

A slight uptick in sales and inventory, but Victoria real estate market still requires commitment to homes

A total of 480 properties sold in the Victoria Real Estate Board region this October, 35.6 per cent fewer than the 745 properties sold in October 2021 but a 17.1 per cent increase from September 2022. Sales of condominiums were down 39 per cent from October 2021 with 152 units sold. Sales of single family homes decreased 32.2 per cent from October 2021 with 230 sold.

“Inventory has remained stable this month and for the first time since May 2022, we see a slight increase in the month over month sales,” says Victoria Real Estate Board President Karen Dinnie-Smyth. “We noted last month that the number of sales for September did not necessarily reflect the on-the-ground activity in the marketplace. October sales have shown what the industry has been experiencing, an increase in activity, more sales and well-priced homes receiving plenty of attention – some receiving multiple offers. If you are considering selling a property, the continually evolving market conditions this month reinforce the need for up-to-date analysis of how to price your home during this type of market. With many micro-markets within the Greater Victoria area conversations with your local REALTOR® on how the housing market is performing in your specific area will be crucial to your success.”

There were 2,192 active listings for sale on the Victoria Real Estate Board Multiple Listing Service® at the end of October 2022, a decrease of 4.7 per cent compared to the previous month of September but a 111.6 per cent increase from the 1,036 active listings for sale at the end of October 2021.

“With new mayors and councillors heading to work in several of our municipalities, we hope to see strong commitments to positive ways to manage the current and future housing needs of our communities high on council agendas,” adds President Dinnie-Smyth. “The future cost of housing is at stake. The pressure on pricing and in the market overall will not resolve until we see material improvements in the number and types of properties available in the Greater Victoria area. Rentals, townhouses, duplexes, triplexes and beyond are all needed to help ensure that we do not face another cycle of rapid price increases due to lack of inventory in the future. We hope that all municipalities will be looking at gentle density improvements that will ensure more homes for more people in their community planning.”

The Multiple Listing Service® Home Price Index benchmark value for a single family home in the Victoria Core in October 2021 was \$1,216,900. The benchmark value for the same home in October 2022 increased by 10.2 per cent to \$1,341,400 but was down 1.7 per cent from September's value of \$1,364,200. The MLS® HPI benchmark value for a condominium in the Victoria Core area in October 2021 was \$524,500, while the benchmark value for the same condominium in October 2022 increased by 14.9 per cent to \$602,700, down by 2.4 per cent from the September value of \$617,400.

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 1,595 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.

October 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		
	October 2022									September 2022			October 2021		
	Units	LM%	LY%	Average\$	LM%	LY%	Median\$	LM%	LY%	Units	Average\$	Median\$	Units	Average\$	Median\$
Single Family Greater Victoria	222	4.2%	-32.7%	\$1,238,949	1.3%	-6.7%	\$1,060,000	-0.9%	-12.5%	213	\$1,223,314	\$1,070,000	330	\$1,327,228	\$1,211,000
Single Family Other Areas	8	0.0%	-11.1%	\$879,740	-8.3%	21.1%	\$775,205	-15.0%	-22.4%	8	\$958,903	\$912,000	9	\$726,200	\$999,500
Single Family Total All Areas	230	4.1%	-32.2%	\$1,226,455	1.0%	-6.5%	\$1,052,000	-0.9%	-12.5%	221	\$1,213,743	\$1,062,000	339	\$1,311,271	\$1,202,500
Condo Apartment	152	20.6%	-39.0%	\$614,769	-2.2%	-1.0%	\$539,500	-1.0%	-1.2%	126	\$628,356	\$545,000	249	\$620,859	\$545,895
Row/Townhouse	59	47.5%	-34.4%	\$823,515	4.7%	-3.8%	\$755,000	2.4%	-5.4%	40	\$786,835	\$737,500	90	\$855,894	\$797,895
Manufactured Home	19	137.5%	11.8%	\$354,447	-8.5%	-12.5%	\$337,000	-11.2%	22.5%	8	\$387,500	\$379,500	17	\$404,859	\$275,000
Total Residential	460	16.5%	-33.8%							395			695		
Total Sales	480	17.1%	-35.6%							410			745		
Active Listings	2,192	-4.7%	111.6%							2,300			1,036		

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

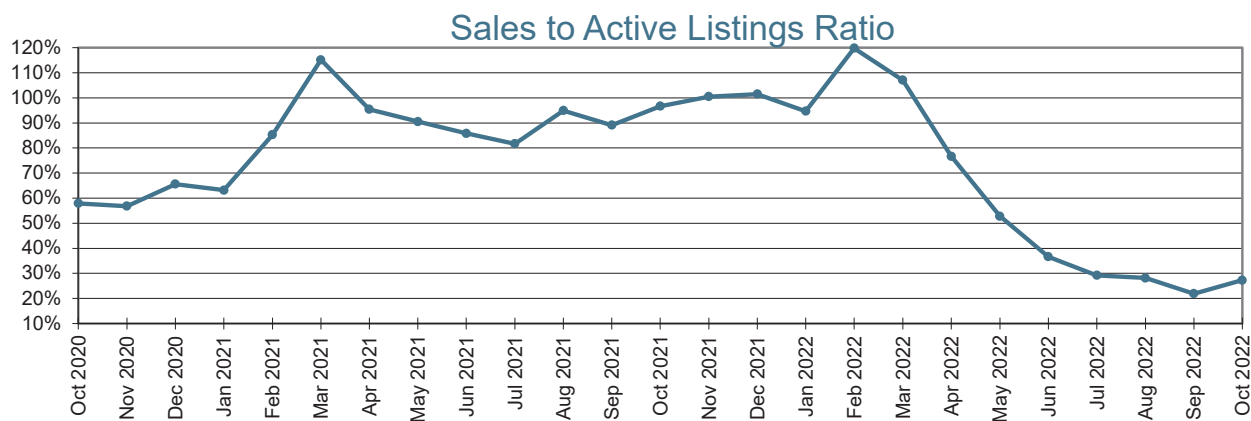
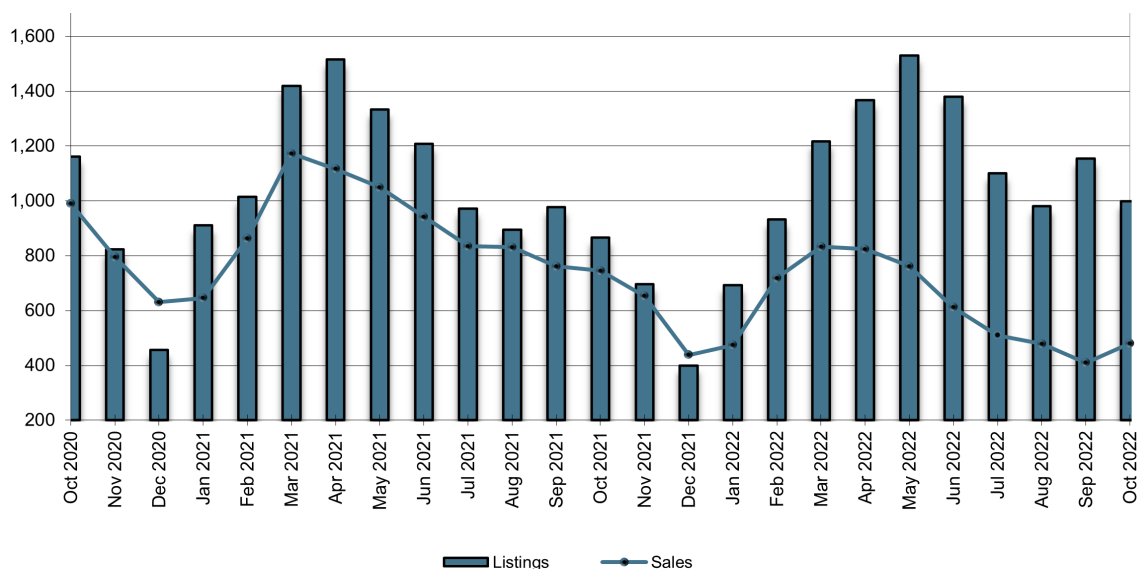
Benchmark Home by Property Type and Region	Oct 2022 Benchmark Price	Sep 2022 Benchmark Price	Oct 2021 Benchmark Price	Oct 2022 Benchmark Index	Sep 2022 Benchmark Index	Oct 2021 Benchmark Index	% Chg from Last Mth	% Chg from Last Yr
Single Family: Greater Victoria	\$1,193,600	\$1,218,500	\$1,079,800	321.9	328.6	291.2	(2.0%)	10.5%
Single Family: Core	\$1,341,400	\$1,364,200	\$1,216,900	331.8	337.4	301.0	(1.7%)	10.2%
Single Family: Westshore	\$1,059,300	\$1,067,800	\$930,900	335.0	337.7	294.4	(0.8%)	13.8%
Single Family: Peninsula	\$1,242,600	\$1,286,100	\$1,144,500	327.0	338.4	301.2	(3.4%)	8.6%
Condo Apartment: Greater Victoria	\$596,700	\$609,900	\$518,800	351.2	359.0	305.4	(2.2%)	15.0%
Condo Apartment: Core	\$602,700	\$617,400	\$524,500	354.1	362.7	308.2	(2.4%)	14.9%
Condo Apartment: Westshore	\$545,300	\$557,100	\$466,700	397.4	406.0	340.2	(2.1%)	16.8%
Condo Apartment: Peninsula	\$633,800	\$635,600	\$559,500	322.7	323.6	284.9	(0.3%)	13.3%
Row/Townhouse: Greater Victoria	\$802,500	\$818,800	\$723,200	310.8	317.1	280.1	(2.0%)	11.0%
Row/Townhouse: Core	\$878,700	\$892,300	\$780,600	318.1	323.1	282.6	(1.5%)	12.6%
Row/Townhouse: Westshore	\$734,300	\$746,500	\$656,800	301.7	306.7	269.8	(1.6%)	11.8%
Row/Townhouse: Peninsula	\$765,600	\$799,000	\$729,900	330.3	344.7	314.9	(4.2%)	4.9%

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/vrebareas for map views of the VREB trading area

For more information on the MLS® Home Price Index, visit vreb.org/mls-statistics

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



This chart tracks the ratio of total residential sales over total active residential listings at month-end for each of the last 25 months.

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

- below 10%, there is downward pressure on prices (buyers' market)
- above 25%, there is upward pressure on prices (sellers' market)
- in the 15-20% range, there is little pressure on prices either way (balanced market)

The Victoria Real Estate Board uses the MLS® Home Price Index (MLS® HPI) to report on market trends. The MLS® HPI uses the concept of a benchmark home, a notional home with common attributes of typical homes in a defined area.

Through the analysis of over fifteen years of Victoria Real Estate Board MLS® sales data, the MLS® HPI defined benchmark homes for Victoria in each category (single family homes, townhouses, condos) and for each neighbourhood. The benchmark starting point was 2005, where each type of property and neighbourhood was assigned an index value of 100.

MLS® HPI benchmark and value - Single Family Homes

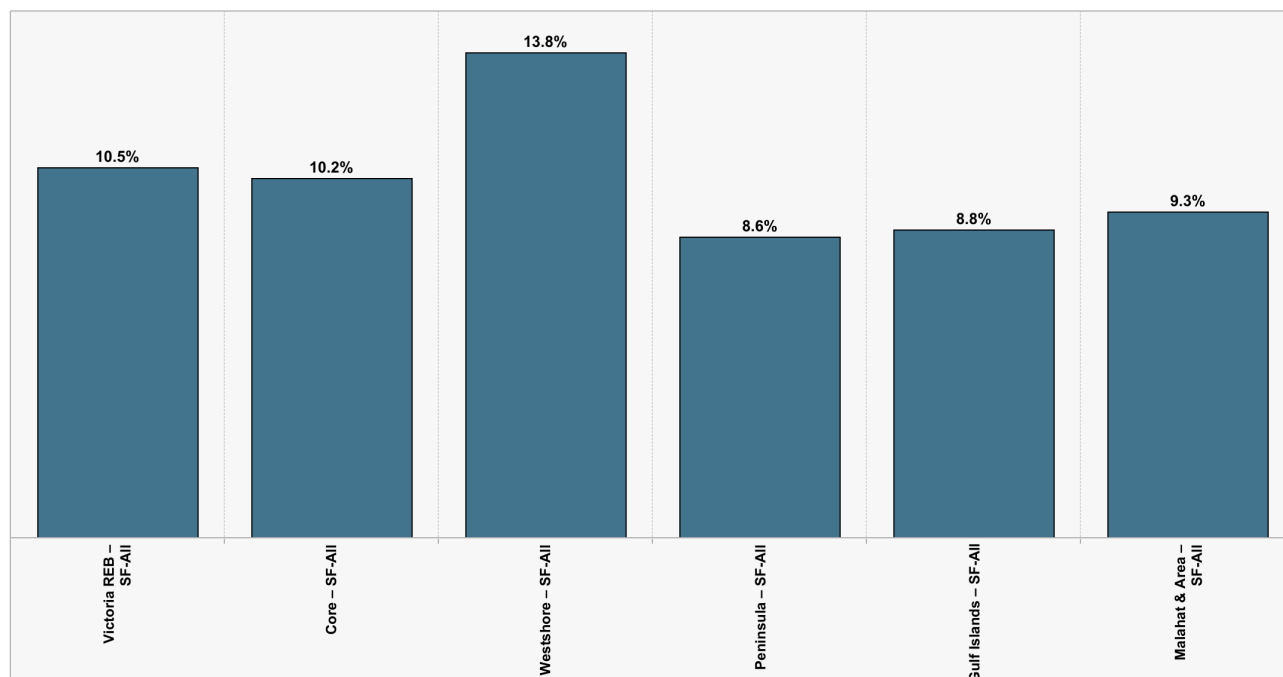
1. Area Group
VREB Area Summary

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

3. Area/Property Type Selection
All

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

Select Timeframe: 12 Months Ago



MLS® HPI benchmark and value - Condominium / Apartments

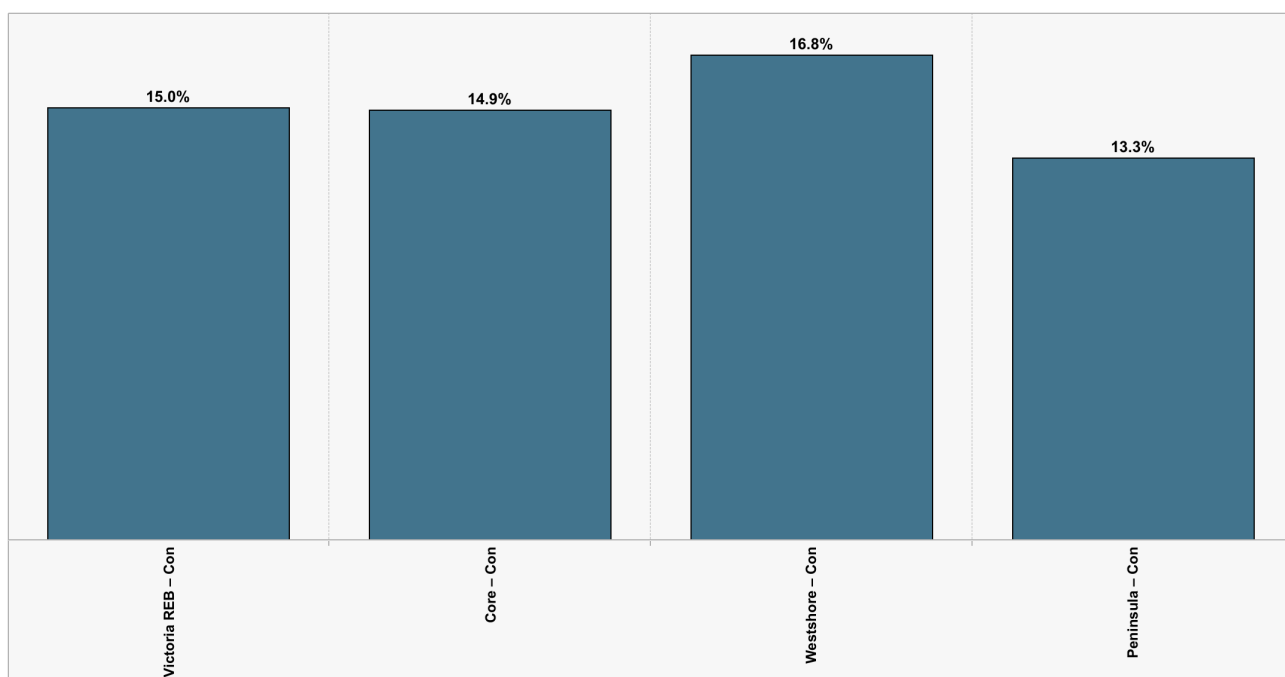
1. Area Group
VREB Area Summary

2. Property Type
- Condo Apartment (Con)

3. Area/Property Type Selection
All

% Difference from 12 Months Ago (October 2021 to October 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

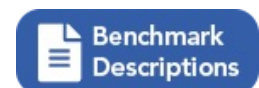
All

Benchmark Price by Timeframe and Property Type

	October 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	\$1,193,600	\$1,218,500	\$1,280,600	\$1,275,400	\$1,079,800	\$788,400	\$767,400	\$370,800
Victoria – SF-All	\$1,250,000	\$1,281,700	\$1,369,800	\$1,366,700	\$1,143,400	\$910,900	\$882,100	\$384,500
Victoria West – SF-All	\$962,300	\$1,002,200	\$1,077,800	\$1,084,700	\$928,300	\$701,900	\$643,900	\$294,100
Oak Bay – SF-All	\$1,935,500	\$1,922,400	\$1,934,300	\$1,925,500	\$1,678,300	\$1,256,800	\$1,328,400	\$600,100
Esquimalt – SF-All	\$1,003,500	\$1,030,500	\$1,108,800	\$1,109,400	\$944,700	\$691,500	\$648,400	\$302,700
View Royal – SF-All	\$1,057,900	\$1,076,600	\$1,147,500	\$1,201,800	\$987,500	\$721,300	\$698,900	\$336,900
Saanich East – SF-All	\$1,354,700	\$1,379,500	\$1,464,900	\$1,442,300	\$1,232,300	\$949,500	\$945,800	\$417,900
Saanich West – SF-All	\$1,068,800	\$1,105,400	\$1,157,500	\$1,157,800	\$1,005,800	\$740,100	\$725,100	\$330,600
Sooke – SF-All	\$875,600	\$887,300	\$933,000	\$925,900	\$768,800	\$550,800	\$507,000	\$270,400
Langford – SF-All	\$1,098,100	\$1,109,000	\$1,187,600	\$1,214,100	\$969,800	\$686,600	\$631,300	\$327,600
Metchosin – SF-All	\$1,356,700	\$1,348,500	\$1,434,800	\$1,347,900	\$1,122,400	\$856,200	\$773,100	\$436,800
Colwood – SF-All	\$1,066,700	\$1,069,200	\$1,136,400	\$1,127,500	\$923,600	\$668,200	\$624,500	\$319,700
Highlands – SF-All	\$1,423,600	\$1,442,500	\$1,502,600	\$1,537,300	\$1,324,000	\$953,100	\$894,200	\$475,900
North Saanich – SF-All	\$1,432,300	\$1,472,400	\$1,536,700	\$1,526,000	\$1,317,000	\$961,200	\$958,200	\$469,000
Sidney – SF-All	\$1,007,000	\$1,043,500	\$1,093,500	\$1,077,300	\$940,900	\$711,200	\$679,100	\$303,200
Central Saanich – SF-All	\$1,154,600	\$1,205,900	\$1,230,400	\$1,243,100	\$1,061,800	\$775,900	\$758,400	\$355,800
ML Malahat & Area – SF-All	\$924,500	\$969,600	\$1,020,900	\$998,600	\$846,200	\$595,900	\$505,400	\$288,400
GI Gulf Islands – SF-All	\$816,600	\$858,700	\$873,600	\$850,800	\$750,900	\$540,500	\$482,500	\$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

	October 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	321.9	328.6	345.4	344.0	291.2	212.6	207.0	100.0
Victoria – SF-All	325.1	333.3	356.3	355.4	297.4	236.9	229.4	100.0
Victoria West – SF-All	327.2	340.8	366.5	368.8	315.6	238.7	218.9	100.0
Oak Bay – SF-All	322.5	320.3	322.3	320.9	279.7	209.4	221.4	100.0
Esquimalt – SF-All	331.5	340.4	366.3	366.5	312.1	228.4	214.2	100.0
View Royal – SF-All	314.0	319.6	340.6	356.7	293.1	214.1	207.5	100.0
Saanich East – SF-All	324.2	330.1	350.5	345.1	294.9	227.2	226.3	100.0
Saanich West – SF-All	323.3	334.4	350.1	350.2	304.2	223.9	219.3	100.0
Sooke – SF-All	323.8	328.1	345.0	342.4	284.3	203.7	187.5	100.0
Langford – SF-All	335.2	338.5	362.5	370.6	296.0	209.6	192.7	100.0
Metchosin – SF-All	310.6	308.7	328.5	308.6	257.0	196.0	177.0	100.0
Colwood – SF-All	333.7	334.4	355.5	352.7	288.9	209.0	195.3	100.0
Highlands – SF-All	299.1	303.1	315.7	323.0	278.2	200.3	187.9	100.0
North Saanich – SF-All	305.4	313.9	327.7	325.4	280.8	204.9	204.3	100.0
Sidney – SF-All	332.1	344.2	360.7	355.3	310.3	234.6	224.0	100.0
Central Saanich – SF-All	324.5	338.9	345.8	349.4	298.4	218.1	213.2	100.0
ML Malahat & Area – SF-All	320.6	336.2	354.0	346.3	293.4	206.6	175.2	100.0
GI Gulf Islands – SF-All	269.1	282.9	287.8	280.3	247.4	178.1	159.0	100.0

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

Source: Victoria Real Estate Board



MLS® Home Price Index

[Click here to learn more](#)

HPI or Benchmark Price

- ☐ HPI
☒ Benchmark Price

Value or percent change

- ☒ Value
☐ Percent change

1. Area Group

VREB District Summary

2. Property Type

– Condo Apartment (Con)

3. Area/Property Type Selection

All

Benchmark Price by Timeframe and Property Type

	October 2022	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	\$596,700	\$609,900	\$628,300	\$618,900	\$518,800	\$433,000	\$386,000	\$169,900
Victoria – Con	\$568,200	\$587,300	\$610,600	\$601,100	\$495,000	\$424,400	\$385,800	\$167,000
Victoria West – Con	\$825,500	\$832,800	\$862,200	\$871,400	\$743,200	\$628,500	\$550,500	\$231,100
Oak Bay – Con	\$817,300	\$821,700	\$828,100	\$798,400	\$696,500	\$583,100	\$504,900	\$234,200
Esquimalt – Con	\$566,500	\$569,200	\$582,100	\$571,000	\$484,800	\$372,700	\$341,600	\$152,000
View Royal – Con	\$670,000	\$678,100	\$676,500	\$657,900	\$576,700	\$446,100	\$418,000	\$195,700
Saanich East – Con	\$596,700	\$610,400	\$637,400	\$617,700	\$501,700	\$431,400	\$353,300	\$159,100
Saanich West – Con	\$550,000	\$560,000	\$583,700	\$580,800	\$475,200	\$432,800	\$351,700	\$143,700
Sooke – Con	\$488,200	\$500,800	\$497,200	\$470,700	\$406,700	\$295,600	\$255,300	\$115,000
Langford – Con	\$549,100	\$561,600	\$558,700	\$538,000	\$470,100	\$355,500	\$317,600	\$150,200
Colwood – Con	\$556,700	\$561,100	\$572,800	\$546,100	\$485,000	\$381,900	\$347,300	\$131,400
North Saanich – Con	\$765,700	\$767,800	\$777,700	\$799,500	\$676,100	\$575,400	\$505,100	\$285,500
Sidney – Con	\$629,400	\$631,000	\$649,900	\$660,000	\$558,000	\$462,000	\$432,300	\$195,500
Central Saanich – Con	\$588,500	\$590,500	\$585,900	\$597,800	\$509,700	\$440,200	\$417,700	\$199,200

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

Source: Victoria Real Estate Board



MLS® Home Price Index

[Click here to learn more](#)

HPI or Benchmark Price

- ☒ HPI
☐ Benchmark Price

Value or percent change

- ☒ Value
☐ Percent change

1. Area Group

VREB District Summary

2. Property Type

– Condo Apartment (Con)

3. Area/Property Type Selection

All

HPI by Timeframe and Property Type

	October 2022	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	351.2	359.0	369.8	364.3	305.4	254.9	227.2	100.0
Victoria – Con	340.2	351.7	365.6	359.9	296.4	254.1	231.0	100.0
Victoria West – Con	357.2	360.4	373.1	377.1	321.6	272.0	238.2	100.0
Oak Bay – Con	349.0	350.9	353.6	340.9	297.4	249.0	215.6	100.0
Esquimalt – Con	372.7	374.5	383.0	375.7	318.9	245.2	224.7	100.0
View Royal – Con	342.4	346.5	345.7	336.2	294.7	228.0	213.6	100.0
Saanich East – Con	375.0	383.7	400.6	388.2	315.3	271.2	222.1	100.0
Saanich West – Con	382.7	389.7	406.2	404.2	330.7	301.2	244.7	100.0
Sooke – Con	424.5	435.5	432.3	409.3	353.7	257.0	222.0	100.0
Langford – Con	365.6	373.9	372.0	358.2	313.0	236.7	211.5	100.0
Colwood – Con	423.7	427.0	435.9	415.6	369.1	290.6	264.3	100.0
North Saanich – Con	268.2	268.9	272.4	280.0	236.8	201.5	176.9	100.0
Sidney – Con	321.9	322.8	332.4	337.6	285.4	236.3	221.1	100.0
Central Saanich – Con	295.4	296.4	294.1	300.1	255.9	221.0	209.7	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

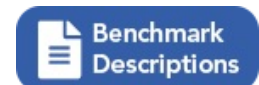
All

Benchmark Price by Timeframe and Property Type

	October 2022	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	\$802,500	\$818,800	\$853,200	\$802,500	\$723,200	\$545,100	\$508,300	\$258,200
Victoria – Twn	\$918,700	\$927,500	\$964,100	\$874,400	\$807,600	\$661,300	\$609,100	\$295,200
Victoria West – Twn	\$910,300	\$916,400	\$938,300	\$890,200	\$780,600	\$617,100	\$516,600	\$219,500
Esquimalt – Twn	\$815,200	\$811,400	\$828,300	\$773,200	\$683,900	\$507,800	\$455,800	\$213,400
View Royal – Twn	\$841,600	\$840,700	\$857,400	\$800,300	\$716,600	\$563,900	\$523,200	\$244,300
Saanich East – Twn	\$899,000	\$924,800	\$970,200	\$921,600	\$834,000	\$608,000	\$599,400	\$321,500
Saanich West – Twn	\$775,000	\$805,300	\$841,000	\$816,000	\$720,100	\$527,700	\$503,400	\$254,800
Sooke – Twn	\$703,100	\$714,100	\$742,500	\$691,600	\$622,200	\$456,700	\$405,200	\$240,700
Langford – Twn	\$735,700	\$748,400	\$782,300	\$735,200	\$661,300	\$502,200	\$451,000	\$232,300
Colwood – Twn	\$794,500	\$809,300	\$847,300	\$790,200	\$712,200	\$549,400	\$496,100	\$288,500
Sidney – Twn	\$801,400	\$835,200	\$877,900	\$855,300	\$767,400	\$541,300	\$525,500	\$245,700
Central Saanich – Twn	\$700,200	\$732,300	\$775,400	\$740,600	\$658,900	\$458,500	\$442,200	\$212,000
ML Malahat & Area – Twn	\$749,300	\$764,600	\$809,400	\$757,300	\$681,200	\$446,100	\$377,500	\$201,100
GI Gulf Islands – Twn	\$715,100	\$754,400	\$792,700	\$773,500	\$664,600	\$426,900	\$379,900	\$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
☐ 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

	October 2022	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	310.8	317.1	330.4	310.8	280.1	211.1	196.9	100.0
Victoria – Twn	311.2	314.2	326.6	296.2	273.6	224.0	206.3	100.0
Victoria West – Twn	414.7	417.5	427.5	405.6	355.6	281.1	235.4	100.0
Esquimalt – Twn	382.0	380.2	388.1	362.3	320.5	238.0	213.6	100.0
View Royal – Twn	344.5	344.1	351.0	327.6	293.3	230.8	214.2	100.0
Saanich East – Twn	279.6	287.7	301.8	286.7	259.4	189.1	186.4	100.0
Saanich West – Twn	304.2	316.1	330.1	320.3	282.6	207.1	197.6	100.0
Sooke – Twn	292.1	296.7	308.5	287.3	258.5	189.7	168.3	100.0
Langford – Twn	316.7	322.2	336.8	316.5	284.7	216.2	194.1	100.0
Colwood – Twn	275.4	280.5	293.7	273.9	246.9	190.4	172.0	100.0
Sidney – Twn	326.2	339.9	357.3	348.1	312.3	220.3	213.9	100.0
Central Saanich – Twn	330.3	345.4	365.8	349.3	310.8	216.3	208.6	100.0
ML Malahat & Area – Twn	372.6	380.2	402.5	376.6	338.7	221.8	187.7	100.0
GI Gulf Islands – Twn	323.4	341.2	358.5	349.8	300.6	193.1	171.8	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)

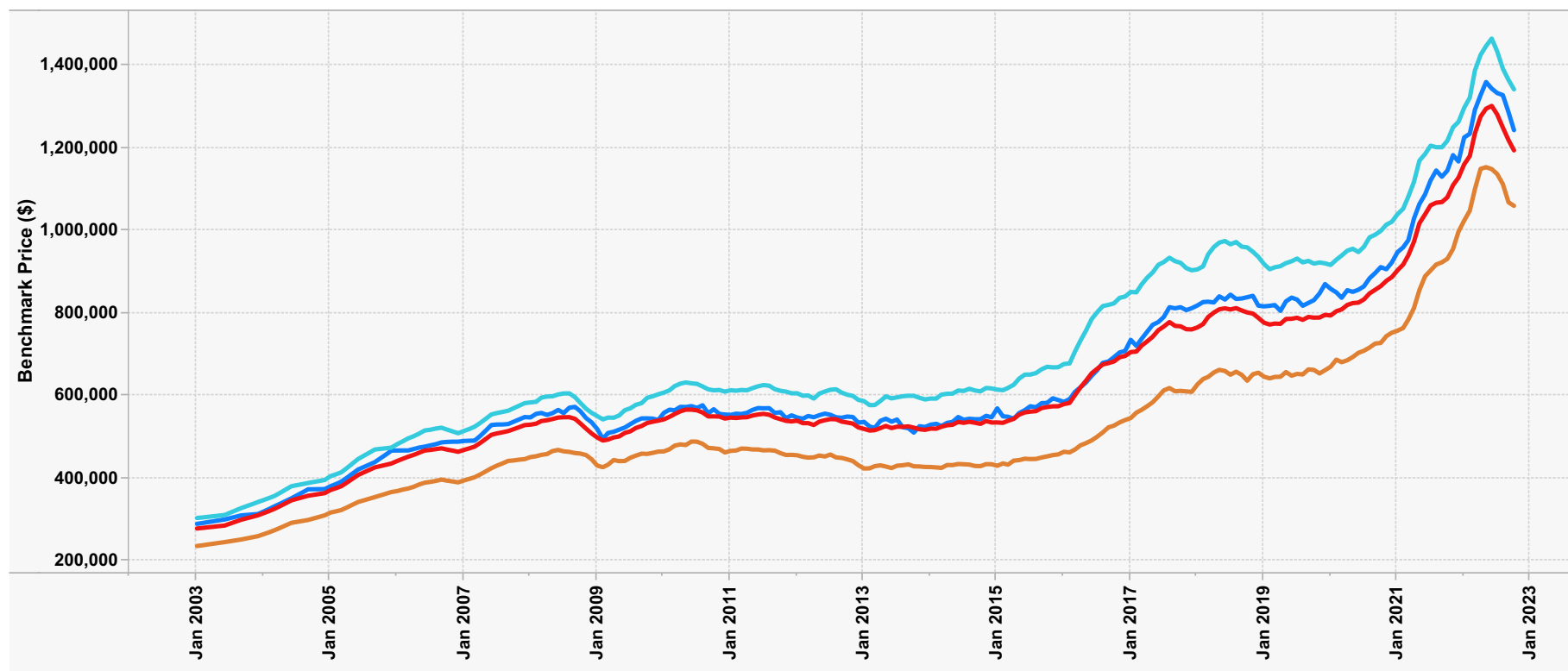
3. Area/Property Type Selection

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)

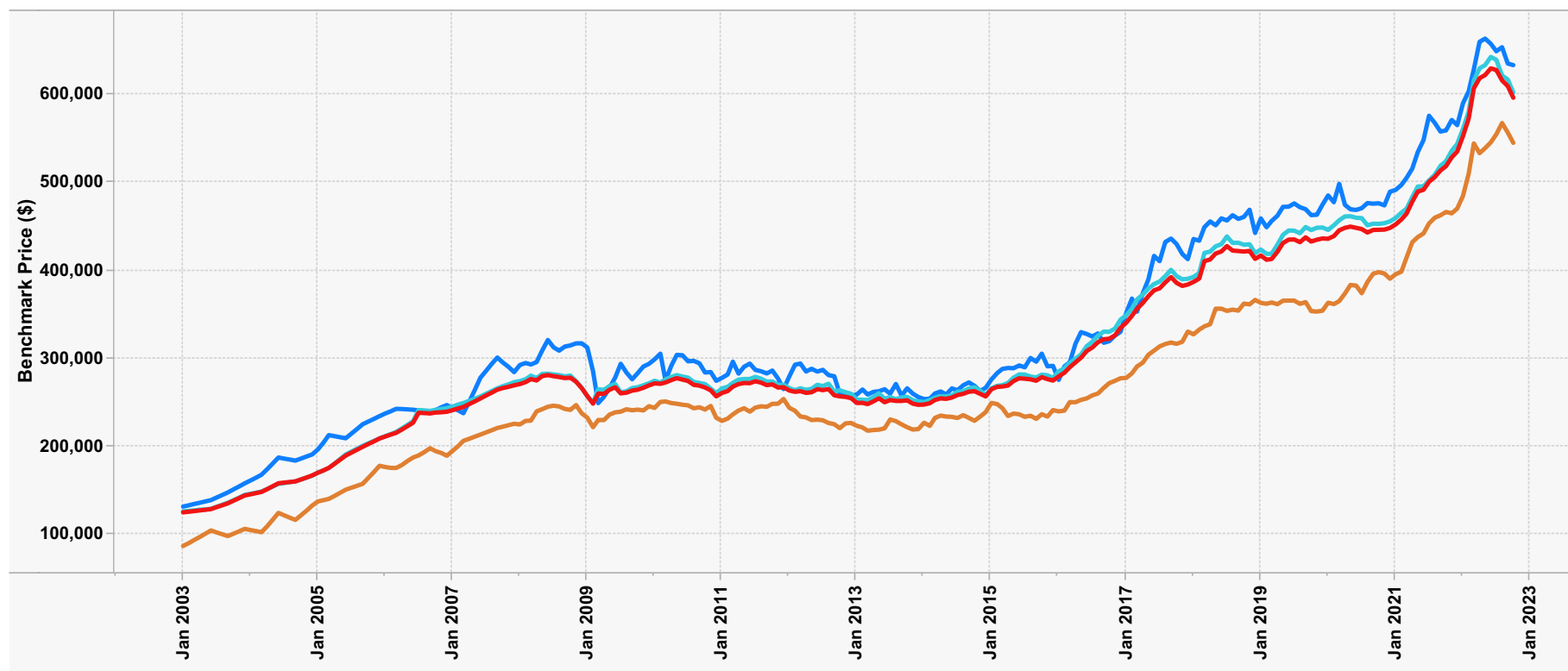
3. Area/Property Type Selection

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

Benchmark Descriptions

Help Guide

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)

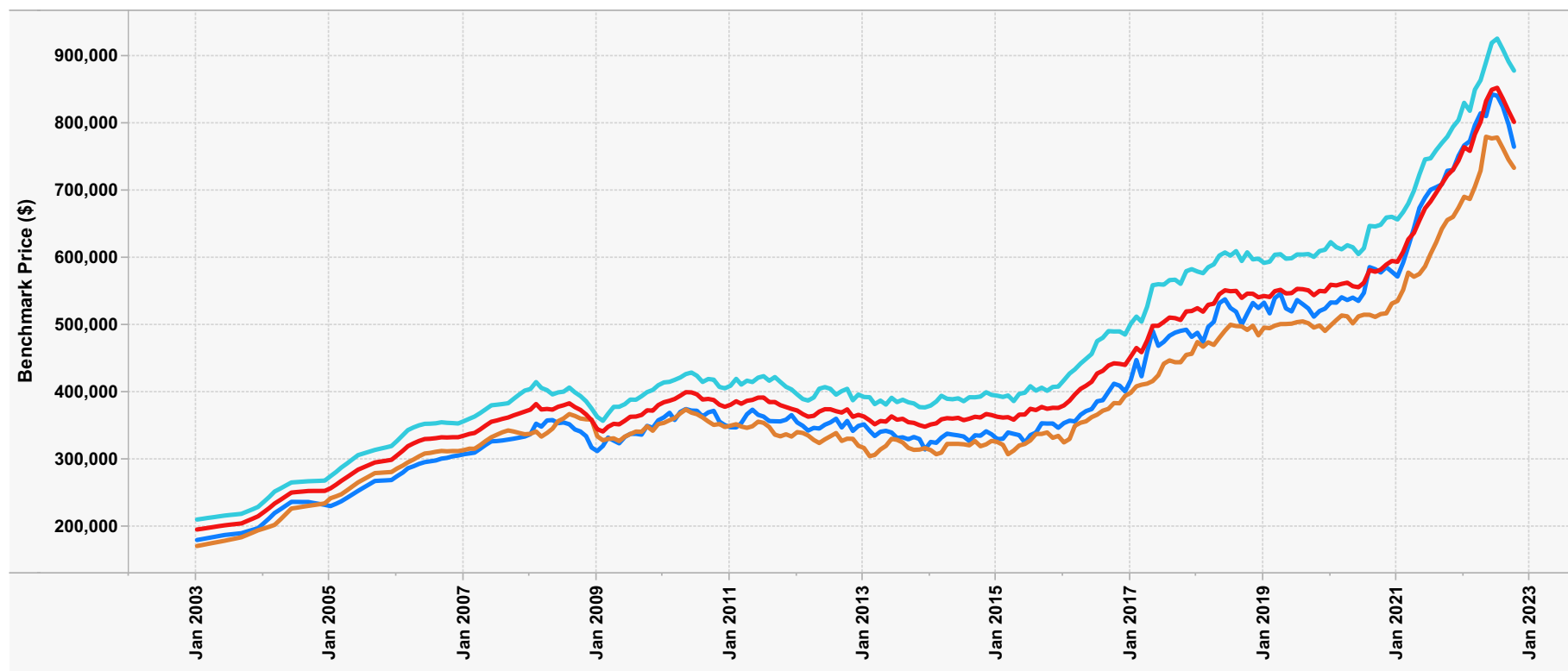
3. Area/Property Type Selection

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

1. Area Group

VREB Area Summary

HPI or Benchmark Price

- ☐ HPI
☒ Benchmark Price

2. Property Type

Multiple values

Adding labels

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

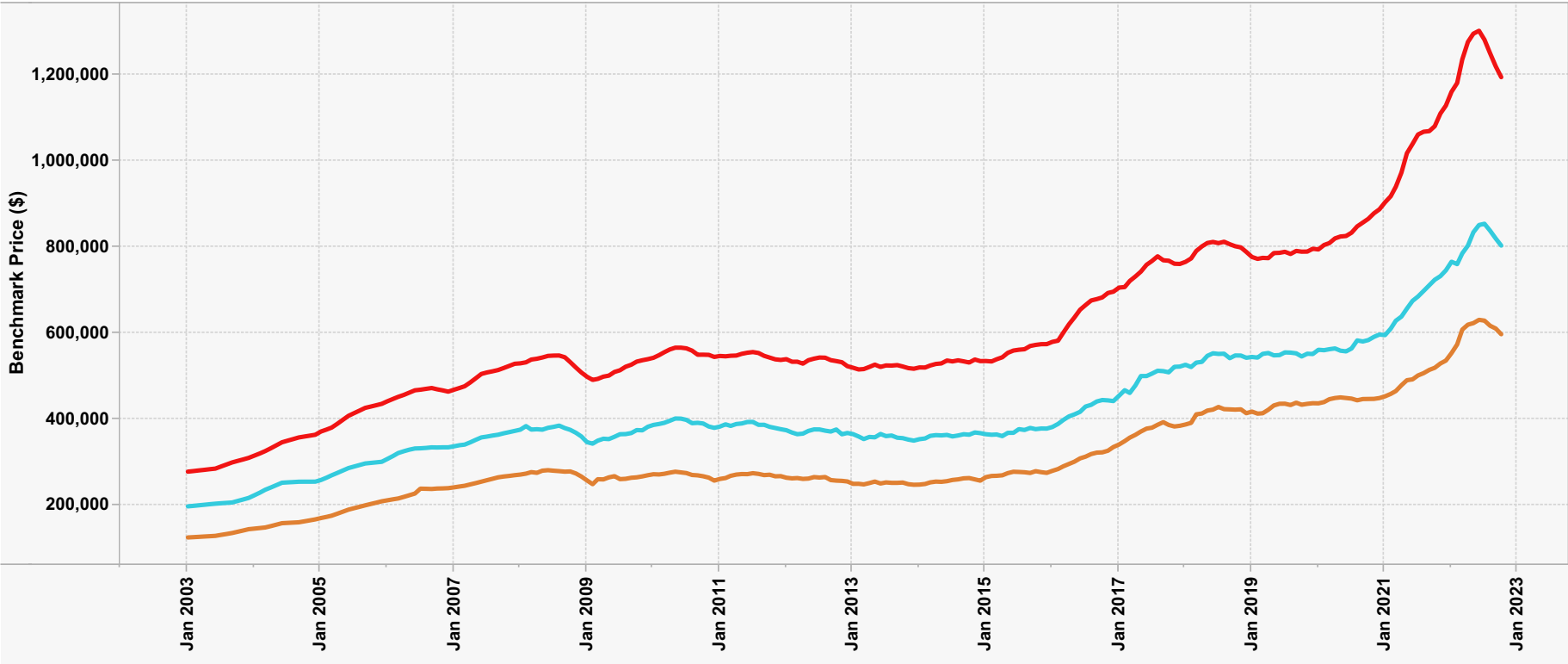
3. Area/Property Type Selection

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

Benchmark Descriptions

Help Guide

Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

October 2022

Produced: 01-Nov-2022

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

Residential

● Single Family Detached

Greater Victoria

Victoria / Victoria West	30	\$39,710,200
Oak Bay	13	\$30,216,626
Esquimalt	11	\$10,313,900
View Royal	11	\$10,745,000
Saanich East	39	\$54,526,500
Saanich West	22	\$21,758,900
Central Saanich	16	\$17,288,100
North Saanich	8	\$17,190,000
Sidney	7	\$9,270,000
Highlands	3	\$4,660,000
Colwood	12	\$12,315,800
Langford	18	\$15,992,725
Metchosin	1	\$1,379,500
Sooke	13	\$11,447,500
Gulf Islands	18	\$18,232,000

Total Greater Victoria	222	\$275,046,751
------------------------	-----	---------------

Other Areas

Malahat & Area	8	\$7,037,918
----------------	---	-------------

Total Other Areas	8	\$7,037,918
-------------------	---	-------------

Total Single Family Detached	230	\$282,084,669
------------------------------	-----	---------------

● Condo Apartment

Greater Victoria

Victoria / Victoria West	62	\$39,898,214
Oak Bay	6	\$5,029,000
Esquimalt	9	\$4,609,799
View Royal	7	\$4,606,227
Saanich East	18	\$9,095,600
Saanich West	12	\$7,093,300
Central Saanich	7	\$4,103,500
North Saanich	1	\$921,000
Sidney	11	\$6,970,000
Langford	16	\$8,557,799
Sooke	1	\$565,000

Total Greater Victoria	150	\$91,449,439
------------------------	-----	--------------

Other Areas

Upland / Mainland	2	\$1,995,500
-------------------	---	-------------

Total Other Areas	2	\$1,995,500
-------------------	---	-------------

Total Condo Apartment	152	\$93,444,939
-----------------------	-----	--------------

Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

October 2022

Produced: 01-Nov-2022

District	Units	Total Volume
● Row/Townhouse		
Greater Victoria		
Victoria / Victoria West	9	\$7,681,000
Oak Bay	1	\$1,112,500
Esquimalt	3	\$2,546,000
View Royal	7	\$5,614,900
Saanich East	7	\$6,859,000
Saanich West	6	\$4,610,900
Central Saanich	3	\$2,658,000
Sidney	1	\$2,325,000
Colwood	3	\$2,258,965
Langford	18	\$12,321,100
Gulf Islands	1	\$600,000
Total Greater Victoria	59	\$48,587,365
Total Row/Townhouse	59	\$48,587,365
● Manufactured Home		
Greater Victoria		
View Royal	4	\$895,000
Central Saanich	5	\$2,168,000
Sidney	2	\$1,045,000
Langford	1	\$248,500
Sooke	2	\$692,500
Gulf Islands	3	\$1,279,500
Total Greater Victoria	17	\$6,328,500
Other Areas		
Malahat & Area	2	\$406,000
Total Other Areas	2	\$406,000
Total Manufactured Home	19	\$6,734,500
Total Residential	460	\$430,851,473

Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

October 2022

Produced: 01-Nov-2022

District	Units	Total Volume
Other Property		
● Lots & Acreage		
Greater Victoria		
Saanich East	1	\$2,650,000
North Saanich	1	\$775,000
Langford	1	\$350,000
Sooke	3	\$2,120,000
Gulf Islands	2	\$1,255,000
Total Greater Victoria	8	\$7,150,000
Total Lots & Acreage	8	\$7,150,000
● Other Commercial Properties		
	12	\$19,658,036
Grand Totals	480	\$457,659,508

Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

October 2022

Produced: 01-Nov-2022

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

Residential

● Single Family Detached

Greater Victoria

Victoria	27	\$34,445,200
Victoria West	2	\$1,715,000
Oak Bay	13	\$30,216,626
Esquimalt	10	\$10,079,900
View Royal	11	\$10,745,000
Saanich East	39	\$54,526,500
Saanich West	22	\$21,758,900
Central Saanich	15	\$15,888,100
North Saanich	6	\$7,530,000
Sidney	6	\$5,675,000
Highlands	3	\$4,660,000
Colwood	12	\$12,315,800
Langford	18	\$15,992,725
Metchosin	1	\$1,379,500
Sooke	12	\$11,007,500
Gulf Islands	9	\$8,387,000
Waterfront (all districts)	16	\$28,724,000

Total Greater Victoria 222 \$275,046,751

Other Areas

Malahat & Area 8 \$7,037,918

Total Other Areas 8 \$7,037,918

Total Single Family Detached 230 \$282,084,669

● Condo Apartment

Greater Victoria

Victoria	47	\$28,910,714
Victoria West	9	\$5,210,000
Oak Bay	6	\$5,029,000
Esquimalt	8	\$3,979,799
View Royal	7	\$4,606,227
Saanich East	18	\$9,095,600
Saanich West	12	\$7,093,300
Central Saanich	6	\$3,483,500
North Saanich	1	\$921,000
Sidney	10	\$4,070,000
Langford	16	\$8,557,799
Waterfront (all districts)	10	\$10,492,500

Total Greater Victoria 150 \$91,449,439

Other Areas

Waterfront (all districts) 2 \$1,995,500

Total Other Areas 2 \$1,995,500

Total Condo Apartment 152 \$93,444,939

Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

October 2022

Produced: 01-Nov-2022

District	Units	Total Volume
● Row/Townhouse		
Greater Victoria		
Victoria	7	\$5,656,000
Victoria West	2	\$2,025,000
Oak Bay	1	\$1,112,500
Esquimalt	3	\$2,546,000
View Royal	7	\$5,614,900
Saanich East	6	\$5,119,000
Saanich West	6	\$4,610,900
Central Saanich	2	\$1,508,000
Colwood	3	\$2,258,965
Langford	18	\$12,321,100
Gulf Islands	1	\$600,000
Waterfront (all districts)	3	\$5,215,000
Total Greater Victoria	59	\$48,587,365
Total Row/Townhouse	59	\$48,587,365
● Manufactured Home		
Greater Victoria		
View Royal	4	\$895,000
Central Saanich	5	\$2,168,000
Sidney	2	\$1,045,000
Langford	1	\$248,500
Sooke	1	\$310,000
Gulf Islands	3	\$1,279,500
Waterfront (all districts)	1	\$382,500
Total Greater Victoria	17	\$6,328,500
Other Areas		
Malahat & Area	2	\$406,000
Total Other Areas	2	\$406,000
Total Manufactured Home	19	\$6,734,500
Total Residential	460	\$430,851,473

Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

October 2022

Produced: 01-Nov-2022

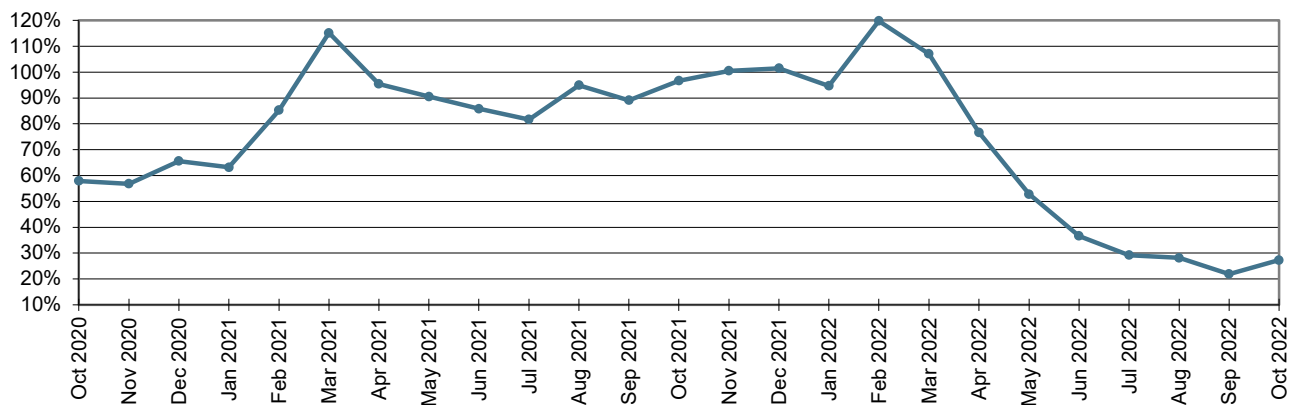
District	Units	Total Volume
Other Property		
● Lots & Acreage		
Greater Victoria		
Saanich East	1	\$2,650,000
North Saanich	1	\$775,000
Langford	1	\$350,000
Sooke	3	\$2,120,000
Gulf Islands	2	\$1,255,000
Total Greater Victoria	8	\$7,150,000
Total Lots & Acreage	8	\$7,150,000
● Other Commercial Properties		
	12	\$19,658,036
Grand Totals	480	\$457,659,508

Sales to Active Listings Ratio

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

October 2022

Produced: 01-Nov-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

October 2022

Produced: 01-Nov-2022

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Single Family - Residential						
Units Listed	344	268	28 %	4321	4012	8 %
Units Sold	181	264	-31 %	2313	3325	-30 %
Sell/List Ratio	53 %	99 %		54 %	83 %	
Sales Dollars	\$220,549,669	\$329,165,018	-33 %	\$2,984,751,971	\$3,799,287,905	-21 %
Average Price / Unit	\$1,218,506	\$1,246,837	-2 %	\$1,290,425	\$1,142,643	13 %
Price Ratio	97 %	102 %		102 %	103 %	
Days To Sell	31	21	48 %	19	19	0 %
Active Listings at Month End	652	229	185 %			
Single Family - Residential Waterfront						
Units Listed	30	16	88 %	423	319	33 %
Units Sold	16	24	-33 %	157	228	-31 %
Sell/List Ratio	53 %	150 %		37 %	71 %	
Sales Dollars	\$28,724,000	\$46,271,960	-38 %	\$399,493,162	\$452,219,846	-12 %
Average Price / Unit	\$1,795,250	\$1,927,998	-7 %	\$2,544,542	\$1,983,420	28 %
Price Ratio	93 %	103 %		97 %	99 %	
Days To Sell	46	41	11 %	41	49	-16 %
Active Listings at Month End	119	48	148 %			
Single Family - Residential Acreage						
Units Listed	42	42	0 %	490	428	14 %
Units Sold	18	30	-40 %	225	327	-31 %
Sell/List Ratio	43 %	71 %		46 %	76 %	
Sales Dollars	\$20,332,000	\$49,623,900	-59 %	\$346,336,343	\$503,816,084	-31 %
Average Price / Unit	\$1,129,556	\$1,654,130	-32 %	\$1,539,273	\$1,540,722	0 %
Price Ratio	98 %	99 %		98 %	100 %	
Days To Sell	39	45	-14 %	34	40	-15 %
Active Listings at Month End	134	67	100 %			
Condo Apartment						
Units Listed	293	273	7 %	3225	3635	-11 %
Units Sold	152	249	-39 %	2046	3061	-33 %
Sell/List Ratio	52 %	91 %		63 %	84 %	
Sales Dollars	\$93,444,939	\$154,593,964	-40 %	\$1,327,141,474	\$1,685,292,842	-21 %
Average Price / Unit	\$614,769	\$620,859	-1 %	\$648,652	\$550,569	18 %
Price Ratio	97 %	101 %		101 %	100 %	
Days To Sell	33	23	42 %	20	26	-25 %
Active Listings at Month End	490	237	107 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

October 2022

Produced: 01-Nov-2022

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Row/Townhouse						
Units Listed	109	114	-4 %	1155	1178	-2 %
Units Sold	59	89	-34 %	681	1009	-33 %
Sell/List Ratio	54 %	78 %		59 %	86 %	
Sales Dollars	\$48,587,365	\$75,760,448	-36 %	\$597,408,136	\$732,961,939	-18 %
Average Price / Unit	\$823,515	\$851,241	-3 %	\$877,251	\$726,424	21 %
Price Ratio	97 %	102 %		102 %	102 %	
Days To Sell	35	22	61 %	19	22	-12 %
Active Listings at Month End	181	84	115 %			
Half Duplex (Up and Down)						
Units Listed	0	3	-100 %	18	24	-25 %
Units Sold	1	0	%	9	13	-31 %
Sell/List Ratio	%	%		50 %	54 %	
Sales Dollars	\$1,735,000	\$0	%	\$11,795,100	\$13,604,300	-13 %
Average Price / Unit	\$1,735,000		%	\$1,310,567	\$1,046,485	25 %
Price Ratio	96 %	%		96 %	102 %	
Days To Sell	49		%	70	22	222 %
Active Listings at Month End	2	8	-75 %			
Half Duplex (Side by Side)						
Units Listed	25	12	108 %	280	252	11 %
Units Sold	11	13	-15 %	143	222	-36 %
Sell/List Ratio	44 %	108 %		51 %	88 %	
Sales Dollars	\$8,289,000	\$10,965,000	-24 %	\$127,915,351	\$176,808,681	-28 %
Average Price / Unit	\$753,545	\$843,462	-11 %	\$894,513	\$796,436	12 %
Price Ratio	98 %	103 %		103 %	103 %	
Days To Sell	21	18	20 %	20	22	-10 %
Active Listings at Month End	49	10	390 %			
Half Duplex (Front and Back)						
Units Listed	5	1	400 %	57	38	50 %
Units Sold	2	2	0 %	25	30	-17 %
Sell/List Ratio	40 %	200 %		44 %	79 %	
Sales Dollars	\$1,620,000	\$1,487,500	9 %	\$22,503,800	\$24,616,050	-9 %
Average Price / Unit	\$810,000	\$743,750	9 %	\$900,152	\$820,535	10 %
Price Ratio	98 %	101 %		100 %	104 %	
Days To Sell	38	50	-24 %	25	18	36 %
Active Listings at Month End	5	0	%			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

October 2022

Produced: 01-Nov-2022

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Recreational						
Units Listed	3	2	50 %	34	27	26 %
Units Sold	0	1	-100 %	19	27	-30 %
Sell/List Ratio	%	50 %		56 %	100 %	
Sales Dollars	\$0	\$327,500	-100 %	\$4,417,606	\$5,515,000	-20 %
Average Price / Unit		\$327,500	%	\$232,506	\$204,259	14 %
Price Ratio	%	94 %		95 %	101 %	
Days To Sell		163	%	55	217	-75 %
Active Listings at Month End	8	6	33 %			
Manufactured Home						
Units Listed	24	20	20 %	242	225	8 %
Units Sold	19	17	12 %	161	161	0 %
Sell/List Ratio	79 %	85 %		67 %	72 %	
Sales Dollars	\$6,734,500	\$6,882,600	-2 %	\$57,937,978	\$56,421,856	3 %
Average Price / Unit	\$354,447	\$404,859	-12 %	\$359,863	\$350,446	3 %
Price Ratio	96 %	97 %		99 %	99 %	
Days To Sell	54	31	74 %	37	36	0 %
Active Listings at Month End	47	30	57 %			
Residential Lots						
Units Listed	29	28	4 %	292	251	16 %
Units Sold	5	32	-84 %	83	212	-61 %
Sell/List Ratio	17 %	114 %		28 %	84 %	
Sales Dollars	\$2,450,000	\$20,949,299	-88 %	\$49,797,419	\$112,659,780	-56 %
Average Price / Unit	\$490,000	\$654,666	-25 %	\$599,969	\$531,414	13 %
Price Ratio	91 %	99 %		96 %	98 %	
Days To Sell	83	59	41 %	32	76	-58 %
Active Listings at Month End	104	35	197 %			
Residential Lots - Waterfront						
Units Listed	5	1	400 %	38	33	15 %
Units Sold	0	2	-100 %	7	28	-75 %
Sell/List Ratio	%	200 %		18 %	85 %	
Sales Dollars	\$0	\$1,339,800	-100 %	\$4,708,100	\$17,641,700	-73 %
Average Price / Unit		\$669,900	%	\$672,586	\$630,061	7 %
Price Ratio	%	100 %		98 %	97 %	
Days To Sell		22	%	41	165	-75 %
Active Listings at Month End	17	5	240 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

October 2022

Produced: 01-Nov-2022

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Residential Acreage						
Units Listed	11	13	-15 %	142	104	37 %
Units Sold	2	3	-33 %	46	82	-44 %
Sell/List Ratio	18 %	23 %		32 %	79 %	
Sales Dollars	\$2,050,000	\$1,249,000	64 %	\$36,952,800	\$50,329,427	-27 %
Average Price / Unit	\$1,025,000	\$416,333	146 %	\$803,322	\$613,774	31 %
Price Ratio	91 %	97 %		95 %	99 %	
Days To Sell	95	23	317 %	73	102	-29 %
Active Listings at Month End	63	34	85 %			
Residential Acreage - Waterfront						
Units Listed	5	2	150 %	33	29	14 %
Units Sold	1	0	%	8	31	-74 %
Sell/List Ratio	20 %	%		24 %	107 %	
Sales Dollars	\$2,650,000	\$0	%	\$7,428,380	\$32,421,900	-77 %
Average Price / Unit	\$2,650,000	%		\$928,548	\$1,045,868	-11 %
Price Ratio	85 %	%		95 %	93 %	
Days To Sell	83	%		82	167	-51 %
Active Listings at Month End	17	7	143 %			
Revenue - Duplex/Triplex						
Units Listed	5	6	-17 %	63	89	-29 %
Units Sold	1	6	-83 %	36	54	-33 %
Sell/List Ratio	20 %	100 %		57 %	61 %	
Sales Dollars	\$835,000	\$7,950,000	-89 %	\$50,660,999	\$64,751,296	-22 %
Average Price / Unit	\$835,000	\$1,325,000	-37 %	\$1,407,250	\$1,199,098	17 %
Price Ratio	105 %	108 %		98 %	101 %	
Days To Sell	11	10	16 %	20	20	0 %
Active Listings at Month End	11	5	120 %			
Revenue - Multi Units						
Units Listed	13	4	225 %	88	63	40 %
Units Sold	2	4	-50 %	19	32	-41 %
Sell/List Ratio	15 %	100 %		22 %	51 %	
Sales Dollars	\$5,200,000	\$6,465,000	-20 %	\$36,472,000	\$80,782,500	-55 %
Average Price / Unit	\$2,600,000	\$1,616,250	61 %	\$1,919,579	\$2,524,453	-24 %
Price Ratio	98 %	98 %		101 %	96 %	
Days To Sell	23	52	-56 %	70	76	-8 %
Active Listings at Month End	32	21	52 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

October 2022

Produced: 01-Nov-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	16	14	14 %	78	84	-7 %
Units Sold	1	6	-83 %	27	35	-23 %
Sell/List Ratio	6 %	43 %		35 %	42 %	
Sales Dollars	\$10,250,000	\$5,095,000	101 %	\$48,165,112	\$36,829,296	31 %
Average Price / Unit	\$10,250,000	\$849,167	1107 %	\$1,783,893	\$1,052,266	70 %
Price Ratio	94 %	96 %		96 %	96 %	
Days To Sell	168	37	356 %	61	100	-39 %
Active Listings at Month End	35	34	3 %			
Revenue - Industrial						
Units Listed	5	5	0 %	36	31	16 %
Units Sold	1	0	%	22	14	57 %
Sell/List Ratio	20 %	%		61 %	45 %	
Sales Dollars	\$3,775,000	\$0	%	\$23,317,600	\$20,446,868	14 %
Average Price / Unit	\$3,775,000		%	\$1,059,891	\$1,460,491	-27 %
Price Ratio	96 %	%		99 %	98 %	
Days To Sell	121		%	71	80	-12 %
Active Listings at Month End	15	17	-12 %			
Business with Land & Building						
Units Listed	1	1	0 %	7	7	0 %
Units Sold	0	0	%	1	2	-50 %
Sell/List Ratio	%	%		14 %	29 %	
Sales Dollars	\$0	\$0	%	\$2,435,000	\$3,403,186	-28 %
Average Price / Unit			%	\$2,435,000	\$1,701,593	43 %
Price Ratio	%	%		84 %	85 %	
Days To Sell			%	226	142	59 %
Active Listings at Month End	5	3	67 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

October 2022

Produced: 01-Nov-2022

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Business Only						
Units Listed	13	9	44 %	102	85	20 %
Units Sold	6	0	%	22	14	57 %
Sell/List Ratio	46 %	%		22 %	16 %	
Sales Dollars	\$433,000	\$0	%	\$2,839,500	\$3,256,500	-13 %
Average Price / Unit	\$72,167		%	\$129,068	\$232,607	-45 %
Price Ratio	77 %	%		81 %	92 %	
Days To Sell	89		%	113	167	-32 %
Active Listings at Month End	55	50	10 %			
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	9	15	-40 %	107	92	16 %
Units Sold	2	1	100 %	24	18	33 %
Sell/List Ratio	22 %	7 %		22 %	20 %	
Sales Dollars	\$36	\$17	109 %	\$73,255	\$2,078	3425 %
Average Price / Unit	\$18	\$17	4 %	\$3,052	\$115	2543 %
Price Ratio	93 %	100 %		2176 %	97 %	
Days To Sell	59	167	-65 %	144	143	1 %
Active Listings at Month End	75	53	42 %			
Lease - Retail						
Units Listed	6	9	-33 %	63	62	2 %
Units Sold	0	2	-100 %	16	23	-30 %
Sell/List Ratio	%	22 %		25 %	37 %	
Sales Dollars	\$0	\$345,014	-100 %	\$4,233	\$353,765	-99 %
Average Price / Unit		\$172,507	%	\$265	\$15,381	-98 %
Price Ratio	%	86 %		100 %	86 %	
Days To Sell		102	%	78	138	-44 %
Active Listings at Month End	43	30	43 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

October 2022

Produced: 01-Nov-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	2	1	100 %	26	15	73 %
Units Sold	0	0	%	5	3	67 %
Sell/List Ratio	%	%		19 %	20 %	
Sales Dollars	\$0	\$0	%	\$91	\$49	87 %
Average Price / Unit			%	\$18	\$16	12 %
Price Ratio	%	%		98 %	100 %	
Days To Sell			%	59	45	32 %
Active Listings at Month End	16	4	300 %			
Lease - Other						
Units Listed	1	3	-67 %	4	8	-50 %
Units Sold	0	0	%	1	2	-50 %
Sell/List Ratio	%	%		25 %	25 %	
Sales Dollars	\$0	\$0	%	\$23	\$2,890,603	-100 %
Average Price / Unit			%	\$23	\$1,445,302	-100 %
Price Ratio	%	%		100 %	7606850 %	
Days To Sell			%	157	95	66 %
Active Listings at Month End	4	5	-20 %			
Commercial Land						
Units Listed	2	4	-50 %	30	20	50 %
Units Sold	0	0	%	4	8	-50 %
Sell/List Ratio	%	%		13 %	40 %	
Sales Dollars	\$0	\$0	%	\$22,810,000	\$15,337,500	49 %
Average Price / Unit			%	\$5,702,500	\$1,917,188	197 %
Price Ratio	%	%		97 %	94 %	
Days To Sell			%	76	248	-69 %
Active Listings at Month End	13	14	-7 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

October 2022

Produced: 01-Nov-2022

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Grand Totals						
Units Listed	998	866	15 %	11354	11111	2 %
Units Sold	480	745	-36 %	6100	8961	-32 %
Sell/List Ratio	48 %	86 %		54 %	81 %	
Sales Dollars	\$457,659,508	\$718,471,019	-36 %	\$6,165,365,433	\$7,891,650,951	-22 %
Average Price / Unit	\$953,457	\$964,391	-1 %	\$1,010,716	\$880,666	15 %
Price Ratio	97 %	102 %		101 %	102 %	
Days To Sell	36	26	37 %	23	29	-20 %
Active Listings at Month End	2192	1036	112 %			