

April 1, 2021

*The fast pace of Victoria real estate market surges on*

A total of 1,173 properties sold in the Victoria Real Estate Board region this March, 92.9 per cent more than the 608 properties sold in March 2020 and 35.9 per cent more than the previous month of February. Sales of condominiums were up 111.8 per cent from March 2020 with 377 units sold. Sales of single family homes were up 88.2 per cent from March 2020 with 574 sold.

“Limited supply with overwhelming demand has been the story for the first quarter of 2021,” said Victoria Real Estate Board President David Langlois. “This time last year was the beginning of the pandemic and most everything was shut down – so we cannot compare year over year numbers – but if we look at longer term trends, the average number of sales from the month of March in the past ten years before 2020 was 715 properties. Numbers from last month are close to the market trends we saw in 2016, but with an even greater imbalance in inventory due to a surge in consumer demand for homes in the Victoria area.”

There were 1,310 active listings for sale on the Victoria Real Estate Board Multiple Listing Service® at the end of March 2021, 41.8 per cent fewer properties than the total available at the end of March 2020 and 0.6 per cent properties fewer than the 1,318 active listings for sale at the end of February 2021.

“The underlying issue is a deficit in supply,” explained Langlois. “Supply needs to be addressed by all levels of government and particularly by local governments which control land use policies and development processes. Equally important, governments need to ensure that measures they make to moderate the housing market do not exacerbate the problem by attempting to suppress demand by adding costs or qualification barriers. These sorts of measures raise the overall cost of housing and add even more challenges for first time buyers. We need to continue to push for both increased supply and sensible government policies around housing.”

The Multiple Listing Service® Home Price Index benchmark value for a single family home in the Victoria Core in March 2020 was \$879,600. The benchmark value for the same home in March 2021 increased by 10.1 per cent to \$968,700 a 2.2 per cent increase from the previous month of February. The MLS® HPI benchmark value for a condominium in the Victoria Core in March 2020 was \$531,800, while the benchmark value for the same condominium in March 2021 remained close to last year's value at \$529,100 a 0.5 per cent decrease.

*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 1,409 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.

March 2021

## 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		
	March 2021										February 2021			March 2020		
	Units	LM%	LY%	Average\$	LM%	LY%	Median\$	LM%	LY%	Units	Average\$	Median\$	Units	Average\$	Median\$	
Single Family Greater Victoria	552	48.0%	102.9%	\$1,181,265	1.8%	19.7%	\$1,025,000	4.8%	21.3%	373	\$1,160,541	\$978,000	272	\$986,602	\$845,000	
Single Family Other Areas	22	29.4%	-33.3%	\$1,061,937	-9.2%	57.3%	\$885,654	-1.4%	47.6%	17	\$1,169,647	\$898,000	33	\$675,206	\$600,000	
Single Family Total All Areas	574	47.2%	88.2%	\$1,176,691	1.4%	23.5%	\$1,022,000	7.0%	24.3%	390	\$1,160,938	\$955,000	305	\$952,910	\$822,000	
Condo Apartment	377	30.0%	111.8%	\$554,137	2.1%	11.1%	\$486,250	6.9%	10.8%	290	\$542,564	\$454,900	178	\$498,990	\$438,700	
Row/Townhouse	140	37.3%	79.5%	\$684,257	0.3%	15.0%	\$649,950	3.2%	12.0%	102	\$682,071	\$630,000	78	\$594,820	\$580,500	
Manufactured Home	19	5.6%	26.7%	\$567,337	63.9%	192.2%	\$299,000	55.3%	75.9%	18	\$346,211	\$192,500	15	\$194,162	\$170,000	
Total Residential	1,110	38.8%	92.7%							800			576			
Total Sales	1,173	35.9%	92.9%							863			608			
Active Listings	1,310	-0.6%	-41.8%							1,318			2,252			

#### 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

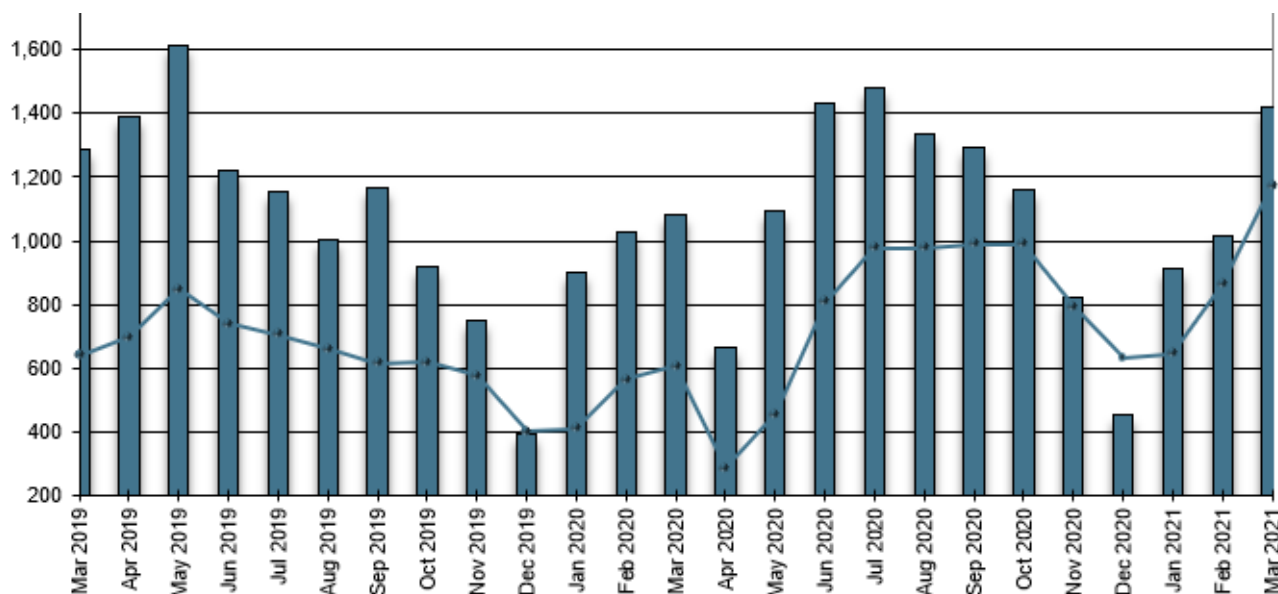
### Previous Periods Comparison of MLS® HPI Benchmark Prices and MLS® HPI Index Values

Benchmark Home by Property Type and Region	Mar 2021 Benchmark Price	Feb 2021 Benchmark Price	Mar 2020 Benchmark Price	Mar 2021 Benchmark Index	Feb 2021 Benchmark Index	Mar 2020 Benchmark Index	% Chg from Last Mth	% Chg from Last Yr
Single Family: Greater Victoria	\$868,700	\$851,200	\$773,400	243.3	238.4	216.6	2.1%	12.3%
Single Family: Core	\$968,700	\$948,200	\$879,600	251.1	245.8	228.0	2.2%	10.1%
Single Family: Westshore	\$746,300	\$736,000	\$665,100	240.9	237.6	214.7	1.4%	12.2%
Single Family: Peninsula	\$931,300	\$912,700	\$794,600	239.8	235.0	204.6	2.0%	17.2%
Condo Apartment: Greater Victoria	\$521,600	\$514,700	\$519,800	255.8	252.4	254.9	1.3%	0.3%
Condo Apartment: Core	\$529,100	\$525,400	\$531,800	257.6	255.8	258.9	0.7%	(0.5%)
Condo Apartment: Westshore	\$439,500	\$423,500	\$416,300	252.0	242.8	238.7	3.8%	5.6%
Condo Apartment: Peninsula	\$494,400	\$477,600	\$499,000	244.0	235.7	246.3	3.5%	(0.9%)
Row/Townhouse: Greater Victoria	\$644,600	\$634,600	\$593,100	231.6	228.0	213.1	1.6%	8.7%
Row/Townhouse: Core	\$714,500	\$701,600	\$659,700	248.9	244.4	229.8	1.8%	8.3%
Row/Townhouse: Westshore	\$540,900	\$535,900	\$508,800	202.2	200.3	190.2	0.9%	6.3%
Row/Townhouse: Peninsula	\$638,900	\$619,900	\$571,100	245.1	237.8	219.1	3.1%	11.9%

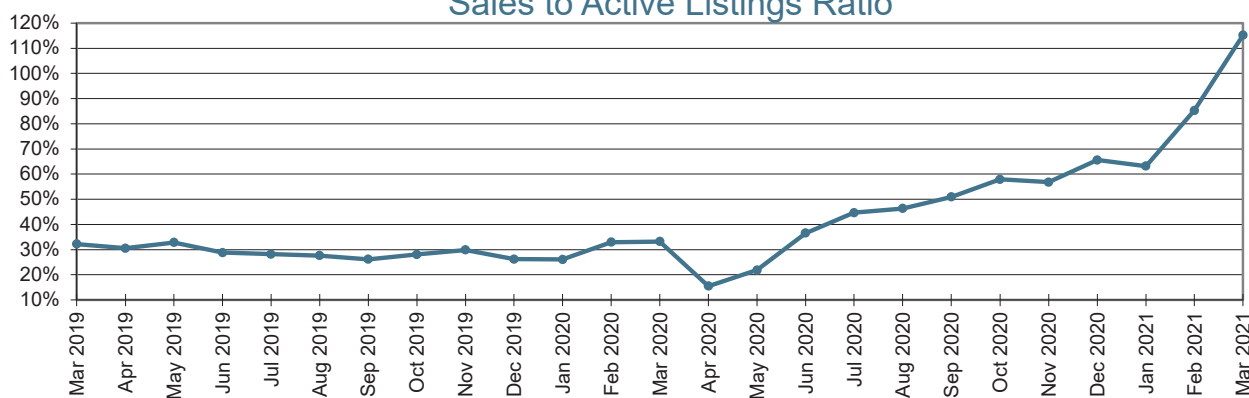
#### Legend

**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

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.

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 downward pressure on prices, and a "sellers' market", where there is upward pressure on prices.

- below 10%, there is downward pressure on prices (buyers' market)
- above 25%, there is upward pressure on prices (sellers' market)
- in the 15-20% range, there is little pressure on prices either way (balanced market)

## MLS® HPI benchmark and value - Single Family Homes

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 ten 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.

1. Area Group

2. Property Type

3. Area/Property Type Selection

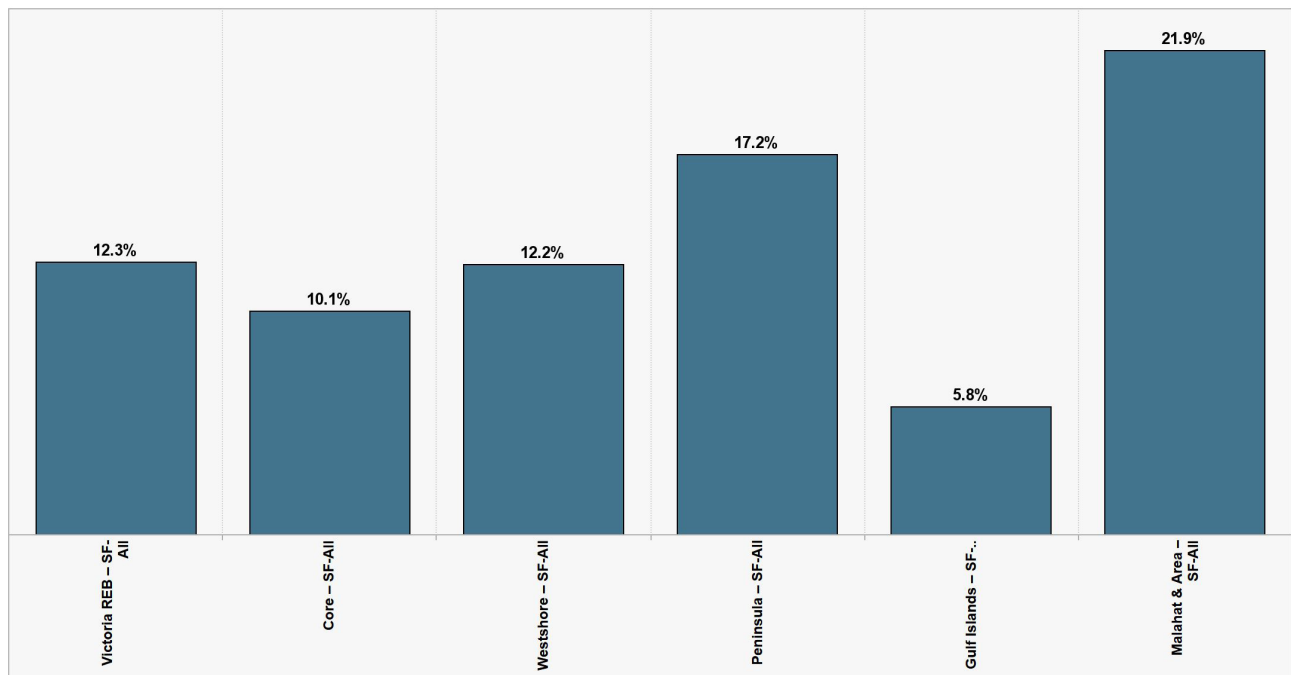
VREB Area Summary

Single Family-All (SF-All)

(All)

% Difference from 12 Months Ago (March 2020 to March 2021)

Select Timeframe: 12 Months Ago

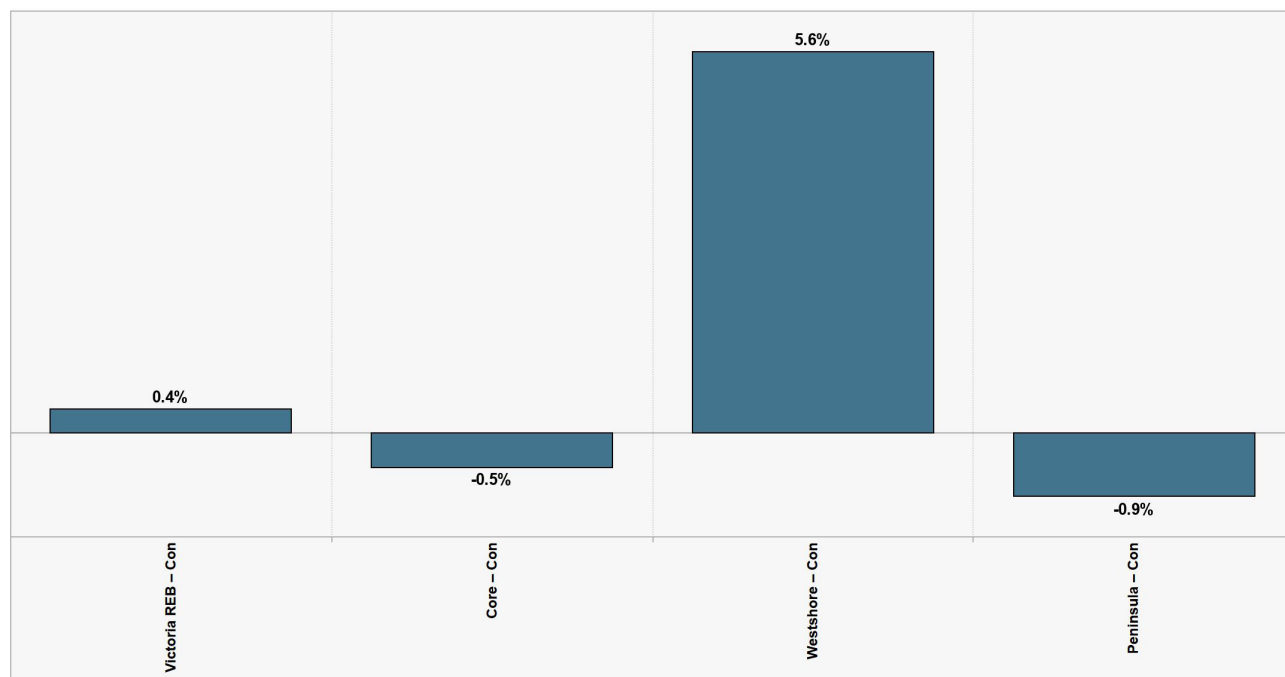


## MLS® HPI benchmark and value - Condominium / Apartments

1. Area Group: VREB Area Summary  
 2. Property Type: Condo Apartment (Con)  
 3. Area/Property Type Selection: (All)

% Difference from 12 Months Ago (March 2020 to March 2021)

Select Timeframe: 12 Months Ago



# 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

Single Family-All (SF-All)

### 3. Area/Property Type Selection

All

## Benchmark Price by Timeframe and Property Type

	March 2021	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – SF-All	\$868,700	\$851,200	\$828,400	\$793,000	\$773,400	\$747,300	\$573,100	\$357,100
Victoria – SF-All	\$930,700	\$918,500	\$885,100	\$864,300	\$841,300	\$836,500	\$643,700	\$370,800
Victoria West – SF-All	\$788,900	\$763,600	\$752,800	\$750,900	\$713,900	\$669,600	\$491,700	\$284,200
Oak Bay – SF-All	\$1,352,300	\$1,311,400	\$1,257,900	\$1,189,500	\$1,231,400	\$1,254,000	\$924,000	\$552,000
Esquimalt – SF-All	\$748,800	\$724,500	\$716,300	\$709,900	\$684,200	\$661,100	\$490,000	\$292,400
View Royal – SF-All	\$839,200	\$828,400	\$825,600	\$813,400	\$783,300	\$757,800	\$565,400	\$349,200
Saanich East – SF-All	\$989,000	\$970,500	\$925,100	\$875,800	\$895,500	\$898,700	\$688,800	\$394,500
Saanich West – SF-All	\$850,300	\$829,500	\$811,100	\$781,000	\$768,200	\$733,900	\$556,800	\$329,800
Sooke – SF-All	\$642,100	\$635,500	\$640,500	\$607,200	\$563,400	\$505,700	\$373,100	\$265,000
Langford – SF-All	\$740,400	\$730,800	\$725,300	\$691,700	\$671,700	\$621,500	\$459,200	\$308,000
Metchosin – SF-All	\$1,015,900	\$1,023,700	\$1,022,300	\$960,800	\$981,300	\$930,800	\$646,200	\$455,400
Colwood – SF-All	\$815,000	\$790,300	\$763,400	\$750,800	\$700,900	\$681,900	\$499,900	\$332,600
Highlands – SF-All	\$1,022,900	\$1,029,400	\$969,500	\$861,800	\$852,600	\$832,900	\$661,300	\$437,700
North Saanich – SF-All	\$1,102,300	\$1,077,400	\$1,066,700	\$991,200	\$946,400	\$957,600	\$720,700	\$487,300
Sidney – SF-All	\$766,900	\$733,800	\$741,500	\$701,700	\$660,200	\$676,000	\$503,700	\$321,400
Central Saanich – SF-All	\$923,200	\$922,200	\$871,100	\$830,800	\$768,300	\$743,700	\$578,400	\$357,000
ML Malahat & Area – SF-All	\$695,200	\$676,000	\$652,300	\$614,200	\$570,400	\$540,500	\$426,400	\$282,400
GI Gulf Islands – SF-All	\$576,200	\$550,600	\$534,300	\$535,400	\$544,800	\$440,100	\$355,300	\$291,500

**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

Single Family-All (SF-All)

### 3. Area/Property Type Selection

All

## HPI by Timeframe and Property Type

	March 2021	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – SF-All	243.3	238.4	232.0	222.1	216.6	209.3	160.5	100.0
Victoria – SF-All	251.0	247.7	238.7	233.1	226.9	225.6	173.6	100.0
Victoria West – SF-All	277.6	268.7	264.9	264.2	251.2	235.6	173.0	100.0
Oak Bay – SF-All	245.0	237.6	227.9	215.5	223.1	227.2	167.4	100.0
Esquimalt – SF-All	256.1	247.8	245.0	242.8	234.0	226.1	167.6	100.0
View Royal – SF-All	240.3	237.2	236.4	232.9	224.3	217.0	161.9	100.0
Saanich East – SF-All	250.7	246.0	234.5	222.0	227.0	227.8	174.6	100.0
Saanich West – SF-All	257.8	251.5	245.9	236.8	232.9	222.5	168.8	100.0
Sooke – SF-All	242.3	239.8	241.7	229.1	212.6	190.8	140.8	100.0
Langford – SF-All	240.4	237.3	235.5	224.6	218.1	201.8	149.1	100.0
Metchosin – SF-All	223.1	224.8	224.5	211.0	215.5	204.4	141.9	100.0
Colwood – SF-All	245.0	237.6	229.5	225.7	210.7	205.0	150.3	100.0
Highlands – SF-All	233.7	235.2	221.5	196.9	194.8	190.3	151.1	100.0
North Saanich – SF-All	226.2	221.1	218.9	203.4	194.2	196.5	147.9	100.0
Sidney – SF-All	238.6	228.3	230.7	218.3	205.4	210.3	156.7	100.0
Central Saanich – SF-All	258.6	258.3	244.0	232.7	215.2	208.3	162.0	100.0
ML Malahat & Area – SF-All	246.2	239.4	231.0	217.5	202.0	191.4	151.0	100.0
GI Gulf Islands – SF-All	197.7	188.9	183.3	183.7	186.9	151.0	121.9	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

	March 2021	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	\$521,600	\$514,700	\$505,900	\$502,600	\$519,800	\$487,800	\$329,700	\$203,900
Victoria – Con	\$482,200	\$476,700	\$469,800	\$467,500	\$493,900	\$467,100	\$305,700	\$191,500
Victoria West – Con	\$821,100	\$844,200	\$810,600	\$780,800	\$837,700	\$811,300	\$584,300	\$338,800
Oak Bay – Con	\$620,700	\$611,400	\$607,300	\$596,700	\$635,900	\$518,000	\$362,400	\$253,000
Esquimalt – Con	\$399,400	\$405,800	\$385,500	\$367,900	\$393,200	\$367,000	\$268,300	\$155,700
View Royal – Con	\$551,500	\$538,200	\$527,500	\$536,300	\$527,300	\$487,300	\$354,100	\$210,400
Saanich East – Con	\$466,700	\$462,500	\$456,700	\$454,000	\$456,500	\$416,300	\$285,700	\$169,700
Saanich West – Con	\$443,500	\$436,400	\$430,600	\$432,100	\$428,900	\$417,200	\$279,500	\$161,300
Langford – Con	\$443,800	\$427,300	\$424,900	\$432,100	\$417,300	\$392,500	\$275,600	\$176,600
Colwood – Con	\$443,800	\$429,500	\$426,800	\$432,100	\$433,100	\$390,400	\$279,600	\$171,400
Sidney – Con	\$498,300	\$482,300	\$473,400	\$464,500	\$501,800	\$464,900	\$300,900	\$202,500
Central Saanich – Con	\$479,200	\$459,100	\$456,800	\$448,400	\$487,600	\$462,700	\$317,400	\$205,300

**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

## HPI by Timeframe and Property Type

	March 2021	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	255.8	252.4	248.1	246.5	254.9	239.2	161.7	100.0
Victoria – Con	251.8	248.9	245.3	244.1	257.9	243.9	159.6	100.0
Victoria West – Con	242.4	249.2	239.3	230.5	247.3	239.5	172.5	100.0
Oak Bay – Con	245.3	241.6	240.0	235.8	251.3	204.7	143.2	100.0
Esquimalt – Con	256.5	260.6	247.6	236.3	252.5	235.7	172.3	100.0
View Royal – Con	262.1	255.8	250.7	254.9	250.6	231.6	168.3	100.0
Saanich East – Con	275.1	272.6	269.2	267.6	269.1	245.4	168.4	100.0
Saanich West – Con	275.0	270.6	267.0	267.9	265.9	258.7	173.3	100.0
Langford – Con	251.3	242.0	240.6	244.7	236.3	222.3	156.1	100.0
Colwood – Con	258.9	250.6	249.0	252.1	252.7	227.8	163.1	100.0
Sidney – Con	246.1	238.2	233.8	229.4	247.8	229.6	148.6	100.0
Central Saanich – Con	233.4	223.6	222.5	218.4	237.5	225.4	154.6	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

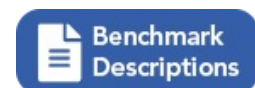
All

## Benchmark Price by Timeframe and Property Type

	March 2021	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	\$644,600	\$634,600	\$627,900	\$612,300	\$593,100	\$562,800	\$432,200	\$278,300
Victoria – Twn	\$708,000	\$700,000	\$704,600	\$672,300	\$652,500	\$592,400	\$443,600	\$287,700
Victoria West – Twn	\$767,300	\$760,900	\$747,000	\$711,100	\$673,200	\$632,400	\$444,000	\$247,600
Esquimalt – Twn	\$600,900	\$588,900	\$588,700	\$582,600	\$563,600	\$532,800	\$387,500	\$234,700
View Royal – Twn	\$689,200	\$688,200	\$676,200	\$642,000	\$626,000	\$600,000	\$433,600	\$250,100
Saanich East – Twn	\$768,200	\$745,000	\$739,800	\$725,900	\$703,000	\$668,800	\$505,600	\$322,600
Saanich West – Twn	\$620,300	\$597,100	\$598,500	\$599,500	\$585,400	\$559,000	\$418,800	\$266,600
Sooke – Twn	\$515,700	\$509,300	\$501,600	\$486,500	\$475,000	\$448,600	\$353,400	\$256,100
Langford – Twn	\$533,000	\$527,500	\$516,500	\$507,100	\$501,900	\$465,700	\$369,100	\$261,800
Colwood – Twn	\$651,800	\$652,100	\$636,700	\$621,300	\$631,400	\$588,500	\$453,400	\$334,600
Sidney – Twn	\$667,200	\$647,800	\$635,100	\$642,100	\$593,300	\$558,800	\$418,200	\$269,500
Central Saanich – Twn	\$590,200	\$572,300	\$564,400	\$566,900	\$534,000	\$494,900	\$377,000	\$245,700
ML Malahat & Area – Twn	\$655,300	\$652,400	\$638,400	\$582,000	\$532,900	\$505,100	\$388,000	\$241,900
GI Gulf Islands – Twn	\$724,300	\$725,400	\$728,300	\$632,300	\$500,300	\$500,800	\$366,200	\$266,100

**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

## HPI by Timeframe and Property Type

	March 2021	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	231.6	228.0	225.6	220.0	213.1	202.2	155.3	100.0
Victoria – Twn	246.1	243.3	244.9	233.7	226.8	205.9	154.2	100.0
Victoria West – Twn	309.9	307.3	301.7	287.2	271.9	255.4	179.3	100.0
Esquimalt – Twn	256.0	250.9	250.8	248.2	240.1	227.0	165.1	100.0
View Royal – Twn	275.6	275.2	270.4	256.7	250.3	239.9	173.4	100.0
Saanich East – Twn	238.1	230.9	229.3	225.0	217.9	207.3	156.7	100.0
Saanich West – Twn	232.7	224.0	224.5	224.9	219.6	209.7	157.1	100.0
Sooke – Twn	201.4	198.9	195.9	190.0	185.5	175.2	138.0	100.0
Langford – Twn	203.6	201.5	197.3	193.7	191.7	177.9	141.0	100.0
Colwood – Twn	194.8	194.9	190.3	185.7	188.7	175.9	135.5	100.0
Sidney – Twn	247.6	240.4	235.7	238.3	220.2	207.4	155.2	100.0
Central Saanich – Twn	240.2	232.9	229.7	230.7	217.3	201.4	153.4	100.0
ML Malahat & Area – Twn	270.9	269.7	263.9	240.6	220.3	208.8	160.4	100.0
GI Gulf Islands – Twn	272.2	272.6	273.7	237.6	188.0	188.2	137.6	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](#)

## 1. Area Group

VREB Area Summary

## HPI or Benchmark Price

- ☐ HPI
- ☒ Benchmark Price

## Adding labels

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

## 2. Property Type

Single Family-All (SF-All)

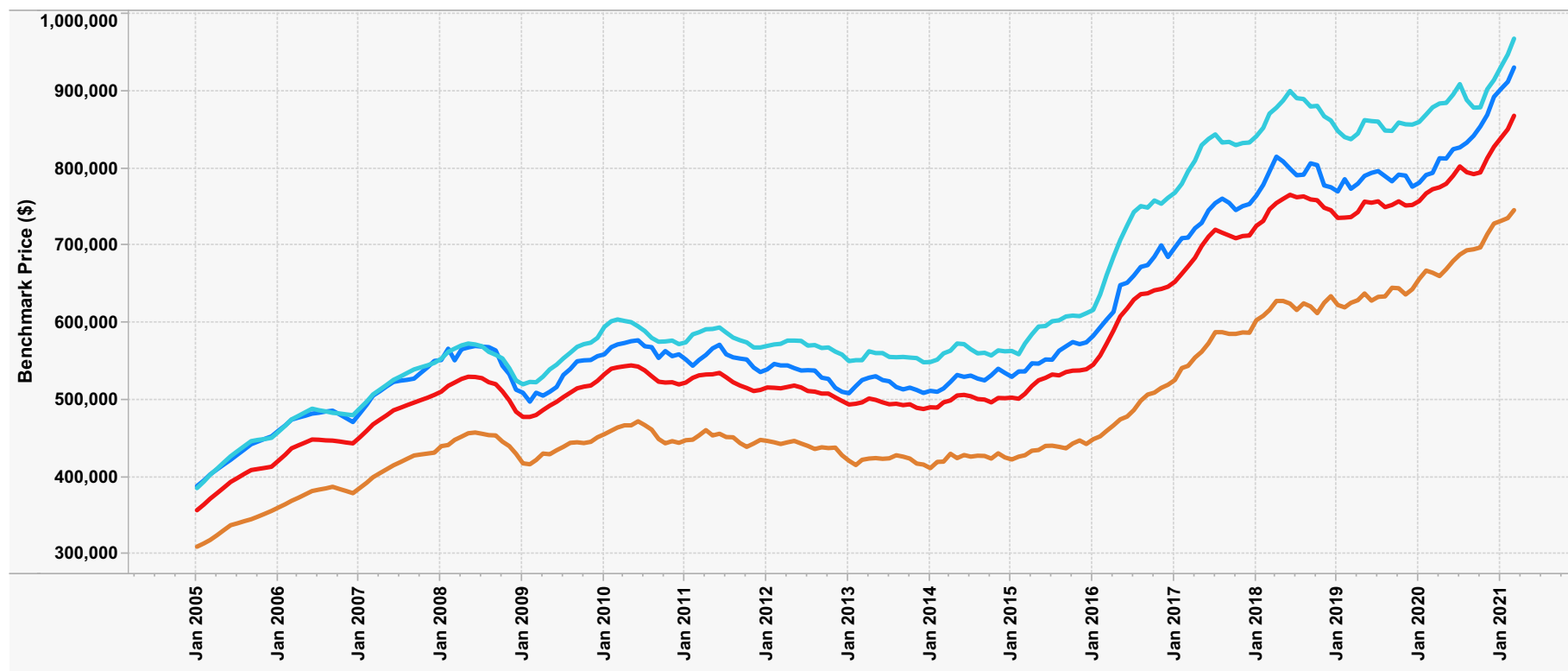
## 3. Area/Property Type Selection

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)

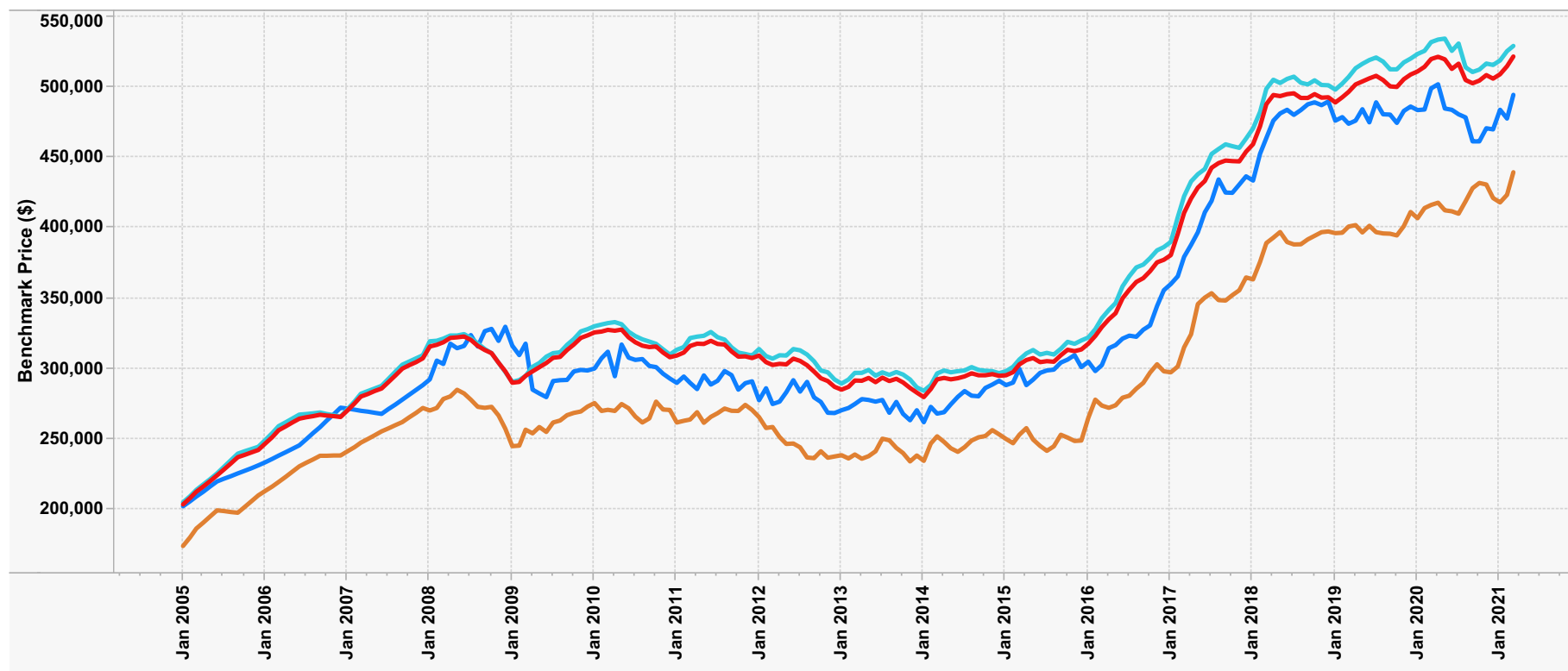
### 3. Area/Property Type Selection

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



### 1. Area Group

VREB Area Summary

### 2. Property Type

Townhouse (Twn)

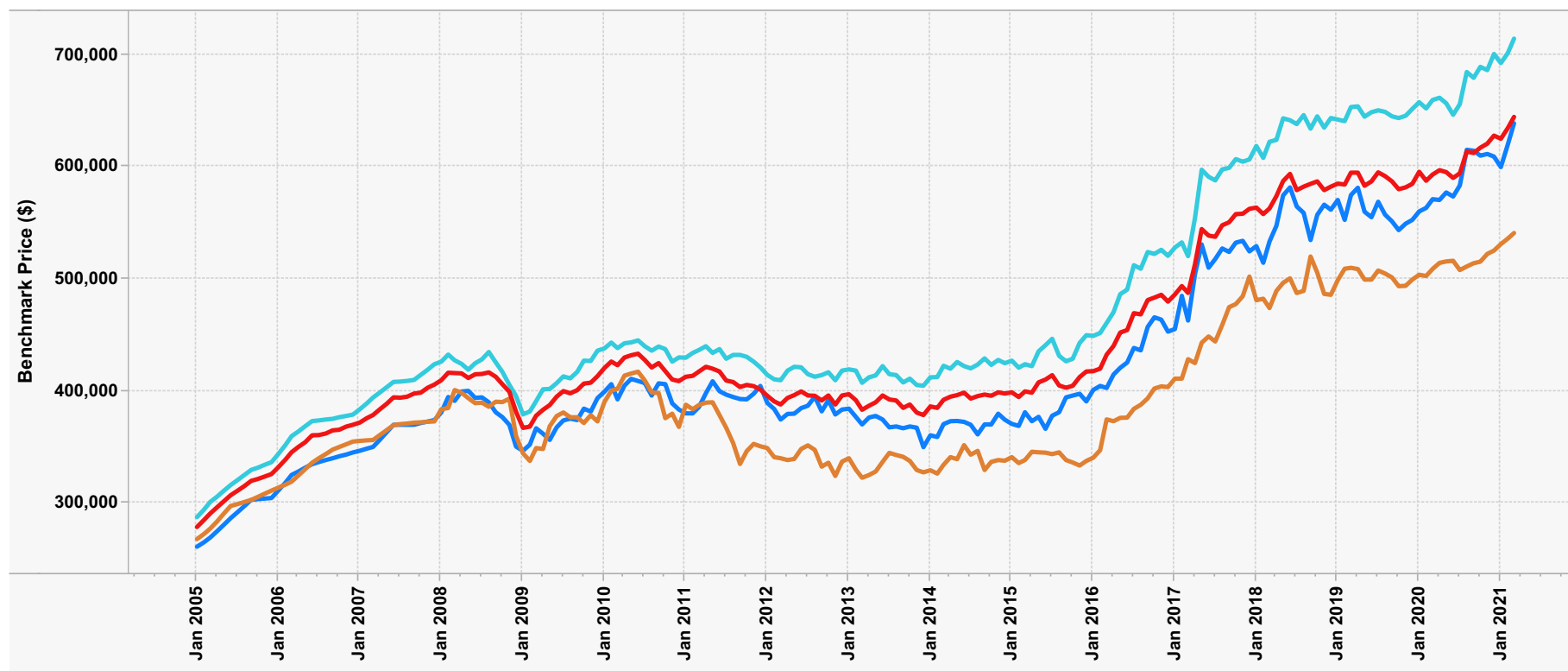
### 3. Area/Property Type Selection

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

## HPI or Benchmark Price

- ☐ HPI
- ☒ Benchmark Price

## Adding labels

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

## 2. Property Type

Multiple values

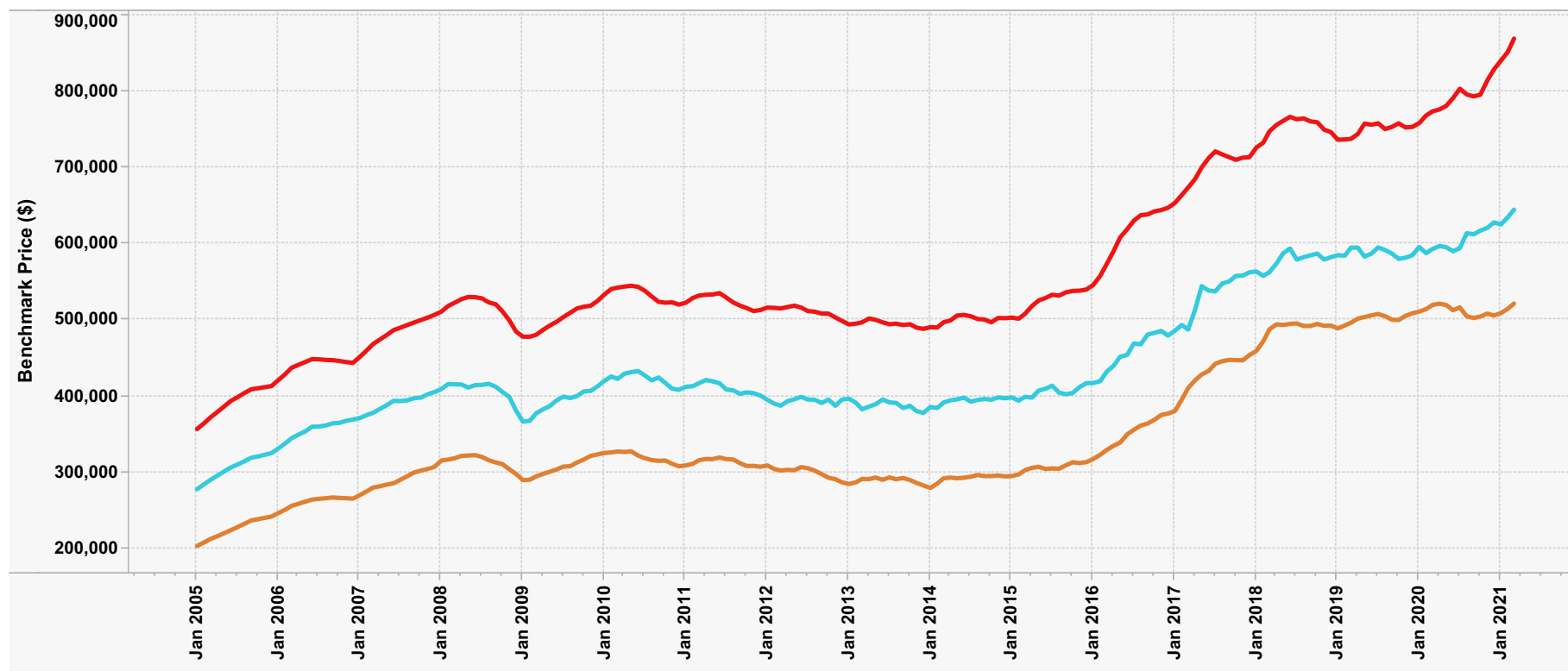
## 3. Area/Property Type Selection

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

March 2021

Produced: 01-Apr-2021

District	Units	Total Volume
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## Residential

### ● Single Family Detached

#### Greater Victoria

Victoria / Victoria West	65	\$86,785,108
Oak Bay	31	\$56,444,000
Esquimalt	16	\$16,011,750
View Royal	16	\$15,277,000
Saanich East	119	\$148,773,328
Saanich West	55	\$56,619,792
Central Saanich	20	\$27,672,000
North Saanich	24	\$38,582,350
Sidney	22	\$20,954,650
Highlands	4	\$3,815,700
Colwood	24	\$22,092,299
Langford	84	\$85,630,958
Metchosin	7	\$10,251,000
Sooke	38	\$33,241,335
Gulf Islands	27	\$29,907,000

Total Greater Victoria	552	\$652,058,270
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#### Other Areas

Malahat & Area	20	\$20,912,608
Upland / Mainland	2	\$2,450,000

Total Other Areas	22	\$23,362,608
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Total Single Family Detached	574	\$675,420,878
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### ● Condo Apartment

#### Greater Victoria

Victoria / Victoria West	176	\$104,279,749
Oak Bay	12	\$9,063,900
Esquimalt	14	\$6,221,800
View Royal	16	\$8,971,570
Saanich East	38	\$18,500,450
Saanich West	21	\$9,437,900
Central Saanich	8	\$4,226,400
Sidney	24	\$14,551,100
Colwood	9	\$4,782,000
Langford	52	\$25,788,627
Sooke	6	\$2,761,077
Gulf Islands	1	\$325,000

Total Greater Victoria	377	\$208,909,573
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Total Condo Apartment	377	\$208,909,573
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# Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

March 2021

Produced: 01-Apr-2021

District	Units	Total Volume
● Row/Townhouse		
Greater Victoria		
Victoria / Victoria West	28	\$21,525,795
Esquimalt	4	\$2,659,500
View Royal	5	\$3,728,800
Saanich East	20	\$15,590,828
Saanich West	5	\$3,758,349
Central Saanich	6	\$4,619,900
Sidney	5	\$3,611,500
Colwood	4	\$2,507,600
Langford	42	\$26,739,558
Sooke	16	\$8,866,595
Gulf Islands	5	\$2,187,600
Total Greater Victoria	140	\$95,796,025
Total Row/Townhouse	140	\$95,796,025
● Manufactured Home		
Greater Victoria		
View Royal	2	\$534,000
Central Saanich	7	\$2,083,000
North Saanich	1	\$5,380,000
Sidney	3	\$1,477,000
Langford	2	\$445,900
Sooke	1	\$249,500
Total Greater Victoria	16	\$10,169,400
Other Areas		
Malahat & Area	3	\$610,000
Total Other Areas	3	\$610,000
Total Manufactured Home	19	\$10,779,400
Total Residential	1110	\$990,905,876

# Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

March 2021

Produced: 01-Apr-2021

District	Units	Total Volume
<b>Other Property</b>		
● <b>Lots &amp; Acreage</b>		
Greater Victoria		
Victoria / Victoria West	1	\$1,180,000
Oak Bay	2	\$1,850,000
Saanich East	2	\$3,550,000
North Saanich	1	\$690,000
Colwood	1	\$799,900
Langford	6	\$3,901,000
Sooke	7	\$4,572,500
Gulf Islands	25	\$10,711,200
Total Greater Victoria	45	\$27,254,600
Other Areas		
Malahat & Area	1	\$270,000
Total Other Areas	1	\$270,000
Total Lots & Acreage	46	\$27,524,600
● <b>Other Commercial Properties</b>		
	17	\$19,124,617
<b>Grand Totals</b>	1173	\$1,037,555,093

# Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

March 2021

Produced: 01-Apr-2021

District	Units	Total Volume
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## Residential

### ● Single Family Detached

#### Greater Victoria

Victoria	62	\$81,437,987
Victoria West	2	\$1,847,121
Oak Bay	31	\$56,444,000
Esquimalt	15	\$14,411,750
View Royal	16	\$15,277,000
Saanich East	119	\$148,773,328
Saanich West	54	\$54,209,792
Central Saanich	19	\$22,122,000
North Saanich	20	\$25,331,600
Sidney	22	\$20,954,650
Highlands	4	\$3,815,700
Colwood	23	\$20,762,299
Langford	83	\$84,190,958
Metchosin	7	\$10,251,000
Sooke	36	\$29,311,335
Gulf Islands	22	\$22,656,000
Waterfront (all districts)	17	\$40,261,750

Total Greater Victoria	552	\$652,058,270
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#### Other Areas

Malahat & Area	18	\$17,592,708
Upland / Mainland	1	\$750,000
Waterfront (all districts)	3	\$5,019,900

Total Other Areas	22	\$23,362,608
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Total Single Family Detached	574	\$675,420,878
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### ● Condo Apartment

#### Greater Victoria

Victoria	145	\$82,676,449
Victoria West	22	\$16,938,800
Oak Bay	10	\$6,893,900
Esquimalt	13	\$5,663,800
View Royal	14	\$7,536,570
Saanich East	38	\$18,500,450
Saanich West	17	\$7,660,500
Central Saanich	7	\$3,691,400
Sidney	23	\$13,702,100
Colwood	9	\$4,782,000
Langford	52	\$25,788,627
Sooke	1	\$304,500
Gulf Islands	1	\$325,000
Waterfront (all districts)	25	\$14,445,477

Total Greater Victoria	377	\$208,909,573
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Total Condo Apartment	377	\$208,909,573
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## Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

March 2021

Produced: 01-Apr-2021

District	Units	Total Volume
● Row/Townhouse		
Greater Victoria		
Victoria	13	\$10,209,795
Victoria West	15	\$11,316,000
Esquimalt	4	\$2,659,500
View Royal	3	\$2,148,900
Saanich East	20	\$15,590,828
Saanich West	5	\$3,758,349
Central Saanich	5	\$3,589,900
Sidney	4	\$2,463,500
Colwood	4	\$2,507,600
Langford	42	\$26,739,558
Sooke	16	\$8,866,595
Gulf Islands	4	\$2,047,600
Waterfront (all districts)	5	\$3,897,900
Total Greater Victoria	140	\$95,796,025
Total Row/Townhouse	140	\$95,796,025
● Manufactured Home		
Greater Victoria		
View Royal	2	\$534,000
Central Saanich	7	\$2,083,000
North Saanich	1	\$5,380,000
Sidney	3	\$1,477,000
Langford	2	\$445,900
Sooke	1	\$249,500
Total Greater Victoria	16	\$10,169,400
Other Areas		
Malahat & Area	3	\$610,000
Total Other Areas	3	\$610,000
Total Manufactured Home	19	\$10,779,400
Total Residential	1110	\$990,905,876

## Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

March 2021

Produced: 01-Apr-2021

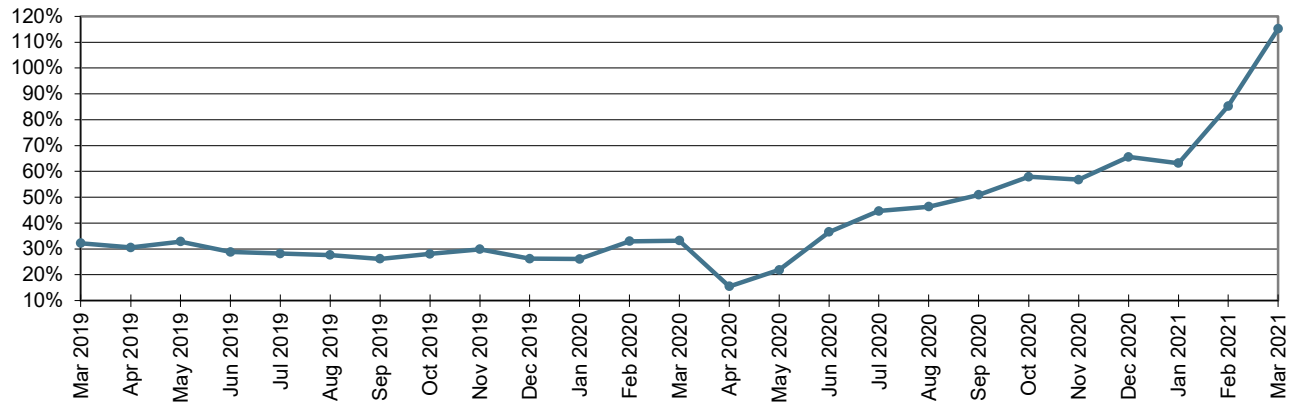
District	Units	Total Volume
<b>Other Property</b>		
● <b>Lots &amp; Acreage</b>		
Greater Victoria		
Victoria / Victoria West	1	\$1,180,000
Oak Bay	2	\$1,850,000
Saanich East	2	\$3,550,000
North Saanich	1	\$690,000
Colwood	1	\$799,900
Langford	6	\$3,901,000
Sooke	7	\$4,572,500
Gulf Islands	25	\$10,711,200
Total Greater Victoria	45	\$27,254,600
Other Areas		
Malahat & Area	1	\$270,000
Total Other Areas	1	\$270,000
Total Lots & Acreage	46	\$27,524,600
● <b>Other Commercial Properties</b>		
	17	\$19,124,617
<b>Grand Totals</b>	1173	\$1,037,555,093

## Sales to Active Listings Ratio

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

March 2021

Produced: 01-Apr-2021



### 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

March 2021

Produced: 01-Apr-2021

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Single Family - Residential</b>						
Units Listed	567	419	35 %	1189	1085	10 %
Units Sold	468	259	81 %	1000	650	54 %
Sell/List Ratio	83 %	62 %		84 %	60 %	
Sales Dollars	\$527,624,057	\$224,462,392	135 %	\$1,123,145,392	\$564,232,854	99 %
Average Price / Unit	\$1,127,402	\$866,650	30 %	\$1,123,145	\$868,051	29 %
Price Ratio	105 %	99 %		103 %	98 %	
Days To Sell	15	29	-50 %	23	42	-46 %
Active Listings at Month End	292	619	-53 %			
<b>Single Family - Residential Waterfront</b>						
Units Listed	31	44	-30 %	83	110	-25 %
Units Sold	20	13	54 %	61	41	49 %
Sell/List Ratio	65 %	30 %		73 %	37 %	
Sales Dollars	\$45,281,650	\$32,164,888	41 %	\$127,827,550	\$70,723,263	81 %
Average Price / Unit	\$2,264,083	\$2,474,222	-8 %	\$2,095,534	\$1,724,958	21 %
Price Ratio	99 %	94 %		97 %	94 %	
Days To Sell	46	136	-66 %	79	110	-28 %
Active Listings at Month End	46	148	-69 %			
<b>Single Family - Residential Acreage</b>						
Units Listed	61	49	24 %	120	104	15 %
Units Sold	42	19	121 %	94	54	74 %
Sell/List Ratio	69 %	39 %		78 %	52 %	
Sales Dollars	\$61,166,808	\$22,987,325	166 %	\$151,106,608	\$60,011,625	152 %
Average Price / Unit	\$1,456,353	\$1,209,859	20 %	\$1,607,517	\$1,111,326	45 %
Price Ratio	102 %	97 %		100 %	96 %	
Days To Sell	51	101	-49 %	63	99	-36 %
Active Listings at Month End	61	102	-40 %			
<b>Condo Apartment</b>						
Units Listed	419	335	25 %	1098	948	16 %
Units Sold	377	178	112 %	883	471	87 %
Sell/List Ratio	90 %	53 %		80 %	50 %	
Sales Dollars	\$208,909,573	\$88,820,201	135 %	\$472,203,604	\$233,832,725	102 %
Average Price / Unit	\$554,137	\$498,990	11 %	\$534,772	\$496,460	8 %
Price Ratio	100 %	98 %		100 %	98 %	
Days To Sell	29	31	-8 %	33	37	-12 %
Active Listings at Month End	385	590	-35 %			

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

March 2021

Produced: 01-Apr-2021

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Row/Townhouse</b>						
Units Listed	157	101	55 %	390	341	14 %
Units Sold	140	78	79 %	307	206	49 %
Sell/List Ratio	89 %	77 %		79 %	60 %	
Sales Dollars	\$95,796,025	\$46,395,987	106 %	\$207,444,696	\$123,362,754	68 %
Average Price / Unit	\$684,257	\$594,820	15 %	\$675,716	\$598,848	13 %
Price Ratio	102 %	99 %		102 %	99 %	
Days To Sell	24	29	-19 %	29	47	-38 %
Active Listings at Month End	114	193	-41 %			
<b>Half Duplex (Up and Down)</b>						
Units Listed	4	1	300 %	6	2	200 %
Units Sold	2	0	%	4	1	300 %
Sell/List Ratio	50 %	0 %		67 %	50 %	
Sales Dollars	\$2,438,900	\$0	%	\$4,573,900	\$321,000	1325 %
Average Price / Unit	\$1,219,450		%	\$1,143,475	\$321,000	256 %
Price Ratio	105 %	%		101 %	94 %	
Days To Sell	12		%	17	64	-74 %
Active Listings at Month End	2	2	0 %			
<b>Half Duplex (Side by Side)</b>						
Units Listed	37	13	185 %	85	27	215 %
Units Sold	31	8	288 %	72	13	454 %
Sell/List Ratio	84 %	62 %		85 %	48 %	
Sales Dollars	\$27,697,692	\$5,136,000	439 %	\$54,363,755	\$8,400,000	547 %
Average Price / Unit	\$893,474	\$642,000	39 %	\$755,052	\$646,154	17 %
Price Ratio	105 %	99 %		104 %	99 %	
Days To Sell	17	17	-2 %	25	30	-17 %
Active Listings at Month End	22	15	47 %			
<b>Half Duplex (Front and Back)</b>						
Units Listed	7	0	%	12	4	200 %
Units Sold	1	0	%	7	4	75 %
Sell/List Ratio	14 %	%		58 %	100 %	
Sales Dollars	\$1,020,000	\$0	%	\$6,112,350	\$2,525,400	142 %
Average Price / Unit	\$1,020,000		%	\$873,193	\$631,350	38 %
Price Ratio	105 %	%		100 %	99 %	
Days To Sell	20		%	22	42	-48 %
Active Listings at Month End	6	2	200 %			



# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

March 2021

Produced: 01-Apr-2021

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Recreational</b>						
Units Listed	2	3	-33 %	7	6	17 %
Units Sold	1	0	%	8	2	300 %
Sell/List Ratio	50 %	0 %		114 %	33 %	
Sales Dollars	\$39,000	\$0	%	\$1,152,000	\$98,500	1070 %
Average Price / Unit	\$39,000		%	\$144,000	\$49,250	192 %
Price Ratio	98 %	%		96 %	90 %	
Days To Sell	257		%	455	251	81 %
Active Listings at Month End	8	15	-47 %			
<b>Manufactured Home</b>						
Units Listed	31	18	72 %	61	53	15 %
Units Sold	19	15	27 %	46	35	31 %
Sell/List Ratio	61 %	83 %		75 %	66 %	
Sales Dollars	\$10,779,400	\$2,912,425	270 %	\$19,985,701	\$6,464,225	209 %
Average Price / Unit	\$567,337	\$194,162	192 %	\$434,472	\$184,692	135 %
Price Ratio	102 %	95 %		99 %	95 %	
Days To Sell	37	71	-48 %	47	69	-31 %
Active Listings at Month End	28	32	-13 %			
<b>Residential Lots</b>						
Units Listed	26	20	30 %	70	78	-10 %
Units Sold	24	13	85 %	80	40	100 %
Sell/List Ratio	92 %	65 %		114 %	51 %	
Sales Dollars	\$11,711,700	\$8,458,900	38 %	\$36,649,195	\$19,439,374	89 %
Average Price / Unit	\$487,988	\$650,685	-25 %	\$458,115	\$485,984	-6 %
Price Ratio	102 %	101 %		99 %	101 %	
Days To Sell	87	103	-16 %	116	155	-26 %
Active Listings at Month End	43	122	-65 %			
<b>Residential Lots - Waterfront</b>						
Units Listed	0	8	-100 %	11	23	-52 %
Units Sold	5	0	%	16	2	700 %
Sell/List Ratio	%	0 %		145 %	9 %	
Sales Dollars	\$2,418,900	\$0	%	\$8,354,795	\$1,603,125	421 %
Average Price / Unit	\$483,780		%	\$522,175	\$801,563	-35 %
Price Ratio	95 %	%		97 %	89 %	
Days To Sell	21		%	218	500	-56 %
Active Listings at Month End	8	34	-76 %			

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

March 2021

Produced: 01-Apr-2021

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Residential Acreage</b>						
Units Listed	12	13	-8 %	33	45	-27 %
Units Sold	8	7	14 %	29	16	81 %
Sell/List Ratio	67 %	54 %		88 %	36 %	
Sales Dollars	\$5,959,000	\$2,355,500	153 %	\$16,951,780	\$10,594,500	60 %
Average Price / Unit	\$744,875	\$336,500	121 %	\$584,544	\$662,156	-12 %
Price Ratio	100 %	95 %		98 %	94 %	
Days To Sell	101	122	-18 %	105	125	-16 %
Active Listings at Month End	35	79	-56 %			
<b>Residential Acreage - Waterfront</b>						
Units Listed	3	6	-50 %	8	12	-33 %
Units Sold	9	1	800 %	15	5	200 %
Sell/List Ratio	300 %	17 %		188 %	42 %	
Sales Dollars	\$7,435,000	\$3,500,082	112 %	\$11,170,000	\$5,269,082	112 %
Average Price / Unit	\$826,111	\$3,500,082	-76 %	\$744,667	\$1,053,816	-29 %
Price Ratio	94 %	83 %		95 %	87 %	
Days To Sell	291	312	-7 %	264	138	91 %
Active Listings at Month End	11	26	-58 %			
<b>Revenue - Duplex/Triplex</b>						
Units Listed	15	4	275 %	30	15	100 %
Units Sold	9	6	50 %	15	11	36 %
Sell/List Ratio	60 %	150 %		50 %	73 %	
Sales Dollars	\$10,152,771	\$5,886,950	72 %	\$17,735,671	\$10,557,950	68 %
Average Price / Unit	\$1,128,086	\$981,158	15 %	\$1,182,378	\$959,814	23 %
Price Ratio	104 %	95 %		102 %	97 %	
Days To Sell	12	22	-44 %	17	39	-56 %
Active Listings at Month End	10	5	100 %			
<b>Revenue - Multi Units</b>						
Units Listed	9	4	125 %	20	8	150 %
Units Sold	6	0	%	12	0	%
Sell/List Ratio	67 %	0 %		60 %	0 %	
Sales Dollars	\$14,717,500	\$0	%	\$27,169,500	\$0	%
Average Price / Unit	\$2,452,917		%	\$2,264,125		%
Price Ratio	92 %	%		96 %	%	
Days To Sell	34		%	53		%
Active Listings at Month End	17	11	55 %			

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

March 2021

Produced: 01-Apr-2021

	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	4	-100 %
Units Sold	0	0	%	0	1	-100 %
Sell/List Ratio	%	%		%	25 %	
Sales Dollars	\$0	\$0	%	\$0	\$5,600,000	-100 %
Average Price / Unit			%		\$5,600,000	%
Price Ratio	%	%		%	95 %	
Days To Sell			%		114	%
Active Listings at Month End	0	5	-100 %			
<b>Revenue - Commercial</b>						
Units Listed	5	8	-38 %	15	20	-25 %
Units Sold	3	4	-25 %	5	7	-29 %
Sell/List Ratio	60 %	50 %		33 %	35 %	
Sales Dollars	\$3,567,000	\$3,621,000	-1 %	\$8,082,756	\$5,525,900	46 %
Average Price / Unit	\$1,189,000	\$905,250	31 %	\$1,616,551	\$789,414	105 %
Price Ratio	97 %	94 %		99 %	95 %	
Days To Sell	224	119	88 %	152	101	51 %
Active Listings at Month End	32	40	-20 %			
<b>Revenue - Industrial</b>						
Units Listed	1	0	%	10	1	900 %
Units Sold	0	0	%	6	0	%
Sell/List Ratio	%	%		60 %	0 %	
Sales Dollars	\$0	\$0	%	\$7,886,668	\$0	%
Average Price / Unit			%	\$1,314,445		%
Price Ratio	%	%		97 %	%	
Days To Sell			%	47		%
Active Listings at Month End	9	1	800 %			
<b>Business with Land &amp; Building</b>						
Units Listed	0	6	-100 %	2	24	-92 %
Units Sold	0	2	-100 %	0	7	-100 %
Sell/List Ratio	%	33 %		0 %	29 %	
Sales Dollars	\$0	\$496,961	-100 %	\$0	\$9,977,961	-100 %
Average Price / Unit		\$248,480	%		\$1,425,423	%
Price Ratio	%	104 %		%	90 %	
Days To Sell		46	%		198	%
Active Listings at Month End	4	33	-88 %			

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

March 2021

Produced: 01-Apr-2021

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Business Only</b>						
Units Listed	9	13	-31 %	24	42	-43 %
Units Sold	2	4	-50 %	5	9	-44 %
Sell/List Ratio	22 %	31 %		21 %	21 %	
Sales Dollars	\$840,000	\$685,000	23 %	\$1,331,500	\$1,001,000	33 %
Average Price / Unit	\$420,000	\$171,250	145 %	\$266,300	\$111,222	139 %
Price Ratio	93 %	90 %		89 %	87 %	
Days To Sell	134	102	31 %	165	107	55 %
Active Listings at Month End	35	64	-45 %			
<b>Motel/Hotel</b>						
Units Listed	0	1	-100 %	0	2	-100 %
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	0	4	-100 %			
<b>Lease - Office</b>						
Units Listed	10	0	%	35	10	250 %
Units Sold	5	0	%	7	2	250 %
Sell/List Ratio	50 %	%		20 %	20 %	
Sales Dollars	\$95	\$0	%	\$1,869	\$40	4573 %
Average Price / Unit	\$19		%	\$267	\$20	1235 %
Price Ratio	98 %	%		96 %	%	
Days To Sell	139		%	115	402	-71 %
Active Listings at Month End	77	26	196 %			
<b>Lease - Retail</b>						
Units Listed	7	4	75 %	23	13	77 %
Units Sold	1	1	0 %	8	5	60 %
Sell/List Ratio	14 %	25 %		35 %	38 %	
Sales Dollars	\$22	\$42	-48 %	\$8,412	\$101	8242 %
Average Price / Unit	\$22	\$42	-48 %	\$1,051	\$20	5114 %
Price Ratio	92 %	%		92 %	%	
Days To Sell	141	29	386 %	145	286	-49 %
Active Listings at Month End	41	25	64 %			

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

March 2021

Produced: 01-Apr-2021

	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	2	0	%	8	0	%
Units Sold	0	0	%	0	0	%
Sell/List Ratio	%	%		0 %	%	
Sales Dollars	\$0	\$0	%	\$0	\$0	%
Average Price / Unit			%			%
Price Ratio	%	%		%	%	
Days To Sell			%			%
Active Listings at Month End	9	0	%			
<b>Lease - Other</b>						
Units Listed	1	12	-92 %	1	26	-96 %
Units Sold	0	0	%	0	0	%
Sell/List Ratio	%	0 %		0 %	0 %	
Sales Dollars	\$0	\$0	%	\$0	\$0	%
Average Price / Unit			%			%
Price Ratio	%	%		%	%	
Days To Sell			%			%
Active Listings at Month End	5	43	-88 %			
<b>Commercial Land</b>						
Units Listed	3	2	50 %	4	9	-56 %
Units Sold	0	0	%	2	0	%
Sell/List Ratio	%	0 %		50 %	0 %	
Sales Dollars	\$0	\$0	%	\$2,312,500	\$0	%
Average Price / Unit			%	\$1,156,250		%
Price Ratio	%	%		88 %	%	
Days To Sell			%	529		%
Active Listings at Month End	10	16	-38 %			

## Monthly Comparative Activity By Property Type

*Includes All MLS® Property Types*

**March 2021**

*Produced: 01-Apr-2021*

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Grand Totals</b>						
Units Listed	1419	1084	31 %	3345	3012	11 %
Units Sold	1173	608	93 %	2682	1582	70 %
Sell/List Ratio	83 %	56 %		80 %	53 %	
Sales Dollars	\$1,037,555,093	\$447,883,653	132 %	\$2,305,570,202	\$1,139,541,378	102 %
Average Price / Unit	\$884,531	\$736,651	20 %	\$859,646	\$720,317	19 %
Price Ratio	103 %	98 %		101 %	98 %	
Days To Sell	28	39	-28 %	39	53	-26 %
Active Listings at Month End	1310	2252	-42 %			