

July 4, 2022

### **Victoria's hot housing market levels off, supply still important for long-term attainability**

A total of 612 properties sold in the Victoria Real Estate Board region this June, 35 per cent fewer than the 942 properties sold in June 2021 and a 19.6 per cent decrease from May 2022. Sales of condominiums were down 40.2 per cent from June 2021 with 202 units sold. Sales of single family homes decreased 31.4 per cent from June 2021 with 302 sold.

"The market feels a bit more normal right now," says Karen Dinnie-Smyth, 2022 Victoria Real Estate Board President. "We have seen more inventory come onto the market to the extent that we are back to numbers closer to those which we saw in pre-pandemic 2020. This is good news, as more inventory provides more choice and builds in more time for consumers to work with their REALTORS® to make decisions."

There were 2,059 active listings for sale on the Victoria Real Estate Board Multiple Listing Service® at the end of June 2022, an increase of 15.9 per cent compared to the previous month of May and a 49.7 per cent increase from the 1,375 active listings for sale at the end of June 2021.

"It may seem counterintuitive to continue to talk about the need for supply at a time when inventory is rising," adds President Dinnie-Smyth. "We must keep the conversation alive, and we urge all levels of government to continue to aggressively address the housing supply situation. We need more supply of all types of housing. Not only do we remain on the lower side of longer-term historical averages of homes for sale, but there will be future challenges - changing interest rates, supply chain and labour constraints will hamper the ability to create new homes at a pace to meet future growth. New supply will be the key to future housing attainability in our community."

The Multiple Listing Service® Home Price Index benchmark value for a single family home in the Victoria Core in June 2021 was \$1,184,700. The benchmark value for the same home in June 2022 increased by 23.6 per cent to \$1,464,400, up from May's value of \$1,446,400. The MLS® HPI benchmark value for a condominium in the Victoria Core area in June 2021 was \$495,900 while the benchmark value for the same condominium in June 2022 increased by 29.7 per cent to \$643,100, up from the May value of \$633,800.

*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 1,586 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.

June 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		
	June 2022										May 2022			June 2021		
	Units	LM%	LY%	Average\$	LM%	LY%	Median\$	LM%	LY%	Units	Average\$	Median\$	Units	Average\$	Median\$	
Single Family Greater Victoria	291	-17.1%	-32.0%	\$1,359,083	-3.3%	11.4%	\$1,180,000	-5.6%	12.4%	351	\$1,404,944	\$1,250,000	428	\$1,220,013	\$1,050,000	
Single Family Other Areas	11	-31.3%	-8.3%	\$1,093,323	-9.0%	-5.1%	\$1,050,000	1.7%	3.4%	16	\$1,201,531	\$1,032,500	12	\$1,152,650	\$1,015,500	
Single Family Total All Areas	302	-17.7%	-31.4%	\$1,349,403	-3.3%	10.8%	\$1,178,250	-5.0%	12.3%	367	\$1,396,076	\$1,240,000	440	\$1,218,176	\$1,049,000	
Condo Apartment	202	-19.2%	-40.2%	\$640,498	-2.3%	19.4%	\$565,000	-5.5%	16.5%	250	\$655,518	\$598,000	338	\$536,276	\$485,000	
Row/Townhouse	66	-21.4%	-33.3%	\$930,226	9.4%	28.6%	\$845,000	5.6%	20.2%	84	\$850,224	\$800,000	99	\$723,289	\$703,000	
Manufactured Home	19	-17.4%	46.2%	\$304,576	-35.0%	-4.5%	\$275,000	-30.0%	25.6%	23	\$468,448	\$393,000	13	\$318,769	\$219,000	
Total Residential	589	-18.6%	-33.8%							724			890			
Total Sales	612	-19.6%	-35.0%							761			942			
Active Listings	2,059	15.9%	49.7%							1,776			1,375			

#### 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

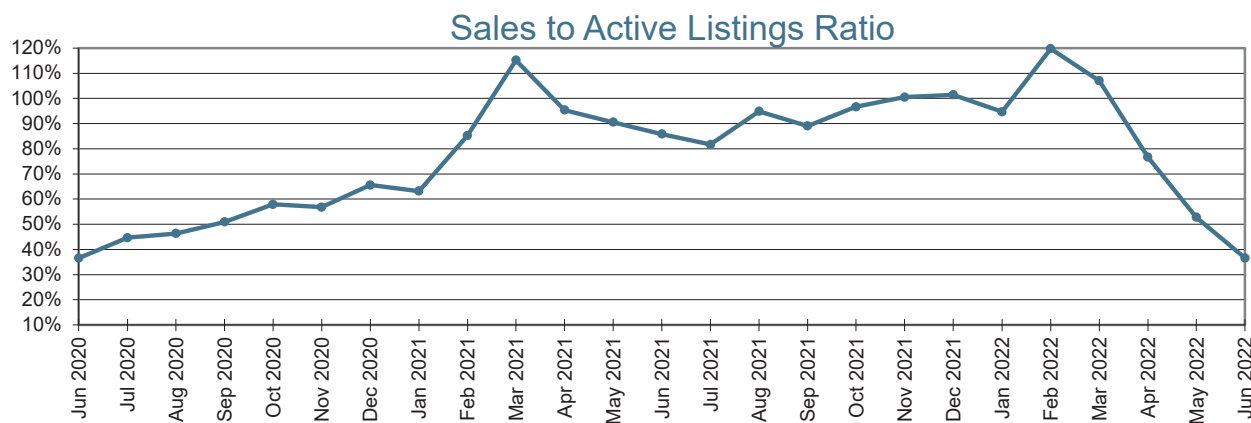
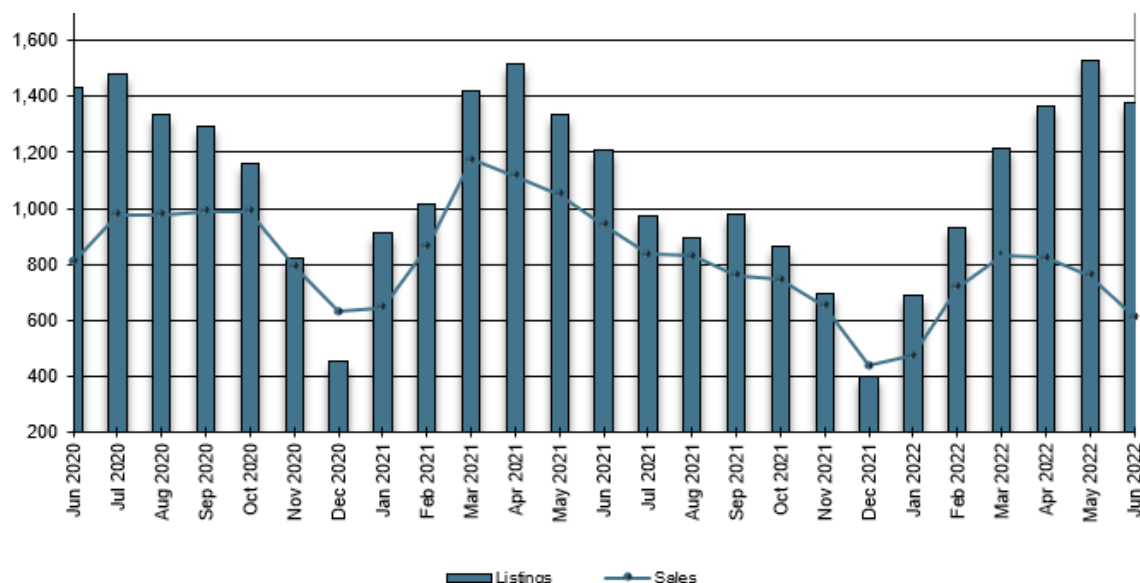
### Previous Periods Comparison of MLS® HPI Benchmark Prices and MLS® HPI Index Values

Benchmark Home by Property Type and Region	Jun 2022 Benchmark Price	May 2022 Benchmark Price	Jun 2021 Benchmark Price	Jun 2022 Benchmark Index	May 2022 Benchmark Index	Jun 2021 Benchmark Index	% Chg from Last Mth	% Chg from Last Yr
<b>Single Family: Greater Victoria</b>	\$1,301,300	\$1,294,600	\$1,038,600	350.9	349.1	280.1	0.5%	25.3%
<b>Single Family: Core</b>	\$1,464,400	\$1,446,400	\$1,184,700	362.2	357.8	293.0	1.2%	23.6%
<b>Single Family: Westshore</b>	\$1,148,300	\$1,153,000	\$888,700	363.2	364.6	281.1	(0.4%)	29.2%
<b>Single Family: Peninsula</b>	\$1,343,300	\$1,359,200	\$1,087,000	353.5	357.7	286.1	(1.2%)	23.6%
<b>Condo Apartment: Greater Victoria</b>	\$630,100	\$622,500	\$491,900	370.9	366.4	289.5	1.2%	28.1%
<b>Condo Apartment: Core</b>	\$643,100	\$633,800	\$495,900	377.8	372.4	291.4	1.5%	29.7%
<b>Condo Apartment: Westshore</b>	\$545,900	\$539,300	\$442,200	397.9	393.1	322.3	1.2%	23.5%
<b>Condo Apartment: Peninsula</b>	\$658,100	\$664,000	\$548,500	335.1	338.1	279.3	(0.9%)	20.0%
<b>Row/Townhouse: Greater Victoria</b>	\$850,300	\$833,400	\$674,200	329.3	322.8	261.1	2.0%	26.1%
<b>Row/Townhouse: Core</b>	\$919,900	\$891,500	\$746,900	333.1	322.8	270.4	3.2%	23.2%
<b>Row/Townhouse: Westshore</b>	\$778,000	\$780,500	\$587,900	319.6	320.7	241.5	(0.3%)	32.3%
<b>Row/Townhouse: Peninsula</b>	\$843,500	\$811,100	\$689,900	363.9	349.9	297.6	4.0%	22.3%

#### 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/vreareas](http://vreb.org/vreareas) 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.

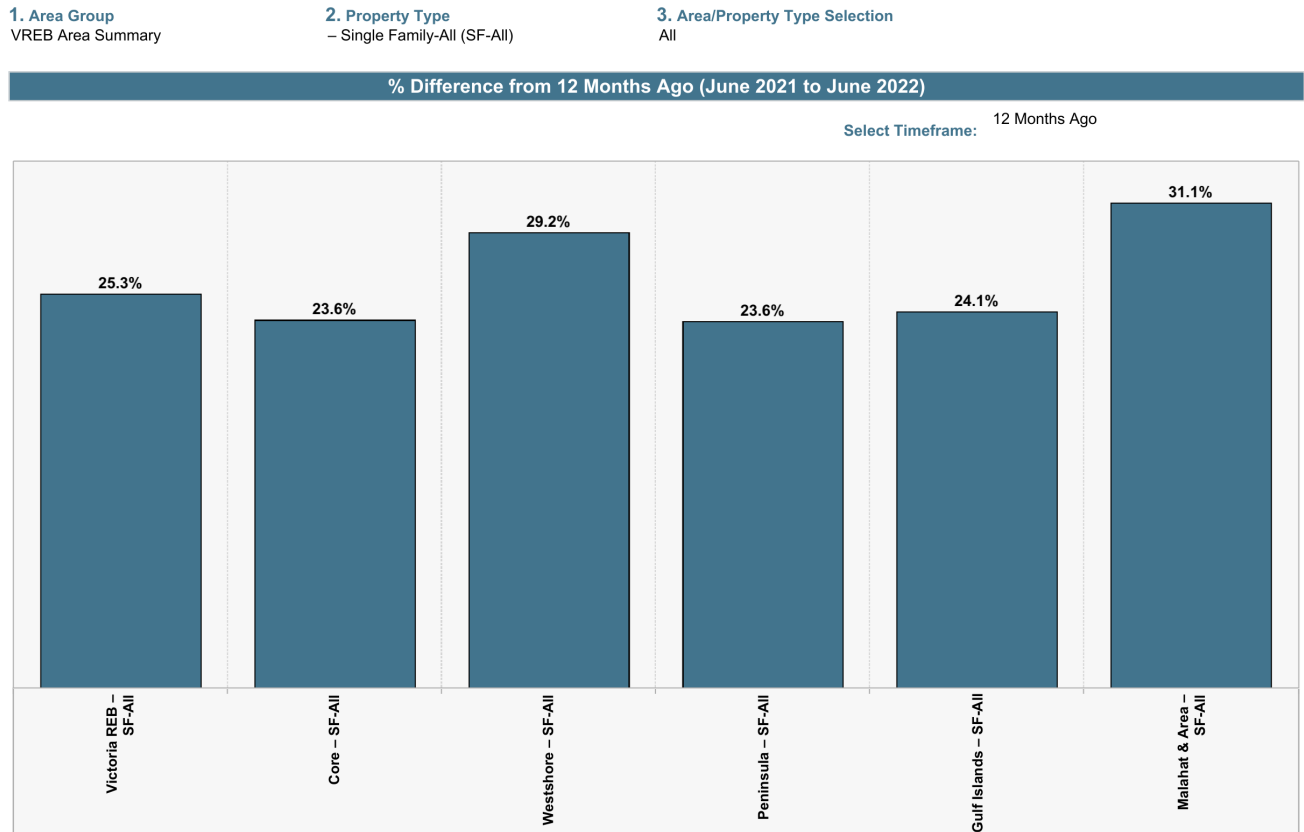
The active listing count and the sales count can be viewed as indicators of housing supply and demand respectively. Observing the ratio between them can thus help indicate a "buyers' market", where there is downward pressure on prices, and a "sellers' market", where there is upward pressure on prices.

- 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



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

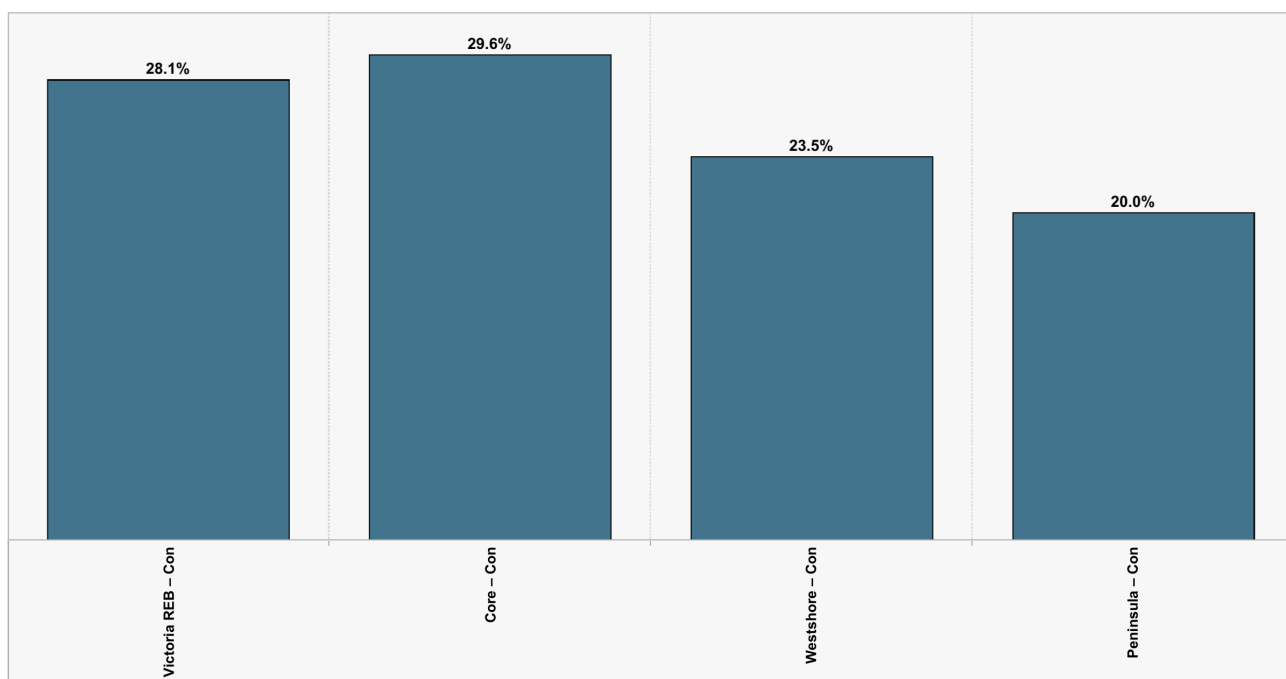
1. Area Group  
VREB Area Summary

2. Property Type  
- Condo Apartment (Con)

3. Area/Property Type Selection  
All

% Difference from 12 Months Ago (June 2021 to June 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

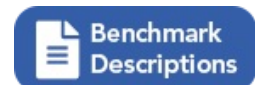
All

## Benchmark Price by Timeframe and Property Type

	June 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	\$1,301,300	\$1,294,600	\$1,234,800	\$1,127,600	\$1,038,600	\$785,700	\$757,900	\$370,800
Victoria – SF-All	\$1,401,800	\$1,364,200	\$1,320,300	\$1,178,600	\$1,132,600	\$903,400	\$876,300	\$384,500
Victoria West – SF-All	\$1,103,600	\$1,089,900	\$1,045,900	\$967,000	\$879,600	\$692,900	\$599,500	\$294,100
Oak Bay – SF-All	\$1,990,800	\$1,959,000	\$1,870,900	\$1,701,400	\$1,676,300	\$1,277,800	\$1,294,700	\$600,100
Esquimalt – SF-All	\$1,146,400	\$1,131,100	\$1,095,700	\$1,011,600	\$913,600	\$704,500	\$636,800	\$302,700
View Royal – SF-All	\$1,194,300	\$1,199,300	\$1,149,700	\$1,039,400	\$953,900	\$725,400	\$678,900	\$336,900
Saanich East – SF-All	\$1,489,400	\$1,472,800	\$1,412,800	\$1,278,300	\$1,187,100	\$955,100	\$957,600	\$417,900
Saanich West – SF-All	\$1,177,400	\$1,183,600	\$1,123,400	\$1,072,000	\$961,800	\$748,700	\$717,400	\$330,600
Sooke – SF-All	\$938,000	\$933,500	\$883,700	\$811,300	\$757,000	\$551,300	\$484,300	\$270,400
Langford – SF-All	\$1,196,400	\$1,209,200	\$1,160,100	\$1,047,700	\$916,200	\$671,700	\$618,200	\$327,600
Metchosin – SF-All	\$1,373,000	\$1,387,400	\$1,293,600	\$1,199,000	\$1,097,800	\$838,700	\$779,900	\$436,800
Colwood – SF-All	\$1,174,100	\$1,157,500	\$1,091,000	\$990,600	\$876,400	\$626,900	\$617,200	\$319,700
Highlands – SF-All	\$1,522,700	\$1,581,900	\$1,462,400	\$1,279,600	\$1,243,700	\$951,300	\$882,900	\$475,900
North Saanich – SF-All	\$1,552,200	\$1,572,400	\$1,491,100	\$1,344,000	\$1,240,200	\$972,300	\$910,800	\$469,000
Sidney – SF-All	\$1,109,600	\$1,124,800	\$1,084,300	\$968,700	\$905,200	\$704,000	\$629,300	\$303,200
Central Saanich – SF-All	\$1,233,800	\$1,246,400	\$1,174,900	\$1,071,200	\$1,012,100	\$785,700	\$744,500	\$355,800
ML Malahat & Area – SF-All	\$1,011,600	\$1,025,100	\$939,200	\$885,300	\$771,500	\$597,800	\$506,700	\$288,400
GI Gulf Islands – SF-All	\$911,700	\$892,400	\$838,800	\$813,900	\$734,400	\$529,600	\$440,300	\$303,500

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

**Source:** Victoria Real Estate Board



# MLS® Home Price Index

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## HPI or Benchmark Price

- ☒ HPI  
☐ Benchmark Price

## Value or percent change

- ☒ Value  
☐ Percent change

### 1. Area Group

VREB District Summary

### 2. Property Type

– Single Family-All (SF-All)

### 3. Area/Property Type Selection

All

## HPI by Timeframe and Property Type

	June 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	350.9	349.1	333.0	304.1	280.1	211.9	204.4	100.0
Victoria – SF-All	364.6	354.8	343.4	306.5	294.6	235.0	227.9	100.0
Victoria West – SF-All	375.2	370.6	355.6	328.8	299.1	235.6	203.8	100.0
Oak Bay – SF-All	331.7	326.4	311.8	283.5	279.3	212.9	215.7	100.0
Esquimalt – SF-All	378.7	373.7	362.0	334.2	301.8	232.7	210.4	100.0
View Royal – SF-All	354.5	356.0	341.3	308.5	283.1	215.3	201.5	100.0
Saanich East – SF-All	356.4	352.4	338.1	305.9	284.1	228.5	229.1	100.0
Saanich West – SF-All	356.1	358.0	339.8	324.3	290.9	226.5	217.0	100.0
Sooke – SF-All	346.9	345.2	326.8	300.0	280.0	203.9	179.1	100.0
Langford – SF-All	365.2	369.1	354.1	319.8	279.7	205.0	188.7	100.0
Metchosin – SF-All	314.3	317.6	296.2	274.5	251.3	192.0	178.5	100.0
Colwood – SF-All	367.3	362.1	341.3	309.9	274.1	196.1	193.1	100.0
Highlands – SF-All	320.0	332.4	307.3	268.9	261.3	199.9	185.5	100.0
North Saanich – SF-All	331.0	335.3	317.9	286.6	264.4	207.3	194.2	100.0
Sidney – SF-All	366.0	371.0	357.6	319.5	298.5	232.2	207.6	100.0
Central Saanich – SF-All	346.8	350.3	330.2	301.1	284.5	220.8	209.2	100.0
ML Malahat & Area – SF-All	350.8	355.4	325.7	307.0	267.5	207.3	175.7	100.0
GI Gulf Islands – SF-All	300.4	294.0	276.4	268.2	242.0	174.5	145.1	100.0

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

**Source:** Victoria Real Estate Board



# MLS® Home Price Index

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## HPI or Benchmark Price

- ☐ HPI  
☒ Benchmark Price

## Value or percent change

- ☒ Value  
☐ Percent change

### 1. Area Group

VREB District Summary

### 2. Property Type

– Condo Apartment (Con)

### 3. Area/Property Type Selection

All

## Benchmark Price by Timeframe and Property Type

	June 2022	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	\$630,100	\$622,500	\$607,400	\$535,500	\$491,900	\$435,200	\$377,500	\$169,900
Victoria – Con	\$611,900	\$606,100	\$580,300	\$520,000	\$477,400	\$431,700	\$369,700	\$167,000
Victoria West – Con	\$880,400	\$865,700	\$852,200	\$749,600	\$706,200	\$624,200	\$544,300	\$231,100
Oak Bay – Con	\$852,200	\$819,200	\$802,200	\$705,800	\$632,200	\$567,600	\$485,500	\$234,200
Esquimalt – Con	\$591,500	\$570,500	\$556,300	\$484,700	\$449,000	\$378,200	\$330,300	\$152,000
View Royal – Con	\$670,400	\$659,800	\$666,200	\$580,800	\$549,200	\$472,700	\$402,600	\$195,700
Saanich East – Con	\$635,800	\$624,100	\$614,000	\$526,800	\$454,200	\$415,900	\$358,300	\$159,100
Saanich West – Con	\$590,500	\$582,000	\$576,600	\$496,700	\$447,300	\$414,600	\$364,100	\$143,700
Sooke – Con	\$489,800	\$478,100	\$472,300	\$410,700	\$377,100	\$308,800	\$253,200	\$115,000
Langford – Con	\$549,600	\$543,000	\$549,700	\$474,500	\$445,000	\$368,400	\$310,500	\$150,200
Colwood – Con	\$560,800	\$560,100	\$560,000	\$487,400	\$466,000	\$388,500	\$335,500	\$131,400
North Saanich – Con	\$799,400	\$806,400	\$765,300	\$690,900	\$674,000	\$589,000	\$493,200	\$285,500
Sidney – Con	\$657,000	\$663,600	\$628,400	\$564,100	\$545,300	\$472,400	\$418,200	\$195,500
Central Saanich – Con	\$595,200	\$599,100	\$572,800	\$514,800	\$502,600	\$455,700	\$406,500	\$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

	June 2022	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	370.9	366.4	357.5	315.2	289.5	256.2	222.2	100.0
Victoria – Con	366.4	362.9	347.5	311.4	285.9	258.5	221.4	100.0
Victoria West – Con	381.0	374.6	368.8	324.4	305.6	270.1	235.5	100.0
Oak Bay – Con	363.9	349.8	342.5	301.4	269.9	242.4	207.3	100.0
Esquimalt – Con	389.1	375.3	366.0	318.9	295.4	248.8	217.3	100.0
View Royal – Con	342.6	337.1	340.4	296.8	280.6	241.5	205.7	100.0
Saanich East – Con	399.6	392.3	385.9	331.1	285.5	261.4	225.2	100.0
Saanich West – Con	410.9	405.0	401.3	345.7	311.3	288.5	253.4	100.0
Sooke – Con	425.9	415.7	410.7	357.1	327.9	268.5	220.2	100.0
Langford – Con	365.9	361.5	366.0	315.9	296.3	245.3	206.7	100.0
Colwood – Con	426.8	426.3	426.2	370.9	354.6	295.7	255.3	100.0
North Saanich – Con	280.0	282.5	268.1	242.0	236.1	206.3	172.7	100.0
Sidney – Con	336.1	339.4	321.4	288.5	278.9	241.6	213.9	100.0
Central Saanich – Con	298.8	300.8	287.6	258.4	252.3	228.8	204.1	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

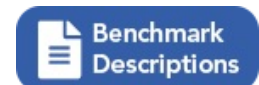
All

## Benchmark Price by Timeframe and Property Type

	June 2022	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	\$850,300	\$833,400	\$784,400	\$745,000	\$674,200	\$548,200	\$499,600	\$258,200
Victoria – Twn	\$941,100	\$936,100	\$883,800	\$819,800	\$795,700	\$649,200	\$612,700	\$295,200
Victoria West – Twn	\$955,800	\$892,100	\$841,900	\$834,200	\$754,400	\$631,000	\$525,400	\$219,500
Esquimalt – Twn	\$840,500	\$783,300	\$735,000	\$717,400	\$643,300	\$500,800	\$446,600	\$213,400
View Royal – Twn	\$861,300	\$809,800	\$762,000	\$740,100	\$667,100	\$562,700	\$521,700	\$244,300
Saanich East – Twn	\$966,400	\$933,100	\$907,100	\$858,700	\$794,200	\$614,000	\$599,400	\$321,500
Saanich West – Twn	\$839,700	\$818,500	\$796,700	\$752,800	\$672,700	\$539,000	\$496,400	\$254,800
Sooke – Twn	\$740,300	\$742,900	\$669,900	\$639,500	\$553,500	\$467,400	\$395,500	\$240,700
Langford – Twn	\$781,500	\$784,400	\$711,400	\$680,000	\$592,800	\$506,800	\$427,300	\$232,300
Colwood – Twn	\$845,200	\$845,500	\$763,800	\$730,000	\$636,600	\$559,900	\$480,000	\$288,500
Sidney – Twn	\$884,500	\$850,100	\$836,600	\$786,500	\$724,900	\$549,800	\$500,400	\$245,700
Central Saanich – Twn	\$767,500	\$738,000	\$725,800	\$687,300	\$623,600	\$470,500	\$422,400	\$212,000
ML Malahat & Area – Twn	\$824,600	\$779,000	\$734,900	\$705,600	\$647,200	\$458,800	\$370,700	\$201,100
GI Gulf Islands – Twn	\$805,200	\$770,400	\$739,900	\$703,100	\$644,200	\$457,400	\$375,200	\$221,100

**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

	June 2022	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	329.3	322.8	303.8	288.5	261.1	212.3	193.5	100.0
Victoria – Twn	318.8	317.1	299.4	277.7	269.5	219.9	207.6	100.0
Victoria West – Twn	435.4	406.4	383.6	380.0	343.7	287.5	239.4	100.0
Esquimalt – Twn	393.9	367.1	344.4	336.2	301.5	234.7	209.3	100.0
View Royal – Twn	352.6	331.5	311.9	302.9	273.1	230.3	213.5	100.0
Saanich East – Twn	300.6	290.2	282.1	267.1	247.0	191.0	186.4	100.0
Saanich West – Twn	329.6	321.2	312.7	295.4	264.0	211.5	194.8	100.0
Sooke – Twn	307.6	308.6	278.3	265.7	230.0	194.2	164.3	100.0
Langford – Twn	336.4	337.7	306.2	292.7	255.2	218.2	183.9	100.0
Colwood – Twn	293.0	293.1	264.7	253.0	220.7	194.1	166.4	100.0
Sidney – Twn	360.0	346.0	340.5	320.1	295.0	223.8	203.7	100.0
Central Saanich – Twn	362.0	348.1	342.4	324.2	294.2	221.9	199.2	100.0
ML Malahat & Area – Twn	410.0	387.4	365.4	350.9	321.8	228.1	184.3	100.0
GI Gulf Islands – Twn	364.2	348.4	334.6	318.0	291.4	206.9	169.7	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)

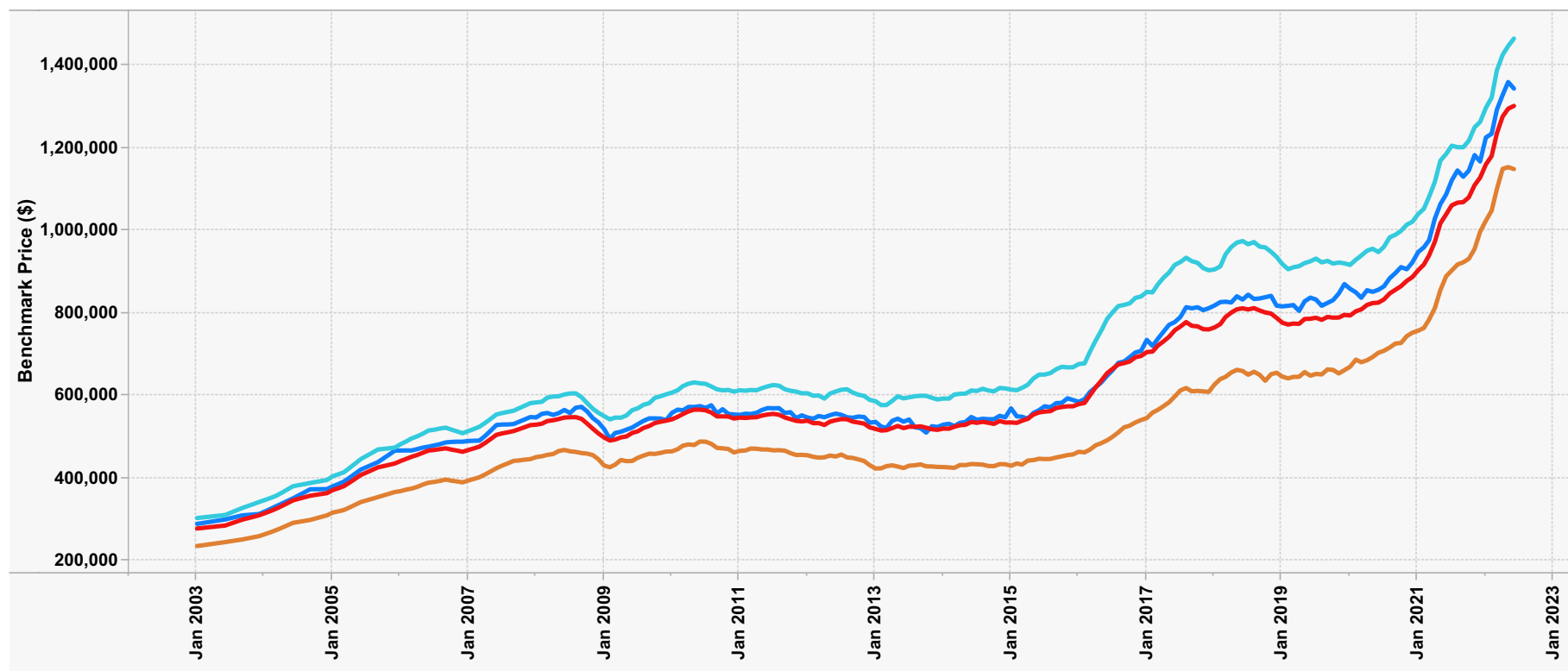
### 3. Area/Property Type Selection

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

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## 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)

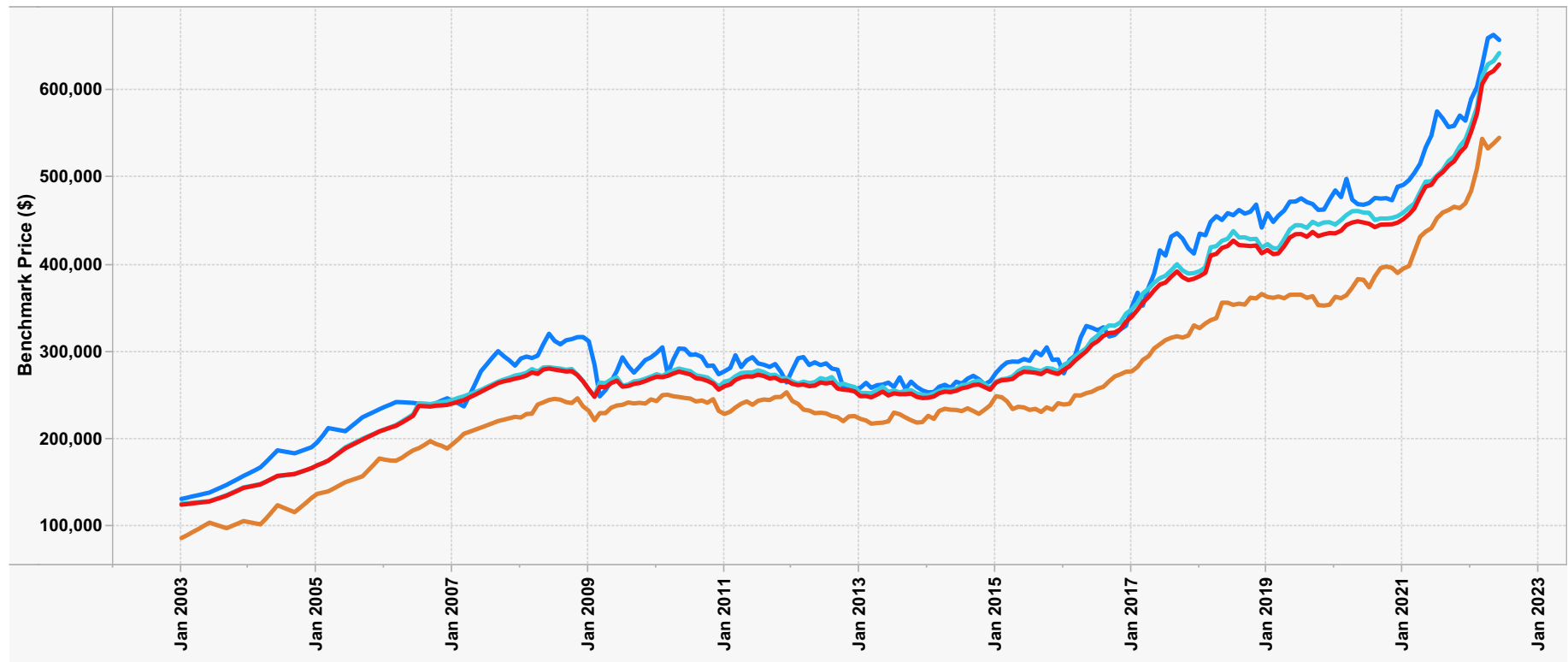
## 3. Area/Property Type Selection

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

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## 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)

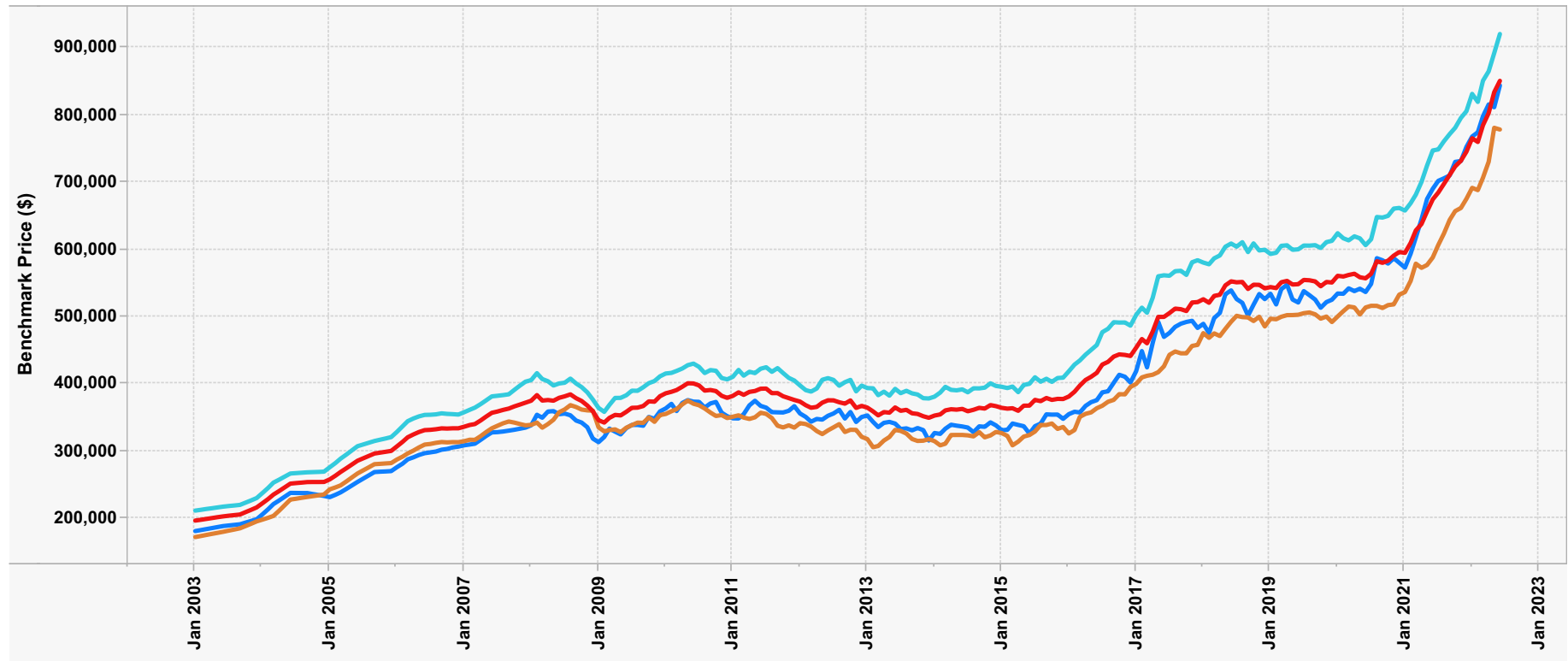
## 3. Area/Property Type Selection

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

Benchmark Descriptions

Help Guide

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

Multiple values

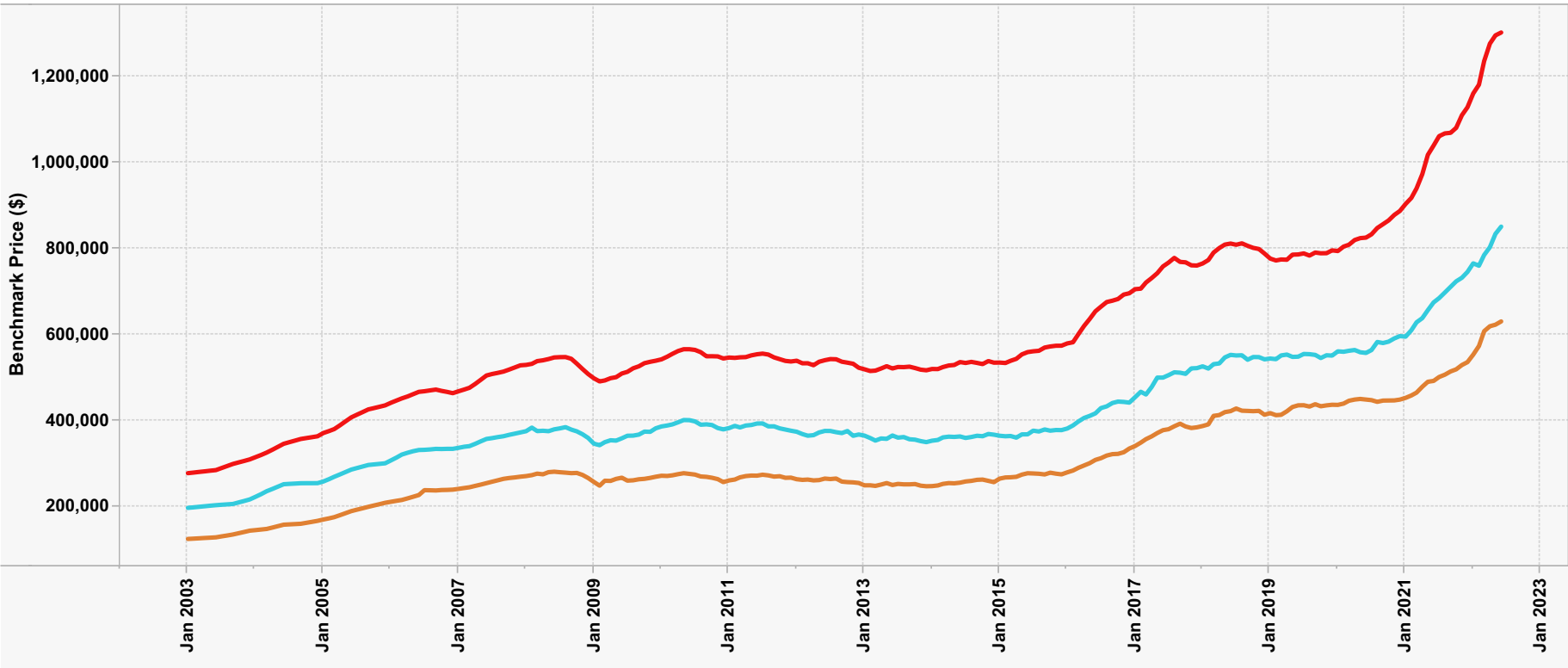
3. Area/Property Type Selection

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

June 2022

Produced: 02-Jul-2022

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

## Residential

### ● Single Family Detached

#### Greater Victoria

Victoria / Victoria West	40	\$51,631,074
Oak Bay	12	\$19,536,500
Esquimalt	8	\$9,003,000
View Royal	14	\$15,140,790
Saanich East	53	\$77,500,501
Saanich West	23	\$25,832,000
Central Saanich	12	\$23,285,000
North Saanich	18	\$39,455,000
Sidney	14	\$17,017,900
Highlands	3	\$3,830,000
Colwood	19	\$22,555,052
Langford	37	\$46,149,799
Metchosin	3	\$4,125,000
Sooke	22	\$20,451,970
Gulf Islands	13	\$19,979,700

Total Greater Victoria	291	\$395,493,286
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#### Other Areas

Malahat & Area	11	\$12,026,550
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Total Other Areas	11	\$12,026,550
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Total Single Family Detached	302	\$407,519,836
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### ● Condo Apartment

#### Greater Victoria

Victoria / Victoria West	76	\$55,998,599
Oak Bay	4	\$1,800,000
Esquimalt	8	\$7,047,000
View Royal	7	\$3,971,300
Saanich East	27	\$15,105,900
Saanich West	15	\$7,472,500
Central Saanich	6	\$3,687,400
North Saanich	1	\$810,000
Sidney	13	\$8,217,000
Colwood	6	\$3,561,500
Langford	36	\$20,405,337
Sooke	3	\$1,304,000

Total Greater Victoria	202	\$129,380,536
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Total Condo Apartment	202	\$129,380,536
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# Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

June 2022

Produced: 02-Jul-2022

District	Units	Total Volume
● Row/Townhouse		
Greater Victoria		
Victoria / Victoria West	14	\$13,495,899
Oak Bay	1	\$1,182,500
Esquimalt	6	\$4,489,000
View Royal	7	\$5,738,123
Saanich East	7	\$8,433,800
Saanich West	1	\$1,286,500
Central Saanich	6	\$4,470,000
North Saanich	1	\$1,150,000
Sidney	5	\$6,665,000
Colwood	2	\$1,835,000
Langford	12	\$10,100,600
Sooke	2	\$1,295,000
Gulf Islands	0	\$100,100
Total Greater Victoria	64	\$60,241,522
Other Areas		
Malahat & Area	2	\$1,153,400
Total Other Areas	2	\$1,153,400
Total Row/Townhouse	66	\$61,394,922
● Manufactured Home		
Greater Victoria		
View Royal	2	\$283,300
Central Saanich	3	\$1,108,000
Sidney	1	\$559,000
Langford	5	\$1,175,400
Sooke	3	\$931,250
Gulf Islands	2	\$975,000
Total Greater Victoria	16	\$5,031,950
Other Areas		
Malahat & Area	3	\$755,000
Total Other Areas	3	\$755,000
Total Manufactured Home	19	\$5,786,950
Total Residential	589	\$604,082,244

# Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

June 2022

Produced: 02-Jul-2022

District	Units	Total Volume
<b>Other Property</b>		
● Lots & Acreage		
Greater Victoria		
Saanich East	1	\$1,200,000
Colwood	1	\$875,000
Langford	3	\$4,076,501
Metchosin	1	\$970,000
Sooke	1	\$785,000
Gulf Islands	5	\$3,321,000
Total Greater Victoria	12	\$11,227,501
Total Lots & Acreage	12	\$11,227,501
● Other Commercial Properties		
	11	\$7,273,075
<b>Grand Totals</b>	<b>612</b>	<b>\$622,582,820</b>

# Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

June 2022

Produced: 02-Jul-2022

District	Units	Total Volume
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## Residential

### ● Single Family Detached

#### Greater Victoria

Victoria	38	\$50,211,074
Victoria West	1	\$920,000
Oak Bay	12	\$19,536,500
Esquimalt	8	\$9,003,000
View Royal	13	\$14,078,300
Saanich East	51	\$69,525,501
Saanich West	22	\$22,782,000
Central Saanich	11	\$13,345,000
North Saanich	15	\$28,794,000
Sidney	13	\$12,967,900
Highlands	3	\$3,830,000
Colwood	19	\$22,555,052
Langford	37	\$46,149,799
Metchosin	3	\$4,125,000
Sooke	19	\$18,304,470
Gulf Islands	10	\$11,004,700
Waterfront (all districts)	16	\$48,360,990

Total Greater Victoria	291	\$395,493,286
------------------------	-----	---------------

#### Other Areas

Malahat & Area	11	\$12,026,550
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Total Other Areas	11	\$12,026,550
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Total Single Family Detached	302	\$407,519,836
------------------------------	-----	---------------

### ● Condo Apartment

#### Greater Victoria

Victoria	64	\$45,195,199
Victoria West	9	\$8,914,400
Oak Bay	4	\$1,800,000
Esquimalt	7	\$5,122,000
View Royal	7	\$3,971,300
Saanich East	27	\$15,105,900
Saanich West	15	\$7,472,500
Central Saanich	6	\$3,687,400
North Saanich	1	\$810,000
Sidney	12	\$7,317,000
Colwood	6	\$3,561,500
Langford	36	\$20,405,337
Sooke	2	\$899,000
Waterfront (all districts)	6	\$5,119,000

Total Greater Victoria	202	\$129,380,536
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Total Condo Apartment	202	\$129,380,536
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# Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

June 2022

Produced: 02-Jul-2022

District	Units	Total Volume
● Row/Townhouse		
Greater Victoria		
Victoria	11	\$10,814,399
Victoria West	2	\$1,806,500
Oak Bay	1	\$1,182,500
Esquimalt	6	\$4,489,000
View Royal	7	\$5,738,123
Saanich East	7	\$8,433,800
Saanich West	1	\$1,286,500
Central Saanich	6	\$4,470,000
North Saanich	1	\$1,150,000
Sidney	4	\$5,465,000
Colwood	2	\$1,835,000
Langford	12	\$10,100,600
Gulf Islands	0	\$100,100
Waterfront (all districts)	4	\$3,370,000
Total Greater Victoria	64	\$60,241,522
Other Areas		
Malahat & Area	2	\$1,153,400
Total Other Areas	2	\$1,153,400
Total Row/Townhouse	66	\$61,394,922
● Manufactured Home		
Greater Victoria		
View Royal	2	\$283,300
Central Saanich	3	\$1,108,000
Sidney	1	\$559,000
Langford	5	\$1,175,400
Sooke	2	\$680,000
Gulf Islands	1	\$275,000
Waterfront (all districts)	2	\$951,250
Total Greater Victoria	16	\$5,031,950
Other Areas		
Malahat & Area	3	\$755,000
Total Other Areas	3	\$755,000
Total Manufactured Home	19	\$5,786,950
Total Residential	589	\$604,082,244

## Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

June 2022

Produced: 02-Jul-2022

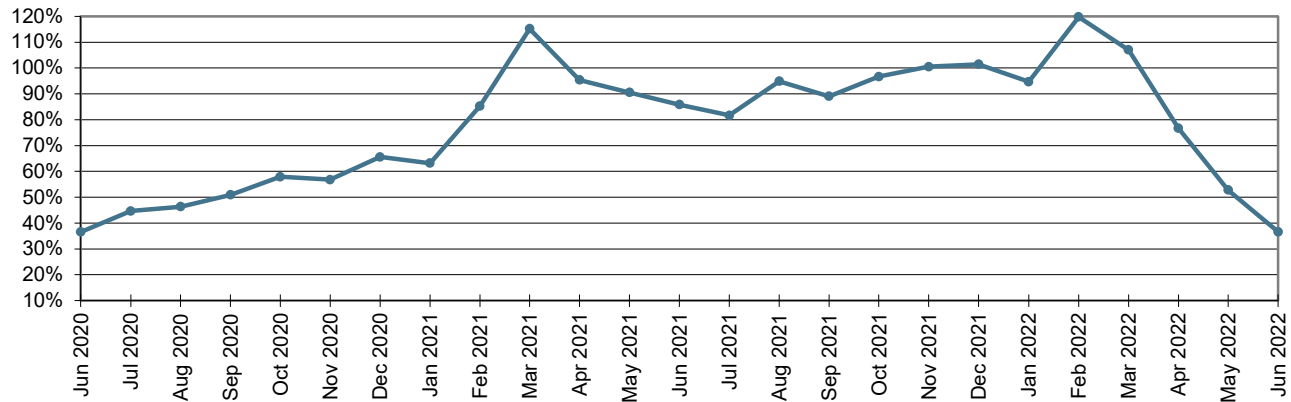
District	Units	Total Volume
<b>Other Property</b>		
● Lots & Acreage		
Greater Victoria		
Saanich East	1	\$1,200,000
Colwood	1	\$875,000
Langford	3	\$4,076,501
Metchosin	1	\$970,000
Sooke	1	\$785,000
Gulf Islands	5	\$3,321,000
Total Greater Victoria	12	\$11,227,501
Total Lots & Acreage	12	\$11,227,501
● Other Commercial Properties		
	11	\$7,273,075
<b>Grand Totals</b>	<b>612</b>	<b>\$622,582,820</b>

## Sales to Active Listings Ratio

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

June 2022

Produced: 04-Jul-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

June 2022

Produced: 02-Jul-2022

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Single Family - Residential</b>						
Units Listed	551	434	27 %	2746	2763	-1 %
Units Sold	240	353	-32 %	1578	2227	-29 %
Sell/List Ratio	44 %	81 %		57 %	81 %	
Sales Dollars	\$299,790,944	\$408,088,241	-27 %	\$2,125,667,390	\$2,501,268,528	-15 %
Average Price / Unit	\$1,249,129	\$1,156,057	8 %	\$1,347,064	\$1,123,156	20 %
Price Ratio	99 %	103 %		104 %	103 %	
Days To Sell	19	15	23 %	14	18	-23 %
Active Listings at Month End	699	329	112 %			
<b>Single Family - Residential Waterfront</b>						
Units Listed	57	45	27 %	238	221	8 %
Units Sold	14	27	-48 %	95	143	-34 %
Sell/List Ratio	25 %	60 %		40 %	65 %	
Sales Dollars	\$48,212,990	\$67,021,011	-28 %	\$271,541,467	\$293,386,498	-7 %
Average Price / Unit	\$3,443,785	\$2,482,260	39 %	\$2,858,331	\$2,051,654	39 %
Price Ratio	95 %	98 %		98 %	99 %	
Days To Sell	40	63	-36 %	37	54	-31 %
Active Listings at Month End	122	74	65 %			
<b>Single Family - Residential Acreage</b>						
Units Listed	66	45	47 %	282	270	4 %
Units Sold	26	27	-4 %	135	205	-34 %
Sell/List Ratio	39 %	60 %		48 %	76 %	
Sales Dollars	\$39,762,700	\$35,624,500	12 %	\$218,502,098	\$310,485,885	-30 %
Average Price / Unit	\$1,529,335	\$1,319,426	16 %	\$1,618,534	\$1,514,565	7 %
Price Ratio	98 %	103 %		100 %	100 %	
Days To Sell	30	18	66 %	29	45	-34 %
Active Listings at Month End	117	70	67 %			
<b>Condo Apartment</b>						
Units Listed	362	388	-7 %	2050	2375	-14 %
Units Sold	202	338	-40 %	1448	1877	-23 %
Sell/List Ratio	56 %	87 %		71 %	79 %	
Sales Dollars	\$129,380,536	\$181,261,221	-29 %	\$965,313,846	\$1,004,448,058	-4 %
Average Price / Unit	\$640,498	\$536,276	19 %	\$666,653	\$535,135	25 %
Price Ratio	99 %	100 %		103 %	100 %	
Days To Sell	19	23	-16 %	16	27	-42 %
Active Listings at Month End	405	407	0 %			

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

June 2022

Produced: 02-Jul-2022

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Row/Townhouse</b>						
Units Listed	135	117	15 %	698	776	-10 %
Units Sold	66	99	-33 %	478	667	-28 %
Sell/List Ratio	49 %	85 %		68 %	86 %	
Sales Dollars	\$61,394,922	\$71,605,562	-14 %	\$429,884,382	\$469,996,964	-9 %
Average Price / Unit	\$930,226	\$723,289	29 %	\$899,340	\$704,643	28 %
Price Ratio	99 %	102 %		104 %	102 %	
Days To Sell	17	15	15 %	15	23	-34 %
Active Listings at Month End	138	82	68 %			
<b>Half Duplex (Up and Down)</b>						
Units Listed	4	3	33 %	14	14	0 %
Units Sold	1	1	0 %	6	7	-14 %
Sell/List Ratio	25 %	33 %		43 %	50 %	
Sales Dollars	\$1,299,000	\$975,000	33 %	\$7,600,100	\$8,833,900	-14 %
Average Price / Unit	\$1,299,000	\$975,000	33 %	\$1,266,683	\$1,261,986	0 %
Price Ratio	93 %	103 %		96 %	105 %	
Days To Sell	36	10	260 %	89	14	529 %
Active Listings at Month End	6	6	0 %			
<b>Half Duplex (Side by Side)</b>						
Units Listed	36	29	24 %	186	186	0 %
Units Sold	12	21	-43 %	98	152	-36 %
Sell/List Ratio	33 %	72 %		53 %	82 %	
Sales Dollars	\$11,511,702	\$16,133,600	-29 %	\$89,975,701	\$118,734,415	-24 %
Average Price / Unit	\$959,309	\$768,267	25 %	\$918,119	\$781,147	18 %
Price Ratio	98 %	101 %		105 %	103 %	
Days To Sell	24	18	34 %	14	22	-35 %
Active Listings at Month End	49	27	81 %			
<b>Half Duplex (Front and Back)</b>						
Units Listed	8	7	14 %	37	29	28 %
Units Sold	4	6	-33 %	16	19	-16 %
Sell/List Ratio	50 %	86 %		43 %	66 %	
Sales Dollars	\$3,123,500	\$4,922,300	-37 %	\$14,593,300	\$15,689,650	-7 %
Average Price / Unit	\$780,875	\$820,383	-5 %	\$912,081	\$825,771	10 %
Price Ratio	98 %	110 %		100 %	105 %	
Days To Sell	23	7	254 %	19	12	53 %
Active Listings at Month End	8	4	100 %			



# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

June 2022

Produced: 02-Jul-2022

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Recreational</b>						
Units Listed	6	4	50 %	26	15	73 %
Units Sold	2	3	-33 %	14	15	-7 %
Sell/List Ratio	33 %	75 %		54 %	100 %	
Sales Dollars	\$148,000	\$882,850	-83 %	\$3,050,250	\$2,600,850	17 %
Average Price / Unit	\$74,000	\$294,283	-75 %	\$217,875	\$173,390	26 %
Price Ratio	82 %	107 %		95 %	99 %	
Days To Sell	16	8	100 %	53	289	-82 %
Active Listings at Month End	13	6	117 %			
<b>Manufactured Home</b>						
Units Listed	35	28	25 %	159	134	19 %
Units Sold	19	13	46 %	101	96	5 %
Sell/List Ratio	54 %	46 %		64 %	72 %	
Sales Dollars	\$5,786,950	\$4,144,000	40 %	\$36,774,879	\$35,812,256	3 %
Average Price / Unit	\$304,576	\$318,769	-4 %	\$364,108	\$373,044	-2 %
Price Ratio	101 %	102 %		100 %	100 %	
Days To Sell	30	22	35 %	32	35	-9 %
Active Listings at Month End	50	32	56 %			
<b>Residential Lots</b>						
Units Listed	39	29	34 %	186	164	13 %
Units Sold	6	17	-65 %	69	136	-49 %
Sell/List Ratio	15 %	59 %		37 %	83 %	
Sales Dollars	\$6,936,501	\$9,945,200	-30 %	\$43,119,047	\$66,699,382	-35 %
Average Price / Unit	\$1,156,084	\$585,012	98 %	\$624,914	\$490,437	27 %
Price Ratio	84 %	102 %		97 %	99 %	
Days To Sell	57	35	63 %	28	88	-68 %
Active Listings at Month End	99	61	62 %			
<b>Residential Lots - Waterfront</b>						
Units Listed	2	3	-33 %	19	22	-14 %
Units Sold	2	2	0 %	8	27	-70 %
Sell/List Ratio	100 %	67 %		42 %	123 %	
Sales Dollars	\$1,280,000	\$843,000	52 %	\$5,248,000	\$15,827,695	-67 %
Average Price / Unit	\$640,000	\$421,500	52 %	\$656,000	\$586,211	12 %
Price Ratio	92 %	89 %		98 %	97 %	
Days To Sell	40	32	23 %	41	196	-79 %
Active Listings at Month End	7	7	0 %			

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

June 2022

Produced: 02-Jul-2022

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Residential Acreage</b>						
Units Listed	14	9	56 %	83	67	24 %
Units Sold	3	7	-57 %	36	57	-37 %
Sell/List Ratio	21 %	78 %		43 %	85 %	
Sales Dollars	\$2,354,000	\$3,840,320	-39 %	\$29,693,800	\$36,385,900	-18 %
Average Price / Unit	\$784,667	\$548,617	43 %	\$824,828	\$638,349	29 %
Price Ratio	102 %	101 %		95 %	98 %	
Days To Sell	13	40	-69 %	80	106	-24 %
Active Listings at Month End	52	29	79 %			
<b>Residential Acreage - Waterfront</b>						
Units Listed	6	3	100 %	17	20	-15 %
Units Sold	1	5	-80 %	5	26	-81 %
Sell/List Ratio	17 %	167 %		29 %	130 %	
Sales Dollars	\$657,000	\$6,869,900	-90 %	\$3,208,380	\$26,563,900	-88 %
Average Price / Unit	\$657,000	\$1,373,980	-52 %	\$641,676	\$1,021,688	-37 %
Price Ratio	132 %	96 %		105 %	93 %	
Days To Sell	4	111	-96 %	85	188	-55 %
Active Listings at Month End	14	7	100 %			
<b>Revenue - Duplex/Triplex</b>						
Units Listed	3	17	-82 %	46	67	-31 %
Units Sold	3	2	50 %	31	34	-9 %
Sell/List Ratio	100 %	12 %		67 %	51 %	
Sales Dollars	\$3,671,000	\$2,350,000	56 %	\$43,285,999	\$39,528,296	10 %
Average Price / Unit	\$1,223,667	\$1,175,000	4 %	\$1,396,323	\$1,162,597	20 %
Price Ratio	102 %	112 %		104 %	102 %	
Days To Sell	35	5	685 %	17	18	-5 %
Active Listings at Month End	7	13	-46 %			
<b>Revenue - Multi Units</b>						
Units Listed	7	9	-22 %	51	40	28 %
Units Sold	1	2	-50 %	17	21	-19 %
Sell/List Ratio	14 %	22 %		33 %	53 %	
Sales Dollars	\$3,600,000	\$7,380,000	-51 %	\$31,272,000	\$51,662,500	-39 %
Average Price / Unit	\$3,600,000	\$3,690,000	-2 %	\$1,839,529	\$2,460,119	-25 %
Price Ratio	93 %	92 %		101 %	95 %	
Days To Sell	87	90	-3 %	76	75	1 %
Active Listings at Month End	20	21	-5 %			

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

June 2022

Produced: 02-Jul-2022

	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	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	%			
<b>Revenue - Commercial</b>						
Units Listed	7	9	-22 %	45	48	-6 %
Units Sold	2	3	-33 %	24	18	33 %
Sell/List Ratio	29 %	33 %		53 %	38 %	
Sales Dollars	\$1,320,000	\$3,130,000	-58 %	\$35,776,112	\$22,373,796	60 %
Average Price / Unit	\$660,000	\$1,043,333	-37 %	\$1,490,671	\$1,242,989	20 %
Price Ratio	91 %	93 %		97 %	98 %	
Days To Sell	48	37	30 %	55	92	-40 %
Active Listings at Month End	27	33	-18 %			
<b>Revenue - Industrial</b>						
Units Listed	4	6	-33 %	23	17	35 %
Units Sold	2	3	-33 %	19	11	73 %
Sell/List Ratio	50 %	50 %		83 %	65 %	
Sales Dollars	\$2,028,000	\$5,491,000	-63 %	\$16,036,600	\$16,164,118	-1 %
Average Price / Unit	\$1,014,000	\$1,830,333	-45 %	\$844,032	\$1,469,465	-43 %
Price Ratio	100 %	96 %		99 %	97 %	
Days To Sell	129	204	-37 %	50	89	-44 %
Active Listings at Month End	8	9	-11 %			
<b>Business with Land &amp; Building</b>						
Units Listed	1	0	%	5	5	0 %
Units Sold	0	0	%	0	1	-100 %
Sell/List Ratio	%	%		0 %	20 %	
Sales Dollars	\$0	\$0	%	\$0	\$1,337,500	-100 %
Average Price / Unit			%		\$1,337,500	%
Price Ratio	%	%		%	89 %	
Days To Sell			%		147	%
Active Listings at Month End	6	3	100 %			

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

June 2022

Produced: 02-Jul-2022

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Business Only</b>						
Units Listed	11	9	22 %	62	46	35 %
Units Sold	2	4	-50 %	10	11	-9 %
Sell/List Ratio	18 %	44 %		16 %	24 %	
Sales Dollars	\$325,000	\$1,227,000	-74 %	\$1,521,500	\$2,741,500	-45 %
Average Price / Unit	\$162,500	\$306,750	-47 %	\$152,150	\$249,227	-39 %
Price Ratio	96 %	101 %		88 %	94 %	
Days To Sell	54	179	-70 %	123	166	-26 %
Active Listings at Month End	65	38	71 %			
<b>Motel/Hotel</b>						
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	%			
<b>Lease - Office</b>						
Units Listed	13	4	225 %	73	56	30 %
Units Sold	2	1	100 %	13	13	0 %
Sell/List Ratio	15 %	25 %		18 %	23 %	
Sales Dollars	\$39	\$14	189 %	\$70,719	\$1,968	3493 %
Average Price / Unit	\$20	\$14	44 %	\$5,440	\$151	3493 %
Price Ratio	96 %	100 %		8592 %	96 %	
Days To Sell	174	112	55 %	90	124	-27 %
Active Listings at Month End	77	58	33 %			
<b>Lease - Retail</b>						
Units Listed	7	5	40 %	40	42	-5 %
Units Sold	1	5	-80 %	14	18	-22 %
Sell/List Ratio	14 %	100 %		35 %	43 %	
Sales Dollars	\$19	\$136	-86 %	\$1,815	\$8,677	-79 %
Average Price / Unit	\$19	\$27	-30 %	\$130	\$482	-73 %
Price Ratio	106 %	98 %		100 %	92 %	
Days To Sell	23	129	-82 %	82	120	-32 %
Active Listings at Month End	36	37	-3 %			

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

June 2022

Produced: 02-Jul-2022

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Lease - Warehouse</b>						
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	%			
<b>Lease - Industrial</b>						
Units Listed	5	2	150 %	12	10	20 %
Units Sold	1	1	0 %	3	1	200 %
Sell/List Ratio	20 %	50 %		25 %	10 %	
Sales Dollars	\$17	\$18	-6 %	\$55	\$18	207 %
Average Price / Unit	\$17	\$18	-6 %	\$18	\$18	2 %
Price Ratio	100 %	100 %		97 %	100 %	
Days To Sell	35	49	-29 %	63	49	29 %
Active Listings at Month End	9	8	13 %			
<b>Lease - Other</b>						
Units Listed	0	2	-100 %	0	4	-100 %
Units Sold	0	0	%	1	1	0 %
Sell/List Ratio	%	%		%	25 %	
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	1	4	-75 %			
<b>Commercial Land</b>						
Units Listed	1	1	0 %	22	11	100 %
Units Sold	0	2	-100 %	3	6	-50 %
Sell/List Ratio	%	200 %		14 %	55 %	
Sales Dollars	\$0	\$2,045,000	-100 %	\$19,925,000	\$12,857,500	55 %
Average Price / Unit		\$1,022,500	%	\$6,641,667	\$2,142,917	210 %
Price Ratio	%	91 %		98 %	95 %	
Days To Sell		109	%	87	253	-65 %
Active Listings at Month End	24	10	140 %			

## Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

June 2022

Produced: 02-Jul-2022

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Grand Totals</b>						
Units Listed	1380	1208	14 %	7120	7402	-4 %
Units Sold	612	942	-35 %	4222	5789	-27 %
Sell/List Ratio	44 %	78 %		59 %	78 %	
Sales Dollars	\$622,582,820	\$833,779,873	-25 %	\$4,392,062,464	\$5,056,300,335	-13 %
Average Price / Unit	\$1,017,292	\$885,117	15 %	\$1,040,280	\$873,432	19 %
Price Ratio	98 %	101 %		103 %	102 %	
Days To Sell	22	23	-5 %	19	30	-38 %
Active Listings at Month End	2059	1375	50 %			