

Dec 1, 2021

**PRESIDENT**  
David Langlois  
**PRESIDENT ELECT**  
Karen Dinnie-Smyth  
**TREASURER**  
Patrick Novotny  
**PAST PRESIDENT**  
Sandi-Jo Ayers

**DIRECTORS**  
Sheila Aujla  
Robert Cole  
Laurie Lidstone  
Jackie Ngai  
Graden Sol  
**EXECUTIVE OFFICER**  
David Corey

### *No change on the horizon for the Victoria real estate market*

A total of 653 properties sold in the Victoria Real Estate Board region this November, 17.9 per cent fewer than the 795 properties sold in November 2020 and 12.3 per cent fewer than the previous month of October. 236 condominiums sold, 5.2 per cent fewer than in the previous month of October. 276 single family homes sold, 18.6 per cent fewer than in the previous month of October.

"Strong demand for housing in our community continues to exceed the ultra-low number of listings of homes available for sale," said Victoria Real Estate Board President David Langlois. "This demand creates competition and pressure on pricing and we continue to see home values notch up. At this moment in time, there are fewer than 600 residential properties for sale in our market."

There were 887 active listings for sale on the Victoria Real Estate Board Multiple Listing Service® at the end of November 2021, 51.1 per cent fewer properties than the 1,813 available at the end of November 2020 and 14.4 per cent fewer properties than the 1,036 active listings for sale at the end of October 2021.

The Multiple Listing Service® Home Price Index benchmark value for a single family home in the Victoria Core in November 2020 was \$903,700. The benchmark value for the same home in November 2021 increased by 24.2 per cent to \$1,122,600, a 1.7 per cent increase from the previous month of October. The MLS® HPI benchmark value for a condominium in the Victoria Core in November 2020 was \$485,100, while the benchmark value for the same condominium in November 2021 increased by 15.6 per cent to \$560,700.

"Only with strong measures around supply will we see a lift in the pressures on our housing market," added President Langlois. "Governments continue to try to intervene by using demand side measures, such as the province announcing their plan to introduce a 'cooling off' period for resale homes. This concept was delivered without industry consultation or supporting data. Introducing measures that add uncertainty to the marketplace fails to address the issues of supply and attainability in our community - and threatens to make the supply situation worse. A cooling-off period will not increase consumer protection - in fact many of the unintended consequences of such a policy could decrease protection for both buyers and sellers. The housing market is complex and policy must be evidence-based and designed for all types of markets – not to react to a moment in time. The government needs to sharpen their focus on the issue that has been documented for years – that a consistent delay in the delivery of homes to meet the needs of our growing population has created housing gridlock."

*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 1,527 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.

## November 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		
	November 2021										October 2021			November 2020		
	Units	LM%	LY%	Average\$	LM%	LY%	Median\$	LM%	LY%	Units	Average\$	Median\$	Units	Average\$	Median\$	
Single Family Greater Victoria	262	-20.6%	-27.4%	\$1,344,918	1.3%	22.3%	\$1,245,000	2.8%	36.8%	330	\$1,327,228	\$1,211,000	361	\$1,100,049	\$909,900	
Single Family Other Areas	14	55.6%	0.0%	\$1,055,764	45.4%	23.0%	\$842,450	-15.7%	-4.8%	9	\$726,200	\$999,500	14	\$858,171	\$885,000	
Single Family Total All Areas	276	-18.6%	-26.4%	\$1,330,251	1.4%	21.9%	\$1,235,000	2.7%	36.2%	339	\$1,311,271	\$1,202,500	375	\$1,091,019	\$907,000	
Condo Apartment	236	-5.2%	-9.9%	\$648,867	4.5%	38.2%	\$585,000	7.2%	36.5%	249	\$620,859	\$545,895	262	\$469,483	\$428,500	
Row/Townhouse	76	-15.6%	-23.2%	\$807,289	-5.7%	21.0%	\$800,536	0.3%	32.2%	90	\$855,894	\$797,895	99	\$667,142	\$605,700	
Manufactured Home	12	-29.4%	-7.7%	\$275,858	-31.9%	11.2%	\$273,450	-0.6%	17.6%	17	\$404,859	\$275,000	13	\$248,162	\$232,500	
Total Residential	600	-13.7%	-19.9%							695			749			
Total Sales	653	-12.3%	-17.9%							745			795			
Active Listings	887	-14.4%	-51.1%							1,036			1,813			

#### Legend

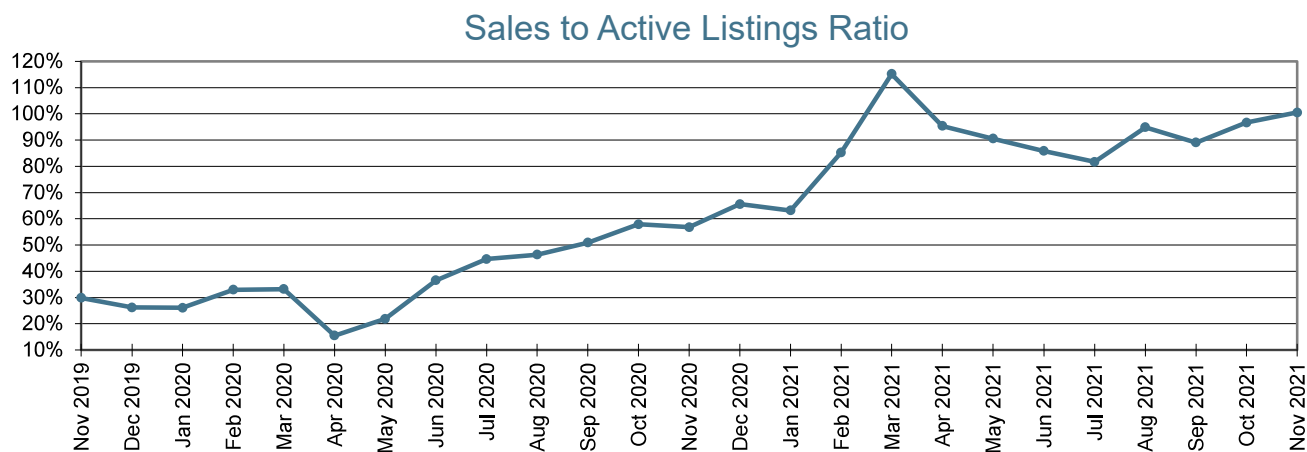
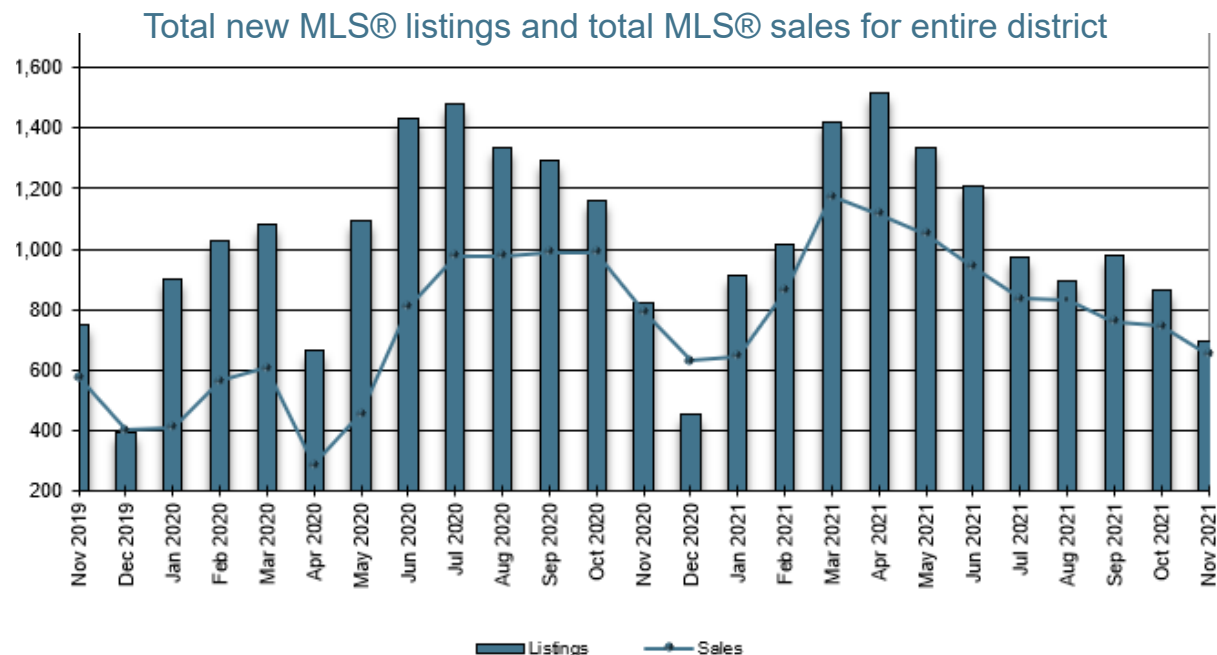
Units: net number of listings sold  
 LM%: percentage change since Last Month  
 LY%: percentage change since This Month Last Year  
 Average\$: average selling price  
 Median\$: median selling price  
 Total Residential: includes sales of residential property types  
 Total Sales: includes sales of 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	Nov 2021 Benchmark Price	Oct 2021 Benchmark Price	Nov 2020 Benchmark Price	Nov 2021 Benchmark Index	Oct 2021 Benchmark Index	Nov 2020 Benchmark Index	% Chg from Last Mth	% Chg from Last Yr
Single Family: Greater Victoria	\$1,040,700	\$1,021,400	\$821,200	290.7	285.3	229.4	1.9%	26.7%
Single Family: Core	\$1,122,600	\$1,103,600	\$903,700	290.8	285.9	234.1	1.7%	24.2%
Single Family: Westshore	\$912,700	\$888,400	\$709,300	297.1	289.2	230.9	2.7%	28.7%
Single Family: Peninsula	\$1,129,900	\$1,110,400	\$881,800	290.1	285.1	226.4	1.8%	28.1%
Condo Apartment: Greater Victoria	\$555,400	\$548,000	\$478,200	294.2	290.3	253.3	1.4%	16.1%
Condo Apartment: Core	\$560,700	\$551,800	\$485,100	295.7	291.0	255.8	1.6%	15.6%
Condo Apartment: Westshore	\$432,300	\$433,300	\$368,100	303.9	304.6	258.8	(0.2%)	17.4%
Condo Apartment: Peninsula	\$540,700	\$529,400	\$455,100	262.7	257.2	221.1	2.1%	18.8%
Row/Townhouse: Greater Victoria	\$750,200	\$741,400	\$603,200	280.2	276.9	225.3	1.2%	24.4%
Row/Townhouse: Core	\$818,000	\$803,400	\$678,300	291.0	285.8	241.3	1.8%	20.6%
Row/Townhouse: Westshore	\$611,700	\$606,800	\$474,700	259.9	257.8	201.7	0.8%	28.9%
Row/Townhouse: Peninsula	\$760,600	\$759,600	\$611,500	291.8	291.4	234.6	0.1%	24.4%

#### 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



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

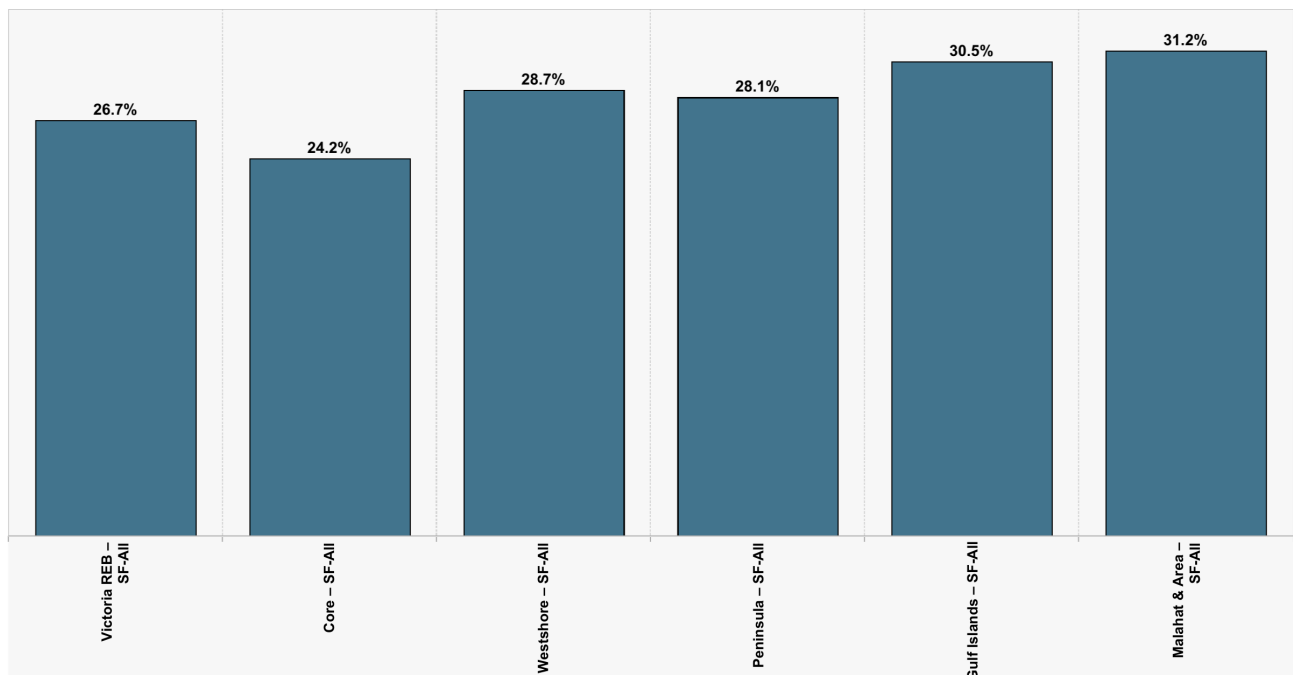
1. Area Group  
VREB Area Summary

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

3. Area/Property Type Selection  
All

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

Select Timeframe: 12 Months Ago



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

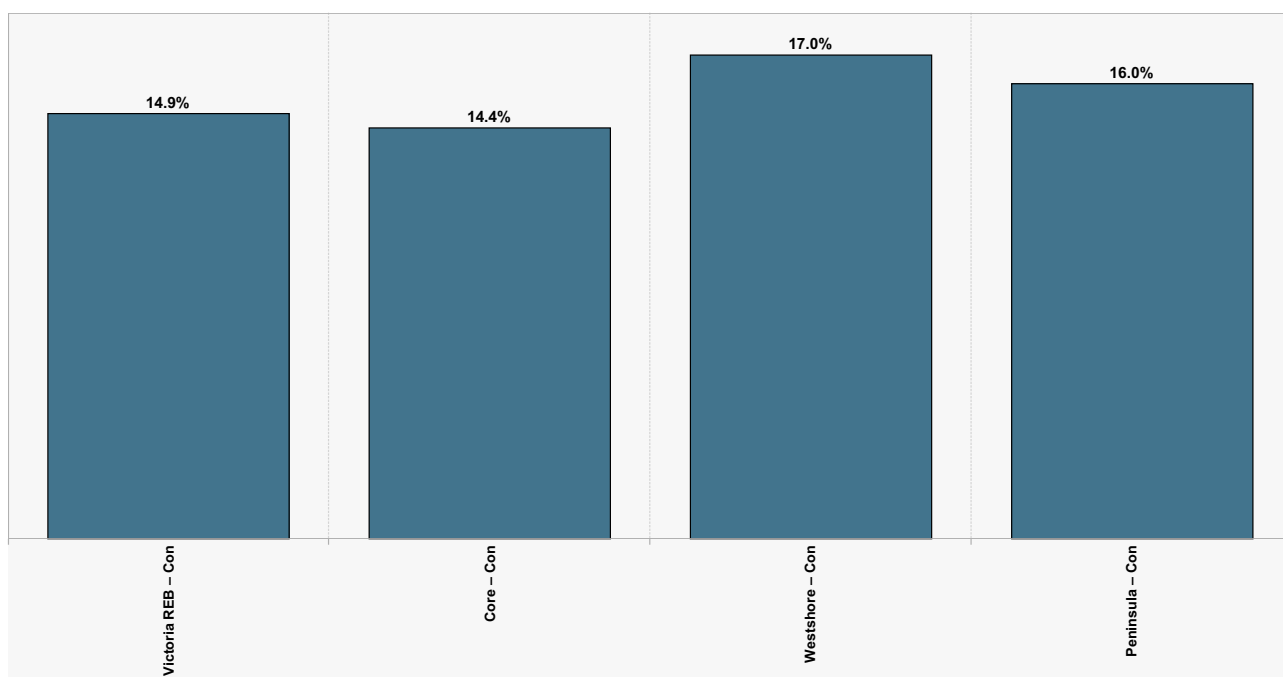
1. Area Group  
VREB Area Summary

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

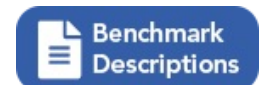
All

## Benchmark Price by Timeframe and Property Type

	November 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	\$1,040,700	\$1,021,400	\$1,005,600	\$943,000	\$821,200	\$762,900	\$649,100	\$358,000
Victoria – SF-All	\$1,033,800	\$1,027,800	\$1,022,600	\$977,000	\$870,300	\$834,700	\$729,000	\$370,800
Victoria West – SF-All	\$965,700	\$937,600	\$910,900	\$902,900	\$767,900	\$677,000	\$578,900	\$284,200
Oak Bay – SF-All	\$1,575,300	\$1,537,200	\$1,527,300	\$1,422,900	\$1,241,300	\$1,245,200	\$1,076,900	\$552,000
Esquimalt – SF-All	\$902,600	\$878,000	\$850,000	\$838,000	\$720,700	\$656,400	\$569,300	\$292,400
View Royal – SF-All	\$1,012,800	\$1,002,600	\$995,300	\$943,600	\$825,200	\$779,800	\$642,200	\$349,200
Saanich East – SF-All	\$1,138,600	\$1,120,000	\$1,105,800	\$1,052,600	\$904,200	\$882,100	\$783,100	\$394,500
Saanich West – SF-All	\$1,010,100	\$990,300	\$967,300	\$916,600	\$808,300	\$753,000	\$629,600	\$329,100
Sooke – SF-All	\$814,400	\$796,900	\$786,300	\$711,800	\$624,400	\$528,400	\$420,300	\$265,000
Langford – SF-All	\$916,600	\$887,000	\$867,000	\$799,500	\$715,400	\$627,400	\$518,000	\$308,000
Metchosin – SF-All	\$1,287,800	\$1,257,800	\$1,237,700	\$1,135,700	\$986,300	\$919,000	\$749,600	\$455,400
Colwood – SF-All	\$952,000	\$933,700	\$906,100	\$872,800	\$746,800	\$680,900	\$557,500	\$332,600
Highlands – SF-All	\$1,349,400	\$1,358,200	\$1,335,600	\$1,208,400	\$1,045,200	\$978,100	\$828,800	\$493,000
North Saanich – SF-All	\$1,348,600	\$1,330,100	\$1,314,900	\$1,231,000	\$1,052,900	\$964,600	\$845,600	\$487,900
Sidney – SF-All	\$935,200	\$921,600	\$901,700	\$871,900	\$733,600	\$667,800	\$580,400	\$316,500
Central Saanich – SF-All	\$1,090,800	\$1,063,300	\$1,046,800	\$975,700	\$844,900	\$781,300	\$673,700	\$357,400
ML Malahat & Area – SF-All	\$855,600	\$844,300	\$829,000	\$757,600	\$652,300	\$579,000	\$442,600	\$282,300
GI Gulf Islands – SF-All	\$682,200	\$677,300	\$672,900	\$612,400	\$522,800	\$485,600	\$360,800	\$271,500

**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](#)

## 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

	November 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	290.7	285.3	280.9	263.4	229.4	213.1	181.3	100.0
Victoria – SF-All	278.8	277.2	275.8	263.5	234.7	225.1	196.6	100.0
Victoria West – SF-All	339.8	329.9	320.5	317.7	270.2	238.2	203.7	100.0
Oak Bay – SF-All	285.4	278.5	276.7	257.8	224.9	225.6	195.1	100.0
Esquimalt – SF-All	308.7	300.3	290.7	286.6	246.5	224.5	194.7	100.0
View Royal – SF-All	290.0	287.1	285.0	270.2	236.3	223.3	183.9	100.0
Saanich East – SF-All	288.6	283.9	280.3	266.8	229.2	223.6	198.5	100.0
Saanich West – SF-All	306.9	300.9	293.9	278.5	245.6	228.8	191.3	100.0
Sooke – SF-All	307.3	300.7	296.7	268.6	235.6	199.4	158.6	100.0
Langford – SF-All	297.6	288.0	281.5	259.6	232.3	203.7	168.2	100.0
Metchosin – SF-All	282.8	276.2	271.8	249.4	216.6	201.8	164.6	100.0
Colwood – SF-All	286.2	280.7	272.4	262.4	224.5	204.7	167.6	100.0
Highlands – SF-All	273.7	275.5	270.9	245.1	212.0	198.4	168.1	100.0
North Saanich – SF-All	276.4	272.6	269.5	252.3	215.8	197.7	173.3	100.0
Sidney – SF-All	295.5	291.2	284.9	275.5	231.8	211.0	183.4	100.0
Central Saanich – SF-All	305.2	297.5	292.9	273.0	236.4	218.6	188.5	100.0
ML Malahat & Area – SF-All	303.1	299.1	293.7	268.4	231.1	205.1	156.8	100.0
GI Gulf Islands – SF-All	251.3	249.5	247.9	225.6	192.6	178.9	132.9	100.0

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

**Source:** Victoria Real Estate Board



# MLS® Home Price Index

[Click here to learn more](#)

## 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

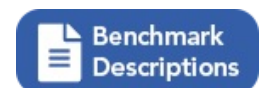
All

## Benchmark Price by Timeframe and Property Type

	November 2021	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
<b>Victoria REB – Con</b>	\$555,400	\$548,000	\$538,800	\$521,000	\$478,200	\$463,300	\$347,900	\$188,800
<b>Victoria – Con</b>	\$538,300	\$525,900	\$521,500	\$516,000	\$470,800	\$471,200	\$353,400	\$190,600
<b>Victoria West – Con</b>	\$739,900	\$747,900	\$717,500	\$706,600	\$662,300	\$630,200	\$495,400	\$266,900
<b>Oak Bay – Con</b>	\$704,400	\$695,300	\$681,700	\$636,300	\$631,800	\$557,800	\$433,000	\$238,700
<b>Esquimalt – Con</b>	\$510,200	\$507,000	\$488,800	\$464,400	\$421,500	\$377,400	\$293,700	\$147,900
<b>View Royal – Con</b>	\$556,300	\$564,600	\$547,900	\$524,100	\$477,900	\$446,400	\$345,800	\$201,600
<b>Saanich East – Con</b>	\$505,200	\$495,500	\$480,200	\$454,900	\$427,000	\$412,100	\$302,100	\$159,100
<b>Saanich West – Con</b>	\$503,800	\$491,500	\$475,400	\$458,200	\$420,700	\$402,700	\$302,000	\$155,000
<b>Sooke – Con</b>	\$378,600	\$383,000	\$369,600	\$347,200	\$306,800	\$280,400	\$203,900	\$122,100
<b>Langford – Con</b>	\$485,600	\$486,400	\$480,000	\$456,200	\$414,800	\$383,000	\$292,600	\$160,600
<b>Colwood – Con</b>	\$410,400	\$410,800	\$405,300	\$383,900	\$350,600	\$322,700	\$242,200	\$129,900
<b>North Saanich – Con</b>	\$690,000	\$672,300	\$682,000	\$649,100	\$585,600	\$552,700	\$407,300	\$276,900
<b>Sidney – Con</b>	\$549,000	\$537,000	\$546,500	\$513,500	\$460,800	\$457,100	\$322,300	\$205,900
<b>Central Saanich – Con</b>	\$504,900	\$498,100	\$497,700	\$474,400	\$426,500	\$446,700	\$331,800	\$200,600

**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](#)

## 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

	November 2021	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	294.2	290.3	285.4	276.0	253.3	245.4	184.3	100.0
Victoria – Con	282.4	275.9	273.6	270.7	247.0	247.2	185.4	100.0
Victoria West – Con	277.2	280.2	268.8	264.7	248.1	236.1	185.6	100.0
Oak Bay – Con	295.1	291.3	285.6	266.6	264.7	233.7	181.4	100.0
Esquimalt – Con	345.0	342.8	330.5	314.0	285.0	255.2	198.6	100.0
View Royal – Con	275.9	280.0	271.7	259.9	237.0	221.4	171.5	100.0
Saanich East – Con	317.5	311.4	301.8	285.9	268.4	259.0	189.9	100.0
Saanich West – Con	325.1	317.2	306.8	295.7	271.5	259.9	194.9	100.0
Sooke – Con	310.0	313.6	302.6	284.3	251.2	229.6	167.0	100.0
Langford – Con	302.4	302.9	298.9	284.1	258.3	238.5	182.2	100.0
Colwood – Con	315.8	316.1	311.9	295.4	269.8	248.3	186.4	100.0
North Saanich – Con	249.2	242.8	246.3	234.4	211.5	199.6	147.1	100.0
Sidney – Con	266.6	260.8	265.4	249.4	223.8	222.0	156.5	100.0
Central Saanich – Con	251.7	248.3	248.1	236.5	212.6	222.7	165.4	100.0

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

**Source:** Victoria Real Estate Board



# MLS® Home Price Index

[Click here to learn more](#)

## 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

	November 2021	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	\$750,200	\$741,400	\$714,100	\$670,200	\$603,200	\$566,300	\$460,800	\$267,700
Victoria – Twn	\$830,600	\$814,500	\$800,900	\$777,200	\$716,900	\$660,300	\$535,400	\$303,000
Victoria West – Twn	\$770,500	\$746,000	\$741,500	\$689,900	\$631,300	\$535,800	\$413,300	\$204,100
Esquimalt – Twn	\$725,400	\$700,600	\$688,500	\$645,700	\$596,400	\$499,000	\$401,400	\$219,300
View Royal – Twn	\$814,600	\$807,400	\$802,400	\$748,100	\$693,200	\$620,900	\$516,700	\$277,200
Saanich East – Twn	\$874,400	\$867,100	\$835,500	\$794,900	\$710,400	\$671,800	\$557,800	\$316,600
Saanich West – Twn	\$711,700	\$707,600	\$681,800	\$645,300	\$574,900	\$554,800	\$457,400	\$260,600
Sooke – Twn	\$621,000	\$612,700	\$580,900	\$532,200	\$474,500	\$453,000	\$352,900	\$235,600
Langford – Twn	\$595,000	\$591,600	\$558,600	\$519,000	\$465,600	\$459,000	\$357,300	\$229,000
Colwood – Twn	\$661,000	\$656,800	\$619,300	\$571,400	\$508,500	\$511,300	\$394,400	\$262,100
Sidney – Twn	\$792,500	\$793,500	\$766,100	\$734,300	\$641,000	\$592,000	\$481,800	\$269,500
Central Saanich – Twn	\$706,000	\$701,800	\$676,000	\$642,300	\$561,200	\$526,400	\$433,700	\$245,700
ML Malahat & Area – Twn	\$818,100	\$803,300	\$764,600	\$706,100	\$633,300	\$519,100	\$408,600	\$241,900
GI Gulf Islands – Twn	\$922,300	\$889,600	\$873,900	\$789,500	\$712,100	\$493,100	\$410,300	\$266,100

**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](#)

## 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

	November 2021	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	280.2	276.9	266.7	250.3	225.3	211.5	172.1	100.0
Victoria – Twn	274.1	268.8	264.3	256.5	236.6	217.9	176.7	100.0
Victoria West – Twn	377.5	365.5	363.3	338.0	309.3	262.5	202.5	100.0
Esquimalt – Twn	330.7	319.4	313.9	294.4	271.9	227.5	183.0	100.0
View Royal – Twn	293.9	291.3	289.5	269.9	250.1	224.0	186.4	100.0
Saanich East – Twn	276.2	273.9	263.9	251.1	224.4	212.2	176.2	100.0
Saanich West – Twn	273.1	271.5	261.6	247.6	220.6	212.9	175.5	100.0
Sooke – Twn	263.6	260.1	246.6	225.9	201.4	192.3	149.8	100.0
Langford – Twn	259.8	258.3	243.9	226.6	203.3	200.4	156.0	100.0
Colwood – Twn	252.2	250.6	236.3	218.0	194.0	195.1	150.5	100.0
Sidney – Twn	294.1	294.5	284.3	272.5	237.9	219.7	178.8	100.0
Central Saanich – Twn	287.3	285.6	275.1	261.4	228.4	214.2	176.5	100.0
ML Malahat & Area – Twn	338.2	332.1	316.1	291.9	261.8	214.6	168.9	100.0
GI Gulf Islands – Twn	346.6	334.3	328.4	296.7	267.6	185.3	154.2	100.0

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

**Source:** Victoria Real Estate Board



## HPI or Benchmark Price

- ☐ HPI
- ☒ Benchmark Price

## Adding labels

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

### 1. Area Group

VREB Area Summary

### 2. Property Type

– Single Family-All (SF-All)

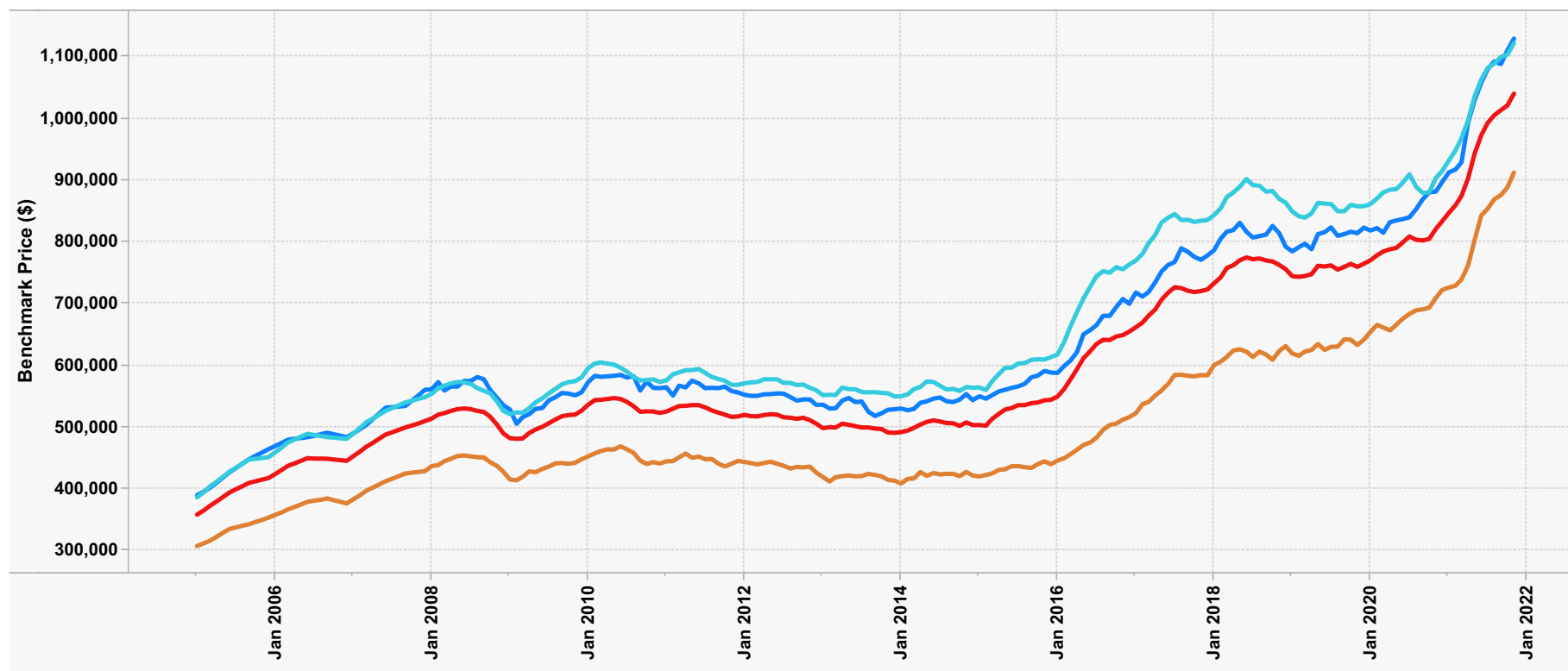
### 3. Area/Property Type Selection

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)

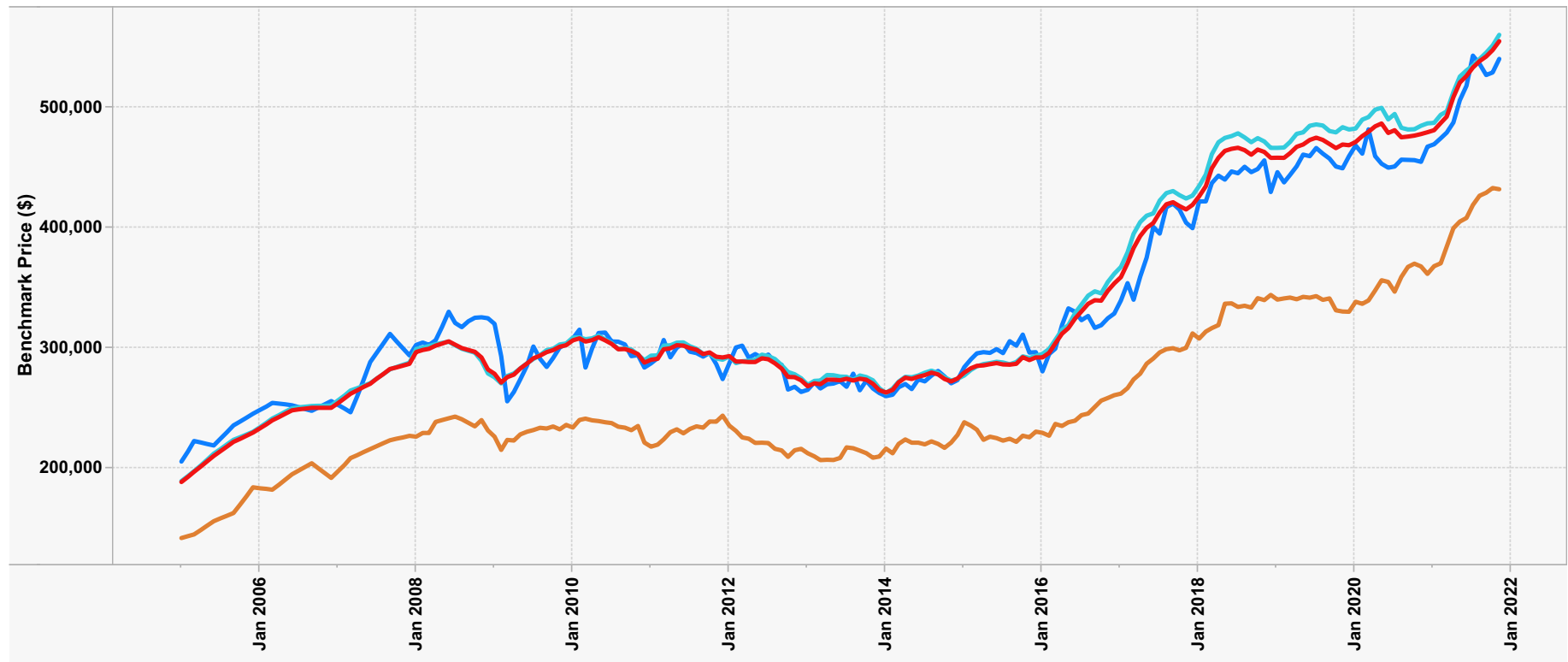
### 3. Area/Property Type Selection

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)

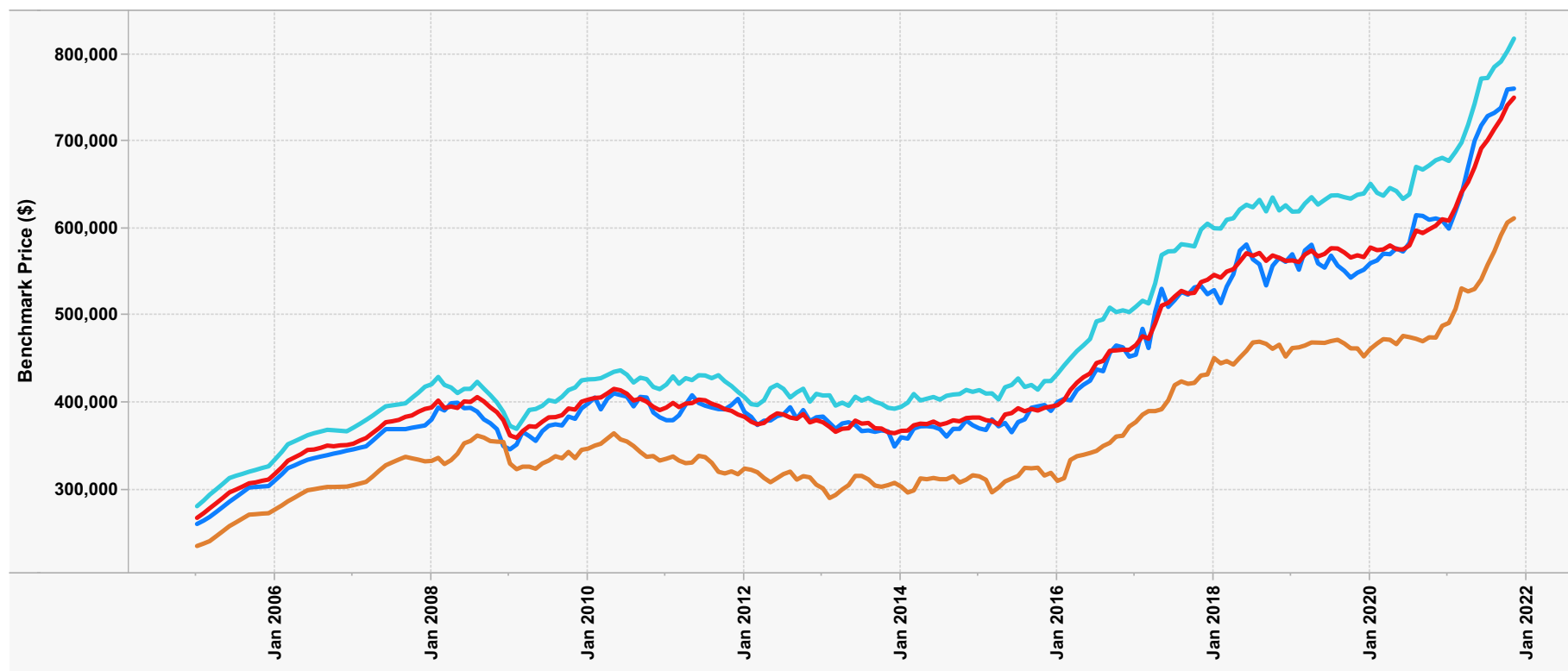
### 3. Area/Property Type Selection

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

## 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

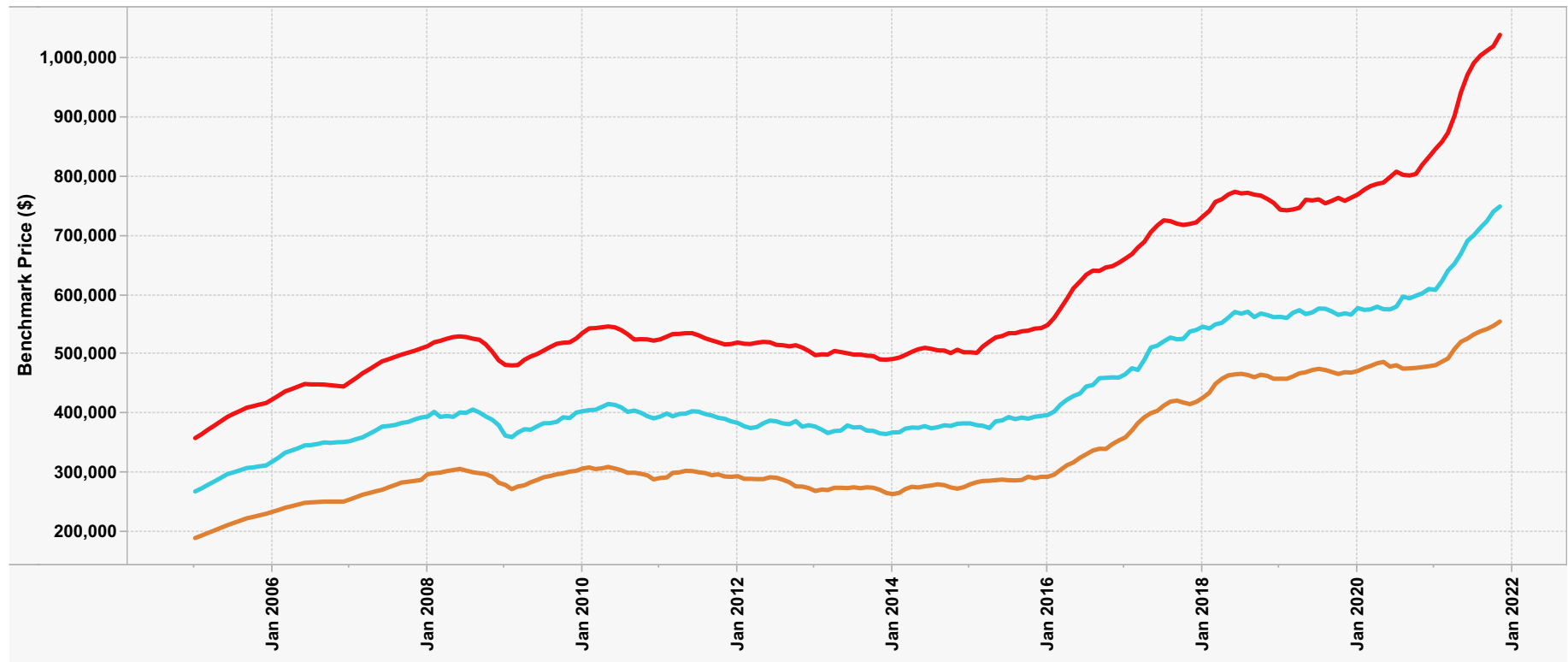
## 3. Area/Property Type Selection

Multiple values

### Benchmark Price Performance over Time

#### Select Date Range:

All values



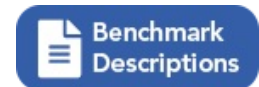
Victoria REB – SF-All

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

November 2021

Produced: 01-Dec-2021

District	Units	Total Volume
----------	-------	--------------

## Residential

### ● Single Family Detached

#### Greater Victoria

Victoria / Victoria West	35	\$47,079,400
Oak Bay	18	\$48,313,720
Esquimalt	6	\$5,962,000
View Royal	6	\$5,993,450
Saanich East	44	\$62,227,400
Saanich West	24	\$30,584,500
Central Saanich	13	\$20,630,000
North Saanich	10	\$19,479,250
Sidney	9	\$10,084,700
Colwood	13	\$14,116,333
Langford	40	\$47,597,257
Metchosin	4	\$5,370,000
Sooke	21	\$17,923,000
Gulf Islands	19	\$17,007,618

Total Greater Victoria	262	\$352,368,628
------------------------	-----	---------------

#### Other Areas

Malahat & Area	14	\$14,780,700
----------------	----	--------------

Total Other Areas	14	\$14,780,700
-------------------	----	--------------

Total Single Family Detached	276	\$367,149,328
------------------------------	-----	---------------

### ● Condo Apartment

#### Greater Victoria

Victoria / Victoria West	110	\$73,894,400
Oak Bay	9	\$6,983,400
Esquimalt	13	\$6,932,550
View Royal	5	\$3,143,500
Saanich East	22	\$12,401,488
Saanich West	9	\$4,354,000
Central Saanich	5	\$2,834,855
North Saanich	1	\$700,000
Sidney	17	\$14,396,750
Colwood	2	\$1,015,100
Langford	41	\$25,296,458
Sooke	2	\$1,180,000

Total Greater Victoria	236	\$153,132,501
------------------------	-----	---------------

Total Condo Apartment	236	\$153,132,501
-----------------------	-----	---------------

# Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

November 2021

Produced: 01-Dec-2021

District	Units	Total Volume
● Row/Townhouse		
Greater Victoria		
Victoria / Victoria West	9	\$8,303,000
Esquimalt	3	\$1,984,900
View Royal	8	\$6,324,379
Saanich East	20	\$17,966,291
Saanich West	4	\$3,492,400
Central Saanich	2	\$1,567,000
Sidney	3	\$2,782,000
Colwood	2	\$1,920,000
Langford	14	\$10,764,325
Sooke	5	\$3,160,000
Gulf Islands	6	\$3,089,700
Total Greater Victoria	76	\$61,353,995
Total Row/Townhouse	76	\$61,353,995
● Manufactured Home		
Greater Victoria		
View Royal	3	\$604,300
Central Saanich	2	\$552,000
Langford	2	\$818,000
Sooke	3	\$564,800
Gulf Islands	1	\$491,300
Total Greater Victoria	11	\$3,030,400
Other Areas		
Malahat & Area	1	\$279,900
Total Other Areas	1	\$279,900
Total Manufactured Home	12	\$3,310,300
Total Residential	600	\$584,946,124

## Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

November 2021

Produced: 01-Dec-2021

District	Units	Total Volume
<b>Other Property</b>		
● Lots & Acreage		
Greater Victoria		
Saanich East	1	\$3,900,000
Saanich West	1	\$2,150,000
North Saanich	1	\$2,150,000
Colwood	1	\$475,000
Langford	4	\$4,160,099
Sooke	14	\$10,898,983
Gulf Islands	2	\$2,769,000
Total Greater Victoria	24	\$26,503,082
Other Areas		
Malahat & Area	3	\$1,134,900
Upland / Mainland	1	\$339,900
Total Other Areas	4	\$1,474,800
Total Lots & Acreage	28	\$27,977,882
● Commercial Land	1	\$1,875,000
● Other Commercial Properties	24	\$23,683,060
<b>Grand Totals</b>	<b>653</b>	<b>\$638,482,066</b>

# Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

November 2021

Produced: 01-Dec-2021

District	Units	Total Volume
----------	-------	--------------

## Residential

### ● Single Family Detached

#### Greater Victoria

Victoria	32	\$42,929,400
Victoria West	3	\$4,150,000
Oak Bay	16	\$34,763,720
Esquimalt	5	\$5,212,000
View Royal	6	\$5,993,450
Saanich East	44	\$62,227,400
Saanich West	24	\$30,584,500
Central Saanich	13	\$20,630,000
North Saanich	9	\$13,529,250
Sidney	9	\$10,084,700
Colwood	13	\$14,116,333
Langford	40	\$47,597,257
Metchosin	4	\$5,370,000
Sooke	17	\$14,553,000
Gulf Islands	15	\$13,630,618
Waterfront (all districts)	12	\$26,997,000

Total Greater Victoria	262	\$352,368,628
------------------------	-----	---------------

#### Other Areas

Malahat & Area	12	\$12,465,700
Waterfront (all districts)	2	\$2,315,000

Total Other Areas	14	\$14,780,700
-------------------	----	--------------

Total Single Family Detached	276	\$367,149,328
------------------------------	-----	---------------

### ● Condo Apartment

#### Greater Victoria

Victoria	95	\$61,373,800
Victoria West	12	\$9,445,600
Oak Bay	7	\$4,278,400
Esquimalt	12	\$6,182,550
View Royal	5	\$3,143,500
Saanich East	22	\$12,401,488
Saanich West	9	\$4,354,000
Central Saanich	4	\$2,249,855
North Saanich	1	\$700,000
Sidney	16	\$12,296,750
Colwood	2	\$1,015,100
Langford	41	\$25,296,458
Sooke	1	\$320,000
Waterfront (all districts)	9	\$10,075,000

Total Greater Victoria	236	\$153,132,501
------------------------	-----	---------------

Total Condo Apartment	236	\$153,132,501
-----------------------	-----	---------------

## Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

November 2021

Produced: 01-Dec-2021

District	Units	Total Volume
● Row/Townhouse		
Greater Victoria		
Victoria	9	\$8,303,000
Esquimalt	3	\$1,984,900
View Royal	8	\$6,324,379
Saanich East	20	\$17,966,291
Saanich West	4	\$3,492,400
Central Saanich	2	\$1,567,000
Sidney	3	\$2,782,000
Colwood	2	\$1,920,000
Langford	14	\$10,764,325
Sooke	4	\$2,349,000
Gulf Islands	6	\$3,089,700
Waterfront (all districts)	1	\$811,000
Total Greater Victoria	76	\$61,353,995
Total Row/Townhouse	76	\$61,353,995
● Manufactured Home		
Greater Victoria		
View Royal	3	\$604,300
Central Saanich	2	\$552,000
Langford	2	\$818,000
Sooke	3	\$564,800
Gulf Islands	1	\$491,300
Total Greater Victoria	11	\$3,030,400
Other Areas		
Malahat & Area	1	\$279,900
Total Other Areas	1	\$279,900
Total Manufactured Home	12	\$3,310,300
Total Residential	600	\$584,946,124

## Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

November 2021

Produced: 01-Dec-2021

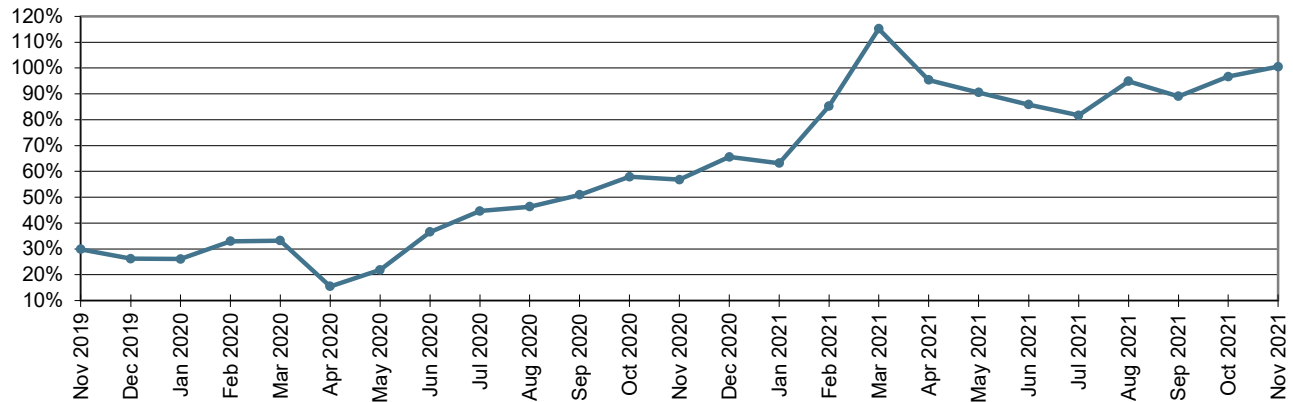
District	Units	Total Volume
<b>Other Property</b>		
● Lots & Acreage		
Greater Victoria		
Saanich East	1	\$3,900,000
Saanich West	1	\$2,150,000
North Saanich	1	\$2,150,000
Colwood	1	\$475,000
Langford	4	\$4,160,099
Sooke	14	\$10,898,983
Gulf Islands	2	\$2,769,000
Total Greater Victoria	24	\$26,503,082
Other Areas		
Malahat & Area	3	\$1,134,900
Upland / Mainland	1	\$339,900
Total Other Areas	4	\$1,474,800
Total Lots & Acreage	28	\$27,977,882
● Commercial Land		
	1	\$1,875,000
● Other Commercial Properties		
	24	\$23,683,060
<b>Grand Totals</b>	<b>653</b>	<b>\$638,482,066</b>

## Sales to Active Listings Ratio

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

November 2021

Produced: 01-Dec-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

November 2021

Produced: 01-Dec-2021

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Single Family - Residential</b>						
Units Listed	252	288	-13 %	4264	4602	-7 %
Units Sold	215	292	-26 %	3540	3316	7 %
Sell/List Ratio	85 %	101 %		83 %	72 %	
Sales Dollars	\$280,138,010	\$292,804,072	-4 %	\$4,079,425,916	\$3,102,846,390	31 %
Average Price / Unit	\$1,302,967	\$1,002,754	30 %	\$1,152,380	\$935,720	23 %
Price Ratio	105 %	99 %		103 %	99 %	
Days To Sell	19	32	-40 %	19	35	-45 %
Active Listings at Month End	211	411	-49 %			
<b>Single Family - Residential Waterfront</b>						
Units Listed	16	19	-16 %	335	395	-15 %
Units Sold	10	31	-68 %	238	262	-9 %
Sell/List Ratio	63 %	163 %		71 %	66 %	
Sales Dollars	\$28,435,000	\$61,999,815	-54 %	\$480,654,846	\$468,837,742	3 %
Average Price / Unit	\$2,843,500	\$1,999,994	42 %	\$2,019,558	\$1,789,457	13 %
Price Ratio	99 %	96 %		99 %	95 %	
Days To Sell	33	142	-77 %	48	101	-52 %
Active Listings at Month End	44	69	-36 %			
<b>Single Family - Residential Acreage</b>						
Units Listed	18	35	-49 %	446	494	-10 %
Units Sold	23	27	-15 %	350	330	6 %
Sell/List Ratio	128 %	77 %		78 %	67 %	
Sales Dollars	\$35,772,368	\$35,425,782	1 %	\$539,588,452	\$375,953,904	44 %
Average Price / Unit	\$1,555,320	\$1,312,066	19 %	\$1,541,681	\$1,139,254	35 %
Price Ratio	98 %	97 %		100 %	97 %	
Days To Sell	38	38	-1 %	40	61	-35 %
Active Listings at Month End	50	83	-40 %			
<b>Condo Apartment</b>						
Units Listed	234	288	-19 %	3869	3857	0 %
Units Sold	236	262	-10 %	3297	2208	49 %
Sell/List Ratio	101 %	91 %		85 %	57 %	
Sales Dollars	\$153,132,501	\$123,004,577	24 %	\$1,838,425,343	\$1,069,459,132	72 %
Average Price / Unit	\$648,867	\$469,483	38 %	\$557,606	\$484,356	15 %
Price Ratio	102 %	99 %		100 %	98 %	
Days To Sell	24	40	-40 %	26	41	-36 %
Active Listings at Month End	194	564	-66 %			

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

November 2021

Produced: 01-Dec-2021

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Row/Townhouse</b>						
Units Listed	61	70	-13 %	1239	1339	-7 %
Units Sold	76	97	-22 %	1085	992	9 %
Sell/List Ratio	125 %	139 %		88 %	74 %	
Sales Dollars	\$61,353,995	\$63,969,599	-4 %	\$794,315,934	\$604,733,423	31 %
Average Price / Unit	\$807,289	\$659,480	22 %	\$732,088	\$609,610	20 %
Price Ratio	104 %	99 %		102 %	99 %	
Days To Sell	33	38	-14 %	23	42	-46 %
Active Listings at Month End	51	115	-56 %			
<b>Half Duplex (Up and Down)</b>						
Units Listed	1	0	%	25	8	213 %
Units Sold	4	1	300 %	17	7	143 %
Sell/List Ratio	400 %	%		68 %	88 %	
Sales Dollars	\$4,129,900	\$675,000	512 %	\$17,734,200	\$6,281,500	182 %
Average Price / Unit	\$1,032,475	\$675,000	53 %	\$1,043,188	\$897,357	16 %
Price Ratio	99 %	100 %		101 %	99 %	
Days To Sell	26	11	134 %	23	68	-67 %
Active Listings at Month End	3	0	%			
<b>Half Duplex (Side by Side)</b>						
Units Listed	12	22	-45 %	264	198	33 %
Units Sold	14	19	-26 %	236	136	74 %
Sell/List Ratio	117 %	86 %		89 %	69 %	
Sales Dollars	\$12,550,050	\$13,332,195	-6 %	\$189,358,731	\$91,498,344	107 %
Average Price / Unit	\$896,432	\$701,694	28 %	\$802,368	\$672,782	19 %
Price Ratio	107 %	100 %		103 %	100 %	
Days To Sell	12	41	-71 %	22	33	-34 %
Active Listings at Month End	6	35	-83 %			
<b>Half Duplex (Front and Back)</b>						
Units Listed	1	2	-50 %	39	26	50 %
Units Sold	1	2	-50 %	31	21	48 %
Sell/List Ratio	100 %	100 %		79 %	81 %	
Sales Dollars	\$988,000	\$1,695,000	-42 %	\$25,604,050	\$14,287,300	79 %
Average Price / Unit	\$988,000	\$847,500	17 %	\$825,937	\$680,348	21 %
Price Ratio	110 %	101 %		104 %	99 %	
Days To Sell	5	27	-81 %	18	29	-39 %
Active Listings at Month End	0	3	-100 %			

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

November 2021

Produced: 01-Dec-2021

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Recreational</b>						
Units Listed	6	0	%	33	32	3 %
Units Sold	5	1	400 %	32	17	88 %
Sell/List Ratio	83 %	%		97 %	53 %	
Sales Dollars	\$1,017,000	\$1,500,000	-32 %	\$6,532,000	\$3,512,900	86 %
Average Price / Unit	\$203,400	\$1,500,000	-86 %	\$204,125	\$206,641	-1 %
Price Ratio	100 %	88 %		101 %	91 %	
Days To Sell	62	548	-89 %	193	191	1 %
Active Listings at Month End	7	13	-46 %			
<b>Manufactured Home</b>						
Units Listed	21	10	110 %	246	182	35 %
Units Sold	12	13	-8 %	173	149	16 %
Sell/List Ratio	57 %	130 %		70 %	82 %	
Sales Dollars	\$3,310,300	\$3,226,100	3 %	\$59,732,156	\$36,730,497	63 %
Average Price / Unit	\$275,858	\$248,162	11 %	\$345,273	\$246,513	40 %
Price Ratio	100 %	96 %		99 %	96 %	
Days To Sell	15	47	-68 %	35	56	-38 %
Active Listings at Month End	31	25	24 %			
<b>Residential Lots</b>						
Units Listed	15	20	-25 %	266	303	-12 %
Units Sold	10	17	-41 %	222	150	48 %
Sell/List Ratio	67 %	85 %		83 %	50 %	
Sales Dollars	\$6,164,549	\$11,322,150	-46 %	\$118,824,329	\$73,300,512	62 %
Average Price / Unit	\$616,455	\$666,009	-7 %	\$535,245	\$488,670	10 %
Price Ratio	103 %	95 %		98 %	97 %	
Days To Sell	77	94	-19 %	76	112	-32 %
Active Listings at Month End	30	109	-72 %			
<b>Residential Lots - Waterfront</b>						
Units Listed	3	3	0 %	36	66	-45 %
Units Sold	5	4	25 %	33	24	38 %
Sell/List Ratio	167 %	133 %		92 %	36 %	
Sales Dollars	\$4,164,000	\$2,736,900	52 %	\$21,805,700	\$18,880,525	15 %
Average Price / Unit	\$832,800	\$684,225	22 %	\$660,779	\$786,689	-16 %
Price Ratio	97 %	96 %		97 %	95 %	
Days To Sell	85	184	-54 %	154	139	11 %
Active Listings at Month End	4	22	-82 %			

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

November 2021

Produced: 01-Dec-2021

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Residential Acreage</b>						
Units Listed	9	6	50 %	113	138	-18 %
Units Sold	10	10	0 %	92	79	16 %
Sell/List Ratio	111 %	167 %		81 %	57 %	
Sales Dollars	\$12,236,333	\$7,662,000	60 %	\$62,565,760	\$49,231,050	27 %
Average Price / Unit	\$1,223,633	\$766,200	60 %	\$680,063	\$623,178	9 %
Price Ratio	101 %	94 %		99 %	92 %	
Days To Sell	26	156	-83 %	94	156	-40 %
Active Listings at Month End	28	55	-49 %			
<b>Residential Acreage - Waterfront</b>						
Units Listed	0	3	-100 %	29	41	-29 %
Units Sold	3	2	50 %	34	23	48 %
Sell/List Ratio	%	67 %		117 %	56 %	
Sales Dollars	\$5,413,000	\$901,000	501 %	\$37,834,900	\$17,497,682	116 %
Average Price / Unit	\$1,804,333	\$450,500	301 %	\$1,112,791	\$760,769	46 %
Price Ratio	97 %	95 %		94 %	91 %	
Days To Sell	116	227	-49 %	163	175	-7 %
Active Listings at Month End	4	27	-85 %			
<b>Revenue - Duplex/Triplex</b>						
Units Listed	3	2	50 %	92	53	74 %
Units Sold	4	4	0 %	58	35	66 %
Sell/List Ratio	133 %	200 %		63 %	66 %	
Sales Dollars	\$4,119,000	\$3,777,741	9 %	\$68,870,296	\$35,699,758	93 %
Average Price / Unit	\$1,029,750	\$944,435	9 %	\$1,187,419	\$1,019,993	16 %
Price Ratio	101 %	95 %		101 %	97 %	
Days To Sell	21	103	-79 %	20	47	-58 %
Active Listings at Month End	3	7	-57 %			
<b>Revenue - Multi Units</b>						
Units Listed	8	5	60 %	71	44	61 %
Units Sold	6	1	500 %	38	11	245 %
Sell/List Ratio	75 %	20 %		54 %	25 %	
Sales Dollars	\$13,763,888	\$1,200,000	1047 %	\$94,546,388	\$17,300,000	447 %
Average Price / Unit	\$2,293,981	\$1,200,000	91 %	\$2,488,063	\$1,572,727	58 %
Price Ratio	97 %	96 %		96 %	93 %	
Days To Sell	49	27	81 %	72	70	2 %
Active Listings at Month End	17	18	-6 %			

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

November 2021

Produced: 01-Dec-2021

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Revenue - Apartment Block</b>						
Units Listed	0	0	%	0	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	%			
<b>Revenue - Commercial</b>						
Units Listed	12	8	50 %	96	92	4 %
Units Sold	9	4	125 %	44	21	110 %
Sell/List Ratio	75 %	50 %		46 %	23 %	
Sales Dollars	\$8,924,000	\$2,485,000	259 %	\$45,753,296	\$19,864,450	130 %
Average Price / Unit	\$991,556	\$621,250	60 %	\$1,039,848	\$945,926	10 %
Price Ratio	95 %	95 %		96 %	97 %	
Days To Sell	112	95	19 %	102	79	30 %
Active Listings at Month End	32	53	-40 %			
<b>Revenue - Industrial</b>						
Units Listed	2	2	0 %	33	10	230 %
Units Sold	1	2	-50 %	15	8	88 %
Sell/List Ratio	50 %	100 %		45 %	80 %	
Sales Dollars	\$995,000	\$2,305,000	-57 %	\$21,441,868	\$5,920,200	262 %
Average Price / Unit	\$995,000	\$1,152,500	-14 %	\$1,429,458	\$740,025	93 %
Price Ratio	100 %	97 %		98 %	98 %	
Days To Sell	26	101	-74 %	76	96	-20 %
Active Listings at Month End	17	8	113 %			
<b>Business with Land &amp; Building</b>						
Units Listed	0	1	-100 %	7	44	-84 %
Units Sold	0	0	%	2	20	-90 %
Sell/List Ratio	%	%		29 %	45 %	
Sales Dollars	\$0	\$0	%	\$3,403,186	\$33,678,992	-90 %
Average Price / Unit			%	\$1,701,593	\$1,683,950	1 %
Price Ratio	%	%		85 %	91 %	
Days To Sell			%	142	157	-10 %
Active Listings at Month End	3	7	-57 %			

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

November 2021

Produced: 01-Dec-2021

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Business Only</b>						
Units Listed	8	9	-11 %	93	95	-2 %
Units Sold	0	2	-100 %	14	20	-30 %
Sell/List Ratio	%	22 %		15 %	21 %	
Sales Dollars	\$0	\$102,000	-100 %	\$3,256,500	\$1,485,000	119 %
Average Price / Unit		\$51,000	%	\$232,607	\$74,250	213 %
Price Ratio	%	67 %		92 %	75 %	
Days To Sell		153	%	167	118	42 %
Active Listings at Month End	53	38	39 %			
<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	0	%			
<b>Lease - Office</b>						
Units Listed	2	18	-89 %	94	108	-13 %
Units Sold	3	1	200 %	21	10	110 %
Sell/List Ratio	150 %	6 %		22 %	9 %	
Sales Dollars	\$60	\$15	301 %	\$2,139	\$161	1231 %
Average Price / Unit	\$20	\$15	34 %	\$102	\$16	534 %
Price Ratio	96 %	94 %		97 %	128 %	
Days To Sell	97	87	11 %	136	164	-17 %
Active Listings at Month End	49	85	-42 %			
<b>Lease - Retail</b>						
Units Listed	5	8	-38 %	67	65	3 %
Units Sold	4	1	300 %	27	17	59 %
Sell/List Ratio	80 %	13 %		40 %	26 %	
Sales Dollars	\$92	\$388,935	-100 %	\$353,857	\$390,973	-9 %
Average Price / Unit	\$23	\$388,935	-100 %	\$13,106	\$22,998	-43 %
Price Ratio	100 %	1485052 %		86 %	20668 %	
Days To Sell	75	59	27 %	129	177	-27 %
Active Listings at Month End	28	45	-38 %			

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

November 2021

Produced: 01-Dec-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	0	%			
<b>Lease - Industrial</b>						
Units Listed	2	1	100 %	17	6	183 %
Units Sold	0	1	-100 %	3	3	0 %
Sell/List Ratio	%	100 %		18 %	50 %	
Sales Dollars	\$0	\$16	-100 %	\$49	\$41	18 %
Average Price / Unit		\$16	%	\$16	\$14	18 %
Price Ratio	%	97 %		100 %	95 %	
Days To Sell		41	%	45	207	-78 %
Active Listings at Month End	6	6	0 %			
<b>Lease - Other</b>						
Units Listed	1	1	0 %	9	53	-83 %
Units Sold	1	0	%	3	2	50 %
Sell/List Ratio	100 %	%		33 %	4 %	
Sales Dollars	\$20	\$0	%	\$2,890,623	\$30	9635310 %
Average Price / Unit	\$20		%	\$963,541	\$15	6423507 %
Price Ratio	95 %	%		4899361 %	%	
Days To Sell	36		%	75	61	23 %
Active Listings at Month End	3	3	0 %			
<b>Commercial Land</b>						
Units Listed	4	2	100 %	24	33	-27 %
Units Sold	1	1	0 %	9	2	350 %
Sell/List Ratio	25 %	50 %		38 %	6 %	
Sales Dollars	\$1,875,000	\$1,750,000	7 %	\$17,212,500	\$6,225,000	177 %
Average Price / Unit	\$1,875,000	\$1,750,000	7 %	\$1,912,500	\$3,112,500	-39 %
Price Ratio	100 %	100 %		94 %	100 %	
Days To Sell	34	571	-94 %	224	432	-48 %
Active Listings at Month End	13	12	8 %			

## Monthly Comparative Activity By Property Type

*Includes All MLS® Property Types*

**November 2021**

*Produced: 01-Dec-2021*

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Grand Totals</b>						
Units Listed	696	823	-15 %	11807	12296	-4 %
Units Sold	653	795	-18 %	9614	7866	22 %
Sell/List Ratio	94 %	97 %		81 %	64 %	
Sales Dollars	\$638,482,066	\$632,262,896	1 %	\$8,530,133,018	\$6,062,114,405	41 %
Average Price / Unit	\$977,767	\$795,299	23 %	\$887,262	\$770,673	15 %
Price Ratio	103 %	99 %		102 %	98 %	
Days To Sell	28	47	-41 %	29	46	-37 %
Active Listings at Month End	887	1813	-51 %			