listed	288	232	24 %	3520	3457	2 %
Units Sold	120	136	-12 %	1934	2182	-11 %
Sell/List Ratio	42 %	59 %		55 %	63 %	
Sales Dollars	\$72,110,484	\$84,272,809	-14 %	\$1,223,676,461	\$1,411,414,283	-13 %
Average Price / Unit	\$600,921	\$619,653	-3 %	\$632,718	\$646,844	-2 %
Price Ratio	98 %	97 %		98 %	101 %	
Days To Sell	31	39	-20 %	32	21	55 %
Active Listings at Month End	681	457	49 %			

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

November 2023

Produced: 01-Dec-2023

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Row/Townhouse</b>						
Units Listed	88	81	9 %	1200	1236	-3 %
Units Sold	49	37	32 %	701	718	-2 %
Sell/List Ratio	56 %	46 %		58 %	58 %	
Sales Dollars	\$41,895,997	\$29,707,745	41 %	\$566,411,926	\$627,115,881	-10 %
Average Price / Unit	\$855,020	\$802,912	6 %	\$808,006	\$873,420	-7 %
Price Ratio	99 %	98 %		99 %	102 %	
Days To Sell	37	31	19 %	34	20	71 %
Active Listings at Month End	205	188	9 %			
<b>Half Duplex (Up and Down)</b>						
Units Listed	0	1	-100 %	11	19	-42 %
Units Sold	1	1	0 %	6	10	-40 %
Sell/List Ratio	%	100 %		55 %	53 %	
Sales Dollars	\$1,086,500	\$699,900	55 %	\$7,159,500	\$12,495,000	-43 %
Average Price / Unit	\$1,086,500	\$699,900	55 %	\$1,193,250	\$1,249,500	-5 %
Price Ratio	91 %	100 %		103 %	96 %	
Days To Sell	126	19	563 %	55	65	-15 %
Active Listings at Month End	0	1	-100 %			
<b>Half Duplex (Side by Side)</b>						
Units Listed	31	19	63 %	312	299	4 %
Units Sold	14	15	-7 %	161	158	2 %
Sell/List Ratio	45 %	79 %		52 %	53 %	
Sales Dollars	\$12,742,732	\$12,680,950	0 %	\$144,641,658	\$140,596,301	3 %
Average Price / Unit	\$910,195	\$845,397	8 %	\$898,395	\$889,850	1 %
Price Ratio	98 %	99 %		100 %	102 %	
Days To Sell	37	43	-13 %	31	22	40 %
Active Listings at Month End	55	41	34 %			
<b>Half Duplex (Front and Back)</b>						
Units Listed	3	3	0 %	34	60	-43 %
Units Sold	2	1	100 %	21	26	-19 %
Sell/List Ratio	67 %	33 %		62 %	43 %	
Sales Dollars	\$2,285,000	\$775,000	195 %	\$17,756,750	\$23,278,800	-24 %
Average Price / Unit	\$1,142,500	\$775,000	47 %	\$845,560	\$895,338	-6 %
Price Ratio	96 %	93 %		99 %	100 %	
Days To Sell	16	28	-45 %	37	25	50 %
Active Listings at Month End	7	6	17 %			



# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

November 2023

Produced: 01-Dec-2023

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Recreational</b>						
Units Listed	1	1	0 %	25	35	-29 %
Units Sold	4	1	300 %	18	20	-10 %
Sell/List Ratio	400 %	100 %		72 %	57 %	
Sales Dollars	\$907,000	\$515,000	76 %	\$3,845,400	\$4,932,606	-22 %
Average Price / Unit	\$226,750	\$515,000	-56 %	\$213,633	\$246,630	-13 %
Price Ratio	95 %	94 %		95 %	95 %	
Days To Sell	80	134	-40 %	64	59	8 %
Active Listings at Month End	5	6	-17 %			
<b>Manufactured Home</b>						
Units Listed	22	20	10 %	237	262	-10 %
Units Sold	12	9	33 %	129	170	-24 %
Sell/List Ratio	55 %	45 %		54 %	65 %	
Sales Dollars	\$13,216,900	\$4,671,000	183 %	\$52,345,500	\$62,608,978	-16 %
Average Price / Unit	\$1,101,408	\$519,000	112 %	\$405,779	\$368,288	10 %
Price Ratio	92 %	95 %		96 %	98 %	
Days To Sell	67	47	42 %	49	37	31 %
Active Listings at Month End	61	49	24 %			
<b>Residential Lots</b>						
Units Listed	13	17	-24 %	283	309	-8 %
Units Sold	2	1	100 %	51	84	-39 %
Sell/List Ratio	15 %	6 %		18 %	27 %	
Sales Dollars	\$237,500	\$725,000	-67 %	\$29,295,820	\$50,522,419	-42 %
Average Price / Unit	\$118,750	\$725,000	-84 %	\$574,428	\$601,457	-4 %
Price Ratio	84 %	91 %		95 %	96 %	
Days To Sell	179	34	425 %	123	32	288 %
Active Listings at Month End	102	106	-4 %			
<b>Residential Lots - Waterfront</b>						
Units Listed	8	2	300 %	31	40	-23 %
Units Sold	0	1	-100 %	3	8	-63 %
Sell/List Ratio	%	50 %		10 %	20 %	
Sales Dollars	\$0	\$400,000	-100 %	\$2,155,000	\$5,108,100	-58 %
Average Price / Unit		\$400,000	%	\$718,333	\$638,513	13 %
Price Ratio	%	95 %		94 %	98 %	
Days To Sell		132	%	75	50	50 %
Active Listings at Month End	19	16	19 %			

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

November 2023

Produced: 01-Dec-2023

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Residential Acreage</b>						
Units Listed	3	6	-50 %	109	148	-26 %
Units Sold	2	1	100 %	29	47	-38 %
Sell/List Ratio	67 %	17 %		27 %	32 %	
Sales Dollars	\$1,550,000	\$759,900	104 %	\$20,437,000	\$37,712,700	-46 %
Average Price / Unit	\$775,000	\$759,900	2 %	\$704,724	\$802,398	-12 %
Price Ratio	86 %	100 %		95 %	95 %	
Days To Sell	191	106	80 %	79	73	8 %
Active Listings at Month End	59	59	0 %			
<b>Residential Acreage - Waterfront</b>						
Units Listed	2	5	-60 %	35	38	-8 %
Units Sold	2	0	%	11	8	38 %
Sell/List Ratio	100 %	%		31 %	21 %	
Sales Dollars	\$1,365,000	\$0	%	\$8,450,300	\$7,428,380	14 %
Average Price / Unit	\$682,500	%		\$768,209	\$928,548	-17 %
Price Ratio	88 %	%		92 %	95 %	
Days To Sell	204	%		152	82	86 %
Active Listings at Month End	20	22	-9 %			
<b>Revenue - Duplex/Triplex</b>						
Units Listed	6	3	100 %	62	66	-6 %
Units Sold	2	0	%	27	36	-25 %
Sell/List Ratio	33 %	%		44 %	55 %	
Sales Dollars	\$2,563,000	\$0	%	\$40,086,000	\$50,660,999	-21 %
Average Price / Unit	\$1,281,500	%		\$1,484,667	\$1,407,250	6 %
Price Ratio	97 %	%		96 %	98 %	
Days To Sell	85	%		42	20	111 %
Active Listings at Month End	15	10	50 %			
<b>Revenue - Multi Units</b>						
Units Listed	7	1	600 %	75	89	-16 %
Units Sold	0	1	-100 %	10	20	-50 %
Sell/List Ratio	%	100 %		13 %	22 %	
Sales Dollars	\$0	\$1,400,000	-100 %	\$17,402,500	\$37,872,000	-54 %
Average Price / Unit	%	\$1,400,000	%	\$1,740,250	\$1,893,600	-8 %
Price Ratio	%	97 %		95 %	101 %	
Days To Sell	%	50	%	96	69	38 %
Active Listings at Month End	33	27	22 %			

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

November 2023

Produced: 01-Dec-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	8	7	14 %	127	85	49 %
Units Sold	3	3	0 %	31	30	3 %
Sell/List Ratio	38 %	43 %		24 %	35 %	
Sales Dollars	\$1,869,900	\$2,915,000	-36 %	\$26,335,080	\$51,080,112	-48 %
Average Price / Unit	\$623,300	\$971,667	-36 %	\$849,519	\$1,702,670	-50 %
Price Ratio	96 %	96 %		93 %	96 %	
Days To Sell	96	76	26 %	85	62	37 %
Active Listings at Month End	52	30	73 %			
<b>Revenue - Industrial</b>						
Units Listed	6	4	50 %	48	40	20 %
Units Sold	1	2	-50 %	13	24	-46 %
Sell/List Ratio	17 %	50 %		27 %	60 %	
Sales Dollars	\$2,443,050	\$3,735,000	-35 %	\$15,842,350	\$27,052,600	-41 %
Average Price / Unit	\$2,443,050	\$1,867,500	31 %	\$1,218,642	\$1,127,192	8 %
Price Ratio	100 %	99 %		98 %	99 %	
Days To Sell		57	%	75	70	8 %
Active Listings at Month End	26	17	53 %			
<b>Business with Land &amp; Building</b>						
Units Listed	0	0	%	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	4	3	33 %			

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

November 2023

Produced: 01-Dec-2023

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Business Only</b>						
Units Listed	8	14	-43 %	124	116	7 %
Units Sold	0	2	-100 %	34	24	42 %
Sell/List Ratio	%	14 %		27 %	21 %	
Sales Dollars	\$0	\$302,500	-100 %	\$4,866,100	\$3,142,000	55 %
Average Price / Unit		\$151,250	%	\$143,121	\$130,917	9 %
Price Ratio	%	91 %		85 %	82 %	
Days To Sell		72	%	128	110	16 %
Active Listings at Month End	65	63	3 %			
<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	16	8	100 %	132	115	15 %
Units Sold	4	3	33 %	33	27	22 %
Sell/List Ratio	25 %	38 %		25 %	23 %	
Sales Dollars	\$76	\$51	49 %	\$151,132	\$73,306	106 %
Average Price / Unit	\$19	\$17	12 %	\$4,580	\$2,715	69 %
Price Ratio	95 %	98 %		2485 %	2144 %	
Days To Sell	264	124	112 %	123	142	-14 %
Active Listings at Month End	84	73	15 %			
<b>Lease - Retail</b>						
Units Listed	8	5	60 %	101	68	49 %
Units Sold	2	1	100 %	28	17	65 %
Sell/List Ratio	25 %	20 %		28 %	25 %	
Sales Dollars	\$56	\$35	60 %	\$141,941	\$4,268	3226 %
Average Price / Unit	\$28	\$35	-20 %	\$5,069	\$251	1919 %
Price Ratio	99 %	100 %		1910 %	100 %	
Days To Sell	249	263	-6 %	136	89	54 %
Active Listings at Month End	56	45	24 %			

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

November 2023

Produced: 01-Dec-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	6	5	20 %	57	31	84 %
Units Sold	4	1	300 %	19	6	217 %
Sell/List Ratio	67 %	20 %		33 %	19 %	
Sales Dollars	\$1,305	\$90,000	-99 %	\$12,566	\$90,091	-86 %
Average Price / Unit	\$326	\$90,000	-100 %	\$661	\$15,015	-96 %
Price Ratio	100 %	3600 %		85 %	3476 %	
Days To Sell	112	10	1015 %	86	51	70 %
Active Listings at Month End	24	20	20 %			
<b>Lease - Other</b>						
Units Listed	2	1	100 %	21	5	320 %
Units Sold	0	2	-100 %	2	3	-33 %
Sell/List Ratio	%	200 %		10 %	60 %	
Sales Dollars	\$0	\$530,023	-100 %	\$199,032	\$530,046	-62 %
Average Price / Unit		\$265,011	%	\$99,516	\$176,682	-44 %
Price Ratio	%	97 %		663441 %	97 %	
Days To Sell		74	%	86	101	-15 %
Active Listings at Month End	12	3	300 %			
<b>Commercial Land</b>						
Units Listed	1	5	-80 %	25	35	-29 %
Units Sold	0	2	-100 %	1	6	-83 %
Sell/List Ratio	%	40 %		4 %	17 %	
Sales Dollars	\$0	\$9,750,000	-100 %	\$1,250,000	\$32,560,000	-96 %
Average Price / Unit		\$4,875,000	%	\$1,250,000	\$5,426,667	-77 %
Price Ratio	%	92 %		96 %	96 %	
Days To Sell		94	%	157	82	92 %
Active Listings at Month End	20	14	43 %			

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

November 2023

Produced: 01-Dec-2023

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Grand Totals</b>						
Units Listed	885	785	13 %	11925	12139	-2 %
Units Sold	394	384	3 %	5878	6484	-9 %
Sell/List Ratio	45 %	49 %		49 %	53 %	
Sales Dollars	\$369,735,879	\$352,097,305	5 %	\$5,641,627,914	\$6,517,462,737	-13 %
Average Price / Unit	\$938,416	\$916,920	2 %	\$959,787	\$1,005,161	-5 %
Price Ratio	96 %	96 %		98 %	101 %	
Days To Sell	50	41	22 %	40	25	61 %
Active Listings at Month End	2644	2111	25 %			