



Single family homes



Condominiums



Townhomes

Dec 2022 Total Sales	156	94	41
Compared to Dec 2021 Sales	-24.6%	-38.2%	-16.3%
MLS® HPI *Victoria Core	\$1,283,600	\$574,300	\$872,800

The 2022 Victoria real estate market year in review

A total of 320 properties sold in the Victoria Real Estate Board region this December, 26.9 per cent fewer than the 438 properties sold in December 2021 and a 16.7 per cent decrease from November 2022. Sales of condominiums were down 38.2 per cent from December 2021 with 94 units sold. Sales of single family homes decreased 24.6 per cent from December 2021 with 156 sold.

A grand total of 6,804 properties sold over the course of 2022, 32.3 per cent fewer than the 10,052 that sold in 2021. 2022 sales came closest to 2014's sales year when 6,698 properties were sold.

"We began the year with record low inventory, and with higher than average sales," says 2022 Victoria Real Estate Board President Karen Dinnie-Smyth. "And then the market changed on a dime. Interest rate increases through the remainder of 2022 signalled the end of low-cost borrowing and pushed buyers to the sidelines. Each time interest rates went up, market activity slowed. As we head into 2023, we continue to see the cost of moving and borrowing money undermine demand. Slower sale activity has resulted in inventory levels rebounding from historic lows, which means there are more opportunities for buyers in our market this year than in recent years."

There were 1,688 active listings for sale on the Victoria Real Estate Board Multiple Listing Service® at the end of December 2022, a decrease of 20 per cent compared to the previous month of November but a 158.9 per cent increase from the 652 active listings for sale at the end of December 2021.

"The new year begins with the federal government's ban on foreign buyers," adds President Dinnie-Smyth. "This is a disappointing politically motivated action in the theme of government trying to slow demand, rather than addressing the more lengthy and less politically popular process of building more housing supply. The cost of housing is unlikely to be affected by this ban because we know from the government's own data that foreign buyers represent only a handful of transactions in our region in recent years. At the provincial government level, legislation began today for the cooling-off period, now referred to as the Home Buyer Recission Period. The Victoria market has already cooled off, which leaves this legislation at least a year out of date and toothless in terms of public protection, as standard condition terms are often longer than the three-day legislated term. Victoria REALTORS® support policies that provide housing that British Columbians can afford, and we are pleased to see some of our municipalities considering innovative builds that can help with this. Will 2023 be the year that the housing supply chain will be front and center on all levels of government agendas? If we fail to encourage new development now, we will have another supply shortfall in an upcoming market cycle which will lead to pressure on pricing. New government rules further complicate real estate transactions – so if you are buying or selling in 2023 - be sure to call your favourite Realtor for guidance."

The Multiple Listing Service® Home Price Index benchmark value for a single family home in the Victoria Core in December 2021 was \$1,262,600. The benchmark value for the same home in December 2022 increased by 1.7 per cent to \$1,283,600, down from November's value of \$1,307,100. The MLS® HPI benchmark value for a condominium in the Victoria Core area in December 2021 was \$544,100, while the benchmark value for the same condominium in December 2022 increased by 5.6 per cent to \$574,300, down from the November value of \$587,800.

About the Victoria Real Estate Board – Founded in 1921, the Victoria Real Estate Board is a key player in the development of standards and innovative programs to enhance the professionalism of REALTORS®. The Victoria Real Estate Board represents 1,594 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.

December 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		
	December 2022									November 2022			December 2021		
	Units	LM%	LY%	Average\$	LM%	LY%	Median\$	LM%	LY%	Units	Average\$	Median\$	Units	Average\$	Median\$
Single Family Greater Victoria	146	-16.1%	-26.3%	\$1,259,045	6.1%	-4.9%	\$1,050,000	5.0%	-14.3%	174	\$1,186,852	\$1,000,000	198	\$1,324,154	\$1,225,000
Single Family Other Areas	10	25.0%	11.1%	\$1,031,900	30.5%	-30.2%	\$1,050,000	31.7%	-2.3%	8	\$790,739	\$797,500	9	\$1,478,111	\$1,075,000
Single Family Total All Areas	156	-14.3%	-24.6%	\$1,244,484	6.4%	-6.5%	\$1,050,000	5.0%	-13.6%	182	\$1,169,441	\$999,900	207	\$1,330,847	\$1,215,000
Condo Apartment	94	-30.9%	-38.2%	\$549,561	-11.3%	-17.1%	\$510,000	-5.7%	-10.0%	136	\$619,653	\$541,000	152	\$663,079	\$566,898
Row/Townhouse	41	10.8%	-16.3%	\$748,795	-6.7%	-9.0%	\$725,000	-1.7%	-5.8%	37	\$802,912	\$737,450	49	\$822,876	\$770,000
Manufactured Home	9	0.0%	28.6%	\$394,111	-24.1%	38.4%	\$335,500	-9.3%	25.1%	9	\$519,000	\$370,000	7	\$284,771	\$268,250
Total Residential	300	-17.6%	-27.7%							364			415		
Total Sales	320	-16.7%	-26.9%							384			438		
Active Listings	1,688	-20.0%	158.9%							2,111			652		

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

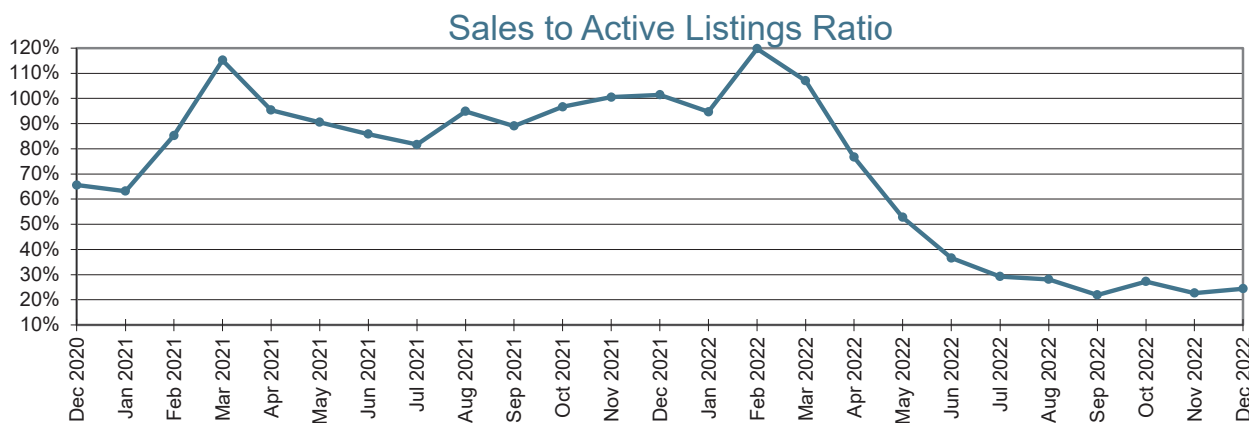
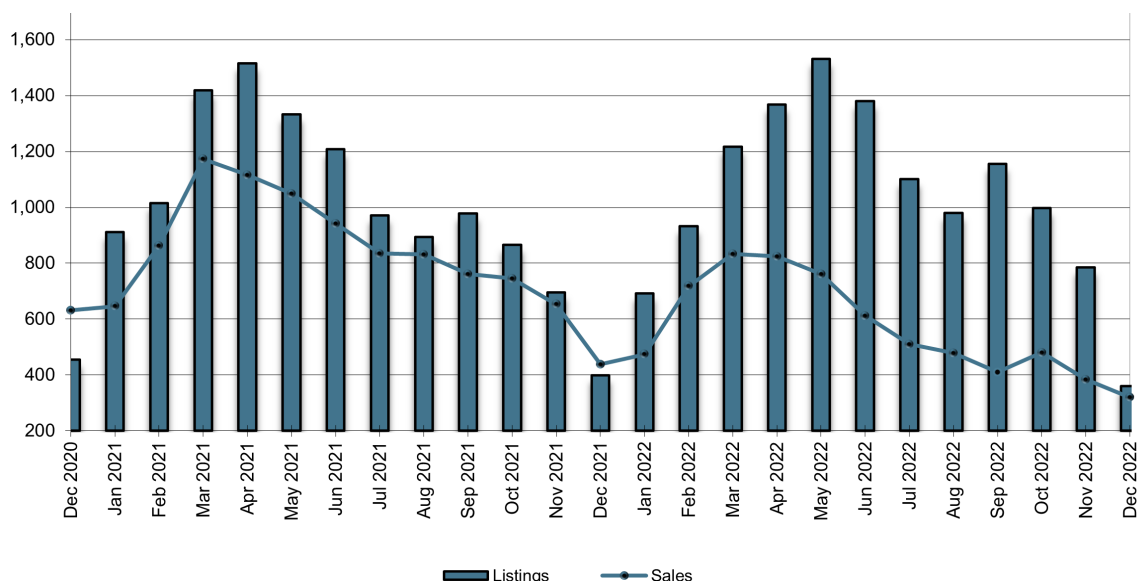
Benchmark Home by Property Type and Region	Dec 2022 Benchmark Price	Nov 2022 Benchmark Price	Dec 2021 Benchmark Price	Dec 2022 Benchmark Index	Nov 2022 Benchmark Index	Dec 2021 Benchmark Index	% Chg from Last Mth	% Chg from Last Yr
Single Family: Greater Victoria	\$1,135,600	\$1,164,800	\$1,127,600	306.3	314.1	304.1	(2.5%)	0.7%
Single Family: Core	\$1,283,600	\$1,307,100	\$1,262,600	317.5	323.3	312.3	(1.8%)	1.7%
Single Family: Westshore	\$1,000,800	\$1,038,400	\$996,500	316.5	328.4	315.1	(3.6%)	0.4%
Single Family: Peninsula	\$1,200,700	\$1,205,100	\$1,166,700	316.0	317.1	307.0	(0.4%)	2.9%
Condo Apartment: Greater Victoria	\$563,600	\$579,400	\$535,500	331.7	341.0	315.2	(2.7%)	5.2%
Condo Apartment: Core	\$574,300	\$587,800	\$544,100	337.4	345.4	319.7	(2.3%)	5.6%
Condo Apartment: Westshore	\$504,200	\$528,600	\$470,600	367.5	385.3	343.0	(4.6%)	7.1%
Condo Apartment: Peninsula	\$570,100	\$592,200	\$565,500	290.3	301.5	287.9	(3.7%)	0.8%
Row/Townhouse: Greater Victoria	\$790,700	\$798,400	\$745,000	306.2	309.2	288.5	(1.0%)	6.1%
Row/Townhouse: Core	\$872,800	\$873,600	\$805,200	316.0	316.3	291.5	(0.1%)	8.4%
Row/Townhouse: Westshore	\$707,600	\$725,600	\$675,000	290.7	298.1	277.3	(2.5%)	4.8%
Row/Townhouse: Peninsula	\$777,300	\$777,000	\$752,100	335.3	335.2	324.5	0.0%	3.4%

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.

*The HPI reporting herein is based on the **SOLD** date.

MLS® HPI benchmark and value - Single Family Homes

MLS® Home Price Index

[Click here to learn more](#)

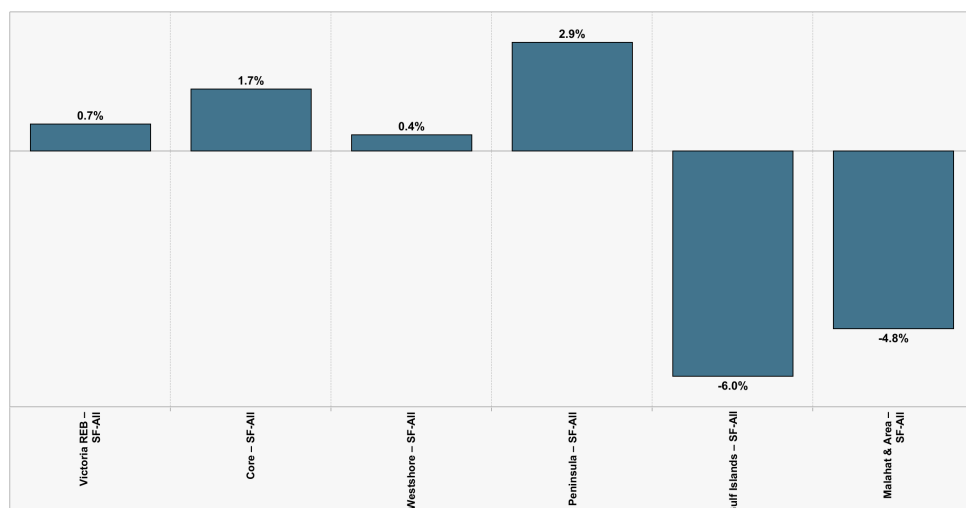
1. Area Group
VREB Area Summary

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

3. Area/Property Type Selection
All

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

Select Timeframe: 12 Months Ago



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

Source: Victoria Real Estate Board

[Benchmark Descriptions](#)

[Help Guide](#)

MLS® HPI benchmark and value - Condominium / Apartments

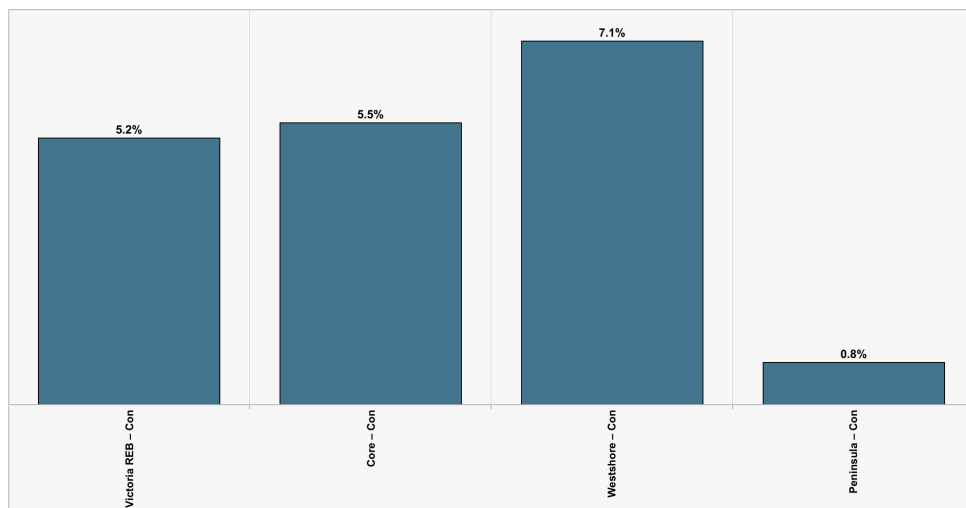
1. Area Group
VREB Area Summary

2. Property Type
- Condo Apartment (Con)

3. Area/Property Type Selection
All

% Difference from 12 Months Ago (December 2021 to December 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

	December 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	\$1,135,600	\$1,164,800	\$1,218,500	\$1,301,300	\$1,127,600	\$795,200	\$759,900	\$370,800
Victoria – SF-All	\$1,246,300	\$1,242,700	\$1,281,700	\$1,401,800	\$1,178,600	\$896,400	\$871,400	\$384,500
Victoria West – SF-All	\$929,700	\$950,500	\$1,002,200	\$1,103,600	\$967,000	\$706,300	\$653,500	\$294,100
Oak Bay – SF-All	\$1,843,500	\$1,854,400	\$1,922,400	\$1,990,800	\$1,701,400	\$1,249,600	\$1,285,200	\$600,100
Esquimalt – SF-All	\$972,000	\$988,200	\$1,030,500	\$1,146,400	\$1,011,600	\$701,300	\$663,700	\$302,700
View Royal – SF-All	\$1,025,500	\$1,060,500	\$1,076,600	\$1,194,300	\$1,039,400	\$736,500	\$706,900	\$336,900
Saanich East – SF-All	\$1,273,200	\$1,308,100	\$1,379,500	\$1,489,400	\$1,278,300	\$952,500	\$924,200	\$417,900
Saanich West – SF-All	\$1,028,400	\$1,066,200	\$1,105,400	\$1,177,400	\$1,072,000	\$748,400	\$713,500	\$330,600
Sooke – SF-All	\$825,000	\$845,400	\$887,300	\$938,000	\$811,300	\$563,100	\$491,100	\$270,400
Langford – SF-All	\$1,042,600	\$1,075,900	\$1,109,000	\$1,196,400	\$1,047,700	\$685,300	\$630,700	\$327,600
Metchosin – SF-All	\$1,294,100	\$1,289,800	\$1,348,500	\$1,373,000	\$1,199,000	\$851,100	\$763,500	\$436,800
Colwood – SF-All	\$989,700	\$1,073,100	\$1,069,200	\$1,174,100	\$990,600	\$640,800	\$630,300	\$319,700
Highlands – SF-All	\$1,379,200	\$1,386,400	\$1,442,500	\$1,522,700	\$1,279,600	\$991,500	\$918,200	\$475,900
North Saanich – SF-All	\$1,393,200	\$1,385,600	\$1,472,400	\$1,552,200	\$1,344,000	\$1,011,400	\$950,700	\$469,000
Sidney – SF-All	\$995,200	\$974,000	\$1,043,500	\$1,109,600	\$968,700	\$747,500	\$673,500	\$303,200
Central Saanich – SF-All	\$1,094,500	\$1,131,800	\$1,205,900	\$1,233,800	\$1,071,200	\$801,000	\$767,200	\$355,800
ML Malahat & Area – SF-All	\$843,200	\$913,400	\$969,600	\$1,011,600	\$885,300	\$584,900	\$517,000	\$288,400
GI Gulf Islands – SF-All	\$764,900	\$795,700	\$858,700	\$911,700	\$813,900	\$579,300	\$510,800	\$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

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Value or percent change

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☐ 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

	December 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	306.3	314.1	328.6	350.9	304.1	214.5	204.9	100.0
Victoria – SF-All	324.1	323.2	333.3	364.6	306.5	233.1	226.6	100.0
Victoria West – SF-All	316.1	323.2	340.8	375.2	328.8	240.2	222.2	100.0
Oak Bay – SF-All	307.2	309.0	320.3	331.7	283.5	208.2	214.2	100.0
Esquimalt – SF-All	321.1	326.5	340.4	378.7	334.2	231.7	219.3	100.0
View Royal – SF-All	304.4	314.8	319.6	354.5	308.5	218.6	209.8	100.0
Saanich East – SF-All	304.7	313.0	330.1	356.4	305.9	227.9	221.2	100.0
Saanich West – SF-All	311.1	322.5	334.4	356.1	324.3	226.4	215.8	100.0
Sooke – SF-All	305.1	312.6	328.1	346.9	300.0	208.2	181.6	100.0
Langford – SF-All	318.3	328.4	338.5	365.2	319.8	209.2	192.5	100.0
Metchosin – SF-All	296.3	295.3	308.7	314.3	274.5	194.8	174.8	100.0
Colwood – SF-All	309.6	335.7	334.4	367.3	309.9	200.4	197.2	100.0
Highlands – SF-All	289.8	291.3	303.1	320.0	268.9	208.3	192.9	100.0
North Saanich – SF-All	297.1	295.4	313.9	331.0	286.6	215.7	202.7	100.0
Sidney – SF-All	328.2	321.2	344.2	366.0	319.5	246.5	222.1	100.0
Central Saanich – SF-All	307.6	318.1	338.9	346.8	301.1	225.1	215.6	100.0
ML Malahat & Area – SF-All	292.4	316.7	336.2	350.8	307.0	202.8	179.3	100.0
GI Gulf Islands – SF-All	252.0	262.2	282.9	300.4	268.2	190.9	168.3	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

	December 2022	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	\$563,600	\$579,400	\$609,900	\$630,100	\$535,500	\$436,500	\$384,100	\$169,900
Victoria – Con	\$551,500	\$553,200	\$587,300	\$611,900	\$520,000	\$426,200	\$381,500	\$167,000
Victoria West – Con	\$769,700	\$810,000	\$832,800	\$880,400	\$749,600	\$609,000	\$559,700	\$231,100
Oak Bay – Con	\$731,900	\$751,200	\$821,700	\$852,200	\$705,800	\$610,100	\$443,000	\$234,200
Esquimalt – Con	\$536,400	\$559,000	\$569,200	\$591,500	\$484,700	\$361,800	\$341,200	\$152,000
View Royal – Con	\$627,200	\$653,600	\$678,100	\$670,400	\$580,800	\$440,700	\$431,600	\$195,700
Saanich East – Con	\$559,700	\$584,600	\$610,400	\$635,800	\$526,800	\$449,000	\$348,000	\$159,100
Saanich West – Con	\$524,200	\$547,700	\$560,000	\$590,500	\$496,700	\$438,700	\$368,800	\$143,700
Sooke – Con	\$452,900	\$476,900	\$500,800	\$489,800	\$410,700	\$289,400	\$266,000	\$115,000
Langford – Con	\$507,800	\$532,300	\$561,600	\$549,600	\$474,500	\$356,600	\$331,900	\$150,200
Colwood – Con	\$512,500	\$537,100	\$561,100	\$560,800	\$487,400	\$379,300	\$359,100	\$131,400
North Saanich – Con	\$708,300	\$717,000	\$767,800	\$799,400	\$690,900	\$578,700	\$445,000	\$285,500
Sidney – Con	\$566,000	\$590,400	\$631,000	\$657,000	\$564,100	\$474,000	\$414,400	\$195,500
Central Saanich – Con	\$530,300	\$543,800	\$590,500	\$595,200	\$514,800	\$442,100	\$404,300	\$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

	December 2022	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	331.7	341.0	359.0	370.9	315.2	256.9	226.1	100.0
Victoria – Con	330.2	331.3	351.7	366.4	311.4	255.2	228.4	100.0
Victoria West – Con	333.1	350.5	360.4	381.0	324.4	263.5	242.2	100.0
Oak Bay – Con	312.5	320.8	350.9	363.9	301.4	260.5	189.2	100.0
Esquimalt – Con	352.9	367.8	374.5	389.1	318.9	238.0	224.5	100.0
View Royal – Con	320.5	334.0	346.5	342.6	296.8	225.2	220.5	100.0
Saanich East – Con	351.8	367.4	383.7	399.6	331.1	282.2	218.7	100.0
Saanich West – Con	364.8	381.1	389.7	410.9	345.7	305.3	256.6	100.0
Sooke – Con	393.8	414.7	435.5	425.9	357.1	251.7	231.3	100.0
Langford – Con	338.1	354.4	373.9	365.9	315.9	237.4	221.0	100.0
Colwood – Con	390.0	408.8	427.0	426.8	370.9	288.7	273.3	100.0
North Saanich – Con	248.1	251.1	268.9	280.0	242.0	202.7	155.9	100.0
Sidney – Con	289.5	302.0	322.8	336.1	288.5	242.5	212.0	100.0
Central Saanich – Con	266.2	273.0	296.4	298.8	258.4	221.9	203.0	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

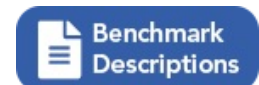
All

Benchmark Price by Timeframe and Property Type

	December 2022	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	\$790,700	\$798,400	\$818,800	\$850,300	\$745,000	\$550,700	\$521,600	\$258,200
Victoria – Twn	\$921,600	\$913,800	\$927,500	\$941,100	\$819,800	\$660,900	\$655,900	\$295,200
Victoria West – Twn	\$874,100	\$903,000	\$916,400	\$955,800	\$834,200	\$645,600	\$546,800	\$219,500
Esquimalt – Twn	\$779,100	\$790,900	\$811,400	\$840,500	\$717,400	\$514,000	\$464,100	\$213,400
View Royal – Twn	\$805,800	\$813,200	\$840,700	\$861,300	\$740,100	\$564,400	\$538,600	\$244,300
Saanich East – Twn	\$910,200	\$905,800	\$924,800	\$966,400	\$858,700	\$628,000	\$599,000	\$321,500
Saanich West – Twn	\$777,800	\$783,300	\$805,300	\$839,700	\$752,800	\$555,700	\$503,700	\$254,800
Sooke – Twn	\$674,900	\$694,400	\$714,100	\$740,300	\$639,500	\$457,000	\$424,700	\$240,700
Langford – Twn	\$711,300	\$727,100	\$748,400	\$781,500	\$680,000	\$497,100	\$461,800	\$232,300
Colwood – Twn	\$759,400	\$783,000	\$809,300	\$845,200	\$730,000	\$533,400	\$510,300	\$288,500
Sidney – Twn	\$813,800	\$814,300	\$835,200	\$884,500	\$786,500	\$554,600	\$516,200	\$245,700
Central Saanich – Twn	\$711,400	\$710,300	\$732,300	\$767,500	\$687,300	\$469,200	\$433,700	\$212,000
ML Malahat & Area – Twn	\$729,400	\$748,900	\$764,600	\$824,600	\$705,600	\$457,800	\$398,800	\$201,100
GI Gulf Islands – Twn	\$700,900	\$720,700	\$754,400	\$805,200	\$703,100	\$442,700	\$400,000	\$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

	December 2022	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	306.2	309.2	317.1	329.3	288.5	213.3	202.0	100.0
Victoria – Twn	312.2	309.6	314.2	318.8	277.7	223.9	222.2	100.0
Victoria West – Twn	398.2	411.4	417.5	435.4	380.0	294.1	249.1	100.0
Esquimalt – Twn	365.1	370.6	380.2	393.9	336.2	240.9	217.5	100.0
View Royal – Twn	329.8	332.9	344.1	352.6	302.9	231.0	220.5	100.0
Saanich East – Twn	283.1	281.7	287.7	300.6	267.1	195.3	186.3	100.0
Saanich West – Twn	305.3	307.4	316.1	329.6	295.4	218.1	197.7	100.0
Sooke – Twn	280.4	288.5	296.7	307.6	265.7	189.9	176.4	100.0
Langford – Twn	306.2	313.0	322.2	336.4	292.7	214.0	198.8	100.0
Colwood – Twn	263.2	271.4	280.5	293.0	253.0	184.9	176.9	100.0
Sidney – Twn	331.2	331.4	339.9	360.0	320.1	225.7	210.1	100.0
Central Saanich – Twn	335.6	335.0	345.4	362.0	324.2	221.3	204.6	100.0
ML Malahat & Area – Twn	362.7	372.4	380.2	410.0	350.9	227.6	198.3	100.0
GI Gulf Islands – Twn	317.0	326.0	341.2	364.2	318.0	200.2	180.9	100.0

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

Source: Victoria Real Estate Board



1. Area Group

VREB Area Summary

HPI or Benchmark Price

- ☐ HPI
- ☒ Benchmark Price

Adding labels

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

2. Property Type

– Single Family-All (SF-All)

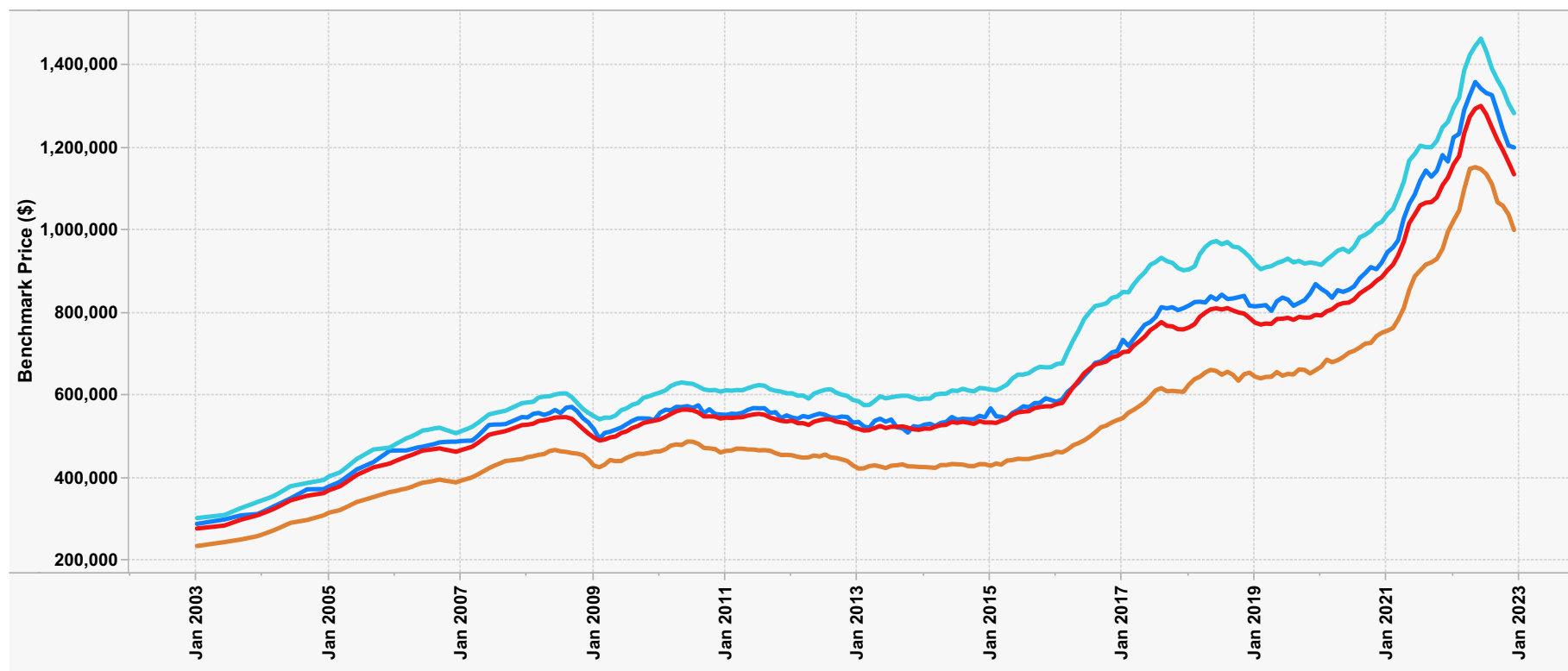
3. Area/Property Type Selection

Multiple values

Benchmark Price Performance over Time

Select Date Range:

All values



Victoria REB – SF-All

Core – SF-All

Westshore – SF-All

Peninsula – SF-All

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

Source: Victoria Real Estate Board



MLS® Home Price Index

[Click here to learn more](#)

1. Area Group

VREB Area Summary

HPI or Benchmark Price

- ☐ HPI
- ☒ Benchmark Price

Adding labels

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

2. Property Type

– Condo Apartment (Con)

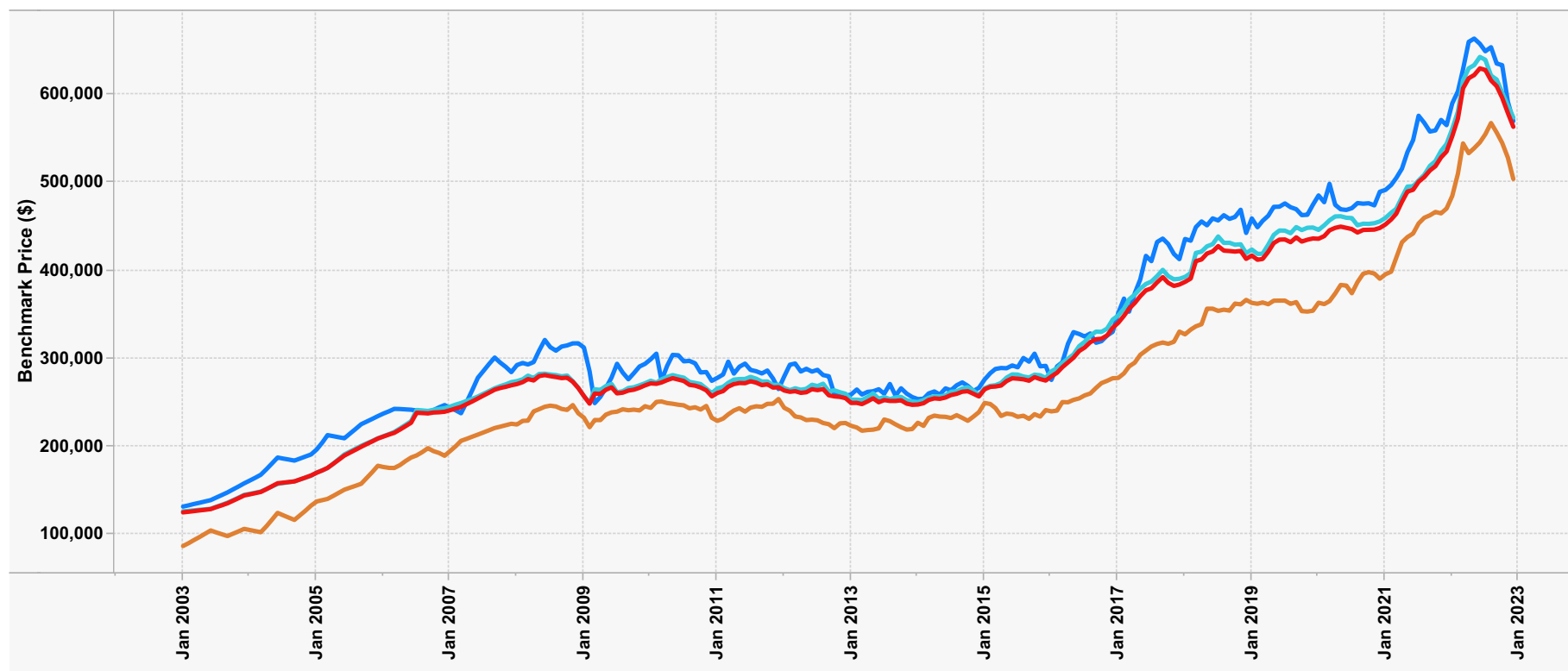
3. Area/Property Type Selection

All

Benchmark Price Performance over Time

Select Date Range:

All values



Victoria REB – Con

Core – Con

Westshore – Con

Peninsula – Con

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

Source: Victoria Real Estate Board



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)

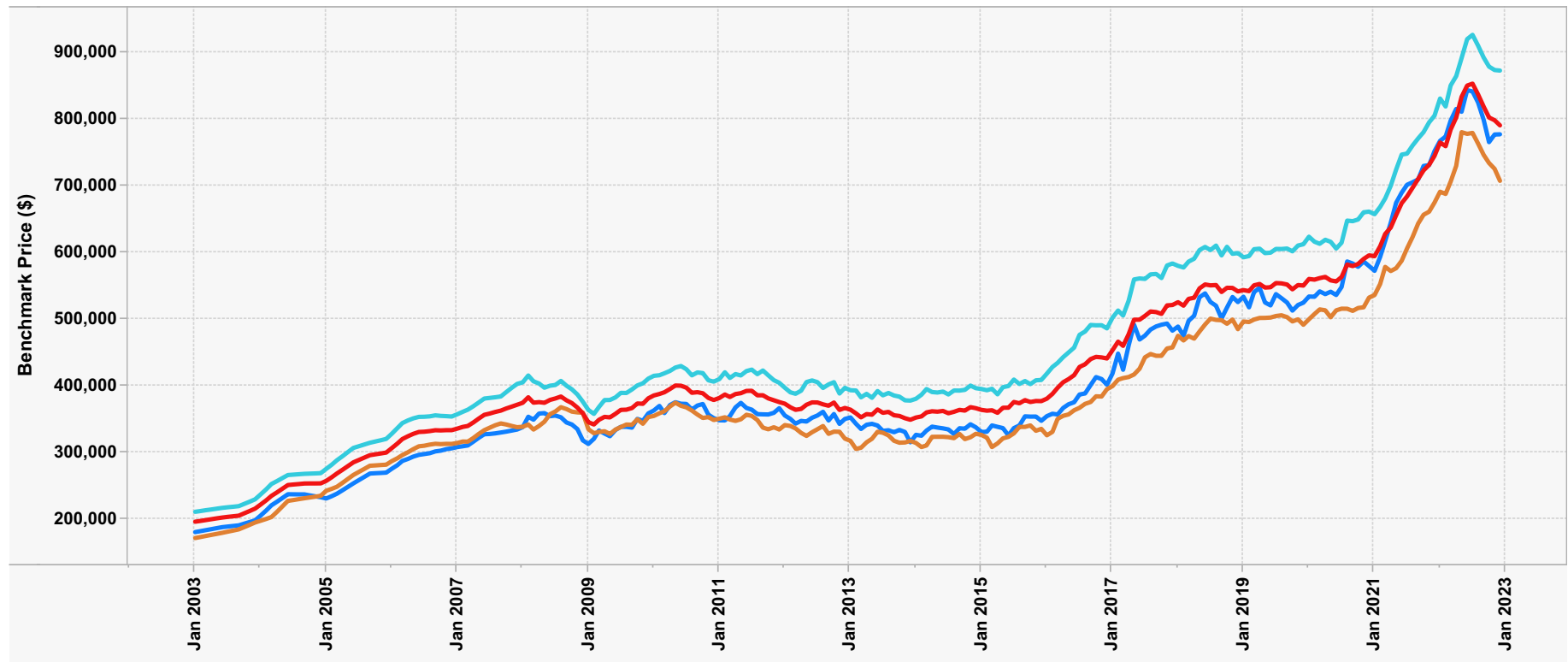
3. Area/Property Type Selection

Multiple values

Benchmark Price Performance over Time

Select Date Range:

All values



Victoria REB – Twn

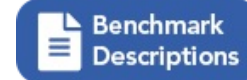
Core – Twn

Westshore – Twn

Peninsula – Twn

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

Source: Victoria Real Estate Board



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

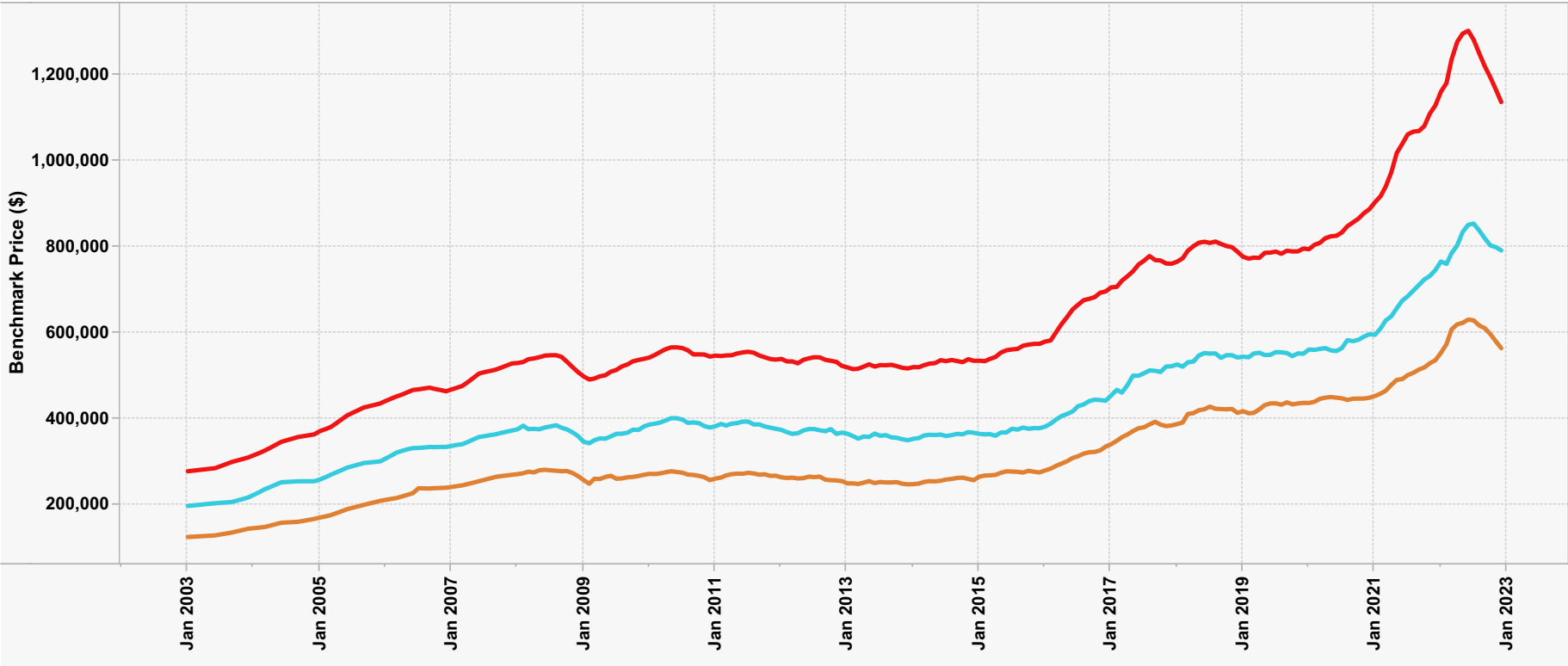
3. Area/Property Type Selection

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

Benchmark Descriptions

Help Guide

Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

December 2022

Produced: 02-Jan-2023

District	Units	Total Volume
Residential		
● Single Family Detached		
Greater Victoria		
Victoria / Victoria West	19	\$21,589,400
Oak Bay	8	\$16,735,000
Esquimalt	8	\$10,522,500
View Royal	5	\$4,350,000
Saanich East	17	\$24,167,500
Saanich West	13	\$10,953,000
Central Saanich	6	\$7,965,000
North Saanich	11	\$21,299,000
Sidney	3	\$6,080,000
Colwood	10	\$10,310,000
Langford	22	\$25,139,299
Sooke	13	\$11,549,850
Gulf Islands	11	\$13,160,000
Total Greater Victoria	146	\$183,820,549
Other Areas		
Malahat & Area	10	\$10,319,000
Total Other Areas	10	\$10,319,000
Total Single Family Detached	156	\$194,139,549

● **Condo Apartment**

Greater Victoria		
Victoria / Victoria West	49	\$26,088,900
Oak Bay	2	\$1,937,000
Esquimalt	6	\$3,172,396
View Royal	1	\$432,500
Saanich East	7	\$3,529,000
Saanich West	5	\$2,506,000
Central Saanich	3	\$2,059,900
Sidney	4	\$3,036,000
Colwood	1	\$785,000
Langford	16	\$8,111,999
Total Greater Victoria	94	\$51,658,695
Total Condo Apartment	94	\$51,658,695

Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

December 2022

Produced: 02-Jan-2023

District	Units	Total Volume
● Row/Townhouse		
Greater Victoria		
Victoria / Victoria West	4	\$3,159,900
Esquimalt	1	\$665,000
View Royal	9	\$6,353,000
Saanich East	7	\$5,750,000
Saanich West	1	\$810,000
Central Saanich	4	\$3,184,800
Sidney	3	\$1,785,000
Colwood	5	\$3,835,000
Langford	6	\$4,497,000
Sooke	1	\$660,900
Total Greater Victoria	41	\$30,700,600
Total Row/Townhouse	41	\$30,700,600
● Manufactured Home		
Greater Victoria		
View Royal	4	\$941,000
Sidney	1	\$515,000
Langford	3	\$1,900,000
Sooke	1	\$426,000
Gulf Islands	0	(\$235,000)
Total Greater Victoria	9	\$3,547,000
Total Manufactured Home	9	\$3,547,000
Total Residential	300	\$280,045,844

Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

December 2022

Produced: 02-Jan-2023

District	Units	Total Volume
Other Property		
● Lots & Acreage		
Greater Victoria		
Oak Bay	1	\$475,000
Sooke	2	\$827,750
Gulf Islands	2	\$1,148,000
Total Greater Victoria	5	\$2,450,750
Total Lots & Acreage	5	\$2,450,750
● Other Commercial Properties		
	15	\$2,759,865
Grand Totals	320	\$285,256,459

Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

December 2022

Produced: 02-Jan-2023

District	Units	Total Volume
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Residential

● Single Family Detached

Greater Victoria

Victoria	18	\$20,814,400
Victoria West	1	\$775,000
Oak Bay	8	\$16,735,000
Esquimalt	5	\$4,132,500
View Royal	5	\$4,350,000
Saanich East	16	\$19,937,500
Saanich West	13	\$10,953,000
Central Saanich	6	\$7,965,000
North Saanich	9	\$14,659,000
Sidney	1	\$680,000
Colwood	10	\$10,310,000
Langford	22	\$25,139,299
Sooke	12	\$10,654,850
Gulf Islands	9	\$9,285,000
Waterfront (all districts)	11	\$27,430,000

Total Greater Victoria	146	\$183,820,549
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Other Areas

Malahat & Area	9	\$8,864,000
Waterfront (all districts)	1	\$1,455,000

Total Other Areas	10	\$10,319,000
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Total Single Family Detached	156	\$194,139,549
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● Condo Apartment

Greater Victoria

Victoria	45	\$23,099,500
Victoria West	2	\$1,389,400
Oak Bay	2	\$1,937,000
Esquimalt	6	\$3,172,396
View Royal	1	\$432,500
Saanich East	7	\$3,529,000
Saanich West	4	\$2,107,000
Central Saanich	1	\$750,000
Sidney	2	\$911,000
Colwood	1	\$785,000
Langford	16	\$8,111,999
Waterfront (all districts)	7	\$5,433,900

Total Greater Victoria	94	\$51,658,695
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Total Condo Apartment	94	\$51,658,695
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Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

December 2022

Produced: 02-Jan-2023

District	Units	Total Volume
● Row/Townhouse		
Greater Victoria		
Victoria	4	\$3,159,900
Esquimalt	1	\$665,000
View Royal	9	\$6,353,000
Saanich East	7	\$5,750,000
Saanich West	1	\$810,000
Central Saanich	3	\$1,984,800
Sidney	3	\$1,785,000
Colwood	5	\$3,835,000
Langford	6	\$4,497,000
Waterfront (all districts)	2	\$1,860,900
Total Greater Victoria	41	\$30,700,600
Total Row/Townhouse	41	\$30,700,600
● Manufactured Home		
Greater Victoria		
View Royal	4	\$941,000
Sidney	1	\$515,000
Langford	3	\$1,900,000
Sooke	1	\$426,000
Gulf Islands	0	(\$235,000)
Total Greater Victoria	9	\$3,547,000
Total Manufactured Home	9	\$3,547,000
Total Residential	300	\$280,045,844

Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

December 2022

Produced: 02-Jan-2023

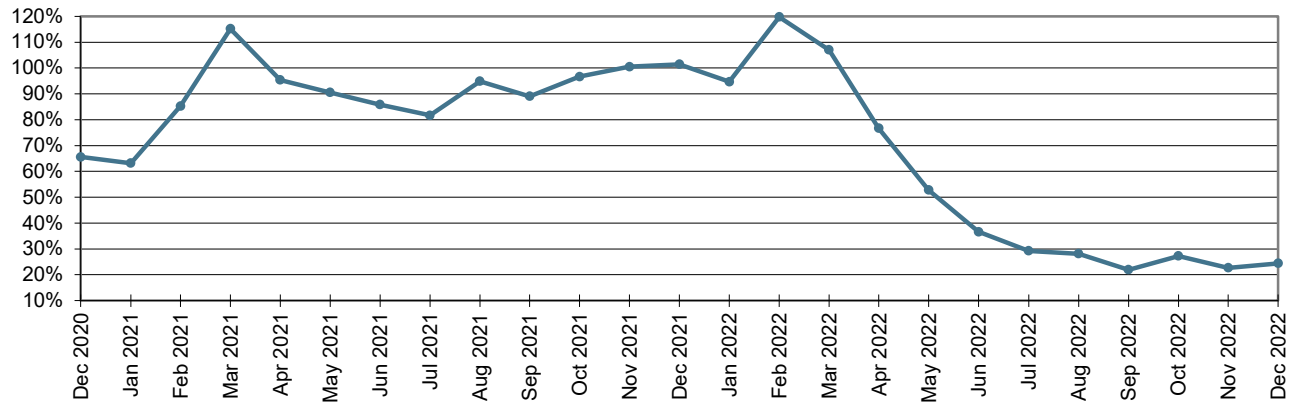
District	Units	Total Volume
Other Property		
● Lots & Acreage		
Greater Victoria		
Oak Bay	1	\$475,000
Sooke	2	\$827,750
Gulf Islands	2	\$1,148,000
Total Greater Victoria	5	\$2,450,750
Total Lots & Acreage	5	\$2,450,750
● Other Commercial Properties		
	15	\$2,759,865
Grand Totals	320	\$285,256,459

Sales to Active Listings Ratio

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

December 2022

Produced: 02-Jan-2023



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

December 2022

Produced: 02-Jan-2023

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Single Family - Residential						
Units Listed	123	129	-5 %	4733	4393	8 %
Units Sold	122	168	-27 %	2576	3708	-31 %
Sell/List Ratio	99 %	130 %		54 %	84 %	
Sales Dollars	\$142,707,049	\$214,742,903	-34 %	\$3,286,757,412	\$4,294,168,818	-23 %
Average Price / Unit	\$1,169,730	\$1,278,232	-8 %	\$1,275,915	\$1,158,082	10 %
Price Ratio	95 %	104 %		101 %	103 %	
Days To Sell	44	22	104 %	21	19	11 %
Active Listings at Month End	457	121	278 %			
Single Family - Residential Waterfront						
Units Listed	10	8	25 %	456	343	33 %
Units Sold	12	8	50 %	179	246	-27 %
Sell/List Ratio	120 %	100 %		39 %	72 %	
Sales Dollars	\$28,885,000	\$16,935,000	71 %	\$449,768,162	\$497,589,846	-10 %
Average Price / Unit	\$2,407,083	\$2,116,875	14 %	\$2,512,671	\$2,022,723	24 %
Price Ratio	94 %	97 %		96 %	99 %	
Days To Sell	86	31	181 %	45	48	-7 %
Active Listings at Month End	83	35	137 %			
Single Family - Residential Acreage						
Units Listed	10	13	-23 %	533	459	16 %
Units Sold	10	19	-47 %	248	369	-33 %
Sell/List Ratio	100 %	146 %		47 %	80 %	
Sales Dollars	\$13,173,000	\$34,938,000	-62 %	\$376,988,343	\$574,526,452	-34 %
Average Price / Unit	\$1,317,300	\$1,838,842	-28 %	\$1,520,114	\$1,556,982	-2 %
Price Ratio	95 %	99 %		98 %	100 %	
Days To Sell	41	54	-25 %	35	41	-15 %
Active Listings at Month End	94	30	213 %			
Condo Apartment						
Units Listed	112	134	-16 %	3569	4003	-11 %
Units Sold	94	152	-38 %	2276	3449	-34 %
Sell/List Ratio	84 %	113 %		64 %	86 %	
Sales Dollars	\$51,658,695	\$100,788,047	-49 %	\$1,463,072,978	\$1,939,213,390	-25 %
Average Price / Unit	\$549,561	\$663,079	-17 %	\$642,826	\$562,254	14 %
Price Ratio	97 %	102 %		101 %	100 %	
Days To Sell	35	18	100 %	21	26	-17 %
Active Listings at Month End	366	141	160 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

December 2022

Produced: 02-Jan-2023

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Row/Townhouse						
Units Listed	35	49	-29 %	1271	1288	-1 %
Units Sold	41	49	-16 %	759	1134	-33 %
Sell/List Ratio	117 %	100 %		60 %	88 %	
Sales Dollars	\$30,700,600	\$40,320,916	-24 %	\$657,816,481	\$834,636,850	-21 %
Average Price / Unit	\$748,795	\$822,876	-9 %	\$866,688	\$736,011	18 %
Price Ratio	98 %	104 %		102 %	102 %	
Days To Sell	40	16	160 %	21	22	-6 %
Active Listings at Month End	143	39	267 %			
Half Duplex (Up and Down)						
Units Listed	0	0	%	19	25	-24 %
Units Sold	0	0	%	10	17	-41 %
Sell/List Ratio	%	%		53 %	68 %	
Sales Dollars	\$0	\$0	%	\$12,495,000	\$17,734,200	-30 %
Average Price / Unit			%	\$1,249,500	\$1,043,188	20 %
Price Ratio	%	%		96 %	101 %	
Days To Sell			%	65	23	186 %
Active Listings at Month End	1	2	-50 %			
Half Duplex (Side by Side)						
Units Listed	10	8	25 %	309	272	14 %
Units Sold	8	5	60 %	166	241	-31 %
Sell/List Ratio	80 %	63 %		54 %	89 %	
Sales Dollars	\$5,965,000	\$4,320,524	38 %	\$146,561,301	\$193,679,255	-24 %
Average Price / Unit	\$745,625	\$864,105	-14 %	\$882,899	\$803,648	10 %
Price Ratio	98 %	104 %		102 %	103 %	
Days To Sell	30	12	145 %	23	21	5 %
Active Listings at Month End	31	8	288 %			
Half Duplex (Front and Back)						
Units Listed	2	1	100 %	62	40	55 %
Units Sold	3	0	%	29	31	-6 %
Sell/List Ratio	150 %	%		47 %	78 %	
Sales Dollars	\$2,509,500	\$0	%	\$25,788,300	\$25,604,050	1 %
Average Price / Unit	\$836,500		%	\$889,252	\$825,937	8 %
Price Ratio	98 %	%		100 %	104 %	
Days To Sell	38		%	26	18	47 %
Active Listings at Month End	4	1	300 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

December 2022

Produced: 02-Jan-2023

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Recreational						
Units Listed	2	3	-33 %	37	36	3 %
Units Sold	0	4	-100 %	20	36	-44 %
Sell/List Ratio	%	133 %		54 %	100 %	
Sales Dollars	\$0	\$232,000	-100 %	\$4,932,606	\$6,764,000	-27 %
Average Price / Unit		\$58,000	%	\$246,630	\$187,889	31 %
Price Ratio	%	100 %		95 %	101 %	
Days To Sell		10	%	59	172	-66 %
Active Listings at Month End	8	6	33 %			
Manufactured Home						
Units Listed	5	7	-29 %	267	253	6 %
Units Sold	9	7	29 %	179	180	-1 %
Sell/List Ratio	180 %	100 %		67 %	71 %	
Sales Dollars	\$3,547,000	\$1,993,400	78 %	\$66,155,978	\$61,725,556	7 %
Average Price / Unit	\$394,111	\$284,771	38 %	\$369,586	\$342,920	8 %
Price Ratio	93 %	100 %		98 %	99 %	
Days To Sell	71	74	-4 %	39	37	6 %
Active Listings at Month End	40	26	54 %			
Residential Lots						
Units Listed	13	13	0 %	322	279	15 %
Units Sold	3	3	0 %	87	225	-61 %
Sell/List Ratio	23 %	23 %		27 %	81 %	
Sales Dollars	\$1,116,750	\$1,919,000	-42 %	\$51,639,169	\$120,743,329	-57 %
Average Price / Unit	\$372,250	\$639,667	-42 %	\$593,554	\$536,637	11 %
Price Ratio	96 %	96 %		96 %	98 %	
Days To Sell	86	26	232 %	34	75	-55 %
Active Listings at Month End	90	32	181 %			
Residential Lots - Waterfront						
Units Listed	0	1	-100 %	40	37	8 %
Units Sold	0	1	-100 %	8	34	-76 %
Sell/List Ratio	%	100 %		20 %	92 %	
Sales Dollars	\$0	\$2,157,000	-100 %	\$5,108,100	\$23,962,700	-79 %
Average Price / Unit		\$2,157,000	%	\$638,513	\$704,785	-9 %
Price Ratio	%	98 %		98 %	97 %	
Days To Sell		25	%	50	151	-67 %
Active Listings at Month End	15	4	275 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

December 2022

Produced: 02-Jan-2023

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Residential Acreage						
Units Listed	2	5	-60 %	150	118	27 %
Units Sold	1	5	-80 %	48	97	-51 %
Sell/List Ratio	50 %	100 %		32 %	82 %	
Sales Dollars	\$560,000	\$5,020,000	-89 %	\$38,272,700	\$67,585,760	-43 %
Average Price / Unit	\$560,000	\$1,004,000	-44 %	\$797,348	\$696,760	14 %
Price Ratio	93 %	99 %		95 %	99 %	
Days To Sell	76	68	12 %	74	93	-21 %
Active Listings at Month End	52	20	160 %			
Residential Acreage - Waterfront						
Units Listed	1	1	0 %	39	30	30 %
Units Sold	1	1	0 %	9	35	-74 %
Sell/List Ratio	100 %	100 %		23 %	117 %	
Sales Dollars	\$774,000	\$935,000	-17 %	\$8,202,380	\$38,769,900	-79 %
Average Price / Unit	\$774,000	\$935,000	-17 %	\$911,376	\$1,107,711	-18 %
Price Ratio	97 %	95 %		95 %	94 %	
Days To Sell	55	160	-66 %	79	163	-51 %
Active Listings at Month End	20	4	400 %			
Revenue - Duplex/Triplex						
Units Listed	1	3	-67 %	67	95	-29 %
Units Sold	1	3	-67 %	37	61	-39 %
Sell/List Ratio	100 %	100 %		55 %	64 %	
Sales Dollars	\$900,000	\$4,317,000	-79 %	\$51,560,999	\$73,187,296	-30 %
Average Price / Unit	\$900,000	\$1,439,000	-37 %	\$1,393,541	\$1,199,792	16 %
Price Ratio	95 %	104 %		98 %	102 %	
Days To Sell	8	30	-73 %	19	20	-4 %
Active Listings at Month End	7	1	600 %			
Revenue - Multi Units						
Units Listed	2	0	%	91	71	28 %
Units Sold	0	4	-100 %	20	42	-52 %
Sell/List Ratio	%	%		22 %	59 %	
Sales Dollars	\$0	\$10,150,000	-100 %	\$37,872,000	\$104,696,388	-64 %
Average Price / Unit		\$2,537,500	%	\$1,893,600	\$2,492,771	-24 %
Price Ratio	%	96 %		101 %	96 %	
Days To Sell		62	%	69	71	-2 %
Active Listings at Month End	21	11	91 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

December 2022

Produced: 02-Jan-2023

	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	2	0	%	87	96	-9 %
Units Sold	2	1	100 %	32	45	-29 %
Sell/List Ratio	100 %	%		37 %	47 %	
Sales Dollars	\$1,700,000	\$249,900	580 %	\$52,780,112	\$46,003,196	15 %
Average Price / Unit	\$850,000	\$249,900	240 %	\$1,649,379	\$1,022,293	61 %
Price Ratio	93 %	100 %		96 %	96 %	
Days To Sell	119	92	29 %	66	102	-36 %
Active Listings at Month End	28	20	40 %			
Revenue - Industrial						
Units Listed	1	5	-80 %	41	38	8 %
Units Sold	0	3	-100 %	24	18	33 %
Sell/List Ratio	%	60 %		59 %	47 %	
Sales Dollars	\$0	\$4,900,000	-100 %	\$27,052,600	\$26,341,868	3 %
Average Price / Unit		\$1,633,333	%	\$1,127,192	\$1,463,437	-23 %
Price Ratio	%	108 %		99 %	100 %	
Days To Sell		43	%	70	71	-2 %
Active Listings at Month End	15	12	25 %			
Business with Land & Building						
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

December 2022

Produced: 02-Jan-2023

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Business Only						
Units Listed	4	4	0 %	120	97	24 %
Units Sold	5	0	%	29	14	107 %
Sell/List Ratio	125 %	%		24 %	14 %	
Sales Dollars	\$1,057,900	\$0	%	\$4,199,900	\$3,256,500	29 %
Average Price / Unit	\$211,580		%	\$144,824	\$232,607	-38 %
Price Ratio	89 %	%		84 %	92 %	
Days To Sell	99		%	108	167	-35 %
Active Listings at Month End	57	38	50 %			
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	10	2	400 %	125	96	30 %
Units Sold	4	2	100 %	31	23	35 %
Sell/List Ratio	40 %	100 %		25 %	24 %	
Sales Dollars	\$1,866	\$42	4343 %	\$75,172	\$2,181	3347 %
Average Price / Unit	\$467	\$21	2121 %	\$2,425	\$95	2458 %
Price Ratio	100 %	100 %		1422 %	97 %	
Days To Sell	97	64	52 %	136	130	5 %
Active Listings at Month End	70	44	59 %			
Lease - Retail						
Units Listed	11	7	57 %	79	74	7 %
Units Sold	1	0	%	18	27	-33 %
Sell/List Ratio	9 %	%		23 %	36 %	
Sales Dollars	\$35	\$0	%	\$4,303	\$353,857	-99 %
Average Price / Unit	\$35		%	\$239	\$13,106	-98 %
Price Ratio	100 %	%		100 %	86 %	
Days To Sell	11		%	84	129	-35 %
Active Listings at Month End	51	30	70 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

December 2022

Produced: 02-Jan-2023

	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	1	0	%	32	17	88 %
Units Sold	3	2	50 %	9	5	80 %
Sell/List Ratio	300 %	%		28 %	29 %	
Sales Dollars	\$64	\$20	218 %	\$90,154	\$69	131512 %
Average Price / Unit	\$21	\$10	112 %	\$10,017	\$14	73018 %
Price Ratio	98 %	91 %		3393 %	97 %	
Days To Sell	42	72	-41 %	48	56	-14 %
Active Listings at Month End	14	3	367 %			
Lease - Other						
Units Listed	1	1	0 %	6	10	-40 %
Units Sold	0	0	%	3	3	0 %
Sell/List Ratio	%	%		50 %	30 %	
Sales Dollars	\$0	\$0	%	\$530,046	\$2,890,623	-82 %
Average Price / Unit			%	\$176,682	\$963,541	-82 %
Price Ratio	%	%		97 %	4899361 %	
Days To Sell			%	101	75	35 %
Active Listings at Month End	2	4	-50 %			
Commercial Land						
Units Listed	3	5	-40 %	38	29	31 %
Units Sold	0	1	-100 %	6	10	-40 %
Sell/List Ratio	%	20 %		16 %	34 %	
Sales Dollars	\$0	\$2,750,000	-100 %	\$32,560,000	\$19,962,500	63 %
Average Price / Unit		\$2,750,000	%	\$5,426,667	\$1,996,250	172 %
Price Ratio	%	100 %		96 %	95 %	
Days To Sell		997	%	82	301	-73 %
Active Listings at Month End	16	17	-6 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

December 2022

Produced: 02-Jan-2023

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Grand Totals						
Units Listed	361	399	-10 %	12500	12206	2 %
Units Sold	320	438	-27 %	6804	10052	-32 %
Sell/List Ratio	89 %	110 %		54 %	82 %	
Sales Dollars	\$285,256,459	\$446,668,752	-36 %	\$6,802,719,196	\$8,976,801,770	-24 %
Average Price / Unit	\$891,426	\$1,019,792	-13 %	\$999,812	\$893,036	12 %
Price Ratio	96 %	103 %		101 %	102 %	
Days To Sell	45	26	73 %	25	29	-12 %
Active Listings at Month End	1688	652	159 %			