

Nov 1, 2021

Inventory pressures continue to constrain Victoria real estate market

A total of 745 properties sold in the Victoria Real Estate Board region this October, 24.7 per cent fewer than the 990 properties sold in October 2020 and 2.1 per cent fewer than the previous month of September.

Condominium sales were down 18.1 per cent from October 2020 with 249 units sold. 18.6 per cent fewer condominiums sold in October 2021 than in the previous month of September. Sales of single family homes were down 30.4 per cent from October 2020 with 339 sold. 2.4 per cent more single family homes sold in October 2021 than in the previous month of September.

"Once again – it's anyone's guess what our sales numbers would be like had we been in a market with a historically average number of homes for sale," said Victoria Real Estate Board President David Langlois. "Over the previous ten years, the average number of properties for sale in the month of October was 3,210 - we are one third of that this year. We continue to see record breaking low levels of homes for sale and with continuing competition for homes, we see pricing pressure persist."

There were 1,036 active listings for sale on the Victoria Real Estate Board Multiple Listing Service® at the end of October 2021, 51.2 per cent fewer properties than the 2,122 available at the end of October 2020 and 7.8 per cent fewer properties than the 1,124 active listings for sale at the end of September 2021.

The Multiple Listing Service® Home Price Index benchmark value for a single family home in the Victoria Core in October 2020 was \$880,500. The benchmark value for the same home in October 2021 increased by 25.3 per cent to \$1,103,600, a 0.3 per cent increase from the previous month of September. The MLS® HPI benchmark value for a condominium in the Victoria Core in October 2020 was \$482,200, while the benchmark value for the same condominium in October 2021 increased by 14.4 per cent to \$551,800.

"The only solution to our current market is to create more supply," added President Langlois. "And creating supply isn't something that happens overnight, so we need to make a commitment to build in the coming years. That takes cooperation. It takes public acceptance of increased density in some areas, the ability for builders to staff and supply their developments and for investors to be able to make their plans a reality within a reasonable timeline and at a reasonable cost. We need to continue to focus on densification of our urban areas – the idea of encouraging duplexes and small plexes in neighbourhoods and building up in core areas. Thoughtful densification will allow us to protect our greenspace, leverage existing infrastructure and take advantage of existing amenities."

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 1,503 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.

October 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		
	October 2021									September 2021			October 2020		
	Units	LM%	LY%	Average\$	LM%	LY%	Median\$	LM%	LY%	Units	Average\$	Median\$	Units	Average\$	Median\$
Single Family Greater Victoria	330	5.4%	-30.4%	\$1,327,228	8.1%	27.9%	\$1,211,000	10.7%	36.1%	313	\$1,228,014	\$1,093,750	474	\$1,037,389	\$890,000
Single Family Other Areas	9	-50.0%	-30.8%	\$726,200	-32.5%	-13.9%	\$999,500	25.0%	25.7%	18	\$1,076,439	\$799,500	13	\$843,048	\$795,000
Single Family Total All Areas	339	2.4%	-30.4%	\$1,311,271	7.5%	27.0%	\$1,202,500	11.3%	35.1%	331	\$1,219,772	\$1,080,000	487	\$1,032,201	\$889,950
Condo Apartment	249	-18.6%	-18.1%	\$620,859	5.1%	25.0%	\$645,895	5.4%	27.0%	306	\$590,706	\$517,900	304	\$496,701	\$429,900
Row/Townhouse	90	15.4%	-28.0%	\$855,894	12.0%	34.8%	\$797,895	7.2%	35.2%	78	\$764,071	\$744,450	125	\$635,110	\$590,038
Manufactured Home	17	-10.5%	-10.5%	\$404,859	26.4%	44.0%	\$275,000	5.8%	3.8%	19	\$320,258	\$260,000	19	\$281,058	\$265,000
Total Residential	695	-5.3%	-25.7%							734			935		
Total Sales	745	-2.1%	-24.7%							761			990		
Active Listings	1,036	-7.8%	-51.2%							1,124			2,122		

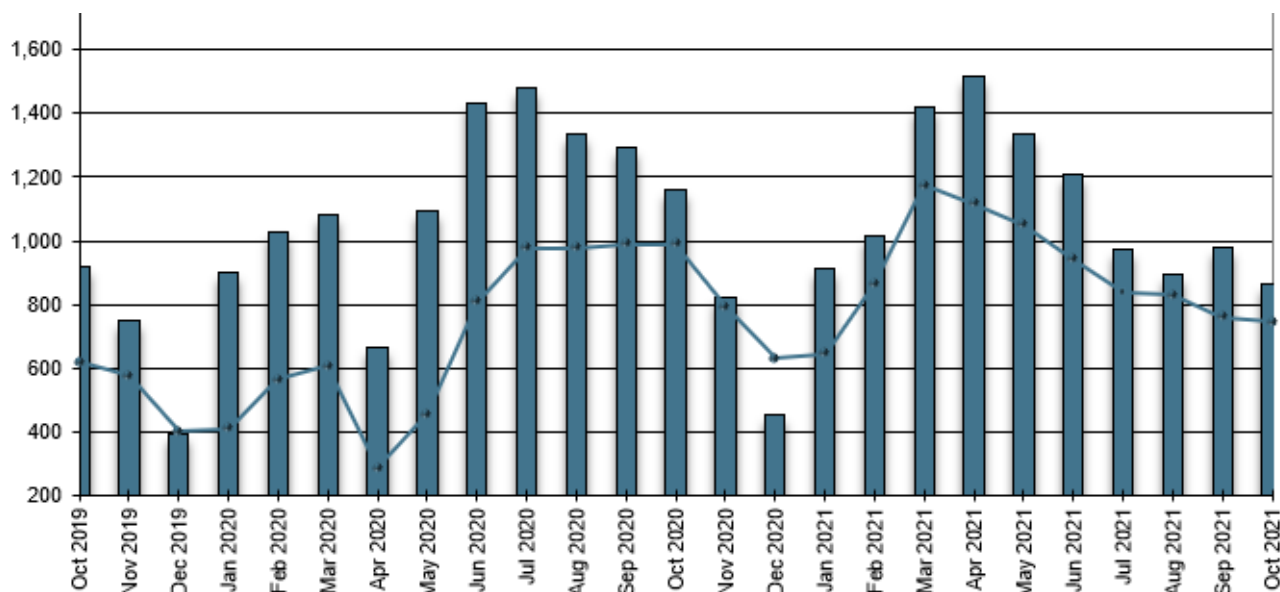
Legend

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

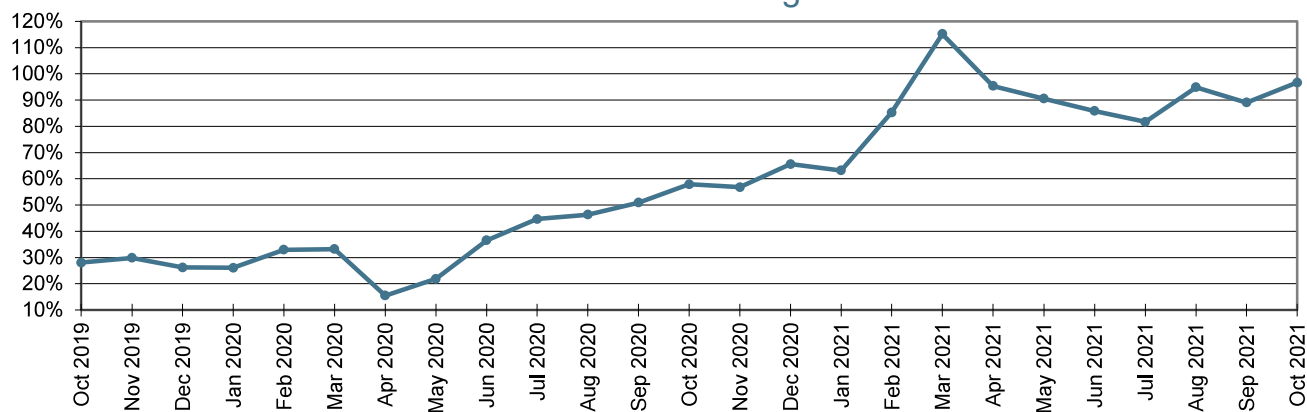
Previous Periods Comparison of MLS® HPI Benchmark Prices and MLS® HPI Index Values

Benchmark Home by Property Type and Region	Oct 2021 Benchmark Price	Sep 2021 Benchmark Price	Oct 2020 Benchmark Price	Oct 2021 Benchmark Index	Sep 2021 Benchmark Index	Oct 2020 Benchmark Index	% Chg from Last Mth	% Chg from Last Yr
Single Family: Greater Victoria	\$1,021,400	\$1,013,900	\$805,100	285.3	283.2	224.9	0.7%	26.9%
Single Family: Core	\$1,103,600	\$1,100,200	\$880,500	285.9	285.0	228.1	0.3%	25.3%
Single Family: Westshore	\$888,400	\$876,100	\$693,600	289.2	285.2	225.8	1.4%	28.1%
Single Family: Peninsula	\$1,110,400	\$1,088,600	\$880,600	285.1	279.5	226.1	2.0%	26.1%
Condo Apartment: Greater Victoria	\$548,000	\$542,700	\$476,900	290.3	287.5	252.6	1.0%	14.9%
Condo Apartment: Core	\$551,800	\$545,900	\$482,200	291.0	287.9	254.3	1.1%	14.4%
Condo Apartment: Westshore	\$433,300	\$429,400	\$370,400	304.6	301.9	260.4	0.9%	17.0%
Condo Apartment: Peninsula	\$529,400	\$527,300	\$456,500	257.2	256.2	221.8	0.4%	16.0%
Row/Townhouse: Greater Victoria	\$741,400	\$725,600	\$599,000	276.9	271.0	223.7	2.2%	23.8%
Row/Townhouse: Core	\$803,400	\$791,600	\$672,400	285.8	281.6	239.2	1.5%	19.5%
Row/Townhouse: Westshore	\$606,800	\$592,200	\$475,000	257.8	251.6	201.8	2.5%	27.7%
Row/Townhouse: Peninsula	\$759,600	\$738,500	\$610,000	291.4	283.3	234.0	2.9%	24.5%
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 fifteen years of Victoria Real Estate Board MLS® sales data, the MLS® HPI defined benchmark homes for Victoria in each category (single family homes, townhouses, condos) and for each neighbourhood. The benchmark starting point was 2005, where each type of property and neighbourhood was assigned an index value of 100.

MLS® HPI benchmark and value - Single Family Homes

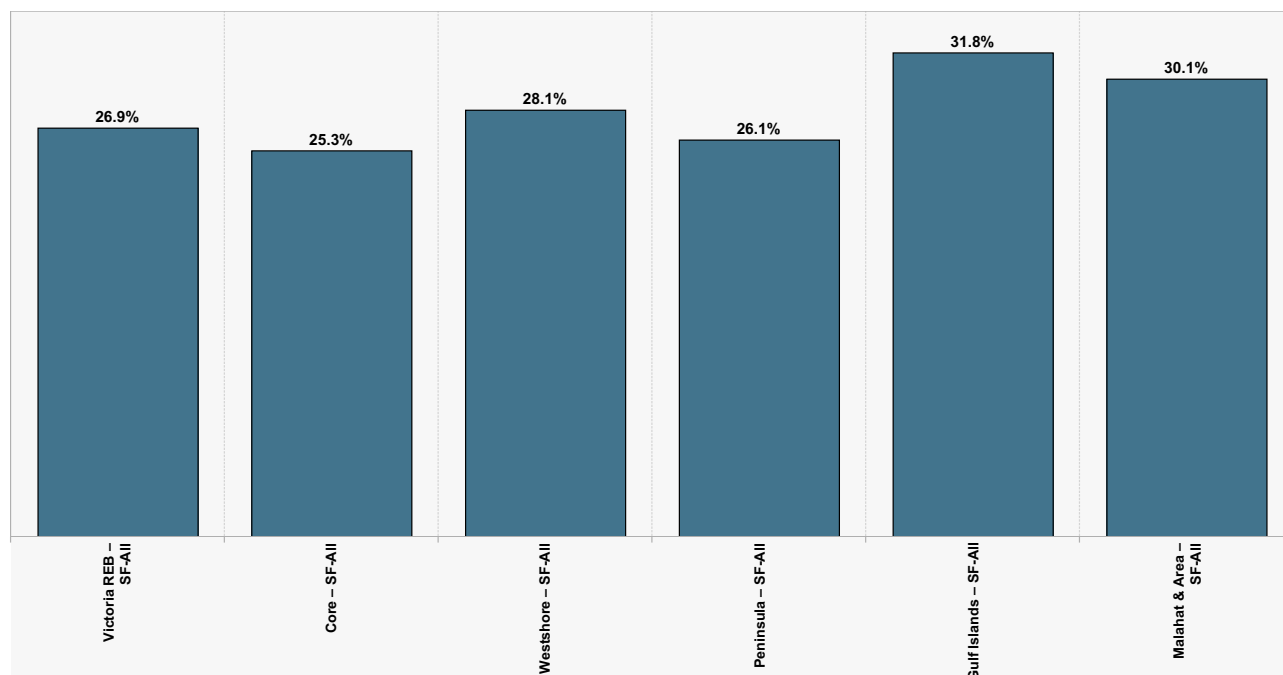
1. Area Group
VREB Area Summary

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

3. Area/Property Type Selection
All

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

Select Timeframe: 12 Months Ago



MLS® HPI benchmark and value - Condominium / Apartments

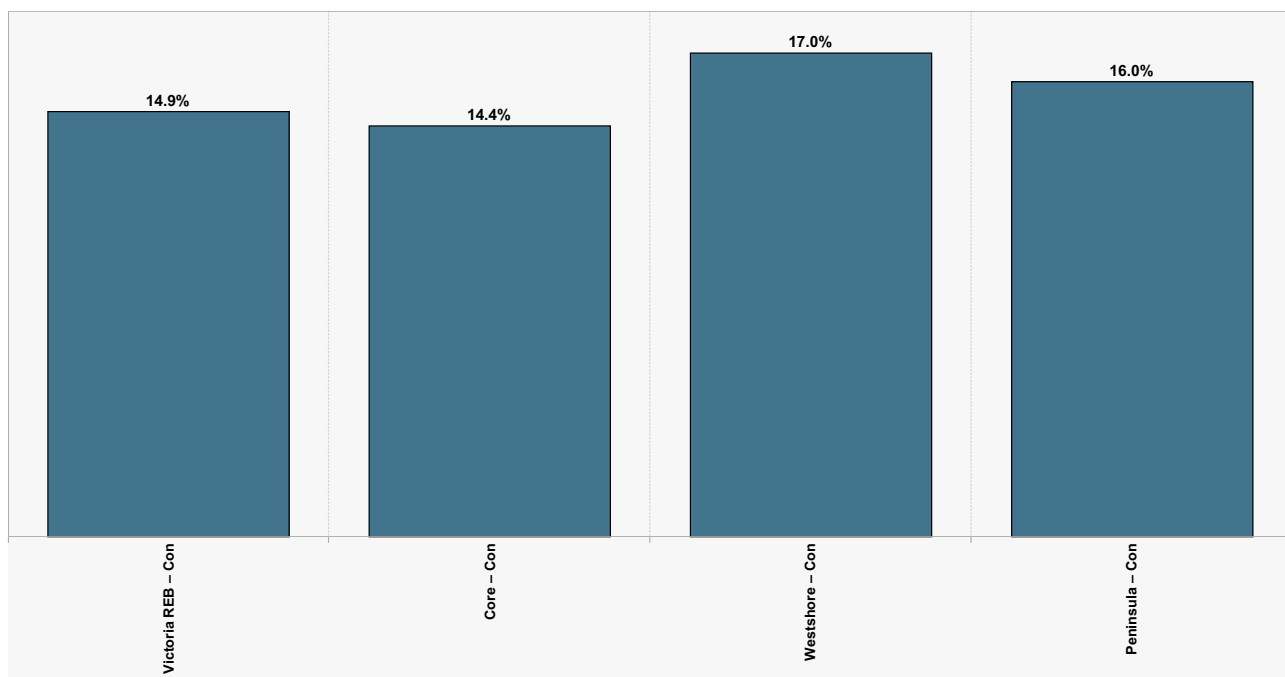
1. Area Group
VREB Area Summary

2. Property Type
- Condo Apartment (Con)

3. Area/Property Type Selection
All

% Difference from 12 Months Ago (October 2020 to October 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

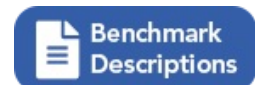
All

Benchmark Price by Timeframe and Property Type

	October 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	\$1,021,400	\$1,013,900	\$993,100	\$903,600	\$805,100	\$768,600	\$646,900	\$358,000
Victoria – SF-All	\$1,027,800	\$1,034,500	\$1,010,400	\$950,700	\$865,800	\$850,200	\$735,700	\$370,800
Victoria West – SF-All	\$937,600	\$924,500	\$943,800	\$846,900	\$749,400	\$676,700	\$585,500	\$284,200
Oak Bay – SF-All	\$1,537,200	\$1,513,500	\$1,521,200	\$1,386,000	\$1,188,900	\$1,287,200	\$1,093,400	\$552,000
Esquimalt – SF-All	\$878,000	\$874,800	\$864,600	\$792,400	\$710,800	\$665,200	\$577,500	\$292,400
View Royal – SF-All	\$1,002,600	\$1,001,200	\$982,400	\$873,400	\$796,600	\$770,400	\$639,100	\$349,200
Saanich East – SF-All	\$1,120,000	\$1,121,600	\$1,096,700	\$1,016,700	\$880,600	\$895,900	\$783,900	\$394,500
Saanich West – SF-All	\$990,300	\$976,500	\$959,700	\$872,800	\$779,400	\$756,000	\$628,900	\$329,100
Sooke – SF-All	\$796,900	\$790,500	\$764,800	\$672,600	\$607,400	\$512,500	\$412,900	\$265,000
Langford – SF-All	\$887,000	\$874,700	\$851,600	\$757,600	\$698,200	\$613,800	\$510,600	\$308,000
Metchosin – SF-All	\$1,257,800	\$1,245,500	\$1,240,900	\$1,038,300	\$968,100	\$911,700	\$734,500	\$455,400
Colwood – SF-All	\$933,700	\$912,400	\$898,400	\$840,600	\$737,100	\$669,300	\$557,800	\$332,600
Highlands – SF-All	\$1,358,200	\$1,339,000	\$1,331,100	\$1,181,300	\$1,045,200	\$980,600	\$812,000	\$493,000
North Saanich – SF-All	\$1,330,100	\$1,311,000	\$1,293,000	\$1,170,500	\$1,035,900	\$984,100	\$839,200	\$487,900
Sidney – SF-All	\$921,600	\$907,100	\$898,500	\$836,800	\$733,900	\$688,100	\$579,200	\$316,500
Central Saanich – SF-All	\$1,063,300	\$1,032,500	\$1,032,500	\$959,600	\$858,100	\$778,400	\$645,100	\$357,400
ML Malahat & Area – SF-All	\$844,300	\$852,200	\$805,900	\$730,500	\$649,000	\$582,300	\$431,000	\$282,300
GI Gulf Islands – SF-All	\$677,300	\$665,300	\$660,200	\$572,800	\$513,900	\$482,400	\$363,800	\$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

	October 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	285.3	283.2	277.4	252.4	224.9	214.7	180.7	100.0
Victoria – SF-All	277.2	279.0	272.5	256.4	233.5	229.3	198.4	100.0
Victoria West – SF-All	329.9	325.3	332.1	298.0	263.7	238.1	206.0	100.0
Oak Bay – SF-All	278.5	274.2	275.6	251.1	215.4	233.2	198.1	100.0
Esquimalt – SF-All	300.3	299.2	295.7	271.0	243.1	227.5	197.5	100.0
View Royal – SF-All	287.1	286.7	281.3	250.1	228.1	220.6	183.0	100.0
Saanich East – SF-All	283.9	284.3	278.0	257.7	223.2	227.1	198.7	100.0
Saanich West – SF-All	300.9	296.7	291.6	265.2	236.8	229.7	191.1	100.0
Sooke – SF-All	300.7	298.3	288.6	253.8	229.2	193.4	155.8	100.0
Langford – SF-All	288.0	284.0	276.5	246.0	226.7	199.3	165.8	100.0
Metchosin – SF-All	276.2	273.5	272.5	228.0	212.6	200.2	161.3	100.0
Colwood – SF-All	280.7	274.3	270.1	252.7	221.6	201.2	167.7	100.0
Highlands – SF-All	275.5	271.6	270.0	239.6	212.0	198.9	164.7	100.0
North Saanich – SF-All	272.6	268.7	265.0	239.9	212.3	201.7	172.0	100.0
Sidney – SF-All	291.2	286.6	283.9	264.4	231.9	217.4	183.0	100.0
Central Saanich – SF-All	297.5	288.9	288.9	268.5	240.1	217.8	180.5	100.0
ML Malahat & Area – SF-All	299.1	301.9	285.5	258.8	229.9	206.3	152.7	100.0
GI Gulf Islands – SF-All	249.5	245.1	243.2	211.0	189.3	177.7	134.0	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

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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

	October 2021	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	\$548,000	\$542,700	\$533,500	\$508,900	\$476,900	\$465,300	\$339,600	\$188,800
Victoria – Con	\$525,900	\$525,400	\$520,200	\$504,800	\$464,900	\$473,500	\$342,900	\$190,600
Victoria West – Con	\$747,900	\$742,100	\$713,200	\$688,200	\$667,300	\$640,100	\$464,500	\$266,900
Oak Bay – Con	\$695,300	\$654,500	\$661,900	\$616,000	\$617,200	\$563,500	\$429,400	\$238,700
Esquimalt – Con	\$507,000	\$503,700	\$480,500	\$451,100	\$421,500	\$383,900	\$280,100	\$147,900
View Royal – Con	\$564,600	\$558,600	\$538,800	\$516,600	\$479,100	\$450,900	\$342,800	\$201,600
Saanich East – Con	\$495,500	\$480,800	\$467,900	\$441,800	\$427,000	\$411,900	\$301,500	\$159,100
Saanich West – Con	\$491,500	\$485,300	\$469,800	\$446,100	\$425,800	\$405,500	\$297,200	\$155,000
Sooke – Con	\$383,000	\$378,300	\$361,600	\$339,600	\$311,200	\$280,300	\$202,800	\$122,100
Langford – Con	\$486,400	\$481,900	\$471,300	\$450,000	\$417,100	\$384,300	\$290,200	\$160,600
Colwood – Con	\$410,800	\$409,600	\$398,600	\$381,400	\$352,900	\$326,600	\$240,400	\$129,900
North Saanich – Con	\$672,300	\$677,600	\$688,900	\$621,600	\$586,800	\$535,000	\$400,100	\$276,900
Sidney – Con	\$537,000	\$535,600	\$552,100	\$494,000	\$462,500	\$450,300	\$317,300	\$205,900
Central Saanich – Con	\$498,100	\$491,700	\$507,500	\$461,600	\$425,900	\$437,100	\$322,800	\$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

	October 2021	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	290.3	287.5	282.6	269.6	252.6	246.5	179.9	100.0
Victoria – Con	275.9	275.6	272.9	264.8	243.9	248.4	179.9	100.0
Victoria West – Con	280.2	278.0	267.2	257.8	250.0	239.8	174.0	100.0
Oak Bay – Con	291.3	274.2	277.3	258.1	258.6	236.1	179.9	100.0
Esquimalt – Con	342.8	340.6	324.9	305.0	285.0	259.6	189.4	100.0
View Royal – Con	280.0	277.0	267.2	256.2	237.6	223.6	170.0	100.0
Saanich East – Con	311.4	302.2	294.1	277.7	268.4	258.9	189.5	100.0
Saanich West – Con	317.2	313.2	303.2	287.9	274.8	261.7	191.8	100.0
Sooke – Con	313.6	309.8	296.1	278.1	254.8	229.5	166.1	100.0
Langford – Con	302.9	300.1	293.5	280.2	259.7	239.3	180.7	100.0
Colwood – Con	316.1	315.2	306.7	293.5	271.6	251.3	185.0	100.0
North Saanich – Con	242.8	244.7	248.8	224.5	211.9	193.2	144.5	100.0
Sidney – Con	260.8	260.1	268.1	239.9	224.6	218.7	154.1	100.0
Central Saanich – Con	248.3	245.1	253.0	230.1	212.3	217.9	160.9	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

– Townhouse (Twn)

3. Area/Property Type Selection

All

Benchmark Price by Timeframe and Property Type

	October 2021	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	\$741,400	\$725,600	\$701,500	\$653,300	\$599,000	\$569,000	\$460,000	\$267,700
Victoria – Twn	\$814,500	\$810,600	\$797,900	\$733,600	\$703,900	\$677,900	\$540,300	\$303,000
Victoria West – Twn	\$746,000	\$737,200	\$719,000	\$695,800	\$639,400	\$548,600	\$410,900	\$204,100
Esquimalt – Twn	\$700,600	\$690,500	\$664,800	\$642,900	\$590,200	\$521,100	\$392,800	\$219,300
View Royal – Twn	\$807,400	\$788,900	\$765,000	\$741,700	\$681,300	\$644,400	\$493,900	\$277,200
Saanich East – Twn	\$867,100	\$850,700	\$833,900	\$768,300	\$706,900	\$669,300	\$559,700	\$316,600
Saanich West – Twn	\$707,600	\$690,600	\$670,300	\$626,500	\$579,100	\$550,900	\$458,400	\$260,600
Sooke – Twn	\$612,700	\$599,300	\$560,900	\$526,800	\$473,300	\$446,400	\$352,200	\$235,600
Langford – Twn	\$591,600	\$576,700	\$546,000	\$516,900	\$465,400	\$455,100	\$355,900	\$229,000
Colwood – Twn	\$656,800	\$640,500	\$600,700	\$569,800	\$512,100	\$507,900	\$394,700	\$262,100
Sidney – Twn	\$793,500	\$773,600	\$761,700	\$699,500	\$638,100	\$578,500	\$483,100	\$269,500
Central Saanich – Twn	\$701,800	\$679,400	\$672,800	\$621,200	\$561,500	\$522,400	\$436,700	\$245,700
ML Malahat & Area – Twn	\$803,300	\$753,300	\$770,900	\$660,900	\$612,200	\$508,500	\$414,600	\$241,900
GI Gulf Islands – Twn	\$889,600	\$859,500	\$873,300	\$729,900	\$661,500	\$493,600	\$409,300	\$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

	October 2021	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	276.9	271.0	262.0	244.0	223.7	212.5	171.8	100.0
Victoria – Twn	268.8	267.5	263.3	242.1	232.3	223.7	178.3	100.0
Victoria West – Twn	365.5	361.2	352.3	340.9	313.3	268.8	201.3	100.0
Esquimalt – Twn	319.4	314.8	303.1	293.1	269.1	237.6	179.1	100.0
View Royal – Twn	291.3	284.6	276.0	267.6	245.8	232.5	178.2	100.0
Saanich East – Twn	273.9	268.7	263.4	242.7	223.3	211.4	176.8	100.0
Saanich West – Twn	271.5	265.0	257.2	240.4	222.2	211.4	175.9	100.0
Sooke – Twn	260.1	254.4	238.1	223.6	200.9	189.5	149.5	100.0
Langford – Twn	258.3	251.8	238.4	225.7	203.2	198.7	155.4	100.0
Colwood – Twn	250.6	244.4	229.2	217.4	195.4	193.8	150.6	100.0
Sidney – Twn	294.5	287.1	282.7	259.6	236.8	214.7	179.3	100.0
Central Saanich – Twn	285.6	276.5	273.8	252.8	228.5	212.6	177.7	100.0
ML Malahat & Area – Twn	332.1	311.4	318.7	273.2	253.1	210.2	171.4	100.0
GI Gulf Islands – Twn	334.3	323.0	328.2	274.3	248.6	185.5	153.8	100.0

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

– Single Family-All (SF-All)

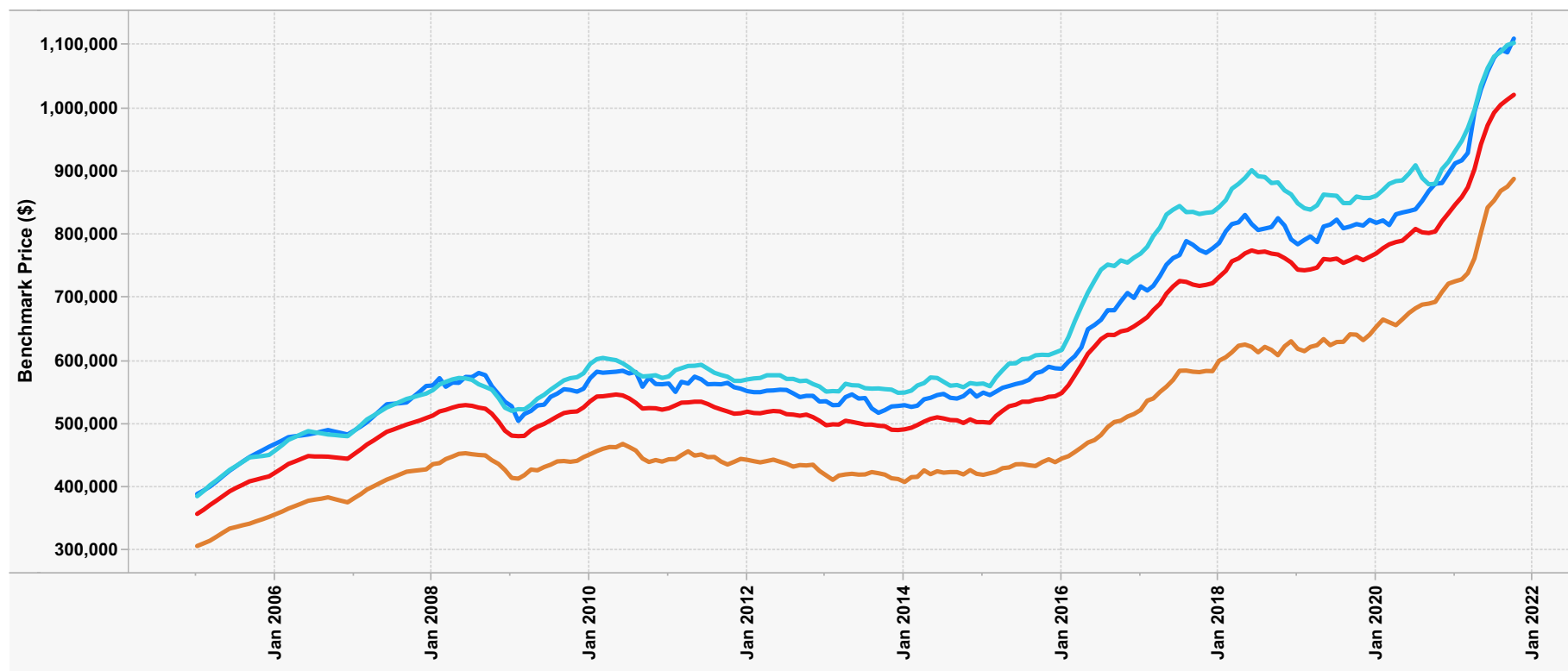
3. Area/Property Type Selection

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

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

– Condo Apartment (Con)

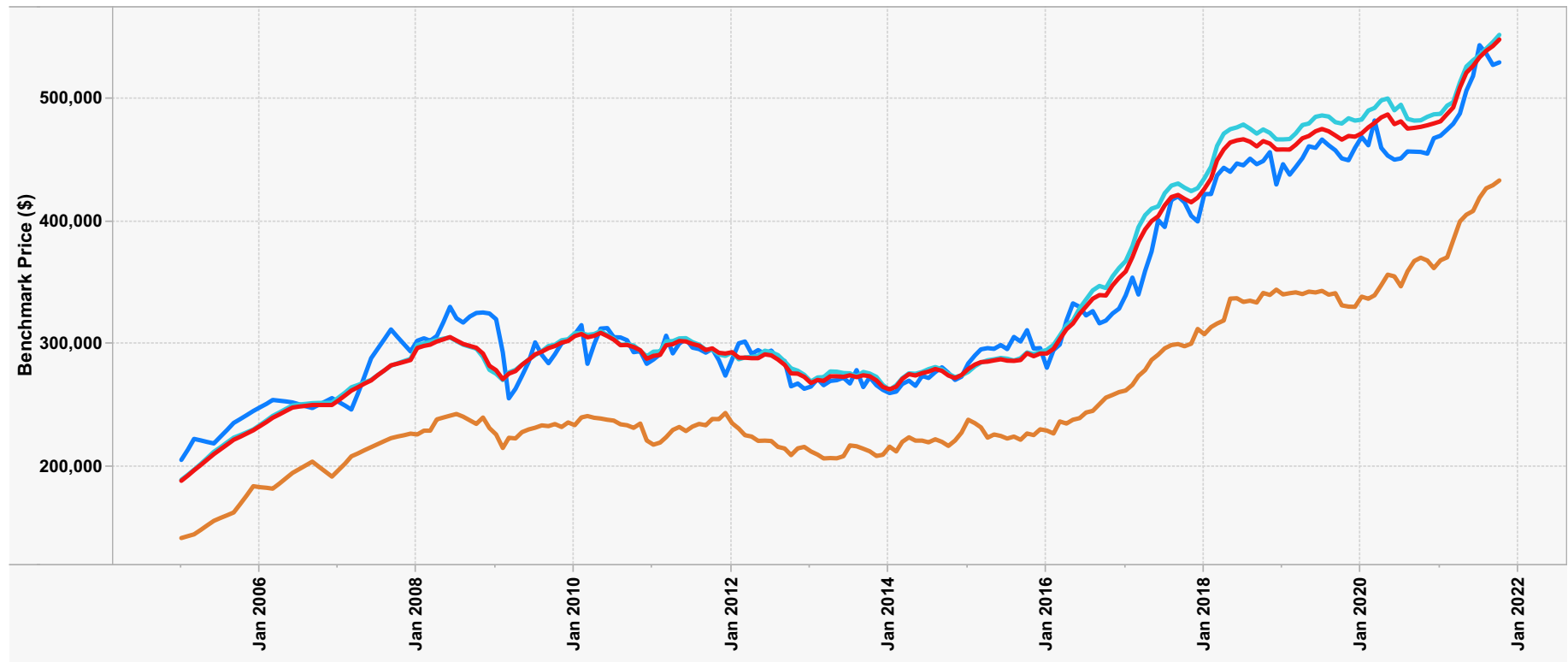
3. Area/Property Type Selection

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)

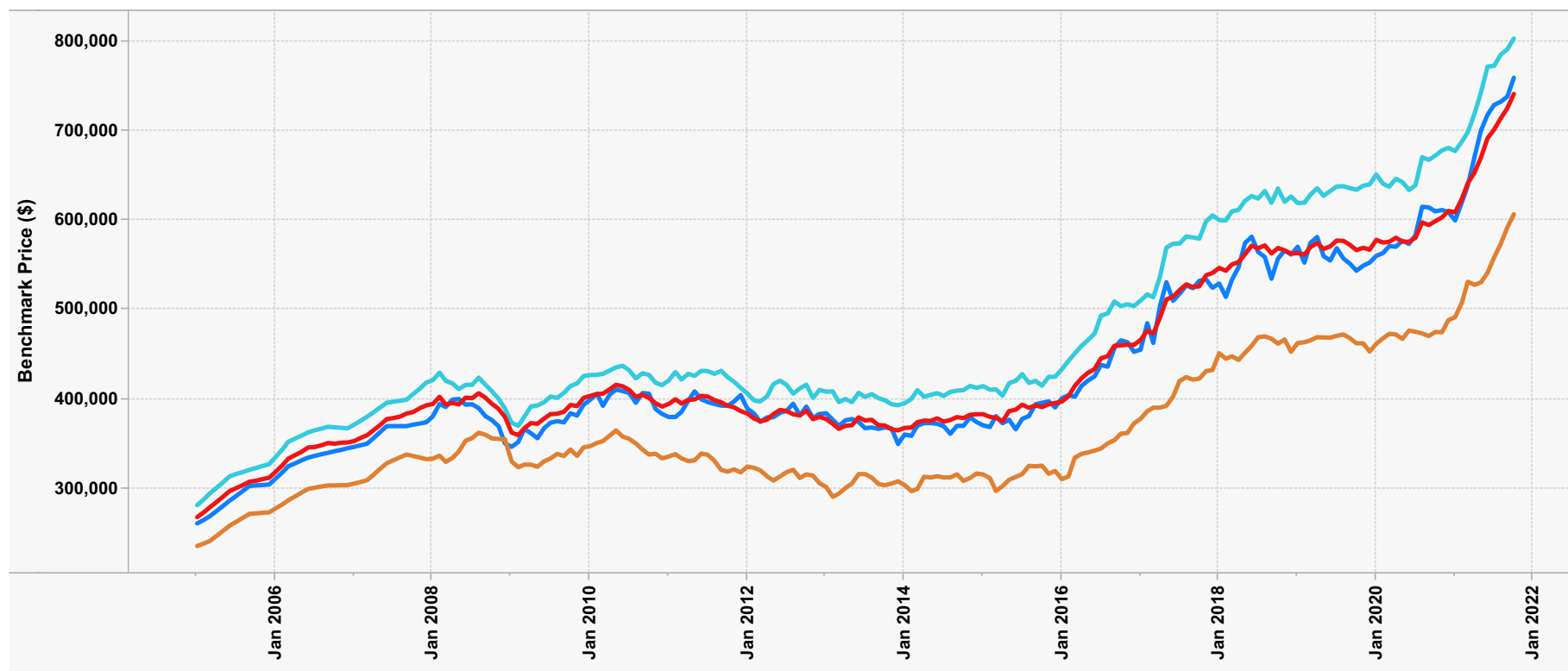
3. Area/Property Type Selection

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

HPI or Benchmark Price

- ☐ HPI
- ☒ Benchmark Price

Adding labels

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

2. Property Type

Multiple values

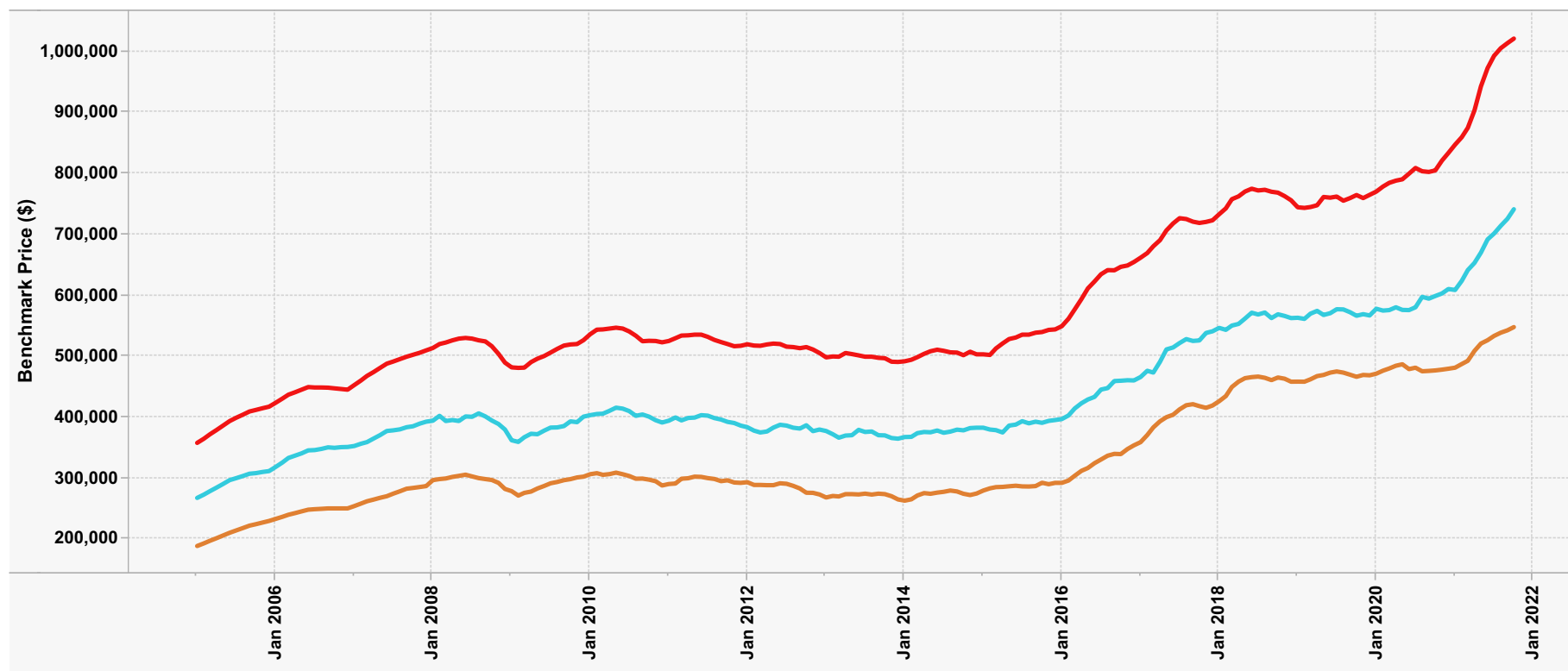
3. Area/Property Type Selection

Multiple values

Benchmark Price Performance over Time

Select Date Range:

All values



Victoria REB - SF-All

Victoria REB - Twn

Victoria REB - Con

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

Source: Victoria Real Estate Board



Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

October 2021

Produced: 01-Nov-2021

District	Units	Total Volume
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Residential

● Single Family Detached

Greater Victoria

Victoria / Victoria West	37	\$49,384,100
Oak Bay	22	\$40,282,933
Esquimalt	9	\$11,816,744
View Royal	5	\$5,781,000
Saanich East	56	\$83,038,188
Saanich West	27	\$30,295,540
Central Saanich	16	\$26,844,349
North Saanich	21	\$34,941,000
Sidney	9	\$10,317,000
Highlands	1	\$1,365,000
Colwood	11	\$12,165,927
Langford	53	\$60,184,397
Metchosin	4	\$4,852,000
Sooke	30	\$30,755,900
Gulf Islands	29	\$35,961,000

Total Greater Victoria	330	\$437,985,078
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Other Areas

Malahat & Area	9	\$6,535,800
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Total Other Areas	9	\$6,535,800
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Total Single Family Detached	339	\$444,520,878
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● Condo Apartment

Greater Victoria

Victoria / Victoria West	119	\$74,472,949
Oak Bay	4	\$6,005,000
Esquimalt	9	\$5,191,600
View Royal	3	\$1,744,900
Saanich East	27	\$17,460,300
Saanich West	15	\$7,851,500
Central Saanich	2	\$1,152,000
North Saanich	1	\$685,000
Sidney	17	\$11,573,700
Colwood	3	\$1,783,000
Langford	39	\$21,238,715
Sooke	9	\$4,986,300
Gulf Islands	1	\$449,000

Total Greater Victoria	249	\$154,593,964
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Total Condo Apartment	249	\$154,593,964
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Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

October 2021

Produced: 01-Nov-2021

District	Units	Total Volume
● Row/Townhouse		
Greater Victoria		
Victoria / Victoria West	18	\$19,172,800
Esquimalt	2	\$1,416,250
View Royal	11	\$9,370,430
Saanich East	11	\$10,130,433
Saanich West	2	\$2,030,000
Central Saanich	5	\$3,852,100
Sidney	7	\$6,165,000
Colwood	8	\$6,090,140
Langford	21	\$14,756,595
Sooke	3	\$2,889,800
Gulf Islands	2	\$1,156,900
Total Greater Victoria	90	\$77,030,448
Total Row/Townhouse	90	\$77,030,448
● Manufactured Home		
Greater Victoria		
Victoria / Victoria West	1	\$2,375,000
View Royal	1	\$135,000
Central Saanich	3	\$932,000
Langford	2	\$288,000
Sooke	3	\$705,100
Gulf Islands	3	\$1,106,500
Total Greater Victoria	13	\$5,541,600
Other Areas		
Malahat & Area	4	\$1,341,000
Total Other Areas	4	\$1,341,000
Total Manufactured Home	17	\$6,882,600
Total Residential	695	\$683,027,889

Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

October 2021

Produced: 01-Nov-2021

District	Units	Total Volume
Other Property		
● Lots & Acreage		
Greater Victoria		
Oak Bay	2	\$4,340,000
North Saanich	1	\$791,000
Colwood	2	\$1,050,000
Langford	16	\$11,303,399
Sooke	7	\$3,068,700
Gulf Islands	7	\$2,220,000
Total Greater Victoria	35	\$22,773,099
Other Areas		
Malahat & Area	2	\$765,000
Total Other Areas	2	\$765,000
Total Lots & Acreage	37	\$23,538,099
● Other Commercial Properties		
	13	\$11,905,031
Grand Totals	745	\$718,471,019

Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

October 2021

Produced: 01-Nov-2021

District	Units	Total Volume
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Residential

● Single Family Detached

Greater Victoria

Victoria	34	\$46,240,100
Victoria West	3	\$3,144,000
Oak Bay	22	\$40,282,933
Esquimalt	8	\$9,741,744
View Royal	4	\$4,131,000
Saanich East	53	\$73,562,188
Saanich West	27	\$30,295,540
Central Saanich	14	\$22,096,889
North Saanich	20	\$31,991,000
Sidney	8	\$8,237,000
Highlands	1	\$1,365,000
Colwood	11	\$12,165,927
Langford	52	\$59,124,397
Metchosin	4	\$4,852,000
Sooke	25	\$24,133,400
Gulf Islands	19	\$20,022,500
Waterfront (all districts)	25	\$46,599,460

Total Greater Victoria	330	\$437,985,078
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Other Areas

Malahat & Area	9	\$6,535,800
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Total Other Areas	9	\$6,535,800
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Total Single Family Detached	339	\$444,520,878
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● Condo Apartment

Greater Victoria

Victoria	107	\$64,751,949
Victoria West	6	\$3,676,100
Oak Bay	2	\$2,717,000
Esquimalt	9	\$5,191,600
View Royal	2	\$1,181,000
Saanich East	27	\$17,460,300
Saanich West	12	\$6,492,500
Central Saanich	2	\$1,152,000
North Saanich	1	\$685,000
Sidney	16	\$10,873,700
Colwood	2	\$980,000
Langford	39	\$21,238,715
Sooke	3	\$1,092,500
Waterfront (all districts)	21	\$17,101,600

Total Greater Victoria	249	\$154,593,964
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Total Condo Apartment	249	\$154,593,964
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Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

October 2021

Produced: 01-Nov-2021

District	Units	Total Volume
● Row/Townhouse		
Greater Victoria		
Victoria	15	\$16,612,800
Victoria West	3	\$2,560,000
Esquimalt	2	\$1,416,250
View Royal	11	\$9,370,430
Saanich East	11	\$10,130,433
Saanich West	2	\$2,030,000
Central Saanich	4	\$2,777,100
Sidney	7	\$6,165,000
Colwood	8	\$6,090,140
Langford	21	\$14,756,595
Sooke	2	\$1,569,800
Gulf Islands	2	\$1,156,900
Waterfront (all districts)	2	\$2,395,000
Total Greater Victoria	90	\$77,030,448
Total Row/Townhouse	90	\$77,030,448
● Manufactured Home		
Greater Victoria		
Victoria	1	\$2,375,000
View Royal	1	\$135,000
Central Saanich	3	\$932,000
Langford	2	\$288,000
Sooke	3	\$705,100
Gulf Islands	3	\$1,106,500
Total Greater Victoria	13	\$5,541,600
Other Areas		
Malahat & Area	4	\$1,341,000
Total Other Areas	4	\$1,341,000
Total Manufactured Home	17	\$6,882,600
Total Residential	695	\$683,027,889

Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

October 2021

Produced: 01-Nov-2021

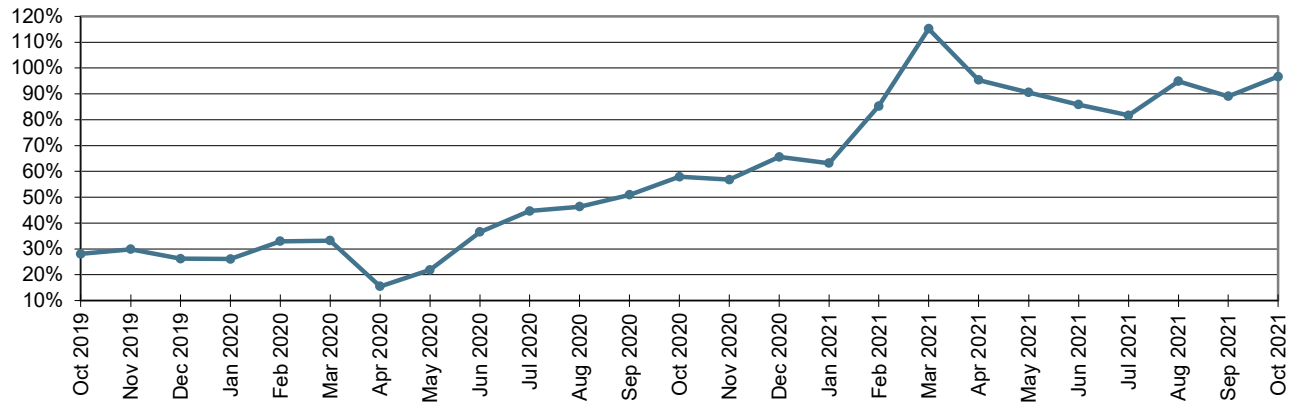
District	Units	Total Volume
Other Property		
● Lots & Acreage		
Greater Victoria		
Oak Bay	2	\$4,340,000
North Saanich	1	\$791,000
Colwood	2	\$1,050,000
Langford	16	\$11,303,399
Sooke	7	\$3,068,700
Gulf Islands	7	\$2,220,000
Total Greater Victoria	35	\$22,773,099
Other Areas		
Malahat & Area	2	\$765,000
Total Other Areas	2	\$765,000
Total Lots & Acreage	37	\$23,538,099
● Other Commercial Properties		
	13	\$11,905,031
Grand Totals	745	\$718,471,019

Sales to Active Listings Ratio

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

October 2021

Produced: 01-Nov-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

October 2021

Produced: 01-Nov-2021

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Single Family - Residential						
Units Listed	268	420	-36 %	4012	4314	-7 %
Units Sold	264	394	-33 %	3325	3024	10 %
Sell/List Ratio	99 %	94 %		83 %	70 %	
Sales Dollars	\$329,165,018	\$400,636,733	-18 %	\$3,799,287,905	\$2,810,042,318	35 %
Average Price / Unit	\$1,246,837	\$1,016,844	23 %	\$1,142,643	\$929,247	23 %
Price Ratio	102 %	99 %		103 %	99 %	
Days To Sell	21	32	-35 %	19	35	-46 %
Active Listings at Month End	229	505	-55 %			
Single Family - Residential Waterfront						
Units Listed	16	24	-33 %	319	376	-15 %
Units Sold	24	22	9 %	228	231	-1 %
Sell/List Ratio	150 %	92 %		71 %	61 %	
Sales Dollars	\$46,271,960	\$31,414,500	47 %	\$452,219,846	\$406,837,927	11 %
Average Price / Unit	\$1,927,998	\$1,427,932	35 %	\$1,983,420	\$1,761,203	13 %
Price Ratio	103 %	96 %		99 %	95 %	
Days To Sell	41	114	-64 %	49	96	-49 %
Active Listings at Month End	48	94	-49 %			
Single Family - Residential Acreage						
Units Listed	42	39	8 %	428	459	-7 %
Units Sold	30	38	-21 %	327	303	8 %
Sell/List Ratio	71 %	97 %		76 %	66 %	
Sales Dollars	\$49,623,900	\$43,947,225	13 %	\$503,816,084	\$340,528,122	48 %
Average Price / Unit	\$1,654,130	\$1,156,506	43 %	\$1,540,722	\$1,123,855	37 %
Price Ratio	99 %	96 %		100 %	97 %	
Days To Sell	45	73	-38 %	40	64	-37 %
Active Listings at Month End	67	94	-29 %			
Condo Apartment						
Units Listed	273	410	-33 %	3635	3569	2 %
Units Sold	249	304	-18 %	3061	1946	57 %
Sell/List Ratio	91 %	74 %		84 %	55 %	
Sales Dollars	\$154,593,964	\$150,997,061	2 %	\$1,685,292,842	\$946,454,555	78 %
Average Price / Unit	\$620,859	\$496,701	25 %	\$550,569	\$486,359	13 %
Price Ratio	101 %	98 %		100 %	98 %	
Days To Sell	23	36	-36 %	26	41	-35 %
Active Listings at Month End	237	676	-65 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

October 2021

Produced: 01-Nov-2021

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Row/Townhouse						
Units Listed	114	130	-12 %	1178	1269	-7 %
Units Sold	89	125	-29 %	1009	895	13 %
Sell/List Ratio	78 %	96 %		86 %	71 %	
Sales Dollars	\$75,760,448	\$79,388,785	-5 %	\$732,961,939	\$540,763,824	36 %
Average Price / Unit	\$851,241	\$635,110	34 %	\$726,424	\$604,205	20 %
Price Ratio	102 %	99 %		102 %	99 %	
Days To Sell	22	30	-28 %	22	42	-48 %
Active Listings at Month End	84	163	-48 %			
Half Duplex (Up and Down)						
Units Listed	3	1	200 %	24	8	200 %
Units Sold	0	3	-100 %	13	6	117 %
Sell/List Ratio	%	300 %		54 %	75 %	
Sales Dollars	\$0	\$4,362,500	-100 %	\$13,604,300	\$5,606,500	143 %
Average Price / Unit		\$1,454,167	%	\$1,046,485	\$934,417	12 %
Price Ratio	%	99 %		102 %	99 %	
Days To Sell		36	%	22	78	-72 %
Active Listings at Month End	8	1	700 %			
Half Duplex (Side by Side)						
Units Listed	12	31	-61 %	252	176	43 %
Units Sold	13	22	-41 %	222	117	90 %
Sell/List Ratio	108 %	71 %		88 %	66 %	
Sales Dollars	\$10,965,000	\$14,966,650	-27 %	\$176,808,681	\$78,166,149	126 %
Average Price / Unit	\$843,462	\$680,302	24 %	\$796,436	\$668,087	19 %
Price Ratio	103 %	101 %		103 %	100 %	
Days To Sell	18	34	-48 %	22	32	-29 %
Active Listings at Month End	10	35	-71 %			
Half Duplex (Front and Back)						
Units Listed	1	1	0 %	38	24	58 %
Units Sold	2	2	0 %	30	19	58 %
Sell/List Ratio	200 %	200 %		79 %	79 %	
Sales Dollars	\$1,487,500	\$1,379,900	8 %	\$24,616,050	\$12,592,300	95 %
Average Price / Unit	\$743,750	\$689,950	8 %	\$820,535	\$662,753	24 %
Price Ratio	101 %	100 %		104 %	99 %	
Days To Sell	50	17	200 %	18	29	-38 %
Active Listings at Month End	0	3	-100 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

October 2021

Produced: 01-Nov-2021

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Recreational						
Units Listed	2	2	0 %	27	32	-16 %
Units Sold	1	1	0 %	27	16	69 %
Sell/List Ratio	50 %	50 %		100 %	50 %	
Sales Dollars	\$327,500	\$43,000	662 %	\$5,515,000	\$2,012,900	174 %
Average Price / Unit	\$327,500	\$43,000	662 %	\$204,259	\$125,806	62 %
Price Ratio	94 %	91 %		101 %	94 %	
Days To Sell	163	264	-38 %	217	168	29 %
Active Listings at Month End	6	14	-57 %			
Manufactured Home						
Units Listed	20	17	18 %	225	172	31 %
Units Sold	17	19	-11 %	161	136	18 %
Sell/List Ratio	85 %	112 %		72 %	79 %	
Sales Dollars	\$6,882,600	\$5,340,100	29 %	\$56,421,856	\$33,504,397	68 %
Average Price / Unit	\$404,859	\$281,058	44 %	\$350,446	\$246,356	42 %
Price Ratio	97 %	97 %		99 %	96 %	
Days To Sell	31	49	-38 %	36	57	-36 %
Active Listings at Month End	30	30	0 %			
Residential Lots						
Units Listed	28	20	40 %	251	283	-11 %
Units Sold	32	28	14 %	212	133	59 %
Sell/List Ratio	114 %	140 %		84 %	47 %	
Sales Dollars	\$20,949,299	\$12,545,388	67 %	\$112,659,780	\$61,978,362	82 %
Average Price / Unit	\$654,666	\$448,050	46 %	\$531,414	\$466,003	14 %
Price Ratio	99 %	95 %		98 %	98 %	
Days To Sell	59	83	-29 %	76	114	-34 %
Active Listings at Month End	35	113	-69 %			
Residential Lots - Waterfront						
Units Listed	1	5	-80 %	33	63	-48 %
Units Sold	2	3	-33 %	28	20	40 %
Sell/List Ratio	200 %	60 %		85 %	32 %	
Sales Dollars	\$1,339,800	\$3,670,000	-63 %	\$17,641,700	\$16,143,625	9 %
Average Price / Unit	\$669,900	\$1,223,333	-45 %	\$630,061	\$807,181	-22 %
Price Ratio	100 %	94 %		97 %	95 %	
Days To Sell	22	84	-74 %	165	131	26 %
Active Listings at Month End	5	27	-81 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

October 2021

Produced: 01-Nov-2021

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Residential Acreage						
Units Listed	13	16	-19 %	104	132	-21 %
Units Sold	3	8	-63 %	82	69	19 %
Sell/List Ratio	23 %	50 %		79 %	52 %	
Sales Dollars	\$1,249,000	\$4,620,500	-73 %	\$50,329,427	\$41,569,050	21 %
Average Price / Unit	\$416,333	\$577,563	-28 %	\$613,774	\$602,450	2 %
Price Ratio	97 %	95 %		99 %	92 %	
Days To Sell	23	187	-88 %	102	156	-34 %
Active Listings at Month End	34	63	-46 %			
Residential Acreage - Waterfront						
Units Listed	2	3	-33 %	29	38	-24 %
Units Sold	0	2	-100 %	31	21	48 %
Sell/List Ratio	%	67 %		107 %	55 %	
Sales Dollars	\$0	\$701,500	-100 %	\$32,421,900	\$16,596,682	95 %
Average Price / Unit		\$350,750	%	\$1,045,868	\$790,318	32 %
Price Ratio	%	106 %		93 %	91 %	
Days To Sell		10	%	167	171	-2 %
Active Listings at Month End	7	27	-74 %			
Revenue - Duplex/Triplex						
Units Listed	6	5	20 %	89	51	75 %
Units Sold	6	5	20 %	54	31	74 %
Sell/List Ratio	100 %	100 %		61 %	61 %	
Sales Dollars	\$7,950,000	\$5,931,567	34 %	\$64,751,296	\$31,922,017	103 %
Average Price / Unit	\$1,325,000	\$1,186,313	12 %	\$1,199,098	\$1,029,742	16 %
Price Ratio	108 %	100 %		101 %	97 %	
Days To Sell	10	27	-65 %	20	40	-51 %
Active Listings at Month End	5	14	-64 %			
Revenue - Multi Units						
Units Listed	4	2	100 %	63	39	62 %
Units Sold	4	1	300 %	32	10	220 %
Sell/List Ratio	100 %	50 %		51 %	26 %	
Sales Dollars	\$6,465,000	\$2,300,000	181 %	\$80,782,500	\$16,100,000	402 %
Average Price / Unit	\$1,616,250	\$2,300,000	-30 %	\$2,524,453	\$1,610,000	57 %
Price Ratio	98 %	96 %		96 %	93 %	
Days To Sell	52	42	24 %	76	75	2 %
Active Listings at Month End	21	19	11 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

October 2021

Produced: 01-Nov-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	14	8	75 %	84	84	0 %
Units Sold	6	3	100 %	35	17	106 %
Sell/List Ratio	43 %	38 %		42 %	20 %	
Sales Dollars	\$5,095,000	\$2,985,000	71 %	\$36,829,296	\$17,379,450	112 %
Average Price / Unit	\$849,167	\$995,000	-15 %	\$1,052,266	\$1,022,321	3 %
Price Ratio	96 %	96 %		96 %	97 %	
Days To Sell	37	49	-24 %	100	75	33 %
Active Listings at Month End	34	53	-36 %			
Revenue - Industrial						
Units Listed	5	0	%	31	8	288 %
Units Sold	0	1	-100 %	14	6	133 %
Sell/List Ratio	%	%		45 %	75 %	
Sales Dollars	\$0	\$650,000	-100 %	\$20,446,868	\$3,615,200	466 %
Average Price / Unit		\$650,000	%	\$1,460,491	\$602,533	142 %
Price Ratio	%	98 %		98 %	99 %	
Days To Sell		59	%	80	95	-15 %
Active Listings at Month End	17	8	113 %			
Business with Land & Building						
Units Listed	1	1	0 %	7	43	-84 %
Units Sold	0	1	-100 %	2	20	-90 %
Sell/List Ratio	%	100 %		29 %	47 %	
Sales Dollars	\$0	\$1,050,000	-100 %	\$3,403,186	\$33,678,992	-90 %
Average Price / Unit		\$1,050,000	%	\$1,701,593	\$1,683,950	1 %
Price Ratio	%	91 %		85 %	91 %	
Days To Sell		248	%	142	157	-10 %
Active Listings at Month End	3	7	-57 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

October 2021

Produced: 01-Nov-2021

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Business Only						
Units Listed	9	4	125 %	85	86	-1 %
Units Sold	0	1	-100 %	14	18	-22 %
Sell/List Ratio	%	25 %		16 %	21 %	
Sales Dollars	\$0	\$50,000	-100 %	\$3,256,500	\$1,383,000	135 %
Average Price / Unit		\$50,000	%	\$232,607	\$76,833	203 %
Price Ratio	%	85 %		92 %	76 %	
Days To Sell		127	%	167	114	46 %
Active Listings at Month End	50	35	43 %			
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	15	10	50 %	92	90	2 %
Units Sold	1	4	-75 %	18	9	100 %
Sell/List Ratio	7 %	40 %		20 %	10 %	
Sales Dollars	\$17	\$60	-72 %	\$2,078	\$146	1326 %
Average Price / Unit	\$17	\$15	14 %	\$115	\$16	613 %
Price Ratio	100 %	97 %		97 %	133 %	
Days To Sell	167	99	68 %	143	172	-17 %
Active Listings at Month End	53	79	-33 %			
Lease - Retail						
Units Listed	9	8	13 %	62	57	9 %
Units Sold	2	1	100 %	23	16	44 %
Sell/List Ratio	22 %	13 %		37 %	28 %	
Sales Dollars	\$345,014	\$30	1149947 %	\$353,765	\$2,038	17258 %
Average Price / Unit	\$172,507	\$30	574923 %	\$15,381	\$127	11975 %
Price Ratio	86 %	109 %		86 %	109 %	
Days To Sell	102	106	-4 %	138	184	-25 %
Active Listings at Month End	30	43	-30 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

October 2021

Produced: 01-Nov-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	1	2	-50 %	15	5	200 %
Units Sold	0	1	-100 %	3	2	50 %
Sell/List Ratio	%	50 %		20 %	40 %	
Sales Dollars	\$0	\$11	-100 %	\$49	\$25	91 %
Average Price / Unit		\$11	%	\$16	\$13	27 %
Price Ratio	%	79 %		100 %	94 %	
Days To Sell		277	%	45	291	-85 %
Active Listings at Month End	4	6	-33 %			
Lease - Other						
Units Listed	3	1	200 %	8	52	-85 %
Units Sold	0	0	%	2	2	0 %
Sell/List Ratio	%	%		25 %	4 %	
Sales Dollars	\$0	\$0	%	\$2,890,603	\$30	9635243 %
Average Price / Unit			%	\$1,445,302	\$15	9635243 %
Price Ratio	%	%		7606850 %	%	
Days To Sell			%	95	61	55 %
Active Listings at Month End	5	2	150 %			
Commercial Land						
Units Listed	4	2	100 %	20	31	-35 %
Units Sold	0	1	-100 %	8	1	700 %
Sell/List Ratio	%	50 %		40 %	3 %	
Sales Dollars	\$0	\$4,475,000	-100 %	\$15,337,500	\$4,475,000	243 %
Average Price / Unit		\$4,475,000	%	\$1,917,188	\$4,475,000	-57 %
Price Ratio	%	99 %		94 %	99 %	
Days To Sell		252	%	248	362	-32 %
Active Listings at Month End	14	11	27 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

October 2021

Produced: 01-Nov-2021

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Grand Totals						
Units Listed	866	1162	-25 %	11111	11473	-3 %
Units Sold	745	990	-25 %	8961	7071	27 %
Sell/List Ratio	86 %	85 %		81 %	62 %	
Sales Dollars	\$718,471,019	\$771,455,509	-7 %	\$7,891,650,951	\$5,429,851,509	45 %
Average Price / Unit	\$964,391	\$779,248	24 %	\$880,666	\$767,904	15 %
Price Ratio	102 %	99 %		102 %	98 %	
Days To Sell	26	41	-36 %	29	46	-37 %
Active Listings at Month End	1036	2122	-51 %			