



Single family homes



Condominiums



Townhomes

December 2023 total sales	158	108	39
Compared to Dec 2022 sales	1.3%	14.9%	-4.9%
MLS® HPI *Victoria Core	\$1,268,000	\$562,000	\$834,300

## The 2023 Victoria real estate market year in review

DECEMBER 2023

A total of 329 properties sold in the Victoria Real Estate Board region this December, 2.8 per cent more than the 320 properties sold in December 2022 and a 16.5 per cent decrease from November 2023. Sales of condominiums were up 14.9 per cent from December 2022 with 108 units sold. Sales of single family homes increased 1.3 per cent from December 2022 with 158 sold.

A grand total of 6,207 properties sold over the course of 2023, 8.77 per cent fewer than the 6,804 sold in 2022.

"I've spoken a lot this year about our market's return to traditional seasonal patterns," said 2023 Victoria Real Estate Board Chair Graden Sol. "And at the conclusion of 2023 we can see that this trend continues. This is a welcome relief for sellers and buyers after an extraordinary five years of real estate market disruption. Everyone benefits from a more predictable real estate market, so it is encouraging to see the rhythm of seasonal trends reestablished. If this continues into 2024, we should see more inventory added in January and February and an increase in sales as consumers prepare for the spring market. True to seasonal form, December met expectations and was a slow month, both for sales and for new listings."

There were 2,132 active listings for sale on the Victoria Real Estate Board Multiple Listing Service® at the end of December 2023, a decrease of 19.4 per cent compared to the previous month of November but a 26.3 per cent increase from the 1,688 active listings for sale at the end of December 2022.

"The single biggest impact on the housing market this year was interest rates," added Chair Sol. "The increased cost of borrowing money meant that consumers had less purchasing power, which resulted in a drop in transactions. There is however still huge demand for housing in our market and as we move forward into 2024 and beyond, we need to continue to put focus on the creation of new supply so that as market activity increases prices don't increase as quickly. The only way to moderate housing prices is to bring supply closer to meeting demand. As always, our market is subject to many influences and the purchase and sale process is complex. If you are contemplating buying or selling in 2024, call your favourite local Realtor who can create the best strategy for you and for your property."

The Multiple Listing Service® Home Price Index benchmark value for a single family home in the Victoria Core in December 2022 was \$1,236,500. The benchmark value for the same home in December 2023 increased by 2.5 per cent to \$1,268,000, down from November's value of \$1,286,400. The MLS® HPI benchmark value for a condominium in the Victoria Core area in December 2022 was \$565,800 while the benchmark value for the same condominium in December 2023 decreased by 0.7 per cent to \$562,000, down from the November value of \$577,400.

*About the Victoria Real Estate Board – Founded in 1921, the Victoria Real Estate Board is a key player in the development of standards and innovative programs to enhance the professionalism of REALTORS®. The Victoria Real Estate Board represents 1,656 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 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		
	December 2023									November 2023			December 2022		
	Units	LM%	LY%	Average\$	LM%	LY%	Median\$	LM%	LY%	Units	Average\$	Median\$	Units	Average\$	Median\$
Single Family Greater Victoria	155	-13.9%	6.2%	\$1,285,161	3.3%	2.1%	\$1,072,500	-3.6%	2.1%	180	\$1,243,912	\$1,112,000	146	\$1,259,045	\$1,050,000
Single Family Other Areas	3	-76.9%	-70.0%	\$885,667	3.3%	-14.2%	\$850,000	11.1%	-19.0%	13	\$857,038	\$765,000	10	\$1,031,900	\$1,050,000
Single Family Total All Areas	158	-18.1%	1.3%	\$1,277,575	4.9%	2.7%	\$1,065,000	-2.0%	1.4%	193	\$1,217,853	\$1,086,500	156	\$1,244,484	\$1,050,000
Condo Apartment	108	-10.0%	14.9%	\$556,293	-7.4%	1.2%	\$525,000	0.5%	2.9%	120	\$600,921	\$522,500	94	\$549,561	\$510,000
Row/Townhouse	39	-20.4%	-4.9%	\$734,172	-14.1%	-2.0%	\$712,500	-15.9%	-1.7%	49	\$855,020	\$847,000	41	\$748,795	\$725,000
Manufactured Home	4	-66.7%	-55.6%	\$257,475	-76.6%	-34.7%	\$245,000	-37.9%	-27.0%	12	\$1,101,408	\$394,500	9	\$394,111	\$335,500
<b>Total Residential</b>	<b>309</b>	<b>-17.4%</b>	<b>3.0%</b>							<b>374</b>			<b>300</b>		
<b>Total Sales</b>	<b>329</b>	<b>-16.5%</b>	<b>2.8%</b>							<b>394</b>			<b>320</b>		
<b>Active Listings</b>	<b>2,132</b>	<b>-19.4%</b>	<b>26.3%</b>							<b>2,644</b>			<b>1,688</b>		

#### Legend

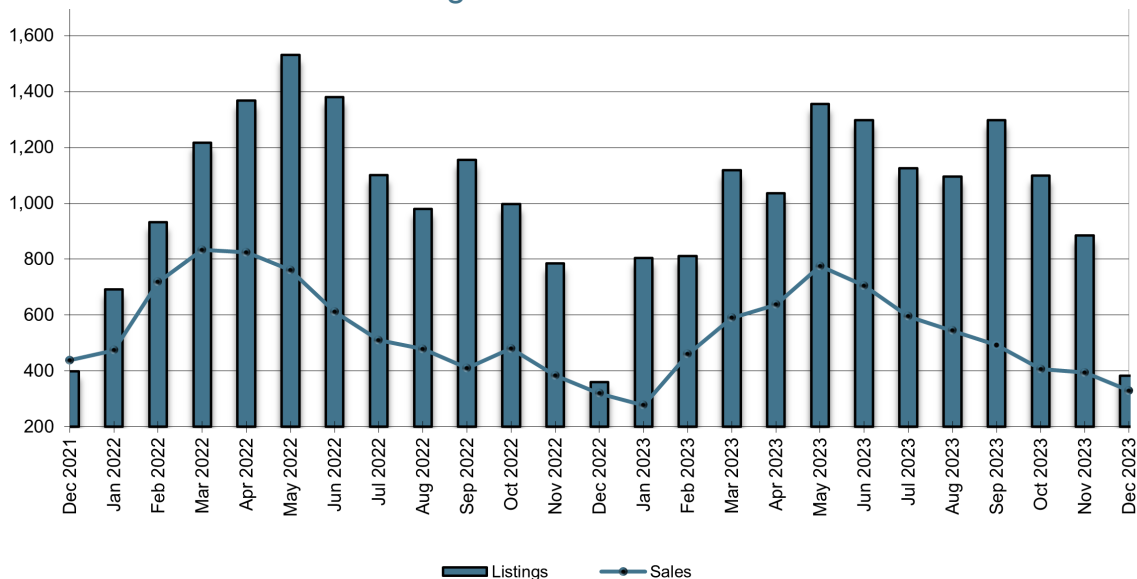
Units: net number of listings sold  
 LM%: percentage change since Last Month  
 LY%: percentage change since This Month Last Year  
 Average\$: average selling price  
 Median\$: median selling price  
 Total Residential: includes sales of residential property types  
 Total Sales: includes sales of 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

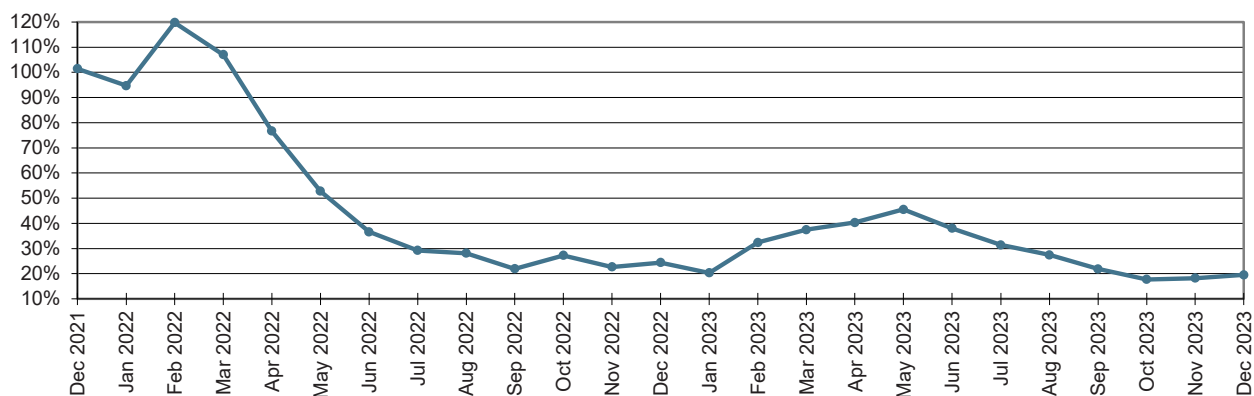
Benchmark Home by Property Type and Region	Dec 2023 Benchmark Price	Nov 2023 Benchmark Price	Dec 2022 Benchmark Price	Dec 2023 Benchmark Index	Nov 2023 Benchmark Index	Dec 2022 Benchmark Index	% Chg from Last Mth	% Chg from Last Yr
<b>Single Family: Greater Victoria</b>	\$1,134,600	\$1,147,700	\$1,106,800	307.3	310.9	299.8	(1.1%)	2.5%
<b>Single Family: Core</b>	\$1,268,000	\$1,286,400	\$1,236,500	316.1	320.7	308.3	(1.4%)	2.5%
<b>Single Family: Westshore</b>	\$1,003,900	\$1,030,500	\$998,000	319.3	327.8	317.4	(2.6%)	0.6%
<b>Single Family: Peninsula</b>	\$1,230,700	\$1,226,300	\$1,166,700	321.9	320.8	305.2	0.4%	5.5%
<b>Condo Apartment: Greater Victoria</b>	\$563,500	\$575,800	\$565,500	326.5	333.6	327.6	(2.1%)	(0.4%)
<b>Condo Apartment: Core</b>	\$562,000	\$577,400	\$565,800	328.1	337.1	330.3	(2.7%)	(0.7%)
<b>Condo Apartment: Westshore</b>	\$531,100	\$534,700	\$536,900	399.9	402.6	404.3	(0.7%)	(1.1%)
<b>Condo Apartment: Peninsula</b>	\$646,700	\$646,200	\$623,200	301.1	300.8	290.1	0.1%	3.8%
<b>Row/Townhouse: Greater Victoria</b>	\$768,200	\$768,400	\$757,300	289.9	290.0	285.8	(0.0%)	1.4%
<b>Row/Townhouse: Core</b>	\$834,300	\$839,600	\$823,300	297.9	299.8	293.9	(0.6%)	1.3%
<b>Row/Townhouse: Westshore</b>	\$688,500	\$687,700	\$695,300	280.3	280.0	283.1	0.1%	(1.0%)
<b>Row/Townhouse: Peninsula</b>	\$783,200	\$768,500	\$726,200	331.6	325.4	307.5	1.9%	7.8%
<b>Legend</b>	<b>Benchmark Price:</b>	the calculated MLS® HPI Benchmark Price for this Benchmark Home						
	<b>Benchmark Index:</b>	the percentage change in this Benchmark Price since <b>January 2005</b>						
	<b>% Chg from Last Mth:</b>	the percentage change in this Benchmark Price since last month						
	<b>% Chg from Last Yr:</b>	the percentage change in this Benchmark Price since this month last year						
	<b>Regions on the map:</b>	visit <a href="http://vreb.org/vrebareas">vreb.org/vrebareas</a> 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



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.

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)

## MLS® Home Price Index

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.

## Why MLS® HPI?

Unlike average or median prices, which can fluctuate from one month to the next and potentially paint an inaccurate or even unhelpful picture of price values and trends, the MLS® HPI is based on the value home buyers assign to various housing attributes, like the age of the home and number of bedrooms. The evaluation of these attributes tends to evolve gradually over time, creating a more insightful analysis.

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

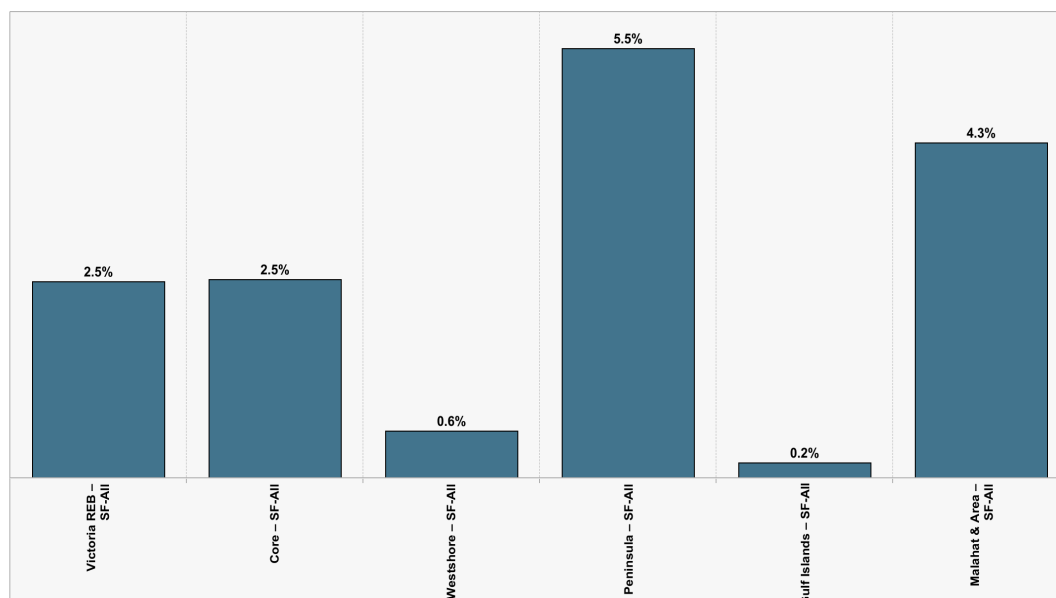
1. Area Group  
VREB Area Summary

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

3. Area/Property Type Selection  
All

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

Select Timeframe: 12 Months Ago



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

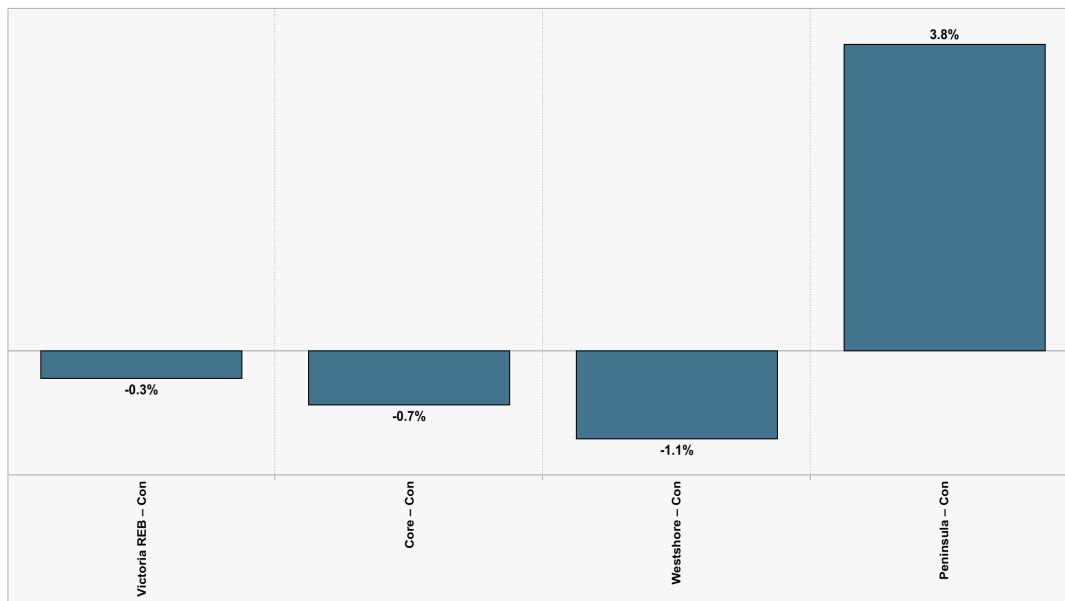
1. Area Group  
VREB Area Summary

2. Property Type  
- Condo Apartment (Con)

3. Area/Property Type Selection  
All

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

Select Timeframe: 12 Months Ago



# MLS® Home Price Index

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## HPI or Benchmark Price

- ☐ HPI  
☒ Benchmark Price

## Value or percent change

- ☒ Value  
☐ Percent change

### 1. Area Group

VREB District Summary

### 2. Property Type

– Single Family-All (SF-All)

### 3. Area/Property Type Selection

All

## Benchmark Price by Timeframe and Property Type

	December 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	\$1,134,600	\$1,147,700	\$1,169,400	\$1,173,000	\$1,106,800	\$898,100	\$781,400	\$369,200
Victoria – SF-All	\$1,208,100	\$1,232,100	\$1,255,000	\$1,251,900	\$1,176,300	\$997,000	\$882,300	\$387,100
Victoria West – SF-All	\$966,200	\$989,100	\$1,000,900	\$1,002,500	\$913,700	\$764,800	\$703,300	\$292,400
Oak Bay – SF-All	\$1,776,200	\$1,798,900	\$1,858,300	\$1,804,200	\$1,755,100	\$1,427,300	\$1,326,000	\$592,900
Esquimalt – SF-All	\$1,020,500	\$1,026,400	\$1,057,700	\$1,058,900	\$971,000	\$813,900	\$748,300	\$307,000
View Royal – SF-All	\$1,025,400	\$1,043,100	\$1,077,100	\$1,073,900	\$994,000	\$834,400	\$752,200	\$341,300
Saanich East – SF-All	\$1,283,000	\$1,302,600	\$1,308,400	\$1,329,300	\$1,249,100	\$1,029,300	\$931,500	\$414,300
Saanich West – SF-All	\$1,045,100	\$1,047,500	\$1,070,300	\$1,065,300	\$975,900	\$834,400	\$734,500	\$320,700
Sooke – SF-All	\$825,600	\$870,400	\$880,400	\$886,500	\$840,300	\$646,900	\$547,400	\$272,900
Langford – SF-All	\$1,036,300	\$1,058,400	\$1,059,500	\$1,099,300	\$1,030,900	\$790,200	\$678,000	\$319,300
Metchosin – SF-All	\$1,320,500	\$1,338,400	\$1,375,000	\$1,368,900	\$1,351,400	\$966,500	\$887,300	\$439,600
Colwood – SF-All	\$1,027,900	\$1,044,800	\$1,043,400	\$1,073,900	\$979,700	\$779,600	\$662,200	\$325,600
Highlands – SF-All	\$1,482,100	\$1,495,000	\$1,551,100	\$1,512,700	\$1,383,000	\$1,143,400	\$945,600	\$459,900
North Saanich – SF-All	\$1,400,700	\$1,395,700	\$1,447,600	\$1,446,400	\$1,334,900	\$1,085,700	\$945,500	\$472,500
Sidney – SF-All	\$1,009,300	\$995,000	\$1,037,000	\$1,047,000	\$976,600	\$804,300	\$690,900	\$310,400
Central Saanich – SF-All	\$1,189,500	\$1,196,500	\$1,239,600	\$1,147,100	\$1,083,800	\$936,200	\$798,000	\$354,300
ML Malahat & Area – SF-All	\$894,000	\$895,100	\$916,200	\$906,600	\$857,300	\$664,700	\$564,200	\$288,100
GI Gulf Islands – SF-All	\$751,500	\$731,200	\$721,800	\$722,600	\$749,900	\$580,700	\$524,400	\$293,900

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

**Source:** Victoria Real Estate Board



# MLS® Home Price Index

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## HPI or Benchmark Price

- ☒ HPI  
☐ Benchmark Price

## Value or percent change

- ☒ Value  
☐ Percent change

### 1. Area Group

VREB District Summary

### 2. Property Type

– Single Family-All (SF-All)

### 3. Area/Property Type Selection

All

## HPI by Timeframe and Property Type

	December 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	307.3	310.9	316.7	317.7	299.8	243.3	211.6	100.0
Victoria – SF-All	312.1	318.3	324.2	323.4	303.9	257.6	227.9	100.0
Victoria West – SF-All	330.4	338.3	342.3	342.9	312.5	261.6	240.5	100.0
Oak Bay – SF-All	299.6	303.4	313.4	304.3	296.0	240.7	223.6	100.0
Esquimalt – SF-All	332.4	334.3	344.5	344.9	316.3	265.1	243.7	100.0
View Royal – SF-All	300.4	305.6	315.6	314.6	291.2	244.5	220.4	100.0
Saanich East – SF-All	309.7	314.4	315.8	320.9	301.5	248.4	224.8	100.0
Saanich West – SF-All	325.9	326.6	333.7	332.2	304.3	260.2	229.0	100.0
Sooke – SF-All	302.5	318.9	322.6	324.8	307.9	237.0	200.6	100.0
Langford – SF-All	324.6	331.5	331.8	344.3	322.9	247.5	212.3	100.0
Metchosin – SF-All	300.4	304.5	312.8	311.4	307.4	219.9	201.8	100.0
Colwood – SF-All	315.7	320.9	320.5	329.8	300.9	239.4	203.4	100.0
Highlands – SF-All	322.3	325.1	337.3	328.9	300.7	248.6	205.6	100.0
North Saanich – SF-All	296.4	295.4	306.4	306.1	282.5	229.8	200.1	100.0
Sidney – SF-All	325.2	320.6	334.1	337.3	314.6	259.1	222.6	100.0
Central Saanich – SF-All	335.7	337.7	349.9	323.8	305.9	264.2	225.2	100.0
ML Malahat & Area – SF-All	310.3	310.7	318.0	314.7	297.6	230.7	195.8	100.0
GI Gulf Islands – SF-All	255.7	248.8	245.6	245.9	255.2	197.6	178.4	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

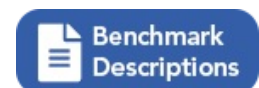
All

## Benchmark Price by Timeframe and Property Type

	December 2023	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	\$563,500	\$575,800	\$584,500	\$572,700	\$565,500	\$443,000	\$414,300	\$172,600
Victoria – Con	\$530,800	\$542,400	\$556,800	\$550,100	\$546,400	\$436,400	\$406,600	\$163,700
Victoria West – Con	\$733,900	\$753,700	\$770,700	\$740,400	\$759,600	\$615,300	\$563,800	\$257,000
Oak Bay – Con	\$735,700	\$785,600	\$786,800	\$729,400	\$698,500	\$577,800	\$613,500	\$234,300
Esquimalt – Con	\$543,200	\$562,800	\$575,200	\$547,200	\$556,200	\$396,200	\$360,700	\$146,500
View Royal – Con	\$563,300	\$568,400	\$576,200	\$587,300	\$580,500	\$463,100	\$451,600	\$182,900
Saanich East – Con	\$572,200	\$595,100	\$604,100	\$573,500	\$540,400	\$412,400	\$383,200	\$147,000
Saanich West – Con	\$529,300	\$542,700	\$551,800	\$532,300	\$519,900	\$398,300	\$376,500	\$142,900
Sooke – Con	\$459,800	\$464,100	\$461,800	\$472,100	\$468,800	\$345,300	\$311,300	\$111,300
Langford – Con	\$536,600	\$540,200	\$536,100	\$554,200	\$542,700	\$412,900	\$385,600	\$150,200
Colwood – Con	\$517,500	\$520,800	\$517,000	\$547,900	\$522,000	\$403,100	\$365,700	\$113,700
North Saanich – Con	\$790,500	\$786,100	\$798,100	\$746,700	\$760,100	\$572,900	\$576,700	\$313,700
Sidney – Con	\$639,600	\$640,100	\$637,800	\$604,800	\$615,100	\$469,400	\$450,800	\$214,400
Central Saanich – Con	\$639,700	\$634,000	\$638,300	\$600,400	\$606,500	\$455,100	\$446,600	\$216,600

**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 2023	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	326.5	333.6	338.6	331.8	327.6	256.7	240.0	100.0
Victoria – Con	324.3	331.3	340.1	336.0	333.8	266.6	248.4	100.0
Victoria West – Con	285.6	293.3	299.9	288.1	295.6	239.4	219.4	100.0
Oak Bay – Con	314.0	335.3	335.8	311.3	298.1	246.6	261.8	100.0
Esquimalt – Con	370.8	384.2	392.6	373.5	379.7	270.4	246.2	100.0
View Royal – Con	308.0	310.8	315.0	321.1	317.4	253.2	246.9	100.0
Saanich East – Con	389.3	404.8	411.0	390.1	367.6	280.5	260.7	100.0
Saanich West – Con	370.4	379.8	386.1	372.5	363.8	278.7	263.5	100.0
Sooke – Con	413.1	417.0	414.9	424.2	421.2	310.2	279.7	100.0
Langford – Con	357.3	359.7	356.9	369.0	361.3	274.9	256.7	100.0
Colwood – Con	455.1	458.0	454.7	481.9	459.1	354.5	321.6	100.0
North Saanich – Con	252.0	250.6	254.4	238.0	242.3	182.6	183.8	100.0
Sidney – Con	298.3	298.6	297.5	282.1	286.9	218.9	210.3	100.0
Central Saanich – Con	295.3	292.7	294.7	277.2	280.0	210.1	206.2	100.0

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

**Source:** Victoria Real Estate Board



# MLS® Home Price Index

[Click here to learn more](#)

## HPI or Benchmark Price

- ☐ HPI  
☒ Benchmark Price

## Value or percent change

- ☒ Value  
☐ Percent change

### 1. Area Group

VREB District Summary

### 2. Property Type

– Townhouse (Twn)

### 3. Area/Property Type Selection

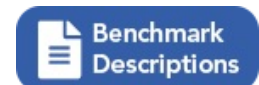
All

## Benchmark Price by Timeframe and Property Type

	December 2023	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	\$768,200	\$768,400	\$785,600	\$775,800	\$757,300	\$599,800	\$557,300	\$265,000
Victoria – Twn	\$822,600	\$844,800	\$861,000	\$837,100	\$870,300	\$707,100	\$657,300	\$305,200
Victoria West – Twn	\$883,400	\$882,000	\$898,100	\$872,700	\$837,800	\$705,600	\$621,700	\$224,800
Esquimalt – Twn	\$748,000	\$751,500	\$764,600	\$745,000	\$726,300	\$597,900	\$530,900	\$215,800
View Royal – Twn	\$801,200	\$803,100	\$809,500	\$790,000	\$753,600	\$618,000	\$571,900	\$250,900
Saanich East – Twn	\$901,400	\$893,300	\$923,600	\$901,400	\$858,300	\$696,500	\$641,000	\$312,300
Saanich West – Twn	\$799,500	\$792,000	\$811,700	\$794,800	\$739,300	\$592,500	\$538,500	\$252,700
Sooke – Twn	\$646,300	\$646,100	\$661,100	\$668,900	\$660,700	\$499,000	\$449,200	\$241,600
Langford – Twn	\$691,500	\$691,000	\$704,000	\$707,900	\$697,400	\$529,000	\$491,900	\$240,500
Colwood – Twn	\$753,700	\$750,300	\$764,200	\$768,400	\$756,300	\$596,600	\$558,500	\$273,100
Sidney – Twn	\$822,100	\$809,300	\$833,700	\$812,900	\$766,800	\$623,900	\$610,300	\$250,600
Central Saanich – Twn	\$710,500	\$692,300	\$711,000	\$703,600	\$654,700	\$513,000	\$463,100	\$210,700
ML Malahat & Area – Twn	\$697,700	\$699,100	\$697,300	\$727,100	\$784,700	\$593,300	\$523,900	\$189,800
GI Gulf Islands – Twn	\$639,900	\$640,500	\$659,300	\$692,000	\$711,400	\$531,900	\$456,000	\$218,900

**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

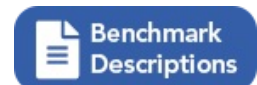
All

## HPI by Timeframe and Property Type

	December 2023	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	289.9	290.0	296.5	292.8	285.8	226.3	210.3	100.0
Victoria – Twn	269.5	276.8	282.1	274.3	285.2	231.7	215.4	100.0
Victoria West – Twn	393.0	392.3	399.5	388.2	372.7	313.9	276.6	100.0
Esquimalt – Twn	346.6	348.2	354.3	345.2	336.6	277.1	246.0	100.0
View Royal – Twn	319.3	320.1	322.6	314.9	300.4	246.3	227.9	100.0
Saanich East – Twn	288.6	286.0	295.7	288.6	274.8	223.0	205.3	100.0
Saanich West – Twn	316.4	313.4	321.2	314.5	292.6	234.5	213.1	100.0
Sooke – Twn	267.5	267.4	273.6	276.9	273.5	206.5	185.9	100.0
Langford – Twn	287.5	287.3	292.7	294.3	290.0	220.0	204.5	100.0
Colwood – Twn	276.0	274.7	279.8	281.4	276.9	218.5	204.5	100.0
Sidney – Twn	328.1	322.9	332.7	324.4	306.0	249.0	243.5	100.0
Central Saanich – Twn	337.2	328.6	337.4	333.9	310.7	243.5	219.8	100.0
ML Malahat & Area – Twn	367.6	368.3	367.4	383.1	413.4	312.6	276.0	100.0
GI Gulf Islands – Twn	292.3	292.6	301.2	316.1	325.0	243.0	208.3	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)

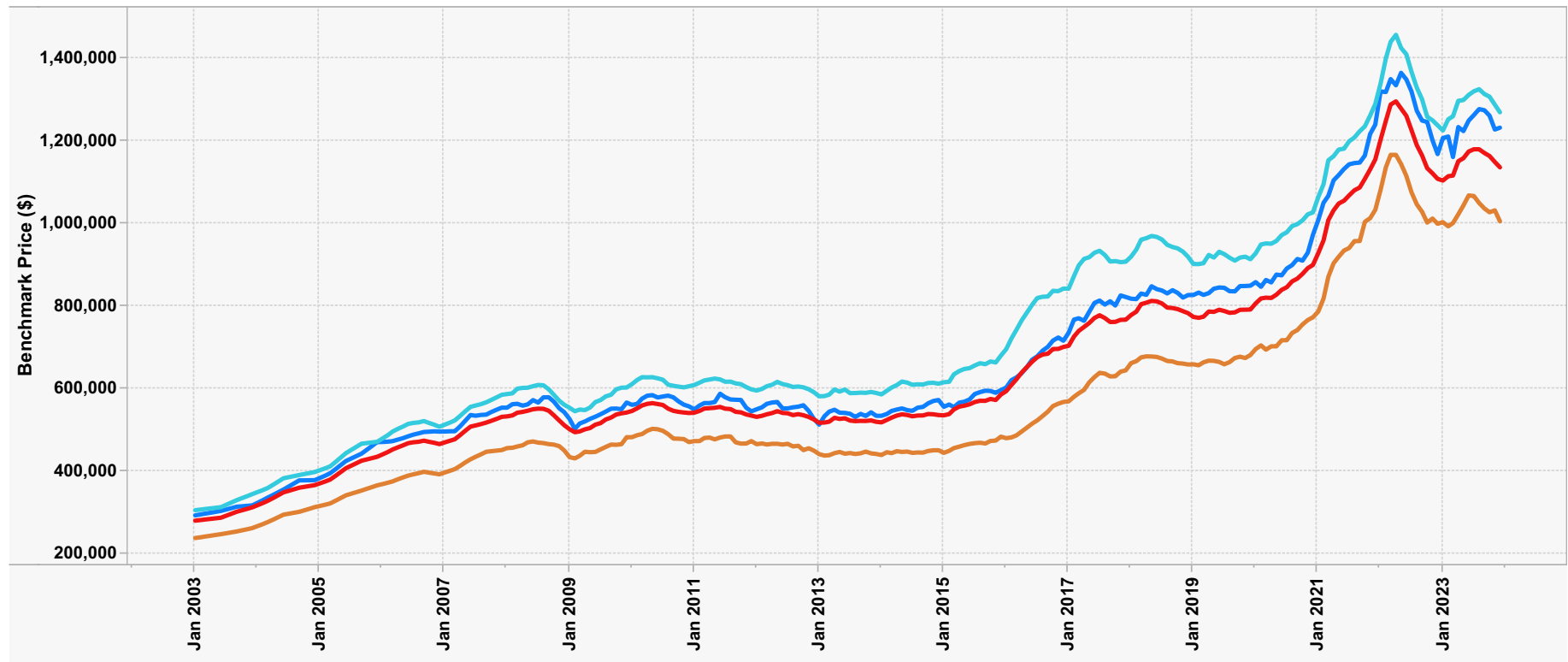
## 3. Area/Property Type Selection

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)

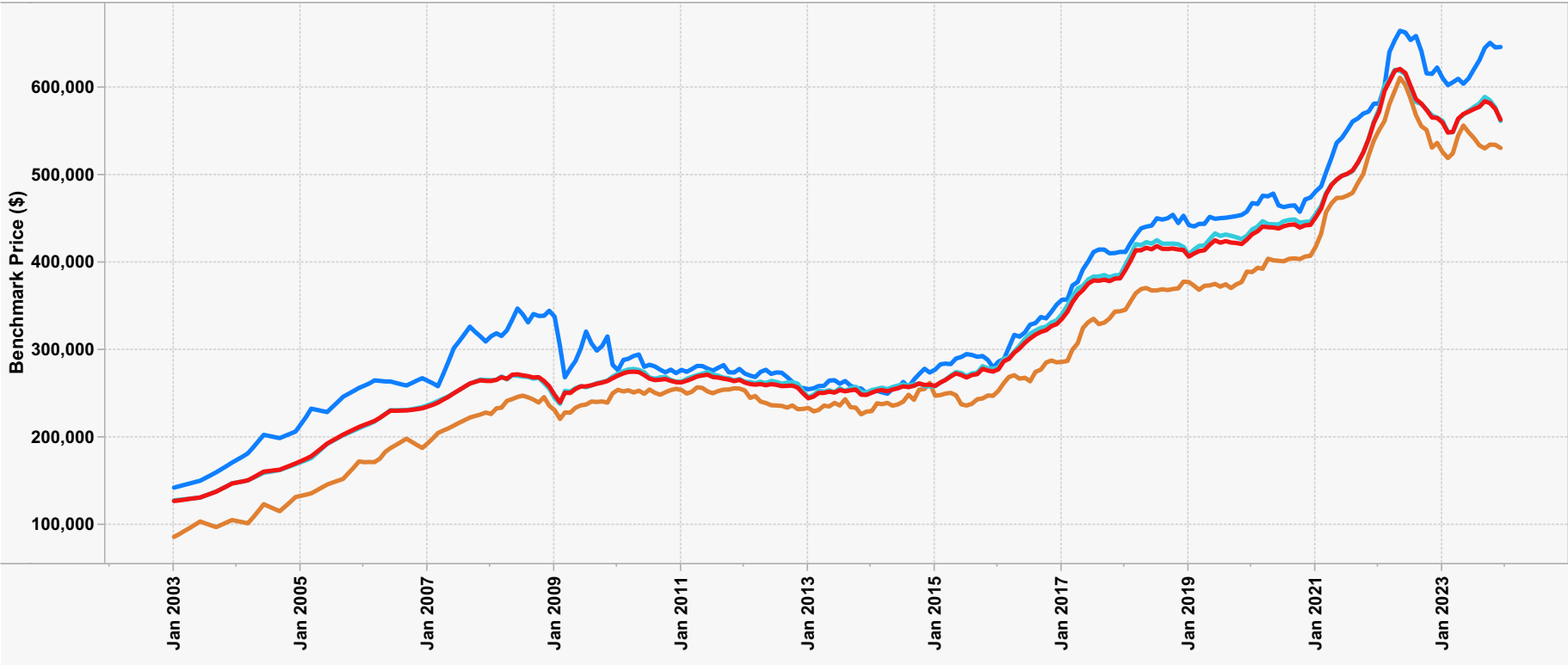
3. Area/Property Type Selection

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

Benchmark Descriptions

Help Guide

### 1. Area Group

VREB Area Summary

### 2. Property Type

– Townhouse (Twn)

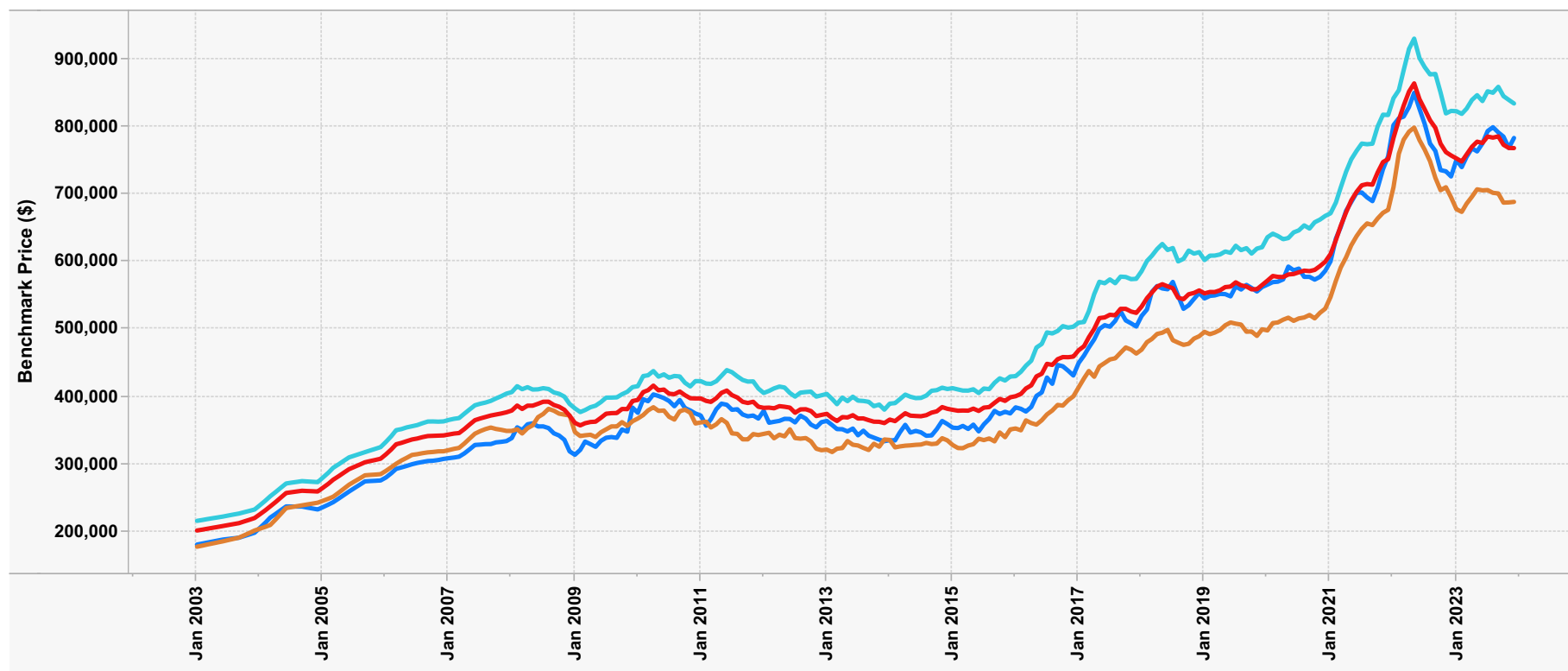
### 3. Area/Property Type Selection

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

2. Property Type

Multiple values

Adding labels

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

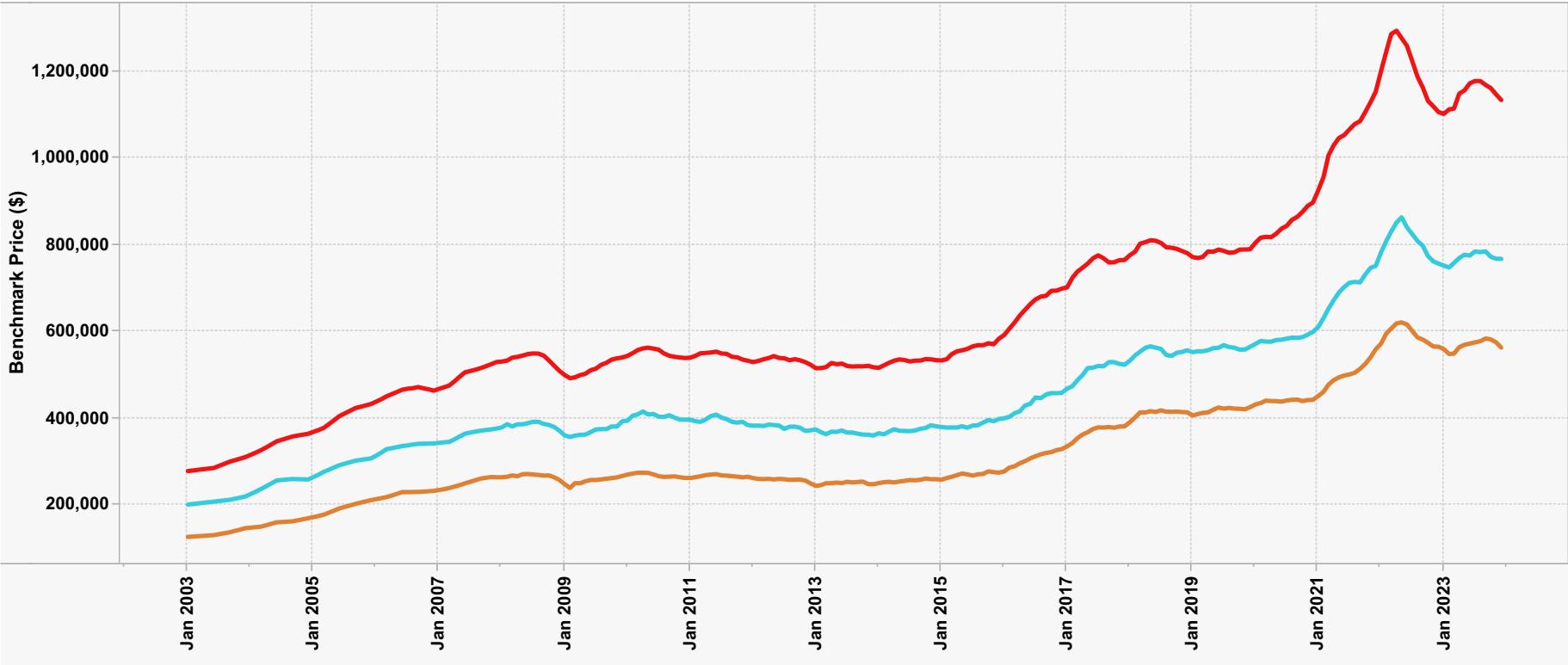
3. Area/Property Type Selection

Multiple values

Benchmark Price Performance over Time

Select Date Range:

All values



Victoria REB – SF-All

Victoria REB – Twn

Victoria REB – Con

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

Source: Victoria Real Estate Board



# Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

December 2023

Produced: 02-Jan-2024

District	Units	Total Volume
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## Residential

### ● Single Family Detached

#### Greater Victoria

Victoria / Victoria West	16	\$21,194,000
Oak Bay	7	\$21,140,000
Esquimalt	6	\$7,430,500
View Royal	1	\$848,000
Saanich East	34	\$50,490,300
Saanich West	10	\$9,784,900
Central Saanich	10	\$13,680,500
North Saanich	6	\$11,142,000
Sidney	3	\$2,515,000
Highlands	1	\$1,540,000
Colwood	16	\$16,136,693
Langford	19	\$20,168,695
Metchosin	2	\$3,749,000
Sooke	19	\$14,948,338
Gulf Islands	5	\$4,432,000

Total Greater Victoria	155	\$199,199,926
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#### Other Areas

Malahat & Area	3	\$2,657,000
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Total Other Areas	3	\$2,657,000
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Total Single Family Detached	158	\$201,856,926
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### ● Condo Apartment

#### Greater Victoria

Victoria / Victoria West	45	\$24,822,999
Oak Bay	1	\$1,318,000
Esquimalt	4	\$1,798,400
View Royal	6	\$3,656,900
Saanich East	15	\$7,767,388
Saanich West	8	\$3,724,400
Central Saanich	2	\$1,046,000
Sidney	8	\$5,888,000
Colwood	1	\$660,000
Langford	17	\$8,597,700
Sooke	1	\$799,900

Total Greater Victoria	108	\$60,079,687
------------------------	-----	--------------

Total Condo Apartment	108	\$60,079,687
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# Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

December 2023

Produced: 02-Jan-2024

District	Units	Total Volume
● Row/Townhouse		
Greater Victoria		
Victoria / Victoria West	5	\$3,710,001
Oak Bay	1	\$916,500
Esquimalt	2	\$1,564,900
View Royal	7	\$5,877,040
Saanich East	4	\$3,198,000
Saanich West	3	\$2,475,000
Central Saanich	1	\$579,000
Sidney	3	\$3,111,000
Colwood	2	\$1,706,145
Langford	8	\$5,040,105
Gulf Islands	3	\$455,000
Total Greater Victoria	39	\$28,632,691
Total Row/Townhouse	39	\$28,632,691
● Manufactured Home		
Greater Victoria		
View Royal	1	\$180,000
Central Saanich	1	\$275,000
Gulf Islands	2	\$574,900
Total Greater Victoria	4	\$1,029,900
Total Manufactured Home	4	\$1,029,900
Total Residential	309	\$291,599,204

## Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

December 2023

Produced: 02-Jan-2024

District	Units	Total Volume
<b>Other Property</b>		
● <b>Lots &amp; Acreage</b>		
Greater Victoria		
Central Saanich	3	\$2,750,000
North Saanich	1	\$832,500
Sooke	1	\$632,500
Total Greater Victoria	5	\$4,215,000
Other Areas		
Malahat & Area	1	\$470,000
Total Other Areas	1	\$470,000
Total Lots & Acreage	6	\$4,685,000
● <b>Commercial Land</b>	1	\$1,600,000
● <b>Other Commercial Properties</b>	13	\$5,677,915
<b>Grand Totals</b>	<b>329</b>	<b>\$303,562,119</b>

# Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

December 2023

Produced: 02-Jan-2024

District	Units	Total Volume
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## Residential

### ● Single Family Detached

#### Greater Victoria

Victoria	16	\$21,194,000
Oak Bay	6	\$12,140,000
Esquimalt	5	\$5,229,500
View Royal	1	\$848,000
Saanich East	33	\$47,352,800
Saanich West	10	\$9,784,900
Central Saanich	10	\$13,680,500
North Saanich	5	\$9,342,000
Sidney	3	\$2,515,000
Highlands	1	\$1,540,000
Colwood	16	\$16,136,693
Langford	19	\$20,168,695
Metchosin	2	\$3,749,000
Sooke	19	\$14,948,338
Gulf Islands	4	\$3,662,000
Waterfront (all districts)	5	\$16,908,500

Total Greater Victoria	155	\$199,199,926
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#### Other Areas

Malahat & Area	3	\$2,657,000
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Total Other Areas	3	\$2,657,000
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Total Single Family Detached	158	\$201,856,926
------------------------------	-----	---------------

### ● Condo Apartment

#### Greater Victoria

Victoria	36	\$18,524,999
Victoria West	7	\$4,988,000
Oak Bay	1	\$1,318,000
Esquimalt	4	\$1,798,400
View Royal	5	\$3,005,900
Saanich East	15	\$7,767,388
Saanich West	7	\$3,289,400
Central Saanich	2	\$1,046,000
Sidney	7	\$4,963,000
Langford	17	\$8,597,700
Waterfront (all districts)	7	\$4,780,900

Total Greater Victoria	108	\$60,079,687
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Total Condo Apartment	108	\$60,079,687
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## Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

December 2023

Produced: 02-Jan-2024

District	Units	Total Volume
● Row/Townhouse		
Greater Victoria		
Victoria	3	\$2,015,001
Victoria West	2	\$1,695,000
Oak Bay	1	\$916,500
Esquimalt	2	\$1,564,900
View Royal	7	\$5,877,040
Saanich East	4	\$3,198,000
Saanich West	3	\$2,475,000
Central Saanich	1	\$579,000
Sidney	2	\$1,960,000
Colwood	2	\$1,706,145
Langford	8	\$5,040,105
Gulf Islands	1	\$155,000
Waterfront (all districts)	3	\$1,451,000
Total Greater Victoria	39	\$28,632,691
Total Row/Townhouse	39	\$28,632,691
● Manufactured Home		
Greater Victoria		
View Royal	1	\$180,000
Central Saanich	1	\$275,000
Gulf Islands	2	\$574,900
Total Greater Victoria	4	\$1,029,900
Total Manufactured Home	4	\$1,029,900
Total Residential	309	\$291,599,204

## Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

December 2023

Produced: 02-Jan-2024

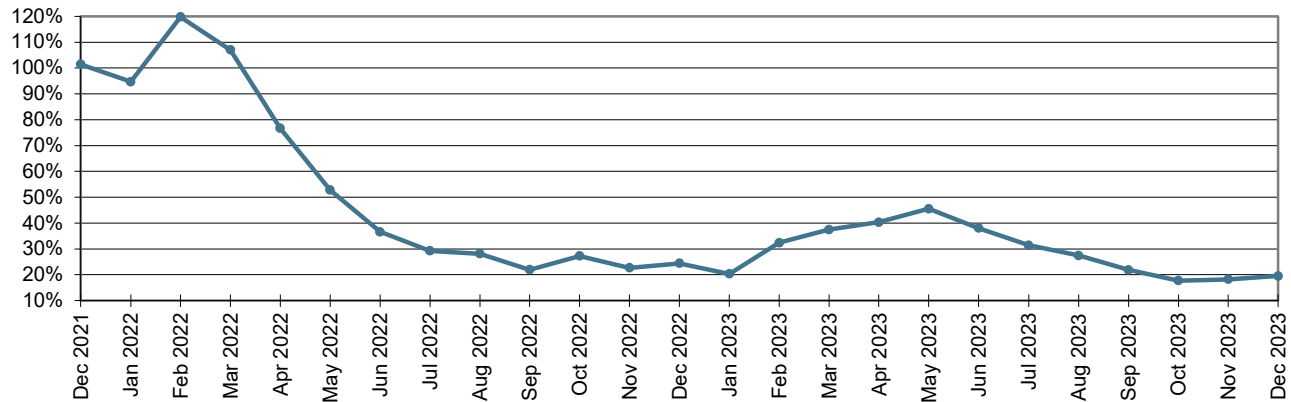
District	Units	Total Volume
<b>Other Property</b>		
● Lots & Acreage		
Greater Victoria		
Central Saanich	3	\$2,750,000
North Saanich	1	\$832,500
Sooke	1	\$632,500
Total Greater Victoria	5	\$4,215,000
Other Areas		
Malahat & Area	1	\$470,000
Total Other Areas	1	\$470,000
Total Lots & Acreage	6	\$4,685,000
● Commercial Land	1	\$1,600,000
● Other Commercial Properties	13	\$5,677,915
<b>Grand Totals</b>	<b>329</b>	<b>\$303,562,119</b>

## Sales to Active Listings Ratio

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

December 2023

Produced: 02-Jan-2024



### 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 2023

Produced: 02-Jan-2024

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Single Family - Residential</b>						
Units Listed	117	123	-5 %	4455	4733	-6 %
Units Sold	129	122	6 %	2365	2576	-8 %
Sell/List Ratio	110 %	99 %		53 %	54 %	
Sales Dollars	\$158,173,431	\$142,707,049	11 %	\$2,941,098,840	\$3,286,757,412	-11 %
Average Price / Unit	\$1,226,151	\$1,169,730	5 %	\$1,243,594	\$1,275,915	-3 %
Price Ratio	96 %	95 %		98 %	101 %	
Days To Sell	52	44	17 %	36	21	68 %
Active Listings at Month End	560	457	23 %			
<b>Single Family - Residential Waterfront</b>						
Units Listed	11	10	10 %	463	456	2 %
Units Sold	5	12	-58 %	151	179	-16 %
Sell/List Ratio	45 %	120 %		33 %	39 %	
Sales Dollars	\$16,908,500	\$28,885,000	-41 %	\$359,450,083	\$449,768,162	-20 %
Average Price / Unit	\$3,381,700	\$2,407,083	40 %	\$2,380,464	\$2,512,671	-5 %
Price Ratio	92 %	94 %		94 %	96 %	
Days To Sell	154	86	79 %	69	45	56 %
Active Listings at Month End	107	83	29 %			
<b>Single Family - Residential Acreage</b>						
Units Listed	20	10	100 %	580	533	9 %
Units Sold	10	10	0 %	244	248	-2 %
Sell/List Ratio	50 %	100 %		42 %	47 %	
Sales Dollars	\$16,106,000	\$13,173,000	22 %	\$349,804,905	\$376,988,343	-7 %
Average Price / Unit	\$1,610,600	\$1,317,300	22 %	\$1,433,627	\$1,520,114	-6 %
Price Ratio	94 %	95 %		96 %	98 %	
Days To Sell	74	41	82 %	62	35	78 %
Active Listings at Month End	110	94	17 %			
<b>Condo Apartment</b>						
Units Listed	118	112	5 %	3638	3569	2 %
Units Sold	108	94	15 %	2042	2276	-10 %
Sell/List Ratio	92 %	84 %		56 %	64 %	
Sales Dollars	\$60,079,687	\$51,658,695	16 %	\$1,283,756,148	\$1,463,072,978	-12 %
Average Price / Unit	\$556,293	\$549,561	1 %	\$628,676	\$642,826	-2 %
Price Ratio	97 %	97 %		98 %	101 %	
Days To Sell	44	35	26 %	33	21	53 %
Active Listings at Month End	538	366	47 %			

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

December 2023

Produced: 02-Jan-2024

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Row/Townhouse</b>						
Units Listed	38	35	9 %	1238	1271	-3 %
Units Sold	39	41	-5 %	740	759	-3 %
Sell/List Ratio	103 %	117 %		60 %	60 %	
Sales Dollars	\$28,632,691	\$30,700,600	-7 %	\$595,044,617	\$657,816,481	-10 %
Average Price / Unit	\$734,172	\$748,795	-2 %	\$804,114	\$866,688	-7 %
Price Ratio	98 %	98 %		99 %	102 %	
Days To Sell	51	40	27 %	35	21	66 %
Active Listings at Month End	164	143	15 %			
<b>Half Duplex (Up and Down)</b>						
Units Listed	0	0	%	11	19	-42 %
Units Sold	0	0	%	6	10	-40 %
Sell/List Ratio	%	%		55 %	53 %	
Sales Dollars	\$0	\$0	%	\$7,159,500	\$12,495,000	-43 %
Average Price / Unit			%	\$1,193,250	\$1,249,500	-5 %
Price Ratio	%	%		103 %	96 %	
Days To Sell			%	55	65	-15 %
Active Listings at Month End	0	1	-100 %			
<b>Half Duplex (Side by Side)</b>						
Units Listed	10	10	0 %	322	309	4 %
Units Sold	12	8	50 %	173	166	4 %
Sell/List Ratio	120 %	80 %		54 %	54 %	
Sales Dollars	\$9,116,995	\$5,965,000	53 %	\$153,758,653	\$146,561,301	5 %
Average Price / Unit	\$759,750	\$745,625	2 %	\$888,778	\$882,899	1 %
Price Ratio	98 %	98 %		100 %	102 %	
Days To Sell	45	30	49 %	32	23	41 %
Active Listings at Month End	36	31	16 %			
<b>Half Duplex (Front and Back)</b>						
Units Listed	2	2	0 %	36	62	-42 %
Units Sold	2	3	-33 %	23	29	-21 %
Sell/List Ratio	100 %	150 %		64 %	47 %	
Sales Dollars	\$1,552,000	\$2,509,500	-38 %	\$19,308,750	\$25,788,300	-25 %
Average Price / Unit	\$776,000	\$836,500	-7 %	\$839,511	\$889,252	-6 %
Price Ratio	100 %	98 %		99 %	100 %	
Days To Sell	72	38	89 %	40	26	54 %
Active Listings at Month End	6	4	50 %			



# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

December 2023

Produced: 02-Jan-2024

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Recreational</b>						
Units Listed	0	2	-100 %	25	37	-32 %
Units Sold	0	0	%	18	20	-10 %
Sell/List Ratio	%	%		72 %	54 %	
Sales Dollars	\$0	\$0	%	\$3,845,400	\$4,932,606	-22 %
Average Price / Unit			%	\$213,633	\$246,630	-13 %
Price Ratio	%	%		95 %	95 %	
Days To Sell			%	64	59	8 %
Active Listings at Month End	5	8	-38 %			
<b>Manufactured Home</b>						
Units Listed	10	5	100 %	247	267	-7 %
Units Sold	4	9	-56 %	133	179	-26 %
Sell/List Ratio	40 %	180 %		54 %	67 %	
Sales Dollars	\$1,029,900	\$3,547,000	-71 %	\$53,375,400	\$66,155,978	-19 %
Average Price / Unit	\$257,475	\$394,111	-35 %	\$401,319	\$369,586	9 %
Price Ratio	95 %	93 %		96 %	98 %	
Days To Sell	37	71	-48 %	48	39	24 %
Active Listings at Month End	55	40	38 %			
<b>Residential Lots</b>						
Units Listed	14	13	8 %	297	322	-8 %
Units Sold	4	3	33 %	55	87	-37 %
Sell/List Ratio	29 %	23 %		19 %	27 %	
Sales Dollars	\$3,027,500	\$1,116,750	171 %	\$32,323,320	\$51,639,169	-37 %
Average Price / Unit	\$756,875	\$372,250	103 %	\$587,697	\$593,554	-1 %
Price Ratio	92 %	96 %		95 %	96 %	
Days To Sell	82	86	-5 %	121	34	258 %
Active Listings at Month End	93	90	3 %			
<b>Residential Lots - Waterfront</b>						
Units Listed	0	0	%	31	40	-23 %
Units Sold	1	0	%	4	8	-50 %
Sell/List Ratio	%	%		13 %	20 %	
Sales Dollars	\$1,125,000	\$0	%	\$3,280,000	\$5,108,100	-36 %
Average Price / Unit	\$1,125,000		%	\$820,000	\$638,513	28 %
Price Ratio	98 %	%		95 %	98 %	
Days To Sell	21		%	61	50	23 %
Active Listings at Month End	17	15	13 %			

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

December 2023

Produced: 02-Jan-2024

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Residential Acreage</b>						
Units Listed	6	2	200 %	115	150	-23 %
Units Sold	1	1	0 %	30	48	-38 %
Sell/List Ratio	17 %	50 %		26 %	32 %	
Sales Dollars	\$532,500	\$560,000	-5 %	\$20,969,500	\$38,272,700	-45 %
Average Price / Unit	\$532,500	\$560,000	-5 %	\$698,983	\$797,348	-12 %
Price Ratio	47 %	93 %		93 %	95 %	
Days To Sell	100	76	32 %	81	74	10 %
Active Listings at Month End	58	52	12 %			
<b>Residential Acreage - Waterfront</b>						
Units Listed	1	1	0 %	36	39	-8 %
Units Sold	0	1	-100 %	11	9	22 %
Sell/List Ratio	%	100 %		31 %	23 %	
Sales Dollars	\$0	\$774,000	-100 %	\$8,450,300	\$8,202,380	3 %
Average Price / Unit		\$774,000	%	\$768,209	\$911,376	-16 %
Price Ratio	%	97 %		92 %	95 %	
Days To Sell		55	%	152	79	93 %
Active Listings at Month End	15	20	-25 %			
<b>Revenue - Duplex/Triplex</b>						
Units Listed	1	1	0 %	63	67	-6 %
Units Sold	0	1	-100 %	27	37	-27 %
Sell/List Ratio	%	100 %		43 %	55 %	
Sales Dollars	\$0	\$900,000	-100 %	\$40,086,000	\$51,560,999	-22 %
Average Price / Unit		\$900,000	%	\$1,484,667	\$1,393,541	7 %
Price Ratio	%	95 %		96 %	98 %	
Days To Sell		8	%	42	19	115 %
Active Listings at Month End	13	7	86 %			
<b>Revenue - Multi Units</b>						
Units Listed	4	2	100 %	79	91	-13 %
Units Sold	2	0	%	12	20	-40 %
Sell/List Ratio	50 %	%		15 %	22 %	
Sales Dollars	\$5,175,000	\$0	%	\$22,577,500	\$37,872,000	-40 %
Average Price / Unit	\$2,587,500		%	\$1,881,458	\$1,893,600	-1 %
Price Ratio	94 %	%		95 %	101 %	
Days To Sell	59		%	90	69	29 %
Active Listings at Month End	26	21	24 %			

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

December 2023

Produced: 02-Jan-2024

	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	5	2	150 %	132	87	52 %
Units Sold	0	2	-100 %	31	32	-3 %
Sell/List Ratio	%	100 %		23 %	37 %	
Sales Dollars	\$0	\$1,700,000	-100 %	\$26,335,080	\$52,780,112	-50 %
Average Price / Unit		\$850,000	%	\$849,519	\$1,649,379	-48 %
Price Ratio	%	93 %		93 %	96 %	
Days To Sell		119	%	85	66	29 %
Active Listings at Month End	51	28	82 %			
<b>Revenue - Industrial</b>						
Units Listed	3	1	200 %	51	41	24 %
Units Sold	0	0	%	13	24	-46 %
Sell/List Ratio	%	%		25 %	59 %	
Sales Dollars	\$0	\$0	%	\$15,842,350	\$27,052,600	-41 %
Average Price / Unit			%	\$1,218,642	\$1,127,192	8 %
Price Ratio	%	%		98 %	99 %	
Days To Sell			%	75	70	8 %
Active Listings at Month End	25	15	67 %			
<b>Business with Land &amp; Building</b>						
Units Listed	0	0	%	6	7	-14 %
Units Sold	0	0	%	0	1	-100 %
Sell/List Ratio	%	%		0 %	14 %	
Sales Dollars	\$0	\$0	%	\$0	\$2,435,000	-100 %
Average Price / Unit			%		\$2,435,000	%
Price Ratio	%	%		%	84 %	
Days To Sell			%		226	%
Active Listings at Month End	2	3	-33 %			

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

December 2023

Produced: 02-Jan-2024

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Business Only</b>						
Units Listed	4	4	0 %	128	120	7 %
Units Sold	1	5	-80 %	35	29	21 %
Sell/List Ratio	25 %	125 %		27 %	24 %	
Sales Dollars	\$235,000	\$1,057,900	-78 %	\$5,101,100	\$4,199,900	21 %
Average Price / Unit	\$235,000	\$211,580	11 %	\$145,746	\$144,824	1 %
Price Ratio	87 %	89 %		85 %	84 %	
Days To Sell	57	99	-43 %	126	108	16 %
Active Listings at Month End	63	57	11 %			
<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	10	-20 %	140	125	12 %
Units Sold	6	4	50 %	39	31	26 %
Sell/List Ratio	75 %	40 %		28 %	25 %	
Sales Dollars	\$126	\$1,866	-93 %	\$151,259	\$75,172	101 %
Average Price / Unit	\$21	\$467	-95 %	\$3,878	\$2,425	60 %
Price Ratio	101 %	100 %		2437 %	1422 %	
Days To Sell	246	97	153 %	142	136	4 %
Active Listings at Month End	80	70	14 %			
<b>Lease - Retail</b>						
Units Listed	6	11	-45 %	107	79	35 %
Units Sold	3	1	200 %	31	18	72 %
Sell/List Ratio	50 %	9 %		29 %	23 %	
Sales Dollars	\$267,769	\$35	764953 %	\$409,710	\$4,303	9421 %
Average Price / Unit	\$89,256	\$35	254918 %	\$13,216	\$239	5428 %
Price Ratio	382526 %	100 %		5462 %	100 %	
Days To Sell	121	11	1003 %	135	84	60 %
Active Listings at Month End	57	51	12 %			

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

December 2023

Produced: 02-Jan-2024

	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	4	1	300 %	61	32	91 %
Units Sold	1	3	-67 %	20	9	122 %
Sell/List Ratio	25 %	300 %		33 %	28 %	
Sales Dollars	\$20	\$64	-69 %	\$12,586	\$90,154	-86 %
Average Price / Unit	\$20	\$21	-7 %	\$629	\$10,017	-94 %
Price Ratio	115 %	98 %		85 %	3393 %	
Days To Sell	57	42	35 %	85	48	77 %
Active Listings at Month End	25	14	79 %			
<b>Lease - Other</b>						
Units Listed	0	1	-100 %	21	6	250 %
Units Sold	0	0	%	2	3	-33 %
Sell/List Ratio	%	%		10 %	50 %	
Sales Dollars	\$0	\$0	%	\$199,032	\$530,046	-62 %
Average Price / Unit			%	\$99,516	\$176,682	-44 %
Price Ratio	%	%		663441 %	97 %	
Days To Sell			%	86	101	-15 %
Active Listings at Month End	9	2	350 %			
<b>Commercial Land</b>						
Units Listed	1	3	-67 %	26	38	-32 %
Units Sold	1	0	%	2	6	-67 %
Sell/List Ratio	100 %	%		8 %	16 %	
Sales Dollars	\$1,600,000	\$0	%	\$2,850,000	\$32,560,000	-91 %
Average Price / Unit	\$1,600,000		%	\$1,425,000	\$5,426,667	-74 %
Price Ratio	100 %	%		98 %	96 %	
Days To Sell			%	79	82	-4 %
Active Listings at Month End	17	16	6 %			

## Monthly Comparative Activity By Property Type

*Includes All MLS® Property Types*

**December 2023**

*Produced: 02-Jan-2024*

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Grand Totals</b>						
Units Listed	383	361	6 %	12308	12500	-2 %
Units Sold	329	320	3 %	6207	6804	-9 %
Sell/List Ratio	86 %	89 %		50 %	54 %	
Sales Dollars	\$303,562,119	\$285,256,459	6 %	\$5,945,190,032	\$6,802,719,196	-13 %
Average Price / Unit	\$922,681	\$891,426	4 %	\$957,820	\$999,812	-4 %
Price Ratio	96 %	96 %		98 %	101 %	
Days To Sell	56	45	23 %	40	25	59 %
Active Listings at Month End	2132	1688	26 %			