

July 2, 2021

*Low inventory and strong demand continue in Victoria real estate market*

A total of 942 properties sold in the Victoria Real Estate Board region this June, 16.6 per cent more than the 808 properties sold in June 2020, but 10.2 per cent fewer than the previous month of May. Condominium sales were up 61.7 per cent from June 2020 with 338 units sold. 4 per cent more condominiums sold in June 2021 than in the previous month of May. Sales of single family homes were down 4.3 per cent from June 2020 with 440 sold. 18.1 per cent fewer single family homes sold in June 2021 than in the previous month of May.

“We are at a point now where we can look at yearly comparisons with a new lens,” said Victoria Real Estate Board President David Langlois. “In recent months we have been unable to glean anything by comparing year over year numbers because of the sudden and unexpected impact of the pandemic on the 2020 market. But June last year was when the market started its reacceleration. Buyers came back into the market in droves even though listings were restrained compared to long term averages.”

There were 1,375 active listings for sale on the Victoria Real Estate Board Multiple Listing Service® at the end of June 2021, 49 per cent fewer properties than the 2,698 available at the end of June 2020 and 5.2 per cent fewer than the 1,450 active listings for sale at the end of May 2021.

The Multiple Listing Service® Home Price Index benchmark value for a single family home in the Victoria Core in June 2020 was \$896,700. The benchmark value for the same home in June 2021 increased by 18.6 per cent to \$1,063,500, a 2.6 per cent increase from the previous month of May. The MLS® HPI benchmark value for a condominium in the Victoria Core in June 2020 was \$490,400, while the benchmark value for the same condominium in June 2021 was \$531,100, an 8.3 per cent increase.

“We see now even more sales activity than the return to the market we saw last year,” added Langlois. “And our inventory is much more restricted, with more than thirteen hundred fewer listings for sale than the year previous. We can see the strong impact this shrinking supply has had on year over year prices. There are many factors we need to watch while this summer’s market unfolds, including the change in borrowing rules that may impact first time buyers, declining levels of inventory and demand from outside of the province as tourism and travel reopens. Speak with your REALTOR® if you’d like fresh insight into our current market.”

*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 1,429 local Realtors. If you are thinking about buying or selling a home, connect with your local Realtor for detailed information on the Victoria and area housing market.

June 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		
	June 2021										May 2021			June 2020		
	Units	LM%	LY%	Average\$	LM%	LY%	Median\$	LM%	LY%	Units	Average\$	Median\$	Units	Average\$	Median\$	
Single Family Greater Victoria	428	-17.1%	7.3%	\$1,220,013	3.9%	20.2%	\$1,050,000	3.9%	21.3%	516	\$1,173,701	\$1,011,000	399	\$1,014,746	\$865,750	
Single Family Other Areas	12	-42.9%	-80.3%	\$1,152,650	19.3%	52.0%	\$1,015,500	10.4%	35.4%	21	\$966,052	\$920,000	61	\$758,283	\$750,000	
Single Family Total All Areas	440	-18.1%	-4.3%	\$1,218,176	4.5%	24.2%	\$1,049,000	4.3%	25.0%	537	\$1,165,581	\$1,005,944	460	\$980,737	\$839,000	
Condo Apartment	338	4.0%	61.7%	\$536,276	0.0%	11.7%	\$485,000	1.5%	14.1%	325	\$536,068	\$478,000	209	\$480,097	\$425,000	
Row/Townhouse	99	-21.4%	-1.0%	\$723,289	-3.9%	21.9%	\$703,000	-3.7%	24.4%	126	\$752,313	\$730,000	100	\$593,408	\$564,900	
Manufactured Home	13	-7.1%	18.2%	\$318,769	3.2%	-23.8%	\$219,000	-28.7%	4.3%	14	\$308,918	\$307,000	11	\$418,500	\$210,000	
Total Residential	890	-11.2%	14.1%							1,002			780			
Total Sales	942	-10.2%	16.6%							1,049			808			
Active Listings	1,375	-5.2%	-49.0%							1,450			2,698			

#### Legend

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

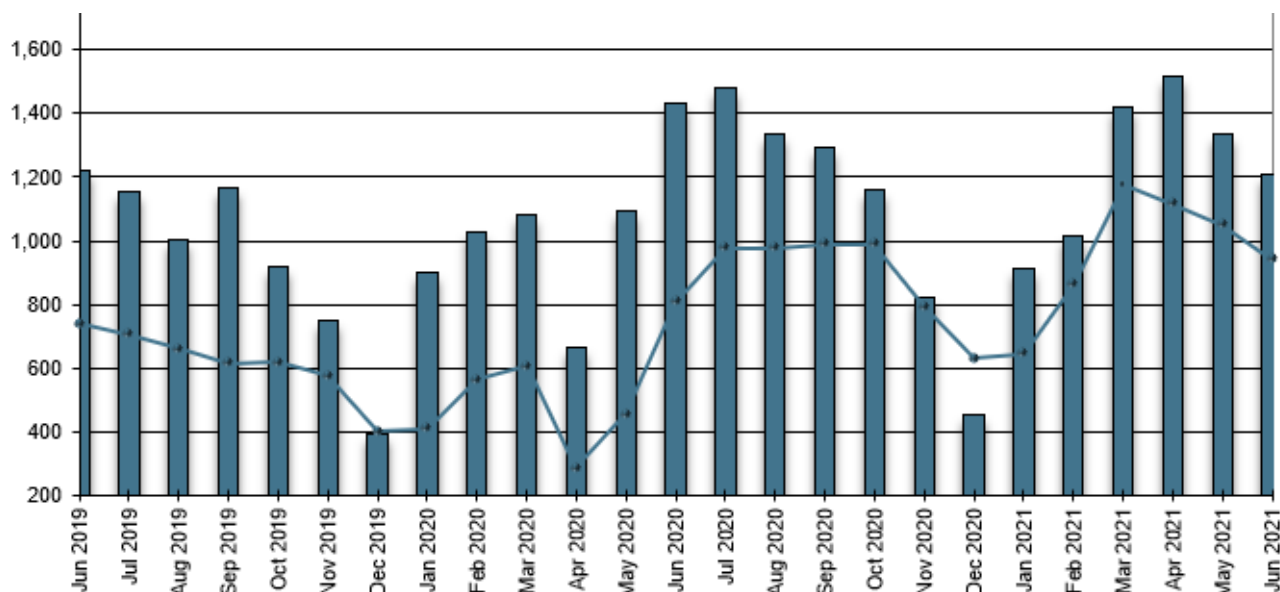
### Previous Periods Comparison of MLS® HPI Benchmark Prices and MLS® HPI Index Values

Benchmark Home by Property Type and Region	Jun 2021 Benchmark Price	May 2021 Benchmark Price	Jun 2020 Benchmark Price	Jun 2021 Benchmark Index	May 2021 Benchmark Index	Jun 2020 Benchmark Index	% Chg from Last Mth	% Chg from Last Yr
Single Family: Greater Victoria	\$973,000	\$943,000	\$799,800	271.8	263.4	223.4	3.2%	21.7%
Single Family: Core	\$1,063,500	\$1,036,100	\$896,700	275.5	268.4	232.3	2.6%	18.6%
Single Family: Westshore	\$842,900	\$803,000	\$676,100	274.4	261.4	220.1	5.0%	24.7%
Single Family: Peninsula	\$1,058,200	\$1,029,800	\$837,400	271.7	264.4	215.0	2.8%	26.4%
Condo Apartment: Greater Victoria	\$526,500	\$521,000	\$479,100	278.9	276.0	253.8	1.1%	9.9%
Condo Apartment: Core	\$531,100	\$526,000	\$490,400	280.1	277.4	258.6	1.0%	8.3%
Condo Apartment: Westshore	\$408,400	\$405,400	\$355,200	287.1	285.0	249.7	0.7%	15.0%
Condo Apartment: Peninsula	\$518,300	\$506,300	\$450,200	251.8	246.0	218.7	2.4%	15.1%
Row/Townhouse: Greater Victoria	\$691,900	\$670,200	\$575,900	258.4	250.3	215.1	3.2%	20.1%
Row/Townhouse: Core	\$772,200	\$743,000	\$633,900	274.7	264.3	225.5	3.9%	21.8%
Row/Townhouse: Westshore	\$541,400	\$530,500	\$476,600	230.0	225.4	202.5	2.1%	13.6%
Row/Townhouse: Peninsula	\$718,200	\$700,400	\$573,500	275.5	268.7	220.0	2.5%	25.2%

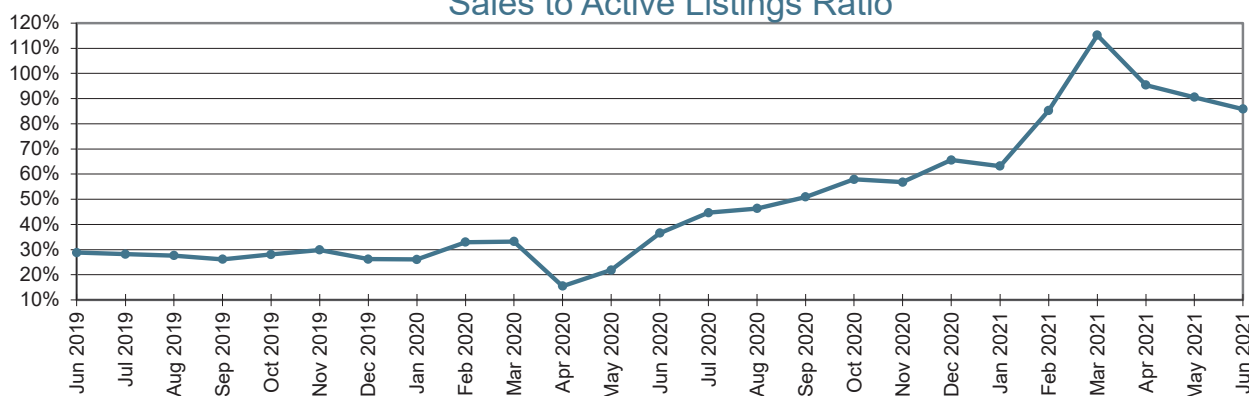
#### Legend

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

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](#)

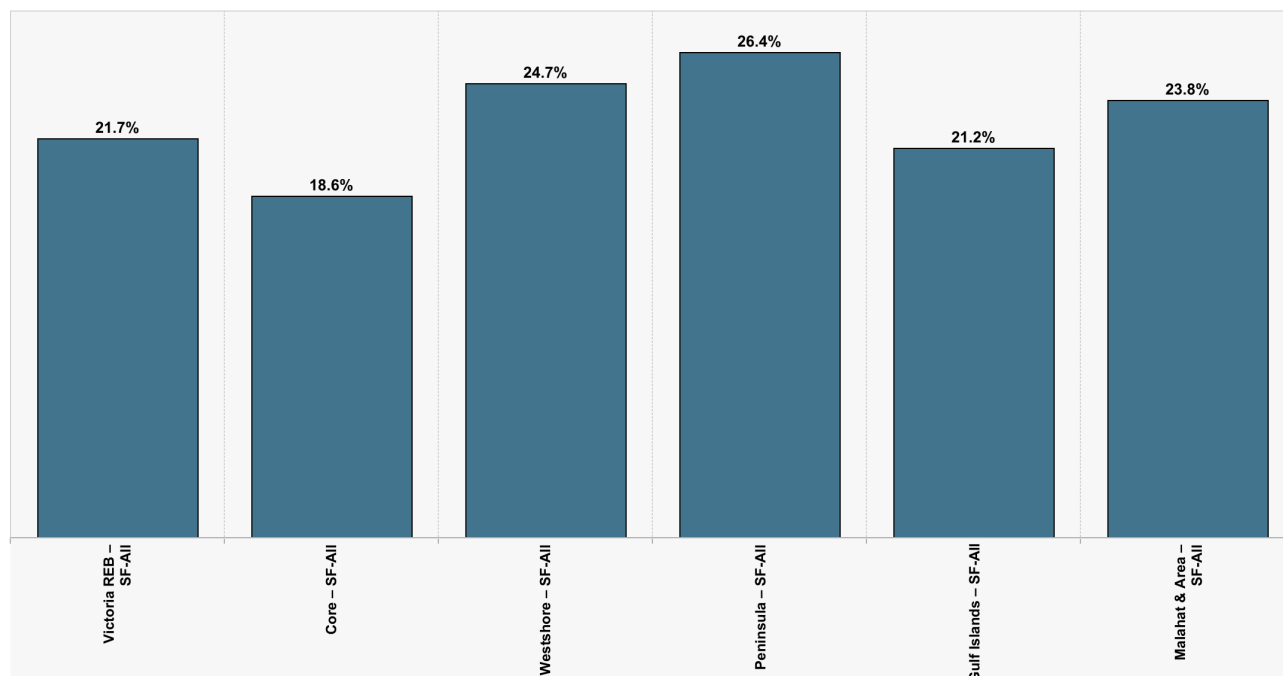
1. Area Group  
VREB Area Summary

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

3. Area/Property Type Selection  
All

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

Select Timeframe: 12 Months Ago



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

### MLS® Home Price Index

[Click here to learn more](#)

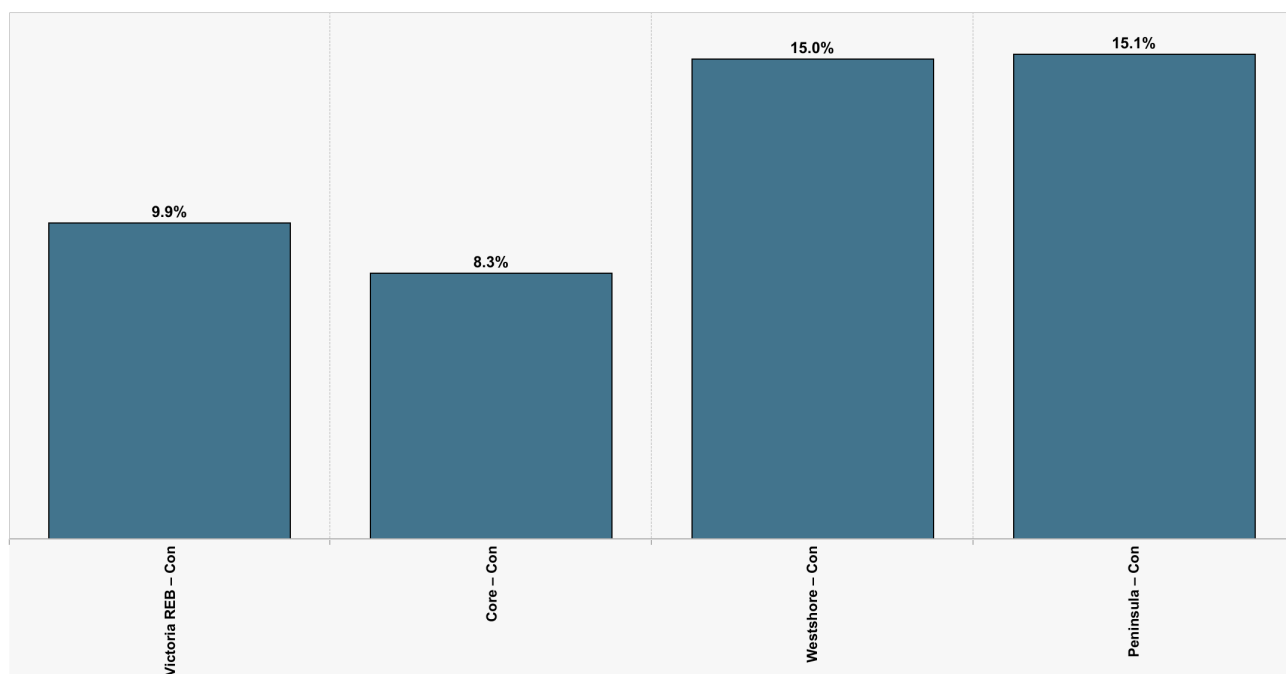
1. Area Group  
VREB Area Summary

2. Property Type  
– Condo Apartment (Con)

3. Area/Property Type Selection  
All

% Difference from 12 Months Ago (June 2020 to June 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

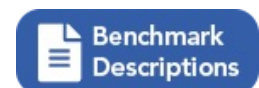
All

## Benchmark Price by Timeframe and Property Type

	June 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	\$973,000	\$943,000	\$874,900	\$833,800	\$799,800	\$775,100	\$622,900	\$358,000
Victoria – SF-All	\$999,700	\$977,000	\$930,700	\$885,100	\$865,100	\$872,100	\$714,900	\$370,800
Victoria West – SF-All	\$904,600	\$902,900	\$788,900	\$752,800	\$729,800	\$698,300	\$535,400	\$284,200
Oak Bay – SF-All	\$1,498,600	\$1,422,900	\$1,352,300	\$1,257,900	\$1,232,500	\$1,299,300	\$1,068,000	\$552,000
Esquimalt – SF-All	\$844,700	\$838,000	\$748,800	\$716,300	\$697,300	\$686,800	\$532,100	\$292,400
View Royal – SF-All	\$967,000	\$943,600	\$839,200	\$825,600	\$802,900	\$786,800	\$600,700	\$349,200
Saanich East – SF-All	\$1,081,000	\$1,052,600	\$989,000	\$925,100	\$909,000	\$919,200	\$747,600	\$394,500
Saanich West – SF-All	\$930,700	\$916,600	\$847,500	\$809,000	\$789,900	\$765,200	\$602,000	\$329,100
Sooke – SF-All	\$760,600	\$711,800	\$642,100	\$640,500	\$575,600	\$513,900	\$382,400	\$265,000
Langford – SF-All	\$838,600	\$799,500	\$740,400	\$725,300	\$691,100	\$633,500	\$478,000	\$308,000
Metchosin – SF-All	\$1,233,200	\$1,135,700	\$1,015,900	\$1,022,300	\$986,300	\$949,900	\$670,300	\$455,400
Colwood – SF-All	\$888,800	\$872,800	\$815,000	\$763,400	\$705,200	\$682,900	\$530,500	\$332,600
Highlands – SF-All	\$1,272,500	\$1,208,400	\$1,106,300	\$1,082,200	\$976,200	\$952,500	\$770,600	\$493,000
North Saanich – SF-All	\$1,263,700	\$1,231,000	\$1,084,700	\$1,052,900	\$1,002,700	\$988,000	\$788,500	\$487,900
Sidney – SF-All	\$891,200	\$871,900	\$769,400	\$748,500	\$706,400	\$692,500	\$552,300	\$316,500
Central Saanich – SF-All	\$1,006,400	\$975,700	\$917,800	\$876,000	\$787,400	\$747,700	\$610,800	\$357,400
ML Malahat & Area – SF-All	\$772,600	\$757,600	\$728,600	\$666,500	\$624,100	\$561,200	\$449,900	\$282,300
GI Gulf Islands – SF-All	\$628,400	\$612,400	\$558,100	\$525,800	\$518,500	\$441,700	\$349,400	\$271,500

**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

	June 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	271.8	263.4	244.4	232.9	223.4	216.5	174.0	100.0
Victoria – SF-All	269.6	263.5	251.0	238.7	233.3	235.2	192.8	100.0
Victoria West – SF-All	318.3	317.7	277.6	264.9	256.8	245.7	188.4	100.0
Oak Bay – SF-All	271.5	257.8	245.0	227.9	223.3	235.4	193.5	100.0
Esquimalt – SF-All	288.9	286.6	256.1	245.0	238.5	234.9	182.0	100.0
View Royal – SF-All	276.9	270.2	240.3	236.4	229.9	225.3	172.0	100.0
Saanich East – SF-All	274.0	266.8	250.7	234.5	230.4	233.0	189.5	100.0
Saanich West – SF-All	282.8	278.5	257.5	245.8	240.0	232.5	182.9	100.0
Sooke – SF-All	287.0	268.6	242.3	241.7	217.2	193.9	144.3	100.0
Langford – SF-All	272.3	259.6	240.4	235.5	224.4	205.7	155.2	100.0
Metchosin – SF-All	270.8	249.4	223.1	224.5	216.6	208.6	147.2	100.0
Colwood – SF-All	267.2	262.4	245.0	229.5	212.0	205.3	159.5	100.0
Highlands – SF-All	258.1	245.1	224.4	219.5	198.0	193.2	156.3	100.0
North Saanich – SF-All	259.0	252.3	222.3	215.8	205.5	202.5	161.6	100.0
Sidney – SF-All	281.6	275.5	243.1	236.5	223.2	218.8	174.5	100.0
Central Saanich – SF-All	281.6	273.0	256.8	245.1	220.3	209.2	170.9	100.0
ML Malahat & Area – SF-All	273.7	268.4	258.1	236.1	221.1	198.8	159.4	100.0
GI Gulf Islands – SF-All	231.5	225.6	205.6	193.7	191.0	162.7	128.7	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

– Condo Apartment (Con)

### 3. Area/Property Type Selection

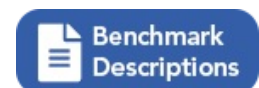
All

## Benchmark Price by Timeframe and Property Type

	June 2021	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	\$526,500	\$521,000	\$492,700	\$479,700	\$479,100	\$465,900	\$324,700	\$188,800
Victoria – Con	\$523,800	\$516,000	\$484,000	\$471,800	\$494,700	\$473,300	\$332,100	\$190,600
Victoria West – Con	\$706,800	\$706,600	\$681,200	\$673,500	\$656,900	\$661,500	\$438,800	\$266,900
Oak Bay – Con	\$631,600	\$636,300	\$596,500	\$630,600	\$593,400	\$575,900	\$397,200	\$238,700
Esquimalt – Con	\$470,700	\$464,400	\$444,700	\$432,100	\$405,500	\$395,900	\$267,100	\$147,900
View Royal – Con	\$528,300	\$524,100	\$500,300	\$472,700	\$460,400	\$447,700	\$316,000	\$201,600
Saanich East – Con	\$455,000	\$454,900	\$429,900	\$427,400	\$416,400	\$408,400	\$278,400	\$159,100
Saanich West – Con	\$465,000	\$458,200	\$436,800	\$423,500	\$411,700	\$406,900	\$280,600	\$155,000
Sooke – Con	\$348,300	\$347,200	\$322,900	\$304,600	\$293,600	\$273,600	\$181,800	\$122,100
Langford – Con	\$459,800	\$456,200	\$433,400	\$407,400	\$399,900	\$380,600	\$272,200	\$160,600
Colwood – Con	\$387,100	\$383,900	\$365,000	\$345,900	\$339,700	\$320,300	\$221,700	\$129,900
North Saanich – Con	\$663,700	\$649,100	\$615,000	\$606,400	\$579,600	\$542,400	\$427,300	\$276,900
Sidney – Con	\$524,300	\$513,500	\$485,300	\$472,200	\$454,900	\$447,700	\$327,600	\$205,900
Central Saanich – Con	\$491,300	\$474,400	\$450,900	\$443,100	\$423,100	\$437,900	\$341,600	\$200,600

**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

	June 2021	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	278.9	276.0	261.0	254.1	253.8	246.8	172.0	100.0
Victoria – Con	274.8	270.7	253.9	247.5	259.5	248.3	174.2	100.0
Victoria West – Con	264.8	264.7	255.2	252.3	246.1	247.8	164.4	100.0
Oak Bay – Con	264.6	266.6	249.9	264.2	248.6	241.3	166.4	100.0
Esquimalt – Con	318.3	314.0	300.7	292.2	274.2	267.7	180.6	100.0
View Royal – Con	262.0	259.9	248.1	234.4	228.3	222.0	156.7	100.0
Saanich East – Con	286.0	285.9	270.2	268.6	261.7	256.7	175.0	100.0
Saanich West – Con	300.1	295.7	281.9	273.3	265.7	262.6	181.1	100.0
Sooke – Con	285.2	284.3	264.4	249.4	240.4	224.0	148.9	100.0
Langford – Con	286.3	284.1	269.9	253.7	249.0	237.0	169.5	100.0
Colwood – Con	297.9	295.4	280.9	266.2	261.4	246.5	170.6	100.0
North Saanich – Con	239.7	234.4	222.1	219.0	209.3	195.9	154.3	100.0
Sidney – Con	254.6	249.4	235.7	229.3	220.9	217.4	159.1	100.0
Central Saanich – Con	244.9	236.5	224.8	220.9	210.9	218.3	170.3	100.0

**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

– Townhouse (Twn)

### 3. Area/Property Type Selection

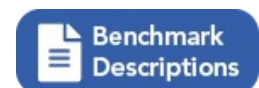
All

## Benchmark Price by Timeframe and Property Type

	June 2021	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	\$691,900	\$670,200	\$641,500	\$610,500	\$575,900	\$571,600	\$433,500	\$267,700
Victoria – Twn	\$800,900	\$777,200	\$721,500	\$709,400	\$647,600	\$662,700	\$509,100	\$303,000
Victoria West – Twn	\$718,800	\$689,900	\$671,300	\$656,400	\$593,700	\$543,500	\$381,700	\$204,100
Esquimalt – Twn	\$664,400	\$645,700	\$615,000	\$598,600	\$546,200	\$492,900	\$372,200	\$219,300
View Royal – Twn	\$764,200	\$748,100	\$729,000	\$707,100	\$650,800	\$624,800	\$472,000	\$277,200
Saanich East – Twn	\$827,900	\$794,900	\$745,900	\$717,100	\$683,200	\$689,500	\$520,500	\$316,600
Saanich West – Twn	\$667,700	\$645,300	\$598,400	\$576,200	\$550,700	\$565,300	\$427,400	\$260,600
Sooke – Twn	\$543,000	\$532,200	\$532,400	\$488,400	\$470,900	\$447,600	\$337,100	\$235,600
Langford – Twn	\$529,500	\$519,000	\$519,700	\$478,000	\$468,800	\$452,100	\$336,500	\$229,000
Colwood – Twn	\$583,400	\$571,400	\$573,500	\$526,000	\$511,600	\$501,600	\$373,700	\$262,100
Sidney – Twn	\$750,400	\$734,300	\$667,200	\$635,100	\$597,400	\$604,700	\$440,600	\$269,500
Central Saanich – Twn	\$662,500	\$642,300	\$590,200	\$564,400	\$534,700	\$544,500	\$399,800	\$245,700
ML Malahat & Area – Twn	\$764,400	\$706,100	\$655,300	\$638,400	\$535,300	\$562,400	\$399,600	\$241,900
GI Gulf Islands – Twn	\$868,800	\$789,500	\$724,300	\$728,300	\$512,500	\$535,900	\$392,500	\$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

	June 2021	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	258.4	250.3	239.6	228.0	215.1	213.5	161.9	100.0
Victoria – Twn	264.3	256.5	238.1	234.1	213.7	218.7	168.0	100.0
Victoria West – Twn	352.2	338.0	328.9	321.6	290.9	266.3	187.0	100.0
Esquimalt – Twn	302.9	294.4	280.4	272.9	249.0	224.7	169.7	100.0
View Royal – Twn	275.7	269.9	263.0	255.1	234.8	225.4	170.3	100.0
Saanich East – Twn	261.5	251.1	235.6	226.5	215.8	217.8	164.4	100.0
Saanich West – Twn	256.2	247.6	229.6	221.1	211.3	216.9	164.0	100.0
Sooke – Twn	230.5	225.9	226.0	207.3	199.9	190.0	143.1	100.0
Langford – Twn	231.2	226.6	226.9	208.7	204.7	197.4	146.9	100.0
Colwood – Twn	222.6	218.0	218.8	200.7	195.2	191.4	142.6	100.0
Sidney – Twn	278.5	272.5	247.6	235.7	221.7	224.4	163.5	100.0
Central Saanich – Twn	269.6	261.4	240.2	229.7	217.6	221.6	162.7	100.0
ML Malahat & Area – Twn	316.0	291.9	270.9	263.9	221.3	232.5	165.2	100.0
GI Gulf Islands – Twn	326.5	296.7	272.2	273.7	192.6	201.4	147.5	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)

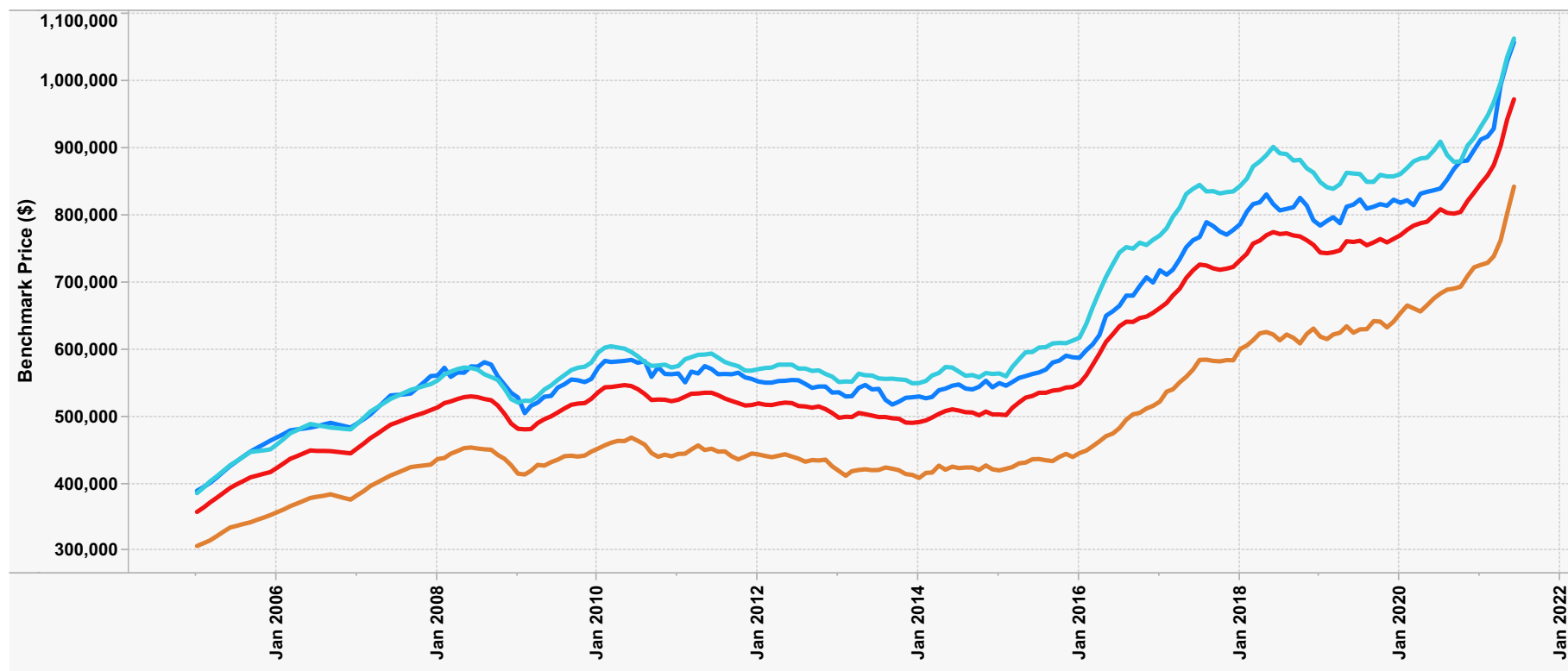
### 3. Area/Property Type Selection

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)

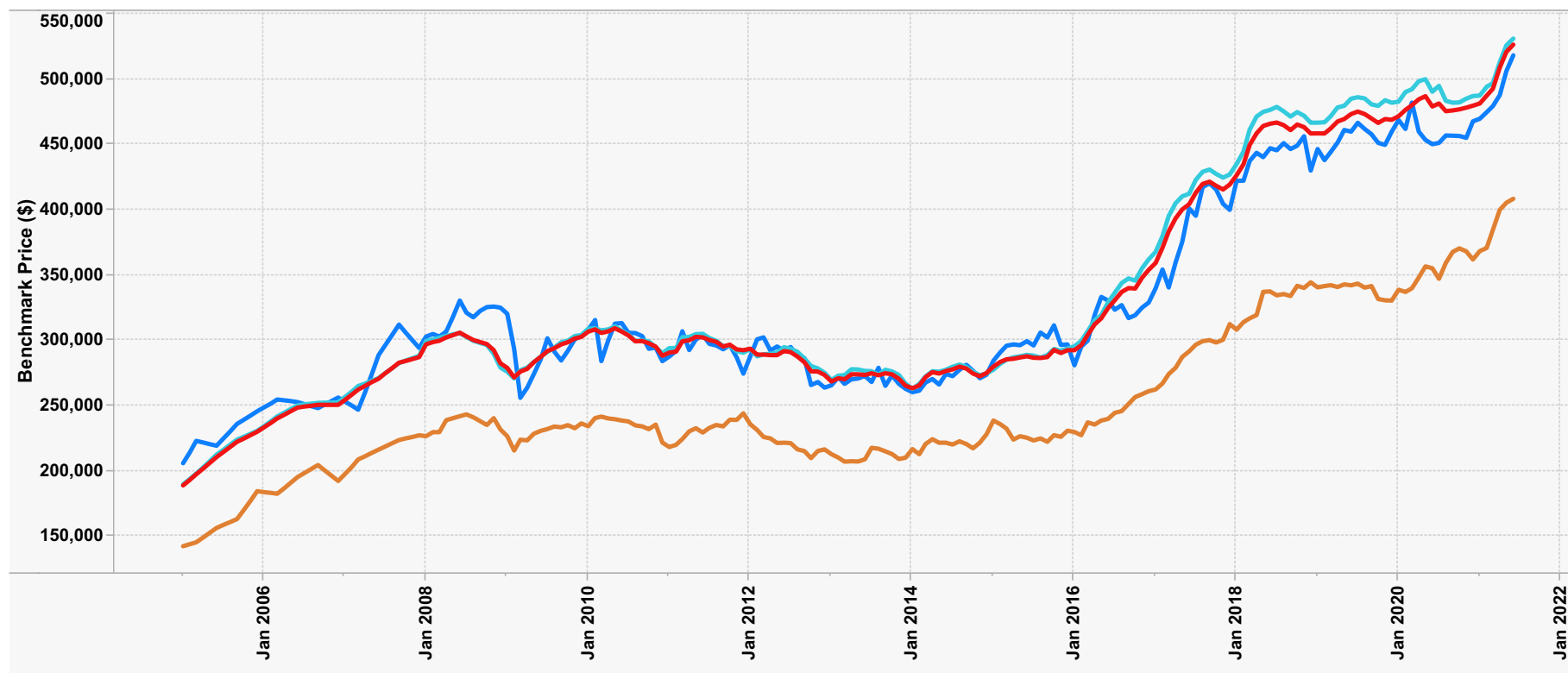
### 3. Area/Property Type Selection

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



# 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

– Townhouse (Twn)

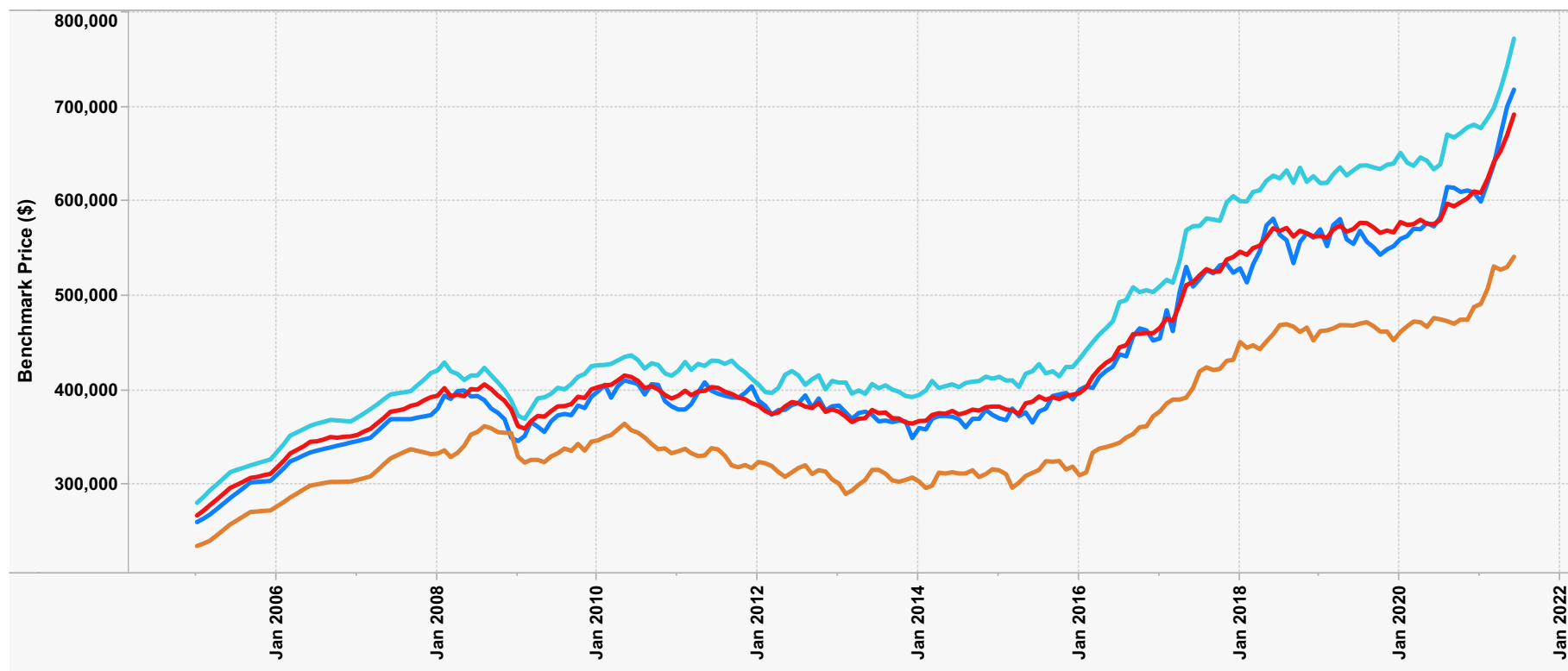
## 3. Area/Property Type Selection

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

Benchmark Descriptions

Help Guide

### 1. Area Group

VREB Area Summary

### 2. Property Type

Multiple values

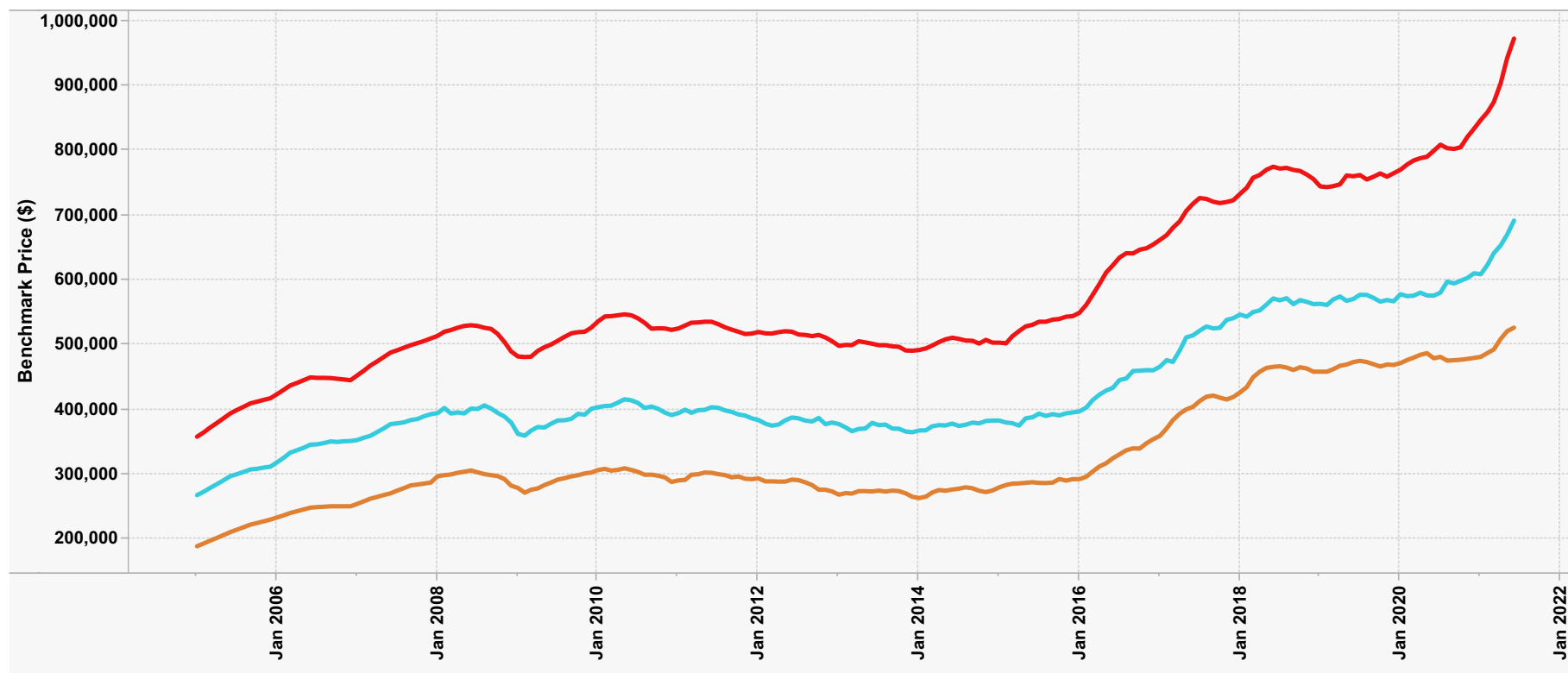
### 3. Area/Property Type Selection

Multiple values

## Benchmark Price Performance over Time

Select Date Range:

All values



Victoria REB – SF-All

Victoria REB – Twn

Victoria REB – Con



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

**Source:** Victoria Real Estate Board



# Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

June 2021

Produced: 01-Jul-2021

District	Units	Total Volume
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## Residential

### ● Single Family Detached

#### Greater Victoria

Victoria / Victoria West	38	\$45,933,811
Oak Bay	25	\$49,167,888
Esquimalt	15	\$15,767,700
View Royal	9	\$8,154,140
Saanich East	89	\$113,297,000
Saanich West	42	\$41,589,088
Central Saanich	21	\$28,041,197
North Saanich	21	\$36,347,500
Sidney	12	\$15,465,547
Highlands	4	\$4,620,000
Colwood	21	\$23,096,611
Langford	61	\$65,926,221
Metchosin	3	\$13,985,000
Sooke	38	\$29,725,450
Gulf Islands	29	\$31,048,550

Total Greater Victoria	428	\$522,165,703
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#### Other Areas

Malahat & Area	12	\$13,831,799
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Total Other Areas	12	\$13,831,799
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Total Single Family Detached	440	\$535,997,502
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### ● Condo Apartment

#### Greater Victoria

Victoria / Victoria West	158	\$83,198,149
Oak Bay	2	\$1,385,000
Esquimalt	19	\$11,179,950
View Royal	6	\$3,098,900
Saanich East	46	\$24,381,623
Saanich West	18	\$9,432,499
Central Saanich	4	\$1,882,400
North Saanich	2	\$1,343,900
Sidney	16	\$14,389,500
Colwood	6	\$2,857,900
Langford	57	\$26,766,600
Sooke	4	\$1,344,800

Total Greater Victoria	338	\$181,261,221
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Total Condo Apartment	338	\$181,261,221
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# Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

June 2021

Produced: 01-Jul-2021

District	Units	Total Volume
● Row/Townhouse		
Greater Victoria		
Victoria / Victoria West	18	\$14,469,400
Esquimalt	2	\$825,000
View Royal	7	\$4,327,500
Saanich East	21	\$17,027,500
Saanich West	6	\$4,422,900
Central Saanich	6	\$3,511,900
North Saanich	1	\$770,000
Sidney	2	\$1,435,000
Colwood	8	\$6,111,962
Langford	22	\$15,037,500
Sooke	5	\$2,927,900
Gulf Islands	1	\$739,000
Total Greater Victoria	99	\$71,605,562
Total Row/Townhouse	99	\$71,605,562
● Manufactured Home		
Greater Victoria		
View Royal	1	\$195,000
Central Saanich	3	\$892,000
Sidney	2	\$901,000
Langford	3	\$556,000
Sooke	2	\$1,376,000
Total Greater Victoria	11	\$3,920,000
Other Areas		
Malahat & Area	2	\$224,000
Total Other Areas	2	\$224,000
Total Manufactured Home	13	\$4,144,000
Total Residential	890	\$793,008,285

# Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

June 2021

Produced: 01-Jul-2021

District	Units	Total Volume
<b>Other Property</b>		
● Lots & Acreage		
Greater Victoria		
Victoria / Victoria West	1	\$870,000
Saanich East	3	\$2,604,900
Saanich West	1	\$400,000
North Saanich	1	\$875,000
Langford	5	\$3,817,500
Sooke	6	\$5,150,220
Gulf Islands	11	\$6,658,800
Total Greater Victoria	28	\$20,376,420
Other Areas		
Malahat & Area	3	\$1,122,000
Total Other Areas	3	\$1,122,000
Total Lots & Acreage	31	\$21,498,420
● Commercial Land		
	2	\$2,045,000
● Other Commercial Properties		
	19	\$17,228,168
<b>Grand Totals</b>	<b>942</b>	<b>\$833,779,873</b>

# Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

June 2021

Produced: 01-Jul-2021

District	Units	Total Volume
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## Residential

### ● Single Family Detached

#### Greater Victoria

Victoria	33	\$40,236,200
Victoria West	4	\$4,097,500
Oak Bay	24	\$45,567,888
Esquimalt	13	\$12,402,700
View Royal	9	\$8,154,140
Saanich East	87	\$106,712,000
Saanich West	40	\$39,422,088
Central Saanich	21	\$28,041,197
North Saanich	17	\$26,047,500
Sidney	11	\$10,865,547
Highlands	4	\$4,620,000
Colwood	21	\$23,096,611
Langford	59	\$63,151,221
Metchosin	2	\$1,985,000
Sooke	34	\$26,491,600
Gulf Islands	20	\$15,370,550
Waterfront (all districts)	29	\$65,903,961

Total Greater Victoria	428	\$522,165,703
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#### Other Areas

Malahat & Area	11	\$11,831,899
Waterfront (all districts)	1	\$1,999,900

Total Other Areas	12	\$13,831,799
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Total Single Family Detached	440	\$535,997,502
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### ● Condo Apartment

#### Greater Victoria

Victoria	135	\$68,374,049
Victoria West	16	\$9,948,300
Oak Bay	2	\$1,385,000
Esquimalt	18	\$10,363,950
View Royal	6	\$3,098,900
Saanich East	46	\$24,381,623
Saanich West	18	\$9,432,499
Central Saanich	4	\$1,882,400
North Saanich	2	\$1,343,900
Sidney	14	\$9,739,500
Colwood	6	\$2,857,900
Langford	57	\$26,766,600
Sooke	1	\$279,900
Waterfront (all districts)	13	\$11,406,700

Total Greater Victoria	338	\$181,261,221
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Total Condo Apartment	338	\$181,261,221
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## Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

June 2021

Produced: 01-Jul-2021

District	Units	Total Volume
● Row/Townhouse		
Greater Victoria		
Victoria	14	\$11,423,400
Victoria West	3	\$1,746,000
Esquimalt	2	\$825,000
View Royal	7	\$4,327,500
Saanich East	20	\$15,098,500
Saanich West	6	\$4,422,900
Central Saanich	6	\$3,511,900
North Saanich	1	\$770,000
Sidney	2	\$1,435,000
Colwood	7	\$5,121,972
Langford	22	\$15,037,500
Sooke	5	\$2,927,900
Gulf Islands	1	\$739,000
Waterfront (all districts)	3	\$4,218,990
Total Greater Victoria	99	\$71,605,562
Total Row/Townhouse	99	\$71,605,562
● Manufactured Home		
Greater Victoria		
View Royal	1	\$195,000
Central Saanich	3	\$892,000
Sidney	2	\$901,000
Langford	3	\$556,000
Sooke	2	\$1,376,000
Total Greater Victoria	11	\$3,920,000
Other Areas		
Malahat & Area	2	\$224,000
Total Other Areas	2	\$224,000
Total Manufactured Home	13	\$4,144,000
Total Residential	890	\$793,008,285

## Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

June 2021

Produced: 01-Jul-2021

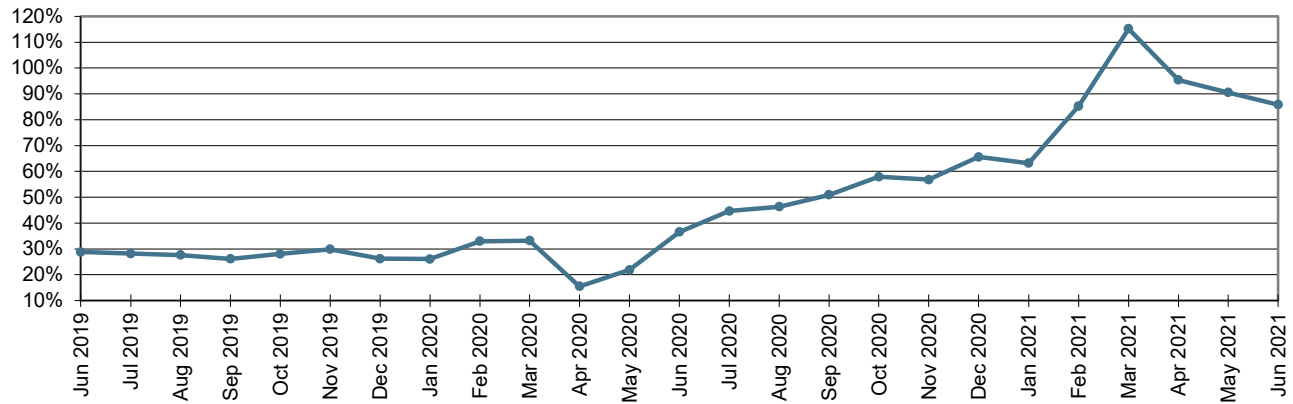
District	Units	Total Volume
<b>Other Property</b>		
● Lots & Acreage		
Greater Victoria		
Victoria / Victoria West	1	\$870,000
Saanich East	3	\$2,604,900
Saanich West	1	\$400,000
North Saanich	1	\$875,000
Langford	5	\$3,817,500
Sooke	6	\$5,150,220
Gulf Islands	11	\$6,658,800
Total Greater Victoria	28	\$20,376,420
Other Areas		
Malahat & Area	3	\$1,122,000
Total Other Areas	3	\$1,122,000
Total Lots & Acreage	31	\$21,498,420
● Commercial Land		
	2	\$2,045,000
● Other Commercial Properties		
	19	\$17,228,168
<b>Grand Totals</b>	<b>942</b>	<b>\$833,779,873</b>

## Sales to Active Listings Ratio

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

June 2021

Produced: 01-Jul-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

June 2021

Produced: 01-Jul-2021

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Single Family - Residential</b>						
Units Listed	434	520	-17 %	2763	2299	20 %
Units Sold	353	371	-5 %	2227	1368	63 %
Sell/List Ratio	81 %	71 %		81 %	60 %	
Sales Dollars	\$408,088,241	\$344,045,408	19 %	\$2,501,268,528	\$1,193,680,430	110 %
Average Price / Unit	\$1,156,057	\$927,346	25 %	\$1,123,156	\$872,573	29 %
Price Ratio	103 %	99 %		103 %	98 %	
Days To Sell	15	37	-59 %	18	39	-53 %
Active Listings at Month End	329	734	-55 %			
<b>Single Family - Residential Waterfront</b>						
Units Listed	45	55	-18 %	221	226	-2 %
Units Sold	27	33	-18 %	143	93	54 %
Sell/List Ratio	60 %	60 %		65 %	41 %	
Sales Dollars	\$67,021,011	\$59,045,800	14 %	\$293,386,498	\$155,685,563	88 %
Average Price / Unit	\$2,482,260	\$1,789,267	39 %	\$2,051,654	\$1,674,038	23 %
Price Ratio	98 %	95 %		99 %	94 %	
Days To Sell	63	59	7 %	54	91	-41 %
Active Listings at Month End	74	154	-52 %			
<b>Single Family - Residential Acreage</b>						
Units Listed	45	70	-36 %	270	255	6 %
Units Sold	27	39	-31 %	205	128	60 %
Sell/List Ratio	60 %	56 %		76 %	50 %	
Sales Dollars	\$35,624,500	\$38,813,100	-8 %	\$310,485,885	\$133,377,449	133 %
Average Price / Unit	\$1,319,426	\$995,208	33 %	\$1,514,565	\$1,042,011	45 %
Price Ratio	103 %	95 %		100 %	96 %	
Days To Sell	18	41	-57 %	45	68	-34 %
Active Listings at Month End	70	137	-49 %			
<b>Condo Apartment</b>						
Units Listed	388	434	-11 %	2375	1907	25 %
Units Sold	338	209	62 %	1877	861	118 %
Sell/List Ratio	87 %	48 %		79 %	45 %	
Sales Dollars	\$181,261,221	\$100,340,370	81 %	\$1,004,448,058	\$413,873,980	143 %
Average Price / Unit	\$536,276	\$480,097	12 %	\$535,135	\$480,690	11 %
Price Ratio	100 %	98 %		100 %	98 %	
Days To Sell	23	45	-49 %	27	39	-29 %
Active Listings at Month End	407	764	-47 %			

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

June 2021

Produced: 01-Jul-2021

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Row/Townhouse</b>						
Units Listed	117	180	-35 %	776	687	13 %
Units Sold	99	100	-1 %	667	399	67 %
Sell/List Ratio	85 %	56 %		86 %	58 %	
Sales Dollars	\$71,605,562	\$59,340,825	21 %	\$469,996,964	\$236,809,054	98 %
Average Price / Unit	\$723,289	\$593,408	22 %	\$704,643	\$593,506	19 %
Price Ratio	102 %	99 %		102 %	99 %	
Days To Sell	15	48	-69 %	23	48	-51 %
Active Listings at Month End	82	250	-67 %			
<b>Half Duplex (Up and Down)</b>						
Units Listed	3	0	%	14	3	367 %
Units Sold	1	0	%	7	2	250 %
Sell/List Ratio	33 %	%		50 %	67 %	
Sales Dollars	\$975,000	\$0	%	\$8,833,900	\$691,000	1178 %
Average Price / Unit	\$975,000	%		\$1,261,986	\$345,500	265 %
Price Ratio	103 %	%		105 %	95 %	
Days To Sell	10	%		14	172	-92 %
Active Listings at Month End	6	1	500 %			
<b>Half Duplex (Side by Side)</b>						
Units Listed	29	17	71 %	186	60	210 %
Units Sold	21	10	110 %	152	33	361 %
Sell/List Ratio	72 %	59 %		82 %	55 %	
Sales Dollars	\$16,133,600	\$5,678,500	184 %	\$118,734,415	\$21,347,900	456 %
Average Price / Unit	\$768,267	\$567,850	35 %	\$781,147	\$646,906	21 %
Price Ratio	101 %	100 %		103 %	99 %	
Days To Sell	18	58	-70 %	22	39	-45 %
Active Listings at Month End	27	16	69 %			
<b>Half Duplex (Front and Back)</b>						
Units Listed	7	2	250 %	29	8	263 %
Units Sold	6	3	100 %	19	7	171 %
Sell/List Ratio	86 %	150 %		66 %	88 %	
Sales Dollars	\$4,922,300	\$2,080,000	137 %	\$15,689,650	\$4,605,400	241 %
Average Price / Unit	\$820,383	\$693,333	18 %	\$825,771	\$657,914	26 %
Price Ratio	110 %	99 %		105 %	99 %	
Days To Sell	7	19	-65 %	12	32	-62 %
Active Listings at Month End	4	2	100 %			



# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

June 2021

Produced: 01-Jul-2021

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Recreational</b>						
Units Listed	4	5	-20 %	15	16	-6 %
Units Sold	3	2	50 %	15	5	200 %
Sell/List Ratio	75 %	40 %		100 %	31 %	
Sales Dollars	\$882,850	\$144,000	513 %	\$2,600,850	\$420,000	519 %
Average Price / Unit	\$294,283	\$72,000	309 %	\$173,390	\$84,000	106 %
Price Ratio	107 %	92 %		99 %	91 %	
Days To Sell	8	655	-99 %	289	412	-30 %
Active Listings at Month End	6	15	-60 %			
<b>Manufactured Home</b>						
Units Listed	28	18	56 %	134	99	35 %
Units Sold	13	11	18 %	96	66	45 %
Sell/List Ratio	46 %	61 %		72 %	67 %	
Sales Dollars	\$4,144,000	\$4,603,500	-10 %	\$35,812,256	\$15,285,125	134 %
Average Price / Unit	\$318,769	\$418,500	-24 %	\$373,044	\$231,593	61 %
Price Ratio	102 %	93 %		100 %	95 %	
Days To Sell	22	55	-59 %	35	60	-41 %
Active Listings at Month End	32	36	-11 %			
<b>Residential Lots</b>						
Units Listed	29	21	38 %	164	148	11 %
Units Sold	17	5	240 %	136	53	157 %
Sell/List Ratio	59 %	24 %		83 %	36 %	
Sales Dollars	\$9,945,200	\$1,147,400	767 %	\$66,699,382	\$24,436,674	173 %
Average Price / Unit	\$585,012	\$229,480	155 %	\$490,437	\$461,069	6 %
Price Ratio	102 %	97 %		99 %	99 %	
Days To Sell	35	86	-60 %	88	136	-35 %
Active Listings at Month End	61	131	-53 %			
<b>Residential Lots - Waterfront</b>						
Units Listed	3	10	-70 %	22	40	-45 %
Units Sold	2	1	100 %	27	6	350 %
Sell/List Ratio	67 %	10 %		123 %	15 %	
Sales Dollars	\$843,000	\$1,680,000	-50 %	\$15,827,695	\$4,113,125	285 %
Average Price / Unit	\$421,500	\$1,680,000	-75 %	\$586,211	\$685,521	-14 %
Price Ratio	89 %	99 %		97 %	93 %	
Days To Sell	32	45	-29 %	196	266	-26 %
Active Listings at Month End	7	42	-83 %			

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

June 2021

Produced: 01-Jul-2021

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Residential Acreage</b>						
Units Listed	9	25	-64 %	67	88	-24 %
Units Sold	7	6	17 %	57	34	68 %
Sell/List Ratio	78 %	24 %		85 %	39 %	
Sales Dollars	\$3,840,320	\$2,110,500	82 %	\$36,385,900	\$19,656,000	85 %
Average Price / Unit	\$548,617	\$351,750	56 %	\$638,349	\$578,118	10 %
Price Ratio	101 %	95 %		98 %	93 %	
Days To Sell	40	302	-87 %	106	146	-28 %
Active Listings at Month End	29	78	-63 %			
<b>Residential Acreage - Waterfront</b>						
Units Listed	3	2	50 %	20	22	-9 %
Units Sold	5	3	67 %	26	10	160 %
Sell/List Ratio	167 %	150 %		130 %	45 %	
Sales Dollars	\$6,869,900	\$3,730,100	84 %	\$26,563,900	\$9,689,182	174 %
Average Price / Unit	\$1,373,980	\$1,243,367	11 %	\$1,021,688	\$968,918	5 %
Price Ratio	96 %	91 %		93 %	89 %	
Days To Sell	111	176	-37 %	188	126	49 %
Active Listings at Month End	7	29	-76 %			
<b>Revenue - Duplex/Triplex</b>						
Units Listed	17	6	183 %	67	29	131 %
Units Sold	2	2	0 %	34	17	100 %
Sell/List Ratio	12 %	33 %		51 %	59 %	
Sales Dollars	\$2,350,000	\$1,332,000	76 %	\$39,528,296	\$16,190,950	144 %
Average Price / Unit	\$1,175,000	\$666,000	76 %	\$1,162,597	\$952,409	22 %
Price Ratio	112 %	95 %		102 %	97 %	
Days To Sell	5	48	-91 %	18	42	-57 %
Active Listings at Month End	13	7	86 %			
<b>Revenue - Multi Units</b>						
Units Listed	9	8	13 %	40	20	100 %
Units Sold	2	0	%	21	1	2000 %
Sell/List Ratio	22 %	0 %		53 %	5 %	
Sales Dollars	\$7,380,000	\$0	%	\$51,662,500	\$1,750,000	2852 %
Average Price / Unit	\$3,690,000		%	\$2,460,119	\$1,750,000	41 %
Price Ratio	92 %	%		95 %	88 %	
Days To Sell	90		%	75	30	151 %
Active Listings at Month End	21	16	31 %			

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

June 2021

Produced: 01-Jul-2021

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Revenue - Apartment Block</b>						
Units Listed	0	3	-100 %	0	9	-100 %
Units Sold	0	0	%	0	3	-100 %
Sell/List Ratio	%	0 %		%	33 %	
Sales Dollars	\$0	\$0	%	\$0	\$8,498,900	-100 %
Average Price / Unit			%		\$2,832,967	%
Price Ratio	%	%		%	93 %	
Days To Sell			%		128	%
Active Listings at Month End	0	6	-100 %			
<b>Revenue - Commercial</b>						
Units Listed	9	10	-10 %	48	40	20 %
Units Sold	3	1	200 %	18	9	100 %
Sell/List Ratio	33 %	10 %		38 %	23 %	
Sales Dollars	\$3,130,000	\$425,000	636 %	\$22,373,796	\$7,440,900	201 %
Average Price / Unit	\$1,043,333	\$425,000	145 %	\$1,242,989	\$826,767	50 %
Price Ratio	93 %	95 %		98 %	96 %	
Days To Sell	37	73	-49 %	92	90	1 %
Active Listings at Month End	33	45	-27 %			
<b>Revenue - Industrial</b>						
Units Listed	6	0	%	17	1	1600 %
Units Sold	3	0	%	11	0	%
Sell/List Ratio	50 %	%		65 %	0 %	
Sales Dollars	\$5,491,000	\$0	%	\$16,164,118	\$0	%
Average Price / Unit	\$1,830,333		%	\$1,469,465		%
Price Ratio	96 %	%		97 %	%	
Days To Sell	204		%	89		%
Active Listings at Month End	9	1	800 %			
<b>Business with Land &amp; Building</b>						
Units Listed	0	4	-100 %	5	40	-88 %
Units Sold	0	8	-100 %	1	17	-94 %
Sell/List Ratio	%	200 %		20 %	43 %	
Sales Dollars	\$0	\$7,211,020	-100 %	\$1,337,500	\$27,563,992	-95 %
Average Price / Unit		\$901,377	%	\$1,337,500	\$1,621,411	-18 %
Price Ratio	%	93 %		89 %	91 %	
Days To Sell		106	%	147	144	2 %
Active Listings at Month End	3	30	-90 %			

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

June 2021

Produced: 01-Jul-2021

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Business Only</b>						
Units Listed	9	4	125 %	46	58	-21 %
Units Sold	4	2	100 %	11	12	-8 %
Sell/List Ratio	44 %	50 %		24 %	21 %	
Sales Dollars	\$1,227,000	\$65,000	1788 %	\$2,741,500	\$995,500	175 %
Average Price / Unit	\$306,750	\$32,500	844 %	\$249,227	\$82,958	200 %
Price Ratio	101 %	30 %		94 %	77 %	
Days To Sell	179	138	30 %	166	118	41 %
Active Listings at Month End	38	48	-21 %			
<b>Motel/Hotel</b>						
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	3	-100 %			
<b>Lease - Office</b>						
Units Listed	4	16	-75 %	56	43	30 %
Units Sold	1	0	%	13	2	550 %
Sell/List Ratio	25 %	0 %		23 %	5 %	
Sales Dollars	\$14	\$0	%	\$1,968	\$40	4821 %
Average Price / Unit	\$14		%	\$151	\$20	657 %
Price Ratio	100 %	%		96 %	%	
Days To Sell	112		%	124	402	-69 %
Active Listings at Month End	58	48	21 %			
<b>Lease - Retail</b>						
Units Listed	5	6	-17 %	42	28	50 %
Units Sold	5	1	400 %	18	6	200 %
Sell/List Ratio	100 %	17 %		43 %	21 %	
Sales Dollars	\$136	\$31	334 %	\$8,677	\$1,740	399 %
Average Price / Unit	\$27	\$31	-13 %	\$482	\$290	66 %
Price Ratio	98 %	%		92 %	112 %	
Days To Sell	129	37	248 %	120	233	-48 %
Active Listings at Month End	37	25	48 %			

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

June 2021

Produced: 01-Jul-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	1	-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	1	-100 %			
<b>Lease - Industrial</b>						
Units Listed	2	1	100 %	10	1	900 %
Units Sold	1	0	%	1	0	%
Sell/List Ratio	50 %	0 %		10 %	0 %	
Sales Dollars	\$18	\$0	%	\$18	\$0	%
Average Price / Unit	\$18		%	\$18		%
Price Ratio	100 %	%		100 %	%	
Days To Sell	49		%	49		%
Active Listings at Month End	8	1	700 %			
<b>Lease - Other</b>						
Units Listed	2	10	-80 %	4	51	-92 %
Units Sold	0	1	-100 %	1	2	-50 %
Sell/List Ratio	%	10 %		25 %	4 %	
Sales Dollars	\$0	\$15	-100 %	\$2,890,580	\$30	9635167 %
Average Price / Unit		\$15	%	\$2,890,580	\$15	##### %
Price Ratio	%	%		19270533 %	%	
Days To Sell		88	%	169	61	177 %
Active Listings at Month End	4	53	-92 %			
<b>Commercial Land</b>						
Units Listed	1	3	-67 %	11	23	-52 %
Units Sold	2	0	%	6	0	%
Sell/List Ratio	200 %	0 %		55 %	0 %	
Sales Dollars	\$2,045,000	\$0	%	\$12,857,500	\$0	%
Average Price / Unit	\$1,022,500		%	\$2,142,917		%
Price Ratio	91 %	%		95 %	%	
Days To Sell	109		%	253		%
Active Listings at Month End	10	25	-60 %			

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

June 2021

Produced: 01-Jul-2021

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Grand Totals</b>						
Units Listed	1208	1430	-16 %	7402	6204	19 %
Units Sold	942	808	17 %	5789	3134	85 %
Sell/List Ratio	78 %	57 %		78 %	51 %	
Sales Dollars	\$833,779,873	\$631,792,569	32 %	\$5,056,300,335	\$2,296,112,934	120 %
Average Price / Unit	\$885,117	\$781,921	13 %	\$873,432	\$732,646	19 %
Price Ratio	101 %	98 %		102 %	98 %	
Days To Sell	23	47	-51 %	30	49	-38 %
Active Listings at Month End	1375	2698	-49 %			