

May 3, 2021

Housing in Greater Victoria remains in high demand

“Comparing last year’s April market to 2021 does not provide us any real insight into long term market trends,” said Victoria Real Estate Board President David Langlois. “Instead of comparing to last year’s numbers, we need to look at years before the pandemic to see how April 2021 compares to average. In the most recent five years pre-pandemic, the average number of sales in the month of April was 896. April 2016 holds the record for sales with 1,286 properties sold. The five-year average for active listings was 2,596, so we sit at more than one thousand homes fewer than a recent average level of inventory.”

A total of 1,116 properties sold in the Victoria Real Estate Board region this April, 288.9 per cent more than the 287 properties sold in April 2020, but 4.9 per cent fewer than the previous month of March. Sales of condominiums were up 353.4 per cent from April 2020 with 331 units sold. 12.2 per cent fewer condominiums sold in April 2021 than in the previous month of March. Sales of single family homes were up 246 per cent from April 2020 with 564 sold. 1.7 per cent fewer single family homes sold in April 2021 than in the previous month of March.

There were 1,454 active listings for sale on the Victoria Real Estate Board Multiple Listing Service® at the end of April 2021, 36.9 per cent fewer properties than the total available at the end of April 2020 and 11 per cent more than the 1,310 active listings for sale at the end of March 2021.

“We’ve seen an imbalance in our market for a quite a few months,” explained Langlois. “Our market is based on supply and demand and there is a disconnect right now with record low supply and high demand. Unfortunately, our housing supply is not as elastic as market demand is. Desire for homes in a certain market can erupt quickly, while building homes takes years. These realities make it hard to bring our market into balance. Efforts by government to dampen demand by making home ownership more expensive through taxes and borrowing limitations do not bring balance. Municipal governments adding costs and time delays to new developments do not bring balance. A commitment to developing our communities over the long term may.”

The Multiple Listing Service® Home Price Index benchmark value for a single family home in the Victoria Core in April 2020 was \$884,600. The benchmark value for the same home in April 2021 increased by 12.6 per cent to \$996,500, a 2.9 per cent increase from the previous month of March. The MLS® HPI benchmark value for a condominium in the Victoria Core in April 2020 was \$533,600, while the benchmark value for the same condominium in April 2021 was \$547,600, a 2.6 per cent increase.

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 1,417 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.

April 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		
	April 2021									March 2021			April 2020		
	Units	LM%	LY%	Average\$	LM%	LY%	Median\$	LM%	LY%	Units	Average\$	Median\$	Units	Average\$	Median\$
Single Family Greater Victoria	543	-1.6%	274.5%	\$1,144,729	-3.1%	30.0%	\$1,008,000	-1.7%	26.8%	552	\$1,181,265	\$1,025,000	145	\$880,851	\$795,000
Single Family Other Areas	21	-4.5%	16.7%	\$1,000,395	-5.8%	42.1%	\$917,500	3.6%	47.8%	22	\$1,061,937	\$885,654	18	\$703,854	\$620,966
Single Family Total All Areas	564	-1.7%	246.0%	\$1,139,355	-3.2%	32.3%	\$1,001,000	-2.1%	29.2%	574	\$1,176,691	\$1,022,000	163	\$861,305	\$775,000
Condo Apartment	331	-12.2%	353.4%	\$534,021	-3.6%	26.7%	\$489,000	0.6%	19.3%	377	\$554,137	\$486,250	73	\$421,512	\$410,000
Row/Townhouse	135	-3.6%	321.9%	\$712,261	4.1%	18.9%	\$690,000	6.2%	19.3%	140	\$684,257	\$649,950	32	\$599,066	\$578,500
Manufactured Home	23	21.1%	228.6%	\$319,900	-43.6%	42.9%	\$335,000	12.0%	179.2%	19	\$567,337	\$299,000	7	\$223,857	\$120,000
Total Residential	1,053	-5.1%	282.9%							1,110			275		
Total Sales	1,116	-4.9%	288.9%							1,173			287		
Active Listings	1,454	11.0%	-36.9%							1,310			2,305		

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

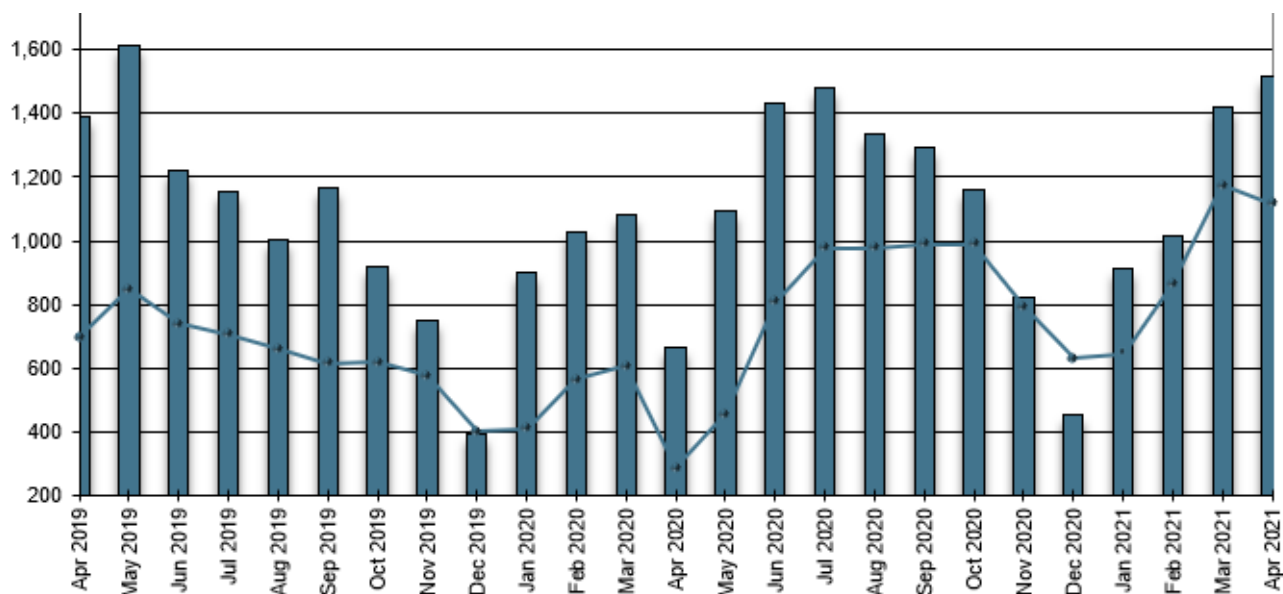
Previous Periods Comparison of MLS® HPI Benchmark Prices and MLS® HPI Index Values

Benchmark Home by Property Type and Region	Apr 2021 Benchmark Price	Mar 2021 Benchmark Price	Apr 2020 Benchmark Price	Apr 2021 Benchmark Index	Mar 2021 Benchmark Index	Apr 2020 Benchmark Index	% Chg from Last Mth	% Chg from Last Yr
Single Family: Greater Victoria	\$897,600	\$868,700	\$775,900	251.4	243.3	217.3	3.3%	15.7%
Single Family: Core	\$996,500	\$968,700	\$884,600	258.3	251.1	229.3	2.9%	12.6%
Single Family: Westshore	\$768,900	\$746,300	\$660,800	248.2	240.9	213.3	3.0%	16.4%
Single Family: Peninsula	\$981,400	\$931,300	\$813,600	252.7	239.8	209.5	5.4%	20.6%
Condo Apartment: Greater Victoria	\$540,400	\$521,600	\$521,400	265.0	255.8	255.7	3.6%	3.6%
Condo Apartment: Core	\$547,600	\$529,100	\$533,600	266.6	257.6	259.8	3.5%	2.6%
Condo Apartment: Westshore	\$463,200	\$439,500	\$417,900	265.6	252.0	239.6	5.4%	10.8%
Condo Apartment: Peninsula	\$501,300	\$494,400	\$501,900	247.4	244.0	247.7	1.4%	(0.1%)
Row/Townhouse: Greater Victoria	\$669,900	\$644,600	\$597,000	240.7	231.6	214.5	3.9%	12.2%
Row/Townhouse: Core	\$735,200	\$714,500	\$661,700	256.1	248.9	230.5	2.9%	11.1%
Row/Townhouse: Westshore	\$569,300	\$540,900	\$514,200	212.8	202.2	192.2	5.3%	10.7%
Row/Townhouse: Peninsula	\$670,700	\$638,900	\$570,400	257.3	245.1	218.8	5.0%	17.6%

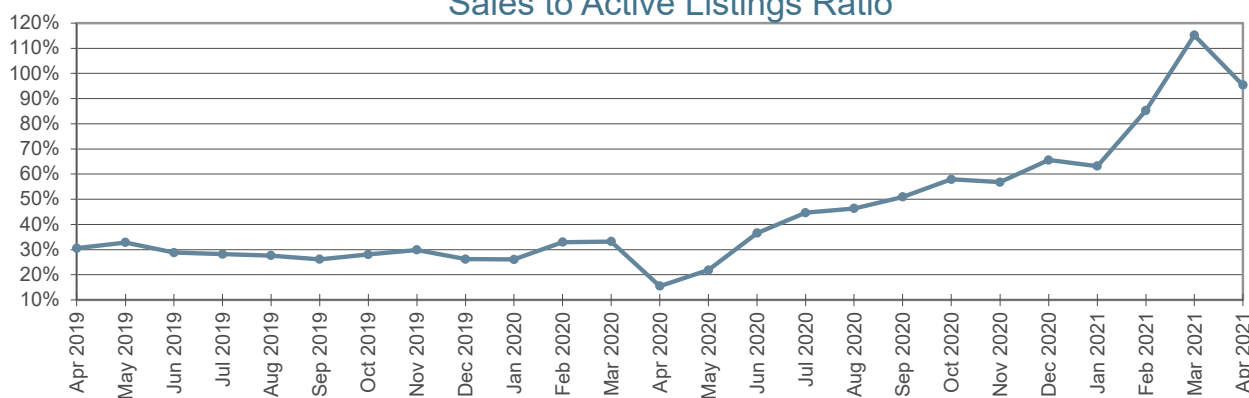
Legend

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

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.

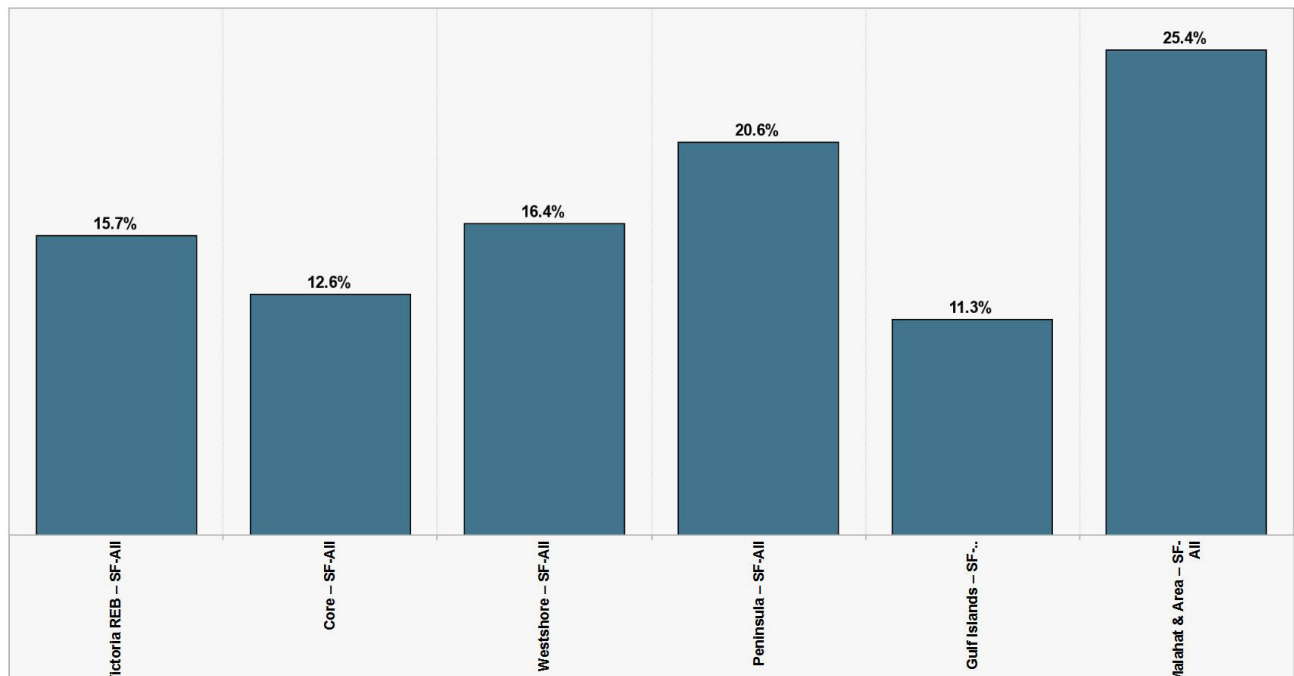
MLS® Home Price Index

[Click here to learn more](#)

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 (April 2020 to April 2021)

Select Timeframe: 12 Months Ago



MLS® HPI benchmark and value - Condominium / Apartments

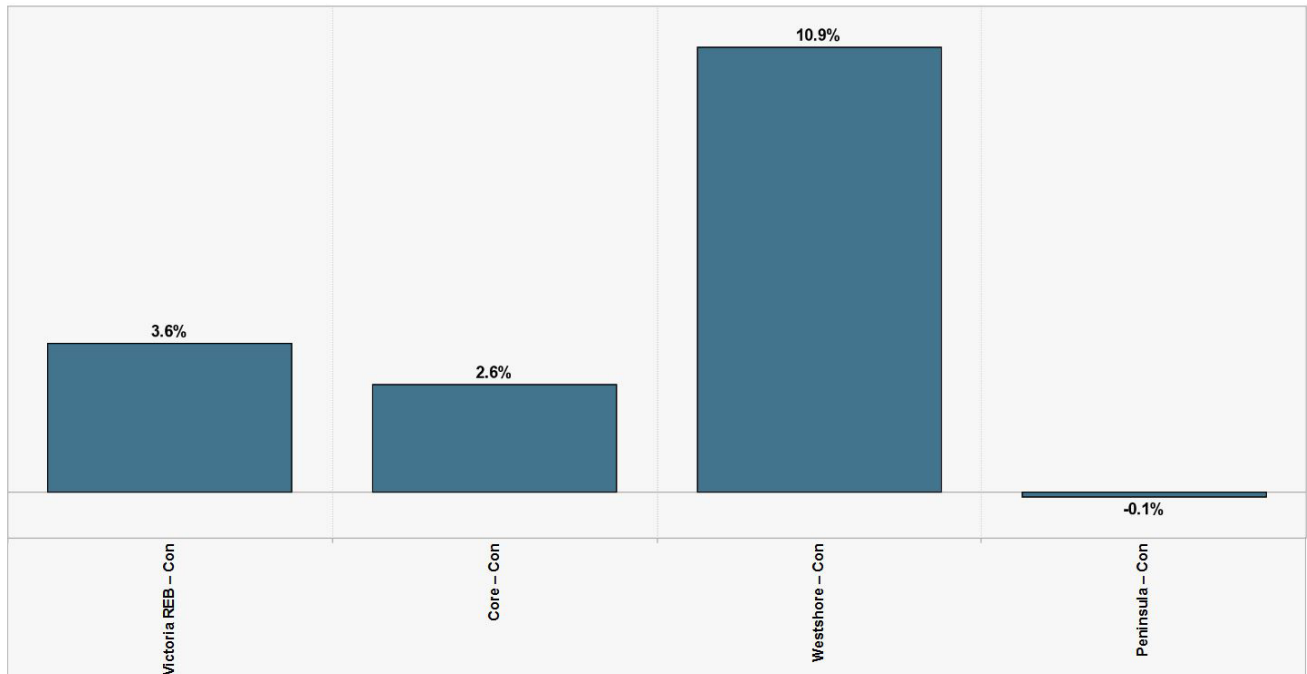
MLS® Home Price Index

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

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

Select Timeframe: 12 Months Ago ▼



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

Benchmark Price by Timeframe and Property Type

	April 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	\$897,600	\$868,700	\$839,800	\$795,200	\$775,900	\$755,500	\$590,200	\$357,100
Victoria – SF-All	\$950,700	\$930,700	\$905,800	\$865,800	\$842,800	\$832,100	\$669,700	\$370,800
Victoria West – SF-All	\$846,900	\$788,900	\$779,600	\$749,400	\$723,300	\$670,700	\$506,700	\$284,200
Oak Bay – SF-All	\$1,386,000	\$1,352,300	\$1,262,300	\$1,188,900	\$1,229,200	\$1,302,100	\$968,100	\$552,000
Esquimalt – SF-All	\$792,400	\$748,800	\$736,800	\$710,800	\$692,700	\$659,600	\$507,000	\$292,400
View Royal – SF-All	\$873,400	\$839,200	\$847,600	\$796,600	\$783,300	\$768,000	\$578,700	\$349,200
Saanich East – SF-All	\$1,016,700	\$989,000	\$941,700	\$880,600	\$897,900	\$907,000	\$713,300	\$394,500
Saanich West – SF-All	\$873,400	\$850,300	\$826,200	\$778,100	\$783,400	\$740,500	\$573,600	\$329,800
Sooke – SF-All	\$672,600	\$642,100	\$640,800	\$607,400	\$555,700	\$521,600	\$377,600	\$265,000
Langford – SF-All	\$757,600	\$740,400	\$728,700	\$698,200	\$667,100	\$632,000	\$465,700	\$308,000
Metchosin – SF-All	\$1,038,300	\$1,015,900	\$1,022,300	\$968,100	\$960,400	\$944,900	\$655,300	\$455,400
Colwood – SF-All	\$840,600	\$815,000	\$768,400	\$737,100	\$702,200	\$686,200	\$511,600	\$332,600
Highlands – SF-All	\$1,047,400	\$1,022,900	\$997,500	\$884,600	\$871,400	\$860,100	\$678,900	\$437,700
North Saanich – SF-All	\$1,167,600	\$1,102,300	\$1,077,000	\$1,010,700	\$974,600	\$982,900	\$736,800	\$487,300
Sidney – SF-All	\$824,800	\$766,900	\$737,400	\$710,400	\$676,600	\$694,900	\$513,000	\$321,400
Central Saanich – SF-All	\$953,600	\$923,200	\$892,500	\$840,800	\$782,200	\$757,200	\$584,400	\$357,000
ML Malahat & Area – SF-All	\$729,700	\$695,200	\$661,000	\$618,100	\$581,700	\$534,300	\$438,200	\$282,400
GI Gulf Islands – SF-All	\$583,200	\$576,200	\$548,600	\$531,400	\$524,100	\$451,800	\$366,700	\$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

	April 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	251.4	243.3	235.2	222.7	217.3	211.6	165.3	100.0
Victoria – SF-All	256.4	251.0	244.3	233.5	227.3	224.4	180.6	100.0
Victoria West – SF-All	298.0	277.6	274.3	263.7	254.5	236.0	178.3	100.0
Oak Bay – SF-All	251.1	245.0	228.7	215.4	222.7	235.9	175.4	100.0
Esquimalt – SF-All	271.0	256.1	252.0	243.1	236.9	225.6	173.4	100.0
View Royal – SF-All	250.1	240.3	242.7	228.1	224.3	219.9	165.7	100.0
Saanich East – SF-All	257.7	250.7	238.7	223.2	227.6	229.9	180.8	100.0
Saanich West – SF-All	264.8	257.8	250.5	235.9	237.5	224.5	173.9	100.0
Sooke – SF-All	253.8	242.3	241.8	229.2	209.7	196.8	142.5	100.0
Langford – SF-All	246.0	240.4	236.6	226.7	216.6	205.2	151.2	100.0
Metchosin – SF-All	228.0	223.1	224.5	212.6	210.9	207.5	143.9	100.0
Colwood – SF-All	252.7	245.0	231.0	221.6	211.1	206.3	153.8	100.0
Highlands – SF-All	239.3	233.7	227.9	202.1	199.1	196.5	155.1	100.0
North Saanich – SF-All	239.6	226.2	221.0	207.4	200.0	201.7	151.2	100.0
Sidney – SF-All	256.6	238.6	229.4	221.0	210.5	216.2	159.6	100.0
Central Saanich – SF-All	267.1	258.6	250.0	235.5	219.1	212.1	163.7	100.0
ML Malahat & Area – SF-All	258.4	246.2	234.1	218.9	206.0	189.2	155.2	100.0
GI Gulf Islands – SF-All	200.1	197.7	188.2	182.3	179.8	155.0	125.8	100.0

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

Source: Victoria Real Estate Board



MLS® Home Price Index

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HPI or Benchmark Price

- ☐ HPI
☒ Benchmark Price

Value or percent change

- ☒ Value
☐ Percent change

1. Area Group

VREB District Summary

2. Property Type

Condo Apartment (Con)

3. Area/Property Type Selection

All

Benchmark Price by Timeframe and Property Type

	April 2021	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	\$540,400	\$521,600	\$509,000	\$504,500	\$521,400	\$494,300	\$335,200	\$203,900
Victoria – Con	\$504,100	\$482,200	\$466,100	\$464,000	\$497,900	\$478,200	\$314,500	\$191,500
Victoria West – Con	\$847,900	\$821,100	\$833,300	\$808,600	\$836,000	\$820,800	\$580,600	\$338,800
Oak Bay – Con	\$599,000	\$620,700	\$611,900	\$595,900	\$639,400	\$528,600	\$361,900	\$253,000
Esquimalt – Con	\$417,000	\$399,400	\$398,800	\$384,800	\$393,000	\$368,400	\$273,300	\$155,700
View Royal – Con	\$578,800	\$551,500	\$530,800	\$538,200	\$527,100	\$494,400	\$352,600	\$210,400
Saanich East – Con	\$473,800	\$466,700	\$464,700	\$454,800	\$455,700	\$414,800	\$285,900	\$169,700
Saanich West – Con	\$455,600	\$443,500	\$437,400	\$434,300	\$426,900	\$411,600	\$285,200	\$161,300
Langford – Con	\$467,800	\$443,800	\$421,700	\$435,800	\$418,000	\$396,100	\$273,500	\$176,600
Colwood – Con	\$465,700	\$443,800	\$424,700	\$437,800	\$439,300	\$395,800	\$279,200	\$171,400
Sidney – Con	\$505,200	\$498,300	\$488,200	\$464,900	\$504,600	\$476,700	\$313,100	\$202,500
Central Saanich – Con	\$487,000	\$479,200	\$467,100	\$447,600	\$491,700	\$477,700	\$327,900	\$205,300

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

Source: Victoria Real Estate Board



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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

	April 2021	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	265.0	255.8	249.6	247.4	255.7	242.4	164.4	100.0
Victoria – Con	263.2	251.8	243.4	242.3	260.0	249.7	164.2	100.0
Victoria West – Con	250.3	242.4	246.0	238.7	246.8	242.3	171.4	100.0
Oak Bay – Con	236.7	245.3	241.8	235.5	252.7	208.9	143.0	100.0
Esquimalt – Con	267.8	256.5	256.1	247.1	252.4	236.6	175.5	100.0
View Royal – Con	275.1	262.1	252.3	255.8	250.5	235.0	167.6	100.0
Saanich East – Con	279.3	275.1	273.9	268.1	268.6	244.5	168.5	100.0
Saanich West – Con	282.5	275.0	271.2	269.3	264.7	255.2	176.8	100.0
Langford – Con	264.9	251.3	238.8	246.8	236.7	224.3	154.9	100.0
Colwood – Con	271.7	258.9	247.8	255.4	256.3	230.9	162.9	100.0
Sidney – Con	249.5	246.1	241.1	229.6	249.2	235.4	154.6	100.0
Central Saanich – Con	237.2	233.4	227.5	218.0	239.5	232.7	159.7	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

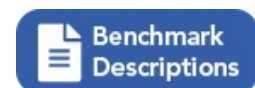
All

Benchmark Price by Timeframe and Property Type

	April 2021	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	\$669,900	\$644,600	\$625,100	\$617,100	\$597,000	\$573,900	\$440,000	\$278,300
Victoria – Twn	\$708,600	\$708,000	\$698,200	\$689,300	\$647,000	\$589,800	\$456,900	\$287,700
Victoria West – Twn	\$795,000	\$767,300	\$737,600	\$731,700	\$692,800	\$622,700	\$447,200	\$247,600
Esquimalt – Twn	\$634,700	\$600,900	\$587,300	\$590,300	\$570,800	\$527,400	\$392,700	\$234,700
View Royal – Twn	\$721,000	\$689,200	\$677,000	\$651,200	\$626,000	\$597,700	\$443,100	\$250,100
Saanich East – Twn	\$792,400	\$768,200	\$728,200	\$729,800	\$704,600	\$680,100	\$514,600	\$322,600
Saanich West – Twn	\$653,400	\$620,300	\$585,400	\$599,300	\$589,900	\$566,500	\$428,900	\$266,600
Sooke – Twn	\$544,400	\$515,700	\$507,500	\$490,900	\$479,900	\$461,900	\$353,900	\$256,100
Langford – Twn	\$560,000	\$533,000	\$522,500	\$506,800	\$506,800	\$481,200	\$367,600	\$261,800
Colwood – Twn	\$686,600	\$651,800	\$642,100	\$630,000	\$639,700	\$602,900	\$452,400	\$334,600
Sidney – Twn	\$699,500	\$667,200	\$627,000	\$638,100	\$591,500	\$572,100	\$428,700	\$269,500
Central Saanich – Twn	\$621,200	\$590,200	\$552,900	\$561,500	\$535,200	\$509,200	\$390,500	\$245,700
ML Malahat & Area – Twn	\$660,900	\$655,300	\$638,400	\$612,200	\$550,300	\$542,800	\$396,700	\$241,900
GI Gulf Islands – Twn	\$729,900	\$724,300	\$723,500	\$661,500	\$522,100	\$520,800	\$386,100	\$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
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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

	April 2021	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	240.7	231.6	224.6	221.7	214.5	206.2	158.1	100.0
Victoria – Twn	246.3	246.1	242.7	239.6	224.9	205.0	158.8	100.0
Victoria West – Twn	321.1	309.9	297.9	295.5	279.8	251.5	180.6	100.0
Esquimalt – Twn	270.4	256.0	250.2	251.5	243.2	224.7	167.3	100.0
View Royal – Twn	288.3	275.6	270.7	260.4	250.3	239.0	177.2	100.0
Saanich East – Twn	245.6	238.1	225.7	226.2	218.4	210.8	159.5	100.0
Saanich West – Twn	245.1	232.7	219.6	224.8	221.3	212.5	160.9	100.0
Sooke – Twn	212.6	201.4	198.2	191.7	187.4	180.4	138.2	100.0
Langford – Twn	213.9	203.6	199.6	193.6	193.6	183.8	140.4	100.0
Colwood – Twn	205.2	194.8	191.9	188.3	191.2	180.2	135.2	100.0
Sidney – Twn	259.6	247.6	232.7	236.8	219.5	212.3	159.1	100.0
Central Saanich – Twn	252.8	240.2	225.0	228.5	217.8	207.2	158.9	100.0
ML Malahat & Area – Twn	273.2	270.9	263.9	253.1	227.5	224.4	164.0	100.0
GI Gulf Islands – Twn	274.3	272.2	271.9	248.6	196.2	195.7	145.1	100.0

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

Single Family-All (SF-All)

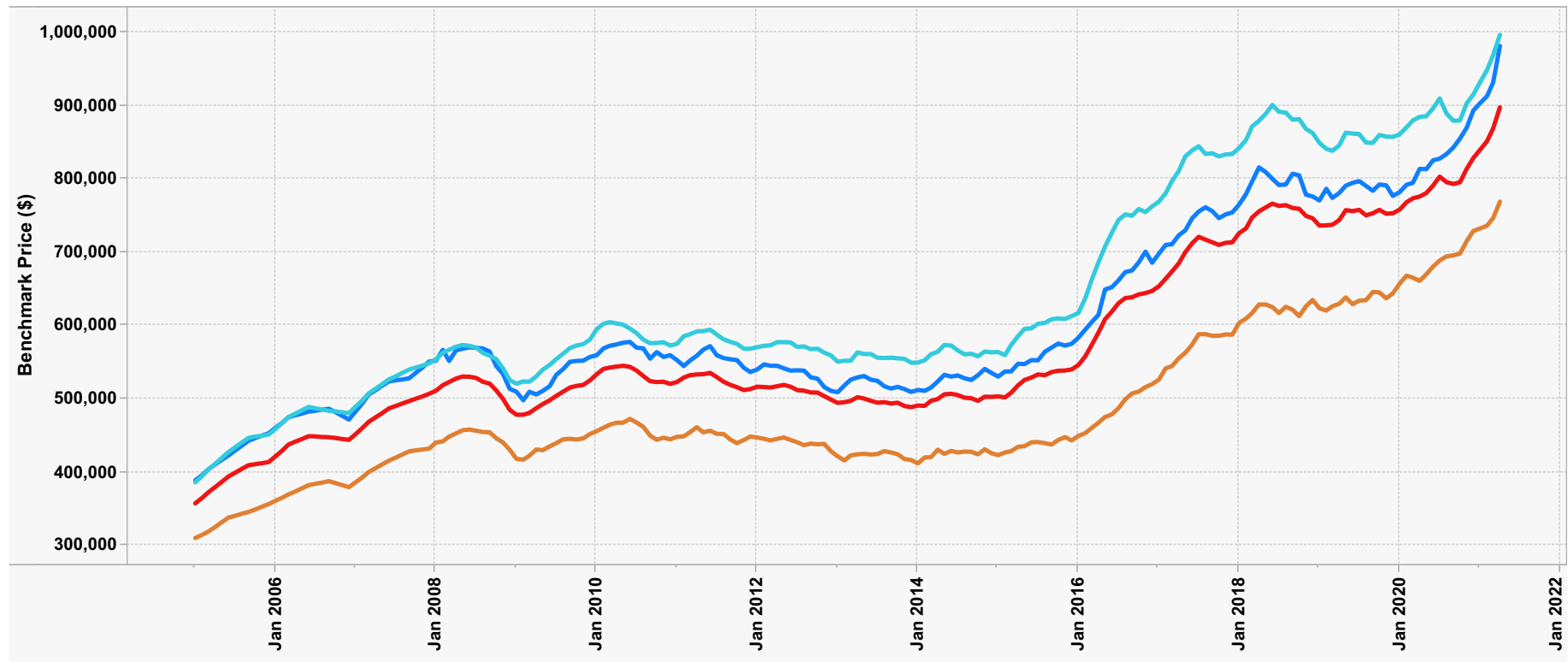
3. Area/Property Type Selection

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)

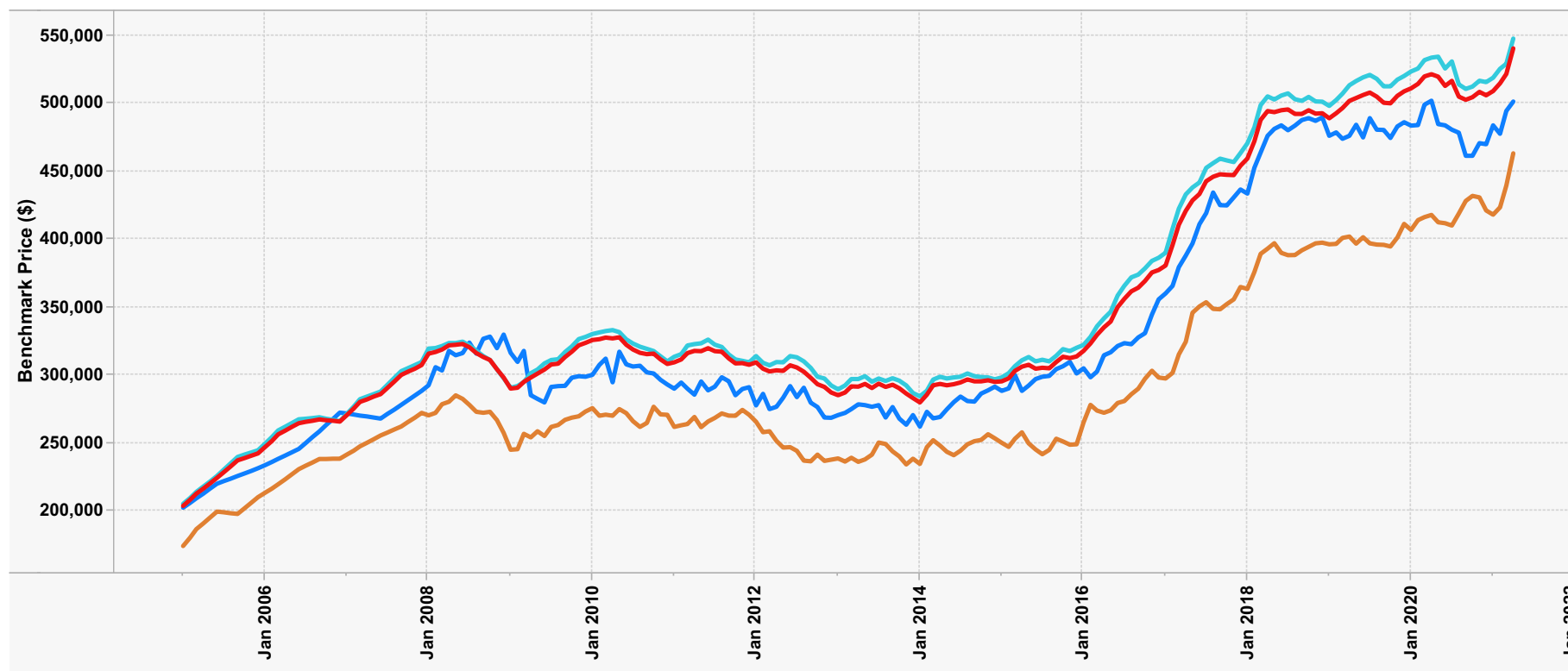
3. Area/Property Type Selection

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

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

Townhouse (Twn)

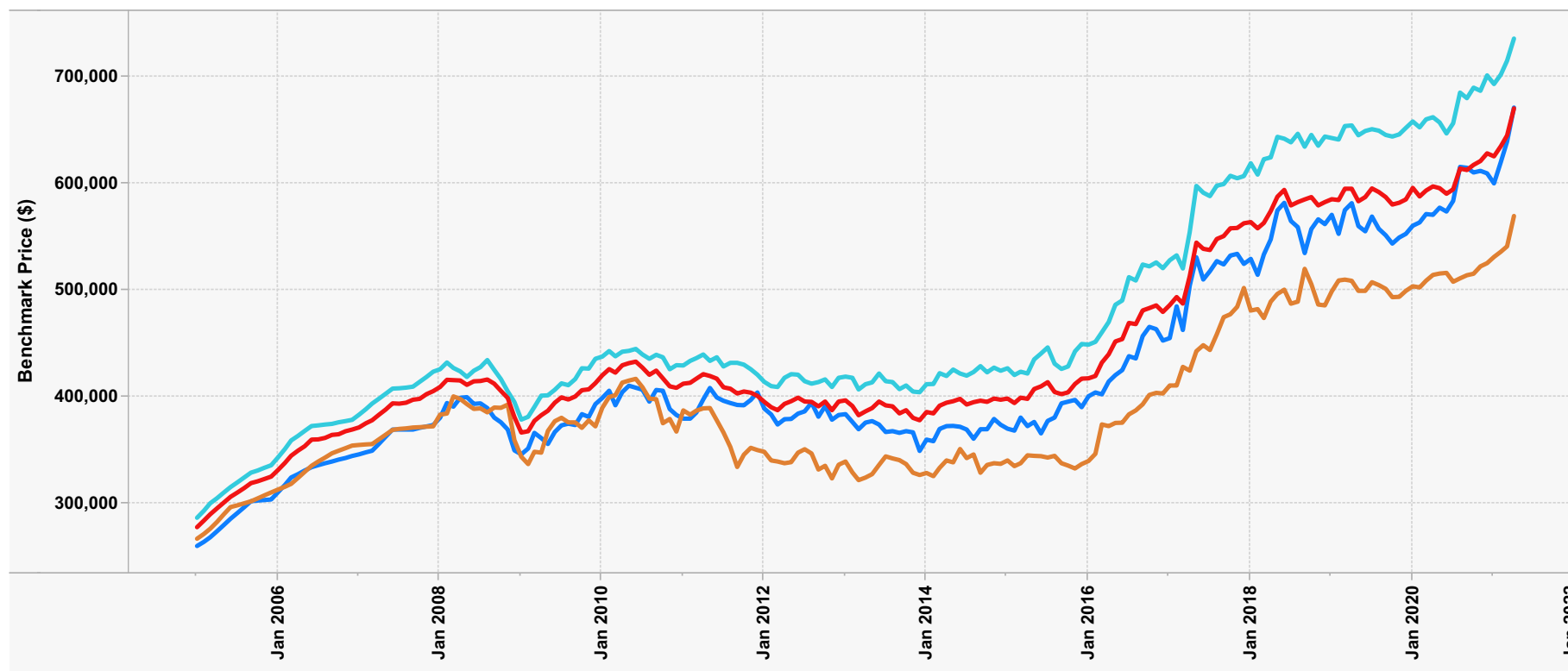
3. Area/Property Type Selection

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

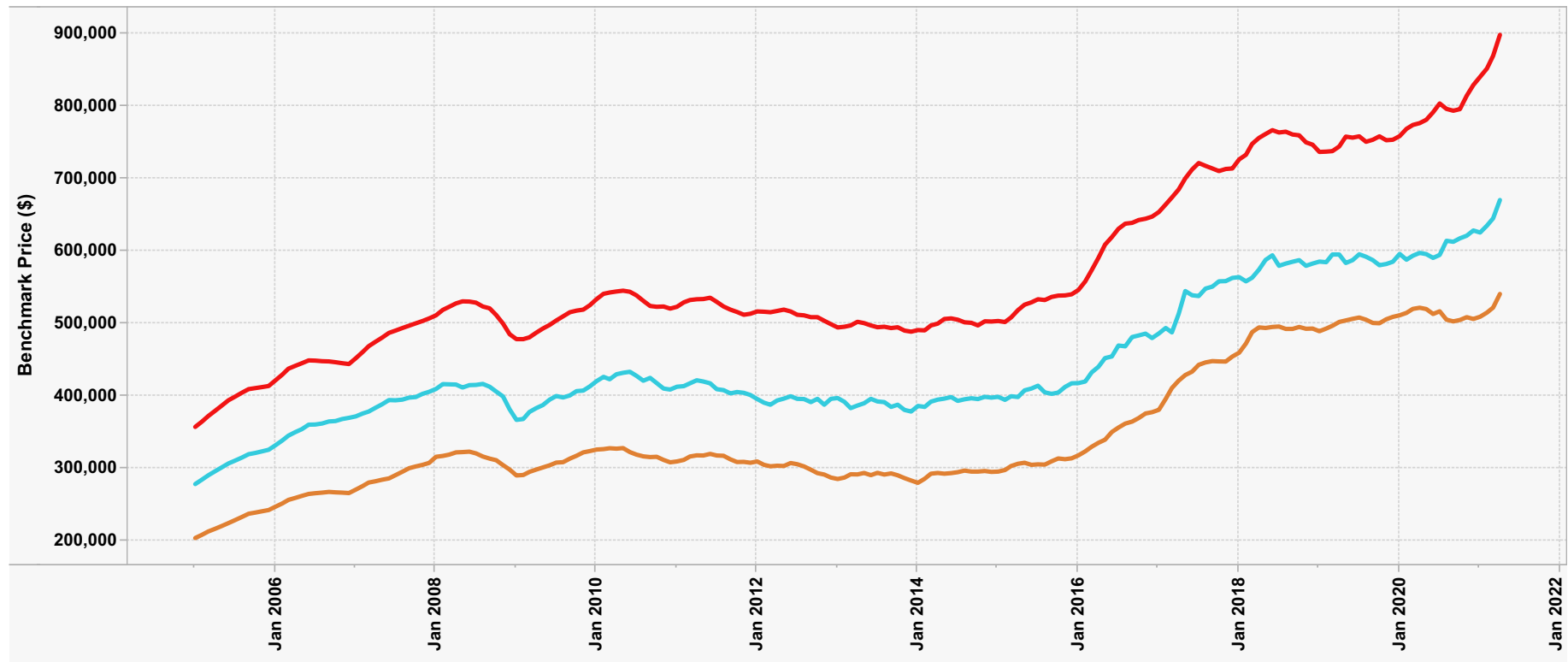
3. Area/Property Type Selection

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

April 2021

Produced: 02-May-2021

District	Units	Total Volume
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Residential

● Single Family Detached

Greater Victoria

Victoria / Victoria West	65	\$71,227,526
Oak Bay	40	\$68,509,750
Esquimalt	9	\$8,502,000
View Royal	13	\$12,438,300
Saanich East	101	\$128,925,227
Saanich West	48	\$50,650,407
Central Saanich	30	\$39,680,500
North Saanich	25	\$37,257,387
Sidney	15	\$14,534,611
Highlands	4	\$6,526,000
Colwood	29	\$30,703,889
Langford	67	\$64,773,576
Metchosin	5	\$6,253,500
Sooke	52	\$42,872,437
Gulf Islands	40	\$38,732,972

Total Greater Victoria	543	\$621,588,082
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Other Areas

Malahat & Area	21	\$21,008,300
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Total Other Areas	21	\$21,008,300
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Total Single Family Detached	564	\$642,596,382
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● Condo Apartment

Greater Victoria

Victoria / Victoria West	160	\$87,312,572
Oak Bay	9	\$5,884,900
Esquimalt	18	\$8,793,188
View Royal	14	\$6,574,295
Saanich East	47	\$21,927,320
Saanich West	14	\$5,928,300
Central Saanich	2	\$899,000
North Saanich	2	\$1,245,900
Sidney	21	\$16,478,700
Colwood	5	\$2,773,000
Langford	35	\$17,114,925
Sooke	4	\$1,828,900

Total Greater Victoria	331	\$176,761,000
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Total Condo Apartment	331	\$176,761,000
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Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

April 2021

Produced: 02-May-2021

District	Units	Total Volume
● Row/Townhouse		
Greater Victoria		
Victoria / Victoria West	21	\$16,547,700
Esquimalt	5	\$3,071,000
View Royal	7	\$5,223,300
Saanich East	19	\$17,707,684
Saanich West	7	\$4,534,500
Central Saanich	9	\$6,406,800
North Saanich	1	\$830,000
Sidney	4	\$2,678,700
Colwood	10	\$7,273,200
Langford	39	\$24,913,335
Sooke	9	\$5,310,200
Gulf Islands	3	\$1,148,800
Total Greater Victoria	134	\$95,645,219
Other Areas		
Malahat & Area	1	\$510,000
Total Other Areas	1	\$510,000
Total Row/Townhouse	135	\$96,155,219
● Manufactured Home		
Greater Victoria		
Victoria / Victoria West	1	\$433,900
View Royal	1	\$176,000
Central Saanich	7	\$2,108,900
Sidney	5	\$2,540,900
Langford	7	\$1,394,000
Gulf Islands	2	\$704,000
Total Greater Victoria	23	\$7,357,700
Total Manufactured Home	23	\$7,357,700
Total Residential	1053	\$922,870,301

Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

April 2021

Produced: 02-May-2021

District	Units	Total Volume
Other Property		
● Lots & Acreage		
Greater Victoria		
Oak Bay	1	\$2,200,000
Esquimalt	1	\$825,000
View Royal	3	\$1,792,000
Saanich East	3	\$2,507,800
Central Saanich	1	\$1,300,000
North Saanich	2	\$4,150,000
Colwood	3	\$1,650,000
Langford	1	\$5,400,000
Sooke	8	\$3,113,700
Gulf Islands	14	\$3,329,400
Total Greater Victoria	37	\$26,267,900
Other Areas		
Malahat & Area	8	\$2,700,000
Total Other Areas	8	\$2,700,000
Total Lots & Acreage	45	\$28,967,900
● Commercial Land	2	\$8,500,000
● Other Commercial Properties	16	\$20,575,713
Grand Totals	1116	\$980,913,914

Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

April 2021

Produced: 02-May-2021

District	Units	Total Volume
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Residential

● Single Family Detached

Greater Victoria

Victoria	58	\$62,449,526
Victoria West	6	\$6,178,000
Oak Bay	40	\$68,509,750
Esquimalt	8	\$7,858,000
View Royal	13	\$12,438,300
Saanich East	97	\$117,835,227
Saanich West	46	\$46,264,407
Central Saanich	30	\$39,680,500
North Saanich	22	\$31,365,000
Sidney	15	\$14,534,611
Highlands	4	\$6,526,000
Colwood	29	\$30,703,889
Langford	66	\$62,073,576
Metchosin	4	\$4,742,500
Sooke	48	\$36,272,537
Gulf Islands	33	\$29,733,222
Waterfront (all districts)	24	\$44,423,037

Total Greater Victoria 543 \$621,588,082

Other Areas

Malahat & Area	17	\$14,305,300
Waterfront (all districts)	4	\$6,703,000

Total Other Areas 21 \$21,008,300

Total Single Family Detached 564 \$642,596,382

● Condo Apartment

Greater Victoria

Victoria	135	\$71,542,249
Victoria West	15	\$8,891,923
Oak Bay	8	\$5,264,900
Esquimalt	17	\$8,243,300
View Royal	13	\$6,004,295
Saanich East	47	\$21,927,320
Saanich West	13	\$5,593,300
Central Saanich	2	\$899,000
North Saanich	2	\$1,245,900
Sidney	17	\$11,493,700
Colwood	5	\$2,773,000
Langford	35	\$17,114,925
Sooke	2	\$819,900
Waterfront (all districts)	20	\$14,947,288

Total Greater Victoria 331 \$176,761,000

Total Condo Apartment 331 \$176,761,000

Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

April 2021

Produced: 02-May-2021

District	Units	Total Volume
● Row/Townhouse		
Greater Victoria		
Victoria	15	\$11,775,700
Victoria West	4	\$2,897,000
Esquimalt	5	\$3,071,000
View Royal	6	\$4,453,300
Saanich East	19	\$17,707,684
Saanich West	7	\$4,534,500
Central Saanich	8	\$5,511,800
North Saanich	1	\$830,000
Sidney	3	\$1,728,700
Colwood	10	\$7,273,200
Langford	39	\$24,913,335
Sooke	6	\$3,245,700
Gulf Islands	2	\$1,008,800
Waterfront (all districts)	9	\$6,694,500
Total Greater Victoria	134	\$95,645,219
Other Areas		
Malahat & Area	1	\$510,000
Total Other Areas	1	\$510,000
Total Row/Townhouse	135	\$96,155,219
● Manufactured Home		
Greater Victoria		
Victoria	1	\$433,900
View Royal	1	\$176,000
Central Saanich	7	\$2,108,900
Sidney	5	\$2,540,900
Langford	6	\$1,169,000
Gulf Islands	2	\$704,000
Waterfront (all districts)	1	\$225,000
Total Greater Victoria	23	\$7,357,700
Total Manufactured Home	23	\$7,357,700
Total Residential	1053	\$922,870,301

Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

April 2021

Produced: 02-May-2021

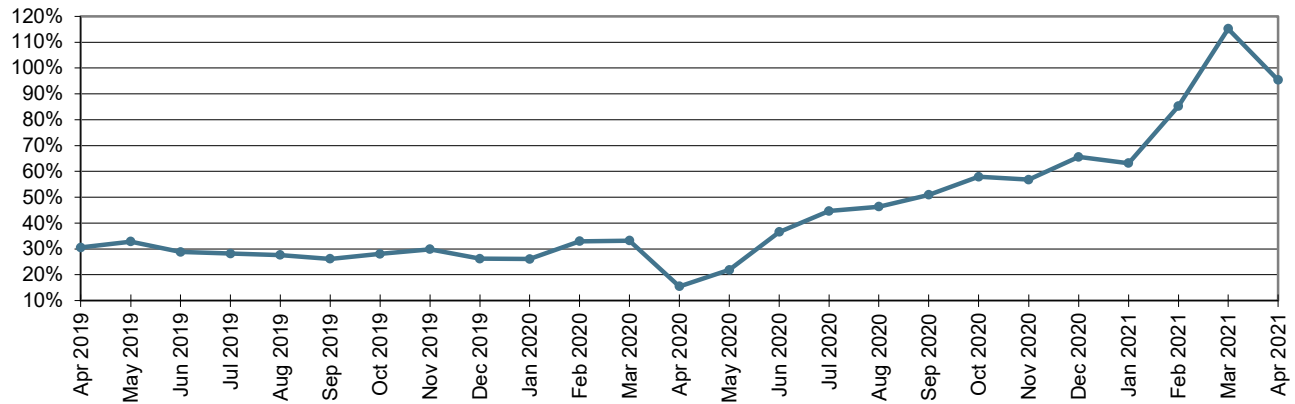
District	Units	Total Volume
Other Property		
● Lots & Acreage		
Greater Victoria		
Oak Bay	1	\$2,200,000
Esquimalt	1	\$825,000
View Royal	3	\$1,792,000
Saanich East	3	\$2,507,800
Central Saanich	1	\$1,300,000
North Saanich	2	\$4,150,000
Colwood	3	\$1,650,000
Langford	1	\$5,400,000
Sooke	8	\$3,113,700
Gulf Islands	14	\$3,329,400
Total Greater Victoria	37	\$26,267,900
Other Areas		
Malahat & Area	8	\$2,700,000
Total Other Areas	8	\$2,700,000
Total Lots & Acreage	45	\$28,967,900
● Commercial Land		
	2	\$8,500,000
● Other Commercial Properties		
	16	\$20,575,713
Grand Totals	1116	\$980,913,914

Sales to Active Listings Ratio

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

April 2021

Produced: 02-May-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

April 2021

Produced: 02-May-2021

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Single Family - Residential						
Units Listed	627	268	134 %	1816	1353	34 %
Units Sold	454	133	241 %	1454	783	86 %
Sell/List Ratio	72 %	50 %		80 %	58 %	
Sales Dollars	\$496,830,993	\$110,743,834	349 %	\$1,619,976,385	\$674,976,688	140 %
Average Price / Unit	\$1,094,341	\$832,660	31 %	\$1,114,152	\$862,039	29 %
Price Ratio	105 %	98 %		104 %	98 %	
Days To Sell	13	28	-53 %	20	40	-50 %
Active Listings at Month End	376	666	-44 %			
Single Family - Residential Waterfront						
Units Listed	49	23	113 %	132	133	-1 %
Units Sold	28	8	250 %	89	49	82 %
Sell/List Ratio	57 %	35 %		67 %	37 %	
Sales Dollars	\$51,126,037	\$10,145,000	404 %	\$178,953,587	\$80,868,263	121 %
Average Price / Unit	\$1,825,930	\$1,268,125	44 %	\$2,010,714	\$1,650,373	22 %
Price Ratio	106 %	91 %		100 %	94 %	
Days To Sell	24	74	-68 %	62	104	-41 %
Active Listings at Month End	59	142	-58 %			
Single Family - Residential Acreage						
Units Listed	46	25	84 %	166	129	29 %
Units Sold	45	16	181 %	139	70	99 %
Sell/List Ratio	98 %	64 %		84 %	54 %	
Sales Dollars	\$63,580,777	\$15,205,936	318 %	\$214,687,385	\$75,217,561	185 %
Average Price / Unit	\$1,412,906	\$950,371	49 %	\$1,544,514	\$1,074,537	44 %
Price Ratio	101 %	96 %		100 %	96 %	
Days To Sell	29	36	-21 %	52	85	-39 %
Active Listings at Month End	55	99	-44 %			
Condo Apartment						
Units Listed	457	188	143 %	1555	1136	37 %
Units Sold	331	73	353 %	1214	544	123 %
Sell/List Ratio	72 %	39 %		78 %	48 %	
Sales Dollars	\$176,761,000	\$30,770,400	474 %	\$648,964,604	\$264,603,125	145 %
Average Price / Unit	\$534,021	\$421,512	27 %	\$534,567	\$486,403	10 %
Price Ratio	100 %	97 %		100 %	98 %	
Days To Sell	23	37	-38 %	30	37	-19 %
Active Listings at Month End	436	581	-25 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

April 2021

Produced: 02-May-2021

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Row/Townhouse						
Units Listed	146	68	115 %	536	409	31 %
Units Sold	135	32	322 %	442	238	86 %
Sell/List Ratio	92 %	47 %		82 %	58 %	
Sales Dollars	\$96,155,219	\$19,170,125	402 %	\$303,599,915	\$142,532,879	113 %
Average Price / Unit	\$712,261	\$599,066	19 %	\$686,878	\$598,878	15 %
Price Ratio	104 %	98 %		102 %	99 %	
Days To Sell	23	38	-40 %	27	45	-41 %
Active Listings at Month End	110	209	-47 %			
Half Duplex (Up and Down)						
Units Listed	2	1	100 %	8	3	167 %
Units Sold	1	1	0 %	5	2	150 %
Sell/List Ratio	50 %	100 %		63 %	67 %	
Sales Dollars	\$985,000	\$370,000	166 %	\$5,558,900	\$691,000	704 %
Average Price / Unit	\$985,000	\$370,000	166 %	\$1,111,780	\$345,500	222 %
Price Ratio	96 %	96 %		100 %	95 %	
Days To Sell	16	280	-94 %	16	172	-90 %
Active Listings at Month End	2	1	100 %			
Half Duplex (Side by Side)						
Units Listed	39	9	333 %	124	36	244 %
Units Sold	25	3	733 %	97	16	506 %
Sell/List Ratio	64 %	33 %		78 %	44 %	
Sales Dollars	\$19,490,575	\$1,760,000	1007 %	\$73,854,330	\$10,160,000	627 %
Average Price / Unit	\$779,623	\$586,667	33 %	\$761,385	\$635,000	20 %
Price Ratio	105 %	99 %		104 %	99 %	
Days To Sell	19	21	-13 %	23	28	-18 %
Active Listings at Month End	31	18	72 %			
Half Duplex (Front and Back)						
Units Listed	6	0	%	18	4	350 %
Units Sold	4	0	%	11	4	175 %
Sell/List Ratio	67 %	%		61 %	100 %	
Sales Dollars	\$2,850,000	\$0	%	\$8,962,350	\$2,525,400	255 %
Average Price / Unit	\$712,500	%	%	\$814,759	\$631,350	29 %
Price Ratio	109 %	%		103 %	99 %	
Days To Sell	10	%	%	17	42	-59 %
Active Listings at Month End	5	2	150 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

April 2021

Produced: 02-May-2021

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Recreational						
Units Listed	2	2	0 %	9	8	13 %
Units Sold	0	0	%	8	2	300 %
Sell/List Ratio	%	0 %		89 %	25 %	
Sales Dollars	\$0	\$0	%	\$1,152,000	\$98,500	1070 %
Average Price / Unit			%	\$144,000	\$49,250	192 %
Price Ratio	%	%		96 %	90 %	
Days To Sell			%	455	251	81 %
Active Listings at Month End	9	13	-31 %			
Manufactured Home						
Units Listed	22	7	214 %	83	60	38 %
Units Sold	23	7	229 %	69	42	64 %
Sell/List Ratio	105 %	100 %		83 %	70 %	
Sales Dollars	\$7,357,700	\$1,567,000	370 %	\$27,343,401	\$8,031,225	240 %
Average Price / Unit	\$319,900	\$223,857	43 %	\$396,281	\$191,220	107 %
Price Ratio	99 %	98 %		99 %	95 %	
Days To Sell	28	48	-42 %	41	65	-37 %
Active Listings at Month End	21	32	-34 %			
Residential Lots						
Units Listed	37	19	95 %	107	97	10 %
Units Sold	24	2	1100 %	104	42	148 %
Sell/List Ratio	65 %	11 %		97 %	43 %	
Sales Dollars	\$11,256,100	\$1,546,000	628 %	\$47,905,295	\$20,985,374	128 %
Average Price / Unit	\$469,004	\$773,000	-39 %	\$460,628	\$499,652	-8 %
Price Ratio	98 %	90 %		98 %	100 %	
Days To Sell	69	113	-39 %	105	151	-31 %
Active Listings at Month End	52	124	-58 %			
Residential Lots - Waterfront						
Units Listed	4	0	%	15	23	-35 %
Units Sold	7	1	600 %	23	3	667 %
Sell/List Ratio	175 %	%		153 %	13 %	
Sales Dollars	\$5,064,900	\$240,000	2010 %	\$13,419,695	\$1,843,125	628 %
Average Price / Unit	\$723,557	\$240,000	201 %	\$583,465	\$614,375	-5 %
Price Ratio	97 %	94 %		97 %	90 %	
Days To Sell	243	58	319 %	226	352	-36 %
Active Listings at Month End	4	33	-88 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

April 2021

Produced: 02-May-2021

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Residential Acreage						
Units Listed	9	7	29 %	42	52	-19 %
Units Sold	12	4	200 %	41	20	105 %
Sell/List Ratio	133 %	57 %		98 %	38 %	
Sales Dollars	\$10,871,900	\$3,220,000	238 %	\$27,823,680	\$13,814,500	101 %
Average Price / Unit	\$905,992	\$805,000	13 %	\$678,626	\$690,725	-2 %
Price Ratio	98 %	87 %		98 %	93 %	
Days To Sell	143	125	14 %	116	125	-7 %
Active Listings at Month End	32	80	-60 %			
Residential Acreage - Waterfront						
Units Listed	6	2	200 %	14	14	0 %
Units Sold	2	2	0 %	17	7	143 %
Sell/List Ratio	33 %	100 %		121 %	50 %	
Sales Dollars	\$1,775,000	\$690,000	157 %	\$12,945,000	\$5,959,082	117 %
Average Price / Unit	\$887,500	\$345,000	157 %	\$761,471	\$851,297	-11 %
Price Ratio	96 %	99 %		95 %	88 %	
Days To Sell	34	20	72 %	226	105	116 %
Active Listings at Month End	11	25	-56 %			
Revenue - Duplex/Triplex						
Units Listed	17	3	467 %	47	18	161 %
Units Sold	7	2	250 %	22	13	69 %
Sell/List Ratio	41 %	67 %		47 %	72 %	
Sales Dollars	\$7,733,000	\$2,168,000	257 %	\$25,468,671	\$12,725,950	100 %
Average Price / Unit	\$1,104,714	\$1,084,000	2 %	\$1,157,667	\$978,919	18 %
Price Ratio	105 %	95 %		102 %	97 %	
Days To Sell	10	19	-45 %	15	36	-58 %
Active Listings at Month End	15	5	200 %			
Revenue - Multi Units						
Units Listed	7	1	600 %	27	9	200 %
Units Sold	3	1	200 %	15	1	1400 %
Sell/List Ratio	43 %	100 %		56 %	11 %	
Sales Dollars	\$9,725,000	\$1,750,000	456 %	\$36,894,500	\$1,750,000	2008 %
Average Price / Unit	\$3,241,667	\$1,750,000	85 %	\$2,459,633	\$1,750,000	41 %
Price Ratio	95 %	88 %		96 %	88 %	
Days To Sell	181	30	503 %	78	30	161 %
Active Listings at Month End	20	6	233 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

April 2021

Produced: 02-May-2021

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Revenue - Apartment Block						
Units Listed	0	1	-100 %	0	5	-100 %
Units Sold	0	0	%	0	1	-100 %
Sell/List Ratio	%	0 %		%	20 %	
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 %			
Revenue - Commercial						
Units Listed	16	4	300 %	31	24	29 %
Units Sold	5	0	%	10	7	43 %
Sell/List Ratio	31 %	0 %		32 %	29 %	
Sales Dollars	\$5,690,000	\$805,000	607 %	\$13,772,756	\$6,330,900	118 %
Average Price / Unit	\$1,138,000		%	\$1,377,276	\$904,414	52 %
Price Ratio	101 %	97 %		100 %	96 %	
Days To Sell	88	73	21 %	125	97	29 %
Active Listings at Month End	38	38	0 %			
Revenue - Industrial						
Units Listed	0	0	%	10	1	900 %
Units Sold	1	0	%	7	0	%
Sell/List Ratio	%	%		70 %	0 %	
Sales Dollars	\$2,210,000	\$0	%	\$10,096,668	\$0	%
Average Price / Unit	\$2,210,000		%	\$1,442,381		%
Price Ratio	99 %	%		98 %	%	
Days To Sell	47		%	47		%
Active Listings at Month End	8	1	700 %			
Business with Land & Building						
Units Listed	1	8	-88 %	3	32	-91 %
Units Sold	0	2	-100 %	0	9	-100 %
Sell/List Ratio	%	25 %		0 %	28 %	
Sales Dollars	\$0	\$10,375,012	-100 %	\$0	\$20,352,973	-100 %
Average Price / Unit		\$5,187,506	%		\$2,261,441	%
Price Ratio	%	90 %		%	90 %	
Days To Sell		106	%		177	%
Active Listings at Month End	3	38	-92 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

April 2021

Produced: 02-May-2021

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Business Only						
Units Listed	7	6	17 %	31	48	-35 %
Units Sold	1	1	0 %	6	10	-40 %
Sell/List Ratio	14 %	17 %		19 %	21 %	
Sales Dollars	\$60,000	\$95,000	-37 %	\$1,391,500	\$1,096,000	27 %
Average Price / Unit	\$60,000	\$95,000	-37 %	\$231,917	\$109,600	112 %
Price Ratio	80 %	100 %		89 %	88 %	
Days To Sell	84	206	-59 %	152	117	30 %
Active Listings at Month End	37	60	-38 %			
Motel/Hotel						
Units Listed	0	0	%	0	2	-100 %
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	0	4	-100 %			
Lease - Office						
Units Listed	9	14	-36 %	44	24	83 %
Units Sold	1	0	%	8	2	300 %
Sell/List Ratio	11 %	0 %		18 %	8 %	
Sales Dollars	\$20	\$0	%	\$1,889	\$40	4623 %
Average Price / Unit	\$20		%	\$236	\$20	1081 %
Price Ratio	100 %	%		96 %	%	
Days To Sell	217		%	128	402	-68 %
Active Listings at Month End	69	37	86 %			
Lease - Retail						
Units Listed	6	1	500 %	29	14	107 %
Units Sold	4	-1	-500 %	12	4	200 %
Sell/List Ratio	67 %	-100 %		41 %	29 %	
Sales Dollars	\$113	-\$42	-369 %	\$8,525	\$59	14390 %
Average Price / Unit	\$28	\$42	-33 %	\$710	\$15	4730 %
Price Ratio	105 %	89 %		92 %	-125 %	
Days To Sell	59		%	117	286	-59 %
Active Listings at Month End	42	24	75 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

April 2021

Produced: 02-May-2021

	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	0	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	%			
Lease - Other						
Units Listed	0	8	-100 %	1	34	-97 %
Units Sold	1	0	%	1	0	%
Sell/List Ratio	%	0 %		100 %	0 %	
Sales Dollars	\$2,890,580	\$0	%	\$2,890,580	\$0	%
Average Price / Unit	\$2,890,580		%	\$2,890,580		%
Price Ratio	19270533 %	%		19270533 %	%	
Days To Sell	169		%	169		%
Active Listings at Month End	2	48	-96 %			
Commercial Land						
Units Listed	1	2	-50 %	5	11	-55 %
Units Sold	2	0	%	4	0	%
Sell/List Ratio	200 %	0 %		80 %	0 %	
Sales Dollars	\$8,500,000	\$0	%	\$10,812,500	\$0	%
Average Price / Unit	\$4,250,000		%	\$2,703,125		%
Price Ratio	98 %	%		96 %	%	
Days To Sell	121		%	325		%
Active Listings at Month End	8	14	-43 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

April 2021

Produced: 02-May-2021

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Grand Totals						
Units Listed	1516	667	127 %	4861	3679	32 %
Units Sold	1116	287	289 %	3798	1869	103 %
Sell/List Ratio	74 %	43 %		78 %	51 %	
Sales Dollars	\$980,913,914	\$210,621,265	366 %	\$3,286,484,116	\$1,350,162,643	143 %
Average Price / Unit	\$878,955	\$733,872	20 %	\$865,320	\$722,398	20 %
Price Ratio	104 %	96 %		102 %	98 %	
Days To Sell	24	38	-37 %	35	51	-31 %
Active Listings at Month End	1454	2305	-37 %			