

June 1, 2022

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Pace of the Greater Victoria real estate market steady into spring

A total of 761 properties sold in the Victoria Real Estate Board region this May, 27.5 per cent fewer than the 1,049 properties sold in May 2021 and a 7.6 per cent decrease from April 2022. Sales of condominiums were down 23.1 per cent from May 2021 with 250 units sold. Sales of single family homes decreased 31.7 per cent from May 2021 with 367 sold.

"The real estate market in Greater Victoria is returning to a steadier pace following the strange two years we experienced over the course of the pandemic," said 2022 Victoria Real Estate Board President Karen Dinnie-Smyth. "While inventory is still below historical levels for a spring market, it is now within our pre-pandemic five-year average, which is good news for buyers. The increase in inventory provides buyers with more options, and we are seeing market activity and price points differ within the unique neighbourhoods that make up Greater Victoria. During a changing market like the one we see now, it is more important than ever to have an expert on your side – whether you are buying or selling it's a great time to give your favourite REALTOR® a call."

There were 1,776 active listings for sale on the Victoria Real Estate Board Multiple Listing Service® at the end of May 2022, an increase of 30.1 per cent compared to the previous month of April and a 22.5 per cent increase from the 1,450 active listings for sale at the end of May 2021.

"Looking to the future of the market, the Board has reviewed the British Columbia Financial Services Authority (BCFSA) report which the government requisitioned to guide the deployment of their cooling-off plan," adds President Dinnie-Smyth. "We are aligned with BCFSA on the importance of consumer protection in real estate and see areas of the BCFSA report which reflect the Victoria Real Estate Board's and the British Columbia Real Estate Association's recommendations - specifically the concept of a five-day pre-offer period. However, the BCFSA report leaves detailed process and procedural questions unanswered. The government will need to do more consultation with industry stakeholders prior to implementation to ensure these changes are without negative consequences to consumers and to the market."

The Multiple Listing Service® Home Price Index benchmark value* for a single family home in the Victoria Core in May 2021 was \$1,168,800. The benchmark value for the same home in May 2022 increased by 23.8 per cent to \$1,446,400, up from April's value of \$1,424,900. The MLS® HPI benchmark value for a condominium in the Victoria Core area in May 2021 was \$495,600 while the benchmark value for the same condominium in May 2022 increased by 27.9 per cent to \$633,800, up from the April value of \$630,200.

****Please note that the MLS® HPI methodology and reporting was updated this month, and that some numbers may have changed when compared to previous reports. For more information, please refer to page four of the press release and summary / Statistics Package for Media.***

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 1,582 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.

May 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		
	May 2022									April 2022			May 2021		
	Units	LM%	LY%	Average\$	LM%	LY%	Median\$	LM%	LY%	Units	Average\$	Median\$	Units	Average\$	Median\$
Single Family Greater Victoria	351	-10.7%	-32.0%	\$1,404,944	-2.1%	19.7%	\$1,250,000	0.0%	23.6%	393	\$1,434,415	\$1,250,000	516	\$1,173,701	\$1,011,000
Single Family Other Areas	16	60.0%	-23.8%	\$1,201,531	-10.9%	24.4%	\$1,032,500	-21.8%	12.2%	10	\$1,349,101	\$1,320,000	21	\$966,052	\$920,000
Single Family Total All Areas	367	-8.9%	-31.7%	\$1,396,076	-2.5%	19.8%	\$1,240,000	-0.9%	23.3%	403	\$1,432,298	\$1,251,000	537	\$1,165,581	\$1,005,944
Condo Apartment	250	-4.6%	-23.1%	\$655,518	-1.7%	22.3%	\$598,000	-0.5%	25.1%	262	\$666,733	\$601,000	325	\$536,068	\$478,000
Row/Townhouse	84	-17.6%	-33.3%	\$850,224	-10.2%	13.0%	\$800,000	-10.1%	9.6%	102	\$946,319	\$890,000	126	\$752,313	\$730,000
Manufactured Home	23	53.3%	64.3%	\$468,448	31.7%	51.6%	\$393,000	29.8%	28.0%	15	\$355,569	\$302,729	14	\$308,918	\$307,000
Total Residential	724	-7.4%	-27.7%							782			1,002		
Total Sales	761	-7.6%	-27.5%							824			1,049		
Active Listings	1,776	30.1%	22.5%							1,365			1,450		

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

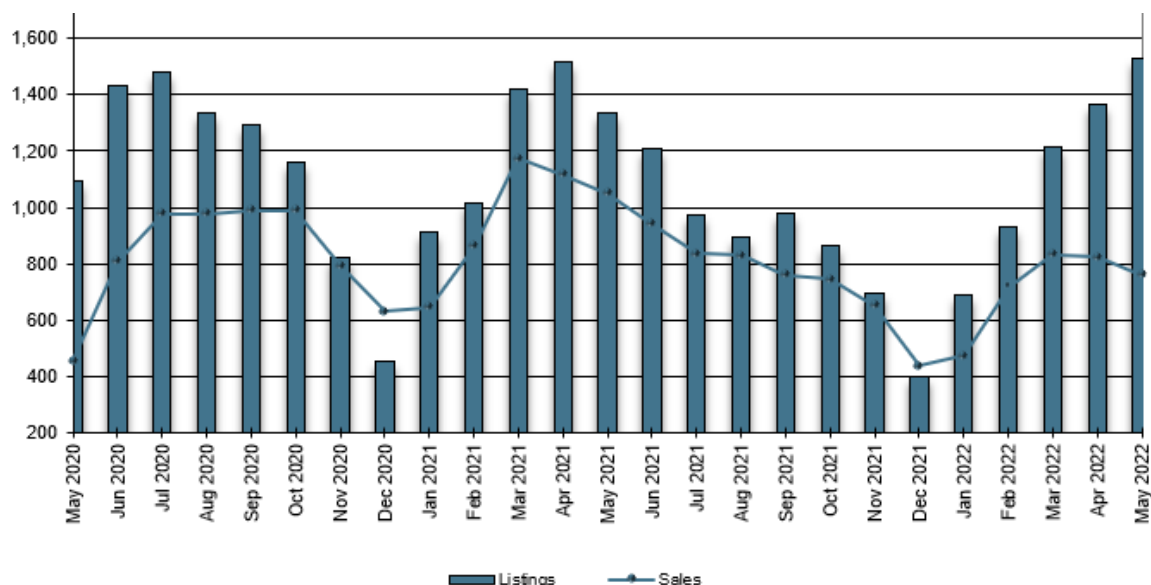
Previous Periods Comparison of MLS® HPI Benchmark Prices and MLS® HPI Index Values

Benchmark Home by Property Type and Region	May 2022 Benchmark Price	Apr 2022 Benchmark Price	May 2021 Benchmark Price	May 2022 Benchmark Index	Apr 2022 Benchmark Index	May 2021 Benchmark Index	% Chg from Last Mth	% Chg from Last Yr
Single Family: Greater Victoria	\$1,294,600	\$1,275,400	\$1,017,000	349.1	344.0	274.3	1.5%	27.3%
Single Family: Core	\$1,446,400	\$1,424,900	\$1,168,800	357.8	352.4	289.1	1.5%	23.8%
Single Family: Westshore	\$1,153,000	\$1,148,800	\$855,200	364.6	363.3	270.5	0.4%	34.8%
Single Family: Peninsula	\$1,359,200	\$1,327,500	\$1,063,500	357.7	349.3	279.9	2.4%	27.8%
Condo Apartment: Greater Victoria	\$622,500	\$618,900	\$489,900	366.4	364.3	288.3	0.6%	27.1%
Condo Apartment: Core	\$633,800	\$630,200	\$495,600	372.4	370.3	291.2	0.6%	27.9%
Condo Apartment: Westshore	\$539,300	\$533,600	\$438,100	393.1	388.9	319.3	1.1%	23.1%
Condo Apartment: Peninsula	\$664,000	\$660,300	\$534,800	338.1	336.2	272.3	0.6%	24.2%
Row/Townhouse: Greater Victoria	\$833,400	\$802,500	\$656,200	322.8	310.8	254.1	3.9%	27.0%
Row/Townhouse: Core	\$891,500	\$864,500	\$724,400	322.8	313.0	262.3	3.1%	23.1%
Row/Townhouse: Westshore	\$780,500	\$730,100	\$576,700	320.7	300.0	236.9	6.9%	35.3%
Row/Townhouse: Peninsula	\$811,100	\$815,300	\$674,700	349.9	351.7	291.1	(0.5%)	20.2%

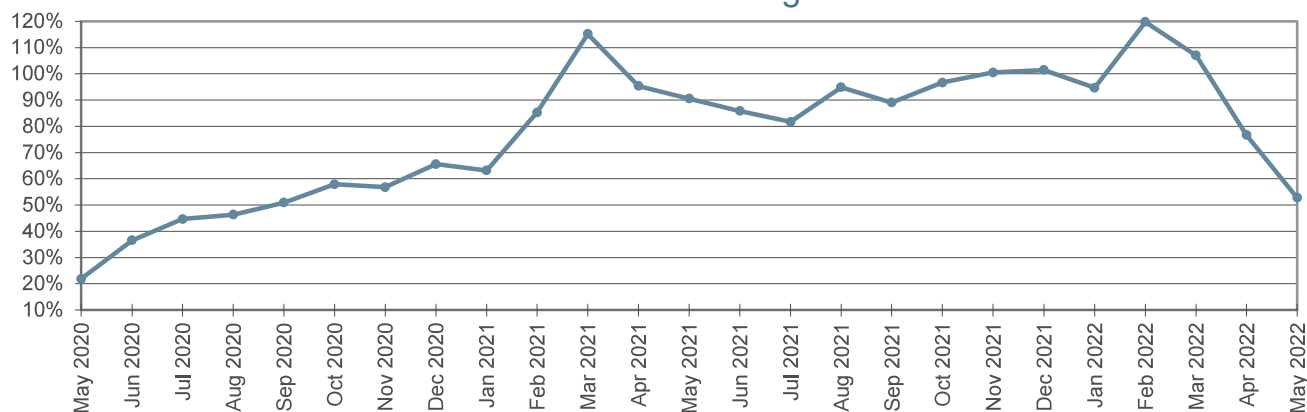
Legend

Benchmark Price: the calculated MLS® HPI Benchmark Price for this Benchmark Home
Benchmark Index: the percentage change in this Benchmark Price since **January 2005**
% Chg from Last Mth: the percentage change in this Benchmark Price since last month
% Chg from Last Yr: the percentage change in this Benchmark Price since this month last year
Regions on the map: visit vreb.org/vrebareas 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.

IMPORTANT: JUNE 1 UPDATE resulted in changes to previously published benchmark prices

An annual review by the Canadian Real Estate Board (CREA) and Groupe Altus (the company that developed and manages the MLS® Home Price Index) has been implemented. This year's review included an update of their methodology.

Because of their changes you will notice alterations to some previously published benchmark prices. [View a video explanation from CREA about the updates.](#)

Adjustments

- The addition of some new benchmark homes where sales meet the HPI model's threshold and the retirement of others where sales have fallen below the threshold.
- The adjustment of the attributes of some existing benchmark homes to correspond with changing trends in what is "typical" for that benchmark home in its area.

Methodology Update

Combined with this year's annual review are two changes in the methodology used to calculate benchmark attributes and prices:

- The period the model uses to derive benchmark attributes and prices is changing: rather than looking back to 2005 to determine the attributes of the "typical" home, the model will only look back over the last five years.
- To ensure accurate historical comparisons, where a particular benchmark home's attributes are adjusted, the model will recalculate all its previously published benchmark prices based on the new set of attributes.

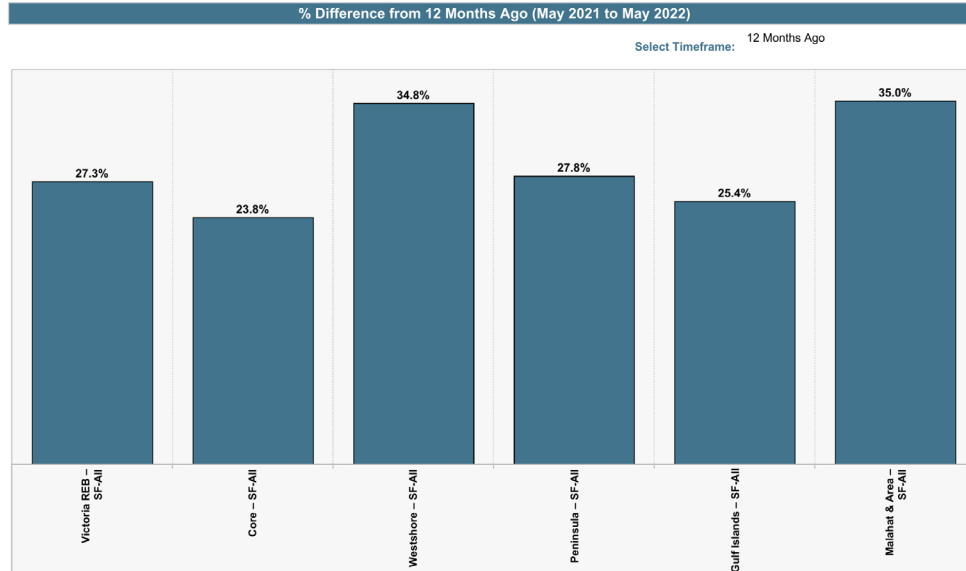
View a detailed [document of the updates here.](#)

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

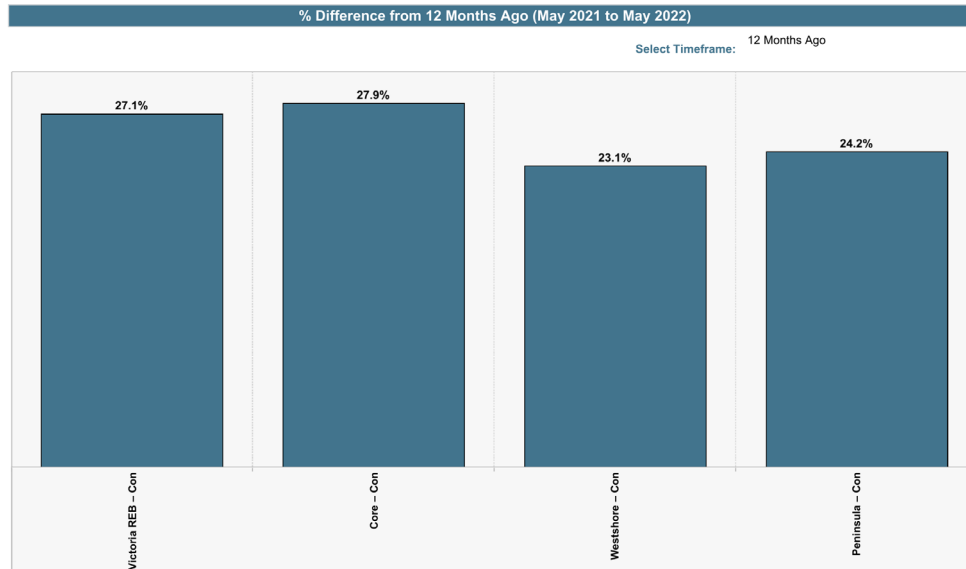


MLS® HPI benchmark and value - Condominium / Apartments

1. Area Group
VREB Area Summary

2. Property Type
- Condo Apartment (Con)

3. Area/Property Type Selection
All



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

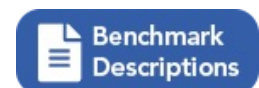
All

Benchmark Price by Timeframe and Property Type

	May 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	\$1,294,600	\$1,275,400	\$1,180,000	\$1,109,200	\$1,017,000	\$785,200	\$742,100	\$370,800
Victoria – SF-All	\$1,364,200	\$1,366,700	\$1,256,200	\$1,177,000	\$1,131,200	\$900,400	\$849,400	\$384,500
Victoria West – SF-All	\$1,089,900	\$1,084,700	\$1,023,500	\$953,400	\$891,600	\$701,300	\$610,100	\$294,100
Oak Bay – SF-All	\$1,959,000	\$1,925,500	\$1,750,900	\$1,703,300	\$1,631,900	\$1,278,700	\$1,265,400	\$600,100
Esquimalt – SF-All	\$1,131,100	\$1,109,400	\$1,062,900	\$969,800	\$903,400	\$701,600	\$630,700	\$302,700
View Royal – SF-All	\$1,199,300	\$1,201,800	\$1,099,600	\$998,300	\$941,400	\$723,700	\$671,200	\$336,900
Saanich East – SF-All	\$1,472,800	\$1,442,300	\$1,341,700	\$1,268,900	\$1,173,800	\$946,500	\$940,500	\$417,900
Saanich West – SF-All	\$1,183,600	\$1,157,800	\$1,103,800	\$1,038,300	\$948,000	\$745,800	\$705,900	\$330,600
Sooke – SF-All	\$933,500	\$925,900	\$852,300	\$787,000	\$734,700	\$553,000	\$473,400	\$270,400
Langford – SF-All	\$1,209,200	\$1,214,100	\$1,101,300	\$996,200	\$877,200	\$682,700	\$602,200	\$327,600
Metchosin – SF-All	\$1,387,400	\$1,347,900	\$1,263,500	\$1,148,800	\$1,042,100	\$856,900	\$750,800	\$436,800
Colwood – SF-All	\$1,157,500	\$1,127,500	\$1,035,300	\$947,400	\$858,400	\$636,100	\$602,200	\$319,700
Highlands – SF-All	\$1,581,900	\$1,537,300	\$1,353,500	\$1,317,600	\$1,169,000	\$942,400	\$875,200	\$475,900
North Saanich – SF-All	\$1,572,400	\$1,526,000	\$1,413,200	\$1,357,000	\$1,210,700	\$959,000	\$909,900	\$469,000
Sidney – SF-All	\$1,124,800	\$1,077,300	\$1,032,000	\$979,200	\$898,600	\$689,800	\$622,100	\$303,200
Central Saanich – SF-All	\$1,246,400	\$1,243,100	\$1,139,100	\$1,090,100	\$983,600	\$785,300	\$731,100	\$355,800
ML Malahat & Area – SF-All	\$1,025,100	\$998,600	\$917,200	\$857,200	\$759,100	\$607,000	\$482,400	\$288,400
GI Gulf Islands – SF-All	\$892,400	\$850,800	\$826,400	\$792,400	\$711,700	\$515,500	\$423,300	\$303,500

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

	May 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	349.1	344.0	318.2	299.1	274.3	211.8	200.1	100.0
Victoria – SF-All	354.8	355.4	326.7	306.1	294.2	234.2	220.9	100.0
Victoria West – SF-All	370.6	368.8	348.0	324.2	303.2	238.5	207.4	100.0
Oak Bay – SF-All	326.4	320.9	291.8	283.8	271.9	213.1	210.9	100.0
Esquimalt – SF-All	373.7	366.5	351.1	320.4	298.4	231.8	208.4	100.0
View Royal – SF-All	356.0	356.7	326.4	296.3	279.4	214.8	199.2	100.0
Saanich East – SF-All	352.4	345.1	321.1	303.6	280.9	226.5	225.1	100.0
Saanich West – SF-All	358.0	350.2	333.9	314.1	286.8	225.6	213.5	100.0
Sooke – SF-All	345.2	342.4	315.2	291.1	271.7	204.5	175.1	100.0
Langford – SF-All	369.1	370.6	336.2	304.1	267.8	208.4	183.8	100.0
Metchosin – SF-All	317.6	308.6	289.3	263.0	238.6	196.2	171.9	100.0
Colwood – SF-All	362.1	352.7	323.8	296.3	268.5	199.0	188.4	100.0
Highlands – SF-All	332.4	323.0	284.4	276.9	245.6	198.0	183.9	100.0
North Saanich – SF-All	335.3	325.4	301.3	289.3	258.1	204.5	194.0	100.0
Sidney – SF-All	371.0	355.3	340.4	323.0	296.4	227.5	205.2	100.0
Central Saanich – SF-All	350.3	349.4	320.2	306.4	276.4	220.7	205.5	100.0
ML Malahat & Area – SF-All	355.4	346.3	318.0	297.2	263.2	210.5	167.3	100.0
GI Gulf Islands – SF-All	294.0	280.3	272.3	261.1	234.5	169.9	139.5	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

	May 2022	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	\$622,500	\$618,900	\$573,000	\$528,800	\$489,900	\$431,300	\$370,800	\$169,900
Victoria – Con	\$606,100	\$601,100	\$549,400	\$511,200	\$480,100	\$426,900	\$365,000	\$167,000
Victoria West – Con	\$865,700	\$871,400	\$830,700	\$743,200	\$700,700	\$607,300	\$542,400	\$231,100
Oak Bay – Con	\$819,200	\$798,400	\$735,700	\$701,700	\$623,200	\$563,400	\$473,600	\$234,200
Esquimalt – Con	\$570,500	\$571,000	\$539,400	\$483,200	\$444,200	\$369,500	\$330,200	\$152,000
View Royal – Con	\$659,800	\$657,900	\$635,000	\$573,600	\$543,000	\$475,800	\$395,200	\$195,700
Saanich East – Con	\$624,100	\$617,700	\$559,700	\$518,000	\$453,200	\$413,700	\$350,500	\$159,100
Saanich West – Con	\$582,000	\$580,800	\$530,500	\$487,200	\$441,700	\$413,800	\$352,900	\$143,700
Sooke – Con	\$478,100	\$470,700	\$445,400	\$404,200	\$375,200	\$309,400	\$252,200	\$115,000
Langford – Con	\$543,000	\$538,000	\$514,200	\$468,600	\$440,500	\$368,400	\$304,900	\$150,200
Colwood – Con	\$560,100	\$546,100	\$529,500	\$483,800	\$464,100	\$384,400	\$330,100	\$131,400
North Saanich – Con	\$806,400	\$799,500	\$732,800	\$688,700	\$652,300	\$571,400	\$460,300	\$285,500
Sidney – Con	\$663,600	\$660,000	\$603,900	\$571,200	\$531,900	\$473,600	\$389,300	\$195,500
Central Saanich – Con	\$599,100	\$597,800	\$546,300	\$516,700	\$485,500	\$449,400	\$389,500	\$199,200

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

	May 2022	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	366.4	364.3	337.3	311.2	288.3	253.9	218.2	100.0
Victoria – Con	362.9	359.9	329.0	306.1	287.5	255.6	218.6	100.0
Victoria West – Con	374.6	377.1	359.5	321.6	303.2	262.8	234.7	100.0
Oak Bay – Con	349.8	340.9	314.1	299.6	266.1	240.6	202.2	100.0
Esquimalt – Con	375.3	375.7	354.9	317.9	292.2	243.1	217.2	100.0
View Royal – Con	337.1	336.2	324.5	293.1	277.5	243.1	201.9	100.0
Saanich East – Con	392.3	388.2	351.8	325.6	284.9	260.0	220.3	100.0
Saanich West – Con	405.0	404.2	369.2	339.0	307.4	288.0	245.6	100.0
Sooke – Con	415.7	409.3	387.3	351.5	326.3	269.0	219.3	100.0
Langford – Con	361.5	358.2	342.3	312.0	293.3	245.3	203.0	100.0
Colwood – Con	426.3	415.6	403.0	368.2	353.2	292.5	251.2	100.0
North Saanich – Con	282.5	280.0	256.7	241.2	228.5	200.1	161.2	100.0
Sidney – Con	339.4	337.6	308.9	292.2	272.1	242.3	199.1	100.0
Central Saanich – Con	300.8	300.1	274.2	259.4	243.7	225.6	195.5	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

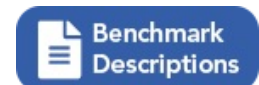
All

Benchmark Price by Timeframe and Property Type

	May 2022	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	\$833,400	\$802,500	\$759,500	\$731,600	\$656,200	\$547,700	\$499,600	\$258,200
Victoria – Twn	\$936,100	\$874,400	\$847,900	\$823,700	\$773,400	\$653,300	\$588,000	\$295,200
Victoria West – Twn	\$892,100	\$890,200	\$804,500	\$809,000	\$721,900	\$610,700	\$524,800	\$219,500
Esquimalt – Twn	\$783,300	\$773,200	\$708,900	\$707,400	\$630,900	\$492,000	\$447,300	\$213,400
View Royal – Twn	\$809,800	\$800,300	\$737,400	\$725,000	\$656,400	\$553,300	\$528,000	\$244,300
Saanich East – Twn	\$933,100	\$921,600	\$875,600	\$842,400	\$765,700	\$619,200	\$614,400	\$321,500
Saanich West – Twn	\$818,500	\$816,000	\$777,500	\$730,800	\$655,300	\$534,100	\$517,400	\$254,800
Sooke – Twn	\$742,900	\$691,600	\$653,300	\$628,900	\$543,400	\$468,500	\$386,100	\$240,700
Langford – Twn	\$784,400	\$735,200	\$692,100	\$665,400	\$581,300	\$505,900	\$418,600	\$232,300
Colwood – Twn	\$845,500	\$790,200	\$746,500	\$715,200	\$622,700	\$556,900	\$470,800	\$288,500
Sidney – Twn	\$850,100	\$855,300	\$815,200	\$766,400	\$709,800	\$559,700	\$524,300	\$245,700
Central Saanich – Twn	\$738,000	\$740,600	\$698,900	\$666,500	\$605,600	\$469,000	\$442,100	\$212,000
ML Malahat & Area – Twn	\$779,000	\$757,300	\$730,100	\$688,300	\$596,500	\$442,300	\$361,600	\$201,100
GI Gulf Islands – Twn	\$770,400	\$773,500	\$713,500	\$689,800	\$584,300	\$430,100	\$364,800	\$221,100

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
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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

	May 2022	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	322.8	310.8	294.2	283.3	254.1	212.1	193.5	100.0
Victoria – Twn	317.1	296.2	287.2	279.0	262.0	221.3	199.2	100.0
Victoria West – Twn	406.4	405.6	366.5	368.6	328.9	278.2	239.1	100.0
Esquimalt – Twn	367.1	362.3	332.2	331.5	295.6	230.6	209.6	100.0
View Royal – Twn	331.5	327.6	301.8	296.8	268.7	226.5	216.1	100.0
Saanich East – Twn	290.2	286.7	272.3	262.0	238.2	192.6	191.1	100.0
Saanich West – Twn	321.2	320.3	305.1	286.8	257.2	209.6	203.1	100.0
Sooke – Twn	308.6	287.3	271.4	261.3	225.8	194.6	160.4	100.0
Langford – Twn	337.7	316.5	297.9	286.4	250.2	217.8	180.2	100.0
Colwood – Twn	293.1	273.9	258.8	247.9	215.8	193.0	163.2	100.0
Sidney – Twn	346.0	348.1	331.8	311.9	288.9	227.8	213.4	100.0
Central Saanich – Twn	348.1	349.3	329.7	314.4	285.7	221.2	208.5	100.0
ML Malahat & Area – Twn	387.4	376.6	363.1	342.3	296.6	219.9	179.8	100.0
GI Gulf Islands – Twn	348.4	349.8	322.7	312.0	264.3	194.5	165.0	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)

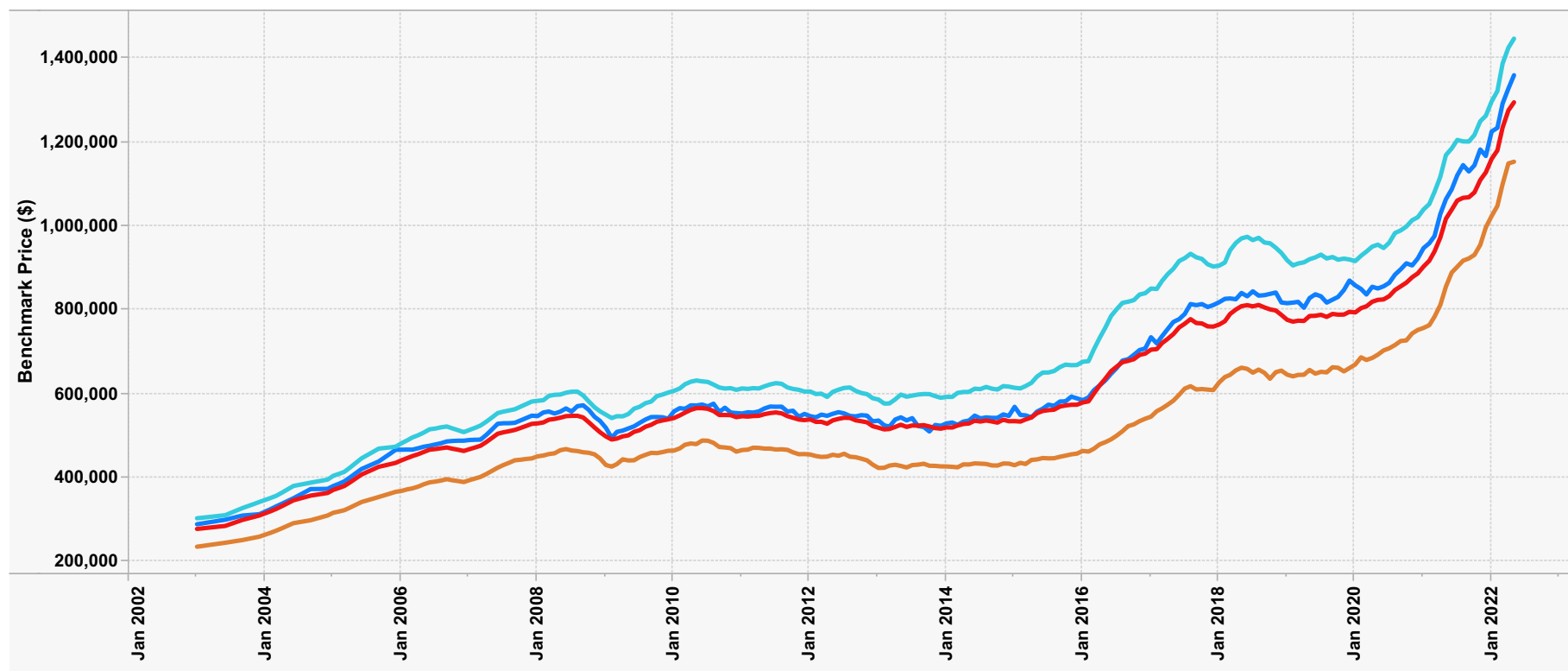
3. Area/Property Type Selection

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



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)

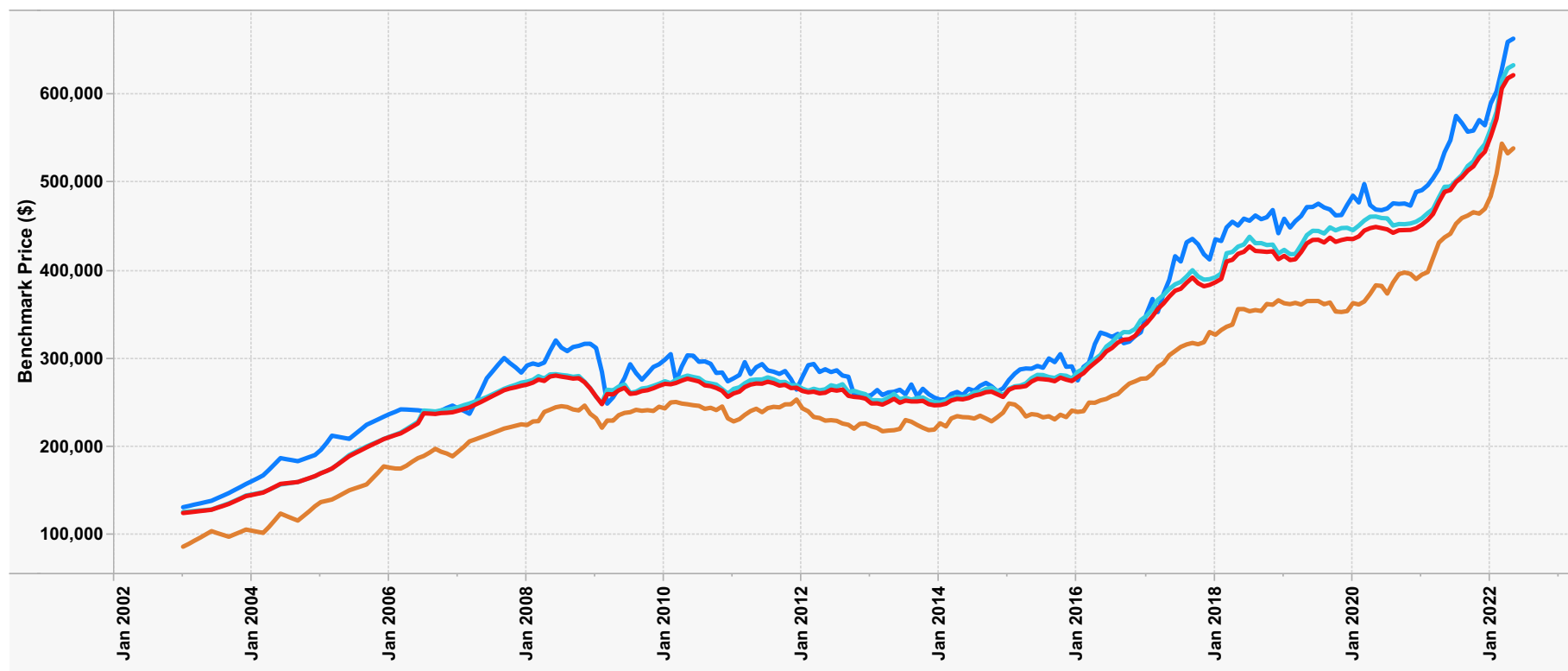
3. Area/Property Type Selection

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

Benchmark Descriptions

Help Guide

1. Area Group

VREB Area Summary

2. Property Type

– Townhouse (Twn)

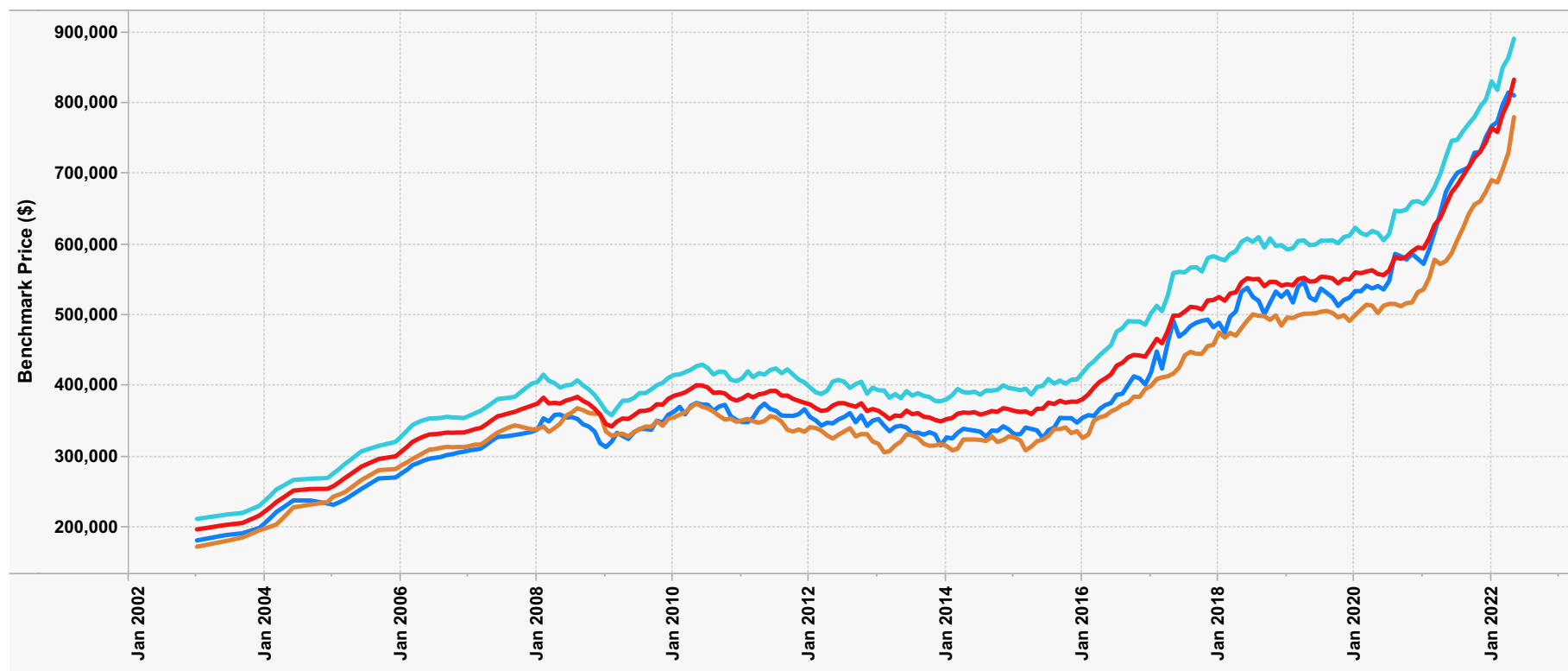
3. Area/Property Type Selection

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

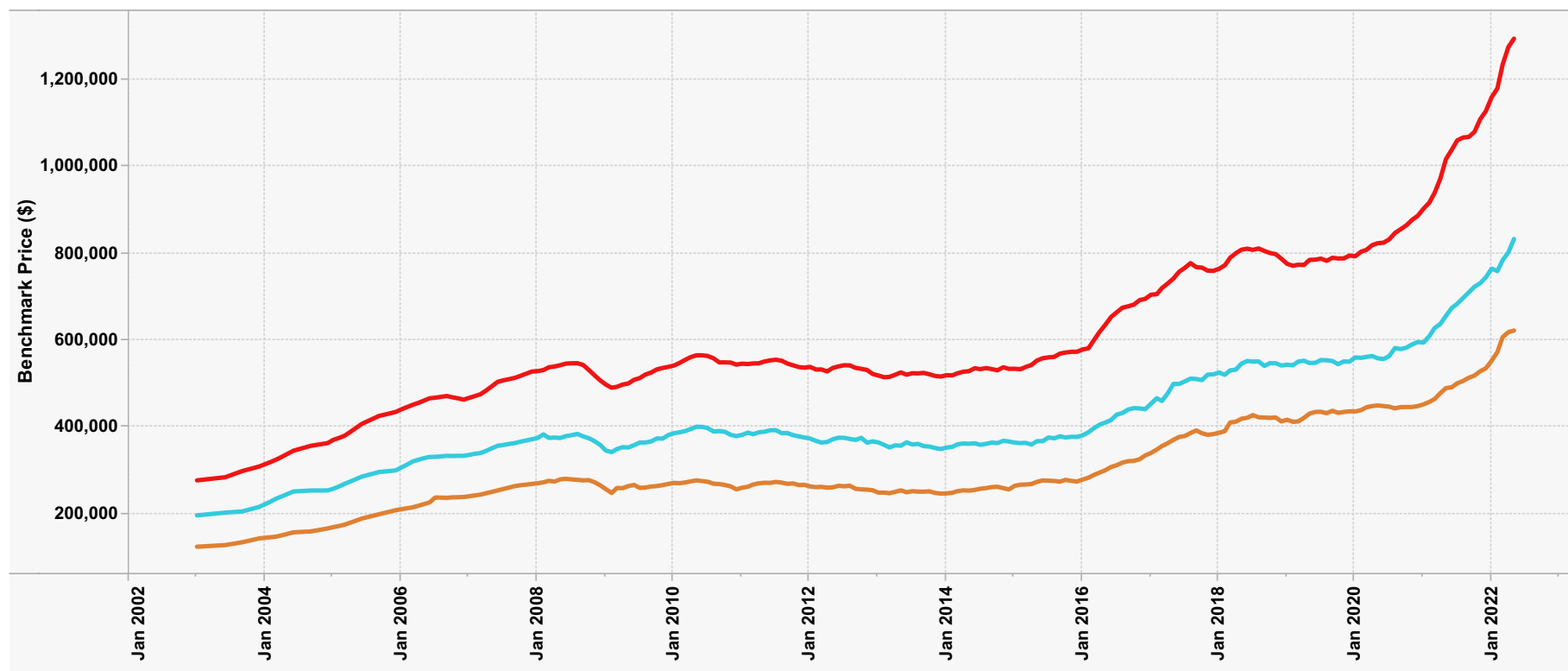
3. Area/Property Type Selection

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

May 2022

Produced: 01-Jun-2022

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

Residential

● Single Family Detached

Greater Victoria

Victoria / Victoria West	35	\$45,225,100
Oak Bay	20	\$56,085,500
Esquimalt	15	\$16,563,099
View Royal	8	\$9,274,000
Saanich East	63	\$110,755,788
Saanich West	34	\$42,168,200
Central Saanich	18	\$23,659,000
North Saanich	19	\$31,589,000
Sidney	13	\$14,095,900
Highlands	6	\$9,192,499
Colwood	12	\$13,575,677
Langford	52	\$63,010,798
Metchosin	4	\$6,048,900
Sooke	28	\$26,538,899
Gulf Islands	24	\$25,353,000

Total Greater Victoria	351	\$493,135,360
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Other Areas

Malahat & Area	15	\$17,889,500
Upland / Mainland	1	\$1,335,000

Total Other Areas	16	\$19,224,500
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Total Single Family Detached	367	\$512,359,860
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● Condo Apartment

Greater Victoria

Victoria / Victoria West	122	\$84,936,883
Oak Bay	4	\$3,088,500
Esquimalt	9	\$7,441,800
View Royal	13	\$8,014,200
Saanich East	31	\$17,918,800
Saanich West	14	\$7,914,900
Central Saanich	4	\$2,577,000
Sidney	10	\$6,868,400
Colwood	6	\$3,215,500
Langford	34	\$20,324,420
Sooke	3	\$1,579,000

Total Greater Victoria	250	\$163,879,403
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Total Condo Apartment	250	\$163,879,403
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Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

May 2022

Produced: 01-Jun-2022

District	Units	Total Volume
● Row/Townhouse		
Greater Victoria		
Victoria / Victoria West	14	\$13,193,400
Esquimalt	1	\$841,000
View Royal	3	\$1,480,000
Saanich East	12	\$12,126,875
Saanich West	8	\$6,864,000
Central Saanich	4	\$3,059,000
Sidney	6	\$5,997,400
Colwood	8	\$6,554,000
Langford	22	\$17,482,495
Sooke	5	\$3,190,680
Gulf Islands	1	\$630,000
Total Greater Victoria	84	\$71,418,850
Total Row/Townhouse	84	\$71,418,850
● Manufactured Home		
Greater Victoria		
View Royal	2	\$581,000
Central Saanich	9	\$5,392,500
Sidney	1	\$615,000
Langford	1	\$410,000
Sooke	4	\$1,184,900
Gulf Islands	3	\$1,409,000
Total Greater Victoria	20	\$9,592,400
Other Areas		
Malahat & Area	3	\$1,181,900
Total Other Areas	3	\$1,181,900
Total Manufactured Home	23	\$10,774,300
Total Residential	724	\$758,432,413

Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

May 2022

Produced: 01-Jun-2022

District	Units	Total Volume
Other Property		
● Lots & Acreage		
Greater Victoria		
Colwood	2	\$1,340,000
Langford	3	\$1,975,000
Sooke	5	\$2,854,800
Gulf Islands	7	\$3,038,880
Total Greater Victoria	17	\$9,208,680
Total Lots & Acreage	17	\$9,208,680
● Commercial Land	1	\$1,900,000
● Other Commercial Properties	19	\$19,663,678
Grand Totals	761	\$789,204,771

Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

May 2022

Produced: 01-Jun-2022

District	Units	Total Volume
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Residential

● Single Family Detached

Greater Victoria

Victoria	33	\$43,760,100
Victoria West	1	\$950,000
Oak Bay	18	\$37,689,500
Esquimalt	15	\$16,563,099
View Royal	7	\$7,974,000
Saanich East	58	\$88,215,788
Saanich West	33	\$40,068,200
Central Saanich	18	\$23,659,000
North Saanich	18	\$29,639,000
Sidney	13	\$14,095,900
Highlands	5	\$7,784,999
Colwood	12	\$13,575,677
Langford	52	\$63,010,798
Metchosin	4	\$6,048,900
Sooke	26	\$24,933,899
Gulf Islands	19	\$20,090,000
Waterfront (all districts)	19	\$55,076,500

Total Greater Victoria	351	\$493,135,360
------------------------	-----	---------------

Other Areas

Malahat & Area	12	\$12,254,500
Upland / Mainland	1	\$1,335,000
Waterfront (all districts)	3	\$5,635,000

Total Other Areas	16	\$19,224,500
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Total Single Family Detached	367	\$512,359,860
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● Condo Apartment

Greater Victoria

Victoria	95	\$62,336,083
Victoria West	19	\$15,596,800
Oak Bay	2	\$1,071,000
Esquimalt	9	\$7,441,800
View Royal	12	\$7,279,200
Saanich East	30	\$16,743,800
Saanich West	14	\$7,914,900
Central Saanich	4	\$2,577,000
Sidney	7	\$4,779,500
Colwood	6	\$3,215,500
Langford	34	\$20,324,420
Sooke	2	\$1,060,000
Waterfront (all districts)	16	\$13,539,400

Total Greater Victoria	250	\$163,879,403
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Total Condo Apartment	250	\$163,879,403
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Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

May 2022

Produced: 01-Jun-2022

District	Units	Total Volume
● Row/Townhouse		
Greater Victoria		
Victoria	13	\$11,730,900
Victoria West	1	\$1,462,500
Esquimalt	1	\$841,000
View Royal	3	\$1,480,000
Saanich East	12	\$12,126,875
Saanich West	8	\$6,864,000
Central Saanich	4	\$3,059,000
Sidney	5	\$3,397,400
Colwood	8	\$6,554,000
Langford	22	\$17,482,495
Sooke	3	\$2,050,680
Gulf Islands	1	\$630,000
Waterfront (all districts)	3	\$3,740,000
Total Greater Victoria	84	\$71,418,850
Total Row/Townhouse	84	\$71,418,850
● Manufactured Home		
Greater Victoria		
View Royal	2	\$581,000
Central Saanich	9	\$5,392,500
Sidney	1	\$615,000
Langford	1	\$410,000
Sooke	4	\$1,184,900
Gulf Islands	3	\$1,409,000
Total Greater Victoria	20	\$9,592,400
Other Areas		
Malahat & Area	3	\$1,181,900
Total Other Areas	3	\$1,181,900
Total Manufactured Home	23	\$10,774,300
Total Residential	724	\$758,432,413

Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

May 2022

Produced: 01-Jun-2022

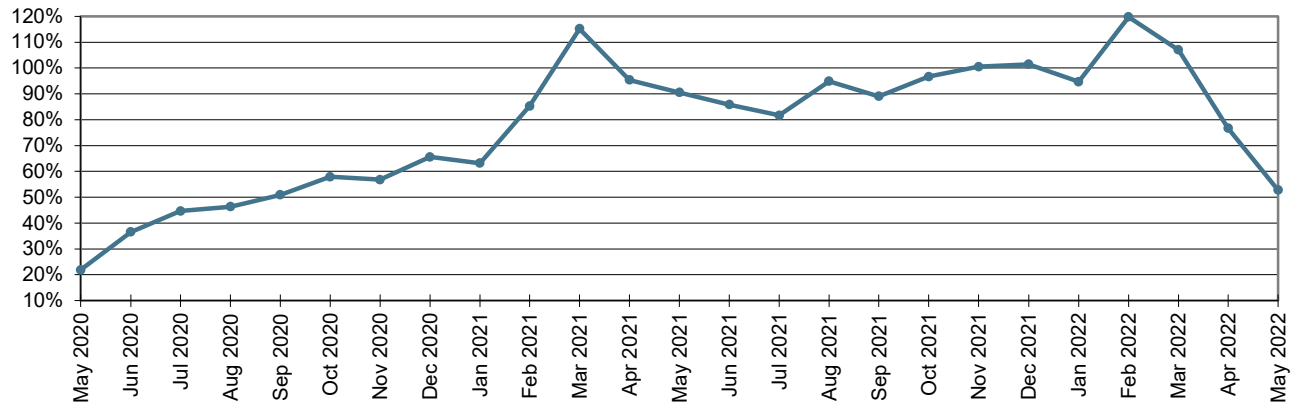
District	Units	Total Volume
Other Property		
● Lots & Acreage		
Greater Victoria		
Colwood	2	\$1,340,000
Langford	3	\$1,975,000
Sooke	5	\$2,854,800
Gulf Islands	7	\$3,038,880
Total Greater Victoria	17	\$9,208,680
Total Lots & Acreage	17	\$9,208,680
● Commercial Land	1	\$1,900,000
● Other Commercial Properties	19	\$19,663,678
Grand Totals	761	\$789,204,771

Sales to Active Listings Ratio

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

May 2022

Produced: 01-Jun-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

May 2022

Produced: 01-Jun-2022

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Single Family - Residential						
Units Listed	620	513	21 %	2195	2329	-6 %
Units Sold	286	420	-32 %	1338	1874	-29 %
Sell/List Ratio	46 %	82 %		61 %	80 %	
Sales Dollars	\$372,243,662	\$473,203,902	-21 %	\$1,825,876,447	\$2,093,180,287	-13 %
Average Price / Unit	\$1,301,551	\$1,126,676	16 %	\$1,364,631	\$1,116,959	22 %
Price Ratio	101 %	103 %		105 %	104 %	
Days To Sell	14	14	0 %	13	19	-30 %
Active Listings at Month End	600	358	68 %			
Single Family - Residential Waterfront						
Units Listed	57	44	30 %	181	176	3 %
Units Sold	19	27	-30 %	81	116	-30 %
Sell/List Ratio	33 %	61 %		45 %	66 %	
Sales Dollars	\$60,500,500	\$47,411,900	28 %	\$223,328,477	\$226,365,487	-1 %
Average Price / Unit	\$3,184,237	\$1,755,996	81 %	\$2,757,142	\$1,951,427	41 %
Price Ratio	96 %	99 %		98 %	99 %	
Days To Sell	29	18	57 %	36	52	-30 %
Active Listings at Month End	99	66	50 %			
Single Family - Residential Acreage						
Units Listed	70	59	19 %	216	225	-4 %
Units Sold	27	39	-31 %	109	178	-39 %
Sell/List Ratio	39 %	66 %		50 %	79 %	
Sales Dollars	\$45,364,899	\$60,174,000	-25 %	\$178,739,398	\$274,861,385	-35 %
Average Price / Unit	\$1,680,181	\$1,542,923	9 %	\$1,639,811	\$1,544,165	6 %
Price Ratio	100 %	99 %		100 %	100 %	
Days To Sell	27	37	-28 %	29	49	-40 %
Active Listings at Month End	98	66	48 %			
Condo Apartment						
Units Listed	402	432	-7 %	1688	1987	-15 %
Units Sold	250	325	-23 %	1246	1539	-19 %
Sell/List Ratio	62 %	75 %		74 %	77 %	
Sales Dollars	\$163,879,403	\$174,222,233	-6 %	\$835,933,310	\$823,186,837	2 %
Average Price / Unit	\$655,518	\$536,068	22 %	\$670,894	\$534,884	25 %
Price Ratio	101 %	100 %		103 %	100 %	
Days To Sell	16	22	-30 %	16	28	-45 %
Active Listings at Month End	355	462	-23 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

May 2022

Produced: 01-Jun-2022

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Row/Townhouse						
Units Listed	142	123	15 %	563	659	-15 %
Units Sold	84	126	-33 %	412	568	-27 %
Sell/List Ratio	59 %	102 %		73 %	86 %	
Sales Dollars	\$71,418,850	\$94,791,487	-25 %	\$368,489,460	\$398,391,402	-8 %
Average Price / Unit	\$850,224	\$752,313	13 %	\$894,392	\$701,393	28 %
Price Ratio	103 %	103 %		105 %	103 %	
Days To Sell	13	18	-27 %	15	25	-39 %
Active Listings at Month End	115	87	32 %			
Half Duplex (Up and Down)						
Units Listed	4	3	33 %	10	11	-9 %
Units Sold	1	1	0 %	5	6	-17 %
Sell/List Ratio	25 %	33 %		50 %	55 %	
Sales Dollars	\$1,000,100	\$2,300,000	-57 %	\$6,301,100	\$7,858,900	-20 %
Average Price / Unit	\$1,000,100	\$2,300,000	-57 %	\$1,260,220	\$1,309,817	-4 %
Price Ratio	106 %	118 %		97 %	105 %	
Days To Sell	14	7	100 %	100	15	571 %
Active Listings at Month End	5	4	25 %			
Half Duplex (Side by Side)						
Units Listed	40	33	21 %	150	157	-4 %
Units Sold	18	34	-47 %	86	131	-34 %
Sell/List Ratio	45 %	103 %		57 %	83 %	
Sales Dollars	\$16,120,700	\$28,746,485	-44 %	\$78,463,999	\$102,600,815	-24 %
Average Price / Unit	\$895,594	\$845,485	6 %	\$912,372	\$783,212	16 %
Price Ratio	102 %	103 %		106 %	104 %	
Days To Sell	14	19	-29 %	13	22	-43 %
Active Listings at Month End	41	25	64 %			
Half Duplex (Front and Back)						
Units Listed	11	4	175 %	29	22	32 %
Units Sold	5	2	150 %	12	13	-8 %
Sell/List Ratio	45 %	50 %		41 %	59 %	
Sales Dollars	\$5,150,000	\$1,805,000	185 %	\$11,469,800	\$10,767,350	7 %
Average Price / Unit	\$1,030,000	\$902,500	14 %	\$955,817	\$828,258	15 %
Price Ratio	98 %	107 %		101 %	104 %	
Days To Sell	14	2	580 %	17	15	16 %
Active Listings at Month End	8	5	60 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

May 2022

Produced: 01-Jun-2022

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Recreational						
Units Listed	5	2	150 %	20	11	82 %
Units Sold	3	4	-25 %	12	12	0 %
Sell/List Ratio	60 %	200 %		60 %	109 %	
Sales Dollars	\$211,000	\$566,000	-63 %	\$2,902,250	\$1,718,000	69 %
Average Price / Unit	\$70,333	\$141,500	-50 %	\$241,854	\$143,167	69 %
Price Ratio	97 %	94 %		96 %	96 %	
Days To Sell	69	168	-59 %	59	359	-84 %
Active Listings at Month End	10	6	67 %			
Manufactured Home						
Units Listed	30	23	30 %	124	106	17 %
Units Sold	23	14	64 %	82	83	-1 %
Sell/List Ratio	77 %	61 %		66 %	78 %	
Sales Dollars	\$10,774,300	\$4,324,855	149 %	\$30,987,929	\$31,668,256	-2 %
Average Price / Unit	\$468,448	\$308,918	52 %	\$377,902	\$381,545	-1 %
Price Ratio	97 %	104 %		99 %	100 %	
Days To Sell	38	21	77 %	33	38	-12 %
Active Listings at Month End	40	28	43 %			
Residential Lots						
Units Listed	41	28	46 %	147	135	9 %
Units Sold	7	15	-53 %	63	119	-47 %
Sell/List Ratio	17 %	54 %		43 %	88 %	
Sales Dollars	\$4,084,800	\$8,848,887	-54 %	\$36,182,546	\$56,754,182	-36 %
Average Price / Unit	\$583,543	\$589,926	-1 %	\$574,326	\$476,926	20 %
Price Ratio	99 %	100 %		99 %	99 %	
Days To Sell	18	40	-55 %	25	96	-74 %
Active Listings at Month End	79	56	41 %			
Residential Lots - Waterfront						
Units Listed	1	4	-75 %	17	19	-11 %
Units Sold	2	2	0 %	6	25	-76 %
Sell/List Ratio	200 %	50 %		35 %	132 %	
Sales Dollars	\$302,500	\$1,565,000	-81 %	\$3,968,000	\$14,984,695	-74 %
Average Price / Unit	\$151,250	\$782,500	-81 %	\$661,333	\$599,388	10 %
Price Ratio	96 %	98 %		101 %	97 %	
Days To Sell	77	23	240 %	41	209	-80 %
Active Listings at Month End	8	6	33 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

May 2022

Produced: 01-Jun-2022

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Residential Acreage						
Units Listed	25	16	56 %	69	58	19 %
Units Sold	7	9	-22 %	33	50	-34 %
Sell/List Ratio	28 %	56 %		48 %	86 %	
Sales Dollars	\$4,284,000	\$4,721,900	-9 %	\$27,339,800	\$32,545,580	-16 %
Average Price / Unit	\$612,000	\$524,656	17 %	\$828,479	\$650,912	27 %
Price Ratio	96 %	99 %		94 %	98 %	
Days To Sell	85	109	-22 %	86	115	-25 %
Active Listings at Month End	47	33	42 %			
Residential Acreage - Waterfront						
Units Listed	4	3	33 %	11	17	-35 %
Units Sold	1	4	-75 %	4	21	-81 %
Sell/List Ratio	25 %	133 %		36 %	124 %	
Sales Dollars	\$537,380	\$6,749,000	-92 %	\$2,551,380	\$19,694,000	-87 %
Average Price / Unit	\$537,380	\$1,687,250	-68 %	\$637,845	\$937,810	-32 %
Price Ratio	120 %	87 %		100 %	92 %	
Days To Sell	18	118	-85 %	105	206	-49 %
Active Listings at Month End	9	9	0 %			
Revenue - Duplex/Triplex						
Units Listed	8	3	167 %	43	50	-14 %
Units Sold	8	10	-20 %	28	32	-13 %
Sell/List Ratio	100 %	333 %		65 %	64 %	
Sales Dollars	\$11,768,999	\$11,709,625	1 %	\$39,614,999	\$37,178,296	7 %
Average Price / Unit	\$1,471,125	\$1,170,963	26 %	\$1,414,821	\$1,161,822	22 %
Price Ratio	100 %	101 %		104 %	102 %	
Days To Sell	23	27	-15 %	15	19	-20 %
Active Listings at Month End	9	6	50 %			
Revenue - Multi Units						
Units Listed	8	4	100 %	44	31	42 %
Units Sold	6	4	50 %	16	19	-16 %
Sell/List Ratio	75 %	100 %		36 %	61 %	
Sales Dollars	\$13,300,000	\$7,388,000	80 %	\$27,672,000	\$44,282,500	-38 %
Average Price / Unit	\$2,216,667	\$1,847,000	20 %	\$1,729,500	\$2,330,658	-26 %
Price Ratio	102 %	95 %		102 %	96 %	
Days To Sell	118	57	105 %	75	74	2 %
Active Listings at Month End	19	17	12 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

May 2022

Produced: 01-Jun-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	9	8	13 %	38	39	-3 %
Units Sold	4	5	-20 %	22	15	47 %
Sell/List Ratio	44 %	63 %		58 %	38 %	
Sales Dollars	\$4,255,000	\$5,471,040	-22 %	\$34,456,112	\$19,243,796	79 %
Average Price / Unit	\$1,063,750	\$1,094,208	-3 %	\$1,566,187	\$1,282,920	22 %
Price Ratio	95 %	98 %		97 %	99 %	
Days To Sell	48	43	11 %	56	101	-45 %
Active Listings at Month End	23	37	-38 %			
Revenue - Industrial						
Units Listed	4	1	300 %	19	11	73 %
Units Sold	2	1	100 %	17	8	113 %
Sell/List Ratio	50 %	100 %		89 %	73 %	
Sales Dollars	\$1,950,000	\$576,450	238 %	\$14,008,600	\$10,673,118	31 %
Average Price / Unit	\$975,000	\$576,450	69 %	\$824,035	\$1,334,140	-38 %
Price Ratio	93 %	105 %		99 %	98 %	
Days To Sell	76	38	100 %	40	46	-12 %
Active Listings at Month End	9	7	29 %			
Business with Land & Building						
Units Listed	0	2	-100 %	4	5	-20 %
Units Sold	0	1	-100 %	0	1	-100 %
Sell/List Ratio	%	50 %		0 %	20 %	
Sales Dollars	\$0	\$1,337,500	-100 %	\$0	\$1,337,500	-100 %
Average Price / Unit		\$1,337,500	%		\$1,337,500	%
Price Ratio	%	89 %		%	89 %	
Days To Sell		147	%		147	%
Active Listings at Month End	5	4	25 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

May 2022

Produced: 01-Jun-2022

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Business Only						
Units Listed	9	6	50 %	51	37	38 %
Units Sold	2	1	100 %	8	7	14 %
Sell/List Ratio	22 %	17 %		16 %	19 %	
Sales Dollars	\$156,500	\$123,000	27 %	\$1,196,500	\$1,514,500	-21 %
Average Price / Unit	\$78,250	\$123,000	-36 %	\$149,563	\$216,357	-31 %
Price Ratio	79 %	95 %		86 %	89 %	
Days To Sell	127	199	-36 %	140	158	-11 %
Active Listings at Month End	62	38	63 %			
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	23	8	188 %	60	52	15 %
Units Sold	2	4	-50 %	11	12	-8 %
Sell/List Ratio	9 %	50 %		18 %	23 %	
Sales Dollars	\$627	\$66	854 %	\$70,680	\$1,955	3516 %
Average Price / Unit	\$314	\$16	1809 %	\$6,425	\$163	3844 %
Price Ratio	100 %	97 %		9032 %	96 %	
Days To Sell	42	118	-64 %	75	125	-40 %
Active Listings at Month End	69	66	5 %			
Lease - Retail						
Units Listed	7	8	-13 %	33	37	-11 %
Units Sold	3	1	200 %	13	13	0 %
Sell/List Ratio	43 %	13 %		39 %	35 %	
Sales Dollars	\$1,551	\$16	9499 %	\$1,796	\$8,541	-79 %
Average Price / Unit	\$517	\$16	3100 %	\$138	\$657	-79 %
Price Ratio	100 %	98 %		100 %	92 %	
Days To Sell	62	124	-50 %	86	117	-26 %
Active Listings at Month End	35	42	-17 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

May 2022

Produced: 01-Jun-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	4	0	%	7	8	-13 %
Units Sold	0	0	%	2	0	%
Sell/List Ratio	%	%		29 %	0 %	
Sales Dollars	\$0	\$0	%	\$38	\$0	%
Average Price / Unit			%	\$19		%
Price Ratio	%	%		96 %	%	
Days To Sell			%	78		%
Active Listings at Month End	6	7	-14 %			
Lease - Other						
Units Listed	0	1	-100 %	0	2	-100 %
Units Sold	0	0	%	1	1	0 %
Sell/List Ratio	%	%		%	50 %	
Sales Dollars	\$0	\$0	%	\$23	\$2,890,580	-100 %
Average Price / Unit			%	\$23	\$2,890,580	-100 %
Price Ratio	%	%		100 %	19270533 %	
Days To Sell			%	157	169	-7 %
Active Listings at Month End	2	3	-33 %			
Commercial Land						
Units Listed	7	5	40 %	21	10	110 %
Units Sold	1	0	%	3	4	-25 %
Sell/List Ratio	14 %	%		14 %	40 %	
Sales Dollars	\$1,900,000	\$0	%	\$19,925,000	\$10,812,500	84 %
Average Price / Unit	\$1,900,000		%	\$6,641,667	\$2,703,125	146 %
Price Ratio	84 %	%		98 %	96 %	
Days To Sell			%	87	325	-73 %
Active Listings at Month End	23	12	92 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

May 2022

Produced: 01-Jun-2022

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Grand Totals						
Units Listed	1531	1333	15 %	5740	6194	-7 %
Units Sold	761	1049	-27 %	3610	4847	-26 %
Sell/List Ratio	50 %	79 %		63 %	78 %	
Sales Dollars	\$789,204,771	\$936,036,346	-16 %	\$3,769,479,644	\$4,222,520,462	-11 %
Average Price / Unit	\$1,037,063	\$892,313	16 %	\$1,044,177	\$871,162	20 %
Price Ratio	101 %	102 %		104 %	102 %	
Days To Sell	19	22	-13 %	18	32	-42 %
Active Listings at Month End	1776	1450	22 %			