

March 1, 2022

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Record low inventory prevents Victoria real estate market from cooling-off

A total of 718 properties sold in the Victoria Real Estate Board region this February, 16.8 per cent fewer than the 863 properties sold in February 2021 but a 51.5 per cent increase from January 2021. Sales of condominiums were down 7.9 per cent from February 2021 with 267 units sold. Sales of single family homes decreased 20.8 per cent from February 2021 with 309 sold.

“It was heartening this month to see some more listings come to market in February,” said 2022 Victoria Real Estate Board President Karen Dinnie-Smyth. “However, inventory levels remain at record lows and without a strong government focus on increasing supply, buyers will continue to face escalating prices and difficult market conditions.”

There were 849 active listings for sale on the Victoria Real Estate Board Multiple Listing Service® at the end of February 2022, an increase of 14.1 per cent compared to the previous month of January but a 35.6 per cent decrease from the 1,318 active listings for sale at the end of February 2021.

“We have asked the government for strong solutions to create supply to bring our market back into balance,” adds President Dinnie-Smyth. “We need incentives for gentle densification and the removal of municipal barriers to development. What government has chosen to focus on instead is their announcement of a cooling-off period for residential sales this spring. They announced this measure with no industry consultation into how this may impact our housing market. The Victoria Real Estate Board and the British Columbia Real Estate Association have strongly recommended against a cooling-off period. Industry research shows that a cooling-off period will add volatility in both slow and pressurized market conditions. It provides no protection for home sellers and creates more risk and uncertainty for them when selling a home. Experienced and well-funded buyers will have an advantage over first-time buyers because a cooling-off period reduces negotiations to price alone. We have recommended alternative ideas for consumer protection – including the suggestion that a pre-sale offer period be introduced, which transcends market conditions and would better protect buyers and sellers while also mitigating the impact of pre-emptive offers. We hope our suggestions are taken seriously, they are a result of thorough research and consultation of hundreds of our local practitioners. Instead of discussing the British Columbia Real Estate Association’s recommendations yesterday, Finance Minister Selina Robinson chose to inform the public that REALTORS® have a vested interest in home prices. For Minister Robinson to suggest that Realtors are keeping prices high is a convenient excuse and a weak attempt to divert attention away from the real issue – supply. Realtors would prefer a balanced market with reasonable prices and plenty of housing supply to meet demand. Our Realtors’ only vested interest is in their clients and the more balanced our market is, the better we are able to serve the needs of buyers and sellers.”

(continues page 2)

The Multiple Listing Service® Home Price Index benchmark value for a single family home in the Victoria Core in February 2021 was \$948,500. The benchmark value for the same home in February 2022 increased by 26.1 per cent to \$1,196,300, up from January's value of \$1,161,500. The MLS® HPI benchmark value for a condominium in the Victoria Core area in February 2021 was \$494,200, while the benchmark value for the same condominium in February 2022 increased by 22.1 per cent to \$603,600, up from the January value of \$587,300.

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 1,522 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.

February 2022

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		
	February 2022										January 2022			February 2021		
	Units	LM%	LY%	Average\$	LM%	LY%	Median\$	LM%	LY%	Units	Average\$	Median\$	Units	Average\$	Median\$	
Single Family Greater Victoria	294	69.0%	-21.2%	\$1,429,618	1.0%	23.2%	\$1,293,000	3.4%	32.2%	174	\$1,415,759	\$1,250,000	373	\$1,160,541	\$978,000	
Single Family Other Areas	15	200.0%	-11.8%	\$1,031,920	-15.6%	-11.8%	\$1,050,000	-19.2%	16.9%	5	\$1,223,200	\$1,300,000	17	\$1,169,647	\$898,000	
Single Family Total All Areas	309	72.6%	-20.8%	\$1,410,313	0.0%	21.5%	\$1,280,000	2.2%	34.0%	179	\$1,410,380	\$1,252,500	390	\$1,160,938	\$955,000	
Condo Apartment	267	42.0%	-7.9%	\$678,862	-0.7%	25.1%	\$620,800	2.9%	36.5%	188	\$683,759	\$603,420	290	\$542,564	\$454,900	
Row/Townhouse	80	29.0%	-21.6%	\$926,157	6.1%	35.8%	\$838,500	-2.6%	33.1%	62	\$872,661	\$861,250	102	\$682,071	\$630,000	
Manufactured Home	11	-26.7%	-38.9%	\$296,055	-21.4%	-14.5%	\$237,500	-32.1%	23.4%	15	\$376,653	\$350,000	18	\$346,211	\$192,500	
Total Residential	667	50.2%	-16.6%							444			800			
Total Sales	718	51.5%	-16.8%							474			863			
Active Listings	849	14.1%	-35.6%							744			1,318			

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

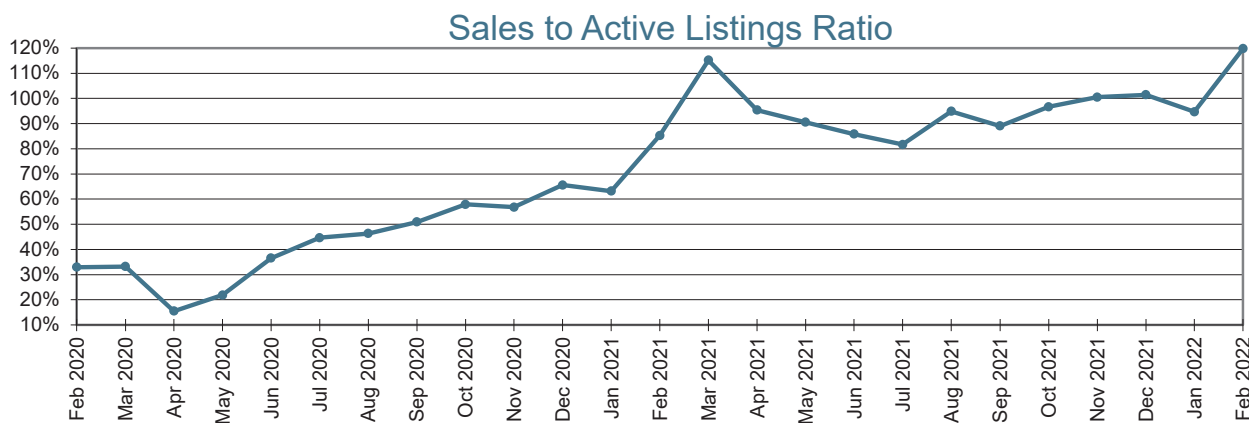
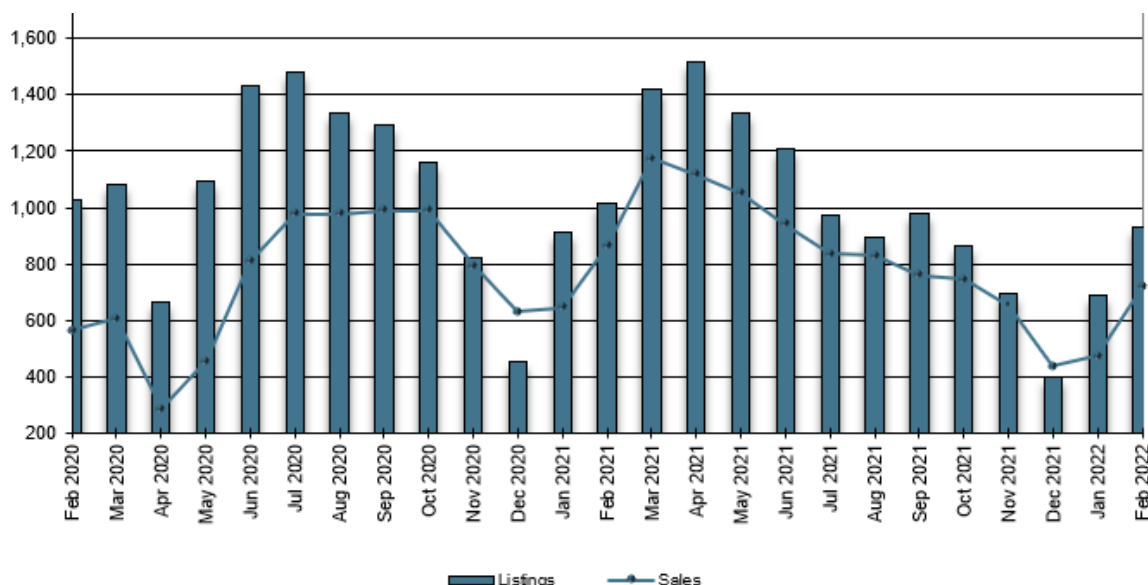
Previous Periods Comparison of MLS® HPI Benchmark Prices and MLS® HPI Index Values

Benchmark Home by Property Type and Region	Feb 2022 Benchmark Price	Jan 2022 Benchmark Price	Feb 2021 Benchmark Price	Feb 2022 Benchmark Index	Jan 2022 Benchmark Index	Feb 2021 Benchmark Index	% Chg from Last Mth	% Chg from Last Yr
Single Family: Greater Victoria	\$1,109,400	\$1,085,800	\$859,600	309.9	303.3	240.1	2.2%	29.1%
Single Family: Core	\$1,196,300	\$1,161,500	\$948,500	309.9	300.9	245.7	3.0%	26.1%
Single Family: Westshore	\$971,600	\$962,400	\$729,300	316.3	313.3	237.4	1.0%	33.2%
Single Family: Peninsula	\$1,193,000	\$1,197,700	\$917,600	306.3	307.5	235.6	(0.4%)	30.0%
Condo Apartment: Greater Victoria	\$597,700	\$578,000	\$487,400	316.6	306.2	258.2	3.4%	22.6%
Condo Apartment: Core	\$603,600	\$587,300	\$494,200	318.3	309.7	260.6	2.8%	22.1%
Condo Apartment: Westshore	\$472,500	\$438,800	\$370,700	332.2	308.5	260.6	7.7%	27.5%
Condo Apartment: Peninsula	\$563,200	\$553,100	\$474,700	273.6	268.7	230.6	1.8%	18.6%
Row/Townhouse: Greater Victoria	\$786,100	\$771,100	\$623,900	293.6	288.0	233.0	1.9%	26.0%
Row/Townhouse: Core	\$855,100	\$835,500	\$687,900	304.2	297.3	244.7	2.3%	24.3%
Row/Townhouse: Westshore	\$643,300	\$636,900	\$507,500	273.3	270.6	215.6	1.0%	26.8%
Row/Townhouse: Peninsula	\$802,300	\$776,800	\$619,900	307.8	298.0	237.8	3.3%	29.4%

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/vrebaseas for map views of the VREB trading area

Total new MLS® listings and total MLS® sales for entire district



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

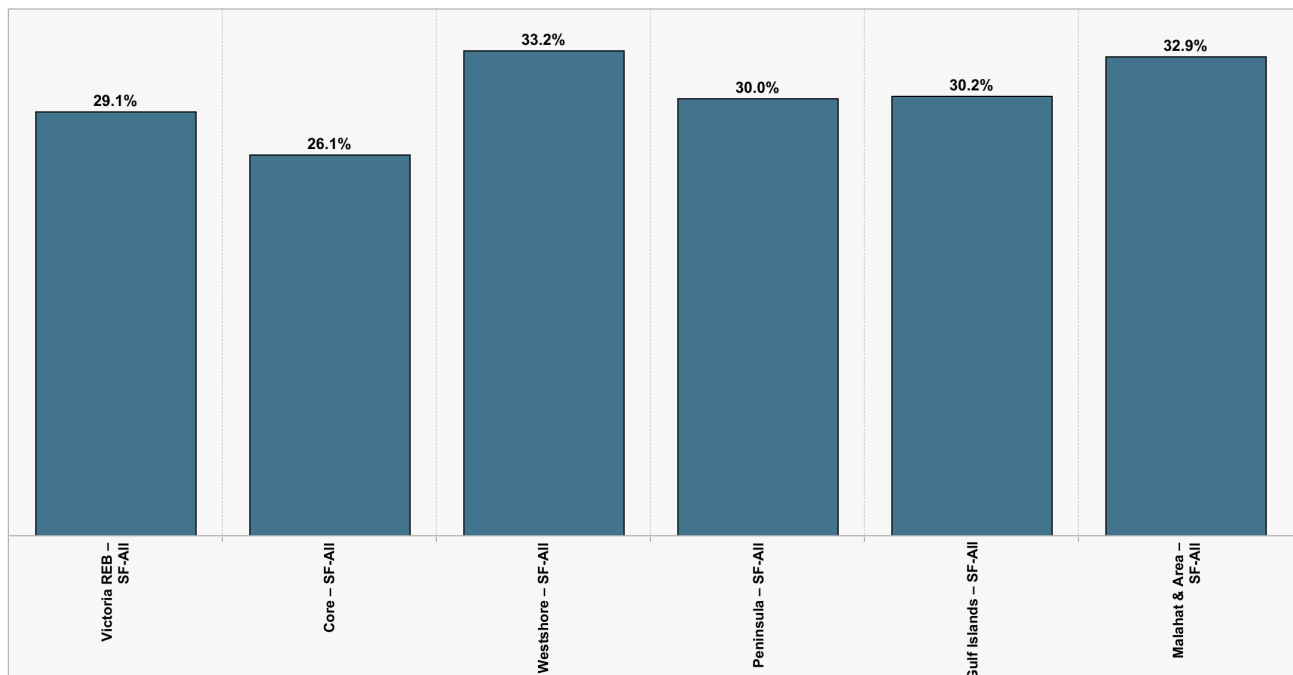
1. Area Group
VREB Area Summary

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

3. Area/Property Type Selection
All

% Difference from 12 Months Ago (February 2021 to February 2022)

Select Timeframe: 12 Months Ago



MLS® HPI benchmark and value - Condominium / Apartments

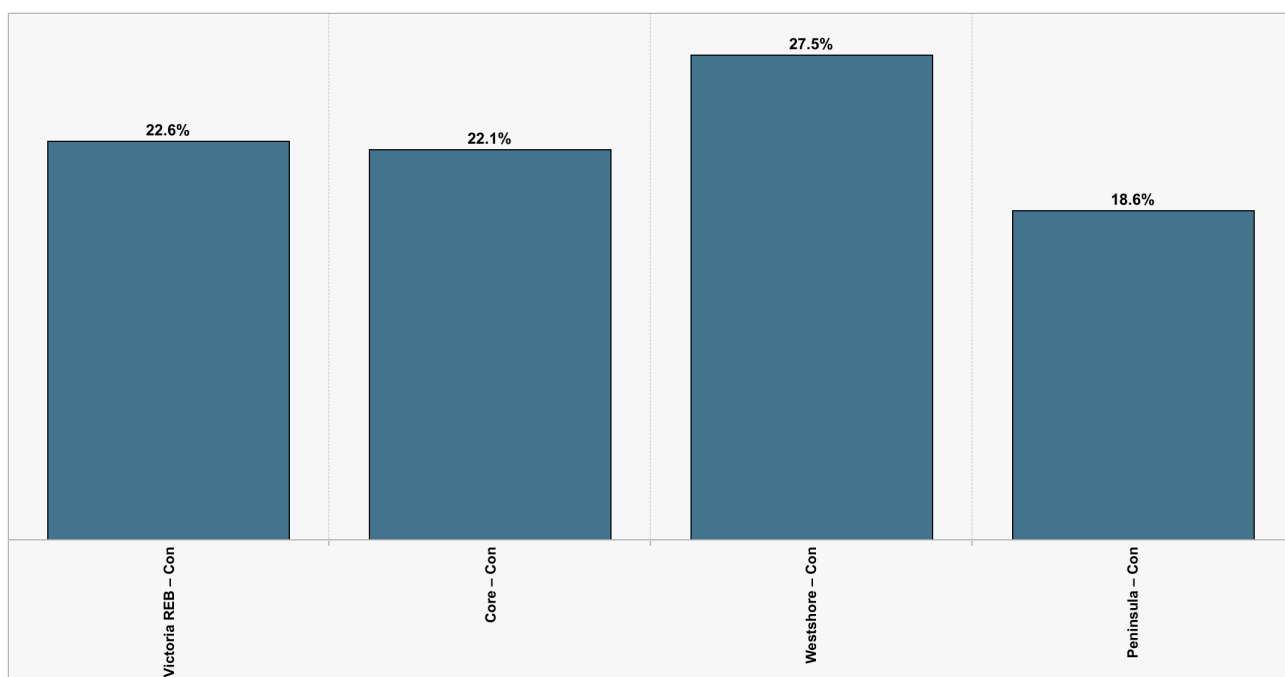
1. Area Group
VREB Area Summary

2. Property Type
- Condo Apartment (Con)

3. Area/Property Type Selection
All

% Difference from 12 Months Ago (February 2021 to February 2022)

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

	February 2022	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – SF-All	\$1,109,400	\$1,085,800	\$1,040,700	\$1,005,600	\$859,600	\$743,600	\$669,500	\$358,000
Victoria – SF-All	\$1,103,900	\$1,073,100	\$1,033,800	\$1,022,600	\$918,500	\$813,200	\$756,400	\$370,800
Victoria West – SF-All	\$1,021,400	\$1,017,700	\$965,700	\$910,900	\$763,600	\$634,900	\$573,500	\$284,200
Oak Bay – SF-All	\$1,611,200	\$1,581,300	\$1,575,300	\$1,527,300	\$1,311,400	\$1,181,200	\$1,113,300	\$552,000
Esquimalt – SF-All	\$971,600	\$959,000	\$902,600	\$850,000	\$724,500	\$622,200	\$571,900	\$292,400
View Royal – SF-All	\$1,093,800	\$1,066,500	\$1,012,800	\$995,300	\$828,400	\$724,000	\$660,700	\$349,200
Saanich East – SF-All	\$1,229,700	\$1,177,600	\$1,138,600	\$1,105,800	\$970,500	\$860,400	\$809,100	\$394,500
Saanich West – SF-All	\$1,071,900	\$1,055,500	\$1,010,100	\$967,300	\$827,400	\$736,600	\$657,900	\$329,100
Sooke – SF-All	\$853,600	\$845,100	\$814,400	\$786,300	\$635,500	\$528,200	\$443,100	\$265,000
Langford – SF-All	\$985,500	\$968,900	\$916,600	\$867,000	\$730,800	\$620,000	\$543,600	\$308,000
Metchosin – SF-All	\$1,387,100	\$1,338,800	\$1,287,800	\$1,237,700	\$1,023,700	\$923,500	\$783,700	\$455,400
Colwood – SF-All	\$1,001,600	\$1,026,800	\$952,000	\$906,100	\$790,300	\$660,300	\$588,800	\$332,600
Highlands – SF-All	\$1,400,600	\$1,377,000	\$1,349,400	\$1,335,600	\$1,129,500	\$948,100	\$835,200	\$493,000
North Saanich – SF-All	\$1,425,700	\$1,421,800	\$1,348,600	\$1,314,900	\$1,066,100	\$934,900	\$847,000	\$487,900
Sidney – SF-All	\$997,600	\$1,010,200	\$935,200	\$901,700	\$744,100	\$648,200	\$583,600	\$316,500
Central Saanich – SF-All	\$1,139,400	\$1,147,600	\$1,090,800	\$1,046,800	\$922,800	\$764,100	\$679,800	\$357,400
ML Malahat & Area – SF-All	\$941,700	\$885,800	\$855,600	\$829,000	\$708,800	\$558,300	\$462,400	\$282,300
GI Gulf Islands – SF-All	\$718,000	\$713,100	\$682,200	\$672,900	\$551,600	\$493,500	\$363,500	\$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

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☐ 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

	February 2022	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – SF-All	309.9	303.3	290.7	280.9	240.1	207.7	187.0	100.0
Victoria – SF-All	297.7	289.4	278.8	275.8	247.7	219.3	204.0	100.0
Victoria West – SF-All	359.4	358.1	339.8	320.5	268.7	223.4	201.8	100.0
Oak Bay – SF-All	291.9	286.5	285.4	276.7	237.6	214.0	201.7	100.0
Esquimalt – SF-All	332.3	328.0	308.7	290.7	247.8	212.8	195.6	100.0
View Royal – SF-All	313.2	305.4	290.0	285.0	237.2	207.3	189.2	100.0
Saanich East – SF-All	311.7	298.5	288.6	280.3	246.0	218.1	205.1	100.0
Saanich West – SF-All	325.7	320.7	306.9	293.9	251.4	223.8	199.9	100.0
Sooke – SF-All	322.1	318.9	307.3	296.7	239.8	199.3	167.2	100.0
Langford – SF-All	320.0	314.6	297.6	281.5	237.3	201.3	176.5	100.0
Metchosin – SF-All	304.6	294.0	282.8	271.8	224.8	202.8	172.1	100.0
Colwood – SF-All	301.1	308.7	286.2	272.4	237.6	198.5	177.0	100.0
Highlands – SF-All	284.1	279.3	273.7	270.9	229.1	192.3	169.4	100.0
North Saanich – SF-All	292.2	291.4	276.4	269.5	218.5	191.6	173.6	100.0
Sidney – SF-All	315.2	319.2	295.5	284.9	235.1	204.8	184.4	100.0
Central Saanich – SF-All	318.8	321.1	305.2	292.9	258.2	213.8	190.2	100.0
ML Malahat & Area – SF-All	333.6	313.8	303.1	293.7	251.1	197.8	163.8	100.0
GI Gulf Islands – SF-All	264.5	262.7	251.3	247.9	203.2	181.8	133.9	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

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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

	February 2022	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	\$597,700	\$578,000	\$555,400	\$538,800	\$487,400	\$458,400	\$370,900	\$188,800
Victoria – Con	\$575,300	\$567,700	\$538,300	\$521,500	\$477,900	\$473,700	\$383,300	\$190,600
Victoria West – Con	\$831,000	\$779,700	\$739,900	\$717,500	\$699,900	\$599,500	\$520,300	\$266,900
Oak Bay – Con	\$715,600	\$692,200	\$704,400	\$681,700	\$612,900	\$550,600	\$457,100	\$238,700
Esquimalt – Con	\$565,700	\$529,700	\$510,200	\$488,800	\$450,500	\$360,000	\$309,700	\$147,900
View Royal – Con	\$614,800	\$574,300	\$556,300	\$547,900	\$485,800	\$446,600	\$350,700	\$201,600
Saanich East – Con	\$540,300	\$525,800	\$505,200	\$480,200	\$427,400	\$403,200	\$316,300	\$159,100
Saanich West – Con	\$544,000	\$531,800	\$503,800	\$475,400	\$429,500	\$396,200	\$322,800	\$155,000
Sooke – Con	\$415,100	\$387,400	\$378,600	\$369,600	\$311,300	\$282,100	\$214,800	\$122,100
Langford – Con	\$530,900	\$492,700	\$485,600	\$480,000	\$417,500	\$383,700	\$301,600	\$160,600
Colwood – Con	\$446,100	\$415,300	\$410,400	\$405,300	\$352,500	\$330,600	\$249,900	\$129,900
North Saanich – Con	\$720,500	\$710,000	\$690,000	\$682,000	\$603,100	\$546,900	\$440,500	\$276,900
Sidney – Con	\$571,000	\$561,100	\$549,000	\$546,500	\$481,600	\$438,000	\$352,300	\$205,900
Central Saanich – Con	\$528,000	\$516,700	\$504,900	\$497,700	\$443,100	\$432,300	\$355,500	\$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

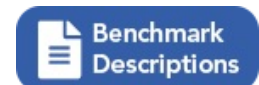
All

HPI by Timeframe and Property Type

	February 2022	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	316.6	306.2	294.2	285.4	258.2	242.8	196.5	100.0
Victoria – Con	301.8	297.8	282.4	273.6	250.7	248.5	201.1	100.0
Victoria West – Con	311.3	292.1	277.2	268.8	262.2	224.6	194.9	100.0
Oak Bay – Con	299.8	290.0	295.1	285.6	256.8	230.7	191.5	100.0
Esquimalt – Con	382.5	358.2	345.0	330.5	304.6	243.4	209.4	100.0
View Royal – Con	304.9	284.8	275.9	271.7	240.9	221.5	173.9	100.0
Saanich East – Con	339.6	330.5	317.5	301.8	268.6	253.4	198.8	100.0
Saanich West – Con	351.1	343.2	325.1	306.8	277.2	255.7	208.3	100.0
Sooke – Con	339.9	317.2	310.0	302.6	254.9	231.0	175.9	100.0
Langford – Con	330.6	306.8	302.4	298.9	260.0	238.9	187.8	100.0
Colwood – Con	343.3	319.6	315.8	311.9	271.3	254.4	192.3	100.0
North Saanich – Con	260.2	256.4	249.2	246.3	217.8	197.5	159.1	100.0
Sidney – Con	277.3	272.5	266.6	265.4	233.9	212.7	171.1	100.0
Central Saanich – Con	263.2	257.6	251.7	248.1	220.9	215.5	177.2	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

	February 2022	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	\$786,100	\$771,100	\$750,200	\$714,100	\$623,900	\$561,500	\$476,300	\$267,700
Victoria – Twn	\$873,600	\$847,500	\$830,600	\$800,900	\$716,000	\$649,100	\$547,900	\$303,000
Victoria West – Twn	\$803,500	\$797,600	\$770,500	\$741,500	\$667,600	\$548,800	\$430,700	\$204,100
Esquimalt – Twn	\$733,900	\$739,800	\$725,400	\$688,500	\$606,700	\$510,200	\$407,700	\$219,300
View Royal – Twn	\$840,700	\$842,600	\$814,600	\$802,400	\$724,300	\$640,300	\$515,000	\$277,200
Saanich East – Twn	\$919,700	\$889,000	\$874,400	\$835,500	\$723,700	\$659,800	\$574,300	\$316,600
Saanich West – Twn	\$759,200	\$726,300	\$711,700	\$681,800	\$578,000	\$551,700	\$468,100	\$260,600
Sooke – Twn	\$648,800	\$642,900	\$621,000	\$580,900	\$508,100	\$451,600	\$379,500	\$235,600
Langford – Twn	\$627,300	\$620,900	\$595,000	\$558,600	\$496,600	\$455,600	\$379,100	\$229,000
Colwood – Twn	\$695,800	\$688,000	\$661,000	\$619,300	\$548,600	\$508,200	\$425,100	\$262,100
Sidney – Twn	\$839,300	\$810,000	\$792,500	\$766,100	\$647,800	\$575,800	\$505,500	\$269,500
Central Saanich – Twn	\$739,700	\$720,000	\$706,000	\$676,000	\$572,300	\$515,100	\$452,100	\$245,700
ML Malahat & Area – Twn	\$821,700	\$805,300	\$818,100	\$764,600	\$652,400	\$478,500	\$422,800	\$241,900
GI Gulf Islands – Twn	\$920,400	\$909,500	\$922,300	\$873,900	\$725,400	\$496,800	\$422,300	\$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

	February 2022	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	293.6	288.0	280.2	266.7	233.0	209.7	177.9	100.0
Victoria – Twn	288.3	279.7	274.1	264.3	236.3	214.2	180.8	100.0
Victoria West – Twn	393.7	390.8	377.5	363.3	327.1	268.9	211.0	100.0
Esquimalt – Twn	334.6	337.3	330.7	313.9	276.6	232.6	185.9	100.0
View Royal – Twn	303.3	304.0	293.9	289.5	261.3	231.0	185.8	100.0
Saanich East – Twn	290.5	280.8	276.2	263.9	228.6	208.4	181.4	100.0
Saanich West – Twn	291.3	278.7	273.1	261.6	221.8	211.7	179.6	100.0
Sooke – Twn	275.4	272.9	263.6	246.6	215.7	191.7	161.1	100.0
Langford – Twn	273.9	271.1	259.8	243.9	216.8	198.9	165.5	100.0
Colwood – Twn	265.5	262.5	252.2	236.3	209.3	193.9	162.2	100.0
Sidney – Twn	311.5	300.6	294.1	284.3	240.4	213.7	187.6	100.0
Central Saanich – Twn	301.0	293.0	287.3	275.1	232.9	209.6	184.0	100.0
ML Malahat & Area – Twn	339.7	332.9	338.2	316.1	269.7	197.8	174.8	100.0
GI Gulf Islands – Twn	345.9	341.8	346.6	328.4	272.6	186.7	158.7	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)

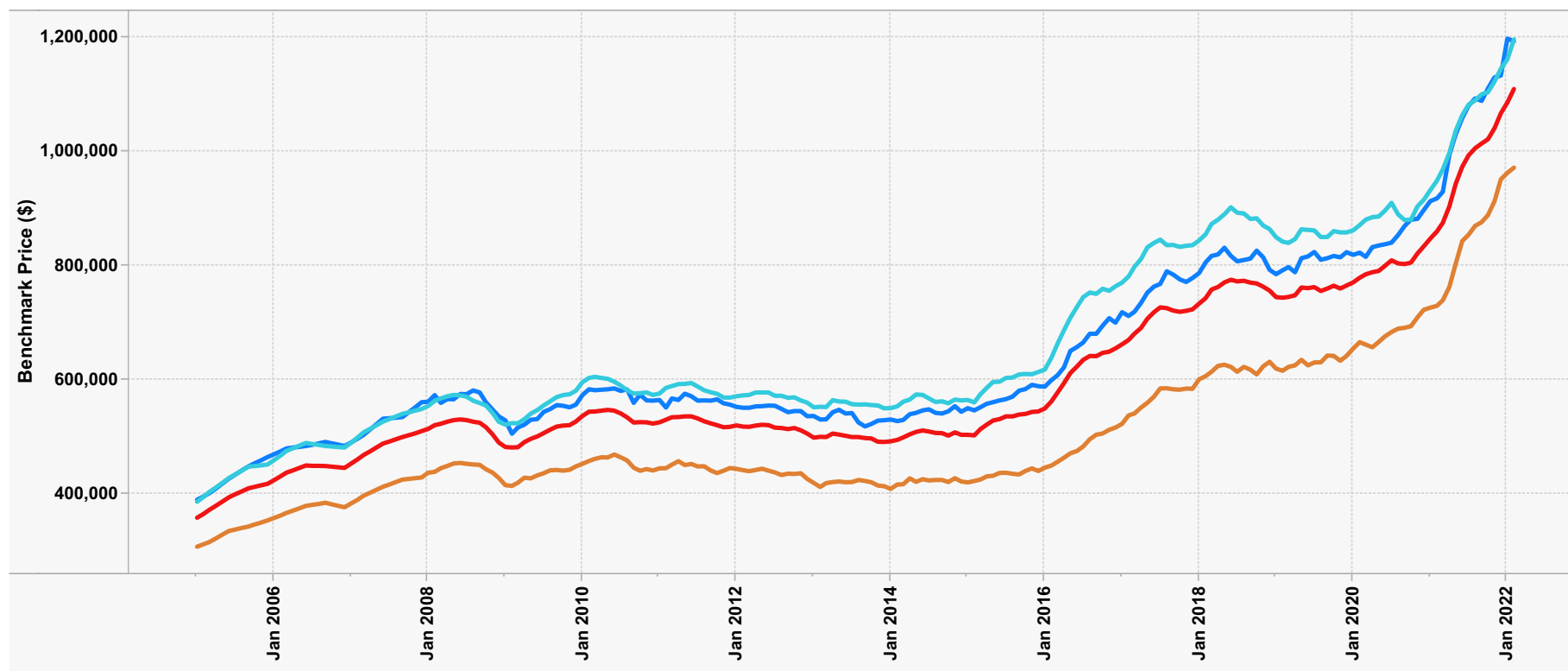
3. Area/Property Type Selection

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



MLS® Home Price Index

[Click here to learn more](#)

1. Area Group

VREB Area Summary

HPI or Benchmark Price

- ☐ HPI
- ☒ Benchmark Price

Adding labels

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

2. Property Type

– Condo Apartment (Con)

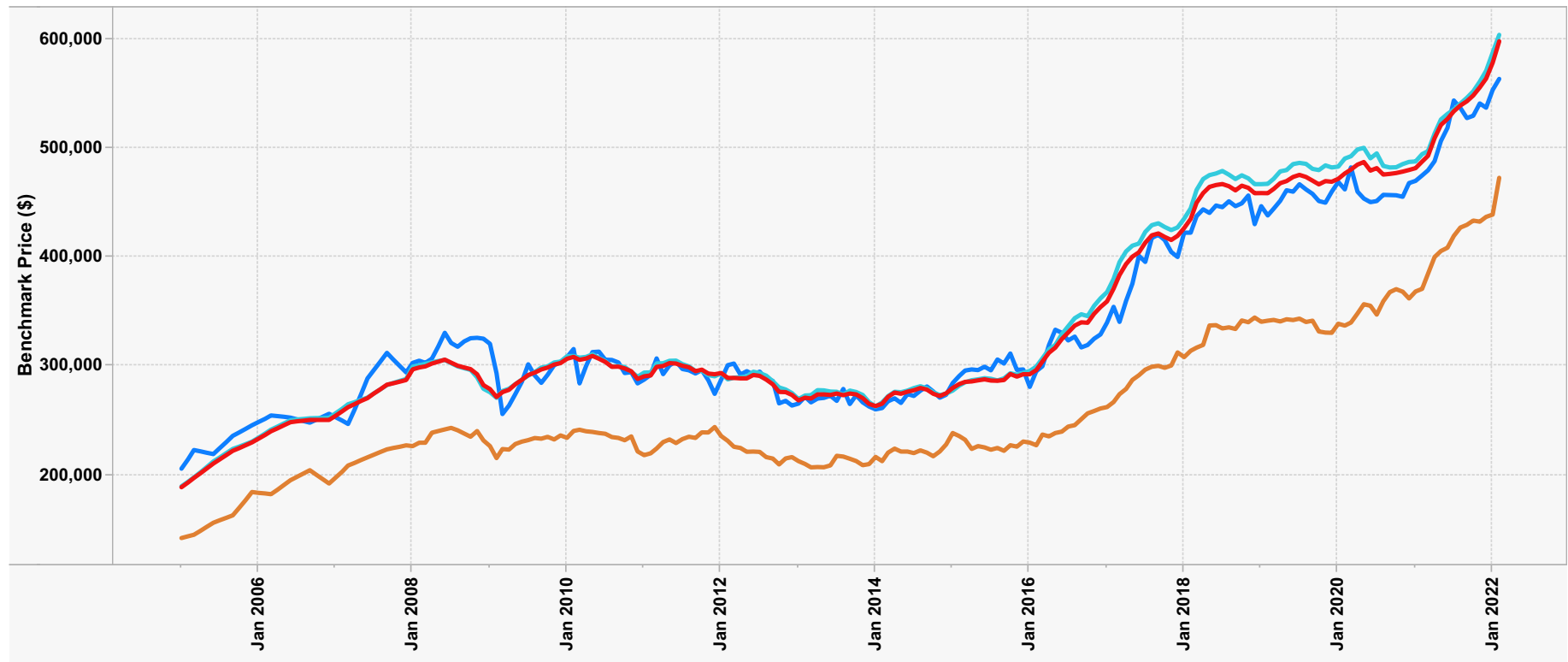
3. Area/Property Type Selection

All

Benchmark Price Performance over Time

Select Date Range:

All values



Victoria REB – Con

Core – Con

Westshore – Con

Peninsula – Con

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

Source: Victoria Real Estate Board



MLS® Home Price Index

[Click here to learn more](#)

1. Area Group

VREB Area Summary

HPI or Benchmark Price

- ☐ HPI
- ☒ Benchmark Price

Adding labels

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

2. Property Type

– Townhouse (Twn)

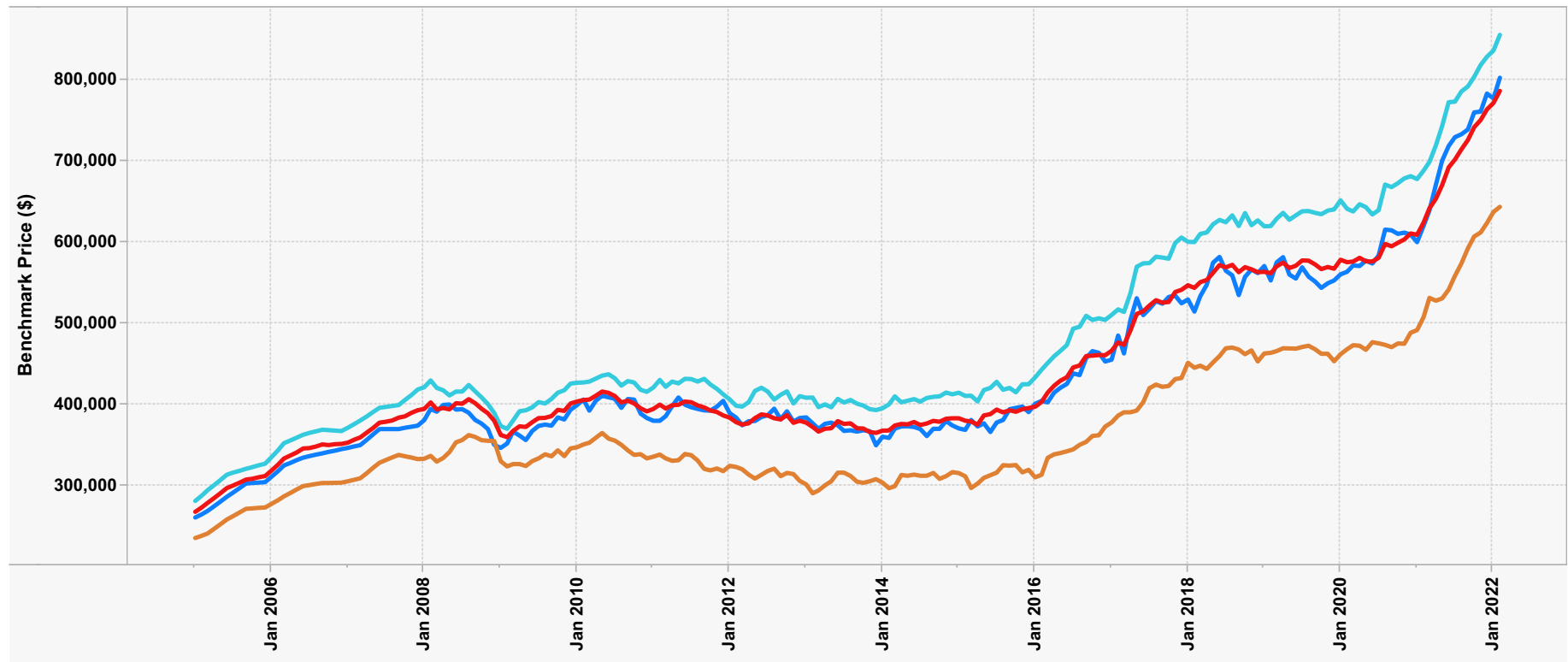
3. Area/Property Type Selection

Multiple values

Benchmark Price Performance over Time

Select Date Range:

All values



Victoria REB – Twn

Core – Twn

Westshore – Twn

Peninsula – Twn

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

Source: Victoria Real Estate Board



1. Area Group

VREB Area Summary

2. Property Type

Multiple values

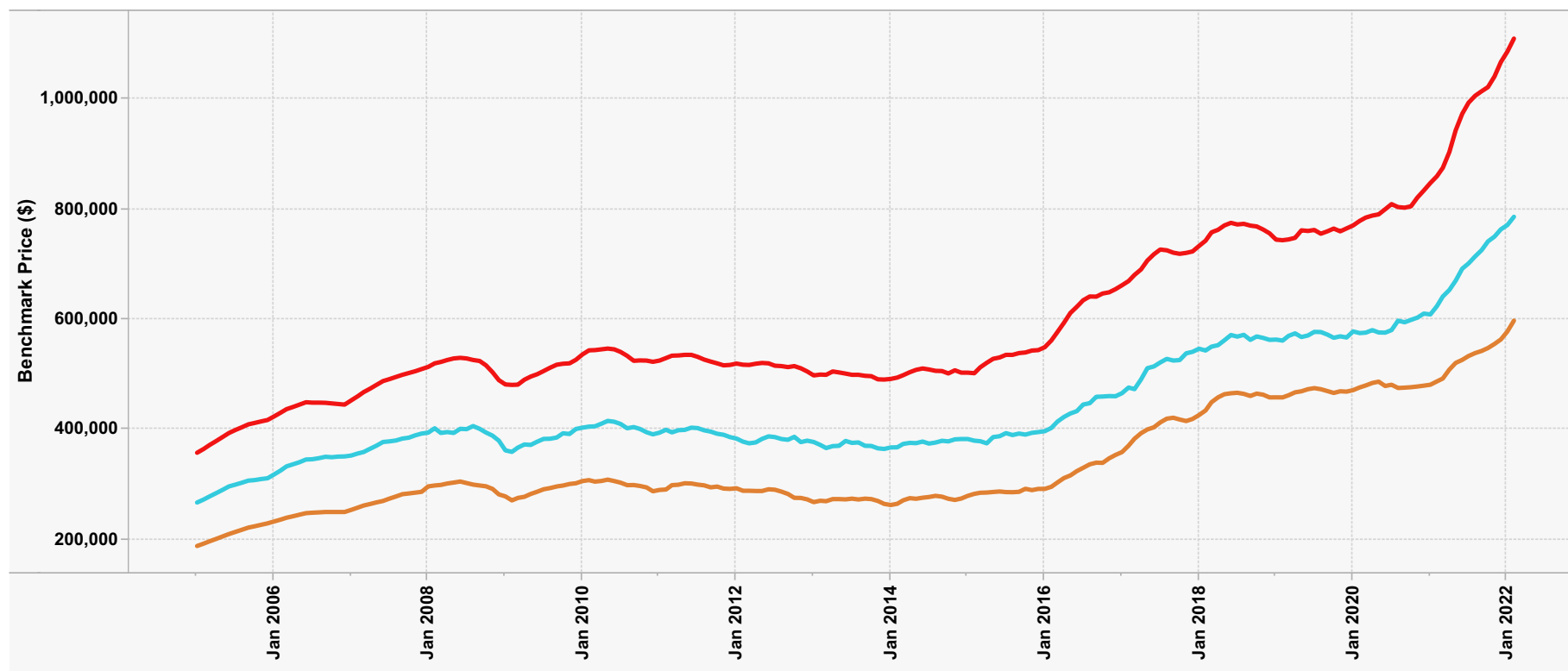
3. Area/Property Type Selection

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

February 2022

Produced: 01-Mar-2022

District	Units	Total Volume
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Residential

● Single Family Detached

Greater Victoria

Victoria / Victoria West	37	\$56,003,499
Oak Bay	16	\$37,270,668
Esquimalt	6	\$6,231,000
View Royal	7	\$7,805,000
Saanich East	59	\$92,695,927
Saanich West	25	\$32,003,113
Central Saanich	14	\$18,519,365
North Saanich	9	\$18,908,000
Sidney	10	\$13,058,000
Colwood	28	\$32,892,277
Langford	38	\$50,123,012
Metchosin	3	\$4,715,000
Sooke	25	\$30,779,695
Gulf Islands	17	\$19,303,250

Total Greater Victoria	294	\$420,307,806
------------------------	-----	---------------

Other Areas

Malahat & Area	15	\$15,478,800
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Total Other Areas	15	\$15,478,800
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Total Single Family Detached	309	\$435,786,606
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● Condo Apartment

Greater Victoria

Victoria / Victoria West	122	\$85,386,966
Oak Bay	4	\$4,786,000
Esquimalt	13	\$7,875,750
View Royal	8	\$4,627,200
Saanich East	43	\$28,493,400
Saanich West	11	\$6,171,900
Central Saanich	5	\$3,233,500
North Saanich	1	\$1,380,000
Sidney	4	\$2,473,900
Colwood	3	\$1,867,300
Langford	48	\$31,335,310
Sooke	4	\$2,695,000

Total Greater Victoria	266	\$180,326,226
------------------------	-----	---------------

Other Areas

Upland / Mainland	1	\$930,000
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Total Other Areas	1	\$930,000
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Total Condo Apartment	267	\$181,256,226
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Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

February 2022

Produced: 01-Mar-2022

District	Units	Total Volume
● Row/Townhouse		
Greater Victoria		
Victoria / Victoria West	8	\$9,294,900
Esquimalt	4	\$2,973,795
View Royal	6	\$4,910,000
Saanich East	6	\$7,188,802
Saanich West	6	\$5,092,000
Central Saanich	3	\$3,256,000
North Saanich	1	\$1,060,000
Sidney	10	\$10,211,000
Colwood	8	\$8,442,000
Langford	21	\$16,659,400
Sooke	6	\$4,214,800
Gulf Islands	1	\$789,900
Total Greater Victoria	80	\$74,092,597
Total Row/Townhouse	80	\$74,092,597
● Manufactured Home		
Greater Victoria		
View Royal	3	\$553,900
Central Saanich	2	\$824,700
Langford	4	\$1,339,000
Sooke	2	\$539,000
Total Greater Victoria	11	\$3,256,600
Total Manufactured Home	11	\$3,256,600
Total Residential	667	\$694,392,029

Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

February 2022

Produced: 01-Mar-2022

District	Units	Total Volume
Other Property		
● Lots & Acreage		
Greater Victoria		
Victoria / Victoria West	1	\$675,000
Saanich East	2	\$3,650,000
Langford	3	\$2,380,900
Sooke	11	\$6,429,000
Gulf Islands	12	\$4,912,000
Total Greater Victoria	29	\$18,046,900
Total Lots & Acreage	29	\$18,046,900
● Commercial Land		
	1	\$11,850,000
● Other Commercial Properties		
	21	\$13,388,757
Grand Totals	718	\$737,677,686

Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

February 2022

Produced: 01-Mar-2022

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

Residential

● Single Family Detached

Greater Victoria

Victoria	35	\$51,720,499
Victoria West	1	\$1,250,000
Oak Bay	16	\$37,270,668
Esquimalt	6	\$6,231,000
View Royal	7	\$7,805,000
Saanich East	56	\$83,387,177
Saanich West	25	\$32,003,113
Central Saanich	14	\$18,519,365
North Saanich	7	\$11,898,000
Sidney	10	\$13,058,000
Colwood	28	\$32,892,277
Langford	38	\$50,123,012
Metchosin	3	\$4,715,000
Sooke	21	\$23,255,695
Gulf Islands	14	\$15,232,250
Waterfront (all districts)	13	\$30,946,750

Total Greater Victoria	294	\$420,307,806
------------------------	-----	---------------

Other Areas

Malahat & Area	14	\$13,878,800
Waterfront (all districts)	1	\$1,600,000

Total Other Areas	15	\$15,478,800
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Total Single Family Detached	309	\$435,786,606
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● Condo Apartment

Greater Victoria

Victoria	102	\$63,871,334
Victoria West	15	\$12,861,632
Oak Bay	2	\$2,181,000
Esquimalt	11	\$6,605,850
View Royal	7	\$4,027,200
Saanich East	43	\$28,493,400
Saanich West	11	\$6,171,900
Central Saanich	4	\$2,602,500
Sidney	4	\$2,473,900
Colwood	3	\$1,867,300
Langford	48	\$31,335,310
Waterfront (all districts)	16	\$17,834,900

Total Greater Victoria	266	\$180,326,226
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Other Areas

Upland / Mainland	1	\$930,000
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Total Other Areas	1	\$930,000
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Total Condo Apartment	267	\$181,256,226
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Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

February 2022

Produced: 01-Mar-2022

District	Units	Total Volume
● Row/Townhouse		
Greater Victoria		
Victoria	7	\$7,789,900
Esquimalt	4	\$2,973,795
View Royal	6	\$4,910,000
Saanich East	5	\$5,538,802
Saanich West	6	\$5,092,000
Central Saanich	2	\$1,896,000
North Saanich	1	\$1,060,000
Sidney	10	\$10,211,000
Colwood	8	\$8,442,000
Langford	21	\$16,659,400
Sooke	5	\$3,529,900
Gulf Islands	1	\$789,900
Waterfront (all districts)	4	\$5,199,900
Total Greater Victoria	80	\$74,092,597
Total Row/Townhouse	80	\$74,092,597
● Manufactured Home		
Greater Victoria		
View Royal	3	\$553,900
Central Saanich	2	\$824,700
Langford	4	\$1,339,000
Sooke	2	\$539,000
Total Greater Victoria	11	\$3,256,600
Total Manufactured Home	11	\$3,256,600
Total Residential	667	\$694,392,029

Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

February 2022

Produced: 01-Mar-2022

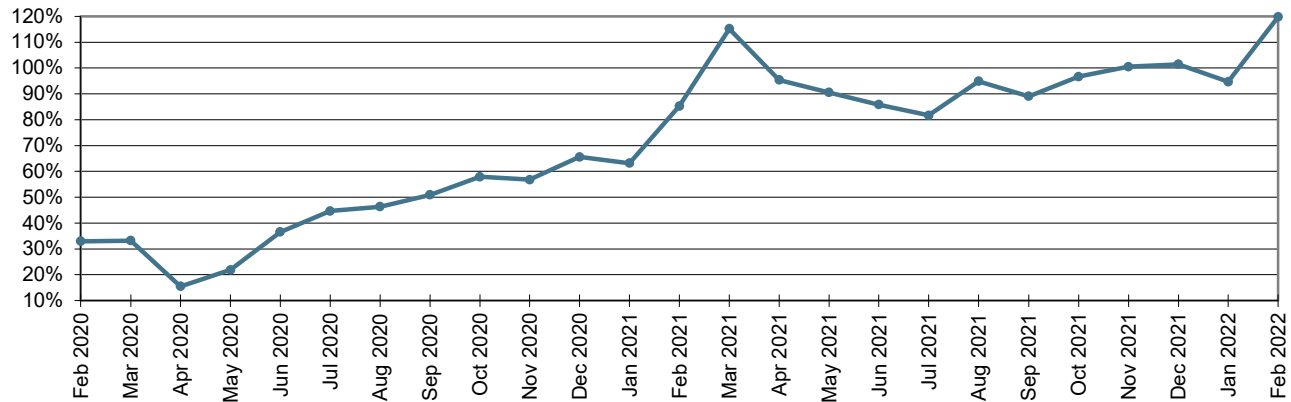
District	Units	Total Volume
Other Property		
● Lots & Acreage		
Greater Victoria		
Victoria / Victoria West	1	\$675,000
Saanich East	2	\$3,650,000
Langford	3	\$2,380,900
Sooke	11	\$6,429,000
Gulf Islands	12	\$4,912,000
Total Greater Victoria	29	\$18,046,900
Total Lots & Acreage	29	\$18,046,900
● Commercial Land		
	1	\$11,850,000
● Other Commercial Properties		
	21	\$13,388,757
Grand Totals	718	\$737,677,686

Sales to Active Listings Ratio

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

February 2022

Produced: 01-Mar-2022



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

February 2022

Produced: 01-Mar-2022

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Single Family - Residential						
Units Listed	330	342	-4 %	549	622	-12 %
Units Sold	251	298	-16 %	398	532	-25 %
Sell/List Ratio	76 %	87 %		72 %	86 %	
Sales Dollars	\$345,553,606	\$334,528,954	3 %	\$549,962,172	\$595,521,335	-8 %
Average Price / Unit	\$1,376,708	\$1,122,580	23 %	\$1,381,815	\$1,119,401	23 %
Price Ratio	108 %	102 %		108 %	102 %	
Days To Sell	12	27	-56 %	13	30	-56 %
Active Listings at Month End	197	256	-23 %			
Single Family - Residential Waterfront						
Units Listed	29	29	0 %	44	52	-15 %
Units Sold	13	23	-43 %	23	41	-44 %
Sell/List Ratio	45 %	79 %		52 %	79 %	
Sales Dollars	\$31,671,750	\$40,356,500	-22 %	\$54,134,750	\$82,545,900	-34 %
Average Price / Unit	\$2,436,288	\$1,754,630	39 %	\$2,353,685	\$2,013,315	17 %
Price Ratio	102 %	99 %		101 %	97 %	
Days To Sell	67	56	19 %	49	96	-49 %
Active Listings at Month End	47	46	2 %			
Single Family - Residential Acreage						
Units Listed	33	25	32 %	50	59	-15 %
Units Sold	22	27	-19 %	27	52	-48 %
Sell/List Ratio	67 %	108 %		54 %	88 %	
Sales Dollars	\$33,839,250	\$48,735,500	-31 %	\$42,691,600	\$89,939,800	-53 %
Average Price / Unit	\$1,538,148	\$1,805,019	-15 %	\$1,581,170	\$1,729,612	-9 %
Price Ratio	102 %	100 %		100 %	98 %	
Days To Sell	32	36	-12 %	35	73	-52 %
Active Listings at Month End	40	50	-20 %			
Condo Apartment						
Units Listed	310	356	-13 %	556	679	-18 %
Units Sold	267	290	-8 %	455	506	-10 %
Sell/List Ratio	86 %	81 %		82 %	75 %	
Sales Dollars	\$181,256,226	\$157,343,555	15 %	\$309,802,864	\$263,294,031	18 %
Average Price / Unit	\$678,862	\$542,564	25 %	\$680,885	\$520,344	31 %
Price Ratio	104 %	99 %		104 %	99 %	
Days To Sell	17	27	-36 %	18	35	-49 %
Active Listings at Month End	186	417	-55 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

February 2022

Produced: 01-Mar-2022

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Row/Townhouse						
Units Listed	81	114	-29 %	149	233	-36 %
Units Sold	80	102	-22 %	142	167	-15 %
Sell/List Ratio	99 %	89 %		95 %	72 %	
Sales Dollars	\$74,092,597	\$69,571,220	6 %	\$128,197,575	\$111,648,671	15 %
Average Price / Unit	\$926,157	\$682,071	36 %	\$902,800	\$668,555	35 %
Price Ratio	106 %	102 %		106 %	102 %	
Days To Sell	16	34	-54 %	21	33	-36 %
Active Listings at Month End	32	113	-72 %			
Half Duplex (Up and Down)						
Units Listed	2	1	100 %	2	2	0 %
Units Sold	0	1	-100 %	1	2	-50 %
Sell/List Ratio	%	100 %		50 %	100 %	
Sales Dollars	\$0	\$835,000	-100 %	\$1,784,000	\$2,135,000	-16 %
Average Price / Unit		\$835,000	%	\$1,784,000	\$1,067,500	67 %
Price Ratio	%	104 %		95 %	98 %	
Days To Sell		4	%	408	21	1843 %
Active Listings at Month End	3	1	200 %			
Half Duplex (Side by Side)						
Units Listed	25	26	-4 %	39	48	-19 %
Units Sold	14	25	-44 %	27	41	-34 %
Sell/List Ratio	56 %	96 %		69 %	85 %	
Sales Dollars	\$12,886,000	\$16,372,436	-21 %	\$24,690,895	\$26,666,063	-7 %
Average Price / Unit	\$920,429	\$654,897	41 %	\$914,478	\$650,392	41 %
Price Ratio	109 %	102 %		108 %	102 %	
Days To Sell	9	19	-53 %	18	31	-42 %
Active Listings at Month End	18	24	-25 %			
Half Duplex (Front and Back)						
Units Listed	3	3	0 %	5	5	0 %
Units Sold	1	4	-75 %	1	6	-83 %
Sell/List Ratio	33 %	133 %		20 %	120 %	
Sales Dollars	\$611,000	\$3,540,450	-83 %	\$611,000	\$5,092,350	-88 %
Average Price / Unit	\$611,000	\$885,113	-31 %	\$611,000	\$848,725	-28 %
Price Ratio	111 %	100 %		111 %	100 %	
Days To Sell	13	19	-30 %	13	22	-41 %
Active Listings at Month End	1	2	-50 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

February 2022

Produced: 01-Mar-2022

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Recreational						
Units Listed	3	3	0 %	4	5	-20 %
Units Sold	1	6	-83 %	2	7	-71 %
Sell/List Ratio	33 %	200 %		50 %	140 %	
Sales Dollars	\$875,000	\$814,000	7 %	\$964,250	\$1,113,000	-13 %
Average Price / Unit	\$875,000	\$135,667	545 %	\$482,125	\$159,000	203 %
Price Ratio	92 %	95 %		92 %	96 %	
Days To Sell	113	179	-37 %	83	483	-83 %
Active Listings at Month End	8	7	14 %			
Manufactured Home						
Units Listed	19	16	19 %	34	30	13 %
Units Sold	11	18	-39 %	26	27	-4 %
Sell/List Ratio	58 %	113 %		76 %	90 %	
Sales Dollars	\$3,256,600	\$6,231,801	-48 %	\$8,906,400	\$9,206,301	-3 %
Average Price / Unit	\$296,055	\$346,211	-14 %	\$342,554	\$340,974	0 %
Price Ratio	98 %	96 %		99 %	97 %	
Days To Sell	37	54	-31 %	36	54	-33 %
Active Listings at Month End	25	22	14 %			
Residential Lots						
Units Listed	30	22	36 %	45	44	2 %
Units Sold	17	28	-39 %	31	56	-45 %
Sell/List Ratio	57 %	127 %		69 %	127 %	
Sales Dollars	\$8,186,900	\$14,384,695	-43 %	\$17,746,196	\$24,937,495	-29 %
Average Price / Unit	\$481,582	\$513,739	-6 %	\$572,458	\$445,312	29 %
Price Ratio	99 %	98 %		99 %	97 %	
Days To Sell	19	133	-86 %	29	128	-77 %
Active Listings at Month End	34	52	-35 %			
Residential Lots - Waterfront						
Units Listed	5	6	-17 %	7	11	-36 %
Units Sold	1	3	-67 %	1	11	-91 %
Sell/List Ratio	20 %	50 %		14 %	100 %	
Sales Dollars	\$2,300,000	\$2,497,000	-8 %	\$2,300,000	\$5,935,895	-61 %
Average Price / Unit	\$2,300,000	\$832,333	176 %	\$2,300,000	\$539,627	326 %
Price Ratio	92 %	95 %		92 %	98 %	
Days To Sell	6	598	-99 %	6	308	-98 %
Active Listings at Month End	7	14	-50 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

February 2022

Produced: 01-Mar-2022

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Residential Acreage						
Units Listed	6	9	-33 %	22	21	5 %
Units Sold	8	9	-11 %	12	21	-43 %
Sell/List Ratio	133 %	100 %		55 %	100 %	
Sales Dollars	\$5,546,000	\$5,405,900	3 %	\$7,915,400	\$10,992,780	-28 %
Average Price / Unit	\$693,250	\$600,656	15 %	\$659,617	\$523,466	26 %
Price Ratio	98 %	97 %		98 %	97 %	
Days To Sell	115	79	46 %	93	106	-13 %
Active Listings at Month End	30	34	-12 %			
Residential Acreage - Waterfront						
Units Listed	2	3	-33 %	3	5	-40 %
Units Sold	3	2	50 %	3	6	-50 %
Sell/List Ratio	150 %	67 %		100 %	120 %	
Sales Dollars	\$2,014,000	\$1,124,000	79 %	\$2,014,000	\$3,735,000	-46 %
Average Price / Unit	\$671,333	\$562,000	19 %	\$671,333	\$622,500	8 %
Price Ratio	96 %	95 %		96 %	95 %	
Days To Sell	134	202	-34 %	134	223	-40 %
Active Listings at Month End	3	18	-83 %			
Revenue - Duplex/Triplex						
Units Listed	8	12	-33 %	15	15	0 %
Units Sold	7	6	17 %	9	6	50 %
Sell/List Ratio	88 %	50 %		60 %	40 %	
Sales Dollars	\$10,350,000	\$7,582,900	36 %	\$13,406,000	\$7,582,900	77 %
Average Price / Unit	\$1,478,571	\$1,263,817	17 %	\$1,489,556	\$1,263,817	18 %
Price Ratio	109 %	98 %		110 %	98 %	
Days To Sell	12	25	-50 %	11	25	-56 %
Active Listings at Month End	6	11	-45 %			
Revenue - Multi Units						
Units Listed	9	5	80 %	17	11	55 %
Units Sold	0	5	-100 %	3	6	-50 %
Sell/List Ratio	%	100 %		18 %	55 %	
Sales Dollars	\$0	\$10,602,000	-100 %	\$4,030,000	\$12,452,000	-68 %
Average Price / Unit		\$2,120,400	%	\$1,343,333	\$2,075,333	-35 %
Price Ratio	%	102 %		102 %	101 %	
Days To Sell		42	%	128	72	79 %
Active Listings at Month End	13	20	-35 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

February 2022

Produced: 01-Mar-2022

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Revenue - Apartment Block						
Units Listed	0	0	%	0	0	%
Units Sold	0	0	%	0	0	%
Sell/List Ratio	%	%		%	%	
Sales Dollars	\$0	\$0	%	\$0	\$0	%
Average Price / Unit			%			%
Price Ratio	%	%		%	%	
Days To Sell			%			%
Active Listings at Month End	0	0	%			
Revenue - Commercial						
Units Listed	4	6	-33 %	15	10	50 %
Units Sold	6	2	200 %	10	2	400 %
Sell/List Ratio	150 %	33 %		67 %	20 %	
Sales Dollars	\$9,003,700	\$2,465,756	265 %	\$12,972,212	\$4,515,756	187 %
Average Price / Unit	\$1,500,617	\$1,232,878	22 %	\$1,297,221	\$2,257,878	-43 %
Price Ratio	97 %	104 %		98 %	101 %	
Days To Sell	44	123	-64 %	42	99	-58 %
Active Listings at Month End	23	37	-38 %			
Revenue - Industrial						
Units Listed	7	6	17 %	12	9	33 %
Units Sold	6	3	100 %	7	6	17 %
Sell/List Ratio	86 %	50 %		58 %	67 %	
Sales Dollars	\$3,740,000	\$5,225,018	-28 %	\$6,715,000	\$7,886,668	-15 %
Average Price / Unit	\$623,333	\$1,741,673	-64 %	\$959,286	\$1,314,445	-27 %
Price Ratio	99 %	96 %		100 %	97 %	
Days To Sell	8	72	-89 %	19	47	-59 %
Active Listings at Month End	16	8	100 %			
Business with Land & Building						
Units Listed	2	2	0 %	3	2	50 %
Units Sold	0	0	%	0	0	%
Sell/List Ratio	%	%		0 %	0 %	
Sales Dollars	\$0	\$0	%	\$0	\$0	%
Average Price / Unit			%			%
Price Ratio	%	%		%	%	
Days To Sell			%			%
Active Listings at Month End	6	4	50 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

February 2022

Produced: 01-Mar-2022

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Business Only						
Units Listed	10	4	150 %	18	15	20 %
Units Sold	3	2	50 %	4	3	33 %
Sell/List Ratio	30 %	50 %		22 %	20 %	
Sales Dollars	\$575,000	\$424,000	36 %	\$805,000	\$491,500	64 %
Average Price / Unit	\$191,667	\$212,000	-10 %	\$201,250	\$163,833	23 %
Price Ratio	93 %	82 %		90 %	83 %	
Days To Sell	75	249	-70 %	81	186	-56 %
Active Listings at Month End	45	31	45 %			
Motel/Hotel						
Units Listed	0	0	%	0	0	%
Units Sold	0	0	%	0	0	%
Sell/List Ratio	%	%		%	%	
Sales Dollars	\$0	\$0	%	\$0	\$0	%
Average Price / Unit			%			%
Price Ratio	%	%		%	%	
Days To Sell			%			%
Active Listings at Month End	0	0	%			
Lease - Office						
Units Listed	8	13	-38 %	17	25	-32 %
Units Sold	3	1	200 %	4	2	100 %
Sell/List Ratio	38 %	8 %		24 %	8 %	
Sales Dollars	\$69,966	\$835	8279 %	\$69,980	\$1,774	3844 %
Average Price / Unit	\$23,322	\$835	2693 %	\$17,495	\$887	1872 %
Price Ratio	106008 %	93 %		86932 %	96 %	
Days To Sell	95	26	264 %	82	57	45 %
Active Listings at Month End	51	83	-39 %			
Lease - Retail						
Units Listed	3	7	-57 %	10	16	-38 %
Units Sold	3	6	-50 %	4	7	-43 %
Sell/List Ratio	100 %	86 %		40 %	44 %	
Sales Dollars	\$91	\$140	-35 %	\$106	\$8,390	-99 %
Average Price / Unit	\$30	\$23	31 %	\$27	\$1,199	-98 %
Price Ratio	97 %	96 %		97 %	92 %	
Days To Sell	64	164	-61 %	61	146	-59 %
Active Listings at Month End	34	44	-23 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

February 2022

Produced: 01-Mar-2022

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Lease - Warehouse						
Units Listed	0	0	%	0	0	%
Units Sold	0	0	%	0	0	%
Sell/List Ratio	%	%		%	%	
Sales Dollars	\$0	\$0	%	\$0	\$0	%
Average Price / Unit			%			%
Price Ratio	%	%		%	%	
Days To Sell			%			%
Active Listings at Month End	0	0	%			
Lease - Industrial						
Units Listed	0	5	-100 %	2	6	-67 %
Units Sold	0	0	%	0	0	%
Sell/List Ratio	%	%		0 %	0 %	
Sales Dollars	\$0	\$0	%	\$0	\$0	%
Average Price / Unit			%			%
Price Ratio	%	%		%	%	
Days To Sell			%			%
Active Listings at Month End	4	9	-56 %			
Lease - Other						
Units Listed	0	0	%	0	0	%
Units Sold	0	0	%	0	0	%
Sell/List Ratio	%	%		%	%	
Sales Dollars	\$0	\$0	%	\$0	\$0	%
Average Price / Unit			%			%
Price Ratio	%	%		%	%	
Days To Sell			%			%
Active Listings at Month End	4	4	0 %			
Commercial Land						
Units Listed	3	0	%	6	1	500 %
Units Sold	1	2	-50 %	2	2	0 %
Sell/List Ratio	33 %	%		33 %	200 %	
Sales Dollars	\$11,850,000	\$2,312,500	412 %	\$18,025,000	\$2,312,500	679 %
Average Price / Unit	\$11,850,000	\$1,156,250	925 %	\$9,012,500	\$1,156,250	679 %
Price Ratio	99 %	88 %		99 %	88 %	
Days To Sell	56	529	-89 %	131	529	-75 %
Active Listings at Month End	16	11	45 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

February 2022

Produced: 01-Mar-2022

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Grand Totals						
Units Listed	932	1015	-8 %	1624	1926	-16 %
Units Sold	718	863	-17 %	1192	1509	-21 %
Sell/List Ratio	77 %	85 %		73 %	78 %	
Sales Dollars	\$737,677,686	\$730,354,159	1 %	\$1,207,744,400	\$1,268,015,109	-5 %
Average Price / Unit	\$1,027,406	\$846,297	21 %	\$1,013,208	\$840,302	21 %
Price Ratio	106 %	101 %		105 %	100 %	
Days To Sell	19	40	-51 %	21	47	-55 %
Active Listings at Month End	849	1318	-36 %			