

August 2, 2022

Shift in Victoria Real Estate market brings more time for buyers and sellers

A total of 510 properties sold in the Victoria Real Estate Board region this July, 38.9 per cent fewer than the 835 properties sold in July 2021 and a 16.7 per cent decrease from June 2022. Sales of condominiums were down 39.4 per cent from July 2021 with 172 units sold. Sales of single family homes decreased 35.9 per cent from July 2021 with 254 sold.

"We'd previously indicated a shift in the local housing market," said 2022 VREB President Karen Dinnie-Smyth. "This continued to be the case in July as sales dipped, and we saw fewer listings come to the market, with more of the existing inventory remaining for sale. This slowdown means a calmer and more friendly environment with time for decision-making, which benefits sellers and buyers and will be a relief to many."

There were 2,162 active listings for sale on the Victoria Real Estate Board Multiple Listing Service® at the end of July 2022, an increase of 5 per cent compared to the previous month of June and a 70.2 per cent increase from the 1,270 active listings for sale at the end of July 2021.

"As a result of the higher interest rates and inflation occurring right now, we see fluctuations in price and availability," adds President Dinnie-Smyth. "Values will rise and fall over time, and historically local real estate values slowly increase over time, which means despite month-to-month variations, if you are buying a home, you have a sound, long-term investment. We need to remember that people don't buy and sell on a month-to-month basis and that in the larger scheme of things, housing is more than numbers. A property is a place where people live their daily lives, raise their families, etc. It is more than a commodity, and for many it is the most important purchase they make in their lifetime. The government's recent focus has been on demand-side mechanisms and other market modifiers such as a mandatory three-day cooling off period to start in 2023. A better long-term approach to housing affordability for our future is to address housing supply constraints which will be central to the next round of upward pressure on home prices. Consult with your REALTOR® to keep informed regarding current values and market conditions if you are in the market to buy or sell."

The Multiple Listing Service® Home Price Index benchmark value for a single family home in the Victoria Core in July 2021 was \$1,204,900. The benchmark value for the same home in July 2022 increased by 19 per cent to \$1,433,800 but was down 2.1 per cent from June's value of \$1,464,400. The MLS® HPI benchmark value for a condominium in the Victoria Core area in July 2021 was \$502,600, while the benchmark value for the same condominium in July 2022 increased by 27.3 per cent to \$639,600, down by 0.5 per cent from the June value of \$643,100.

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 1,590 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.

July 2022

Statistics Package for Media

Previous Periods Comparison of Unit Sales, Average Prices and Median Prices

Sales by Property Type	This Month July 2022									Last Month June 2022			This Month Last Year July 2021		
	Units	LM%	LY%	Average\$	LM%	LY%	Median\$	LM%	LY%	Units	Average\$	Median\$	Units	Average\$	Median\$
Single Family Greater Victoria	237	-18.6%	-37.6%	\$1,199,126	-11.8%	1.8%	\$1,087,000	-7.9%	3.5%	291	\$1,359,083	\$1,180,000	380	\$1,177,975	\$1,050,000
Single Family Other Areas	17	54.5%	6.3%	\$1,274,882	16.6%	24.0%	\$1,188,000	13.1%	37.3%	11	\$1,093,323	\$1,050,000	16	\$1,027,981	\$865,000
Single Family Total All Areas	254	-15.9%	-35.9%	\$1,204,196	-10.8%	2.8%	\$1,090,000	-7.5%	3.8%	302	\$1,349,403	\$1,178,250	396	\$1,171,915	\$1,050,000
Condo Apartment	172	-14.9%	-39.4%	\$598,039	-6.6%	9.6%	\$550,000	-2.7%	13.4%	202	\$640,498	\$565,000	284	\$545,538	\$484,950
Row/Townhouse	43	-34.8%	-51.7%	\$850,982	-8.5%	14.8%	\$755,000	-10.7%	7.1%	66	\$930,226	\$845,000	89	\$741,004	\$705,000
Manufactured Home	23	21.1%	53.3%	\$315,422	3.6%	22.3%	\$310,000	12.7%	22.0%	19	\$304,576	\$275,000	15	\$257,853	\$254,000
Total Residential	492	-16.5%	-37.2%							589			784		
Total Sales	510	-16.7%	-38.9%							612			835		
Active Listings	2,162	5.0%	70.2%							2,059			1,270		

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

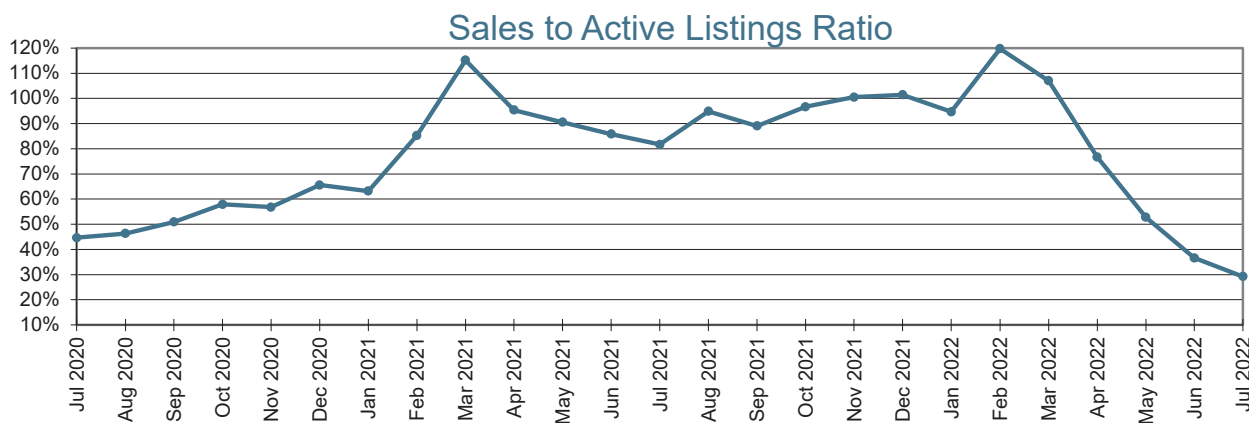
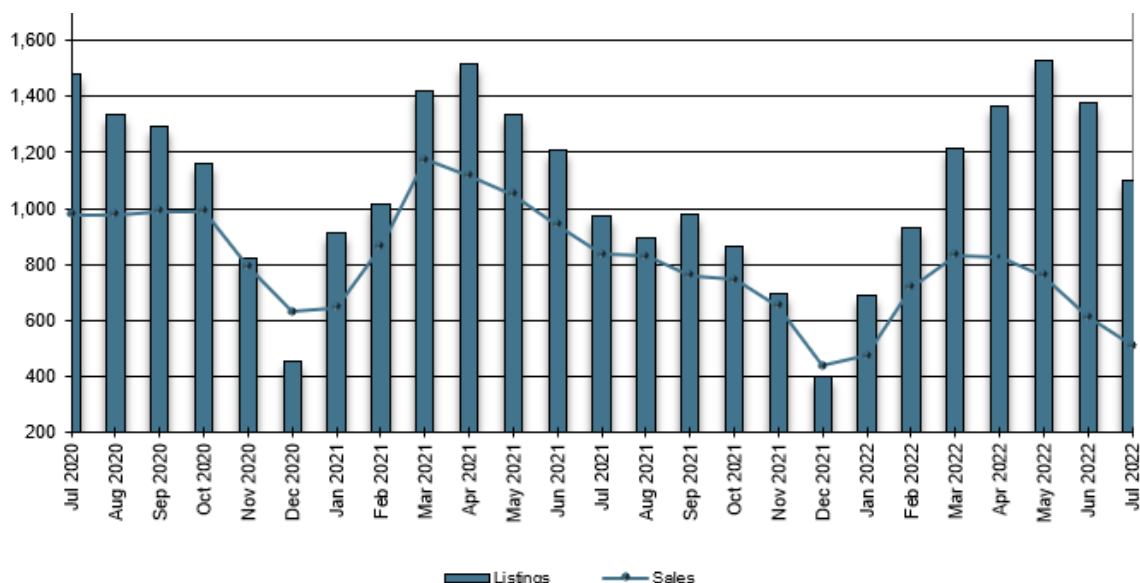
Previous Periods Comparison of MLS® HPI Benchmark Prices and MLS® HPI Index Values

Benchmark Home by Property Type and Region	Jul 2022 Benchmark Price	Jun 2022 Benchmark Price	Jul 2021 Benchmark Price	Jul 2022 Benchmark Index	Jun 2022 Benchmark Index	Jul 2021 Benchmark Index	% Chg from Last Mth	% Chg from Last Yr
Single Family: Greater Victoria	\$1,280,600	\$1,301,300	\$1,060,500	345.4	350.9	286.0	(1.6%)	20.8%
Single Family: Core	\$1,433,800	\$1,464,400	\$1,204,900	354.6	362.2	298.0	(2.1%)	19.0%
Single Family: Westshore	\$1,136,400	\$1,148,300	\$902,600	359.4	363.2	285.5	(1.0%)	25.9%
Single Family: Peninsula	\$1,332,600	\$1,343,300	\$1,120,700	350.7	353.5	294.9	(0.8%)	18.9%
Condo Apartment: Greater Victoria	\$628,100	\$630,100	\$501,000	369.7	370.9	294.9	(0.3%)	25.4%
Condo Apartment: Core	\$639,600	\$643,100	\$502,600	375.8	377.8	295.3	(0.5%)	27.3%
Condo Apartment: Westshore	\$555,200	\$545,900	\$453,600	404.7	397.9	330.6	1.7%	22.4%
Condo Apartment: Peninsula	\$649,800	\$658,100	\$576,200	330.9	335.1	293.4	(1.3%)	12.8%
Row/Townhouse: Greater Victoria	\$852,600	\$850,300	\$684,300	330.2	329.3	265.0	0.3%	24.6%
Row/Townhouse: Core	\$925,500	\$919,900	\$748,400	335.1	333.1	271.0	0.6%	23.7%
Row/Townhouse: Westshore	\$779,300	\$778,000	\$606,400	320.2	319.6	249.1	0.2%	28.5%
Row/Townhouse: Peninsula	\$841,200	\$843,500	\$701,700	362.9	363.9	302.7	(0.3%)	19.9%

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.

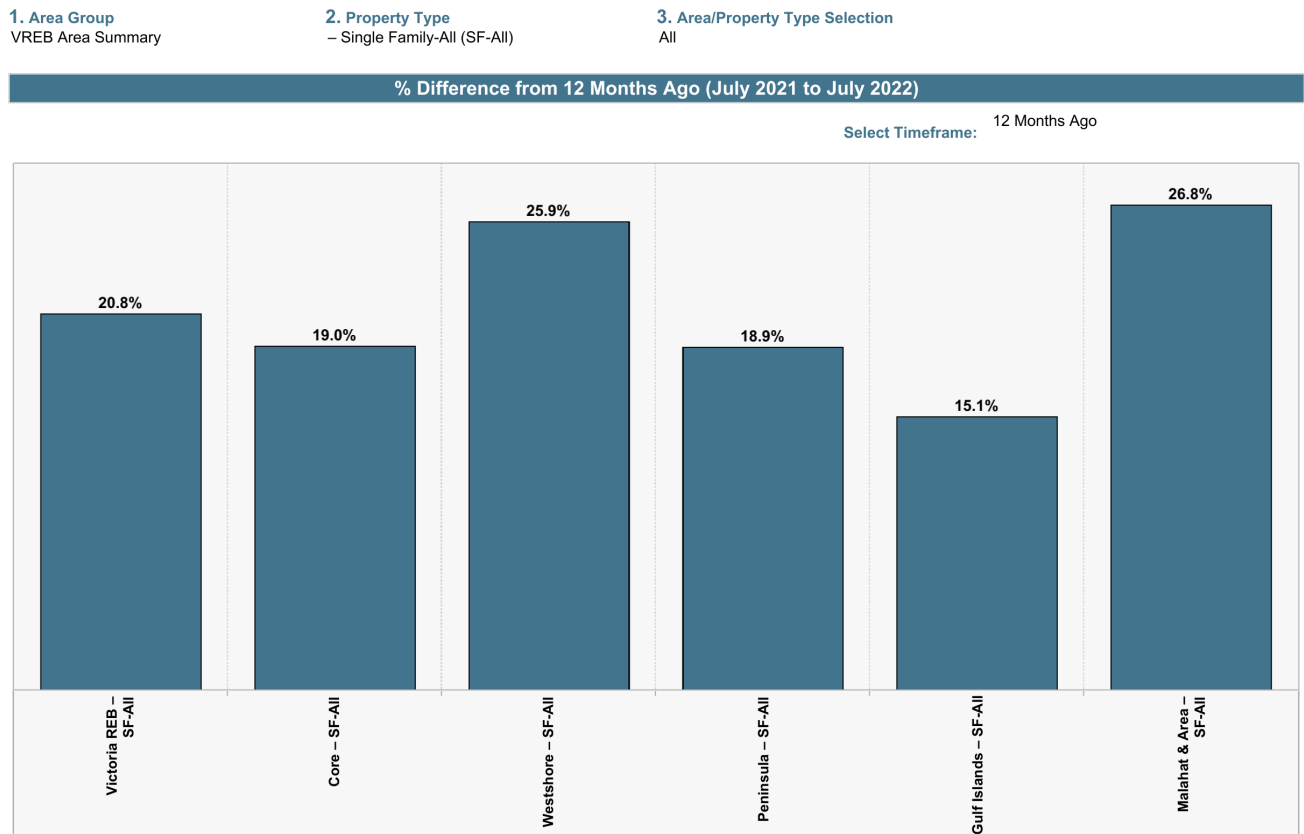
The active listing count and the sales count can be viewed as indicators of housing supply and demand respectively. Observing the ratio between them can thus help indicate a "buyers' market", where there is downward pressure on prices, and a "sellers' market", where there is upward pressure on prices.

- 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



MLS® HPI benchmark and value - Condominium / Apartments

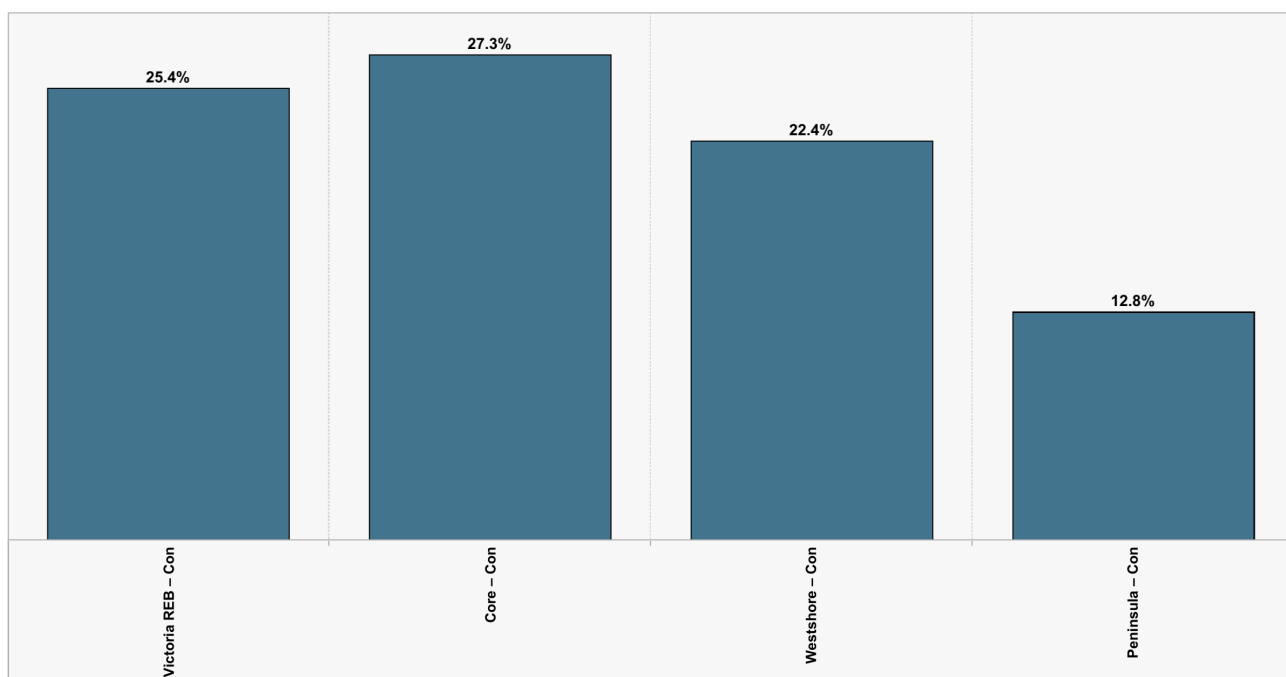
1. Area Group
VREB Area Summary

2. Property Type
- Condo Apartment (Con)

3. Area/Property Type Selection
All

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

Select Timeframe: 12 Months Ago



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

Benchmark Price by Timeframe and Property Type

	July 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	\$1,280,600	\$1,301,300	\$1,275,400	\$1,159,600	\$1,060,500	\$788,100	\$766,800	\$370,800
Victoria – SF-All	\$1,370,100	\$1,401,800	\$1,366,700	\$1,240,200	\$1,142,100	\$902,700	\$893,900	\$384,500
Victoria West – SF-All	\$1,077,800	\$1,103,600	\$1,084,700	\$999,900	\$924,000	\$692,500	\$638,000	\$294,100
Oak Bay – SF-All	\$1,935,600	\$1,990,800	\$1,925,500	\$1,727,300	\$1,667,900	\$1,297,100	\$1,303,700	\$600,100
Esquimalt – SF-All	\$1,108,500	\$1,146,400	\$1,109,400	\$1,050,300	\$934,800	\$698,400	\$655,700	\$302,700
View Royal – SF-All	\$1,148,100	\$1,194,300	\$1,201,800	\$1,065,200	\$971,700	\$734,600	\$692,800	\$336,900
Saanich East – SF-All	\$1,465,000	\$1,489,400	\$1,442,300	\$1,308,700	\$1,219,900	\$963,500	\$955,100	\$417,900
Saanich West – SF-All	\$1,157,800	\$1,177,400	\$1,157,800	\$1,091,600	\$984,300	\$757,200	\$723,300	\$330,600
Sooke – SF-All	\$932,900	\$938,000	\$925,900	\$837,500	\$763,000	\$556,500	\$503,700	\$270,400
Langford – SF-All	\$1,187,700	\$1,196,400	\$1,214,100	\$1,073,600	\$932,400	\$674,900	\$634,500	\$327,600
Metchosin – SF-All	\$1,434,800	\$1,373,000	\$1,347,900	\$1,226,200	\$1,103,400	\$837,700	\$777,100	\$436,800
Colwood – SF-All	\$1,136,800	\$1,174,100	\$1,127,500	\$1,012,400	\$888,300	\$634,800	\$623,500	\$319,700
Highlands – SF-All	\$1,502,600	\$1,522,700	\$1,537,300	\$1,336,400	\$1,299,200	\$937,700	\$890,800	\$475,900
North Saanich – SF-All	\$1,536,900	\$1,552,200	\$1,526,000	\$1,403,800	\$1,285,300	\$971,900	\$930,400	\$469,000
Sidney – SF-All	\$1,093,900	\$1,109,600	\$1,077,300	\$1,031,600	\$930,800	\$708,700	\$642,800	\$303,200
Central Saanich – SF-All	\$1,230,000	\$1,233,800	\$1,243,100	\$1,120,700	\$1,038,800	\$774,100	\$748,000	\$355,800
ML Malahat & Area – SF-All	\$1,020,800	\$1,011,600	\$998,600	\$906,200	\$805,100	\$585,400	\$519,700	\$288,400
GI Gulf Islands – SF-All	\$874,100	\$911,700	\$850,800	\$818,500	\$759,300	\$516,800	\$446,700	\$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

	July 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	345.4	350.9	344.0	312.7	286.0	212.5	206.8	100.0
Victoria – SF-All	356.3	364.6	355.4	322.5	297.0	234.8	232.5	100.0
Victoria West – SF-All	366.5	375.2	368.8	340.0	314.2	235.5	216.9	100.0
Oak Bay – SF-All	322.5	331.7	320.9	287.8	277.9	216.1	217.2	100.0
Esquimalt – SF-All	366.2	378.7	366.5	347.0	308.8	230.7	216.6	100.0
View Royal – SF-All	340.8	354.5	356.7	316.2	288.4	218.0	205.6	100.0
Saanich East – SF-All	350.6	356.4	345.1	313.2	291.9	230.6	228.5	100.0
Saanich West – SF-All	350.2	356.1	350.2	330.2	297.7	229.0	218.8	100.0
Sooke – SF-All	345.0	346.9	342.4	309.7	282.2	205.8	186.3	100.0
Langford – SF-All	362.5	365.2	370.6	327.7	284.6	206.0	193.7	100.0
Metchosin – SF-All	328.5	314.3	308.6	280.7	252.6	191.8	177.9	100.0
Colwood – SF-All	355.6	367.3	352.7	316.7	277.9	198.6	195.0	100.0
Highlands – SF-All	315.7	320.0	323.0	280.8	273.0	197.0	187.2	100.0
North Saanich – SF-All	327.7	331.0	325.4	299.3	274.1	207.2	198.4	100.0
Sidney – SF-All	360.8	366.0	355.3	340.2	307.0	233.7	212.0	100.0
Central Saanich – SF-All	345.7	346.8	349.4	315.0	292.0	217.6	210.2	100.0
ML Malahat & Area – SF-All	354.0	350.8	346.3	314.2	279.2	203.0	180.2	100.0
GI Gulf Islands – SF-All	288.0	300.4	280.3	269.7	250.2	170.3	147.2	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

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Value or percent change

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☐ 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

	July 2022	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	\$628,100	\$630,100	\$618,900	\$552,900	\$501,000	\$435,400	\$379,700	\$169,900
Victoria – Con	\$610,700	\$611,900	\$601,100	\$533,800	\$479,300	\$431,400	\$374,200	\$167,000
Victoria West – Con	\$862,200	\$880,400	\$871,400	\$779,900	\$710,400	\$628,300	\$556,600	\$231,100
Oak Bay – Con	\$828,100	\$852,200	\$798,400	\$706,400	\$666,400	\$552,800	\$480,000	\$234,200
Esquimalt – Con	\$582,200	\$591,500	\$571,000	\$506,000	\$457,300	\$376,200	\$337,400	\$152,000
View Royal – Con	\$676,500	\$670,400	\$657,900	\$603,500	\$559,700	\$465,800	\$411,400	\$195,700
Saanich East – Con	\$635,700	\$635,800	\$617,700	\$549,900	\$470,300	\$414,100	\$356,000	\$159,100
Saanich West – Con	\$583,700	\$590,500	\$580,800	\$512,400	\$453,100	\$416,800	\$357,900	\$143,700
Sooke – Con	\$498,200	\$489,800	\$470,700	\$426,000	\$389,900	\$306,700	\$255,200	\$115,000
Langford – Con	\$558,600	\$549,600	\$538,000	\$488,800	\$456,600	\$368,600	\$315,500	\$150,200
Colwood – Con	\$574,200	\$560,800	\$546,100	\$501,000	\$476,600	\$390,600	\$339,700	\$131,400
North Saanich – Con	\$777,700	\$799,400	\$799,500	\$712,100	\$702,400	\$598,100	\$483,000	\$285,500
Sidney – Con	\$650,100	\$657,000	\$660,000	\$589,900	\$575,500	\$476,200	\$413,700	\$195,500
Central Saanich – Con	\$585,900	\$595,200	\$597,800	\$537,300	\$519,300	\$458,000	\$393,500	\$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

	July 2022	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	369.7	370.9	364.3	325.4	294.9	256.3	223.5	100.0
Victoria – Con	365.7	366.4	359.9	319.6	287.0	258.3	224.1	100.0
Victoria West – Con	373.1	381.0	377.1	337.5	307.4	271.9	240.8	100.0
Oak Bay – Con	353.6	363.9	340.9	301.6	284.5	236.0	205.0	100.0
Esquimalt – Con	383.0	389.1	375.7	332.9	300.9	247.5	222.0	100.0
View Royal – Con	345.7	342.6	336.2	308.4	286.0	238.0	210.2	100.0
Saanich East – Con	399.6	399.6	388.2	345.6	295.6	260.3	223.8	100.0
Saanich West – Con	406.2	410.9	404.2	356.6	315.3	290.0	249.1	100.0
Sooke – Con	433.2	425.9	409.3	370.4	339.0	266.7	221.9	100.0
Langford – Con	371.9	365.9	358.2	325.4	304.0	245.4	210.1	100.0
Colwood – Con	437.0	426.8	415.6	381.3	362.7	297.3	258.5	100.0
North Saanich – Con	272.4	280.0	280.0	249.4	246.0	209.5	169.2	100.0
Sidney – Con	332.5	336.1	337.6	301.7	294.4	243.6	211.6	100.0
Central Saanich – Con	294.1	298.8	300.1	269.7	260.7	229.9	197.5	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

- ☐ 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

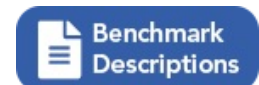
All

Benchmark Price by Timeframe and Property Type

	July 2022	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	\$852,600	\$850,300	\$802,500	\$765,000	\$684,300	\$554,500	\$505,300	\$258,200
Victoria – Twn	\$963,900	\$941,100	\$874,400	\$864,600	\$791,400	\$653,700	\$628,000	\$295,200
Victoria West – Twn	\$938,300	\$955,800	\$890,200	\$844,500	\$752,800	\$627,800	\$499,900	\$219,500
Esquimalt – Twn	\$827,000	\$840,500	\$773,200	\$736,200	\$647,600	\$503,200	\$429,800	\$213,400
View Royal – Twn	\$857,400	\$861,300	\$800,300	\$752,600	\$673,100	\$563,800	\$496,000	\$244,300
Saanich East – Twn	\$968,700	\$966,400	\$921,600	\$875,600	\$797,400	\$627,200	\$603,500	\$321,500
Saanich West – Twn	\$840,600	\$839,700	\$816,000	\$768,400	\$680,500	\$548,500	\$487,600	\$254,800
Sooke – Twn	\$742,500	\$740,300	\$691,600	\$653,600	\$568,900	\$466,200	\$409,800	\$240,700
Langford – Twn	\$782,300	\$781,500	\$735,200	\$696,700	\$612,700	\$510,000	\$444,500	\$232,300
Colwood – Twn	\$847,800	\$845,200	\$790,200	\$750,000	\$655,500	\$561,500	\$505,400	\$288,500
Sidney – Twn	\$877,200	\$884,500	\$855,300	\$804,500	\$738,100	\$569,000	\$507,500	\$245,700
Central Saanich – Twn	\$775,600	\$767,500	\$740,600	\$698,800	\$632,000	\$481,500	\$428,600	\$212,000
ML Malahat & Area – Twn	\$809,400	\$824,600	\$757,300	\$705,900	\$661,400	\$476,400	\$382,700	\$201,100
GI Gulf Islands – Twn	\$792,700	\$805,200	\$773,500	\$706,200	\$648,100	\$460,200	\$386,300	\$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

	July 2022	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	330.2	329.3	310.8	296.3	265.0	214.8	195.7	100.0
Victoria – Twn	326.5	318.8	296.2	292.9	268.1	221.4	212.7	100.0
Victoria West – Twn	427.5	435.4	405.6	384.7	343.0	286.0	227.7	100.0
Esquimalt – Twn	387.5	393.9	362.3	345.0	303.5	235.8	201.4	100.0
View Royal – Twn	351.0	352.6	327.6	308.1	275.5	230.8	203.0	100.0
Saanich East – Twn	301.3	300.6	286.7	272.3	248.0	195.1	187.7	100.0
Saanich West – Twn	329.9	329.6	320.3	301.6	267.1	215.3	191.4	100.0
Sooke – Twn	308.5	307.6	287.3	271.5	236.4	193.7	170.3	100.0
Langford – Twn	336.8	336.4	316.5	299.9	263.8	219.5	191.3	100.0
Colwood – Twn	293.9	293.0	273.9	260.0	227.2	194.6	175.2	100.0
Sidney – Twn	357.0	360.0	348.1	327.4	300.4	231.6	206.6	100.0
Central Saanich – Twn	365.8	362.0	349.3	329.6	298.1	227.1	202.2	100.0
ML Malahat & Area – Twn	402.5	410.0	376.6	351.0	328.9	236.9	190.3	100.0
GI Gulf Islands – Twn	358.5	364.2	349.8	319.4	293.1	208.1	174.7	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)

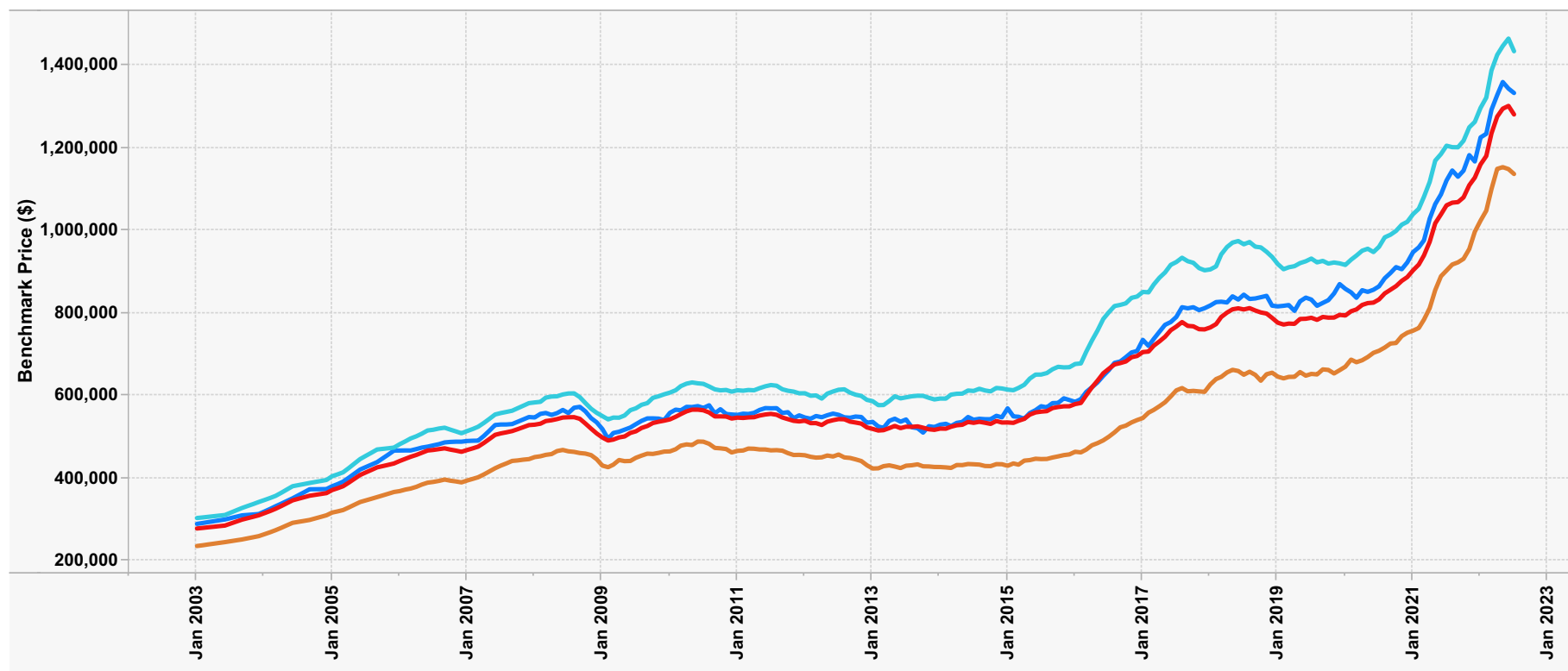
3. Area/Property Type Selection

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)

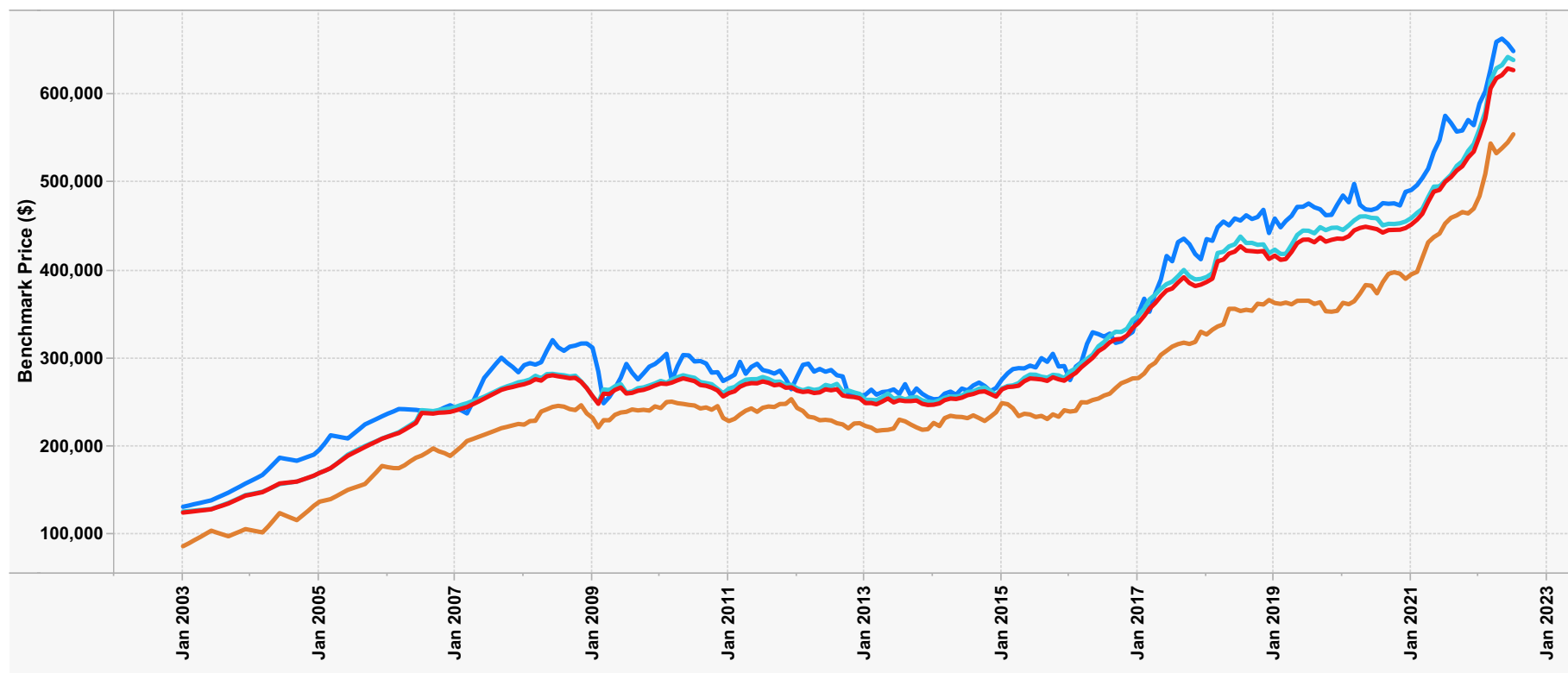
3. Area/Property Type Selection

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)

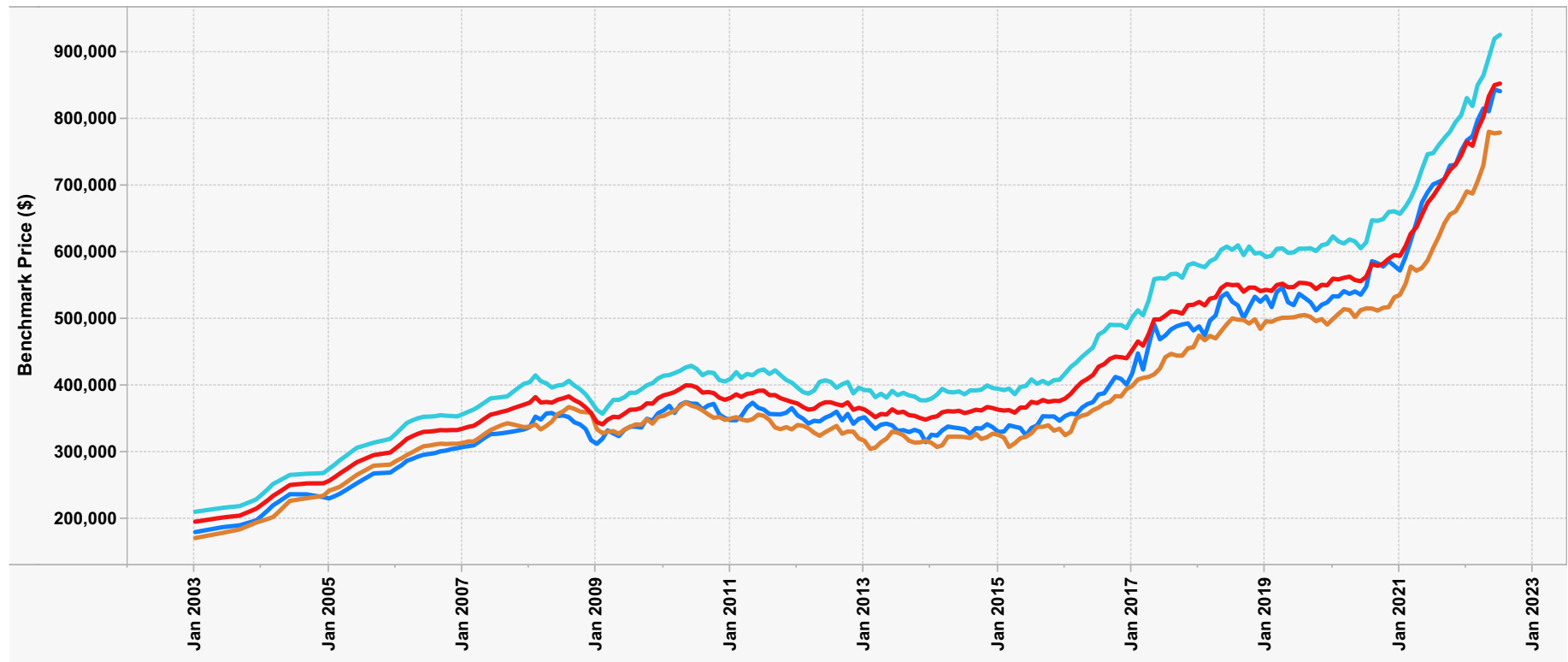
3. Area/Property Type Selection

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

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

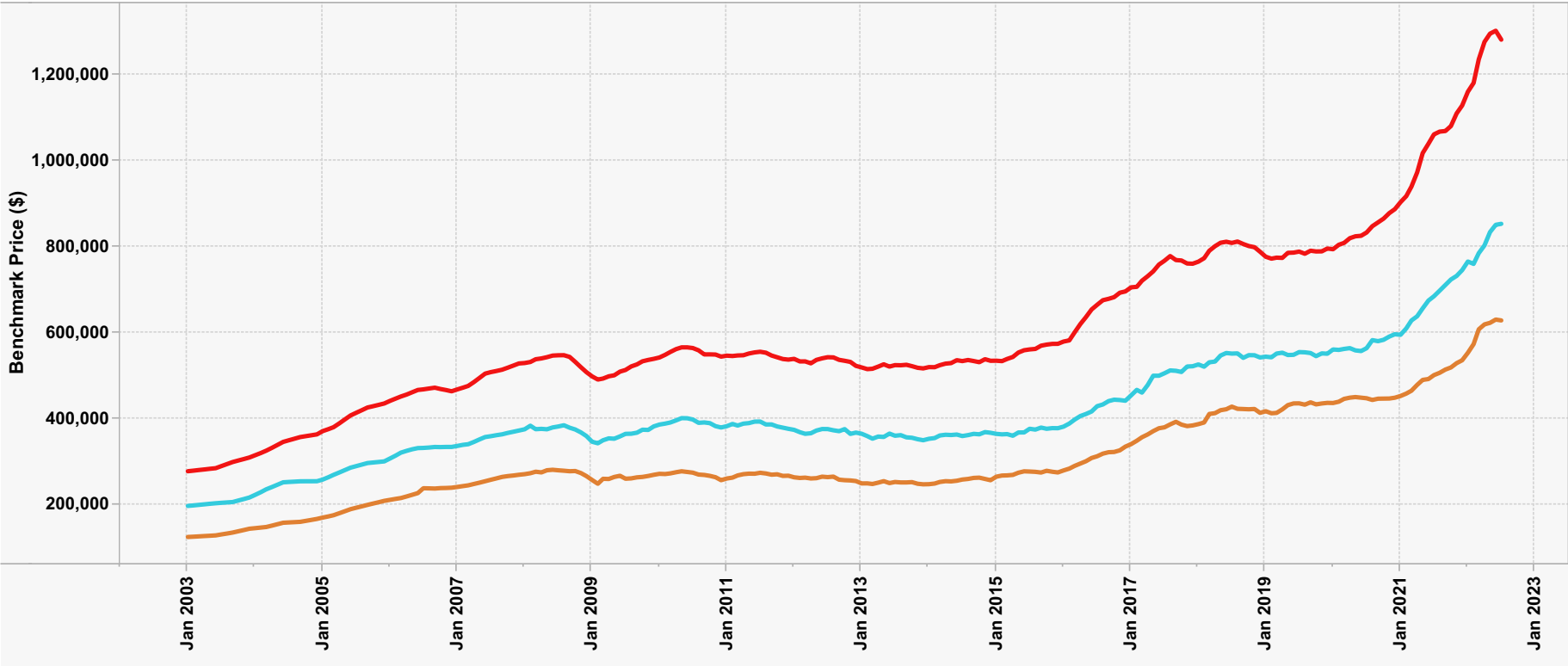
3. Area/Property Type Selection

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

July 2022

Produced: 01-Aug-2022

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

Residential

● Single Family Detached

Greater Victoria

Victoria / Victoria West	29	\$35,136,510
Oak Bay	9	\$17,545,000
Esquimalt	12	\$12,151,000
View Royal	8	\$8,870,000
Saanich East	42	\$61,834,600
Saanich West	19	\$22,598,000
Central Saanich	7	\$10,534,900
North Saanich	6	\$9,130,000
Sidney	10	\$10,086,000
Highlands	2	\$2,005,000
Colwood	21	\$22,630,199
Langford	30	\$31,977,300
Metchosin	3	\$4,575,000
Sooke	20	\$18,205,795
Gulf Islands	19	\$16,913,445

Total Greater Victoria	237	\$284,192,749
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Other Areas

Malahat & Area	16	\$21,101,500
Upland / Mainland	1	\$571,500

Total Other Areas	17	\$21,673,000
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Total Single Family Detached	254	\$305,865,749
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● Condo Apartment

Greater Victoria

Victoria / Victoria West	64	\$39,610,298
Oak Bay	1	\$650,000
Esquimalt	4	\$2,051,400
View Royal	21	\$13,941,600
Saanich East	22	\$11,166,523
Saanich West	12	\$6,743,000
Central Saanich	3	\$1,521,800
North Saanich	1	\$785,000
Sidney	12	\$8,257,005
Colwood	9	\$4,574,500
Langford	22	\$13,190,515
Sooke	1	\$371,000

Total Greater Victoria	172	\$102,862,641
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Total Condo Apartment	172	\$102,862,641
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Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

July 2022

Produced: 01-Aug-2022

District	Units	Total Volume
● Row/Townhouse		
Greater Victoria		
Victoria / Victoria West	5	\$4,752,000
Oak Bay	3	\$4,370,000
Esquimalt	2	\$1,342,000
View Royal	5	\$3,840,000
Saanich East	9	\$7,963,200
Saanich West	4	\$3,066,500
Central Saanich	2	\$1,264,000
North Saanich	1	\$951,000
Sidney	2	\$1,840,000
Colwood	2	\$1,523,518
Langford	5	\$3,860,000
Sooke	1	\$595,000
Gulf Islands	1	\$575,000
Total Greater Victoria	42	\$35,942,218
Other Areas		
Malahat & Area	1	\$650,000
Total Other Areas	1	\$650,000
Total Row/Townhouse	43	\$36,592,218
● Manufactured Home		
Greater Victoria		
View Royal	1	\$430,000
Central Saanich	4	\$1,632,199
Sidney	2	\$1,030,100
Langford	11	\$2,563,400
Sooke	2	\$545,000
Gulf Islands	2	\$784,000
Total Greater Victoria	22	\$6,984,699
Other Areas		
Malahat & Area	1	\$270,000
Total Other Areas	1	\$270,000
Total Manufactured Home	23	\$7,254,699
Total Residential	492	\$452,575,307

Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

July 2022

Produced: 01-Aug-2022

District	Units	Total Volume
Other Property		
● Lots & Acreage		
Greater Victoria		
Saanich East	1	\$975,000
North Saanich	1	\$800,000
Sooke	1	\$369,900
Gulf Islands	7	\$3,301,000
Total Greater Victoria	10	\$5,445,900
Other Areas		
Malahat & Area	1	\$1,400,000
Total Other Areas	1	\$1,400,000
Total Lots & Acreage	11	\$6,845,900
● Commercial Land	1	\$2,885,000
● Other Commercial Properties	6	\$389,083
Grand Totals	510	\$462,695,289

Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

July 2022

Produced: 01-Aug-2022

District	Units	Total Volume
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Residential

● Single Family Detached

Greater Victoria

Victoria	27	\$32,371,510
Victoria West	1	\$1,275,000
Oak Bay	9	\$17,545,000
Esquimalt	12	\$12,151,000
View Royal	7	\$7,290,000
Saanich East	42	\$61,834,600
Saanich West	17	\$19,023,000
Central Saanich	6	\$6,539,900
North Saanich	5	\$6,230,000
Sidney	10	\$10,086,000
Highlands	2	\$2,005,000
Colwood	21	\$22,630,199
Langford	30	\$31,977,300
Metchosin	3	\$4,575,000
Sooke	19	\$16,920,795
Gulf Islands	14	\$11,569,250
Waterfront (all districts)	12	\$20,169,195

Total Greater Victoria	237	\$284,192,749
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Other Areas

Malahat & Area	15	\$17,603,500
Upland / Mainland	1	\$571,500
Waterfront (all districts)	1	\$3,498,000

Total Other Areas	17	\$21,673,000
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Total Single Family Detached	254	\$305,865,749
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● Condo Apartment

Greater Victoria

Victoria	51	\$28,173,898
Victoria West	9	\$6,571,400
Oak Bay	1	\$650,000
Esquimalt	4	\$2,051,400
View Royal	20	\$13,292,600
Saanich East	22	\$11,166,523
Saanich West	10	\$5,753,000
Central Saanich	2	\$939,800
North Saanich	1	\$785,000
Sidney	11	\$6,867,005
Colwood	9	\$4,574,500
Langford	22	\$13,190,515
Waterfront (all districts)	10	\$8,847,000

Total Greater Victoria	172	\$102,862,641
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Total Condo Apartment	172	\$102,862,641
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Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

July 2022

Produced: 01-Aug-2022

District	Units	Total Volume
● Row/Townhouse		
Greater Victoria		
Victoria	3	\$2,452,000
Victoria West	1	\$650,000
Oak Bay	2	\$2,870,000
Esquimalt	2	\$1,342,000
View Royal	5	\$3,840,000
Saanich East	9	\$7,963,200
Saanich West	4	\$3,066,500
Central Saanich	2	\$1,264,000
North Saanich	1	\$951,000
Sidney	1	\$615,000
Colwood	2	\$1,523,518
Langford	5	\$3,860,000
Sooke	1	\$595,000
Gulf Islands	1	\$575,000
Waterfront (all districts)	3	\$4,375,000
Total Greater Victoria	42	\$35,942,218
Other Areas		
Malahat & Area	1	\$650,000
Total Other Areas	1	\$650,000
Total Row/Townhouse	43	\$36,592,218
● Manufactured Home		
Greater Victoria		
View Royal	1	\$430,000
Central Saanich	4	\$1,632,199
Sidney	2	\$1,030,100
Langford	11	\$2,563,400
Sooke	2	\$545,000
Gulf Islands	2	\$784,000
Total Greater Victoria	22	\$6,984,699
Other Areas		
Malahat & Area	1	\$270,000
Total Other Areas	1	\$270,000
Total Manufactured Home	23	\$7,254,699
Total Residential	492	\$452,575,307

Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

July 2022

Produced: 01-Aug-2022

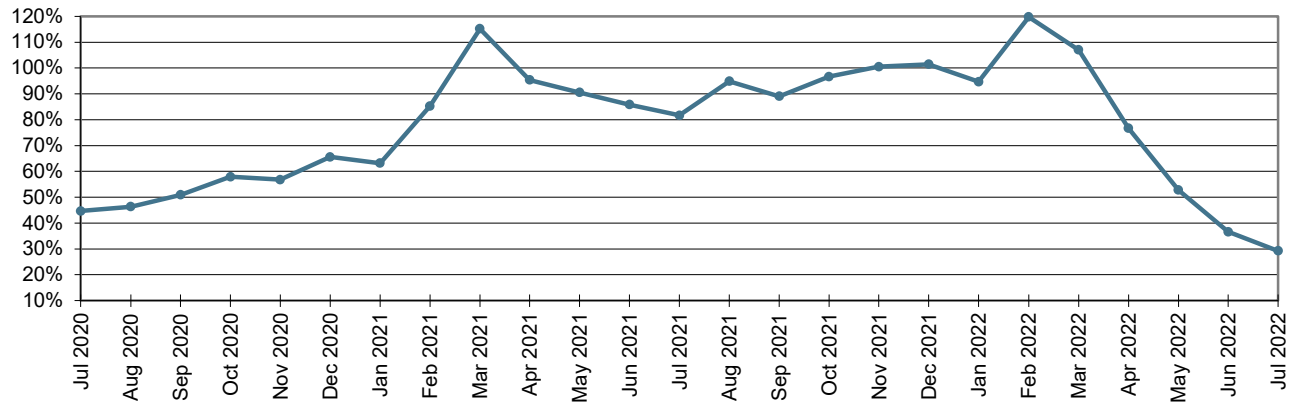
District	Units	Total Volume
Other Property		
● Lots & Acreage		
Greater Victoria		
Saanich East	1	\$975,000
North Saanich	1	\$800,000
Sooke	1	\$369,900
Gulf Islands	7	\$3,301,000
Total Greater Victoria	10	\$5,445,900
Other Areas		
Malahat & Area	1	\$1,400,000
Total Other Areas	1	\$1,400,000
Total Lots & Acreage	11	\$6,845,900
● Commercial Land	1	\$2,885,000
● Other Commercial Properties	6	\$389,083
Grand Totals	510	\$462,695,289

Sales to Active Listings Ratio

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

July 2022

Produced: 01-Aug-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

July 2022

Produced: 01-Aug-2022

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Single Family - Residential						
Units Listed	428	348	23 %	3174	3111	2 %
Units Sold	199	301	-34 %	1777	2528	-30 %
Sell/List Ratio	46 %	86 %		56 %	81 %	
Sales Dollars	\$226,736,409	\$344,396,691	-34 %	\$2,352,403,799	\$2,845,665,220	-17 %
Average Price / Unit	\$1,139,379	\$1,144,175	0 %	\$1,323,806	\$1,125,659	18 %
Price Ratio	97 %	102 %		103 %	103 %	
Days To Sell	26	19	35 %	15	18	-16 %
Active Listings at Month End	728	304	139 %			
Single Family - Residential Waterfront						
Units Listed	51	28	82 %	289	249	16 %
Units Sold	13	23	-43 %	108	166	-35 %
Sell/List Ratio	25 %	82 %		37 %	67 %	
Sales Dollars	\$23,667,195	\$38,480,625	-38 %	\$295,208,662	\$331,867,123	-11 %
Average Price / Unit	\$1,820,553	\$1,673,071	9 %	\$2,733,414	\$1,999,200	37 %
Price Ratio	97 %	97 %		98 %	99 %	
Days To Sell	33	31	5 %	36	51	-28 %
Active Listings at Month End	140	68	106 %			
Single Family - Residential Acreage						
Units Listed	45	34	32 %	327	304	8 %
Units Sold	21	30	-30 %	156	235	-34 %
Sell/List Ratio	47 %	88 %		48 %	77 %	
Sales Dollars	\$32,640,745	\$46,481,999	-30 %	\$251,142,843	\$356,967,884	-30 %
Average Price / Unit	\$1,554,321	\$1,549,400	0 %	\$1,609,890	\$1,519,012	6 %
Price Ratio	98 %	101 %		99 %	100 %	
Days To Sell	26	19	37 %	29	41	-30 %
Active Listings at Month End	128	67	91 %			
Condo Apartment						
Units Listed	313	317	-1 %	2363	2692	-12 %
Units Sold	172	284	-39 %	1620	2161	-25 %
Sell/List Ratio	55 %	90 %		69 %	80 %	
Sales Dollars	\$102,862,641	\$154,932,927	-34 %	\$1,068,176,487	\$1,159,380,985	-8 %
Average Price / Unit	\$598,039	\$545,538	10 %	\$659,368	\$536,502	23 %
Price Ratio	99 %	100 %		102 %	100 %	
Days To Sell	22	28	-19 %	17	27	-39 %
Active Listings at Month End	435	376	16 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

July 2022

Produced: 01-Aug-2022

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Row/Townhouse						
Units Listed	107	95	13 %	805	871	-8 %
Units Sold	43	89	-52 %	521	756	-31 %
Sell/List Ratio	40 %	94 %		65 %	87 %	
Sales Dollars	\$36,592,218	\$65,949,393	-45 %	\$466,476,600	\$535,946,357	-13 %
Average Price / Unit	\$850,982	\$741,004	15 %	\$895,349	\$708,924	26 %
Price Ratio	98 %	102 %		104 %	102 %	
Days To Sell	24	16	49 %	16	23	-28 %
Active Listings at Month End	151	75	101 %			
Half Duplex (Up and Down)						
Units Listed	0	1	-100 %	14	15	-7 %
Units Sold	2	3	-33 %	8	10	-20 %
Sell/List Ratio	%	300 %		57 %	67 %	
Sales Dollars	\$2,460,000	\$1,975,400	25 %	\$10,060,100	\$10,809,300	-7 %
Average Price / Unit	\$1,230,000	\$658,467	87 %	\$1,257,513	\$1,080,930	16 %
Price Ratio	96 %	97 %		96 %	103 %	
Days To Sell	24	30	-21 %	73	19	286 %
Active Listings at Month End	2	3	-33 %			
Half Duplex (Side by Side)						
Units Listed	16	17	-6 %	202	203	0 %
Units Sold	15	25	-40 %	113	177	-36 %
Sell/List Ratio	94 %	147 %		56 %	87 %	
Sales Dollars	\$15,070,400	\$21,424,300	-30 %	\$105,046,101	\$140,158,715	-25 %
Average Price / Unit	\$1,004,693	\$856,972	17 %	\$929,612	\$791,857	17 %
Price Ratio	98 %	100 %		104 %	103 %	
Days To Sell	27	28	-2 %	16	22	-30 %
Active Listings at Month End	39	15	160 %			
Half Duplex (Front and Back)						
Units Listed	5	6	-17 %	42	35	20 %
Units Sold	3	5	-40 %	19	24	-21 %
Sell/List Ratio	60 %	83 %		45 %	69 %	
Sales Dollars	\$2,791,000	\$3,776,400	-26 %	\$17,384,300	\$19,466,050	-11 %
Average Price / Unit	\$930,333	\$755,280	23 %	\$914,963	\$811,085	13 %
Price Ratio	101 %	102 %		100 %	105 %	
Days To Sell	20	20	1 %	19	14	36 %
Active Listings at Month End	8	4	100 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

July 2022

Produced: 01-Aug-2022

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Recreational						
Units Listed	2	5	-60 %	28	20	40 %
Units Sold	0	3	-100 %	14	18	-22 %
Sell/List Ratio	%	60 %		50 %	90 %	
Sales Dollars	\$0	\$822,750	-100 %	\$3,050,250	\$3,423,600	-11 %
Average Price / Unit		\$274,250	%	\$217,875	\$190,200	15 %
Price Ratio	%	108 %		95 %	101 %	
Days To Sell		15	%	53	243	-78 %
Active Listings at Month End	12	8	50 %			
Manufactured Home						
Units Listed	18	31	-42 %	177	165	7 %
Units Sold	23	15	53 %	124	111	12 %
Sell/List Ratio	128 %	48 %		70 %	67 %	
Sales Dollars	\$7,254,699	\$3,867,800	88 %	\$44,029,578	\$39,680,056	11 %
Average Price / Unit	\$315,422	\$257,853	22 %	\$355,077	\$357,478	-1 %
Price Ratio	97 %	99 %		99 %	100 %	
Days To Sell	44	32	40 %	35	35	-1 %
Active Listings at Month End	40	40	0 %			
Residential Lots						
Units Listed	25	20	25 %	211	184	15 %
Units Sold	6	23	-74 %	75	159	-53 %
Sell/List Ratio	24 %	115 %		36 %	86 %	
Sales Dollars	\$3,036,900	\$12,921,099	-76 %	\$46,155,947	\$79,620,481	-42 %
Average Price / Unit	\$506,150	\$561,787	-10 %	\$615,413	\$500,758	23 %
Price Ratio	98 %	94 %		97 %	98 %	
Days To Sell	18	35	-48 %	27	81	-66 %
Active Listings at Month End	103	48	115 %			
Residential Lots - Waterfront						
Units Listed	5	2	150 %	24	24	0 %
Units Sold	0	1	-100 %	8	28	-71 %
Sell/List Ratio	%	50 %		33 %	117 %	
Sales Dollars	\$0	\$209,900	-100 %	\$5,248,000	\$16,037,595	-67 %
Average Price / Unit		\$209,900	%	\$656,000	\$572,771	15 %
Price Ratio	%	100 %		98 %	97 %	
Days To Sell		153	%	41	195	-79 %
Active Listings at Month End	10	8	25 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

July 2022

Produced: 01-Aug-2022

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Residential Acreage						
Units Listed	25	7	257 %	108	74	46 %
Units Sold	4	9	-56 %	40	66	-39 %
Sell/List Ratio	16 %	129 %		37 %	89 %	
Sales Dollars	\$3,139,000	\$5,856,000	-46 %	\$32,832,800	\$42,241,900	-22 %
Average Price / Unit	\$784,750	\$650,667	21 %	\$820,820	\$640,029	28 %
Price Ratio	97 %	104 %		95 %	99 %	
Days To Sell	33	128	-74 %	76	109	-30 %
Active Listings at Month End	61	26	135 %			
Residential Acreage - Waterfront						
Units Listed	5	4	25 %	22	24	-8 %
Units Sold	1	0	%	6	26	-77 %
Sell/List Ratio	20 %	%		27 %	108 %	
Sales Dollars	\$670,000	\$0	%	\$3,878,380	\$26,563,900	-85 %
Average Price / Unit	\$670,000	%		\$646,397	\$1,021,688	-37 %
Price Ratio	96 %	%		103 %	93 %	
Days To Sell	39	%		77	188	-59 %
Active Listings at Month End	17	8	113 %			
Revenue - Duplex/Triplex						
Units Listed	4	5	-20 %	50	72	-31 %
Units Sold	1	6	-83 %	32	40	-20 %
Sell/List Ratio	25 %	120 %		64 %	56 %	
Sales Dollars	\$2,500,000	\$6,720,000	-63 %	\$45,785,999	\$46,248,296	-1 %
Average Price / Unit	\$2,500,000	\$1,120,000	123 %	\$1,430,812	\$1,156,207	24 %
Price Ratio	50 %	96 %		98 %	102 %	
Days To Sell	55	21	168 %	18	18	-1 %
Active Listings at Month End	9	7	29 %			
Revenue - Multi Units						
Units Listed	7	10	-30 %	58	50	16 %
Units Sold	0	3	-100 %	17	24	-29 %
Sell/List Ratio	%	30 %		29 %	48 %	
Sales Dollars	\$0	\$6,555,000	-100 %	\$31,272,000	\$58,217,500	-46 %
Average Price / Unit		\$2,185,000	%	\$1,839,529	\$2,425,729	-24 %
Price Ratio	%	99 %		101 %	96 %	
Days To Sell		117	%	76	81	-6 %
Active Listings at Month End	21	23	-9 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

July 2022

Produced: 01-Aug-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	12	8	50 %	57	56	2 %
Units Sold	1	5	-80 %	25	23	9 %
Sell/List Ratio	8 %	63 %		44 %	41 %	
Sales Dollars	\$339,000	\$4,513,000	-92 %	\$36,115,112	\$26,886,796	34 %
Average Price / Unit	\$339,000	\$902,600	-62 %	\$1,444,604	\$1,168,991	24 %
Price Ratio	97 %	95 %		97 %	98 %	
Days To Sell	40	201	-80 %	55	114	-52 %
Active Listings at Month End	33	31	6 %			
Revenue - Industrial						
Units Listed	2	4	-50 %	25	21	19 %
Units Sold	0	1	-100 %	19	12	58 %
Sell/List Ratio	%	25 %		76 %	57 %	
Sales Dollars	\$0	\$498,750	-100 %	\$16,036,600	\$16,662,868	-4 %
Average Price / Unit		\$498,750	%	\$844,032	\$1,388,572	-39 %
Price Ratio	%	104 %		99 %	97 %	
Days To Sell		26	%	50	84	-41 %
Active Listings at Month End	9	11	-18 %			
Business with Land & Building						
Units Listed	1	0	%	6	5	20 %
Units Sold	0	1	-100 %	0	2	-100 %
Sell/List Ratio	%	%		0 %	40 %	
Sales Dollars	\$0	\$2,065,686	-100 %	\$0	\$3,403,186	-100 %
Average Price / Unit		\$2,065,686	%		\$1,701,593	%
Price Ratio	%	83 %		%	85 %	
Days To Sell		137	%		142	%
Active Listings at Month End	6	3	100 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

July 2022

Produced: 01-Aug-2022

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Business Only						
Units Listed	10	16	-38 %	72	62	16 %
Units Sold	1	2	-50 %	11	13	-15 %
Sell/List Ratio	10 %	13 %		15 %	21 %	
Sales Dollars	\$50,000	\$425,000	-88 %	\$1,571,500	\$3,166,500	-50 %
Average Price / Unit	\$50,000	\$212,500	-76 %	\$142,864	\$243,577	-41 %
Price Ratio	77 %	94 %		88 %	94 %	
Days To Sell	41	244	-83 %	116	178	-35 %
Active Listings at Month End	67	42	60 %			
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	6	33 %	81	62	31 %
Units Sold	3	2	50 %	16	15	7 %
Sell/List Ratio	38 %	33 %		20 %	24 %	
Sales Dollars	\$65	\$53	22 %	\$70,784	\$2,021	3402 %
Average Price / Unit	\$22	\$27	-19 %	\$4,424	\$135	3183 %
Price Ratio	93 %	104 %		7931 %	97 %	
Days To Sell	84	223	-62 %	89	137	-35 %
Active Listings at Month End	75	56	34 %			
Lease - Retail						
Units Listed	3	3	0 %	43	45	-4 %
Units Sold	1	2	-50 %	15	20	-25 %
Sell/List Ratio	33 %	67 %		35 %	44 %	
Sales Dollars	\$18	\$52	-65 %	\$1,833	\$8,729	-79 %
Average Price / Unit	\$18	\$26	-31 %	\$122	\$436	-72 %
Price Ratio	90 %	91 %		100 %	92 %	
Days To Sell	92	352	-74 %	82	144	-43 %
Active Listings at Month End	35	26	35 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

July 2022

Produced: 01-Aug-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	3	3	0 %	15	13	15 %
Units Sold	0	1	-100 %	3	2	50 %
Sell/List Ratio	%	33 %		20 %	15 %	
Sales Dollars	\$0	\$19	-100 %	\$55	\$37	49 %
Average Price / Unit		\$19	%	\$18	\$19	-1 %
Price Ratio	%	106 %		97 %	103 %	
Days To Sell		41	%	63	45	41 %
Active Listings at Month End	12	8	50 %			
Lease - Other						
Units Listed	2	1	100 %	2	5	-60 %
Units Sold	0	1	-100 %	1	2	-50 %
Sell/List Ratio	%	100 %		50 %	40 %	
Sales Dollars	\$0	\$23	-100 %	\$23	\$2,890,603	-100 %
Average Price / Unit		\$23	%	\$23	\$1,445,302	-100 %
Price Ratio	%	100 %		100 %	7606850 %	
Days To Sell		20	%	157	95	66 %
Active Listings at Month End	3	3	0 %			
Commercial Land						
Units Listed	4	0	%	26	11	136 %
Units Sold	1	0	%	4	6	-33 %
Sell/List Ratio	25 %	%		15 %	55 %	
Sales Dollars	\$2,885,000	\$0	%	\$22,810,000	\$12,857,500	77 %
Average Price / Unit	\$2,885,000		%	\$5,702,500	\$2,142,917	166 %
Price Ratio	96 %	%		97 %	95 %	
Days To Sell	41		%	76	253	-70 %
Active Listings at Month End	18	10	80 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

July 2022

Produced: 01-Aug-2022

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Grand Totals						
Units Listed	1101	971	13 %	8221	8373	-2 %
Units Sold	510	835	-39 %	4732	6624	-29 %
Sell/List Ratio	46 %	86 %		58 %	79 %	
Sales Dollars	\$462,695,289	\$721,872,867	-36 %	\$4,854,757,753	\$5,778,173,202	-16 %
Average Price / Unit	\$907,246	\$864,518	5 %	\$1,025,942	\$872,309	18 %
Price Ratio	97 %	101 %		102 %	102 %	
Days To Sell	26	28	-6 %	20	30	-34 %
Active Listings at Month End	2162	1270	70 %			