

## **Victoria Real Estate Board Market Report for November 2022**

A total of 384 properties sold in the Victoria Real Estate Board region this November, 41.2 per cent fewer than the 653 properties sold in November 2021 and 20 per cent fewer than in October 2022. Sales of condominiums were down 42.4 per cent from November 2021 with 136 units sold. Sales of single family homes decreased 34.1 per cent from November 2021 with 182 sold.

“November saw a significant decrease from last year in the number of home sales recorded, but this was expected as the market continues to settle after the record setting pace of 2021,” says Victoria Real Estate Board President Karen Dinnie-Smyth. “With a small month over month decrease in price, the autumn market has returned to its traditional rhythm as we approach the holiday season. Inventory levels dipped slightly but remain well above this time last year, which is providing buyers with more options.”

There were 2,111 active listings for sale on the Victoria Real Estate Board Multiple Listing Service® at the end of November 2022, a decrease of 3.7 per cent compared to the previous month of October but a 138 per cent increase from the 887 active listings for sale at the end of November 2021.

“Premier Eby’s rapid introduction of changes to the Strata Property Act which remove rental restrictions and age restrictions other than 55 and older from strata developments is raising questions within strata communities. It remains to be seen what effect this may have on the strata market,” adds President Dinnie-Smyth. “It is an open question whether these changes will bring any additional rental stock to the market - with BC’s complex Residential Tenancy Act not all homeowners of vacant strata homes have a desire to become landlords and current interest rates are less attractive to investors who may want to purchase strata rental properties. It is also possible that these measures will contribute further to eroding housing affordability as older stratas with rental restrictions were generally valued lower than their rentable counterparts.”

The Multiple Listing Service® Home Price Index benchmark value for a single family home in the Victoria Core in November 2021 was \$1,249,400. The benchmark value for the same home in November 2022 increased by 4.6 per cent to \$1,307,100 but was down 2.6 per cent from October’s value of \$1,341,400. The MLS® HPI benchmark value for a condominium in the Victoria Core area in November 2021 was \$536,200, while the benchmark value for the same condominium in November 2022 increased by 9.6 per cent to \$587,800, down by 2.5 per cent from the October value of \$602,700.

*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 1,589 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.

## November 2022 Statistics Package for Media

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

Sales by Property Type	This Month November 2022									Last Month October 2022			This Month Last Year November 2021		
	Units	LM%	LY%	Average\$	LM%	LY%	Median\$	LM%	LY%	Units	Average\$	Median\$	Units	Average\$	Median\$
Single Family Greater Victoria	174	-21.6%	-33.6%	\$1,186,852	-4.2%	-11.8%	\$1,000,000	-5.7%	-19.7%	222	\$1,238,949	\$1,060,000	262	\$1,344,918	\$1,245,000
Single Family Other Areas	8	0.0%	-42.9%	\$790,739	-10.1%	-25.1%	\$797,500	2.9%	-5.3%	8	\$879,740	\$775,205	14	\$1,055,764	\$842,450
Single Family Total All Areas	182	-20.9%	-34.1%	\$1,169,441	-4.6%	-12.1%	\$999,900	-5.0%	-19.0%	230	\$1,226,455	\$1,052,000	276	\$1,330,251	\$1,235,000
Condo Apartment	136	-10.5%	-42.4%	\$619,653	0.8%	-4.5%	\$541,000	0.3%	-7.5%	152	\$614,769	\$539,500	236	\$648,867	\$585,000
Row/Townhouse	37	-37.3%	-51.3%	\$802,912	-2.5%	-0.5%	\$737,450	-2.3%	-7.9%	59	\$823,515	\$755,000	76	\$807,289	\$800,536
Manufactured Home	9	-52.6%	-25.0%	\$519,000	46.4%	88.1%	\$370,000	9.8%	35.3%	19	\$354,447	\$337,000	12	\$275,858	\$273,450
<b>Total Residential</b>	<b>364</b>	<b>-20.9%</b>	<b>-39.3%</b>							<b>460</b>			<b>600</b>		
<b>Total Sales</b>	<b>384</b>	<b>-20.0%</b>	<b>-41.2%</b>							<b>480</b>			<b>653</b>		
<b>Active Listings</b>	<b>2,111</b>	<b>-3.7%</b>	<b>138.0%</b>							<b>2,192</b>			<b>887</b>		

#### 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

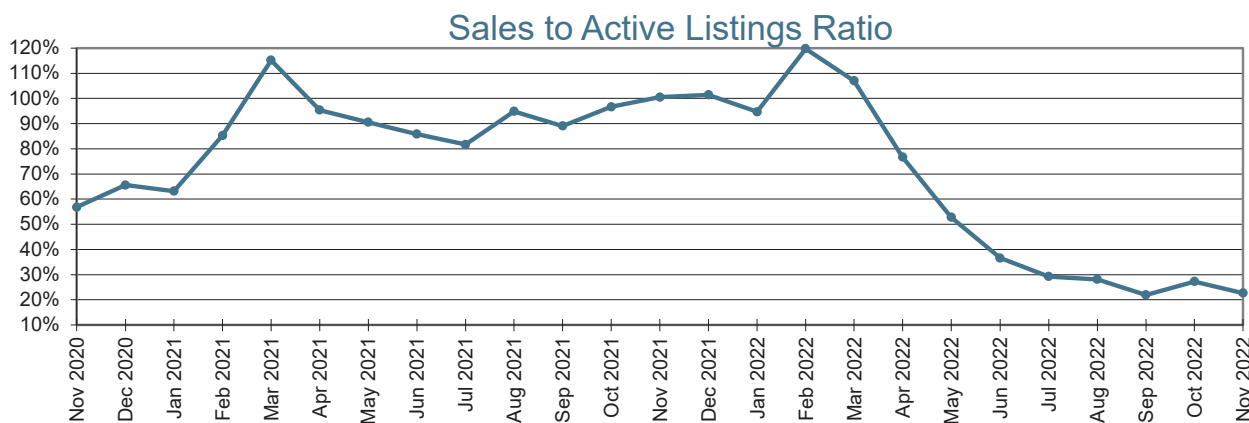
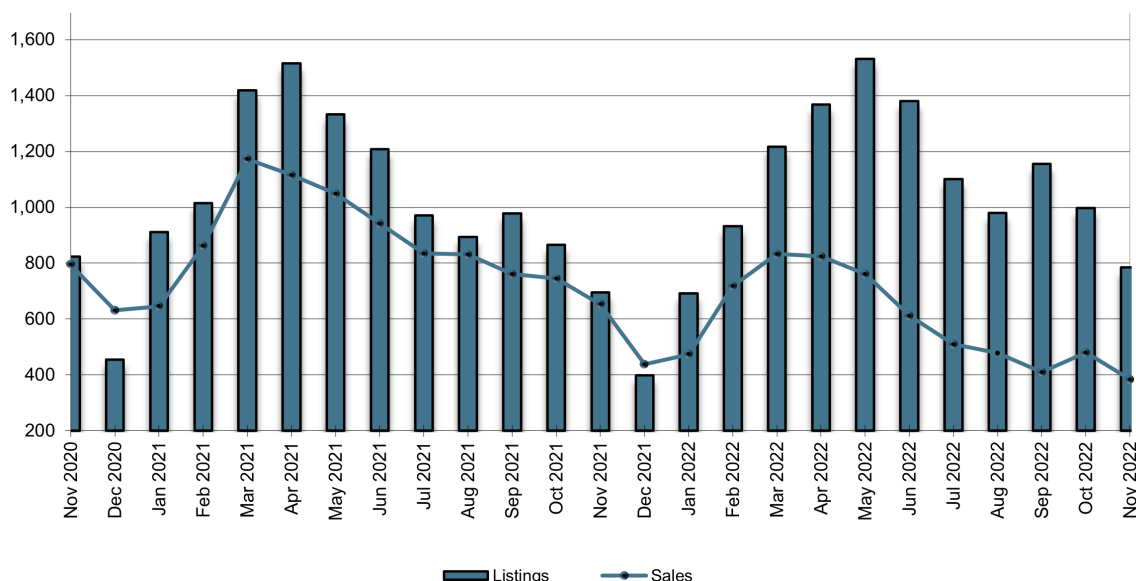
Benchmark Home by Property Type and Region	Nov 2022 Benchmark Price	Oct 2022 Benchmark Price	Nov 2021 Benchmark Price	Nov 2022 Benchmark Index	Oct 2022 Benchmark Index	Nov 2021 Benchmark Index	% Chg from Last Mth	% Chg from Last Yr
<b>Single Family: Greater Victoria</b>	\$1,164,800	\$1,193,600	\$1,109,200	314.1	321.9	299.1	(2.4%)	5.0%
<b>Single Family: Core</b>	\$1,307,100	\$1,341,400	\$1,249,400	323.3	331.8	309.0	(2.6%)	4.6%
<b>Single Family: Westshore</b>	\$1,038,400	\$1,059,300	\$954,600	328.4	335.0	301.9	(2.0%)	8.8%
<b>Single Family: Peninsula</b>	\$1,205,100	\$1,242,600	\$1,182,100	317.1	327.0	311.1	(3.0%)	1.9%
<b>Condo Apartment: Greater Victoria</b>	\$579,400	\$596,700	\$528,800	341.0	351.2	311.2	(2.9%)	9.6%
<b>Condo Apartment: Core</b>	\$587,800	\$602,700	\$536,200	345.4	354.1	315.0	(2.5%)	9.6%
<b>Condo Apartment: Westshore</b>	\$528,600	\$545,300	\$465,100	385.3	397.4	339.0	(3.1%)	13.7%
<b>Condo Apartment: Peninsula</b>	\$592,200	\$633,800	\$571,400	301.5	322.7	290.9	(6.6%)	3.6%
<b>Row/Townhouse: Greater Victoria</b>	\$798,400	\$802,500	\$731,600	309.2	310.8	283.3	(0.5%)	9.1%
<b>Row/Townhouse: Core</b>	\$873,600	\$878,700	\$795,200	316.3	318.1	287.9	(0.6%)	9.9%
<b>Row/Townhouse: Westshore</b>	\$725,600	\$734,300	\$661,400	298.1	301.7	271.7	(1.2%)	9.7%
<b>Row/Townhouse: Peninsula</b>	\$777,000	\$765,600	\$731,200	335.2	330.3	315.4	1.5%	6.3%

#### 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/vrebareas](http://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](http://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.

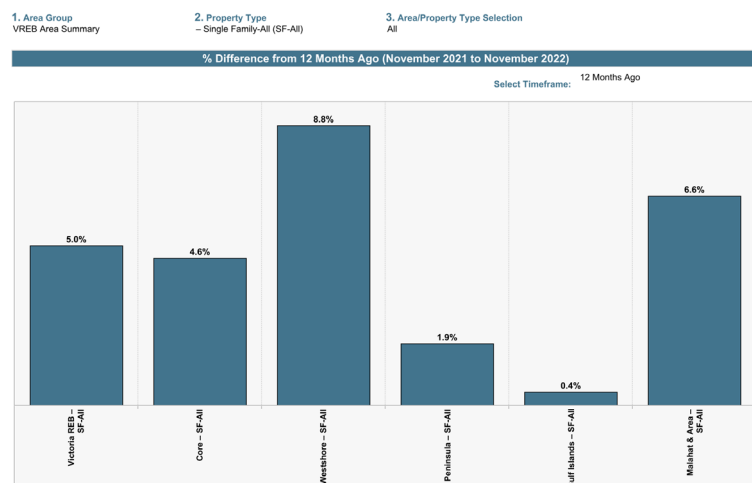
- below 10%, there is downward pressure on prices (buyers' market)
- above 25%, there is upward pressure on prices (sellers' market)
- in the 15-20% range, there is little pressure on prices either way (balanced market)

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.

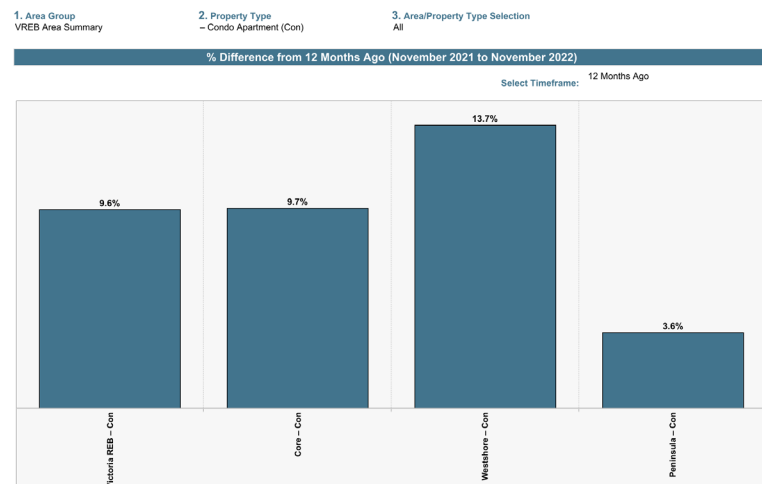
Through the analysis of over fifteen years of Victoria Real Estate Board MLS® sales data, the MLS® HPI defined benchmark homes for Victoria in each category (single family homes, townhouses, condos) and for each neighbourhood. The benchmark starting point was 2005, where each type of property and neighbourhood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

\*The HPI reporting included herein is based on the **Sold Date**.

## MLS® HPI benchmark and value - Single Family Homes



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



# 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

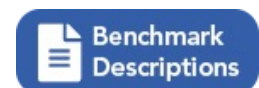
All

## Benchmark Price by Timeframe and Property Type

	November 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	\$1,164,800	\$1,193,600	\$1,248,900	\$1,294,600	\$1,109,200	\$788,600	\$760,400	\$370,800
Victoria – SF-All	\$1,242,700	\$1,250,000	\$1,312,800	\$1,364,200	\$1,177,000	\$905,600	\$879,100	\$384,500
Victoria West – SF-All	\$950,500	\$962,300	\$1,024,400	\$1,089,900	\$953,400	\$729,500	\$642,100	\$294,100
Oak Bay – SF-All	\$1,854,400	\$1,935,500	\$1,898,600	\$1,959,000	\$1,703,300	\$1,253,300	\$1,312,100	\$600,100
Esquimalt – SF-All	\$988,200	\$1,003,500	\$1,064,100	\$1,131,100	\$969,800	\$705,900	\$661,200	\$302,700
View Royal – SF-All	\$1,060,500	\$1,057,900	\$1,106,600	\$1,199,300	\$998,300	\$745,400	\$703,700	\$336,900
Saanich East – SF-All	\$1,308,100	\$1,354,700	\$1,418,900	\$1,472,800	\$1,268,900	\$949,300	\$920,800	\$417,900
Saanich West – SF-All	\$1,066,200	\$1,068,800	\$1,142,400	\$1,183,600	\$1,038,300	\$751,900	\$721,100	\$330,600
Sooke – SF-All	\$845,400	\$875,600	\$914,800	\$933,500	\$787,000	\$550,000	\$500,000	\$270,400
Langford – SF-All	\$1,075,900	\$1,098,100	\$1,159,400	\$1,209,200	\$996,200	\$676,500	\$632,400	\$327,600
Metchosin – SF-All	\$1,289,800	\$1,356,700	\$1,380,700	\$1,387,400	\$1,148,800	\$846,400	\$770,200	\$436,800
Colwood – SF-All	\$1,073,100	\$1,066,700	\$1,110,400	\$1,157,500	\$947,400	\$648,100	\$619,800	\$319,700
Highlands – SF-All	\$1,386,400	\$1,423,600	\$1,512,500	\$1,581,900	\$1,317,600	\$953,400	\$905,700	\$475,900
North Saanich – SF-All	\$1,385,600	\$1,432,300	\$1,528,400	\$1,572,400	\$1,357,000	\$986,900	\$943,700	\$469,000
Sidney – SF-All	\$974,000	\$1,007,000	\$1,071,700	\$1,124,800	\$979,200	\$723,600	\$672,400	\$303,200
Central Saanich – SF-All	\$1,131,800	\$1,154,600	\$1,236,400	\$1,246,400	\$1,090,100	\$782,700	\$759,200	\$355,800
ML Malahat & Area – SF-All	\$913,400	\$924,500	\$983,400	\$1,025,100	\$857,200	\$587,000	\$512,500	\$288,400
GI Gulf Islands – SF-All	\$795,700	\$816,600	\$855,700	\$892,400	\$792,400	\$534,400	\$484,900	\$303,500

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

**Source:** Victoria Real Estate Board



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### 1. Area Group

VREB District Summary

### 2. Property Type

– Single Family-All (SF-All)

### 3. Area/Property Type Selection

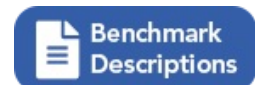
All

## HPI by Timeframe and Property Type

	November 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	314.1	321.9	336.8	349.1	299.1	212.7	205.1	100.0
Victoria – SF-All	323.2	325.1	341.4	354.8	306.1	235.5	228.6	100.0
Victoria West – SF-All	323.2	327.2	348.3	370.6	324.2	248.0	218.3	100.0
Oak Bay – SF-All	309.0	322.5	316.4	326.4	283.8	208.8	218.6	100.0
Esquimalt – SF-All	326.5	331.5	351.5	373.7	320.4	233.2	218.4	100.0
View Royal – SF-All	314.8	314.0	328.5	356.0	296.3	221.3	208.9	100.0
Saanich East – SF-All	313.0	324.2	339.5	352.4	303.6	227.2	220.3	100.0
Saanich West – SF-All	322.5	323.3	345.6	358.0	314.1	227.4	218.1	100.0
Sooke – SF-All	312.6	323.8	338.3	345.2	291.1	203.4	184.9	100.0
Langford – SF-All	328.4	335.2	353.9	369.1	304.1	206.5	193.0	100.0
Metchosin – SF-All	295.3	310.6	316.1	317.6	263.0	193.8	176.3	100.0
Colwood – SF-All	335.7	333.7	347.3	362.1	296.3	202.7	193.9	100.0
Highlands – SF-All	291.3	299.1	317.8	332.4	276.9	200.3	190.3	100.0
North Saanich – SF-All	295.4	305.4	325.9	335.3	289.3	210.4	201.2	100.0
Sidney – SF-All	321.2	332.1	353.5	371.0	323.0	238.7	221.8	100.0
Central Saanich – SF-All	318.1	324.5	347.5	350.3	306.4	220.0	213.4	100.0
ML Malahat & Area – SF-All	316.7	320.6	341.0	355.4	297.2	203.5	177.7	100.0
GI Gulf Islands – SF-All	262.2	269.1	281.9	294.0	261.1	176.1	159.8	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

	November 2022	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	\$579,400	\$596,700	\$616,400	\$622,500	\$528,800	\$435,100	\$382,500	\$169,900
Victoria – Con	\$553,200	\$568,200	\$594,500	\$606,100	\$511,200	\$428,000	\$383,900	\$167,000
Victoria West – Con	\$810,000	\$825,500	\$831,400	\$865,700	\$743,200	\$623,200	\$547,300	\$231,100
Oak Bay – Con	\$751,200	\$817,300	\$818,500	\$819,200	\$701,700	\$594,200	\$475,800	\$234,200
Esquimalt – Con	\$559,000	\$566,500	\$562,100	\$570,500	\$483,200	\$373,600	\$335,900	\$152,000
View Royal – Con	\$653,600	\$670,000	\$686,000	\$659,800	\$573,600	\$445,000	\$420,000	\$195,700
Saanich East – Con	\$584,600	\$596,700	\$613,100	\$624,100	\$518,000	\$434,800	\$345,900	\$159,100
Saanich West – Con	\$547,700	\$550,000	\$562,800	\$582,000	\$487,200	\$433,400	\$354,900	\$143,700
Sooke – Con	\$476,900	\$488,200	\$509,600	\$478,100	\$404,200	\$294,900	\$255,200	\$115,000
Langford – Con	\$532,300	\$549,100	\$572,000	\$543,000	\$468,600	\$355,400	\$320,300	\$150,200
Colwood – Con	\$537,100	\$556,700	\$578,700	\$560,100	\$483,800	\$377,500	\$348,500	\$131,400
North Saanich – Con	\$717,000	\$765,700	\$798,600	\$806,400	\$688,700	\$578,800	\$491,000	\$285,500
Sidney – Con	\$590,400	\$629,400	\$650,900	\$663,600	\$571,200	\$461,100	\$421,000	\$195,500
Central Saanich – Con	\$543,800	\$588,500	\$595,500	\$599,100	\$516,700	\$439,200	\$406,100	\$199,200

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**Source:** Victoria Real Estate Board



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## Value or percent change

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### 1. Area Group

VREB District Summary

### 2. Property Type

– Condo Apartment (Con)

### 3. Area/Property Type Selection

All

## HPI by Timeframe and Property Type

	November 2022	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	341.0	351.2	362.8	366.4	311.2	256.1	225.1	100.0
Victoria – Con	331.3	340.2	356.0	362.9	306.1	256.3	229.9	100.0
Victoria West – Con	350.5	357.2	359.8	374.6	321.6	269.7	236.8	100.0
Oak Bay – Con	320.8	349.0	349.5	349.8	299.6	253.7	203.2	100.0
Esquimalt – Con	367.8	372.7	369.8	375.3	317.9	245.8	221.0	100.0
View Royal – Con	334.0	342.4	350.5	337.1	293.1	227.4	214.6	100.0
Saanich East – Con	367.4	375.0	385.4	392.3	325.6	273.3	217.4	100.0
Saanich West – Con	381.1	382.7	391.6	405.0	339.0	301.6	247.0	100.0
Sooke – Con	414.7	424.5	443.1	415.7	351.5	256.4	221.9	100.0
Langford – Con	354.4	365.6	380.8	361.5	312.0	236.6	213.2	100.0
Colwood – Con	408.8	423.7	440.4	426.3	368.2	287.3	265.2	100.0
North Saanich – Con	251.1	268.2	279.7	282.5	241.2	202.7	172.0	100.0
Sidney – Con	302.0	321.9	332.9	339.4	292.2	235.9	215.3	100.0
Central Saanich – Con	273.0	295.4	298.9	300.8	259.4	220.5	203.9	100.0

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

**Source:** Victoria Real Estate Board





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## Value or percent change

- ☒ Value  
☐ Percent change

### 1. Area Group

VREB District Summary

### 2. Property Type

– Townhouse (Twn)

### 3. Area/Property Type Selection

All

## Benchmark Price by Timeframe and Property Type

	November 2022	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	\$798,400	\$802,500	\$837,000	\$833,400	\$731,600	\$551,500	\$521,000	\$258,200
Victoria – Twn	\$913,800	\$918,700	\$942,300	\$936,100	\$823,700	\$673,600	\$651,300	\$295,200
Victoria West – Twn	\$903,000	\$910,300	\$920,500	\$892,100	\$809,000	\$628,500	\$533,600	\$219,500
Esquimalt – Twn	\$790,900	\$815,200	\$823,500	\$783,300	\$707,400	\$504,200	\$450,300	\$213,400
View Royal – Twn	\$813,200	\$841,600	\$854,800	\$809,800	\$725,000	\$554,900	\$518,100	\$244,300
Saanich East – Twn	\$905,800	\$899,000	\$953,700	\$933,100	\$842,400	\$619,700	\$611,200	\$321,500
Saanich West – Twn	\$783,300	\$775,000	\$824,800	\$818,500	\$730,800	\$543,600	\$511,000	\$254,800
Sooke – Twn	\$694,400	\$703,100	\$731,000	\$742,900	\$628,900	\$462,100	\$421,600	\$240,700
Langford – Twn	\$727,100	\$735,700	\$764,800	\$784,400	\$665,400	\$504,900	\$460,300	\$232,300
Colwood – Twn	\$783,000	\$794,500	\$828,400	\$845,500	\$715,200	\$550,800	\$510,500	\$288,500
Sidney – Twn	\$814,300	\$801,400	\$863,100	\$850,100	\$766,400	\$550,400	\$528,600	\$245,700
Central Saanich – Twn	\$710,300	\$700,200	\$756,200	\$738,000	\$666,500	\$466,300	\$442,200	\$212,000
ML Malahat & Area – Twn	\$748,900	\$749,300	\$792,000	\$779,000	\$688,300	\$443,500	\$383,900	\$201,100
GI Gulf Islands – Twn	\$720,700	\$715,100	\$751,900	\$770,400	\$689,800	\$417,700	\$381,600	\$221,100

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

**Source:** Victoria Real Estate Board



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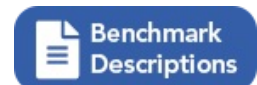
All

## HPI by Timeframe and Property Type

	November 2022	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	309.2	310.8	324.2	322.8	283.3	213.6	201.8	100.0
Victoria – Twn	309.6	311.2	319.2	317.1	279.0	228.2	220.6	100.0
Victoria West – Twn	411.4	414.7	419.4	406.4	368.6	286.3	243.1	100.0
Esquimalt – Twn	370.6	382.0	385.9	367.1	331.5	236.3	211.0	100.0
View Royal – Twn	332.9	344.5	349.9	331.5	296.8	227.1	212.1	100.0
Saanich East – Twn	281.7	279.6	296.6	290.2	262.0	192.8	190.1	100.0
Saanich West – Twn	307.4	304.2	323.7	321.2	286.8	213.3	200.5	100.0
Sooke – Twn	288.5	292.1	303.7	308.6	261.3	192.0	175.2	100.0
Langford – Twn	313.0	316.7	329.2	337.7	286.4	217.3	198.1	100.0
Colwood – Twn	271.4	275.4	287.1	293.1	247.9	190.9	176.9	100.0
Sidney – Twn	331.4	326.2	351.3	346.0	311.9	224.0	215.1	100.0
Central Saanich – Twn	335.0	330.3	356.7	348.1	314.4	220.0	208.6	100.0
ML Malahat & Area – Twn	372.4	372.6	393.8	387.4	342.3	220.5	190.9	100.0
GI Gulf Islands – Twn	326.0	323.4	340.1	348.4	312.0	188.9	172.6	100.0

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

**Source:** Victoria Real Estate Board



## 1. Area Group

VREB Area Summary

## HPI or Benchmark Price

- ☐ HPI
- ☒ Benchmark Price

## Adding labels

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

## 2. Property Type

– Single Family-All (SF-All)

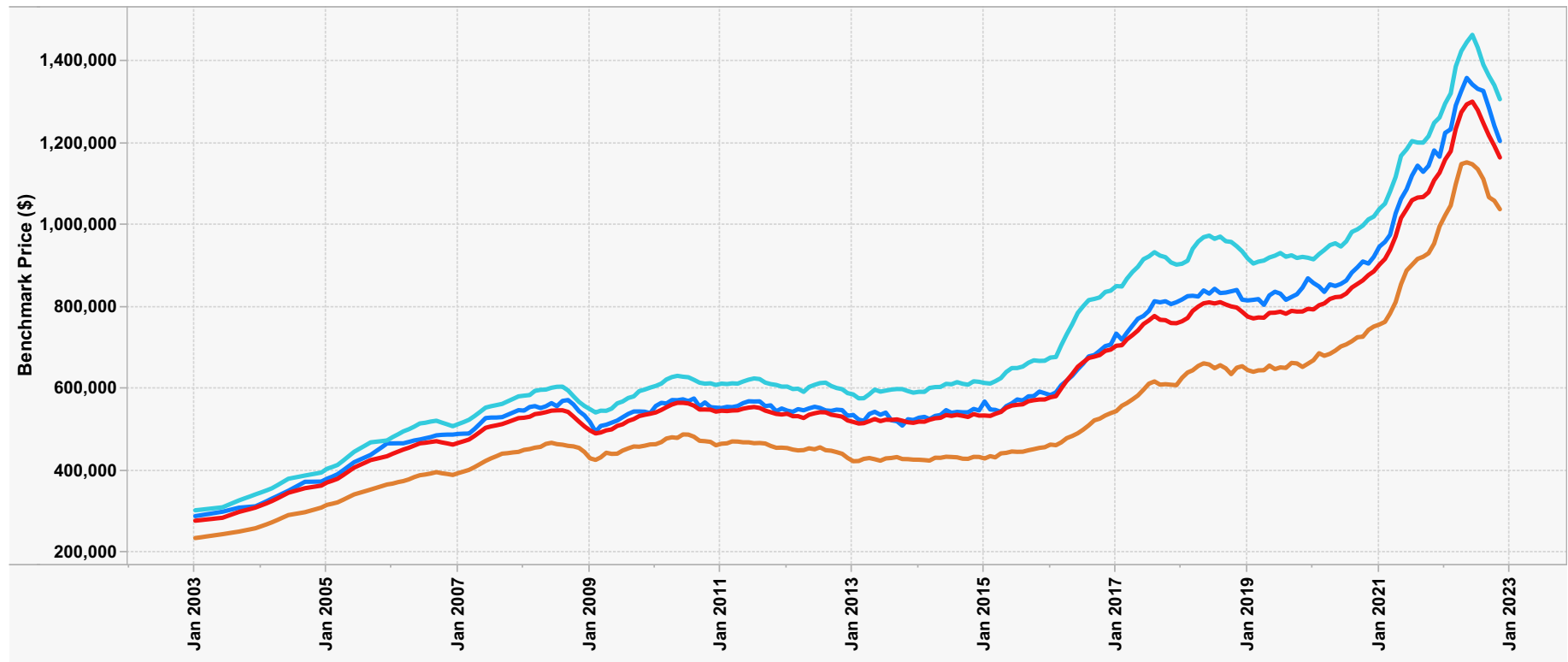
## 3. Area/Property Type Selection

Multiple values

### Benchmark Price Performance over Time

Select Date Range:

All values



Victoria REB – SF-All

Core – SF-All

Westshore – SF-All

Peninsula – SF-All

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

**Source:** Victoria Real Estate Board



## 1. Area Group

VREB Area Summary

## HPI or Benchmark Price

- ☐ HPI
- ☒ Benchmark Price

## Adding labels

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

## 2. Property Type

– Condo Apartment (Con)

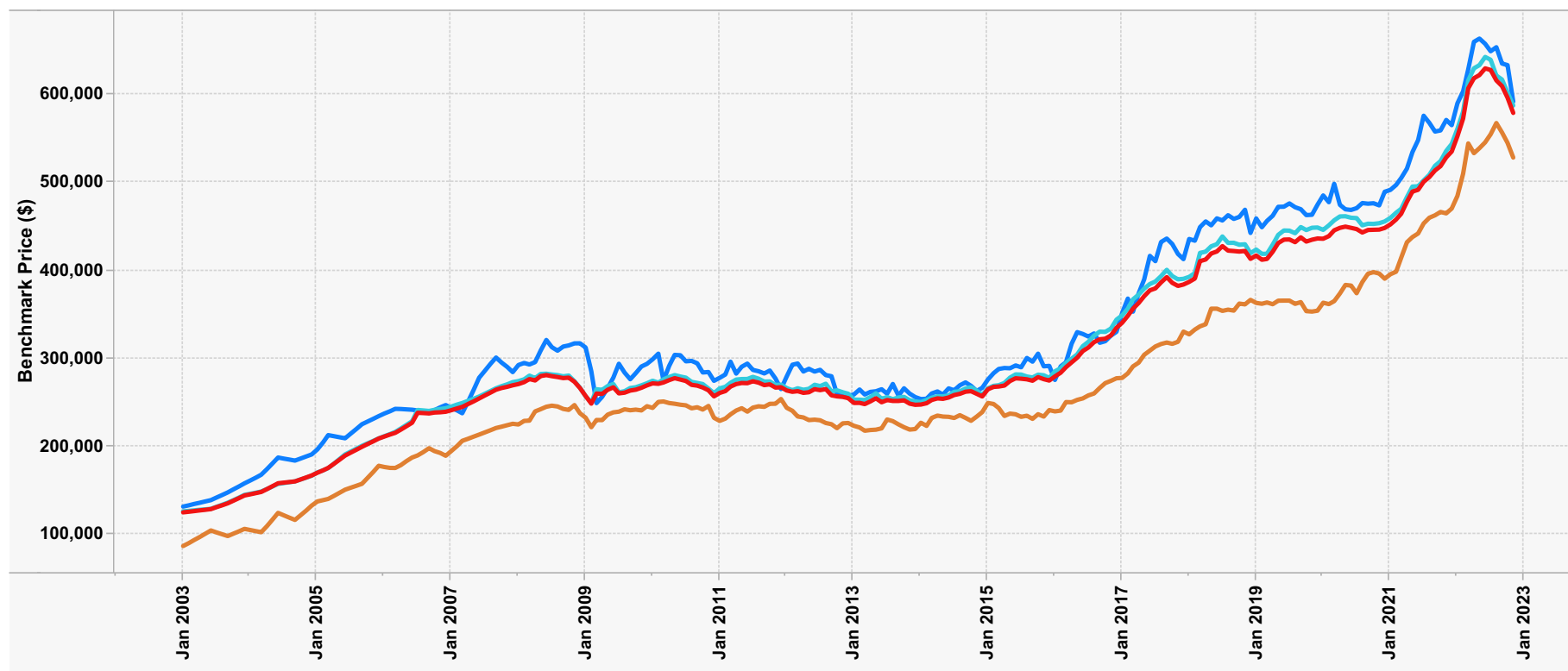
## 3. Area/Property Type Selection

All

### Benchmark Price Performance over Time

Select Date Range:

All values



Victoria REB – Con

Core – Con

Westshore – Con

Peninsula – Con

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

**Source:** Victoria Real Estate Board



# MLS® Home Price Index

[Click here to learn more](#)

## 1. Area Group

VREB Area Summary

## HPI or Benchmark Price

- ☐ HPI
- ☒ Benchmark Price

## Adding labels

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

## 2. Property Type

– Townhouse (Twn)

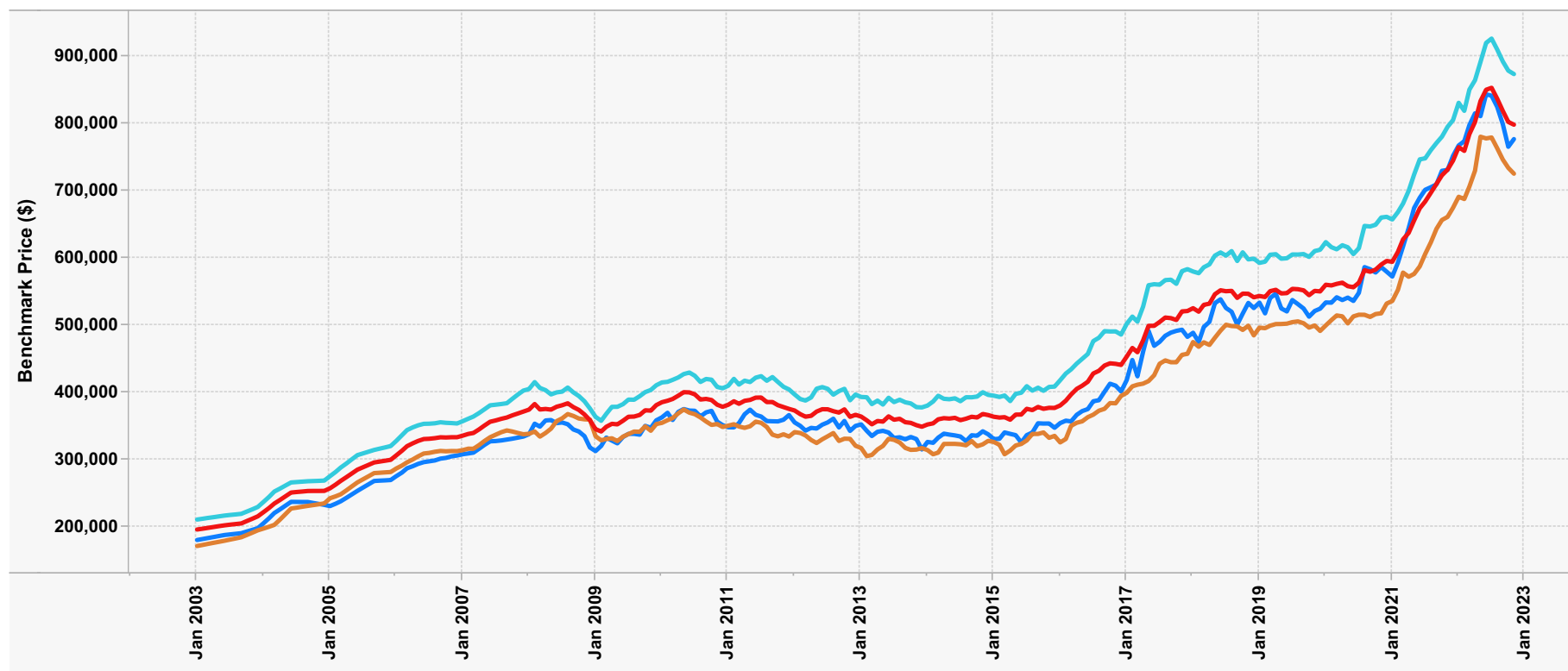
## 3. Area/Property Type Selection

Multiple values

### Benchmark Price Performance over Time

#### Select Date Range:

All values



Victoria REB – Twn

Core – Twn

Westshore – Twn

Peninsula – Twn

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

**Source:** Victoria Real Estate Board



## 1. Area Group

VREB Area Summary

## HPI or Benchmark Price

- ☐ HPI
- ☒ Benchmark Price

## Adding labels

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

## 2. Property Type

Multiple values

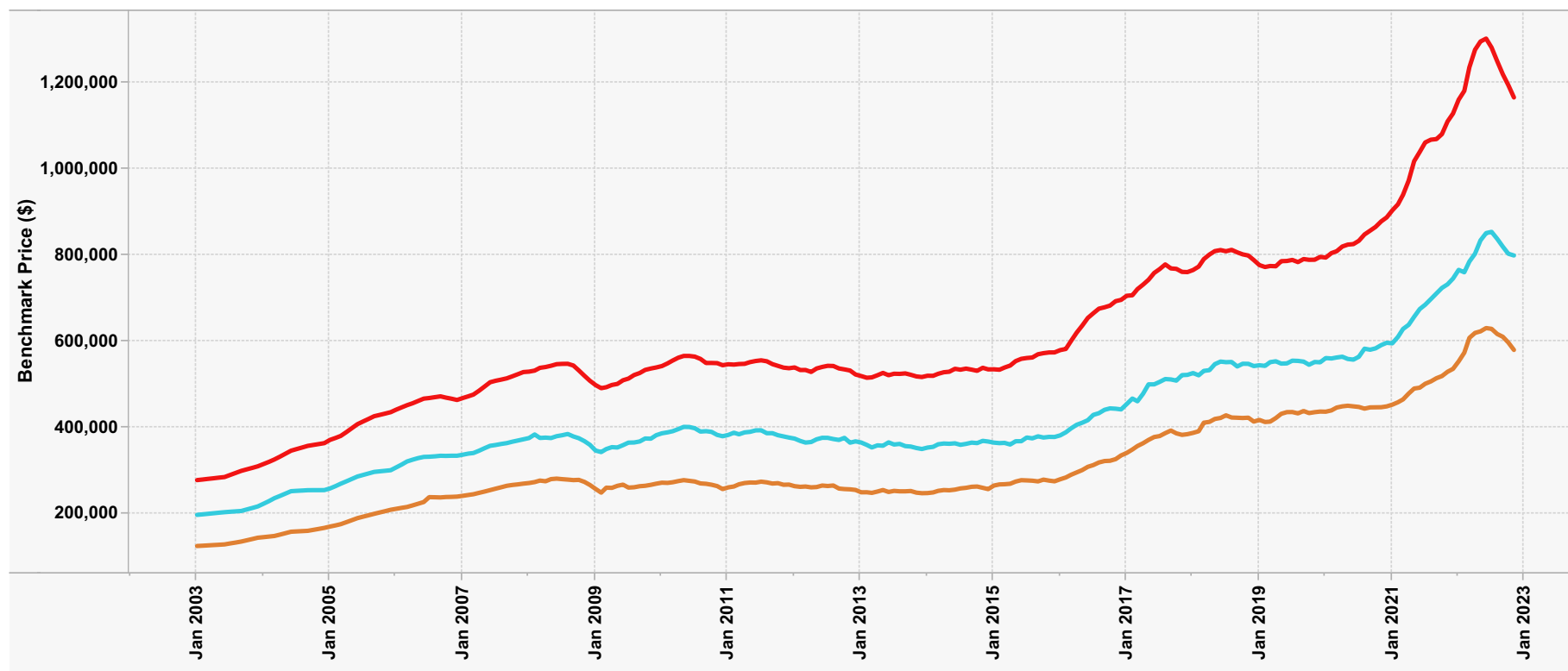
## 3. Area/Property Type Selection

Multiple values

### Benchmark Price Performance over Time

Select Date Range:

All values



Victoria REB – SF-All

Victoria REB – Twn

Victoria REB – Con

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

**Source:** Victoria Real Estate Board



# Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

November 2022

Produced: 01-Dec-2022

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

## Residential

### ● Single Family Detached

#### Greater Victoria

Victoria / Victoria West	17	\$19,649,799
Oak Bay	4	\$10,075,000
Esquimalt	3	\$3,188,000
View Royal	4	\$4,800,000
Saanich East	32	\$41,832,500
Saanich West	11	\$10,266,677
Central Saanich	6	\$5,474,900
North Saanich	11	\$19,885,000
Sidney	6	\$8,295,000
Highlands	1	\$2,500,000
Colwood	4	\$5,353,000
Langford	41	\$44,262,302
Metchosin	2	\$5,079,000
Sooke	16	\$13,155,150
Gulf Islands	16	\$12,696,000

Total Greater Victoria	174	\$206,512,328
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#### Other Areas

Malahat & Area	8	\$6,325,914
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Total Other Areas	8	\$6,325,914
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Total Single Family Detached	182	\$212,838,242
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### ● Condo Apartment

#### Greater Victoria

Victoria / Victoria West	64	\$43,007,617
Oak Bay	4	\$2,561,000
Esquimalt	3	\$2,871,904
View Royal	8	\$4,562,500
Saanich East	15	\$9,224,900
Saanich West	6	\$3,151,000
Central Saanich	1	\$700,000
Sidney	8	\$4,290,000
Colwood	2	\$1,265,000
Langford	22	\$11,039,888
Sooke	3	\$1,599,000

Total Greater Victoria	136	\$84,272,809
------------------------	-----	--------------

Total Condo Apartment	136	\$84,272,809
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# Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

November 2022

Produced: 01-Dec-2022

District	Units	Total Volume
● Row/Townhouse		
Greater Victoria		
Victoria / Victoria West	8	\$7,005,000
Esquimalt	2	\$1,366,000
View Royal	4	\$2,970,000
Saanich East	2	\$1,220,000
Saanich West	1	\$815,000
Central Saanich	2	\$1,570,000
Sidney	2	\$2,425,000
Colwood	1	\$605,000
Langford	14	\$11,091,745
Sooke	1	\$640,000
Total Greater Victoria	37	\$29,707,745
Total Row/Townhouse	37	\$29,707,745
● Manufactured Home		
Greater Victoria		
Saanich West	2	\$2,300,000
Central Saanich	2	\$606,000
Sidney	1	\$545,000
Langford	3	\$850,000
Total Greater Victoria	8	\$4,301,000
Other Areas		
Malahat & Area	1	\$370,000
Total Other Areas	1	\$370,000
Total Manufactured Home	9	\$4,671,000
Total Residential	364	\$331,489,796



## Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

November 2022

Produced: 01-Dec-2022

District	Units	Total Volume
<b>Other Property</b>		
● <b>Lots &amp; Acreage</b>		
Greater Victoria		
Langford	1	\$725,000
Sooke	1	\$759,900
Gulf Islands	1	\$400,000
Total Greater Victoria	3	\$1,884,900
Total Lots & Acreage	3	\$1,884,900
● <b>Commercial Land</b>	2	\$9,750,000
● <b>Other Commercial Properties</b>	15	\$8,972,609
<b>Grand Totals</b>	384	\$352,097,305

# Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

November 2022

Produced: 01-Dec-2022

District	Units	Total Volume
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## Residential

### ● Single Family Detached

#### Greater Victoria

Victoria	16	\$18,484,799
Victoria West	1	\$1,165,000
Oak Bay	4	\$10,075,000
Esquimalt	3	\$3,188,000
View Royal	4	\$4,800,000
Saanich East	31	\$38,412,500
Saanich West	11	\$10,266,677
Central Saanich	6	\$5,474,900
North Saanich	8	\$11,540,000
Sidney	5	\$5,245,000
Highlands	1	\$2,500,000
Colwood	4	\$5,353,000
Langford	41	\$44,262,302
Metchosin	1	\$879,000
Sooke	15	\$12,855,150
Gulf Islands	12	\$10,106,000
Waterfront (all districts)	11	\$21,905,000

Total Greater Victoria	174	\$206,512,328
------------------------	-----	---------------

#### Other Areas

Malahat & Area	8	\$6,325,914
----------------	---	-------------

Total Other Areas	8	\$6,325,914
-------------------	---	-------------

Total Single Family Detached	182	\$212,838,242
------------------------------	-----	---------------

### ● Condo Apartment

#### Greater Victoria

Victoria	53	\$35,797,617
Victoria West	8	\$5,216,000
Oak Bay	4	\$2,561,000
Esquimalt	2	\$1,196,904
View Royal	7	\$3,823,500
Saanich East	15	\$9,224,900
Saanich West	6	\$3,151,000
Central Saanich	1	\$700,000
Sidney	7	\$3,760,000
Colwood	1	\$560,000
Langford	22	\$11,039,888
Waterfront (all districts)	10	\$7,242,000

Total Greater Victoria	136	\$84,272,809
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Total Condo Apartment	136	\$84,272,809
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## Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

November 2022

Produced: 01-Dec-2022

District	Units	Total Volume
● Row/Townhouse		
Greater Victoria		
Victoria	6	\$6,003,900
Victoria West	2	\$1,001,100
Esquimalt	2	\$1,366,000
View Royal	4	\$2,970,000
Saanich East	2	\$1,220,000
Saanich West	1	\$815,000
Central Saanich	2	\$1,570,000
Sidney	1	\$975,000
Colwood	1	\$605,000
Langford	14	\$11,091,745
Sooke	1	\$640,000
Waterfront (all districts)	1	\$1,450,000
Total Greater Victoria	37	\$29,707,745
Total Row/Townhouse	37	\$29,707,745
● Manufactured Home		
Greater Victoria		
Saanich West	2	\$2,300,000
Central Saanich	2	\$606,000
Sidney	1	\$545,000
Langford	3	\$850,000
Total Greater Victoria	8	\$4,301,000
Other Areas		
Malahat & Area	1	\$370,000
Total Other Areas	1	\$370,000
Total Manufactured Home	9	\$4,671,000
Total Residential	364	\$331,489,796

## Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

November 2022

Produced: 01-Dec-2022

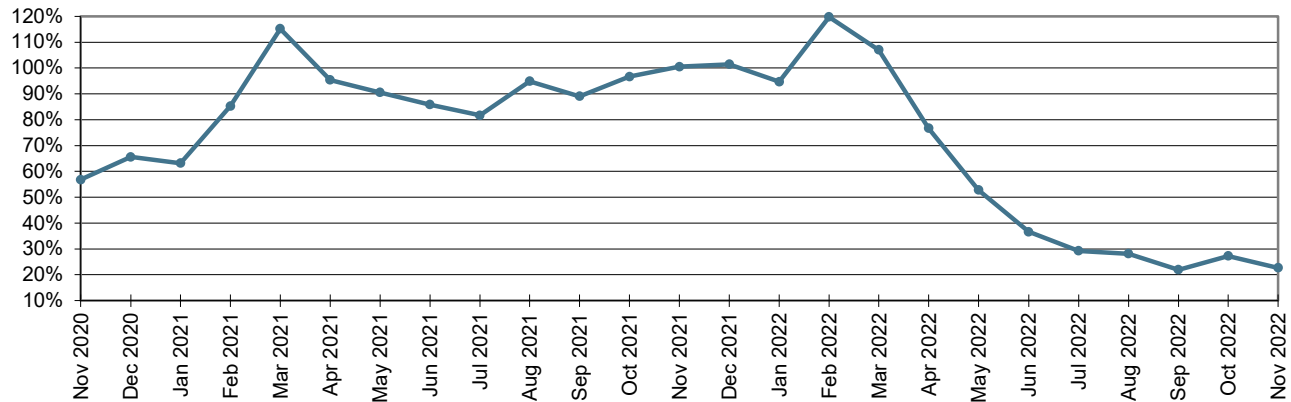
District	Units	Total Volume
<b>Other Property</b>		
● <b>Lots &amp; Acreage</b>		
Greater Victoria		
Langford	1	\$725,000
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● <b>Other Commercial Properties</b>	15	\$8,972,609
<b>Grand Totals</b>	384	\$352,097,305

## Sales to Active Listings Ratio

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

November 2022

Produced: 01-Dec-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

November 2022

Produced: 01-Dec-2022

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Single Family - Residential</b>						
Units Listed	289	252	15 %	4610	4264	8 %
Units Sold	141	215	-34 %	2454	3540	-31 %
Sell/List Ratio	49 %	85 %		53 %	83 %	
Sales Dollars	\$159,298,392	\$280,138,010	-43 %	\$3,144,050,363	\$4,079,425,916	-23 %
Average Price / Unit	\$1,129,776	\$1,302,967	-13 %	\$1,281,194	\$1,152,380	11 %
Price Ratio	96 %	105 %		102 %	103 %	
Days To Sell	37	19	92 %	20	19	5 %
Active Listings at Month End	622	211	195 %			
<b>Single Family - Residential Waterfront</b>						
Units Listed	23	16	44 %	446	335	33 %
Units Sold	10	10	0 %	167	238	-30 %
Sell/List Ratio	43 %	63 %		37 %	71 %	
Sales Dollars	\$21,390,000	\$28,435,000	-25 %	\$420,883,162	\$480,654,846	-12 %
Average Price / Unit	\$2,139,000	\$2,843,500	-25 %	\$2,520,258	\$2,019,558	25 %
Price Ratio	91 %	99 %		96 %	99 %	
Days To Sell	49	33	49 %	42	48	-14 %
Active Listings at Month End	109	44	148 %			
<b>Single Family - Residential Acreage</b>						
Units Listed	33	18	83 %	523	446	17 %
Units Sold	13	23	-43 %	238	350	-32 %
Sell/List Ratio	39 %	128 %		46 %	78 %	
Sales Dollars	\$17,479,000	\$35,772,368	-51 %	\$363,815,343	\$539,588,452	-33 %
Average Price / Unit	\$1,344,538	\$1,555,320	-14 %	\$1,528,636	\$1,541,681	-1 %
Price Ratio	93 %	98 %		98 %	100 %	
Days To Sell	39	38	3 %	34	40	-14 %
Active Listings at Month End	124	50	148 %			
<b>Condo Apartment</b>						
Units Listed	232	234	-1 %	3457	3869	-11 %
Units Sold	136	236	-42 %	2182	3297	-34 %
Sell/List Ratio	59 %	101 %		63 %	85 %	
Sales Dollars	\$84,272,809	\$153,132,501	-45 %	\$1,411,414,283	\$1,838,425,343	-23 %
Average Price / Unit	\$619,653	\$648,867	-5 %	\$646,844	\$557,606	16 %
Price Ratio	97 %	102 %		101 %	100 %	
Days To Sell	39	24	62 %	21	26	-20 %
Active Listings at Month End	457	194	136 %			

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

November 2022

Produced: 01-Dec-2022

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Row/Townhouse</b>						
Units Listed	81	61	33 %	1236	1239	0 %
Units Sold	37	76	-51 %	718	1085	-34 %
Sell/List Ratio	46 %	125 %		58 %	88 %	
Sales Dollars	\$29,707,745	\$61,353,995	-52 %	\$627,115,881	\$794,315,934	-21 %
Average Price / Unit	\$802,912	\$807,289	-1 %	\$873,420	\$732,088	19 %
Price Ratio	98 %	104 %		102 %	102 %	
Days To Sell	31	33	-6 %	20	23	-12 %
Active Listings at Month End	188	51	269 %			
<b>Half Duplex (Up and Down)</b>						
Units Listed	1	1	0 %	19	25	-24 %
Units Sold	1	4	-75 %	10	17	-41 %
Sell/List Ratio	100 %	400 %		53 %	68 %	
Sales Dollars	\$699,900	\$4,129,900	-83 %	\$12,495,000	\$17,734,200	-30 %
Average Price / Unit	\$699,900	\$1,032,475	-32 %	\$1,249,500	\$1,043,188	20 %
Price Ratio	100 %	99 %		96 %	101 %	
Days To Sell	19	26	-26 %	65	23	186 %
Active Listings at Month End	1	3	-67 %			
<b>Half Duplex (Side by Side)</b>						
Units Listed	19	12	58 %	299	264	13 %
Units Sold	15	14	7 %	158	236	-33 %
Sell/List Ratio	79 %	117 %		53 %	89 %	
Sales Dollars	\$12,680,950	\$12,550,050	1 %	\$140,596,301	\$189,358,731	-26 %
Average Price / Unit	\$845,397	\$896,432	-6 %	\$889,850	\$802,368	11 %
Price Ratio	99 %	107 %		102 %	103 %	
Days To Sell	43	12	255 %	22	22	2 %
Active Listings at Month End	41	6	583 %			
<b>Half Duplex (Front and Back)</b>						
Units Listed	3	1	200 %	60	39	54 %
Units Sold	1	1	0 %	26	31	-16 %
Sell/List Ratio	33 %	100 %		43 %	79 %	
Sales Dollars	\$775,000	\$988,000	-22 %	\$23,278,800	\$25,604,050	-9 %
Average Price / Unit	\$775,000	\$988,000	-22 %	\$895,338	\$825,937	8 %
Price Ratio	93 %	110 %		100 %	104 %	
Days To Sell	28	5	460 %	25	18	39 %
Active Listings at Month End	6	0	%			

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

November 2022

Produced: 01-Dec-2022

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Recreational</b>						
Units Listed	1	6	-83 %	35	33	6 %
Units Sold	1	5	-80 %	20	32	-38 %
Sell/List Ratio	100 %	83 %		57 %	97 %	
Sales Dollars	\$515,000	\$1,017,000	-49 %	\$4,932,606	\$6,532,000	-24 %
Average Price / Unit	\$515,000	\$203,400	153 %	\$246,630	\$204,125	21 %
Price Ratio	94 %	100 %		95 %	101 %	
Days To Sell	134	62	115 %	59	193	-69 %
Active Listings at Month End	6	7	-14 %			
<b>Manufactured Home</b>						
Units Listed	20	21	-5 %	262	246	7 %
Units Sold	9	12	-25 %	170	173	-2 %
Sell/List Ratio	45 %	57 %		65 %	70 %	
Sales Dollars	\$4,671,000	\$3,310,300	41 %	\$62,608,978	\$59,732,156	5 %
Average Price / Unit	\$519,000	\$275,858	88 %	\$368,288	\$345,273	7 %
Price Ratio	95 %	100 %		98 %	99 %	
Days To Sell	47	15	208 %	37	35	6 %
Active Listings at Month End	49	31	58 %			
<b>Residential Lots</b>						
Units Listed	17	15	13 %	309	266	16 %
Units Sold	1	10	-90 %	84	222	-62 %
Sell/List Ratio	6 %	67 %		27 %	83 %	
Sales Dollars	\$725,000	\$6,164,549	-88 %	\$50,522,419	\$118,824,329	-57 %
Average Price / Unit	\$725,000	\$616,455	18 %	\$601,457	\$535,245	12 %
Price Ratio	91 %	103 %		96 %	98 %	
Days To Sell	34	77	-56 %	32	76	-58 %
Active Listings at Month End	106	30	253 %			
<b>Residential Lots - Waterfront</b>						
Units Listed	2	3	-33 %	40	36	11 %
Units Sold	1	5	-80 %	8	33	-76 %
Sell/List Ratio	50 %	167 %		20 %	92 %	
Sales Dollars	\$400,000	\$4,164,000	-90 %	\$5,108,100	\$21,805,700	-77 %
Average Price / Unit	\$400,000	\$832,800	-52 %	\$638,513	\$660,779	-3 %
Price Ratio	95 %	97 %		98 %	97 %	
Days To Sell	132	85	56 %	50	154	-68 %
Active Listings at Month End	16	4	300 %			



# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

November 2022

Produced: 01-Dec-2022

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Residential Acreage</b>						
Units Listed	6	9	-33 %	148	113	31 %
Units Sold	1	10	-90 %	47	92	-49 %
Sell/List Ratio	17 %	111 %		32 %	81 %	
Sales Dollars	\$759,900	\$12,236,333	-94 %	\$37,712,700	\$62,565,760	-40 %
Average Price / Unit	\$759,900	\$1,223,633	-38 %	\$802,398	\$680,063	18 %
Price Ratio	100 %	101 %		95 %	99 %	
Days To Sell	106	26	305 %	73	94	-22 %
Active Listings at Month End	59	28	111 %			
<b>Residential Acreage - Waterfront</b>						
Units Listed	5	0	%	38	29	31 %
Units Sold	0	3	-100 %	8	34	-76 %
Sell/List Ratio	%	%		21 %	117 %	
Sales Dollars	\$0	\$5,413,000	-100 %	\$7,428,380	\$37,834,900	-80 %
Average Price / Unit		\$1,804,333	%	\$928,548	\$1,112,791	-17 %
Price Ratio	%	97 %		95 %	94 %	
Days To Sell		116	%	82	163	-50 %
Active Listings at Month End	22	4	450 %			
<b>Revenue - Duplex/Triplex</b>						
Units Listed	3	3	0 %	66	92	-28 %
Units Sold	0	4	-100 %	36	58	-38 %
Sell/List Ratio	%	133 %		55 %	63 %	
Sales Dollars	\$0	\$4,119,000	-100 %	\$50,660,999	\$68,870,296	-26 %
Average Price / Unit		\$1,029,750	%	\$1,407,250	\$1,187,419	19 %
Price Ratio	%	101 %		98 %	101 %	
Days To Sell		21	%	20	20	0 %
Active Listings at Month End	10	3	233 %			
<b>Revenue - Multi Units</b>						
Units Listed	1	8	-88 %	89	71	25 %
Units Sold	1	6	-83 %	20	38	-47 %
Sell/List Ratio	100 %	75 %		22 %	54 %	
Sales Dollars	\$1,400,000	\$13,763,888	-90 %	\$37,872,000	\$94,546,388	-60 %
Average Price / Unit	\$1,400,000	\$2,293,981	-39 %	\$1,893,600	\$2,488,063	-24 %
Price Ratio	97 %	97 %		101 %	96 %	
Days To Sell	50	49	2 %	69	72	-4 %
Active Listings at Month End	27	17	59 %			

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

November 2022

Produced: 01-Dec-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	12	-42 %	85	96	-11 %
Units Sold	3	9	-67 %	30	44	-32 %
Sell/List Ratio	43 %	75 %		35 %	46 %	
Sales Dollars	\$2,915,000	\$8,924,000	-67 %	\$51,080,112	\$45,753,296	12 %
Average Price / Unit	\$971,667	\$991,556	-2 %	\$1,702,670	\$1,039,848	64 %
Price Ratio	96 %	95 %		96 %	96 %	
Days To Sell	76	112	-32 %	62	102	-39 %
Active Listings at Month End	30	32	-6 %			
<b>Revenue - Industrial</b>						
Units Listed	4	2	100 %	40	33	21 %
Units Sold	2	1	100 %	24	15	60 %
Sell/List Ratio	50 %	50 %		60 %	45 %	
Sales Dollars	\$3,735,000	\$995,000	275 %	\$27,052,600	\$21,441,868	26 %
Average Price / Unit	\$1,867,500	\$995,000	88 %	\$1,127,192	\$1,429,458	-21 %
Price Ratio	99 %	100 %		99 %	98 %	
Days To Sell	57	26	117 %	70	76	-9 %
Active Listings at Month End	17	17	0 %			
<b>Business with Land &amp; Building</b>						
Units Listed	0	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	3	3	0 %			

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

November 2022

Produced: 01-Dec-2022

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Business Only</b>						
Units Listed	14	8	75 %	116	93	25 %
Units Sold	2	0	%	24	14	71 %
Sell/List Ratio	14 %	%		21 %	15 %	
Sales Dollars	\$302,500	\$0	%	\$3,142,000	\$3,256,500	-4 %
Average Price / Unit	\$151,250		%	\$130,917	\$232,607	-44 %
Price Ratio	91 %	%		82 %	92 %	
Days To Sell	72		%	110	167	-34 %
Active Listings at Month End	63	53	19 %			
<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	8	2	300 %	115	94	22 %
Units Sold	3	3	0 %	27	21	29 %
Sell/List Ratio	38 %	150 %		23 %	22 %	
Sales Dollars	\$51	\$60	-15 %	\$73,306	\$2,139	3328 %
Average Price / Unit	\$17	\$20	-15 %	\$2,715	\$102	2566 %
Price Ratio	98 %	96 %		2144 %	97 %	
Days To Sell	124	97	29 %	142	136	4 %
Active Listings at Month End	73	49	49 %			
<b>Lease - Retail</b>						
Units Listed	5	5	0 %	68	67	1 %
Units Sold	1	4	-75 %	17	27	-37 %
Sell/List Ratio	20 %	80 %		25 %	40 %	
Sales Dollars	\$35	\$92	-62 %	\$4,268	\$353,857	-99 %
Average Price / Unit	\$35	\$23	52 %	\$251	\$13,106	-98 %
Price Ratio	100 %	100 %		100 %	86 %	
Days To Sell	263	75	252 %	89	129	-31 %
Active Listings at Month End	45	28	61 %			

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

November 2022

Produced: 01-Dec-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 %	31	17	82 %
Units Sold	1	0	%	6	3	100 %
Sell/List Ratio	20 %	%		19 %	18 %	
Sales Dollars	\$90,000	\$0	%	\$90,091	\$49	185654 %
Average Price / Unit	\$90,000		%	\$15,015	\$16	92777 %
Price Ratio	3600 %	%		3476 %	100 %	
Days To Sell	10		%	51	45	14 %
Active Listings at Month End	20	6	233 %			
<b>Lease - Other</b>						
Units Listed	1	1	0 %	5	9	-44 %
Units Sold	2	1	100 %	3	3	0 %
Sell/List Ratio	200 %	100 %		60 %	33 %	
Sales Dollars	\$530,023	\$20	2650013 %	\$530,046	\$2,890,623	-82 %
Average Price / Unit	\$265,011	\$20	1324957 %	\$176,682	\$963,541	-82 %
Price Ratio	97 %	95 %		97 %	4899361 %	
Days To Sell	74	36	104 %	101	75	35 %
Active Listings at Month End	3	3	0 %			
<b>Commercial Land</b>						
Units Listed	5	4	25 %	35	24	46 %
Units Sold	2	1	100 %	6	9	-33 %
Sell/List Ratio	40 %	25 %		17 %	38 %	
Sales Dollars	\$9,750,000	\$1,875,000	420 %	\$32,560,000	\$17,212,500	89 %
Average Price / Unit	\$4,875,000	\$1,875,000	160 %	\$5,426,667	\$1,912,500	184 %
Price Ratio	92 %	100 %		96 %	94 %	
Days To Sell	94	34	175 %	82	224	-64 %
Active Listings at Month End	14	13	8 %			

## Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

November 2022

Produced: 01-Dec-2022

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Grand Totals</b>						
Units Listed	785	696	13 %	12139	11807	3 %
Units Sold	384	653	-41 %	6484	9614	-33 %
Sell/List Ratio	49 %	94 %		53 %	81 %	
Sales Dollars	\$352,097,305	\$638,482,066	-45 %	\$6,517,462,737	\$8,530,133,018	-24 %
Average Price / Unit	\$916,920	\$977,767	-6 %	\$1,005,161	\$887,262	13 %
Price Ratio	96 %	103 %		101 %	102 %	
Days To Sell	41	28	47 %	25	29	-16 %
Active Listings at Month End	2111	887	138 %			