



Single family homes



Condominiums



Townhomes

April 2023 total sales	325	205	82
Compared to April 2022 sales	-19.4%	-21.8%	-19.6%
MLS® HPI *Victoria Core	\$1,264,200	\$565,000	\$826,000

Not enough growth in inventory means spring market sales slow

A total of 637 properties sold in the Victoria Real Estate Board region this April, 22.7 per cent fewer than the 824 properties sold in April 2022 but an 8 per cent increase from March 2023. Sales of condominiums were down 21.8 per cent from April 2022 with 205 units sold. Sales of single family homes decreased 19.4 per cent from April 2022 with 325 sold.

“Sales numbers for this April are more moderate than the higher levels we’ve seen in recent years,” said Victoria Real Estate Board Chair Graden Sol. “We are in a familiar market pattern, where the majority of sales for the year occur in the spring. While we’ve seen an increase in sales over the previous month, we’re not expecting a return to record setting activity. Our inventory levels continue to be very low and new properties are slow to come onto market. More inventory is needed to balance the supply against spring demand. The good news is that prices have stabilized for now. If listings do not pick up over this season, there is a risk that the price stabilization could turn and we could see prices increase.”

There were 2,043 active listings for sale on the Victoria Real Estate Board Multiple Listing Service® at the end of April 2023, an increase of 3.7 per cent compared to the previous month of March and a 49.7 per cent increase from the 1,365 active listings for sale at the end of April 2022.

“Though we are seeing multiple offers in our market, these situations are dependent on a number of factors including price, competition, area, condition of home, etc.,” adds Sol. “This means sellers should seek clarity on what to expect during their transaction as this spring market continues to evolve. Overall, consumer confidence in the market has returned. Accurately priced homes are selling quickly and close to list price. Your REALTOR® can help you understand the pulse of the market should you be contemplating buying or selling this spring.”

The Multiple Listing Service® Home Price Index benchmark value for a single family home in the Victoria Core in April 2022 was \$1,424,900. The benchmark value for the same home in April 2023 decreased by 11.3 per cent to \$1,264,200, which is up from March’s value of \$1,236,200. The MLS® HPI benchmark value for a condominium in the Victoria Core area in April 2022 was \$630,200, while the benchmark value for the same condominium in April 2023 decreased by 10.3 per cent to \$565,000, which is up from the March value of \$560,300.

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 1,608 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.

April 2023

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		
	April 2023									March 2023			April 2022		
	Units	LM%	LY%	Average\$	LM%	LY%	Median\$	LM%	LY%	Units	Average\$	Median\$	Units	Average\$	Median\$
Single Family Greater Victoria	317	19.2%	-19.3%	\$1,291,399	4.0%	-10.0%	\$1,195,000	8.6%	-4.4%	266	\$1,241,248	\$1,100,000	393	\$1,434,415	\$1,250,000
Single Family Other Areas	8	-46.7%	-20.0%	\$1,159,250	22.6%	-14.1%	\$1,060,000	11.6%	-19.7%	15	\$945,226	\$950,000	10	\$1,349,101	\$1,320,000
Single Family Total All Areas	325	15.7%	-19.4%	\$1,288,146	5.1%	-10.1%	\$1,195,000	10.6%	-4.5%	281	\$1,225,446	\$1,080,000	403	\$1,432,298	\$1,251,000
Condo Apartment	205	4.1%	-21.8%	\$620,606	-1.2%	-6.9%	\$540,000	-5.2%	-10.1%	197	\$628,230	\$569,500	262	\$666,733	\$601,000
Row/Townhouse	82	22.4%	-19.6%	\$786,010	1.5%	-16.9%	\$739,540	-1.4%	-16.9%	67	\$774,710	\$750,000	102	\$946,319	\$890,000
Manufactured Home	9	-40.0%	-40.0%	\$352,222	4.0%	-0.9%	\$320,000	0.8%	5.7%	15	\$338,667	\$317,500	15	\$355,569	\$302,729
Total Residential	621	10.9%	-20.6%							560			782		
Total Sales	637	8.0%	-22.7%							590			824		
Active Listings	2,043	3.7%	49.7%							1,970			1,365		

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

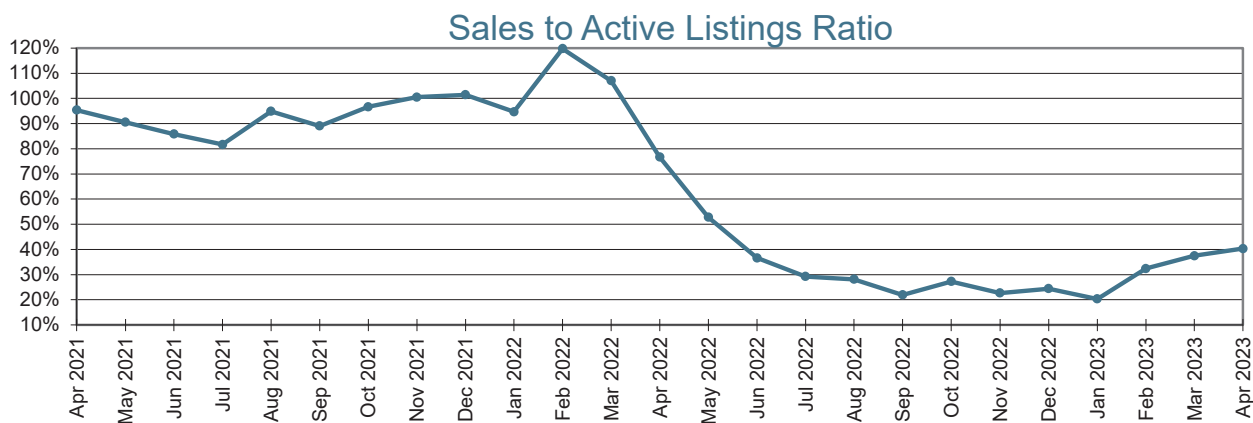
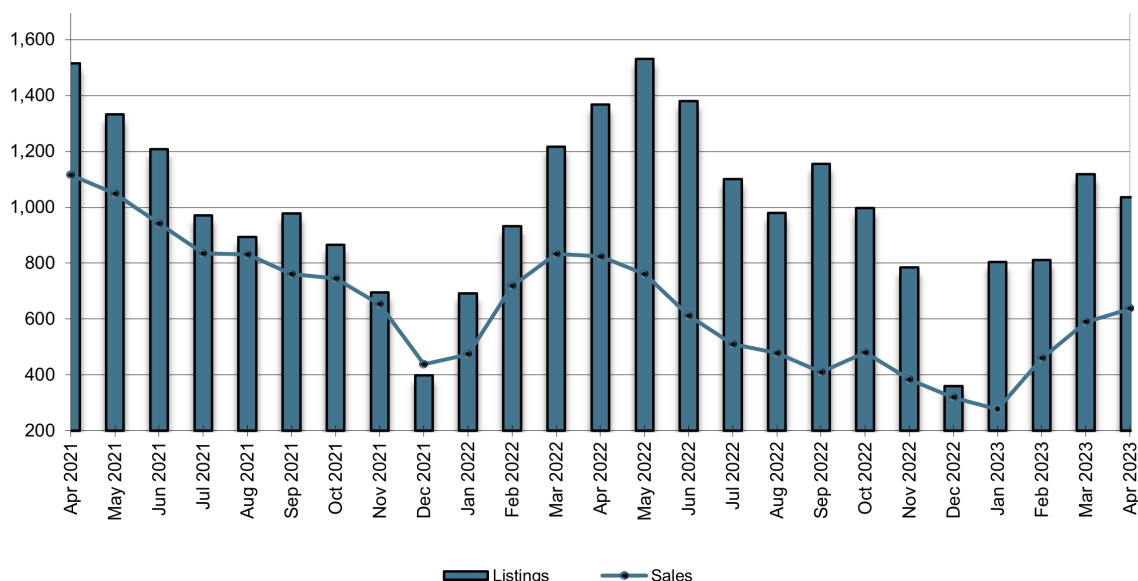
Benchmark Home by Property Type and Region	Apr 2023 Benchmark Price	Mar 2023 Benchmark Price	Apr 2022 Benchmark Price	Apr 2023 Benchmark Index	Mar 2023 Benchmark Index	Apr 2022 Benchmark Index	% Chg from Last Mth	% Chg from Last Yr
Single Family: Greater Victoria	\$1,123,800	\$1,108,100	\$1,275,400	303.1	298.8	344.0	1.4%	(11.9%)
Single Family: Core	\$1,264,200	\$1,236,200	\$1,424,900	312.7	305.8	352.4	2.3%	(11.3%)
Single Family: Westshore	\$1,004,300	\$1,008,200	\$1,148,800	317.6	318.8	363.3	(0.4%)	(12.6%)
Single Family: Peninsula	\$1,175,600	\$1,170,900	\$1,327,500	309.4	308.1	349.3	0.4%	(11.4%)
Condo Apartment: Greater Victoria	\$564,500	\$558,100	\$618,900	332.3	328.5	364.3	1.1%	(8.8%)
Condo Apartment: Core	\$565,000	\$560,300	\$630,200	332.0	329.2	370.3	0.8%	(10.3%)
Condo Apartment: Westshore	\$529,000	\$514,800	\$533,600	385.6	375.2	388.9	2.8%	(0.9%)
Condo Apartment: Peninsula	\$623,400	\$614,600	\$660,300	317.4	312.9	336.2	1.4%	(5.6%)
Row/Townhouse: Greater Victoria	\$753,200	\$748,300	\$802,500	291.7	289.8	310.8	0.7%	(6.1%)
Row/Townhouse: Core	\$826,000	\$813,500	\$864,500	299.1	294.5	313.0	1.5%	(4.5%)
Row/Townhouse: Westshore	\$668,500	\$678,300	\$730,100	274.7	278.7	300.0	(1.4%)	(8.4%)
Row/Townhouse: Peninsula	\$772,000	\$747,400	\$815,300	333.0	322.4	351.7	3.3%	(5.3%)

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 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.

Based on a regression analysis performed by the economics department at 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)

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

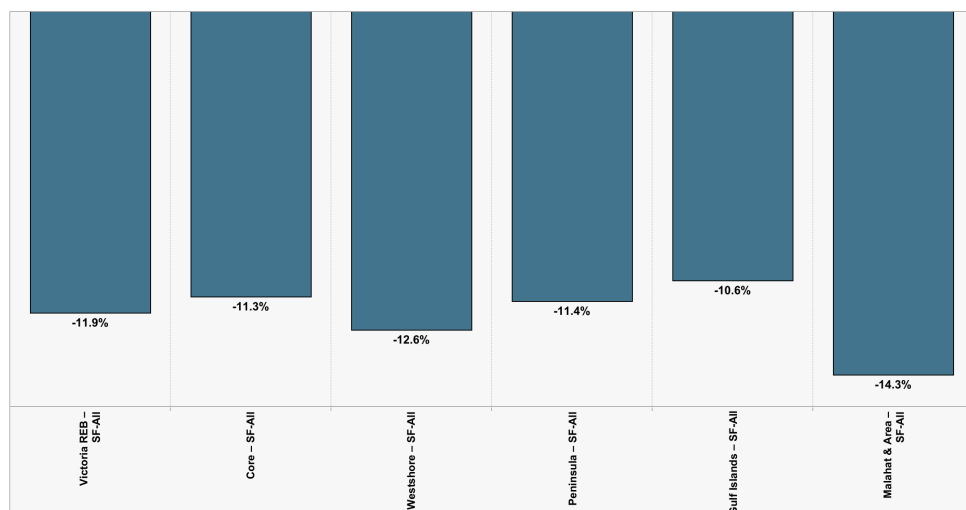
1. Area Group
VREB Area Summary

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

3. Area/Property Type Selection
All

% Difference from 12 Months Ago (April 2022 to April 2023)

Select Timeframe: 12 Months Ago

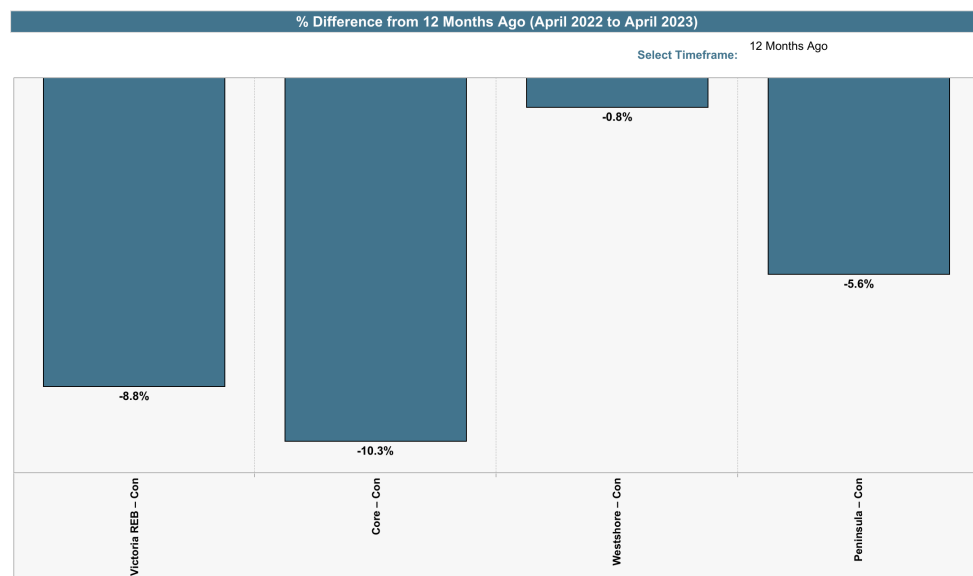


MLS® HPI benchmark and value - Condominium / Apartments

1. Area Group
VREB Area Summary

2. Property Type
- Condo Apartment (Con)

3. Area/Property Type Selection
All



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

	April 2023	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – SF-All	\$1,123,800	\$1,108,100	\$1,117,400	\$1,193,600	\$1,275,400	\$819,200	\$800,600	\$370,800
Victoria – SF-All	\$1,214,600	\$1,170,400	\$1,206,200	\$1,250,000	\$1,366,700	\$945,600	\$924,400	\$384,500
Victoria West – SF-All	\$949,800	\$882,900	\$907,300	\$962,300	\$1,084,700	\$734,400	\$700,600	\$294,100
Oak Bay – SF-All	\$1,764,800	\$1,714,600	\$1,757,000	\$1,935,500	\$1,925,500	\$1,290,300	\$1,375,400	\$600,100
Esquimalt – SF-All	\$969,800	\$905,100	\$952,900	\$1,003,500	\$1,109,400	\$730,700	\$705,400	\$302,700
View Royal – SF-All	\$1,039,900	\$991,800	\$984,700	\$1,057,900	\$1,201,800	\$748,000	\$744,000	\$336,900
Saanich East – SF-All	\$1,280,000	\$1,275,400	\$1,262,300	\$1,354,700	\$1,442,300	\$974,100	\$989,100	\$417,900
Saanich West – SF-All	\$1,003,600	\$975,200	\$1,002,700	\$1,068,800	\$1,157,800	\$775,200	\$737,900	\$330,600
Sooke – SF-All	\$853,400	\$847,100	\$851,700	\$875,600	\$925,900	\$579,000	\$538,400	\$270,400
Langford – SF-All	\$1,042,900	\$1,049,600	\$1,044,600	\$1,098,100	\$1,214,100	\$709,300	\$680,900	\$327,600
Metchosin – SF-All	\$1,326,600	\$1,322,500	\$1,305,000	\$1,356,700	\$1,347,900	\$868,600	\$858,500	\$436,800
Colwood – SF-All	\$974,900	\$986,700	\$934,800	\$1,066,700	\$1,127,500	\$689,800	\$661,900	\$319,700
Highlands – SF-All	\$1,336,500	\$1,311,200	\$1,419,000	\$1,423,600	\$1,537,300	\$946,300	\$925,400	\$475,900
North Saanich – SF-All	\$1,379,400	\$1,371,400	\$1,401,800	\$1,432,300	\$1,526,000	\$975,700	\$966,900	\$469,000
Sidney – SF-All	\$962,400	\$965,000	\$983,700	\$1,007,000	\$1,077,300	\$719,100	\$693,500	\$303,200
Central Saanich – SF-All	\$1,059,100	\$1,055,900	\$1,085,300	\$1,154,600	\$1,243,100	\$812,500	\$773,000	\$355,800
ML Malahat & Area – SF-All	\$855,700	\$839,900	\$836,200	\$924,500	\$998,600	\$614,100	\$554,400	\$288,400
GI Gulf Islands – SF-All	\$760,400	\$745,400	\$752,700	\$816,600	\$850,800	\$576,800	\$473,800	\$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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☐ 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

	April 2023	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – SF-All	303.1	298.8	301.3	321.9	344.0	220.9	215.9	100.0
Victoria – SF-All	315.9	304.4	313.7	325.1	355.4	245.9	240.4	100.0
Victoria West – SF-All	323.0	300.2	308.5	327.2	368.8	249.7	238.2	100.0
Oak Bay – SF-All	294.1	285.7	292.8	322.5	320.9	215.0	229.2	100.0
Esquimalt – SF-All	320.4	299.0	314.8	331.5	366.5	241.4	233.0	100.0
View Royal – SF-All	308.7	294.4	292.3	314.0	356.7	222.0	220.8	100.0
Saanich East – SF-All	306.3	305.2	302.1	324.2	345.1	233.1	236.7	100.0
Saanich West – SF-All	303.6	295.0	303.3	323.3	350.2	234.5	223.2	100.0
Sooke – SF-All	315.6	313.3	315.0	323.8	342.4	214.1	199.1	100.0
Langford – SF-All	318.3	320.4	318.9	335.2	370.6	216.5	207.8	100.0
Metchosin – SF-All	303.7	302.8	298.8	310.6	308.6	198.9	196.5	100.0
Colwood – SF-All	304.9	308.6	292.4	333.7	352.7	215.8	207.0	100.0
Highlands – SF-All	280.8	275.5	298.2	299.1	323.0	198.8	194.5	100.0
North Saanich – SF-All	294.1	292.4	298.9	305.4	325.4	208.0	206.2	100.0
Sidney – SF-All	317.4	318.3	324.4	332.1	355.3	237.2	228.7	100.0
Central Saanich – SF-All	297.7	296.8	305.0	324.5	349.4	228.4	217.3	100.0
ML Malahat & Area – SF-All	296.7	291.2	289.9	320.6	346.3	212.9	192.2	100.0
GI Gulf Islands – SF-All	250.5	245.6	248.0	269.1	280.3	190.0	156.1	100.0

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

Source: Victoria Real Estate Board



MLS® Home Price Index

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HPI or Benchmark Price

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Value or percent change

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☐ Percent change

1. Area Group

VREB District Summary

2. Property Type

– Condo Apartment (Con)

3. Area/Property Type Selection

All

Benchmark Price by Timeframe and Property Type

	April 2023	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	\$564,500	\$558,100	\$569,900	\$596,700	\$618,900	\$448,600	\$412,600	\$169,900
Victoria – Con	\$535,300	\$535,900	\$562,700	\$568,200	\$601,100	\$440,800	\$404,800	\$167,000
Victoria West – Con	\$769,900	\$750,100	\$747,600	\$825,500	\$871,400	\$678,000	\$612,100	\$231,100
Oak Bay – Con	\$710,600	\$684,600	\$716,800	\$817,300	\$798,400	\$592,600	\$507,400	\$234,200
Esquimalt – Con	\$538,500	\$517,100	\$522,000	\$566,500	\$571,000	\$401,600	\$376,700	\$152,000
View Royal – Con	\$643,100	\$629,800	\$620,100	\$670,000	\$657,900	\$462,200	\$453,300	\$195,700
Saanich East – Con	\$556,100	\$552,100	\$566,700	\$596,700	\$617,700	\$432,300	\$386,100	\$159,100
Saanich West – Con	\$513,100	\$514,000	\$523,600	\$550,000	\$580,800	\$429,200	\$401,200	\$143,700
Sooke – Con	\$476,900	\$464,500	\$459,100	\$488,200	\$470,700	\$300,500	\$275,600	\$115,000
Langford – Con	\$531,600	\$517,600	\$505,200	\$549,100	\$538,000	\$376,600	\$340,000	\$150,200
Colwood – Con	\$549,100	\$530,500	\$513,800	\$556,700	\$546,100	\$396,000	\$370,600	\$131,400
North Saanich – Con	\$758,400	\$757,000	\$747,000	\$765,700	\$799,500	\$585,000	\$548,400	\$285,500
Sidney – Con	\$622,700	\$611,300	\$607,100	\$629,400	\$660,000	\$472,800	\$456,600	\$195,500
Central Saanich – Con	\$569,400	\$572,000	\$565,500	\$588,500	\$597,800	\$446,300	\$448,700	\$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

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☐ 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

	April 2023	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	332.3	328.5	335.4	351.2	364.3	264.0	242.8	100.0
Victoria – Con	320.5	320.9	336.9	340.2	359.9	264.0	242.4	100.0
Victoria West – Con	333.1	324.6	323.5	357.2	377.1	293.4	264.9	100.0
Oak Bay – Con	303.4	292.3	306.1	349.0	340.9	253.0	216.7	100.0
Esquimalt – Con	354.3	340.2	343.4	372.7	375.7	264.2	247.8	100.0
View Royal – Con	328.6	321.8	316.9	342.4	336.2	236.2	231.6	100.0
Saanich East – Con	349.5	347.0	356.2	375.0	388.2	271.7	242.7	100.0
Saanich West – Con	357.1	357.7	364.4	382.7	404.2	298.7	279.2	100.0
Sooke – Con	414.7	403.9	399.2	424.5	409.3	261.3	239.7	100.0
Langford – Con	353.9	344.6	336.4	365.6	358.2	250.7	226.4	100.0
Colwood – Con	417.9	403.7	391.0	423.7	415.6	301.4	282.0	100.0
North Saanich – Con	265.6	265.1	261.6	268.2	280.0	204.9	192.1	100.0
Sidney – Con	318.5	312.7	310.5	321.9	337.6	241.8	233.6	100.0
Central Saanich – Con	285.8	287.1	283.9	295.4	300.1	224.0	225.3	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

– Townhouse (Twn)

3. Area/Property Type Selection

All

Benchmark Price by Timeframe and Property Type

	April 2023	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	\$753,200	\$748,300	\$785,100	\$802,500	\$802,500	\$563,700	\$532,500	\$258,200
Victoria – Twn	\$858,300	\$834,100	\$920,300	\$918,700	\$874,400	\$665,800	\$645,300	\$295,200
Victoria West – Twn	\$821,400	\$847,200	\$885,200	\$910,300	\$890,200	\$646,400	\$575,700	\$219,500
Esquimalt – Twn	\$715,000	\$732,100	\$762,500	\$815,200	\$773,200	\$524,000	\$471,500	\$213,400
View Royal – Twn	\$745,800	\$763,800	\$790,500	\$841,600	\$800,300	\$565,600	\$545,900	\$244,300
Saanich East – Twn	\$882,900	\$855,300	\$881,200	\$899,000	\$921,600	\$642,600	\$616,200	\$321,500
Saanich West – Twn	\$765,400	\$749,300	\$766,200	\$775,000	\$816,000	\$558,200	\$522,700	\$254,800
Sooke – Twn	\$632,800	\$646,400	\$687,500	\$703,100	\$691,600	\$478,600	\$434,200	\$240,700
Langford – Twn	\$673,600	\$681,000	\$719,700	\$735,700	\$735,200	\$518,500	\$475,600	\$232,300
Colwood – Twn	\$721,400	\$733,700	\$778,200	\$794,500	\$790,200	\$557,500	\$523,600	\$288,500
Sidney – Twn	\$808,800	\$781,200	\$781,500	\$801,400	\$855,300	\$567,000	\$539,100	\$245,700
Central Saanich – Twn	\$709,200	\$689,600	\$691,600	\$700,200	\$740,600	\$483,600	\$455,200	\$212,000
ML Malahat & Area – Twn	\$694,700	\$711,800	\$749,700	\$749,300	\$757,300	\$471,900	\$434,300	\$201,100
GI Gulf Islands – Twn	\$668,700	\$712,100	\$697,400	\$715,100	\$773,500	\$466,700	\$421,900	\$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

	April 2023	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	291.7	289.8	304.1	310.8	310.8	218.3	206.2	100.0
Victoria – Twn	290.8	282.6	311.8	311.2	296.2	225.5	218.6	100.0
Victoria West – Twn	374.2	386.0	403.3	414.7	405.6	294.5	262.3	100.0
Esquimalt – Twn	335.1	343.1	357.3	382.0	362.3	245.5	220.9	100.0
View Royal – Twn	305.3	312.6	323.6	344.5	327.6	231.5	223.5	100.0
Saanich East – Twn	274.6	266.0	274.1	279.6	286.7	199.9	191.7	100.0
Saanich West – Twn	300.4	294.1	300.7	304.2	320.3	219.1	205.1	100.0
Sooke – Twn	262.9	268.6	285.6	292.1	287.3	198.8	180.4	100.0
Langford – Twn	290.0	293.2	309.8	316.7	316.5	223.2	204.7	100.0
Colwood – Twn	250.1	254.3	269.7	275.4	273.9	193.2	181.5	100.0
Sidney – Twn	329.2	317.9	318.1	326.2	348.1	230.8	219.4	100.0
Central Saanich – Twn	334.5	325.3	326.2	330.3	349.3	228.1	214.7	100.0
ML Malahat & Area – Twn	345.5	354.0	372.8	372.6	376.6	234.7	216.0	100.0
GI Gulf Islands – Twn	302.4	322.1	315.4	323.4	349.8	211.1	190.8	100.0

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

Source: Victoria Real Estate Board



1. Area Group

VREB Area Summary

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)

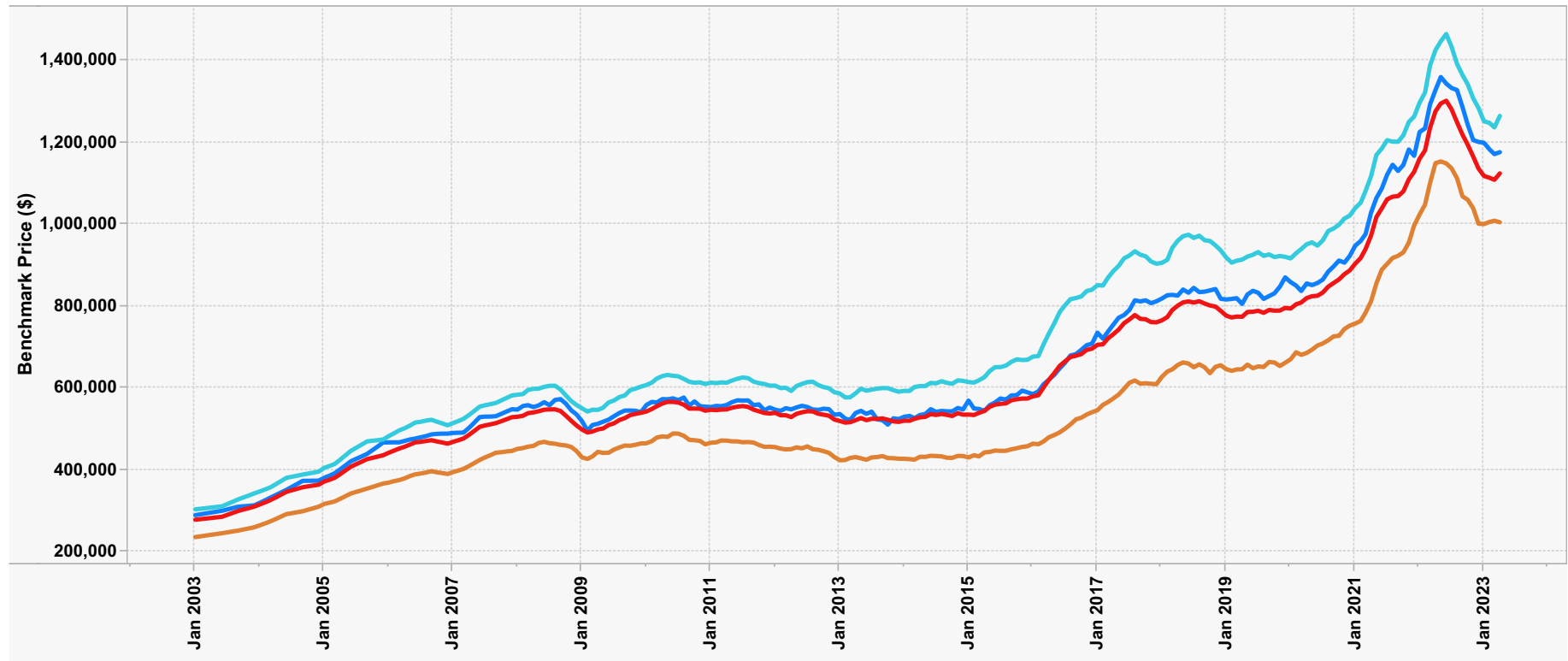
3. Area/Property Type Selection

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

2. Property Type

– Condo Apartment (Con)

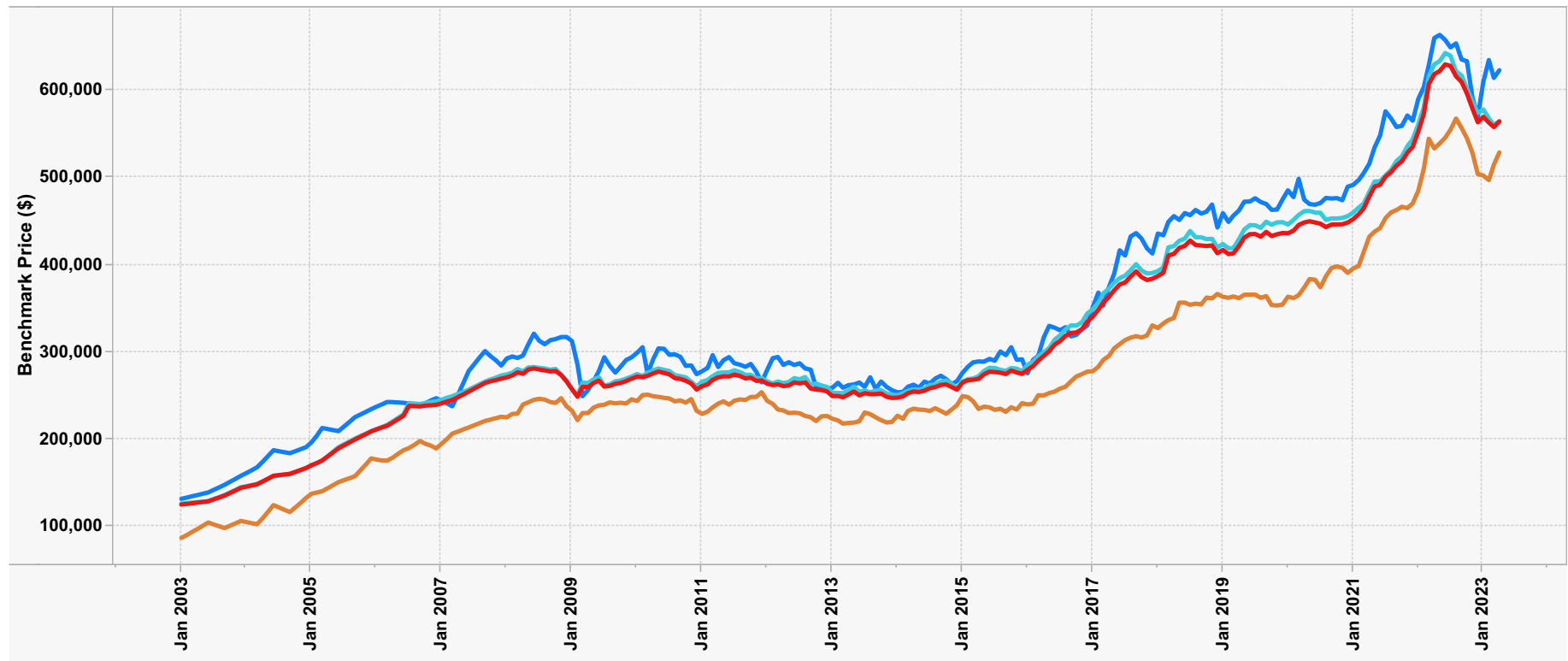
3. Area/Property Type Selection

All

Benchmark Price Performance over Time

Select Date Range:

All values



Victoria REB – Con

Core – Con

Westshore – Con

Peninsula – Con

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

Source: Victoria Real Estate Board



MLS® Home Price Index

[Click here to learn more](#)

1. Area Group

VREB Area Summary

HPI or Benchmark Price

- ☐ HPI
- ☒ Benchmark Price

Adding labels

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

2. Property Type

– Townhouse (Twn)

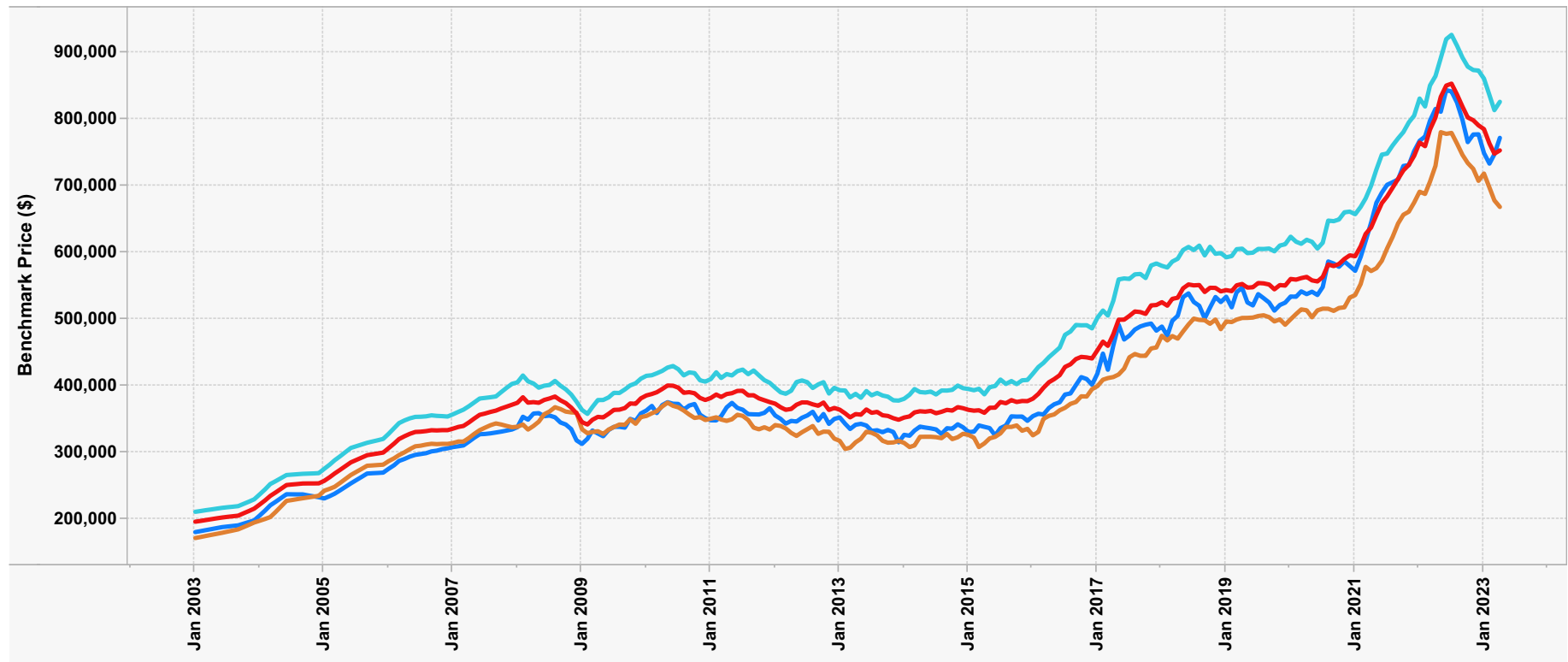
3. Area/Property Type Selection

Multiple values

Benchmark Price Performance over Time

Select Date Range:

All values



Victoria REB – Twn

Core – Twn

Westshore – Twn

Peninsula – Twn

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

Source: Victoria Real Estate Board

Benchmark Descriptions

Help Guide

HPI or Benchmark Price

- ☐ HPI
☒ Benchmark Price

Adding labels

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

1. Area Group

VREB Area Summary

2. Property Type

Multiple values

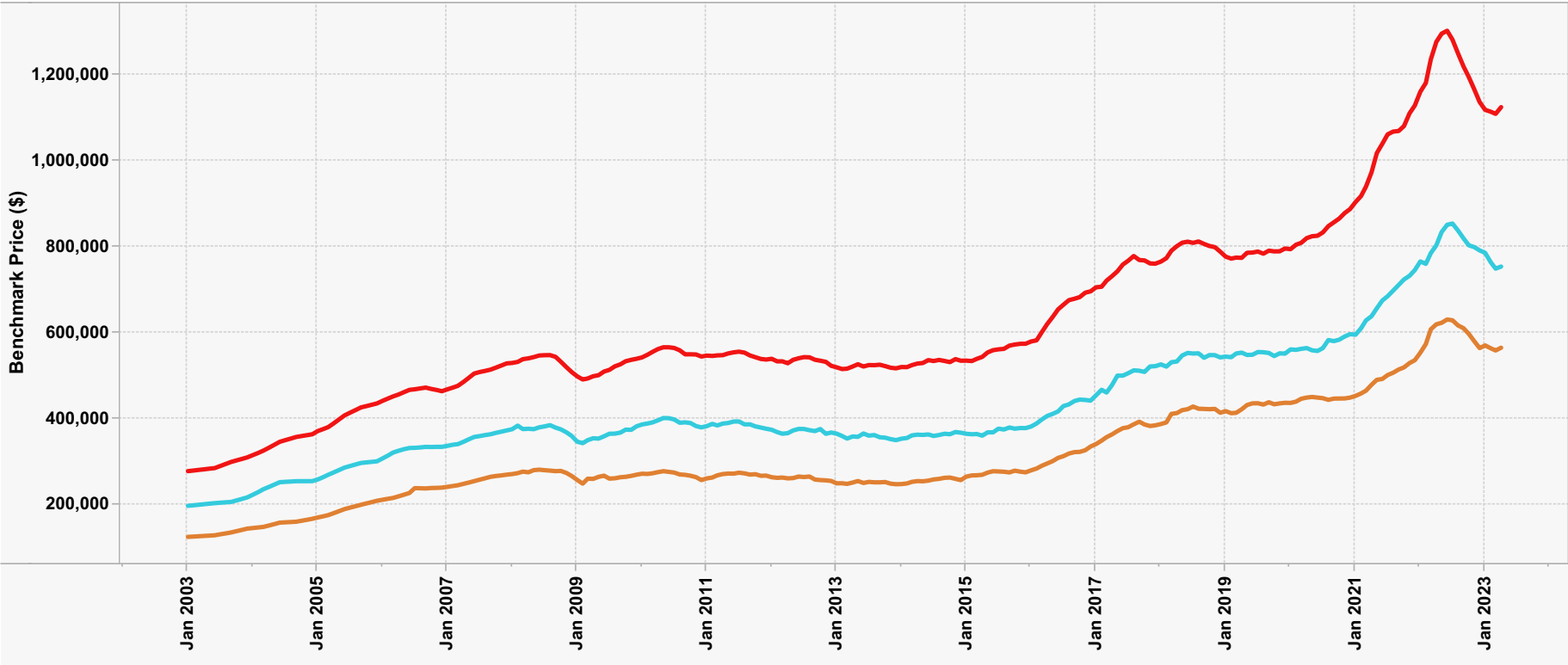
3. Area/Property Type Selection

Multiple values

Benchmark Price Performance over Time

Select Date Range:

All values



Victoria REB - SF-All

Victoria REB - Twn

Victoria REB - Con

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

Source: Victoria Real Estate Board

Benchmark Descriptions

Help Guide

Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

April 2023

Produced: 01-May-2023

District	Units	Total Volume
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Residential

● Single Family Detached

Greater Victoria

Victoria / Victoria West	38	\$49,747,049
Oak Bay	26	\$50,494,600
Esquimalt	9	\$10,224,261
View Royal	10	\$11,690,500
Saanich East	58	\$80,172,650
Saanich West	29	\$35,353,217
Central Saanich	8	\$13,805,301
North Saanich	10	\$15,131,900
Sidney	9	\$9,767,400
Highlands	2	\$2,615,000
Colwood	19	\$24,150,900
Langford	41	\$46,995,594
Metchosin	3	\$3,135,000
Sooke	25	\$22,565,150
Gulf Islands	30	\$33,524,834

Total Greater Victoria	317	\$409,373,356
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Other Areas

Malahat & Area	8	\$9,274,000
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Total Other Areas	8	\$9,274,000
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Total Single Family Detached	325	\$418,647,356
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● Condo Apartment

Greater Victoria

Victoria / Victoria West	77	\$47,944,159
Oak Bay	6	\$8,458,000
Esquimalt	12	\$7,420,700
View Royal	8	\$4,453,299
Saanich East	31	\$19,081,900
Saanich West	9	\$3,855,000
Central Saanich	4	\$2,553,000
Sidney	10	\$6,408,000
Colwood	5	\$2,596,900
Langford	39	\$22,365,818
Sooke	2	\$740,000
Gulf Islands	1	\$485,000

Total Greater Victoria	204	\$126,361,776
------------------------	-----	---------------

Other Areas

Upland / Mainland	1	\$862,500
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Total Other Areas	1	\$862,500
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Total Condo Apartment	205	\$127,224,276
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Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

April 2023

Produced: 01-May-2023

District	Units	Total Volume
● Row/Townhouse		
Greater Victoria		
Victoria / Victoria West	20	\$15,952,600
Esquimalt	4	\$2,850,500
View Royal	3	\$2,268,500
Saanich East	8	\$7,631,000
Saanich West	5	\$4,548,000
Central Saanich	2	\$1,589,000
North Saanich	1	\$950,000
Sidney	10	\$7,393,500
Colwood	4	\$2,806,000
Langford	24	\$17,963,693
Sooke	1	\$500,000
Total Greater Victoria	82	\$64,452,793
Total Row/Townhouse	82	\$64,452,793
● Manufactured Home		
Greater Victoria		
View Royal	3	\$840,000
Central Saanich	3	\$1,085,000
Sidney	2	\$995,000
Gulf Islands	1	\$250,000
Total Greater Victoria	9	\$3,170,000
Total Manufactured Home	9	\$3,170,000
Total Residential	621	\$613,494,425

Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

April 2023

Produced: 01-May-2023

District	Units	Total Volume
Other Property		
● Lots & Acreage		
Greater Victoria		
Victoria / Victoria West	1	\$828,920
Saanich East	1	\$935,000
Sooke	3	\$1,700,000
Gulf Islands	1	\$595,000
Total Greater Victoria	6	\$4,058,920
Other Areas		
Malahat & Area	1	\$550,000
Total Other Areas	1	\$550,000
Total Lots & Acreage	7	\$4,608,920
● Other Commercial Properties		
	9	\$8,027,610
Grand Totals	637	\$626,130,955

Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

April 2023

Produced: 01-May-2023

District	Units	Total Volume
Residential		
● Single Family Detached		
Greater Victoria		
Victoria	36	\$47,821,549
Victoria West	2	\$1,925,500
Oak Bay	26	\$50,494,600
Esquimalt	9	\$10,224,261
View Royal	10	\$11,690,500
Saanich East	58	\$80,172,650
Saanich West	28	\$33,783,217
Central Saanich	8	\$13,805,301
North Saanich	10	\$15,131,900
Sidney	9	\$9,767,400
Highlands	2	\$2,615,000
Colwood	19	\$24,150,900
Langford	41	\$46,995,594
Metchosin	3	\$3,135,000
Sooke	22	\$18,720,250
Gulf Islands	25	\$28,689,834
Waterfront (all districts)	9	\$10,249,900
Total Greater Victoria	317	\$409,373,356
Other Areas		
Malahat & Area	7	\$7,749,000
Waterfront (all districts)	1	\$1,525,000
Total Other Areas	8	\$9,274,000
Total Single Family Detached	325	\$418,647,356
● Condo Apartment		
Greater Victoria		
Victoria	62	\$36,166,759
Victoria West	9	\$5,967,900
Oak Bay	5	\$7,679,000
Esquimalt	11	\$5,420,700
View Royal	8	\$4,453,299
Saanich East	30	\$17,921,900
Saanich West	8	\$3,356,000
Central Saanich	2	\$1,085,000
Sidney	8	\$5,253,000
Colwood	5	\$2,596,900
Langford	39	\$22,365,818
Gulf Islands	1	\$485,000
Waterfront (all districts)	16	\$13,610,500
Total Greater Victoria	204	\$126,361,776
Other Areas		
UpIsland / Mainland	1	\$862,500
Total Other Areas	1	\$862,500
Total Condo Apartment	205	\$127,224,276

Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

April 2023

Produced: 01-May-2023

District	Units	Total Volume
● Row/Townhouse		
Greater Victoria		
Victoria	16	\$12,797,600
Victoria West	2	\$1,680,000
Esquimalt	4	\$2,850,500
View Royal	2	\$1,508,500
Saanich East	8	\$7,631,000
Saanich West	5	\$4,548,000
Central Saanich	2	\$1,589,000
North Saanich	1	\$950,000
Sidney	10	\$7,393,500
Colwood	4	\$2,806,000
Langford	24	\$17,963,693
Sooke	1	\$500,000
Waterfront (all districts)	3	\$2,235,000
Total Greater Victoria	82	\$64,452,793
Total Row/Townhouse	82	\$64,452,793
● Manufactured Home		
Greater Victoria		
View Royal	3	\$840,000
Central Saanich	3	\$1,085,000
Sidney	2	\$995,000
Gulf Islands	1	\$250,000
Total Greater Victoria	9	\$3,170,000
Total Manufactured Home	9	\$3,170,000
Total Residential	621	\$613,494,425

Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

April 2023

Produced: 01-May-2023

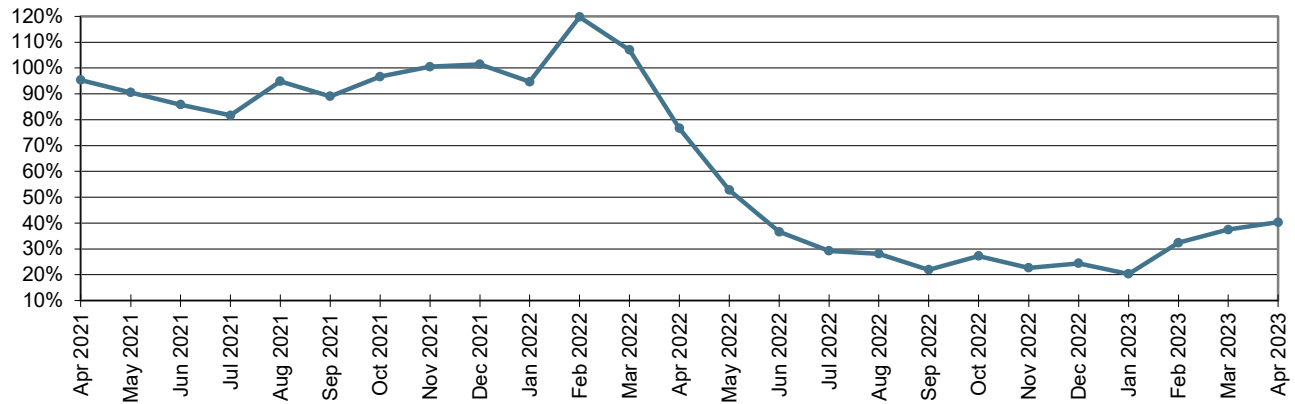
District	Units	Total Volume
Other Property		
● Lots & Acreage		
Greater Victoria		
Victoria / Victoria West	1	\$828,920
Saanich East	1	\$935,000
Sooke	3	\$1,700,000
Gulf Islands	1	\$595,000
Total Greater Victoria	6	\$4,058,920
Other Areas		
Malahat & Area	1	\$550,000
Total Other Areas	1	\$550,000
Total Lots & Acreage	7	\$4,608,920
● Other Commercial Properties		
	9	\$8,027,610
Grand Totals	637	\$626,130,955

Sales to Active Listings Ratio

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

April 2023

Produced: 01-May-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

April 2023

Produced: 01-May-2023

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Single Family - Residential						
Units Listed	368	556	-34 %	1308	1575	-17 %
Units Sold	256	325	-21 %	746	1052	-29 %
Sell/List Ratio	70 %	58 %		57 %	67 %	
Sales Dollars	\$329,988,522	\$445,500,476	-26 %	\$917,446,413	\$1,453,632,785	-37 %
Average Price / Unit	\$1,289,018	\$1,370,771	-6 %	\$1,229,821	\$1,381,780	-11 %
Price Ratio	99 %	103 %		98 %	106 %	
Days To Sell	33	14	146 %	38	13	200 %
Active Listings at Month End	566	417	36 %			
Single Family - Residential Waterfront						
Units Listed	49	46	7 %	133	124	7 %
Units Sold	6	23	-74 %	33	62	-47 %
Sell/List Ratio	12 %	50 %		25 %	50 %	
Sales Dollars	\$10,507,500	\$60,544,525	-83 %	\$76,369,500	\$162,827,977	-53 %
Average Price / Unit	\$1,751,250	\$2,632,371	-33 %	\$2,314,227	\$2,626,258	-12 %
Price Ratio	96 %	99 %		93 %	99 %	
Days To Sell	90	20	348 %	70	39	82 %
Active Listings at Month End	124	76	63 %			
Single Family - Residential Acreage						
Units Listed	58	50	16 %	191	146	31 %
Units Sold	33	25	32 %	85	82	4 %
Sell/List Ratio	57 %	50 %		45 %	56 %	
Sales Dollars	\$49,474,734	\$41,769,899	18 %	\$121,325,634	\$133,374,499	-9 %
Average Price / Unit	\$1,499,234	\$1,670,796	-10 %	\$1,427,360	\$1,626,518	-12 %
Price Ratio	95 %	100 %		95 %	100 %	
Days To Sell	62	30	109 %	65	30	115 %
Active Listings at Month End	117	64	83 %			
Condo Apartment						
Units Listed	298	386	-23 %	1151	1286	-10 %
Units Sold	205	262	-22 %	664	996	-33 %
Sell/List Ratio	69 %	68 %		58 %	77 %	
Sales Dollars	\$127,224,276	\$174,683,990	-27 %	\$405,483,279	\$672,053,907	-40 %
Average Price / Unit	\$620,606	\$666,733	-7 %	\$610,668	\$674,753	-9 %
Price Ratio	98 %	103 %		98 %	104 %	
Days To Sell	32	13	159 %	35	15	124 %
Active Listings at Month End	480	285	68 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

April 2023

Produced: 01-May-2023

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Row/Townhouse						
Units Listed	103	132	-22 %	390	421	-7 %
Units Sold	82	101	-19 %	231	328	-30 %
Sell/List Ratio	80 %	77 %		59 %	78 %	
Sales Dollars	\$64,452,793	\$95,419,582	-32 %	\$176,329,934	\$297,070,610	-41 %
Average Price / Unit	\$786,010	\$944,748	-17 %	\$763,333	\$905,703	-16 %
Price Ratio	99 %	106 %		99 %	106 %	
Days To Sell	38	10	289 %	38	16	141 %
Active Listings at Month End	154	83	86 %			
Half Duplex (Up and Down)						
Units Listed	1	3	-67 %	5	6	-17 %
Units Sold	1	2	-50 %	2	4	-50 %
Sell/List Ratio	100 %	67 %		40 %	67 %	
Sales Dollars	\$1,485,000	\$2,677,000	-45 %	\$2,100,000	\$5,301,000	-60 %
Average Price / Unit	\$1,485,000	\$1,338,500	11 %	\$1,050,000	\$1,325,250	-21 %
Price Ratio	99 %	96 %		100 %	95 %	
Days To Sell	13	25	-47 %	16	121	-87 %
Active Listings at Month End	2	3	-33 %			
Half Duplex (Side by Side)						
Units Listed	30	38	-21 %	89	110	-19 %
Units Sold	17	17	0 %	57	68	-16 %
Sell/List Ratio	57 %	45 %		64 %	62 %	
Sales Dollars	\$14,081,800	\$15,702,400	-10 %	\$49,712,338	\$62,343,299	-20 %
Average Price / Unit	\$828,341	\$923,671	-10 %	\$872,146	\$916,813	-5 %
Price Ratio	99 %	105 %		100 %	107 %	
Days To Sell	23	9	142 %	29	12	134 %
Active Listings at Month End	42	34	24 %			
Half Duplex (Front and Back)						
Units Listed	4	7	-43 %	11	18	-39 %
Units Sold	2	4	-50 %	7	7	0 %
Sell/List Ratio	50 %	57 %		64 %	39 %	
Sales Dollars	\$1,766,400	\$3,783,800	-53 %	\$6,470,500	\$6,319,800	2 %
Average Price / Unit	\$883,200	\$945,950	-7 %	\$924,357	\$902,829	2 %
Price Ratio	98 %	97 %		99 %	103 %	
Days To Sell	65	29	121 %	34	20	67 %
Active Listings at Month End	4	4	0 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

April 2023

Produced: 01-May-2023

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Recreational						
Units Listed	3	5	-40 %	11	15	-27 %
Units Sold	4	2	100 %	6	9	-33 %
Sell/List Ratio	133 %	40 %		55 %	60 %	
Sales Dollars	\$1,267,400	\$648,000	96 %	\$1,624,900	\$2,691,250	-40 %
Average Price / Unit	\$316,850	\$324,000	-2 %	\$270,817	\$299,028	-9 %
Price Ratio	93 %	100 %		93 %	96 %	
Days To Sell	55	22	153 %	52	55	-6 %
Active Listings at Month End	9	11	-18 %			
Manufactured Home						
Units Listed	23	30	-23 %	70	94	-26 %
Units Sold	9	15	-40 %	39	59	-34 %
Sell/List Ratio	39 %	50 %		56 %	63 %	
Sales Dollars	\$3,170,000	\$5,333,528	-41 %	\$13,439,500	\$20,213,629	-34 %
Average Price / Unit	\$352,222	\$355,569	-1 %	\$344,603	\$342,604	1 %
Price Ratio	97 %	101 %		96 %	100 %	
Days To Sell	33	27	24 %	57	31	83 %
Active Listings at Month End	41	43	-5 %			
Residential Lots						
Units Listed	20	35	-43 %	99	106	-7 %
Units Sold	3	12	-75 %	14	56	-75 %
Sell/List Ratio	15 %	34 %		14 %	53 %	
Sales Dollars	\$2,188,920	\$7,201,700	-70 %	\$9,315,920	\$32,097,746	-71 %
Average Price / Unit	\$729,640	\$600,142	22 %	\$665,423	\$573,174	16 %
Price Ratio	97 %	99 %		96 %	99 %	
Days To Sell	36	14	158 %	88	26	246 %
Active Listings at Month End	95	53	79 %			
Residential Lots - Waterfront						
Units Listed	2	6	-67 %	8	16	-50 %
Units Sold	0	2	-100 %	1	4	-75 %
Sell/List Ratio	%	33 %		13 %	25 %	
Sales Dollars	\$0	\$2,032,500	-100 %	\$1,250,000	\$3,665,500	-66 %
Average Price / Unit		\$1,016,250	%	\$1,250,000	\$916,375	36 %
Price Ratio	%	95 %		93 %	101 %	
Days To Sell		57	%	21	27	-22 %
Active Listings at Month End	13	11	18 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

April 2023

Produced: 01-May-2023

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Residential Acreage						
Units Listed	10	12	-17 %	36	44	-18 %
Units Sold	3	10	-70 %	9	26	-65 %
Sell/List Ratio	30 %	83 %		25 %	59 %	
Sales Dollars	\$1,670,000	\$10,816,400	-85 %	\$6,456,000	\$23,055,800	-72 %
Average Price / Unit	\$556,667	\$1,081,640	-49 %	\$717,333	\$886,762	-19 %
Price Ratio	97 %	87 %		98 %	94 %	
Days To Sell	29	70	-58 %	89	87	2 %
Active Listings at Month End	51	34	50 %			
Residential Acreage - Waterfront						
Units Listed	5	3	67 %	14	7	100 %
Units Sold	1	0	%	2	3	-33 %
Sell/List Ratio	20 %	%		14 %	43 %	
Sales Dollars	\$750,000	\$0	%	\$3,500,000	\$2,014,000	74 %
Average Price / Unit	\$750,000	%		\$1,750,000	\$671,333	161 %
Price Ratio	77 %	%		88 %	96 %	
Days To Sell	440	%		249	134	86 %
Active Listings at Month End	27	5	440 %			
Revenue - Duplex/Triplex						
Units Listed	8	9	-11 %	21	35	-40 %
Units Sold	6	6	0 %	10	20	-50 %
Sell/List Ratio	75 %	67 %		48 %	57 %	
Sales Dollars	\$10,076,000	\$7,695,000	31 %	\$15,972,000	\$27,846,000	-43 %
Average Price / Unit	\$1,679,333	\$1,282,500	31 %	\$1,597,200	\$1,392,300	15 %
Price Ratio	98 %	102 %		96 %	105 %	
Days To Sell	31	11	173 %	40	12	242 %
Active Listings at Month End	9	14	-36 %			
Revenue - Multi Units						
Units Listed	3	9	-67 %	16	36	-56 %
Units Sold	2	3	-33 %	7	10	-30 %
Sell/List Ratio	67 %	33 %		44 %	28 %	
Sales Dollars	\$3,847,500	\$4,350,000	-12 %	\$10,077,500	\$14,372,000	-30 %
Average Price / Unit	\$1,923,750	\$1,450,000	33 %	\$1,439,643	\$1,437,200	0 %
Price Ratio	96 %	100 %		95 %	102 %	
Days To Sell	51	24	113 %	86	50	72 %
Active Listings at Month End	15	19	-21 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

April 2023

Produced: 01-May-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	13	7	86 %	47	29	62 %
Units Sold	1	5	-80 %	10	18	-44 %
Sell/List Ratio	8 %	71 %		21 %	62 %	
Sales Dollars	\$4,125,000	\$9,513,900	-57 %	\$9,354,180	\$30,201,112	-69 %
Average Price / Unit	\$4,125,000	\$1,902,780	117 %	\$935,418	\$1,677,840	-44 %
Price Ratio	92 %	95 %		93 %	97 %	
Days To Sell	72	73	-2 %	62	58	7 %
Active Listings at Month End	47	23	104 %			
Revenue - Industrial						
Units Listed	1	1	0 %	13	15	-13 %
Units Sold	0	1	-100 %	3	15	-80 %
Sell/List Ratio	%	100 %		23 %	100 %	
Sales Dollars	\$0	\$925,000	-100 %	\$3,175,000	\$12,058,600	-74 %
Average Price / Unit		\$925,000	%	\$1,058,333	\$803,907	32 %
Price Ratio	%	103 %		96 %	100 %	
Days To Sell		41	%	151	36	324 %
Active Listings at Month End	19	8	138 %			
Business with Land & Building						
Units Listed	1	1	0 %	3	4	-25 %
Units Sold	0	0	%	0	0	%
Sell/List Ratio	%	%		0 %	0 %	
Sales Dollars	\$0	\$0	%	\$0	\$0	%
Average Price / Unit			%			%
Price Ratio	%	%		%	%	
Days To Sell			%			%
Active Listings at Month End	4	6	-33 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

April 2023

Produced: 01-May-2023

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Business Only						
Units Listed	9	12	-25 %	46	42	10 %
Units Sold	1	2	-50 %	13	6	117 %
Sell/List Ratio	11 %	17 %		28 %	14 %	
Sales Dollars	\$55,000	\$235,000	-77 %	\$1,813,000	\$1,040,000	74 %
Average Price / Unit	\$55,000	\$117,500	-53 %	\$139,462	\$173,333	-20 %
Price Ratio	73 %	78 %		85 %	87 %	
Days To Sell	44	272	-84 %	122	145	-16 %
Active Listings at Month End	64	58	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	4	11	-64 %	42	37	14 %
Units Sold	1	1	0 %	14	9	56 %
Sell/List Ratio	25 %	9 %		33 %	24 %	
Sales Dollars	\$22	\$17	29 %	\$4,164	\$70,053	-94 %
Average Price / Unit	\$22	\$17	29 %	\$297	\$7,784	-96 %
Price Ratio	122 %	100 %		99 %	45039 %	
Days To Sell	101	30	237 %	102	82	24 %
Active Listings at Month End	71	51	39 %			
Lease - Retail						
Units Listed	14	5	180 %	34	26	31 %
Units Sold	2	4	-50 %	6	10	-40 %
Sell/List Ratio	14 %	80 %		18 %	38 %	
Sales Dollars	\$57	\$90	-36 %	\$153	\$245	-38 %
Average Price / Unit	\$29	\$22	27 %	\$26	\$24	4 %
Price Ratio	99 %	101 %		99 %	98 %	
Days To Sell	195	99	98 %	159	94	70 %
Active Listings at Month End	52	37	41 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

April 2023

Produced: 01-May-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	4	1	300 %	22	3	633 %
Units Sold	1	2	-50 %	5	2	150 %
Sell/List Ratio	25 %	200 %		23 %	67 %	
Sales Dollars	\$18	\$38	-53 %	\$99	\$38	159 %
Average Price / Unit	\$18	\$19	-6 %	\$20	\$19	3 %
Price Ratio	100 %	96 %		4 %	96 %	
Days To Sell	70	78	-10 %	58	78	-25 %
Active Listings at Month End	21	2	950 %			
Lease - Other						
Units Listed	0	0	%	3	0	%
Units Sold	1	0	%	1	1	0 %
Sell/List Ratio	%	%		33 %	%	
Sales Dollars	\$13	\$0	%	\$13	\$23	-46 %
Average Price / Unit	\$13		%	\$13	\$23	-46 %
Price Ratio	100 %	%		100 %	100 %	
Days To Sell	80		%	80	157	-49 %
Active Listings at Month End	2	3	-33 %			
Commercial Land						
Units Listed	5	3	67 %	7	14	-50 %
Units Sold	0	0	%	0	2	-100 %
Sell/List Ratio	%	%		0 %	14 %	
Sales Dollars	\$0	\$0	%	\$0	\$18,025,000	-100 %
Average Price / Unit			%		\$9,012,500	%
Price Ratio	%	%		%	99 %	
Days To Sell			%		131	%
Active Listings at Month End	14	21	-33 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

April 2023

Produced: 01-May-2023

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Grand Totals						
Units Listed	1036	1368	-24 %	3770	4209	-10 %
Units Sold	637	824	-23 %	1965	2849	-31 %
Sell/List Ratio	61 %	60 %		52 %	68 %	
Sales Dollars	\$626,130,955	\$888,832,845	-30 %	\$1,831,220,027	\$2,980,274,873	-39 %
Average Price / Unit	\$982,937	\$1,078,681	-9 %	\$931,919	\$1,046,078	-11 %
Price Ratio	98 %	103 %		98 %	104 %	
Days To Sell	37	16	130 %	42	18	126 %
Active Listings at Month End	2043	1365	50 %			