



	Single family homes	Condominiums	Townhomes
May 2023 total sales	399	248	84
Compared to May 2022 sales	8.7%	-0.8%	0%
MLS® HPI *Victoria Core	\$1,297,600	\$569,300	\$846,600

Spring market begins to grow just in time for summer

A total of 775 properties sold in the Victoria Real Estate Board region this May, 1.8 per cent more than the 761 properties sold in May 2022 and a 21.7 per cent increase from April 2023. Sales of condominiums were down 0.8 per cent from May 2022 with 248 units sold. Sales of single family homes increased 8.7 per cent from May 2022 with 399 sold.

“The month of May marks the highest number of sales we’ve seen since April of last year,” said Victoria Real Estate Board Chair Graden Sol. “While we haven’t seen the number of total sales we would expect in a spring market, the month of May marks the fourth consecutive month with sales higher than the month previous. With momentum building, there’s an indication of consumer optimism in the market heading into June. However, if the ongoing lack of homes for sale persists and inventory is not added, we risk a return to an overheated market with pressure on pricing.”

There were 2,189 active listings for sale on the Victoria Real Estate Board Multiple Listing Service® at the end of May 2023, an increase of 7.1 per cent compared to the previous month of April and a 23.3 per cent increase from the 1,776 active listings for sale at the end of May 2022.

“The return of consumer confidence we indicated last month appears to be staying strong,” adds Sol. “The slight uptick in inventory means there is more selection, though of course on well-priced properties buyers need to come prepared to move at pace with the help of their REALTOR® to ensure they are well positioned in the current market.”

The Multiple Listing Service® Home Price Index benchmark value for a single family home in the Victoria Core in May 2022 was \$1,424,000. The benchmark value for the same home in May 2023 decreased by 8.9 per cent to \$1,297,600, which is up from April’s value of \$1,295,800. The MLS® HPI benchmark value for a condominium in the Victoria Core area in May 2022 was \$619,500, while the benchmark value for the same condominium in May 2023 decreased by 8.1 per cent to \$569,300, which is up from the April value of \$564,000.

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 1,626 local Realtors. If you are thinking about buying or selling a home, connect with your local Realtor for detailed information on the Victoria and area housing market.

May 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		
	May 2023									April 2023			May 2022		
	Units	LM%	LY%	Average\$	LM%	LY%	Median\$	LM%	LY%	Units	Average\$	Median\$	Units	Average\$	Median\$
Single Family Greater Victoria	381	20.2%	8.5%	\$1,304,225	1.0%	-7.2%	\$1,174,950	-1.7%	-6.0%	317	\$1,291,399	\$1,195,000	351	\$1,404,944	\$1,250,000
Single Family Other Areas	18	125.0%	12.5%	\$1,156,300	-0.3%	-3.8%	\$1,013,250	-4.4%	-1.9%	8	\$1,159,250	\$1,060,000	16	\$1,201,531	\$1,032,500
Single Family Total All Areas	399	22.8%	8.7%	\$1,297,552	0.7%	-7.1%	\$1,172,353	-1.9%	-5.5%	325	\$1,288,146	\$1,195,000	367	\$1,396,076	\$1,240,000
Condo Apartment	248	21.0%	-0.8%	\$674,732	8.7%	2.9%	\$560,000	3.7%	-6.4%	205	\$620,606	\$540,000	250	\$655,518	\$598,000
Row/Townhouse	84	2.4%	0.0%	\$853,470	8.6%	0.4%	\$785,000	6.1%	-1.9%	82	\$786,010	\$739,540	84	\$850,224	\$800,000
Manufactured Home	17	88.9%	-26.1%	\$304,635	-13.5%	-35.0%	\$294,900	-7.8%	-25.0%	9	\$352,222	\$320,000	23	\$468,448	\$393,000
Total Residential	748	20.5%	3.3%							621			724		
Total Sales	775	21.7%	1.8%							637			761		
Active Listings	2,189	7.1%	23.3%							2,043			1,776		

Legend

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

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

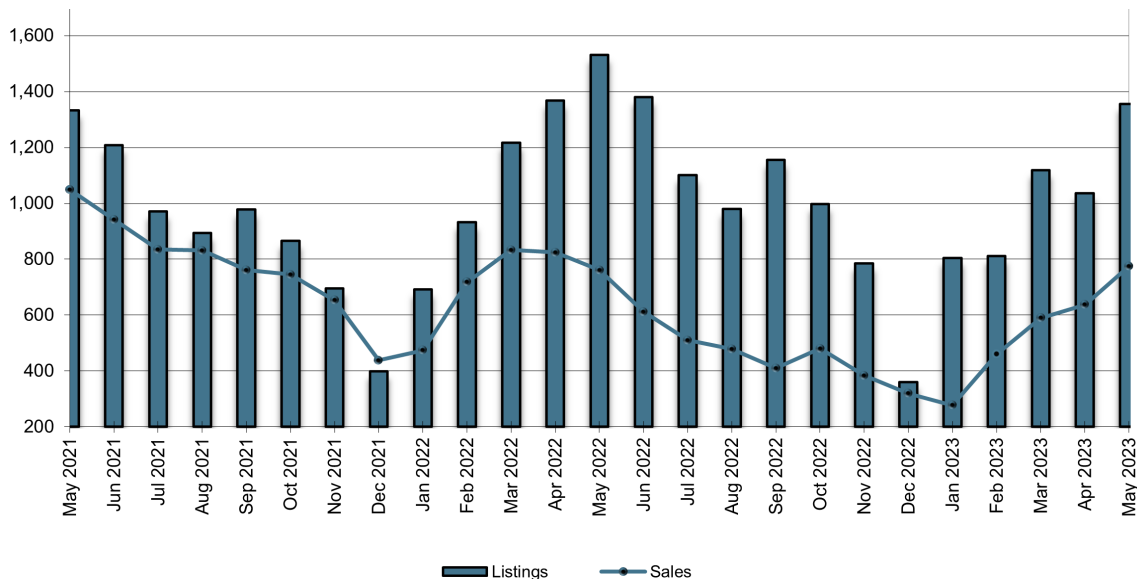
Benchmark Home by Property Type and Region	May 2023 Benchmark Price	Apr 2023 Benchmark Price	May 2022 Benchmark Price	May 2023 Benchmark Index	Apr 2023 Benchmark Index	May 2022 Benchmark Index	% Chg from Last Mth	% Chg from Last Yr
Single Family: Greater Victoria	\$1,156,700	\$1,149,500	\$1,277,200	313.3	311.3	345.9	0.6%	(9.4%)
Single Family: Core	\$1,297,600	\$1,295,800	\$1,424,000	323.5	323.1	355.0	0.1%	(8.9%)
Single Family: Westshore	\$1,042,200	\$1,020,800	\$1,142,800	331.5	324.7	363.5	2.1%	(8.8%)
Single Family: Peninsula	\$1,222,500	\$1,232,200	\$1,363,600	319.8	322.3	356.7	(0.8%)	(10.3%)
Condo Apartment: Greater Victoria	\$570,000	\$564,600	\$621,600	330.2	327.1	360.1	1.0%	(8.3%)
Condo Apartment: Core	\$569,300	\$564,000	\$619,500	332.3	329.2	361.6	0.9%	(8.1%)
Condo Apartment: Westshore	\$556,800	\$545,400	\$611,500	419.3	410.7	460.5	2.1%	(8.9%)
Condo Apartment: Peninsula	\$604,600	\$610,300	\$665,300	281.5	284.1	309.7	(0.9%)	(9.1%)
Row/Townhouse: Greater Victoria	\$777,700	\$770,100	\$864,100	293.5	290.6	326.1	1.0%	(10.0%)
Row/Townhouse: Core	\$846,600	\$839,500	\$930,400	302.2	299.7	332.2	0.8%	(9.0%)
Row/Townhouse: Westshore	\$707,100	\$696,100	\$798,600	287.9	283.4	325.2	1.6%	(11.5%)
Row/Townhouse: Peninsula	\$763,300	\$767,900	\$850,100	323.2	325.1	359.9	(0.6%)	(10.2%)

Legend

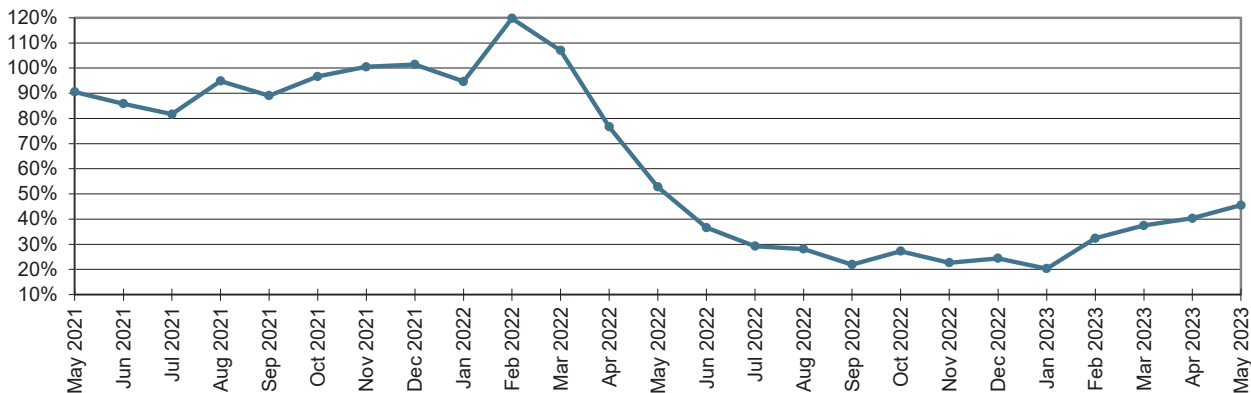
Benchmark Price: the calculated MLS® HPI Benchmark Price for this Benchmark Home
Benchmark Index: the percentage change in this Benchmark Price since **January 2005**
% Chg from Last Mth: the percentage change in this Benchmark Price since last month
% Chg from Last Yr: the percentage change in this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

JUNE 1 notice: MLS® Home Price Index reporting has been updated

Please note that two changes have been made to the MLS® HPI reporting which mean that numbers previously published may not match the numbers in this and future reports.

- 1) All (including any historical) MLS® HPI data has been updated to reflect PENDING sales activity.
- 2) The provider of the reports (Altus Group) has rolled out updates based on their annual review. In line with statistical best practices, the MLS® HPI is reviewed to ensure all data and benchmark attributes are up-to-date and remain relevant over time. Updates are released each June.

The updated data depicts the most accurate home prices and trends. To ensure HPI coverage is consistent and comparable, historical aggregate and composite data may have been recalculated based on revised and consistent coverage.

Why MLS® HPI?

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

MLS® HPI benchmark and value - Single Family Homes

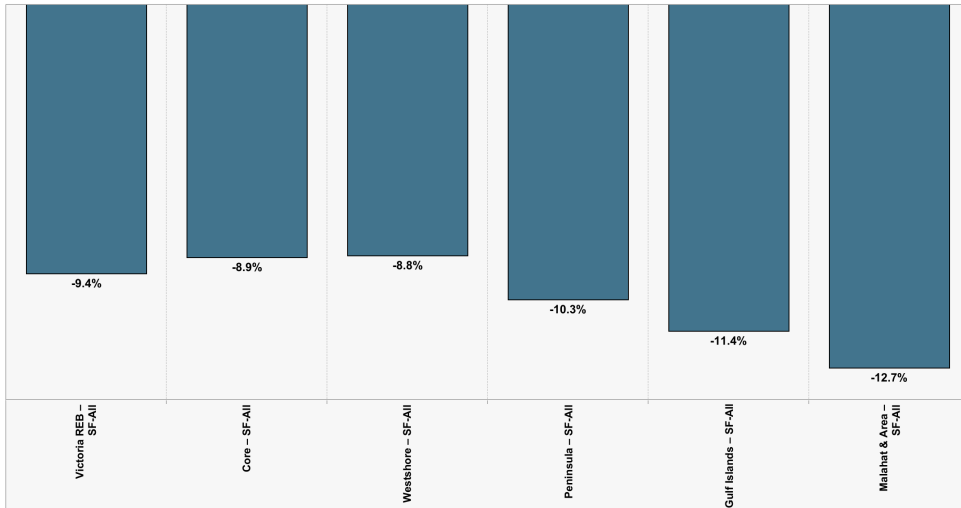
1. Area Group
VREB Area Summary

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

3. Area/Property Type Selection
All

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

Select Timeframe: 12 Months Ago



MLS® HPI benchmark and value - Condominium / Apartments

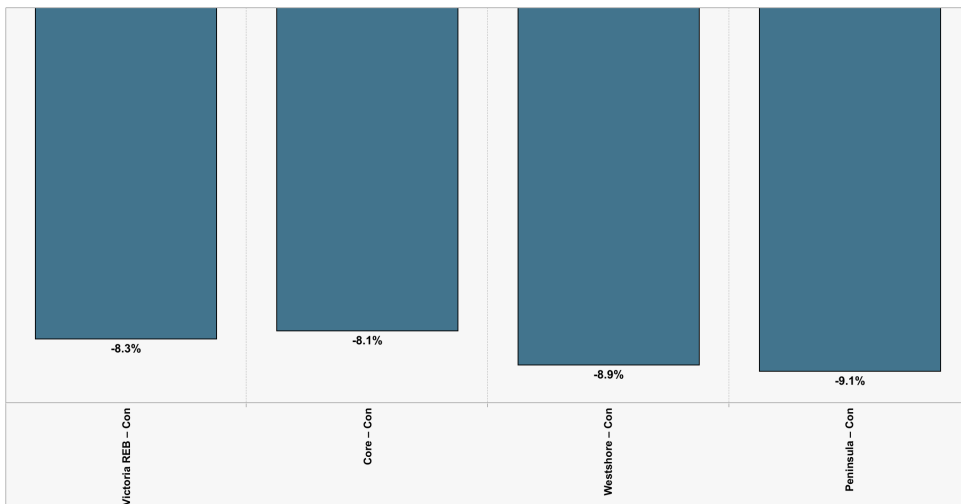
1. Area Group
VREB Area Summary

2. Property Type
- Condo Apartment (Con)

3. Area/Property Type Selection
All

% Difference from 12 Months Ago (May 2022 to May 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

	May 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	\$1,156,700	\$1,149,500	\$1,113,100	\$1,120,100	\$1,277,200	\$826,100	\$811,100	\$369,200
Victoria – SF-All	\$1,241,200	\$1,243,800	\$1,187,700	\$1,198,200	\$1,346,500	\$916,400	\$940,400	\$387,100
Victoria West – SF-All	\$1,000,100	\$993,800	\$932,200	\$942,000	\$1,073,900	\$741,100	\$686,500	\$292,400
Oak Bay – SF-All	\$1,798,400	\$1,847,100	\$1,780,500	\$1,793,700	\$1,936,300	\$1,310,300	\$1,411,600	\$592,900
Esquimalt – SF-All	\$1,050,500	\$1,046,600	\$969,400	\$1,014,500	\$1,142,300	\$782,300	\$739,100	\$307,000
View Royal – SF-All	\$1,064,500	\$1,069,800	\$998,300	\$1,001,800	\$1,149,400	\$795,000	\$759,600	\$341,300
Saanich East – SF-All	\$1,310,900	\$1,288,500	\$1,266,100	\$1,239,600	\$1,454,900	\$980,100	\$987,700	\$414,300
Saanich West – SF-All	\$1,043,100	\$1,032,300	\$982,500	\$994,500	\$1,142,000	\$776,800	\$740,000	\$320,700
Sooke – SF-All	\$887,600	\$868,000	\$839,800	\$851,600	\$943,300	\$574,500	\$560,600	\$272,900
Langford – SF-All	\$1,077,200	\$1,053,200	\$1,015,200	\$1,047,200	\$1,187,200	\$729,100	\$696,700	\$319,300
Metchosin – SF-All	\$1,364,100	\$1,365,600	\$1,314,400	\$1,330,000	\$1,465,900	\$905,500	\$911,100	\$439,600
Colwood – SF-All	\$1,017,700	\$994,700	\$993,500	\$983,200	\$1,145,000	\$707,900	\$695,900	\$325,600
Highlands – SF-All	\$1,454,100	\$1,480,000	\$1,438,300	\$1,403,500	\$1,572,600	\$981,400	\$955,000	\$459,900
North Saanich – SF-All	\$1,414,000	\$1,439,200	\$1,394,700	\$1,368,900	\$1,561,800	\$973,900	\$985,100	\$472,500
Sidney – SF-All	\$1,035,200	\$1,037,600	\$1,016,800	\$1,004,700	\$1,156,600	\$734,400	\$718,600	\$310,400
Central Saanich – SF-All	\$1,115,300	\$1,106,200	\$1,102,600	\$1,122,500	\$1,247,900	\$851,500	\$794,900	\$354,300
ML Malahat & Area – SF-All	\$893,800	\$875,200	\$833,900	\$847,600	\$1,023,800	\$590,600	\$559,600	\$288,100
GI Gulf Islands – SF-All	\$724,200	\$719,300	\$711,000	\$760,500	\$817,500	\$563,400	\$464,600	\$293,900

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

– Single Family-All (SF-All)

3. Area/Property Type Selection

All

HPI by Timeframe and Property Type

	May 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	313.3	311.3	301.5	303.4	345.9	223.8	219.7	100.0
Victoria – SF-All	320.6	321.3	306.8	309.5	347.8	236.7	242.9	100.0
Victoria West – SF-All	342.0	339.9	318.8	322.2	367.3	253.5	234.8	100.0
Oak Bay – SF-All	303.3	311.5	300.3	302.5	326.6	221.0	238.1	100.0
Esquimalt – SF-All	342.2	340.9	315.8	330.5	372.1	254.8	240.7	100.0
View Royal – SF-All	311.9	313.4	292.5	293.5	336.8	232.9	222.6	100.0
Saanich East – SF-All	316.4	311.0	305.6	299.2	351.2	236.6	238.4	100.0
Saanich West – SF-All	325.3	321.9	306.4	310.1	356.1	242.2	230.7	100.0
Sooke – SF-All	325.2	318.1	307.7	312.1	345.7	210.5	205.4	100.0
Langford – SF-All	337.4	329.8	317.9	328.0	371.8	228.3	218.2	100.0
Metchosin – SF-All	310.3	310.6	299.0	302.5	333.5	206.0	207.3	100.0
Colwood – SF-All	312.6	305.5	305.1	302.0	351.7	217.4	213.7	100.0
Highlands – SF-All	316.2	321.8	312.7	305.2	341.9	213.4	207.7	100.0
North Saanich – SF-All	299.3	304.6	295.2	289.7	330.5	206.1	208.5	100.0
Sidney – SF-All	333.5	334.3	327.6	323.7	372.6	236.6	231.5	100.0
Central Saanich – SF-All	314.8	312.2	311.2	316.8	352.2	240.3	224.4	100.0
ML Malahat & Area – SF-All	310.2	303.8	289.4	294.2	355.4	205.0	194.2	100.0
GI Gulf Islands – SF-All	246.4	244.7	241.9	258.8	278.2	191.7	158.1	100.0

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

Source: Victoria Real Estate Board



MLS® Home Price Index

[Click here to learn more](#)

HPI or Benchmark Price

- HPI
 Benchmark Price

Value or percent change

- Value
 Percent change

1. Area Group

VREB District Summary

2. Property Type

– Condo Apartment (Con)

3. Area/Property Type Selection

All

Benchmark Price by Timeframe and Property Type

	May 2023	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	\$570,000	\$564,600	\$548,700	\$566,000	\$621,600	\$440,000	\$416,900	\$172,600
Victoria – Con	\$540,300	\$540,900	\$531,500	\$549,400	\$590,500	\$435,900	\$413,200	\$163,700
Victoria West – Con	\$758,000	\$745,400	\$724,300	\$752,400	\$814,600	\$619,600	\$599,200	\$257,000
Oak Bay – Con	\$740,400	\$710,300	\$699,100	\$717,000	\$794,100	\$588,900	\$594,200	\$234,300
Esquimalt – Con	\$554,500	\$544,500	\$527,500	\$549,500	\$577,800	\$387,500	\$376,100	\$146,500
View Royal – Con	\$593,600	\$584,000	\$559,700	\$576,900	\$660,500	\$456,400	\$450,400	\$182,900
Saanich East – Con	\$565,200	\$552,000	\$529,100	\$547,400	\$618,300	\$399,000	\$371,900	\$147,000
Saanich West – Con	\$527,000	\$520,100	\$502,400	\$523,400	\$579,400	\$395,300	\$379,700	\$142,900
Sooke – Con	\$478,700	\$465,700	\$449,400	\$462,100	\$532,400	\$321,800	\$296,600	\$111,300
Langford – Con	\$562,400	\$551,500	\$525,400	\$537,900	\$619,300	\$408,200	\$377,100	\$150,200
Colwood – Con	\$549,900	\$534,300	\$501,500	\$511,500	\$586,000	\$402,300	\$374,400	\$113,700
North Saanich – Con	\$734,400	\$741,400	\$735,300	\$753,300	\$789,700	\$582,900	\$559,400	\$313,700
Sidney – Con	\$598,400	\$603,900	\$595,800	\$607,300	\$660,700	\$474,000	\$440,300	\$214,400
Central Saanich – Con	\$593,200	\$600,400	\$587,800	\$601,600	\$628,300	\$461,600	\$430,000	\$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

	May 2023	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	330.2	327.1	317.9	327.9	360.1	254.9	241.5	100.0
Victoria – Con	330.1	330.4	324.7	335.6	360.7	266.3	252.4	100.0
Victoria West – Con	294.9	290.0	281.8	292.8	317.0	241.1	233.2	100.0
Oak Bay – Con	316.0	303.2	298.4	306.0	338.9	251.3	253.6	100.0
Esquimalt – Con	378.5	371.7	360.1	375.1	394.4	264.5	256.7	100.0
View Royal – Con	324.5	319.3	306.0	315.4	361.1	249.5	246.3	100.0
Saanich East – Con	384.5	375.5	359.9	372.4	420.6	271.4	253.0	100.0
Saanich West – Con	368.8	364.0	351.6	366.3	405.5	276.6	265.7	100.0
Sooke – Con	430.1	418.4	403.8	415.2	478.3	289.1	266.5	100.0
Langford – Con	374.4	367.2	349.8	358.1	412.3	271.8	251.1	100.0
Colwood – Con	483.6	469.9	441.1	449.9	515.4	353.8	329.3	100.0
North Saanich – Con	234.1	236.3	234.4	240.1	251.7	185.8	178.3	100.0
Sidney – Con	279.1	281.7	277.9	283.3	308.2	221.1	205.4	100.0
Central Saanich – Con	273.9	277.2	271.4	277.7	290.1	213.1	198.5	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

– Townhouse (Twn)

3. Area/Property Type Selection

All

Benchmark Price by Timeframe and Property Type

	May 2023	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	\$777,700	\$770,100	\$748,300	\$762,300	\$864,100	\$580,900	\$566,500	\$265,000
Victoria – Twn	\$866,400	\$870,000	\$852,100	\$847,300	\$950,400	\$645,700	\$672,400	\$305,200
Victoria West – Twn	\$880,900	\$853,800	\$836,700	\$852,200	\$965,300	\$678,900	\$627,100	\$224,800
Esquimalt – Twn	\$743,600	\$723,200	\$720,100	\$741,900	\$838,300	\$580,500	\$532,500	\$215,800
View Royal – Twn	\$781,500	\$751,800	\$744,800	\$756,300	\$862,400	\$598,100	\$577,400	\$250,900
Saanich East – Twn	\$897,400	\$895,800	\$862,400	\$857,200	\$977,900	\$677,900	\$653,600	\$312,300
Saanich West – Twn	\$789,600	\$783,900	\$752,600	\$755,100	\$866,000	\$583,300	\$556,500	\$252,700
Sooke – Twn	\$669,900	\$658,500	\$638,100	\$678,800	\$760,800	\$474,700	\$449,700	\$241,600
Langford – Twn	\$710,600	\$700,600	\$677,600	\$712,000	\$800,800	\$518,800	\$499,100	\$240,500
Colwood – Twn	\$767,200	\$752,200	\$731,200	\$768,000	\$866,800	\$586,000	\$557,400	\$273,100
Sidney – Twn	\$801,000	\$808,500	\$780,000	\$772,100	\$894,100	\$638,300	\$617,000	\$250,600
Central Saanich – Twn	\$696,900	\$698,000	\$671,700	\$664,900	\$764,400	\$506,800	\$473,200	\$210,700
ML Malahat & Area – Twn	\$764,800	\$772,500	\$746,300	\$787,200	\$864,000	\$524,500	\$488,800	\$189,800
GI Gulf Islands – Twn	\$662,400	\$623,200	\$683,400	\$695,000	\$803,500	\$501,800	\$456,400	\$218,900

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

Source: Victoria Real Estate Board



MLS® Home Price Index

[Click here to learn more](#)

HPI or Benchmark Price

- HPI
 Benchmark Price

Value or percent change

- Value
 Percent change

1. Area Group

VREB District Summary

2. Property Type

– Townhouse (Twn)

3. Area/Property Type Selection

All

HPI by Timeframe and Property Type

	May 2023	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	293.5	290.6	282.4	287.7	326.1	219.2	213.8	100.0
Victoria – Twn	283.9	285.1	279.2	277.6	311.4	211.6	220.3	100.0
Victoria West – Twn	391.9	379.8	372.2	379.1	429.4	302.0	279.0	100.0
Esquimalt – Twn	344.6	335.1	333.7	343.8	388.5	269.0	246.8	100.0
View Royal – Twn	311.5	299.6	296.9	301.4	343.7	238.4	230.1	100.0
Saanich East – Twn	287.4	286.8	276.1	274.5	313.1	217.1	209.3	100.0
Saanich West – Twn	312.5	310.2	297.8	298.8	342.7	230.8	220.2	100.0
Sooke – Twn	277.3	272.6	264.1	281.0	314.9	196.5	186.1	100.0
Langford – Twn	295.5	291.3	281.7	296.0	333.0	215.7	207.5	100.0
Colwood – Twn	280.9	275.4	267.7	281.2	317.4	214.6	204.1	100.0
Sidney – Twn	319.6	322.6	311.3	308.1	356.8	254.7	246.2	100.0
Central Saanich – Twn	330.8	331.3	318.8	315.6	362.8	240.5	224.6	100.0
ML Malahat & Area – Twn	403.0	407.0	393.2	414.8	455.2	276.3	257.5	100.0
GI Gulf Islands – Twn	302.6	284.7	312.2	317.5	367.1	229.2	208.5	100.0

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

Source: Victoria Real Estate Board



HPI or Benchmark Price

- HPI
- Benchmark Price

Adding labels

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

1. Area Group

VREB Area Summary

2. Property Type

- Single Family-All (SF-All)

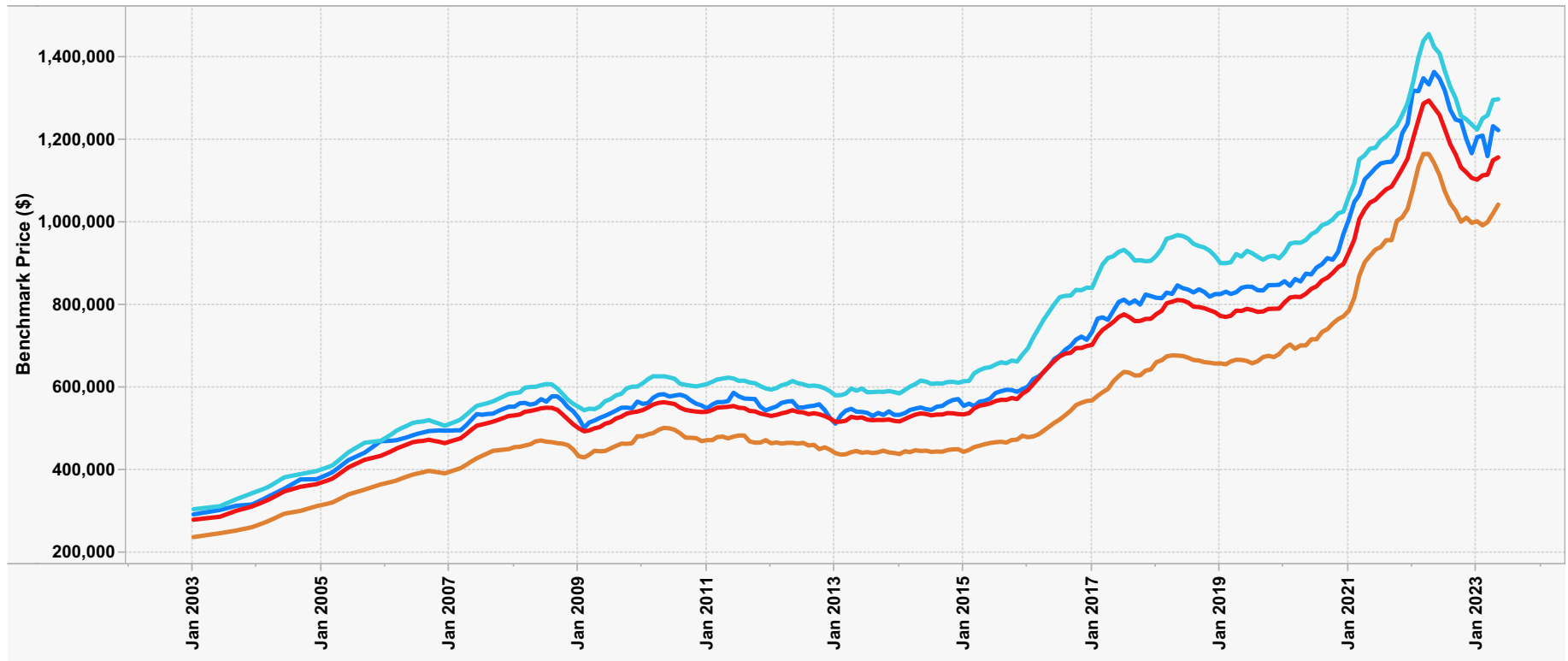
3. Area/Property Type Selection

Multiple values

Benchmark Price Performance over Time

Select Date Range:

All values



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

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

Source: Victoria Real Estate Board



HPI or Benchmark Price

- HPI
- Benchmark Price

Adding labels

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

1. Area Group

VREB Area Summary

2. Property Type

- Condo Apartment (Con)

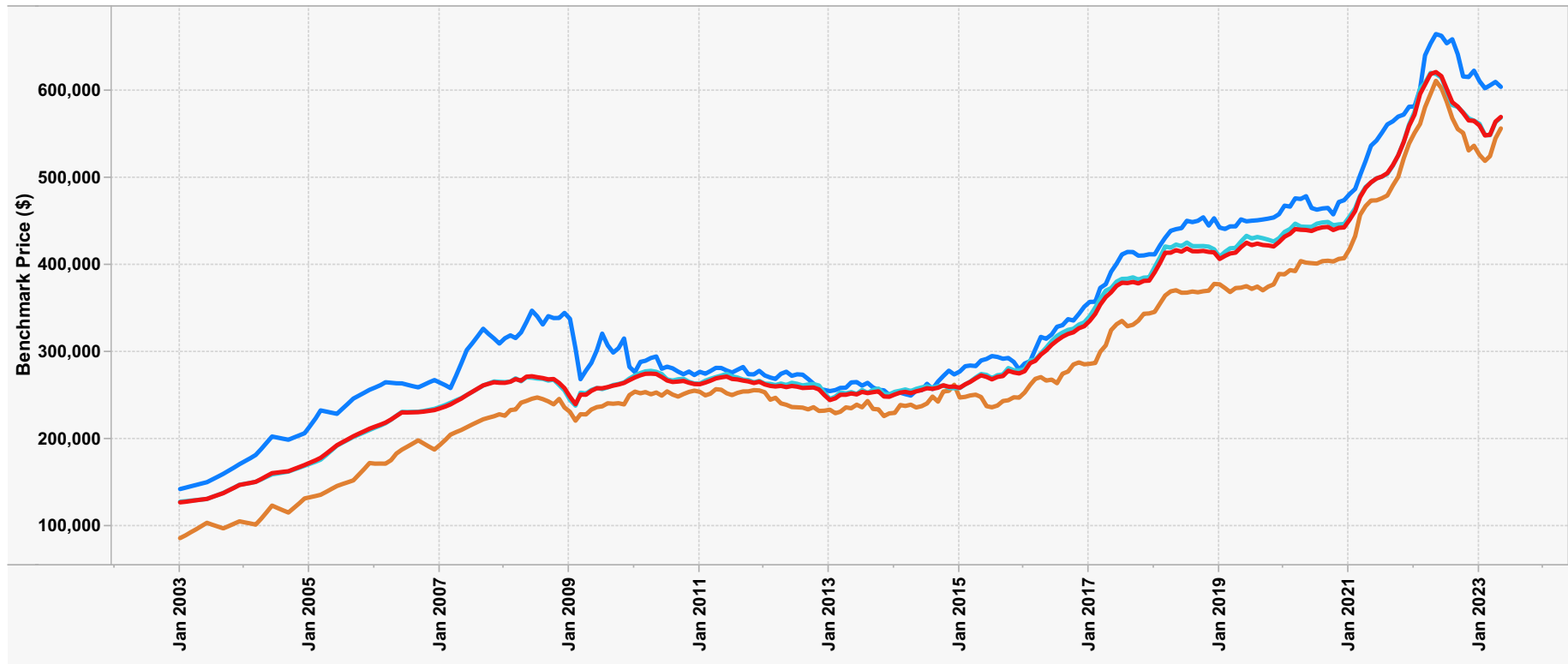
3. Area/Property Type Selection

All

Benchmark Price Performance over Time

Select Date Range:

All values



Victoria REB - Con	Core - Con	Westshore - Con	Peninsula - Con
■	■	■	■

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

Source: Victoria Real Estate Board



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)

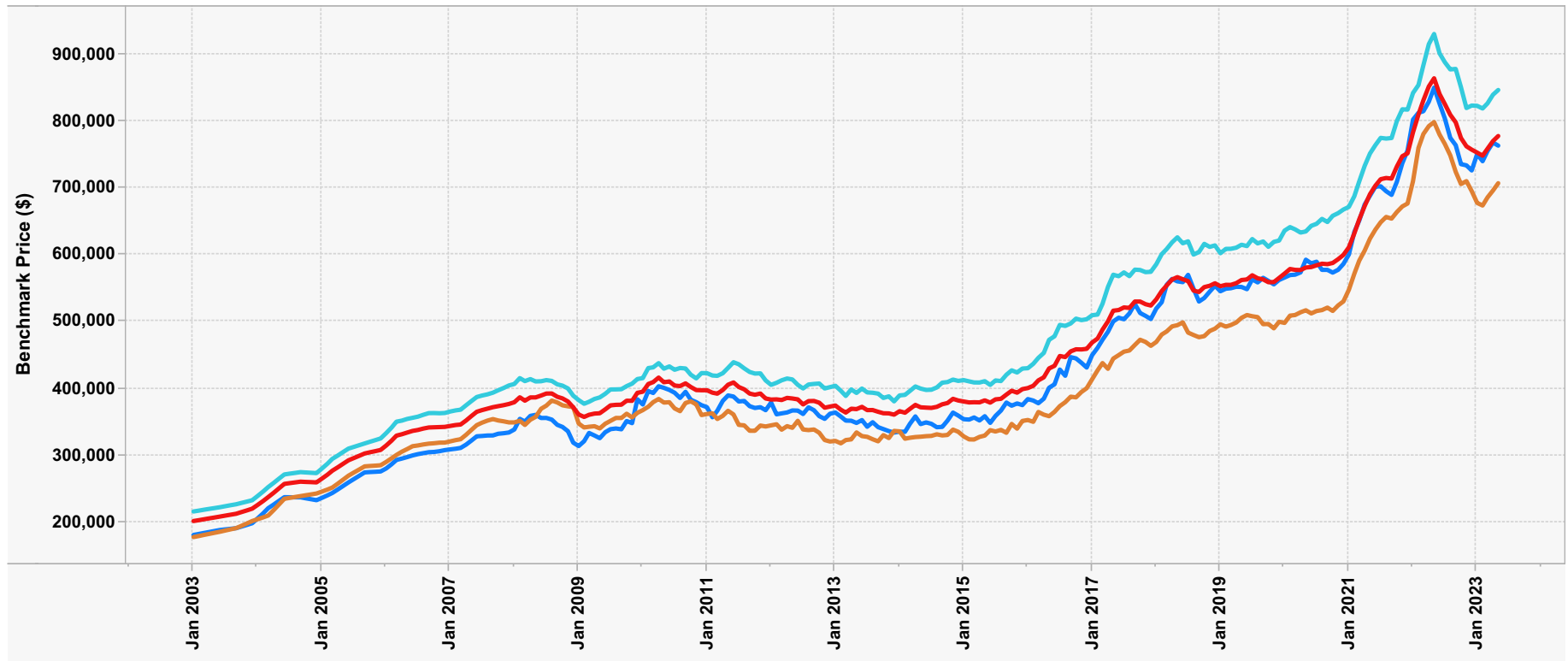
3. Area/Property Type Selection

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

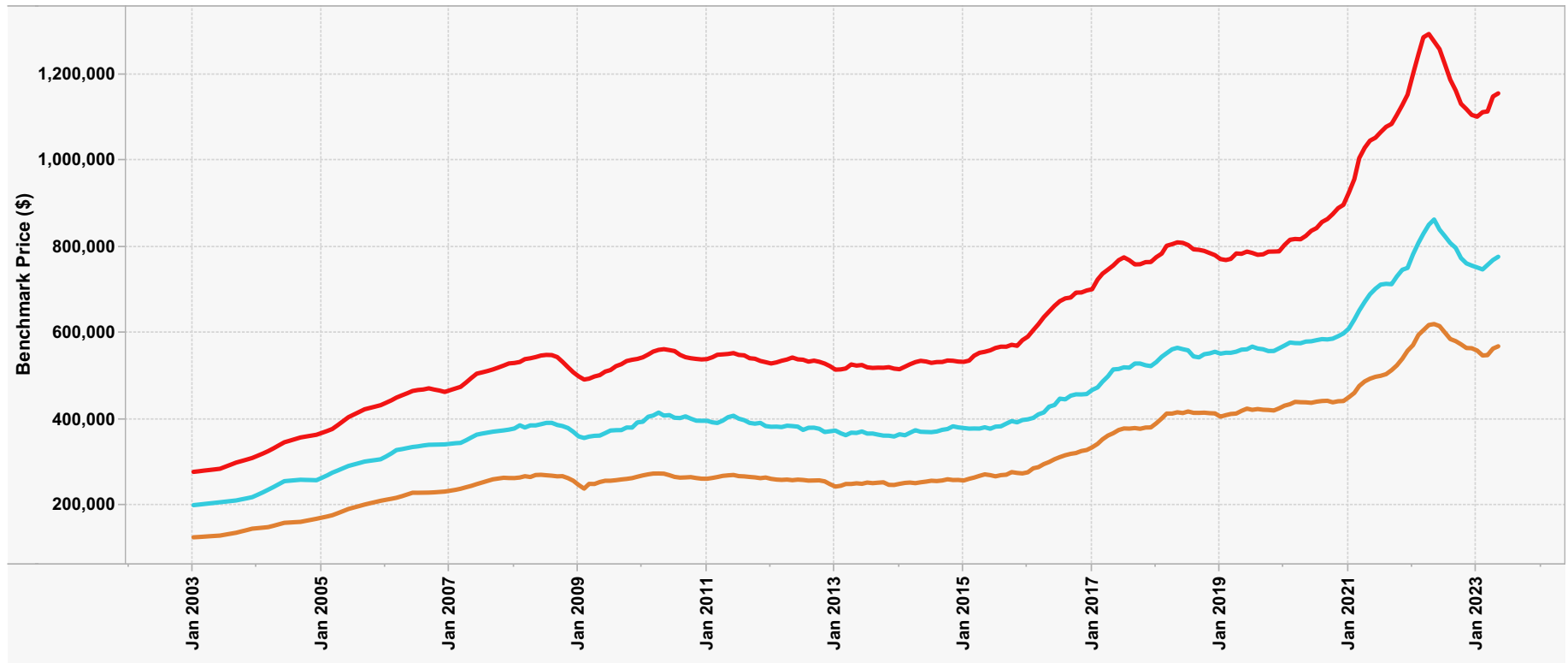
3. Area/Property Type Selection

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

May 2023

Produced: 01-Jun-2023

District	Units	Total Volume
Residential		
● Single Family Detached		
Greater Victoria		
Victoria / Victoria West	29	\$35,065,000
Oak Bay	19	\$40,081,500
Esquimalt	14	\$16,696,900
View Royal	7	\$9,463,000
Saanich East	64	\$95,183,333
Saanich West	36	\$44,768,672
Central Saanich	21	\$30,500,000
North Saanich	16	\$25,773,250
Sidney	17	\$22,412,800
Highlands	2	\$3,905,000
Colwood	26	\$28,876,699
Langford	61	\$72,840,902
Metchosin	3	\$5,949,000
Sooke	40	\$40,788,189
Gulf Islands	26	\$24,605,519
Total Greater Victoria	381	\$496,909,764
Other Areas		
Malahat & Area	18	\$20,813,400
Total Other Areas	18	\$20,813,400
Total Single Family Detached	399	\$517,723,164

● Condo Apartment

Greater Victoria		
Victoria / Victoria West	118	\$81,027,858
Oak Bay	7	\$5,881,000
Esquimalt	9	\$5,669,100
View Royal	4	\$2,074,800
Saanich East	34	\$23,244,450
Saanich West	21	\$11,916,100
Central Saanich	1	\$550,000
North Saanich	2	\$1,675,000
Sidney	12	\$11,640,500
Colwood	7	\$5,164,300
Langford	31	\$16,865,480
Sooke	2	\$1,625,000
Total Greater Victoria	248	\$167,333,588
Total Condo Apartment	248	\$167,333,588

Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

May 2023

Produced: 01-Jun-2023

District	Units	Total Volume
● Row/Townhouse		
Greater Victoria		
Victoria / Victoria West	16	\$13,111,200
Esquimalt	3	\$2,116,800
View Royal	5	\$4,438,000
Saanich East	11	\$11,418,800
Saanich West	5	\$4,409,900
Central Saanich	5	\$3,998,000
North Saanich	1	\$907,000
Sidney	10	\$10,382,900
Colwood	4	\$3,187,000
Langford	16	\$12,990,900
Sooke	7	\$4,132,000
Gulf Islands	1	\$599,000
Total Greater Victoria	84	\$71,691,500
Total Row/Townhouse	84	\$71,691,500
● Manufactured Home		
Greater Victoria		
View Royal	1	\$320,000
Central Saanich	4	\$1,559,900
Sidney	1	\$465,000
Langford	6	\$1,219,400
Sooke	1	\$317,500
Gulf Islands	2	\$672,000
Total Greater Victoria	15	\$4,553,800
Other Areas		
Malahat & Area	2	\$625,000
Total Other Areas	2	\$625,000
Total Manufactured Home	17	\$5,178,800
Total Residential	748	\$761,927,052

Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

May 2023

Produced: 01-Jun-2023

District	Units	Total Volume
Other Property		
● Lots & Acreage		
Greater Victoria		
Victoria / Victoria West	1	\$451,000
Oak Bay	1	\$470,000
Colwood	1	\$580,000
Langford	0	\$491,000
Sooke	1	\$535,000
Gulf Islands	6	\$2,548,300
Total Greater Victoria	10	\$5,075,300
Total Lots & Acreage	10	\$5,075,300
● Other Commercial Properties		
	17	\$7,996,904
Grand Totals	775	\$774,999,256

Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

May 2023

Produced: 01-Jun-2023

District	Units	Total Volume
Residential		
● Single Family Detached		
Greater Victoria		
Victoria	24	\$29,072,000
Victoria West	4	\$3,878,000
Oak Bay	18	\$37,331,500
Esquimalt	13	\$14,739,400
View Royal	5	\$5,728,000
Saanich East	62	\$88,893,333
Saanich West	36	\$44,768,672
Central Saanich	19	\$23,750,000
North Saanich	16	\$25,773,250
Sidney	15	\$16,502,800
Highlands	2	\$3,905,000
Colwood	26	\$28,876,699
Langford	60	\$70,235,902
Metchosin	3	\$5,949,000
Sooke	34	\$30,882,690
Gulf Islands	20	\$17,993,519
Waterfront (all districts)	24	\$48,629,999
Total Greater Victoria	381	\$496,909,764
Other Areas		
Malahat & Area	15	\$17,318,400
Waterfront (all districts)	3	\$3,495,000
Total Other Areas	18	\$20,813,400
Total Single Family Detached	399	\$517,723,164
● Condo Apartment		
Greater Victoria		
Victoria	94	\$56,309,238
Victoria West	15	\$12,560,574
Oak Bay	7	\$5,881,000
Esquimalt	8	\$5,013,200
View Royal	4	\$2,074,800
Saanich East	33	\$22,284,450
Saanich West	20	\$11,386,100
Central Saanich	1	\$550,000
North Saanich	2	\$1,675,000
Sidney	9	\$6,595,500
Colwood	7	\$5,164,300
Langford	31	\$16,865,480
Sooke	1	\$915,000
Waterfront (all districts)	16	\$20,058,946
Total Greater Victoria	248	\$167,333,588
Total Condo Apartment	248	\$167,333,588

Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

May 2023

Produced: 01-Jun-2023

District	Units	Total Volume
● Row/Townhouse		
Greater Victoria		
Victoria	12	\$9,293,800
Victoria West	3	\$2,847,400
Esquimalt	3	\$2,116,800
View Royal	5	\$4,438,000
Saanich East	10	\$10,018,800
Saanich West	5	\$4,409,900
Central Saanich	4	\$3,198,000
North Saanich	1	\$907,000
Sidney	7	\$5,997,900
Colwood	4	\$3,187,000
Langford	16	\$12,990,900
Sooke	7	\$4,132,000
Gulf Islands	1	\$599,000
Waterfront (all districts)	6	\$7,555,000
Total Greater Victoria	84	\$71,691,500
Total Row/Townhouse	84	\$71,691,500
● Manufactured Home		
Greater Victoria		
View Royal	1	\$320,000
Central Saanich	4	\$1,559,900
Sidney	1	\$465,000
Langford	5	\$934,400
Sooke	1	\$317,500
Gulf Islands	2	\$672,000
Waterfront (all districts)	1	\$285,000
Total Greater Victoria	15	\$4,553,800
Other Areas		
Malahat & Area	2	\$625,000
Total Other Areas	2	\$625,000
Total Manufactured Home	17	\$5,178,800
Total Residential	748	\$761,927,052

Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

May 2023

Produced: 01-Jun-2023

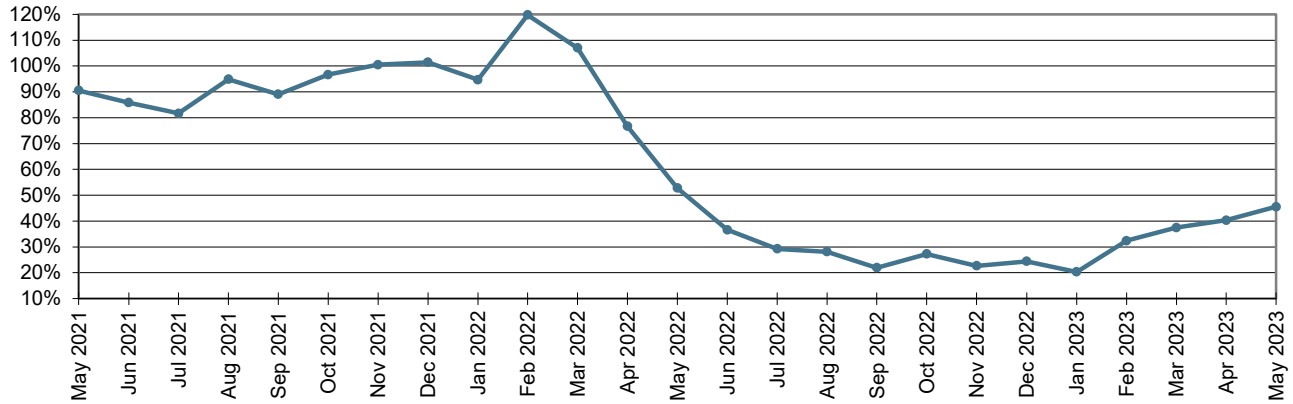
District	Units	Total Volume
Other Property		
● Lots & Acreage		
Greater Victoria		
Victoria / Victoria West	1	\$451,000
Oak Bay	1	\$470,000
Colwood	1	\$580,000
Langford	0	\$491,000
Sooke	1	\$535,000
Gulf Islands	6	\$2,548,300
Total Greater Victoria	10	\$5,075,300
Total Lots & Acreage	10	\$5,075,300
● Other Commercial Properties		
	17	\$7,996,904
Grand Totals	775	\$774,999,256

Sales to Active Listings Ratio

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

May 2023

Produced: 01-Jun-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

May 2023

Produced: 01-Jun-2023

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Single Family - Residential						
Units Listed	498	620	-20 %	1806	2195	-18 %
Units Sold	314	286	10 %	1060	1338	-21 %
Sell/List Ratio	63 %	46 %		59 %	61 %	
Sales Dollars	\$388,903,625	\$372,243,662	4 %	\$1,306,350,038	\$1,825,876,447	-28 %
Average Price / Unit	\$1,238,547	\$1,301,551	-5 %	\$1,232,406	\$1,364,631	-10 %
Price Ratio	99 %	101 %		99 %	105 %	
Days To Sell	29	14	104 %	36	13	172 %
Active Listings at Month End	609	600	2 %			
Single Family - Residential Waterfront						
Units Listed	70	57	23 %	203	181	12 %
Units Sold	23	19	21 %	56	81	-31 %
Sell/List Ratio	33 %	33 %		28 %	45 %	
Sales Dollars	\$49,340,499	\$60,500,500	-18 %	\$125,709,999	\$223,328,477	-44 %
Average Price / Unit	\$2,145,239	\$3,184,237	-33 %	\$2,244,821	\$2,757,142	-19 %
Price Ratio	95 %	96 %		94 %	98 %	
Days To Sell	64	29	121 %	68	36	86 %
Active Listings at Month End	144	99	45 %			
Single Family - Residential Acreage						
Units Listed	62	70	-11 %	253	216	17 %
Units Sold	26	27	-4 %	111	109	2 %
Sell/List Ratio	42 %	39 %		44 %	50 %	
Sales Dollars	\$46,293,900	\$45,364,899	2 %	\$167,619,534	\$178,739,398	-6 %
Average Price / Unit	\$1,780,535	\$1,680,181	6 %	\$1,510,086	\$1,639,811	-8 %
Price Ratio	97 %	100 %		95 %	100 %	
Days To Sell	46	27	71 %	60	29	106 %
Active Listings at Month End	134	98	37 %			
Condo Apartment						
Units Listed	363	402	-10 %	1514	1688	-10 %
Units Sold	248	250	-1 %	912	1246	-27 %
Sell/List Ratio	68 %	62 %		60 %	74 %	
Sales Dollars	\$167,333,588	\$163,879,403	2 %	\$572,816,867	\$835,933,310	-31 %
Average Price / Unit	\$674,732	\$655,518	3 %	\$628,089	\$670,894	-6 %
Price Ratio	98 %	101 %		98 %	103 %	
Days To Sell	31	16	96 %	34	16	117 %
Active Listings at Month End	486	355	37 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

May 2023

Produced: 01-Jun-2023

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Row/Townhouse						
Units Listed	144	142	1 %	534	563	-5 %
Units Sold	84	84	0 %	315	412	-24 %
Sell/List Ratio	58 %	59 %		59 %	73 %	
Sales Dollars	\$71,691,500	\$71,418,850	0 %	\$248,021,434	\$368,489,460	-33 %
Average Price / Unit	\$853,470	\$850,224	0 %	\$787,370	\$894,392	-12 %
Price Ratio	99 %	103 %		99 %	105 %	
Days To Sell	28	13	116 %	35	15	133 %
Active Listings at Month End	168	115	46 %			
Half Duplex (Up and Down)						
Units Listed	2	4	-50 %	7	10	-30 %
Units Sold	2	1	100 %	4	5	-20 %
Sell/List Ratio	100 %	25 %		57 %	50 %	
Sales Dollars	\$3,060,000	\$1,000,100	206 %	\$5,160,000	\$6,301,100	-18 %
Average Price / Unit	\$1,530,000	\$1,000,100	53 %	\$1,290,000	\$1,260,220	2 %
Price Ratio	111 %	106 %		107 %	97 %	
Days To Sell	13	14	-7 %	14	100	-86 %
Active Listings at Month End	1	5	-80 %			
Half Duplex (Side by Side)						
Units Listed	33	40	-18 %	122	150	-19 %
Units Sold	23	18	28 %	80	86	-7 %
Sell/List Ratio	70 %	45 %		66 %	57 %	
Sales Dollars	\$20,213,640	\$16,120,700	25 %	\$69,925,978	\$78,463,999	-11 %
Average Price / Unit	\$878,854	\$895,594	-2 %	\$874,075	\$912,372	-4 %
Price Ratio	100 %	102 %		100 %	106 %	
Days To Sell	29	14	111 %	29	13	129 %
Active Listings at Month End	40	41	-2 %			
Half Duplex (Front and Back)						
Units Listed	2	11	-82 %	13	29	-55 %
Units Sold	3	5	-40 %	10	12	-17 %
Sell/List Ratio	150 %	45 %		77 %	41 %	
Sales Dollars	\$2,219,000	\$5,150,000	-57 %	\$8,689,500	\$11,469,800	-24 %
Average Price / Unit	\$739,667	\$1,030,000	-28 %	\$868,950	\$955,817	-9 %
Price Ratio	99 %	98 %		99 %	101 %	
Days To Sell	31	14	125 %	33	17	88 %
Active Listings at Month End	3	8	-63 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

May 2023

Produced: 01-Jun-2023

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Recreational						
Units Listed	5	5	0 %	16	20	-20 %
Units Sold	3	3	0 %	9	12	-25 %
Sell/List Ratio	60 %	60 %		56 %	60 %	
Sales Dollars	\$669,500	\$211,000	217 %	\$2,294,400	\$2,902,250	-21 %
Average Price / Unit	\$223,167	\$70,333	217 %	\$254,933	\$241,854	5 %
Price Ratio	98 %	97 %		95 %	96 %	
Days To Sell	45	69	-35 %	50	59	-15 %
Active Listings at Month End	11	10	10 %			
Manufactured Home						
Units Listed	32	30	7 %	102	124	-18 %
Units Sold	17	23	-26 %	56	82	-32 %
Sell/List Ratio	53 %	77 %		55 %	66 %	
Sales Dollars	\$5,178,800	\$10,774,300	-52 %	\$18,618,300	\$30,987,929	-40 %
Average Price / Unit	\$304,635	\$468,448	-35 %	\$332,470	\$377,902	-12 %
Price Ratio	96 %	97 %		96 %	99 %	
Days To Sell	43	38	12 %	53	33	59 %
Active Listings at Month End	46	40	15 %			
Residential Lots						
Units Listed	30	41	-27 %	129	147	-12 %
Units Sold	4	7	-43 %	18	63	-71 %
Sell/List Ratio	13 %	17 %		14 %	43 %	
Sales Dollars	\$2,292,000	\$4,084,800	-44 %	\$11,607,920	\$36,182,546	-68 %
Average Price / Unit	\$573,000	\$583,543	-2 %	\$644,884	\$574,326	12 %
Price Ratio	92 %	99 %		95 %	99 %	
Days To Sell	181	18	916 %	113	25	357 %
Active Listings at Month End	105	79	33 %			
Residential Lots - Waterfront						
Units Listed	4	1	300 %	12	17	-29 %
Units Sold	0	2	-100 %	1	6	-83 %
Sell/List Ratio	%	200 %		8 %	35 %	
Sales Dollars	\$0	\$302,500	-100 %	\$1,250,000	\$3,968,000	-68 %
Average Price / Unit		\$151,250	%	\$1,250,000	\$661,333	89 %
Price Ratio	%	96 %		93 %	101 %	
Days To Sell		77	%	21	41	-49 %
Active Listings at Month End	14	8	75 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

May 2023

Produced: 01-Jun-2023

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Residential Acreage						
Units Listed	14	25	-44 %	50	69	-28 %
Units Sold	3	7	-57 %	12	33	-64 %
Sell/List Ratio	21 %	28 %		24 %	48 %	
Sales Dollars	\$1,902,000	\$4,284,000	-56 %	\$8,358,000	\$27,339,800	-69 %
Average Price / Unit	\$634,000	\$612,000	4 %	\$696,500	\$828,479	-16 %
Price Ratio	97 %	96 %		98 %	94 %	
Days To Sell	14	85	-83 %	70	86	-19 %
Active Listings at Month End	55	47	17 %			
Residential Acreage - Waterfront						
Units Listed	3	4	-25 %	17	11	55 %
Units Sold	3	1	200 %	5	4	25 %
Sell/List Ratio	100 %	25 %		29 %	36 %	
Sales Dollars	\$881,300	\$537,380	64 %	\$4,381,300	\$2,551,380	72 %
Average Price / Unit	\$293,767	\$537,380	-45 %	\$876,260	\$637,845	37 %
Price Ratio	91 %	120 %		89 %	100 %	
Days To Sell	98	18	446 %	158	105	51 %
Active Listings at Month End	25	9	178 %			
Revenue - Duplex/Triplex						
Units Listed	10	8	25 %	31	43	-28 %
Units Sold	5	8	-38 %	15	28	-46 %
Sell/List Ratio	50 %	100 %		48 %	65 %	
Sales Dollars	\$7,023,000	\$11,768,999	-40 %	\$22,995,000	\$39,614,999	-42 %
Average Price / Unit	\$1,404,600	\$1,471,125	-5 %	\$1,533,000	\$1,414,821	8 %
Price Ratio	100 %	100 %		97 %	104 %	
Days To Sell	18	23	-22 %	33	15	119 %
Active Listings at Month End	14	9	56 %			
Revenue - Multi Units						
Units Listed	13	8	63 %	29	44	-34 %
Units Sold	0	6	-100 %	7	16	-56 %
Sell/List Ratio	%	75 %		24 %	36 %	
Sales Dollars	\$0	\$13,300,000	-100 %	\$10,077,500	\$27,672,000	-64 %
Average Price / Unit		\$2,216,667	%	\$1,439,643	\$1,729,500	-17 %
Price Ratio	%	102 %		95 %	102 %	
Days To Sell		118	%	86	75	14 %
Active Listings at Month End	28	19	47 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

May 2023

Produced: 01-Jun-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	16	9	78 %	63	38	66 %
Units Sold	6	4	50 %	16	22	-27 %
Sell/List Ratio	38 %	44 %		25 %	58 %	
Sales Dollars	\$4,966,000	\$4,255,000	17 %	\$14,320,180	\$34,456,112	-58 %
Average Price / Unit	\$827,667	\$1,063,750	-22 %	\$895,011	\$1,566,187	-43 %
Price Ratio	90 %	95 %		92 %	97 %	
Days To Sell	109	48	126 %	81	56	45 %
Active Listings at Month End	53	23	130 %			
Revenue - Industrial						
Units Listed	3	4	-25 %	16	19	-16 %
Units Sold	2	2	0 %	5	17	-71 %
Sell/List Ratio	67 %	50 %		31 %	89 %	
Sales Dollars	\$1,897,500	\$1,950,000	-3 %	\$5,072,500	\$14,008,600	-64 %
Average Price / Unit	\$948,750	\$975,000	-3 %	\$1,014,500	\$824,035	23 %
Price Ratio	96 %	93 %		96 %	99 %	
Days To Sell	46	76	-39 %	109	40	170 %
Active Listings at Month End	17	9	89 %			
Business with Land & Building						
Units Listed	1	0	%	4	4	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	5	5	0 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

May 2023

Produced: 01-Jun-2023

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Business Only						
Units Listed	18	9	100 %	64	51	25 %
Units Sold	3	2	50 %	16	8	100 %
Sell/List Ratio	17 %	22 %		25 %	16 %	
Sales Dollars	\$985,000	\$156,500	529 %	\$2,798,000	\$1,196,500	134 %
Average Price / Unit	\$328,333	\$78,250	320 %	\$174,875	\$149,563	17 %
Price Ratio	82 %	79 %		84 %	86 %	
Days To Sell	64	127	-49 %	111	140	-21 %
Active Listings at Month End	74	62	19 %			
Motel/Hotel						
Units Listed	0	0	%	0	0	%
Units Sold	0	0	%	0	0	%
Sell/List Ratio	%	%		%	%	
Sales Dollars	\$0	\$0	%	\$0	\$0	%
Average Price / Unit			%			%
Price Ratio	%	%		%	%	
Days To Sell			%			%
Active Listings at Month End	0	0	%			
Lease - Office						
Units Listed	12	23	-48 %	54	60	-10 %
Units Sold	2	2	0 %	16	11	45 %
Sell/List Ratio	17 %	9 %		30 %	18 %	
Sales Dollars	\$145,143	\$627	23049 %	\$149,307	\$70,680	111 %
Average Price / Unit	\$72,572	\$314	23049 %	\$9,332	\$6,425	45 %
Price Ratio	439827 %	100 %		3513 %	9032 %	
Days To Sell	64	42	52 %	98	75	30 %
Active Listings at Month End	67	69	-3 %			
Lease - Retail						
Units Listed	9	7	29 %	43	33	30 %
Units Sold	2	3	-33 %	8	13	-38 %
Sell/List Ratio	22 %	43 %		19 %	39 %	
Sales Dollars	\$48	\$1,551	-97 %	\$201	\$1,796	-89 %
Average Price / Unit	\$24	\$517	-95 %	\$25	\$138	-82 %
Price Ratio	98 %	100 %		99 %	100 %	
Days To Sell	215	62	249 %	173	86	100 %
Active Listings at Month End	51	35	46 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

May 2023

Produced: 01-Jun-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	7	4	75 %	29	7	314 %
Units Sold	2	0	%	7	2	250 %
Sell/List Ratio	29 %	%		24 %	29 %	
Sales Dollars	\$3,213	\$0	%	\$3,312	\$38	8570 %
Average Price / Unit	\$1,607		%	\$473	\$19	2377 %
Price Ratio	100 %	%		57 %	96 %	
Days To Sell	56		%	57	78	-26 %
Active Listings at Month End	21	6	250 %			
Lease - Other						
Units Listed	5	0	%	8	0	%
Units Sold	0	0	%	1	1	0 %
Sell/List Ratio	%	%		13 %	%	
Sales Dollars	\$0	\$0	%	\$13	\$23	-46 %
Average Price / Unit			%	\$13	\$23	-46 %
Price Ratio	%	%		100 %	100 %	
Days To Sell			%	80	157	-49 %
Active Listings at Month End	7	2	250 %			
Commercial Land						
Units Listed	0	7	-100 %	7	21	-67 %
Units Sold	0	1	-100 %	0	3	-100 %
Sell/List Ratio	%	14 %		0 %	14 %	
Sales Dollars	\$0	\$1,900,000	-100 %	\$0	\$19,925,000	-100 %
Average Price / Unit		\$1,900,000	%		\$6,641,667	%
Price Ratio	%	84 %		%	98 %	
Days To Sell			%		87	%
Active Listings at Month End	11	23	-52 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

May 2023

Produced: 01-Jun-2023

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Grand Totals						
Units Listed	1356	1531	-11 %	5126	5740	-11 %
Units Sold	775	761	2 %	2740	3610	-24 %
Sell/List Ratio	57 %	50 %		53 %	63 %	
Sales Dollars	\$774,999,256	\$789,204,771	-2 %	\$2,606,219,283	\$3,769,479,644	-31 %
Average Price / Unit	\$999,999	\$1,037,063	-4 %	\$951,175	\$1,044,177	-9 %
Price Ratio	99 %	101 %		98 %	104 %	
Days To Sell	34	19	80 %	39	18	113 %
Active Listings at Month End	2189	1776	23 %			