

August 3, 2021

Victoria housing inventory continues to decline over summer months

A total of 835 properties sold in the Victoria Real Estate Board region this July, 14.7 per cent fewer than the 979 properties sold in July 2020 and 11.4 per cent fewer than the previous month of June. Condominium sales were up 18.8 per cent from July 2020 with 284 units sold. 16 per cent fewer condominiums sold in July 2021 than in the previous month of June. Sales of single family homes were down 29.2 per cent from July 2020 with 396 sold. 10 per cent fewer single family homes sold in July 2021 than in the previous month of June.

“The real estate story right now continues to be inventory,” said Victoria Real Estate Board President David Langlois. “The market is driven by inventory; and fewer home listings lead to fewer home sales. In that context, these numbers do not reflect a downturn in our market but reveal sales falling due to this continued trend of low inventory.”

There were 1,270 active listings for sale on the Victoria Real Estate Board Multiple Listing Service® at the end of July 2021, 52.1 per cent fewer properties than the 2,653 available at the end of July 2020 and 7.6 per cent fewer than the 1,375 active listings for sale at the end of June 2021.

The Multiple Listing Service® Home Price Index benchmark value for a single family home in the Victoria Core in July 2020 was \$909,900. The benchmark value for the same home in July 2021 increased by 18.9 per cent to \$1,082,000, a 1.7 per cent increase from the previous month of June. The MLS® HPI benchmark value for a condominium in the Victoria Core in July 2020 was \$494,900, while the benchmark value for the same condominium in July 2021 was \$535,100, an 8.1 per cent increase.

“As a sort of housing gridlock continues to develop, the pressure to create more of all different types of homes in our community of should not be lessened,” added Langlois. “It is important for the long term health of our housing market that a strong focus continue on developing new homes to meet our growing demand. The current market is increasingly challenging for buyers and sellers. It’s important to access the expertise and knowledge of your local REALTOR® to ensure your interests are protected.”

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 1,437 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.

July 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		
	July 2021									June 2021			July 2020		
	Units	LM%	LY%	Average\$	LM%	LY%	Median\$	LM%	LY%	Units	Average\$	Median\$	Units	Average\$	Median\$
Single Family Greater Victoria	380	-11.2%	-28.7%	\$1,177,975	-3.4%	14.0%	\$1,050,000	0.0%	21.4%	428	\$1,220,013	\$1,050,000	533	\$1,033,706	\$865,000
Single Family Other Areas	16	33.3%	-38.5%	\$1,027,981	-10.8%	33.9%	\$865,000	-14.8%	14.2%	12	\$1,152,650	\$1,015,500	26	\$767,473	\$757,500
Single Family Total All Areas	396	-10.0%	-29.2%	\$1,171,915	-3.8%	14.7%	\$1,050,000	0.1%	23.5%	440	\$1,218,176	\$1,049,000	559	\$1,021,323	\$850,000
Condo Apartment	284	-16.0%	18.8%	\$545,538	1.7%	13.5%	\$484,950	0.0%	12.3%	338	\$536,276	\$485,000	239	\$480,614	\$432,000
Row/Townhouse	89	-10.1%	-28.2%	\$741,004	2.4%	25.7%	\$705,000	0.3%	28.2%	99	\$723,289	\$703,000	124	\$589,594	\$549,900
Manufactured Home	15	15.4%	7.1%	\$257,853	-19.1%	4.8%	\$254,000	16.0%	1.8%	13	\$318,769	\$219,000	14	\$246,149	\$249,450
Total Residential	784	-11.9%	-16.2%							890			936		
Total Sales	835	-11.4%	-14.7%							942			979		
Active Listings	1,270	-7.6%	-52.1%							1,375			2,653		

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

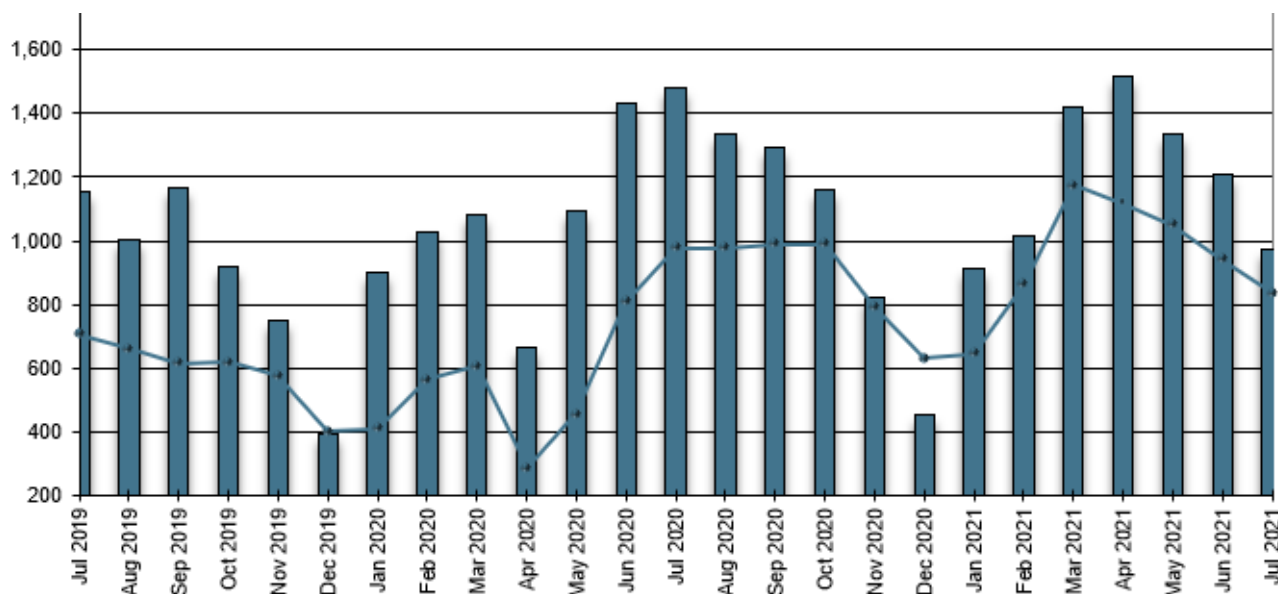
Previous Periods Comparison of MLS® HPI Benchmark Prices and MLS® HPI Index Values

Benchmark Home by Property Type and Region	Jul 2021 Benchmark Price	Jun 2021 Benchmark Price	Jul 2020 Benchmark Price	Jul 2021 Benchmark Index	Jun 2021 Benchmark Index	Jul 2020 Benchmark Index	% Chg from Last Mth	% Chg from Last Yr
Single Family: Greater Victoria	\$993,100	\$973,000	\$809,100	277.4	271.8	226.0	2.1%	22.7%
Single Family: Core	\$1,082,000	\$1,063,500	\$909,900	280.3	275.5	235.7	1.7%	18.9%
Single Family: Westshore	\$854,000	\$842,900	\$683,500	278.0	274.4	222.5	1.3%	24.9%
Single Family: Peninsula	\$1,080,000	\$1,058,200	\$840,100	277.3	271.7	215.7	2.1%	28.6%
Condo Apartment: Greater Victoria	\$533,500	\$526,500	\$481,400	282.6	278.9	255.0	1.3%	10.8%
Condo Apartment: Core	\$535,100	\$531,100	\$494,900	282.2	280.1	261.0	0.8%	8.1%
Condo Apartment: Westshore	\$419,200	\$408,400	\$347,100	294.7	287.1	244.0	2.6%	20.8%
Condo Apartment: Peninsula	\$543,400	\$518,300	\$451,200	264.0	251.8	219.2	4.8%	20.4%
Row/Townhouse: Greater Victoria	\$701,500	\$691,900	\$580,500	262.0	258.4	216.8	1.4%	20.8%
Row/Townhouse: Core	\$772,800	\$772,200	\$639,200	274.9	274.7	227.4	0.1%	20.9%
Row/Townhouse: Westshore	\$558,300	\$541,400	\$475,200	237.2	230.0	201.9	3.1%	17.5%
Row/Townhouse: Peninsula	\$729,100	\$718,200	\$583,400	279.7	275.5	223.8	1.5%	25.0%

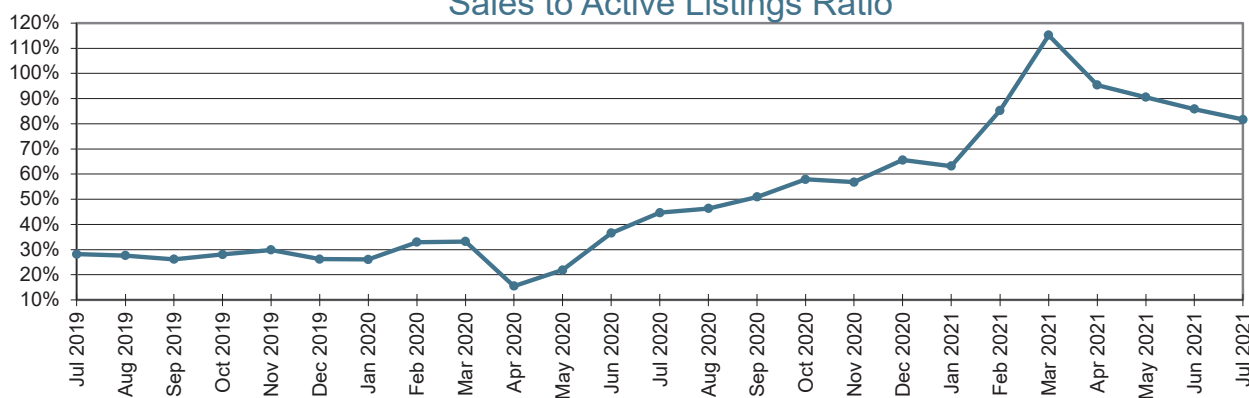
Legend

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)

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® HPI benchmark and value - Single Family Homes

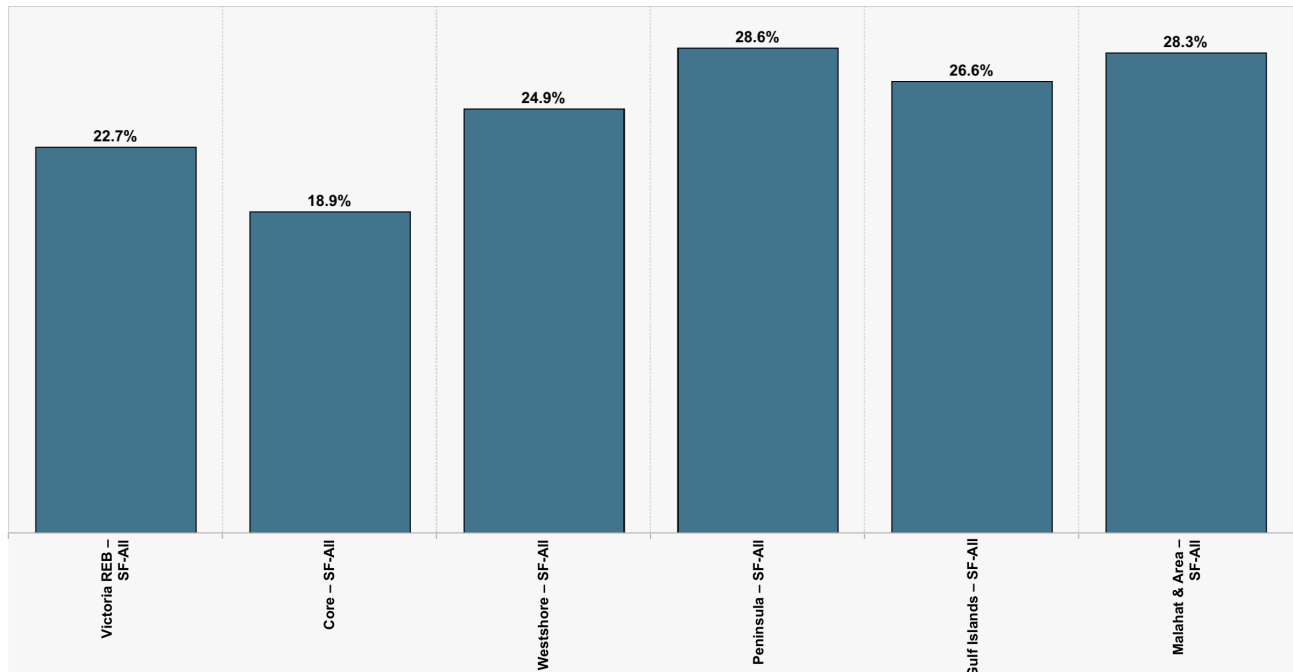
1. Area Group
VREB Area Summary

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

3. Area/Property Type Selection
All

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

Select Timeframe: 12 Months Ago



MLS® HPI benchmark and value - Condominium / Apartments

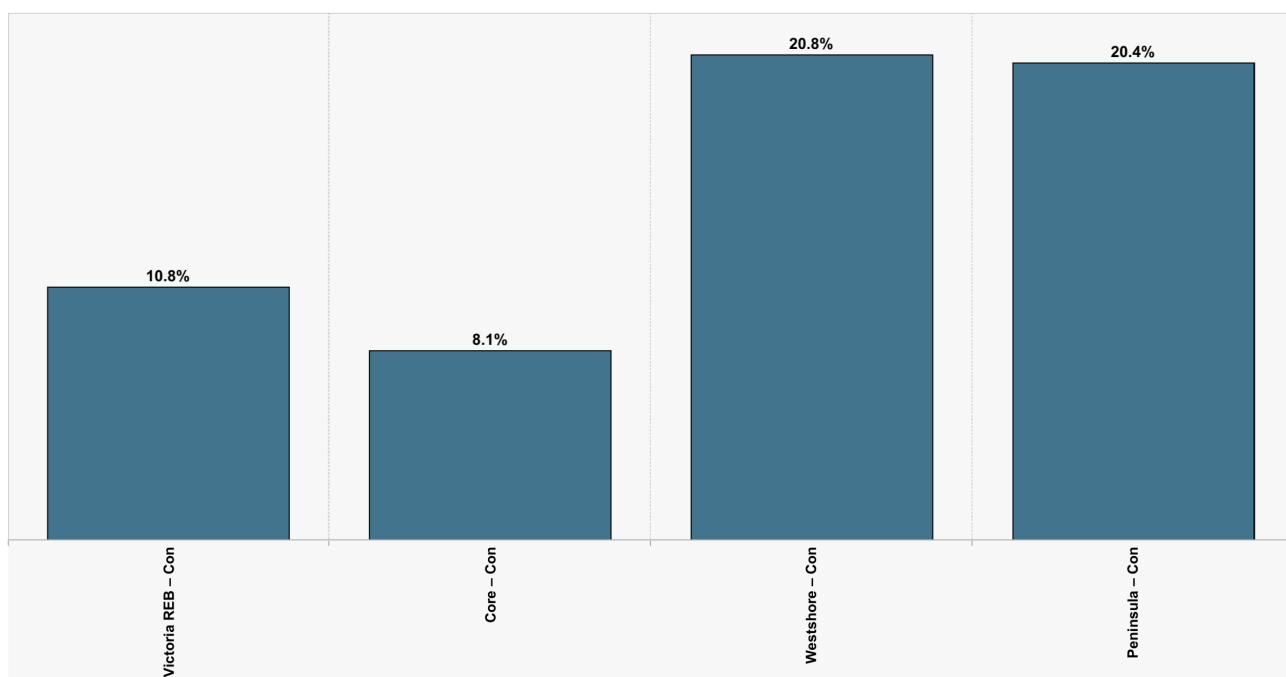
1. Area Group
VREB Area Summary

2. Property Type
- Condo Apartment (Con)

3. Area/Property Type Selection
All

% Difference from 12 Months Ago (July 2020 to July 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

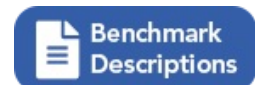
All

Benchmark Price by Timeframe and Property Type

	July 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	\$993,100	\$973,000	\$903,600	\$847,400	\$809,100	\$772,200	\$634,700	\$358,000
Victoria – SF-All	\$1,010,400	\$999,700	\$950,700	\$905,800	\$870,300	\$860,600	\$735,300	\$370,800
Victoria West – SF-All	\$943,800	\$904,600	\$846,900	\$779,600	\$745,700	\$696,900	\$536,600	\$284,200
Oak Bay – SF-All	\$1,521,200	\$1,498,600	\$1,386,000	\$1,262,300	\$1,233,600	\$1,265,100	\$1,099,500	\$552,000
Esquimalt – SF-All	\$864,600	\$844,700	\$792,400	\$736,800	\$706,400	\$683,600	\$537,700	\$292,400
View Royal – SF-All	\$982,400	\$967,000	\$873,400	\$847,600	\$822,100	\$777,700	\$605,200	\$349,200
Saanich East – SF-All	\$1,096,700	\$1,081,000	\$1,016,700	\$941,700	\$927,900	\$911,700	\$766,900	\$394,500
Saanich West – SF-All	\$959,700	\$930,700	\$872,800	\$825,800	\$806,700	\$761,900	\$611,500	\$329,100
Sooke – SF-All	\$764,800	\$760,600	\$672,600	\$640,800	\$597,600	\$506,200	\$386,400	\$265,000
Langford – SF-All	\$851,600	\$838,600	\$757,600	\$728,700	\$689,300	\$624,900	\$489,100	\$308,000
Metchosin – SF-All	\$1,240,900	\$1,233,200	\$1,038,300	\$1,022,300	\$1,022,800	\$926,700	\$668,500	\$455,400
Colwood – SF-All	\$898,400	\$888,800	\$840,600	\$768,400	\$721,500	\$672,300	\$535,500	\$332,600
Highlands – SF-All	\$1,331,100	\$1,272,500	\$1,181,300	\$1,114,700	\$971,200	\$956,400	\$778,500	\$493,000
North Saanich – SF-All	\$1,293,000	\$1,263,700	\$1,170,500	\$1,072,900	\$1,006,100	\$964,600	\$800,700	\$487,900
Sidney – SF-All	\$898,500	\$891,200	\$836,800	\$751,400	\$706,700	\$676,700	\$552,600	\$316,500
Central Saanich – SF-All	\$1,032,500	\$1,006,400	\$959,600	\$898,500	\$793,100	\$754,500	\$621,900	\$357,400
ML Malahat & Area – SF-All	\$805,900	\$772,600	\$730,500	\$684,200	\$628,100	\$584,600	\$459,000	\$282,300
GI Gulf Islands – SF-All	\$660,200	\$628,400	\$572,800	\$540,700	\$521,500	\$469,900	\$349,900	\$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

	July 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	277.4	271.8	252.4	236.7	226.0	215.7	177.3	100.0
Victoria – SF-All	272.5	269.6	256.4	244.3	234.7	232.1	198.3	100.0
Victoria West – SF-All	332.1	318.3	298.0	274.3	262.4	245.2	188.8	100.0
Oak Bay – SF-All	275.6	271.5	251.1	228.7	223.5	229.2	199.2	100.0
Esquimalt – SF-All	295.7	288.9	271.0	252.0	241.6	233.8	183.9	100.0
View Royal – SF-All	281.3	276.9	250.1	242.7	235.4	222.7	173.3	100.0
Saanich East – SF-All	278.0	274.0	257.7	238.7	235.2	231.1	194.4	100.0
Saanich West – SF-All	291.6	282.8	265.2	250.9	245.1	231.5	185.8	100.0
Sooke – SF-All	288.6	287.0	253.8	241.8	225.5	191.0	145.8	100.0
Langford – SF-All	276.5	272.3	246.0	236.6	223.8	202.9	158.8	100.0
Metchosin – SF-All	272.5	270.8	228.0	224.5	224.6	203.5	146.8	100.0
Colwood – SF-All	270.1	267.2	252.7	231.0	216.9	202.1	161.0	100.0
Highlands – SF-All	270.0	258.1	239.6	226.1	197.0	194.0	157.9	100.0
North Saanich – SF-All	265.0	259.0	239.9	219.9	206.2	197.7	164.1	100.0
Sidney – SF-All	283.9	281.6	264.4	237.4	223.3	213.8	174.6	100.0
Central Saanich – SF-All	288.9	281.6	268.5	251.4	221.9	211.1	174.0	100.0
ML Malahat & Area – SF-All	285.5	273.7	258.8	242.4	222.5	207.1	162.6	100.0
GI Gulf Islands – SF-All	243.2	231.5	211.0	199.2	192.1	173.1	128.9	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

	July 2021	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	\$533,500	\$526,500	\$508,900	\$481,400	\$481,400	\$466,800	\$330,700	\$188,800
Victoria – Con	\$520,200	\$523,800	\$504,800	\$467,200	\$498,700	\$475,600	\$339,100	\$190,600
Victoria West – Con	\$713,200	\$706,800	\$688,200	\$674,000	\$651,300	\$659,100	\$450,800	\$266,900
Oak Bay – Con	\$661,900	\$631,600	\$616,000	\$631,100	\$618,400	\$569,500	\$413,400	\$238,700
Esquimalt – Con	\$480,500	\$470,700	\$451,100	\$436,000	\$402,100	\$394,300	\$271,800	\$147,900
View Royal – Con	\$538,800	\$528,300	\$516,600	\$479,900	\$452,300	\$446,600	\$324,600	\$201,600
Saanich East – Con	\$467,900	\$455,000	\$441,800	\$434,000	\$427,700	\$413,400	\$284,800	\$159,100
Saanich West – Con	\$469,800	\$465,000	\$446,100	\$428,600	\$417,900	\$411,600	\$284,300	\$155,000
Sooke – Con	\$361,600	\$348,300	\$339,600	\$310,400	\$290,500	\$272,800	\$191,100	\$122,100
Langford – Con	\$471,300	\$459,800	\$450,000	\$414,800	\$390,700	\$376,600	\$277,200	\$160,600
Colwood – Con	\$398,600	\$387,100	\$381,400	\$350,200	\$331,100	\$319,200	\$224,400	\$129,900
North Saanich – Con	\$688,900	\$663,700	\$621,600	\$598,100	\$571,000	\$545,200	\$398,700	\$276,900
Sidney – Con	\$552,100	\$524,300	\$494,000	\$476,300	\$456,700	\$446,200	\$321,600	\$205,900
Central Saanich – Con	\$507,500	\$491,300	\$461,600	\$439,100	\$423,700	\$436,900	\$328,400	\$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

	July 2021	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	282.6	278.9	269.6	255.0	255.0	247.3	175.2	100.0
Victoria – Con	272.9	274.8	264.8	245.1	261.6	249.5	177.9	100.0
Victoria West – Con	267.2	264.8	257.8	252.5	244.0	246.9	168.9	100.0
Oak Bay – Con	277.3	264.6	258.1	264.4	259.1	238.6	173.2	100.0
Esquimalt – Con	324.9	318.3	305.0	294.8	271.9	266.6	183.8	100.0
View Royal – Con	267.2	262.0	256.2	238.0	224.3	221.5	161.0	100.0
Saanich East – Con	294.1	286.0	277.7	272.8	268.8	259.8	179.0	100.0
Saanich West – Con	303.2	300.1	287.9	276.6	269.7	265.6	183.5	100.0
Sooke – Con	296.1	285.2	278.1	254.2	237.9	223.4	156.5	100.0
Langford – Con	293.5	286.3	280.2	258.3	243.3	234.5	172.6	100.0
Colwood – Con	306.7	297.9	293.5	269.5	254.8	245.6	172.7	100.0
North Saanich – Con	248.8	239.7	224.5	216.0	206.2	196.9	144.0	100.0
Sidney – Con	268.1	254.6	239.9	231.3	221.8	216.7	156.2	100.0
Central Saanich – Con	253.0	244.9	230.1	218.9	211.2	217.8	163.7	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

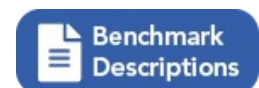
All

Benchmark Price by Timeframe and Property Type

	July 2021	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	\$701,500	\$691,900	\$653,300	\$608,900	\$580,500	\$568,700	\$445,500	\$267,700
Victoria – Twn	\$797,900	\$800,900	\$733,600	\$708,200	\$646,000	\$662,100	\$522,700	\$303,000
Victoria West – Twn	\$719,000	\$718,800	\$695,800	\$648,000	\$601,300	\$546,000	\$412,700	\$204,100
Esquimalt – Twn	\$664,800	\$664,400	\$642,900	\$604,300	\$557,300	\$503,200	\$403,600	\$219,300
View Royal – Twn	\$765,000	\$764,200	\$741,700	\$708,500	\$662,200	\$629,500	\$505,900	\$277,200
Saanich East – Twn	\$833,900	\$827,900	\$768,300	\$707,600	\$694,300	\$670,500	\$533,400	\$316,600
Saanich West – Twn	\$670,300	\$667,700	\$626,500	\$565,800	\$561,600	\$549,400	\$441,700	\$260,600
Sooke – Twn	\$560,900	\$543,000	\$526,800	\$492,600	\$470,700	\$457,000	\$339,500	\$235,600
Langford – Twn	\$546,000	\$529,500	\$516,900	\$480,500	\$466,600	\$461,100	\$338,500	\$229,000
Colwood – Twn	\$600,700	\$583,400	\$569,800	\$531,300	\$514,200	\$514,700	\$377,700	\$262,100
Sidney – Twn	\$761,700	\$750,400	\$699,500	\$627,000	\$607,600	\$589,300	\$453,500	\$269,500
Central Saanich – Twn	\$672,800	\$662,500	\$621,200	\$552,900	\$542,100	\$526,400	\$412,600	\$245,700
ML Malahat & Area – Twn	\$770,900	\$764,400	\$660,900	\$638,400	\$568,500	\$546,200	\$394,100	\$241,900
GI Gulf Islands – Twn	\$873,300	\$868,800	\$729,900	\$723,500	\$555,900	\$529,500	\$398,100	\$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
☐ 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

	July 2021	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	262.0	258.4	244.0	227.4	216.8	212.4	166.4	100.0
Victoria – Twn	263.3	264.3	242.1	233.7	213.2	218.5	172.5	100.0
Victoria West – Twn	352.3	352.2	340.9	317.5	294.6	267.5	202.2	100.0
Esquimalt – Twn	303.1	302.9	293.1	275.5	254.1	229.4	184.0	100.0
View Royal – Twn	276.0	275.7	267.6	255.6	238.9	227.1	182.5	100.0
Saanich East – Twn	263.4	261.5	242.7	223.5	219.3	211.8	168.5	100.0
Saanich West – Twn	257.2	256.2	240.4	217.1	215.5	210.8	169.5	100.0
Sooke – Twn	238.1	230.5	223.6	209.1	199.8	194.0	144.1	100.0
Langford – Twn	238.4	231.2	225.7	209.8	203.7	201.3	147.8	100.0
Colwood – Twn	229.2	222.6	217.4	202.7	196.2	196.4	144.1	100.0
Sidney – Twn	282.7	278.5	259.6	232.7	225.5	218.7	168.3	100.0
Central Saanich – Twn	273.8	269.6	252.8	225.0	220.6	214.2	167.9	100.0
ML Malahat & Area – Twn	318.7	316.0	273.2	263.9	235.0	225.8	162.9	100.0
GI Gulf Islands – Twn	328.2	326.5	274.3	271.9	208.9	199.0	149.6	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)

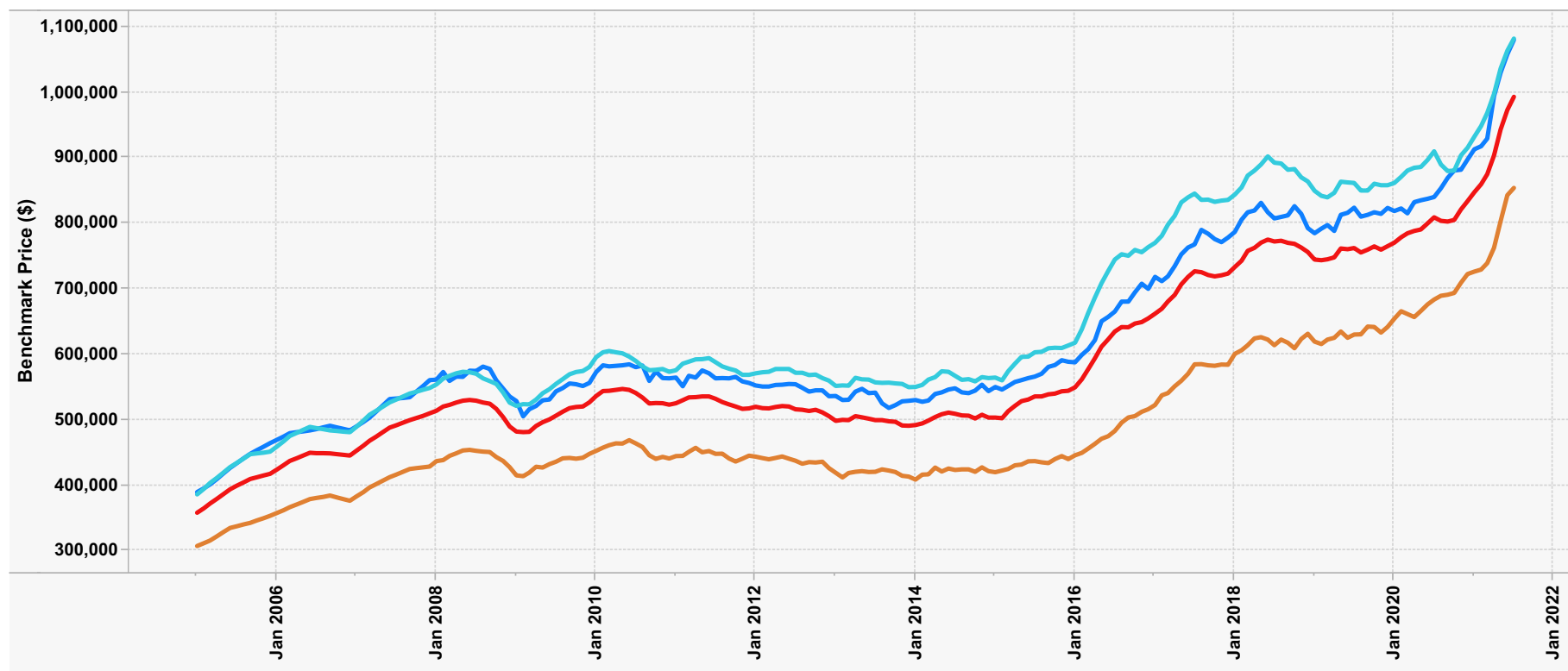
3. Area/Property Type Selection

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

2. Property Type

– Townhouse (Twn)

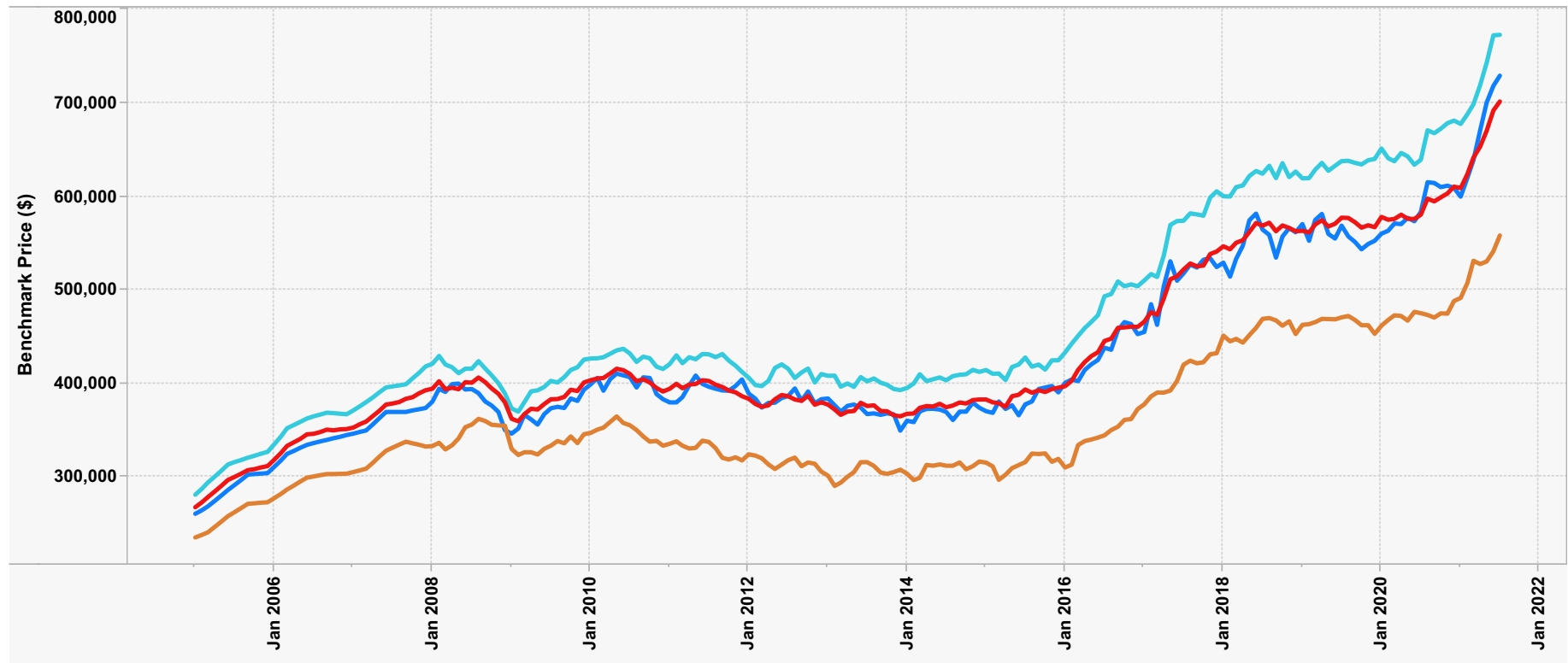
3. Area/Property Type Selection

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

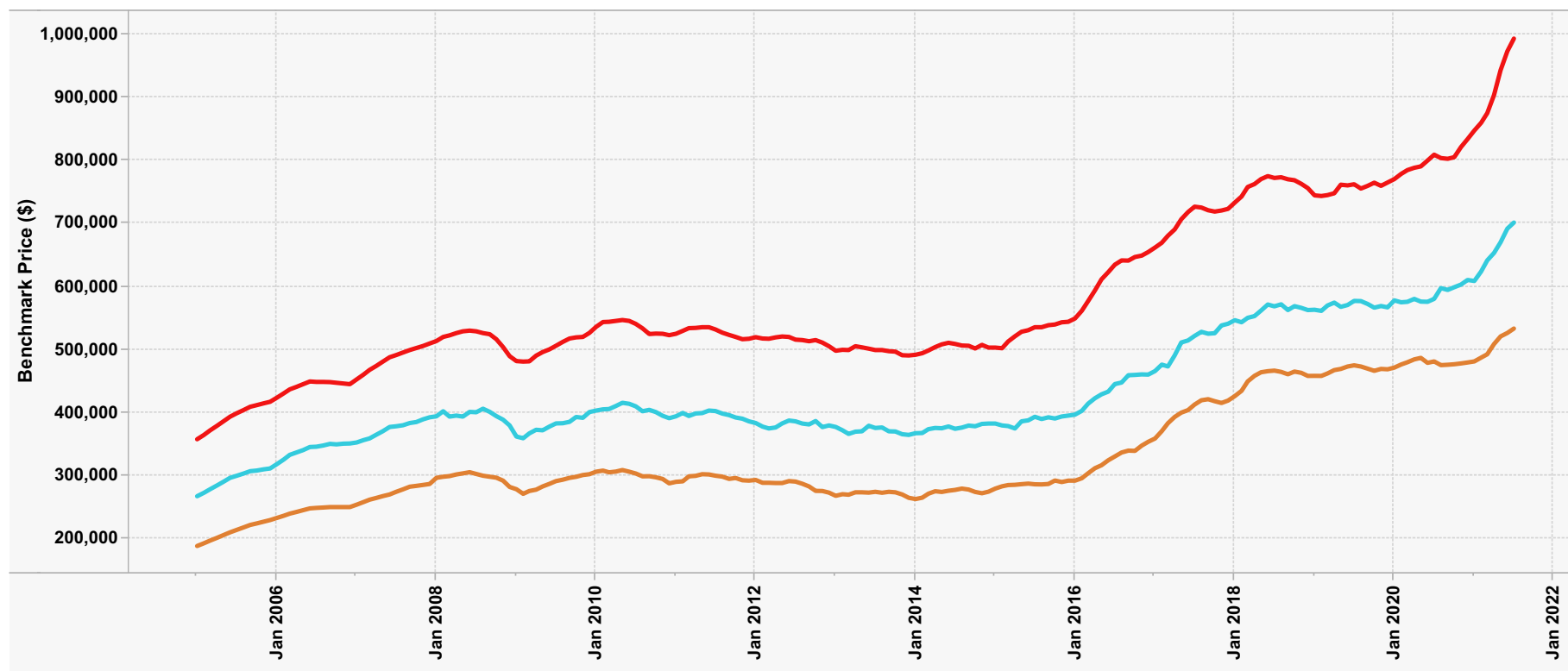
3. Area/Property Type Selection

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

July 2021

Produced: 01-Aug-2021

District	Units	Total Volume
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Residential

● Single Family Detached

Greater Victoria

Victoria / Victoria West	44	\$52,543,500
Oak Bay	19	\$37,989,000
Esquimalt	17	\$17,220,300
View Royal	8	\$8,895,777
Saanich East	65	\$81,958,239
Saanich West	33	\$38,150,550
Central Saanich	9	\$11,466,999
North Saanich	17	\$29,136,899
Sidney	16	\$18,940,800
Highlands	4	\$5,985,000
Colwood	18	\$16,130,500
Langford	64	\$69,764,300
Metchosin	3	\$4,355,000
Sooke	27	\$22,246,383
Gulf Islands	36	\$32,847,218

Total Greater Victoria	380	\$447,630,465
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Other Areas

Malahat & Area	16	\$16,447,700
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Total Other Areas	16	\$16,447,700
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Total Single Family Detached	396	\$464,078,165
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● Condo Apartment

Greater Victoria

Victoria / Victoria West	126	\$74,766,200
Oak Bay	7	\$3,868,400
Esquimalt	6	\$2,750,050
View Royal	8	\$4,381,400
Saanich East	38	\$19,485,112
Saanich West	16	\$6,755,800
Central Saanich	6	\$2,834,800
North Saanich	2	\$1,436,000
Sidney	13	\$9,169,565
Colwood	2	\$1,045,000
Langford	57	\$27,110,100
Sooke	2	\$881,500
Gulf Islands	1	\$449,000

Total Greater Victoria	284	\$154,932,927
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Total Condo Apartment	284	\$154,932,927
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Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

July 2021

Produced: 01-Aug-2021

District	Units	Total Volume
● Row/Townhouse		
Greater Victoria		
Victoria / Victoria West	15	\$13,651,507
Oak Bay	2	\$1,907,000
Esquimalt	1	\$679,000
View Royal	7	\$4,889,159
Saanich East	13	\$10,981,800
Saanich West	3	\$2,100,000
Central Saanich	2	\$1,094,900
North Saanich	1	\$900,000
Sidney	12	\$8,181,950
Colwood	6	\$4,574,900
Langford	18	\$12,033,577
Sooke	5	\$2,999,900
Gulf Islands	4	\$1,955,700
Total Greater Victoria	89	\$65,949,393
Total Row/Townhouse	89	\$65,949,393
● Manufactured Home		
Greater Victoria		
View Royal	1	\$154,000
Central Saanich	6	\$1,670,900
Sidney	1	\$505,000
Langford	1	\$115,000
Sooke	3	\$582,900
Gulf Islands	3	\$840,000
Total Greater Victoria	15	\$3,867,800
Total Manufactured Home	15	\$3,867,800
Total Residential	784	\$688,828,285

Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

July 2021

Produced: 01-Aug-2021

District	Units	Total Volume
Other Property		
● Lots & Acreage		
Greater Victoria		
Victoria / Victoria West	2	\$2,155,000
Oak Bay	1	\$1,000,000
View Royal	1	\$690,000
Saanich East	3	\$2,732,999
Saanich West	2	\$1,490,000
North Saanich	1	\$1,350,000
Colwood	1	\$610,000
Langford	3	\$1,612,400
Sooke	5	\$1,789,900
Gulf Islands	11	\$4,631,700
Total Greater Victoria	30	\$18,061,999
Other Areas		
Malahat & Area	3	\$925,000
Total Other Areas	3	\$925,000
Total Lots & Acreage	33	\$18,986,999
● Other Commercial Properties		
	18	\$14,057,583
Grand Totals	835	\$721,872,867

Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

July 2021

Produced: 01-Aug-2021

District	Units	Total Volume
Residential		
● Single Family Detached		
Greater Victoria		
Victoria	37	\$44,872,500
Victoria West	5	\$4,848,500
Oak Bay	18	\$35,494,000
Esquimalt	16	\$14,670,300
View Royal	7	\$7,595,777
Saanich East	65	\$81,958,239
Saanich West	31	\$34,630,550
Central Saanich	8	\$9,635,999
North Saanich	16	\$23,636,899
Sidney	14	\$14,290,800
Highlands	4	\$5,985,000
Colwood	18	\$16,130,500
Langford	64	\$69,764,300
Metchosin	3	\$4,355,000
Sooke	23	\$17,900,633
Gulf Islands	27	\$22,987,093
Waterfront (all districts)	24	\$38,874,375
Total Greater Victoria	380	\$447,630,465
Other Areas		
Malahat & Area	16	\$16,447,700
Total Other Areas	16	\$16,447,700
Total Single Family Detached	396	\$464,078,165
● Condo Apartment		
Greater Victoria		
Victoria	115	\$66,311,700
Victoria West	6	\$4,762,500
Oak Bay	7	\$3,868,400
Esquimalt	6	\$2,750,050
View Royal	8	\$4,381,400
Saanich East	38	\$19,485,112
Saanich West	14	\$6,065,900
Central Saanich	6	\$2,834,800
North Saanich	2	\$1,436,000
Sidney	11	\$7,567,900
Colwood	2	\$1,045,000
Langford	57	\$27,110,100
Sooke	1	\$498,500
Waterfront (all districts)	11	\$6,815,565
Total Greater Victoria	284	\$154,932,927
Total Condo Apartment	284	\$154,932,927

Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

July 2021

Produced: 01-Aug-2021

District	Units	Total Volume
● Row/Townhouse		
Greater Victoria		
Victoria	14	\$12,576,507
Victoria West	1	\$1,075,000
Oak Bay	2	\$1,907,000
Esquimalt	1	\$679,000
View Royal	7	\$4,889,159
Saanich East	13	\$10,981,800
Saanich West	3	\$2,100,000
Central Saanich	2	\$1,094,900
North Saanich	1	\$900,000
Sidney	12	\$8,181,950
Colwood	6	\$4,574,900
Langford	18	\$12,033,577
Sooke	5	\$2,999,900
Gulf Islands	4	\$1,955,700
Total Greater Victoria	89	\$65,949,393
Total Row/Townhouse	89	\$65,949,393
● Manufactured Home		
Greater Victoria		
View Royal	1	\$154,000
Central Saanich	6	\$1,670,900
Sidney	1	\$505,000
Langford	1	\$115,000
Sooke	3	\$582,900
Gulf Islands	3	\$840,000
Total Greater Victoria	15	\$3,867,800
Total Manufactured Home	15	\$3,867,800
Total Residential	784	\$688,828,285

Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

July 2021

Produced: 01-Aug-2021

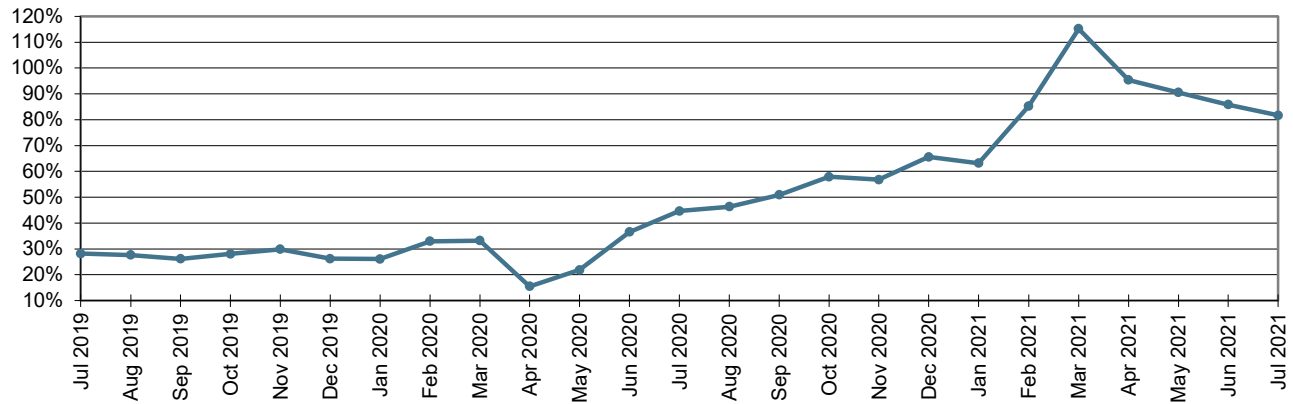
District	Units	Total Volume
Other Property		
● Lots & Acreage		
Greater Victoria		
Victoria / Victoria West	2	\$2,155,000
Oak Bay	1	\$1,000,000
View Royal	1	\$690,000
Saanich East	3	\$2,732,999
Saanich West	2	\$1,490,000
North Saanich	1	\$1,350,000
Colwood	1	\$610,000
Langford	3	\$1,612,400
Sooke	5	\$1,789,900
Gulf Islands	11	\$4,631,700
Total Greater Victoria	30	\$18,061,999
Other Areas		
Malahat & Area	3	\$925,000
Total Other Areas	3	\$925,000
Total Lots & Acreage	33	\$18,986,999
● Other Commercial Properties		
	18	\$14,057,583
Grand Totals	835	\$721,872,867

Sales to Active Listings Ratio

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

July 2021

Produced: 01-Aug-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

July 2021

Produced: 01-Aug-2021

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Single Family - Residential						
Units Listed	348	606	-43 %	3111	2905	7 %
Units Sold	301	447	-33 %	2528	1815	39 %
Sell/List Ratio	86 %	74 %		81 %	62 %	
Sales Dollars	\$344,396,691	\$424,909,995	-19 %	\$2,845,665,220	\$1,618,590,425	76 %
Average Price / Unit	\$1,144,175	\$950,582	20 %	\$1,125,659	\$891,785	26 %
Price Ratio	102 %	99 %		103 %	99 %	
Days To Sell	19	34	-44 %	18	38	-52 %
Active Listings at Month End	304	679	-55 %			
Single Family - Residential Waterfront						
Units Listed	28	45	-38 %	249	271	-8 %
Units Sold	23	32	-28 %	166	125	33 %
Sell/List Ratio	82 %	71 %		67 %	46 %	
Sales Dollars	\$38,480,625	\$64,852,800	-41 %	\$331,867,123	\$220,538,363	50 %
Average Price / Unit	\$1,673,071	\$2,026,650	-17 %	\$1,999,200	\$1,764,307	13 %
Price Ratio	97 %	95 %		99 %	94 %	
Days To Sell	31	75	-59 %	51	87	-42 %
Active Listings at Month End	68	138	-51 %			
Single Family - Residential Acreage						
Units Listed	34	73	-53 %	304	328	-7 %
Units Sold	30	46	-35 %	235	174	35 %
Sell/List Ratio	88 %	63 %		77 %	53 %	
Sales Dollars	\$46,481,999	\$58,092,149	-20 %	\$356,967,884	\$191,469,598	86 %
Average Price / Unit	\$1,549,400	\$1,262,873	23 %	\$1,519,012	\$1,100,400	38 %
Price Ratio	101 %	99 %		100 %	97 %	
Days To Sell	19	44	-56 %	41	62	-33 %
Active Listings at Month End	67	148	-55 %			
Condo Apartment						
Units Listed	317	406	-22 %	2692	2313	16 %
Units Sold	284	239	19 %	2161	1100	96 %
Sell/List Ratio	90 %	59 %		80 %	48 %	
Sales Dollars	\$154,932,927	\$114,866,664	35 %	\$1,159,380,985	\$528,740,644	119 %
Average Price / Unit	\$545,538	\$480,614	14 %	\$536,502	\$480,673	12 %
Price Ratio	100 %	98 %		100 %	98 %	
Days To Sell	28	43	-35 %	27	40	-31 %
Active Listings at Month End	376	769	-51 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

July 2021

Produced: 01-Aug-2021

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Row/Townhouse						
Units Listed	95	160	-41 %	871	847	3 %
Units Sold	89	124	-28 %	756	523	45 %
Sell/List Ratio	94 %	78 %		87 %	62 %	
Sales Dollars	\$65,949,393	\$73,109,599	-10 %	\$535,946,357	\$309,918,653	73 %
Average Price / Unit	\$741,004	\$589,594	26 %	\$708,924	\$592,579	20 %
Price Ratio	102 %	99 %		102 %	99 %	
Days To Sell	16	44	-63 %	23	47	-52 %
Active Listings at Month End	75	245	-69 %			
Half Duplex (Up and Down)						
Units Listed	1	0	%	15	3	400 %
Units Sold	3	0	%	10	2	400 %
Sell/List Ratio	300 %	%		67 %	67 %	
Sales Dollars	\$1,975,400	\$0	%	\$10,809,300	\$691,000	1464 %
Average Price / Unit	\$658,467	%		\$1,080,930	\$345,500	213 %
Price Ratio	97 %	%		103 %	95 %	
Days To Sell	30	%		19	172	-89 %
Active Listings at Month End	3	0	%			
Half Duplex (Side by Side)						
Units Listed	17	41	-59 %	203	101	101 %
Units Sold	25	25	0 %	177	58	205 %
Sell/List Ratio	147 %	61 %		87 %	57 %	
Sales Dollars	\$21,424,300	\$16,514,300	30 %	\$140,158,715	\$37,862,200	270 %
Average Price / Unit	\$856,972	\$660,572	30 %	\$791,857	\$652,797	21 %
Price Ratio	100 %	100 %		103 %	99 %	
Days To Sell	28	24	18 %	22	32	-31 %
Active Listings at Month End	15	51	-71 %			
Half Duplex (Front and Back)						
Units Listed	6	6	0 %	35	14	150 %
Units Sold	5	1	400 %	24	8	200 %
Sell/List Ratio	83 %	17 %		69 %	57 %	
Sales Dollars	\$3,776,400	\$472,500	699 %	\$19,466,050	\$5,077,900	283 %
Average Price / Unit	\$755,280	\$472,500	60 %	\$811,085	\$634,738	28 %
Price Ratio	102 %	103 %		105 %	99 %	
Days To Sell	20	55	-63 %	14	35	-60 %
Active Listings at Month End	4	7	-43 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

July 2021

Produced: 01-Aug-2021

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Recreational						
Units Listed	5	7	-29 %	20	23	-13 %
Units Sold	3	3	0 %	18	8	125 %
Sell/List Ratio	60 %	43 %		90 %	35 %	
Sales Dollars	\$822,750	\$467,900	76 %	\$3,423,600	\$887,900	286 %
Average Price / Unit	\$274,250	\$155,967	76 %	\$190,200	\$110,988	71 %
Price Ratio	108 %	96 %		101 %	94 %	
Days To Sell	15	43	-65 %	243	273	-11 %
Active Listings at Month End	8	18	-56 %			
Manufactured Home						
Units Listed	31	19	63 %	165	118	40 %
Units Sold	15	14	7 %	111	80	39 %
Sell/List Ratio	48 %	74 %		67 %	68 %	
Sales Dollars	\$3,867,800	\$3,446,084	12 %	\$39,680,056	\$18,731,209	112 %
Average Price / Unit	\$257,853	\$246,149	5 %	\$357,478	\$234,140	53 %
Price Ratio	99 %	95 %		100 %	95 %	
Days To Sell	32	74	-57 %	35	63	-44 %
Active Listings at Month End	40	41	-2 %			
Residential Lots						
Units Listed	20	52	-62 %	184	200	-8 %
Units Sold	23	22	5 %	159	75	112 %
Sell/List Ratio	115 %	42 %		86 %	38 %	
Sales Dollars	\$12,921,099	\$8,240,600	57 %	\$79,620,481	\$32,677,274	144 %
Average Price / Unit	\$561,787	\$374,573	50 %	\$500,758	\$435,697	15 %
Price Ratio	94 %	97 %		98 %	99 %	
Days To Sell	35	118	-70 %	81	131	-38 %
Active Listings at Month End	48	136	-65 %			
Residential Lots - Waterfront						
Units Listed	2	2	0 %	24	42	-43 %
Units Sold	1	1	0 %	28	7	300 %
Sell/List Ratio	50 %	50 %		117 %	17 %	
Sales Dollars	\$209,900	\$1,050,000	-80 %	\$16,037,595	\$5,163,125	211 %
Average Price / Unit	\$209,900	\$1,050,000	-80 %	\$572,771	\$737,589	-22 %
Price Ratio	100 %	81 %		97 %	91 %	
Days To Sell	153	32	378 %	195	233	-16 %
Active Listings at Month End	8	35	-77 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

July 2021

Produced: 01-Aug-2021

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Residential Acreage						
Units Listed	7	8	-13 %	74	96	-23 %
Units Sold	9	9	0 %	66	43	53 %
Sell/List Ratio	129 %	113 %		89 %	45 %	
Sales Dollars	\$5,856,000	\$5,599,100	5 %	\$42,241,900	\$25,255,100	67 %
Average Price / Unit	\$650,667	\$622,122	5 %	\$640,029	\$587,328	9 %
Price Ratio	104 %	93 %		99 %	93 %	
Days To Sell	128	114	12 %	109	139	-22 %
Active Listings at Month End	26	69	-62 %			
Residential Acreage - Waterfront						
Units Listed	4	4	0 %	24	26	-8 %
Units Sold	0	2	-100 %	26	12	117 %
Sell/List Ratio	%	50 %		108 %	46 %	
Sales Dollars	\$0	\$2,129,000	-100 %	\$26,563,900	\$11,818,182	125 %
Average Price / Unit		\$1,064,500	%	\$1,021,688	\$984,849	4 %
Price Ratio	%	97 %		93 %	90 %	
Days To Sell		284	%	188	152	24 %
Active Listings at Month End	8	33	-76 %			
Revenue - Duplex/Triplex						
Units Listed	5	5	0 %	72	34	112 %
Units Sold	6	5	20 %	40	22	82 %
Sell/List Ratio	120 %	100 %		56 %	65 %	
Sales Dollars	\$6,720,000	\$5,610,000	20 %	\$46,248,296	\$21,800,950	112 %
Average Price / Unit	\$1,120,000	\$1,122,000	0 %	\$1,156,207	\$990,952	17 %
Price Ratio	96 %	95 %		102 %	96 %	
Days To Sell	21	47	-57 %	18	43	-58 %
Active Listings at Month End	7	10	-30 %			
Revenue - Multi Units						
Units Listed	10	5	100 %	50	25	100 %
Units Sold	3	1	200 %	24	2	1100 %
Sell/List Ratio	30 %	20 %		48 %	8 %	
Sales Dollars	\$6,555,000	\$2,650,000	147 %	\$58,217,500	\$4,400,000	1223 %
Average Price / Unit	\$2,185,000	\$2,650,000	-18 %	\$2,425,729	\$2,200,000	10 %
Price Ratio	99 %	89 %		96 %	88 %	
Days To Sell	117	124	-6 %	81	77	5 %
Active Listings at Month End	23	21	10 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

July 2021

Produced: 01-Aug-2021

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Revenue - Apartment Block						
Units Listed	0	0	%	0	9	-100 %
Units Sold	0	0	%	0	3	-100 %
Sell/List Ratio	%	%		%	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	0	%			
Revenue - Commercial						
Units Listed	8	10	-20 %	56	50	12 %
Units Sold	5	0	%	23	9	156 %
Sell/List Ratio	63 %	%		41 %	18 %	
Sales Dollars	\$4,513,000	\$0	%	\$26,886,796	\$7,440,900	261 %
Average Price / Unit	\$902,600		%	\$1,168,991	\$826,767	41 %
Price Ratio	95 %	%		98 %	96 %	
Days To Sell	201		%	114	90	26 %
Active Listings at Month End	31	51	-39 %			
Revenue - Industrial						
Units Listed	4	1	300 %	21	2	950 %
Units Sold	1	0	%	12	0	%
Sell/List Ratio	25 %	%		57 %	0 %	
Sales Dollars	\$498,750	\$0	%	\$16,662,868	\$0	%
Average Price / Unit	\$498,750		%	\$1,388,572		%
Price Ratio	104 %	%		97 %	%	
Days To Sell	26		%	84		%
Active Listings at Month End	11	13	-15 %			
Business with Land & Building						
Units Listed	0	1	-100 %	5	41	-88 %
Units Sold	1	0	%	2	17	-88 %
Sell/List Ratio	%	%		40 %	41 %	
Sales Dollars	\$2,065,686	\$0	%	\$3,403,186	\$27,563,992	-88 %
Average Price / Unit	\$2,065,686		%	\$1,701,593	\$1,621,411	5 %
Price Ratio	83 %	%		85 %	91 %	
Days To Sell	137		%	142	144	-1 %
Active Listings at Month End	3	9	-67 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

July 2021

Produced: 01-Aug-2021

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Business Only						
Units Listed	16	12	33 %	62	70	-11 %
Units Sold	2	2	0 %	13	14	-7 %
Sell/List Ratio	13 %	17 %		21 %	20 %	
Sales Dollars	\$425,000	\$107,500	295 %	\$3,166,500	\$1,103,000	187 %
Average Price / Unit	\$212,500	\$53,750	295 %	\$243,577	\$78,786	209 %
Price Ratio	94 %	67 %		94 %	76 %	
Days To Sell	244	91	168 %	178	114	56 %
Active Listings at Month End	42	47	-11 %			
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	0	%			
Lease - Office						
Units Listed	6	10	-40 %	62	53	17 %
Units Sold	2	1	100 %	15	3	400 %
Sell/List Ratio	33 %	10 %		24 %	6 %	
Sales Dollars	\$53	\$14	279 %	\$2,021	\$54	3643 %
Average Price / Unit	\$27	\$14	89 %	\$135	\$18	649 %
Price Ratio	104 %	88 %		97 %	338 %	
Days To Sell	223	76	193 %	137	293	-53 %
Active Listings at Month End	56	66	-15 %			
Lease - Retail						
Units Listed	3	6	-50 %	45	34	32 %
Units Sold	2	3	-33 %	20	9	122 %
Sell/List Ratio	67 %	50 %		44 %	26 %	
Sales Dollars	\$52	\$82	-36 %	\$8,729	\$1,822	379 %
Average Price / Unit	\$26	\$27	-4 %	\$436	\$202	116 %
Price Ratio	91 %	92 %		92 %	111 %	
Days To Sell	352	236	49 %	144	234	-39 %
Active Listings at Month End	26	45	-42 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

July 2021

Produced: 01-Aug-2021

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Lease - Warehouse						
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	0	%			
Lease - Industrial						
Units Listed	3	0	%	13	1	1200 %
Units Sold	1	1	0 %	2	1	100 %
Sell/List Ratio	33 %	%		15 %	100 %	
Sales Dollars	\$19	\$14	32 %	\$37	\$14	157 %
Average Price / Unit	\$19	\$14	32 %	\$19	\$14	28 %
Price Ratio	106 %	111 %		103 %	111 %	
Days To Sell	41	304	-87 %	45	304	-85 %
Active Listings at Month End	8	7	14 %			
Lease - Other						
Units Listed	1	0	%	5	51	-90 %
Units Sold	1	0	%	2	2	0 %
Sell/List Ratio	100 %	%		40 %	4 %	
Sales Dollars	\$23	\$0	%	\$2,890,603	\$30	9635243 %
Average Price / Unit	\$23		%	\$1,445,302	\$15	9635243 %
Price Ratio	100 %	%		7606850 %	%	
Days To Sell	20		%	95	61	55 %
Active Listings at Month End	3	1	200 %			
Commercial Land						
Units Listed	0	1	-100 %	11	24	-54 %
Units Sold	0	1	-100 %	6	1	500 %
Sell/List Ratio	%	100 %		55 %	4 %	
Sales Dollars	\$0	\$1,750,000	-100 %	\$12,857,500	\$1,750,000	635 %
Average Price / Unit		\$1,750,000	%	\$2,142,917	\$1,750,000	22 %
Price Ratio	%	100 %		95 %	100 %	
Days To Sell		472	%	253	472	-46 %
Active Listings at Month End	10	14	-29 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

July 2021

Produced: 01-Aug-2021

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Grand Totals						
Units Listed	971	1480	-34 %	8373	7684	9 %
Units Sold	835	979	-15 %	6624	4113	61 %
Sell/List Ratio	86 %	66 %		79 %	54 %	
Sales Dollars	\$721,872,867	\$783,868,301	-8 %	\$5,778,173,202	\$3,079,981,235	88 %
Average Price / Unit	\$864,518	\$800,683	8 %	\$872,309	\$748,841	16 %
Price Ratio	101 %	98 %		102 %	98 %	
Days To Sell	28	45	-37 %	30	48	-37 %
Active Listings at Month End	1270	2653	-52 %			