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A good time to buy or sell in Victoria as steady market conditions continue to create a balanced market.

July 2, 2014, Victoria BC – The Victoria Real Estate Board today released its monthly report on real estate activity in the Victoria area for June 2014.

680 properties sold in the region in the month of June 2014 compared to 664 in June 2013 – an increase of 2.4% year over year. Compared to last month in May, there were 5% less sales, which follows a common seasonal trend as summer approaches. Compared to 2013, 2014 shows an 8.9% increase in year-to-date sales.

“We continue to see slow and steady growth in our overall sales numbers,” Victoria Real Estate Board President Tim Ayres says. “May and June represent the top two sales months we have seen since spring 2010.”

“Once again we see balanced market conditions in June – as we did in March, April, and May this year,” adds President Ayres. “Market conditions track the ratio of sales to available inventory and indicate supply and demand. A balanced market is advantageous to sellers and buyers – pricing is more stable and predictable and there is less pressure on price either way.”

The MLS® Home Price Index benchmark value for single family homes in the Victoria Core area for June is \$556,200, which represents an increase in value of 1.8% over last year. The most common price range for single family homes in the entire region is \$400,000 - \$600,000. 48% of sales in June were in this range.

Victoria Real Estate Board President Tim Ayres is available for comment. More information on the June 2014 report and the MLS® HPI is available from the Victoria Real Estate Board.

About VREB - The Victoria Real Estate Board was founded in 1921 and since that time has been a key player in the development of standards and innovative programs aimed at enhancing the professionalism and community standing of REALTORS®. Formation of the Board grew out of the realization in the early part of the last century that there was a need to establish basic standards for those working in the real estate industry.

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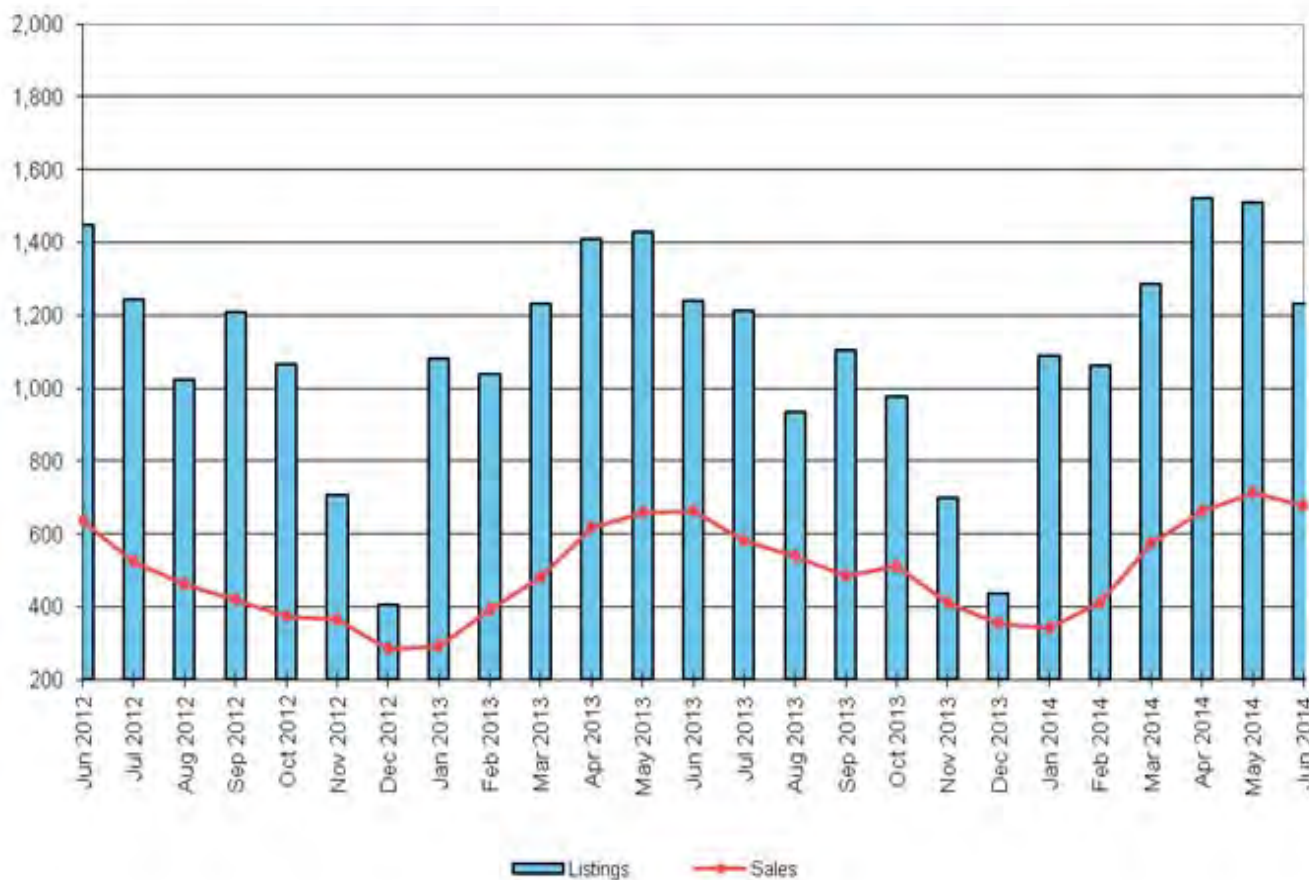
June 2014

Statistics Package for Media

Total new MLS® listings and total MLS® sales

The red line is the total number of sales per month from the entire VREB district.

The blue bars represent the number of total monthly listings.



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

Tuesday, July 01, 2014

June 2014

Sales by Property Type	This Month										Last Month			This Month Last Year		
	2014 - June										2014 - May			2013 - June		
	Units	LM%	LY%	Average\$	LM%	LY%	Median\$	LM%	LY%	Units	Average\$	Median\$	Units	Average\$	Median\$	
Single Family Greater Victoria	379	2.4%	5.6%	\$603,311	-2.5%	-5.0%	\$535,000	0.3%	1.0%	370	\$618,523	\$533,500	359	\$635,161	\$529,900	
Single Family Other Areas	46	12.2%	100.0%	\$412,800	-17.5%	-26.0%	\$410,000	-11.4%	5.1%	41	\$500,089	\$462,500	23	\$558,190	\$390,000	
Single Family Total All Areas	425	3.4%	11.3%	\$582,691	-4.0%	-7.6%	\$525,000	-0.8%	0.0%	411	\$606,709	\$529,000	382	\$630,527	\$525,250	
Condos	145	-12.7%	-11.6%	\$328,370	5.0%	7.0%	\$280,000	3.2%	5.7%	166	\$312,656	\$271,250	164	\$306,862	\$265,000	
Townhouses	71	-24.5%	-10.1%	\$412,762	3.8%	-1.2%	\$375,000	-3.6%	2.7%	94	\$397,726	\$389,000	79	\$417,687	\$365,000	
Manufactured Homes	17	6.3%	0.0%	\$114,886	-22.4%	2.1%	\$110,000	-18.7%	0.0%	16	\$147,966	\$135,250	17	\$112,559	\$110,000	
Total Residential	658	-4.2%	2.5%							687			642			
Total Sales	680	-4.8%	2.4%							714			664			
Active Listings	4,695	0.5%	-2.9%							4,672			4,833			

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
 Active Listings: total listings on the market at midnight on the last day of the month



MLS® HPI benchmark and value Single Family Homes

The Victoria Real Estate Board uses the MLS® Home Price Index (MLS® HPI) to report on property values. 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 ten 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.

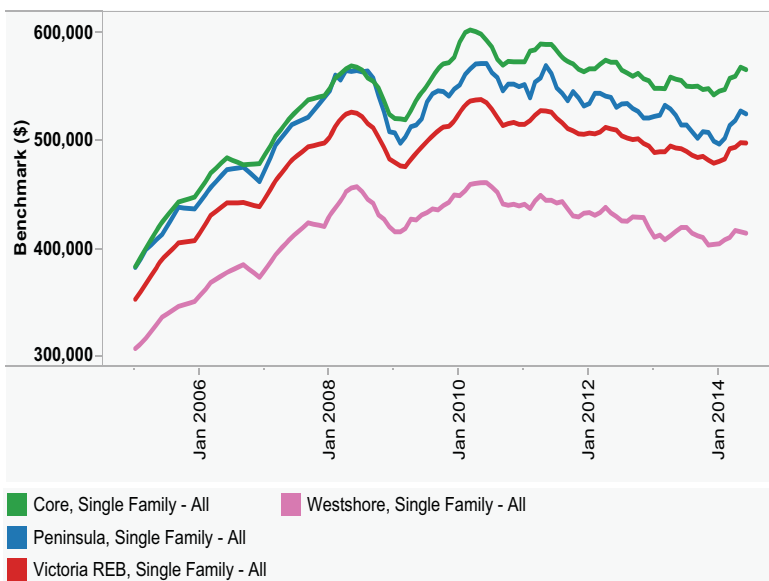


HPI or Benchmark
(Applies to all tabs)
☐ HPI
☒ Benchmark

Area
VREB Area Summary

Benchmark Performance over Time

Select Date Range:
All values



Source: Victoria Real Estate Board

Area/Property Type Selection Tool

To Select Multiple Options:
Hold CTRL and click the selections below

Area	Property Type					
	Single Family - All	Single Family - 1 Storey	Single Family - 2 Storey	Townhouse	Condo Apartment	Composite
Victoria REB	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Core	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Westshore	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Peninsula	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Gulf Islands	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Malahat & Area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Previous Periods Comparison of MLS® HPI Benchmark Prices and MLS® HPI Index Values

Commonly Quoted Benchmark Home	June 2014 Benchmark Price	May 2014 Benchmark Price	June 2013 Benchmark Price	June 2014 Index Value	May 2014 Index Value	June 2013 Index Value	LM%	LY%
Single Family Benchmark Home: Greater Victoria	\$498,200	\$498,500	\$492,900	141.0	141.1	139.5	-0.1%	1.1%
Single Family Benchmark Home: Core	\$566,200	\$568,500	\$556,200	147.6	148.2	145.0	-0.4%	1.8%
Single Family Benchmark Home: Westshore	\$414,600	\$415,900	\$419,900	134.8	135.2	136.5	-0.3%	-1.3%
Single Family Benchmark Home: Peninsula	\$525,200	\$527,900	\$514,900	137.2	137.9	134.5	-0.5%	2.0%
Condo Benchmark Home: Greater Victoria	\$285,900	\$282,800	\$283,500	141.3	139.8	140.1	1.1%	0.8%
Townhouse Benchmark Home: Greater Victoria	\$406,100	\$408,100	\$400,300	140.0	140.7	138.0	-0.5%	1.4%

Legend	Current Month:	June 2014
	Last Month:	May 2014
	Last Year:	June 2013
	LM%:	Percentage change between current month and last month
	LY%:	Percentage change between current month and same month last year

Benchmark by Timeframe and Property Type: Single Family - All

	June 2014	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	36 Months Ago	60 Months Ago	January 2005
Victoria REB	\$498,200	\$498,500	\$492,900	\$479,500	\$492,900	\$526,800	\$494,300	\$353,300
Victoria	\$544,000	\$547,300	\$544,700	\$517,300	\$542,100	\$564,300	\$522,100	\$369,800
Victoria West	\$424,300	\$429,700	\$418,100	\$411,000	\$408,500	\$431,600	\$417,500	\$282,300
Oak Bay	\$773,800	\$783,200	\$755,100	\$744,000	\$753,400	\$788,200	\$723,100	\$552,000
Esquimalt	\$445,000	\$444,400	\$431,100	\$430,200	\$431,400	\$459,600	\$436,400	\$297,300
View Royal	\$508,500	\$517,100	\$518,400	\$513,600	\$511,300	\$529,400	\$509,200	\$341,500
Saanich East	\$588,300	\$589,100	\$576,100	\$559,900	\$575,300	\$617,900	\$560,700	\$394,300
Saanich West	\$497,500	\$497,200	\$490,200	\$480,900	\$488,500	\$520,600	\$485,900	\$333,900
Sooke	\$348,600	\$351,600	\$351,600	\$345,900	\$361,200	\$371,800	\$367,500	\$272,800
Langford	\$418,200	\$419,100	\$417,900	\$405,600	\$421,000	\$447,200	\$433,600	\$308,200
Metchosin	\$595,100	\$601,500	\$589,700	\$590,100	\$601,500	\$630,900	\$626,400	\$453,300
Colwood	\$454,700	\$454,700	\$434,500	\$440,000	\$454,400	\$494,900	\$470,200	\$321,400
Highlands	\$813,200	\$815,300	\$796,400	\$774,900	\$779,600	\$963,900	\$871,800	\$672,700
North Saanich	\$619,300	\$619,800	\$598,800	\$594,500	\$607,800	\$674,500	\$624,500	\$476,400
Sidney	\$443,300	\$445,800	\$416,900	\$420,000	\$426,600	\$454,600	\$419,100	\$314,800
Central Saanich	\$506,100	\$510,100	\$515,100	\$480,600	\$501,800	\$551,800	\$511,500	\$359,700
ML Malahat & Area	\$371,000	\$357,800	\$374,300	\$355,600	\$368,800	\$397,200	\$381,800	\$275,900
GI Gulf Islands	\$346,200	\$350,000	\$345,400	\$343,300	\$336,300	\$393,100	\$367,300	\$293,200

Source: Victoria Real Estate Board

HPI by Timeframe and Property Type: Single Family - All

	June 2014	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	36 Months Ago	60 Months Ago	January 2005
Victoria REB	141.0	141.1	139.5	135.7	139.5	149.1	139.9	100.0
Victoria	147.1	148.0	147.3	139.9	146.6	152.6	141.2	100.0
Victoria West	150.3	152.2	148.1	145.6	144.7	152.9	147.9	100.0
Oak Bay	140.2	141.9	136.8	134.8	136.5	142.8	131.0	100.0
Esquimalt	149.7	149.5	145.0	144.7	145.1	154.6	146.8	100.0
View Royal	148.9	151.4	151.8	150.4	149.7	155.0	149.1	100.0
Saanich East	149.2	149.4	146.1	142.0	145.9	156.7	142.2	100.0
Saanich West	149.0	148.9	146.8	144.0	146.3	155.9	145.5	100.0
Sooke	127.8	128.9	128.9	126.8	132.4	136.3	134.7	100.0
Langford	135.7	136.0	135.6	131.6	136.6	145.1	140.7	100.0
Metchosin	131.3	132.7	130.1	130.2	132.7	139.2	138.2	100.0
Colwood	141.5	141.5	135.2	136.9	141.4	154.0	146.3	100.0
Highlands	120.9	121.2	118.4	115.2	115.9	143.3	129.6	100.0
North Saanich	130.0	130.1	125.7	124.8	127.6	141.6	131.1	100.0
Sidney	140.8	141.6	132.4	133.4	135.5	144.4	133.1	100.0
Central Saanich	140.7	141.8	143.2	133.6	139.5	153.4	142.2	100.0
ML Malahat & Area	134.5	129.7	135.7	128.9	133.7	144.0	138.4	100.0
GI Gulf Islands	118.1	119.4	117.8	117.1	114.7	134.1	125.3	100.0

Source: Victoria Real Estate Board

Benchmark by Timeframe and Property Type: Condo Apartment

	June 2014	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	36 Months Ago	60 Months Ago	January 2005
Victoria REB	\$285,900	\$282,800	\$281,800	\$278,600	\$283,500	\$307,300	\$294,200	\$202,300
Victoria	\$270,000	\$268,800	\$265,200	\$264,800	\$267,300	\$285,500	\$274,300	\$189,900
Victoria West	\$465,800	\$447,200	\$457,000	\$429,200	\$444,500	\$483,400	\$477,300	\$338,800
Oak Bay	\$300,700	\$322,500	\$323,500	\$302,700	\$308,900	\$356,800	\$347,600	\$248,100
Esquimalt	\$246,600	\$239,000	\$244,100	\$226,400	\$239,900	\$255,400	\$229,000	\$155,700
View Royal	\$327,600	\$317,300	\$325,500	\$322,000	\$326,600	\$351,300	\$333,400	\$233,000
Saanich East	\$248,300	\$245,600	\$240,700	\$237,500	\$240,800	\$278,600	\$253,700	\$165,400
Saanich West	\$217,200	\$212,300	\$205,900	\$209,100	\$216,200	\$240,200	\$223,100	\$144,800
Langford	\$251,800	\$246,600	\$256,300	\$259,100	\$259,500	\$267,500	\$263,600	\$186,800
Colwood	\$227,100	\$222,900	\$231,700	\$236,200	\$238,700	\$252,900	\$239,300	\$165,400
Sidney	\$302,600	\$295,200	\$289,200	\$289,600	\$299,300	\$325,200	\$321,500	\$231,300

Source: Victoria Real Estate Board

HPI by Timeframe and Property Type: Condo Apartment

	June 2014	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	36 Months Ago	60 Months Ago	January 2005
Victoria REB	141.3	139.8	139.3	137.7	140.1	151.9	145.4	100.0
Victoria	142.2	141.6	139.7	139.5	140.8	150.4	144.5	100.0
Victoria West	137.5	132.0	134.9	126.7	131.2	142.7	140.9	100.0
Oak Bay	121.2	130.0	130.4	122.0	124.5	143.8	140.1	100.0
Esquimalt	158.4	153.5	156.8	145.4	154.1	164.0	147.1	100.0
View Royal	140.6	136.2	139.7	138.2	140.2	150.8	143.1	100.0
Saanich East	150.1	148.5	145.5	143.6	145.6	168.4	153.4	100.0
Saanich West	150.0	146.6	142.2	144.4	149.3	165.9	154.1	100.0
Langford	134.8	132.0	137.2	138.7	138.9	143.2	141.1	100.0
Colwood	137.3	134.8	140.1	142.8	144.3	152.9	144.7	100.0
Sidney	130.8	127.6	125.0	125.2	129.4	140.6	139.0	100.0

Source: Victoria Real Estate Board

Benchmark by Timeframe and Property Type: Townhouse

	June 2014	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	36 Months Ago	60 Months Ago	January 2005
Victoria REB	\$406,100	\$408,100	\$401,200	\$392,500	\$400,300	\$423,500	\$408,100	\$290,100
Victoria	\$410,400	\$419,900	\$411,800	\$393,200	\$417,600	\$429,300	\$403,300	\$286,400
Victoria West	\$298,100	\$298,600	\$306,400	\$289,600	\$299,600	\$304,300	\$286,900	\$189,400
Oak Bay	\$519,400	\$529,000	\$535,500	\$506,500	\$541,900	\$578,600	\$558,500	\$402,900
Esquimalt	\$349,700	\$348,400	\$353,100	\$329,400	\$338,000	\$347,700	\$327,600	\$221,300
View Royal	\$401,900	\$398,800	\$396,800	\$375,700	\$372,300	\$393,500	\$375,400	\$254,900
Saanich East	\$499,300	\$505,100	\$491,400	\$486,000	\$498,600	\$520,200	\$489,600	\$360,200
Saanich West	\$429,300	\$428,500	\$421,300	\$416,200	\$422,200	\$434,500	\$397,900	\$286,000
Sooke	\$349,000	\$345,300	\$336,700	\$334,400	\$339,800	\$370,200	\$386,600	\$286,800
Langford	\$320,700	\$320,400	\$311,600	\$309,000	\$311,600	\$342,400	\$351,300	\$253,100
Colwood	\$363,800	\$360,100	\$357,800	\$352,400	\$350,700	\$390,100	\$390,700	\$283,500
Sidney	\$371,500	\$373,400	\$354,300	\$365,900	\$379,500	\$397,000	\$363,700	\$277,800
Central Saanich	\$416,900	\$419,800	\$402,500	\$409,200	\$407,500	\$428,300	\$406,900	\$294,000
ML Malahat & Area	\$334,700	\$332,900	\$345,500	\$330,400	\$317,500	\$388,100	\$413,100	\$252,200
GI Gulf Islands	\$363,500	\$371,400	\$375,500	\$358,300	\$383,100	\$456,200	\$495,900	\$292,200

Source: Victoria Real Estate Board

HPI by Timeframe and Property Type: Townhouse

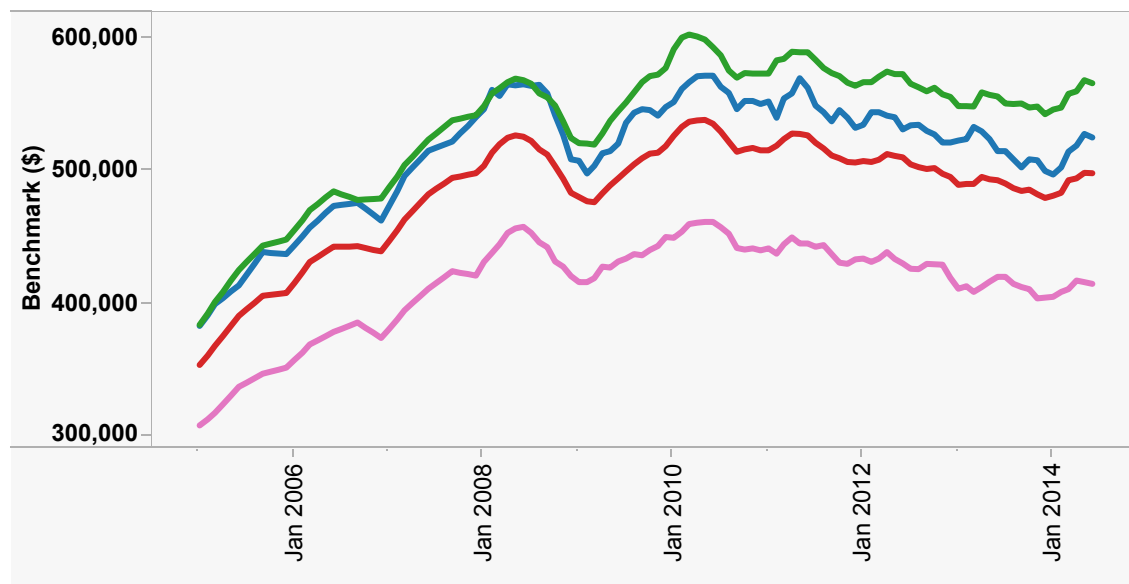
	June 2014	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	36 Months Ago	60 Months Ago	January 2005
Victoria REB	140.0	140.7	138.3	135.3	138.0	146.0	140.7	100.0
Victoria	143.3	146.6	143.8	137.3	145.8	149.9	140.8	100.0
Victoria West	157.4	157.7	161.8	152.9	158.2	160.7	151.5	100.0
Oak Bay	128.9	131.3	132.9	125.7	134.5	143.6	138.6	100.0
Esquimalt	158.0	157.4	159.5	148.8	152.7	157.1	148.0	100.0
View Royal	157.7	156.5	155.7	147.4	146.1	154.4	147.3	100.0
Saanich East	138.6	140.2	136.4	134.9	138.4	144.4	135.9	100.0
Saanich West	150.1	149.8	147.3	145.5	147.6	151.9	139.1	100.0
Sooke	121.7	120.4	117.4	116.6	118.5	129.1	134.8	100.0
Langford	126.7	126.6	123.1	122.1	123.1	135.3	138.8	100.0
Colwood	128.3	127.0	126.2	124.3	123.7	137.6	137.8	100.0
Sidney	133.7	134.4	127.5	131.7	136.6	142.9	130.9	100.0
Central Saanich	141.8	142.8	136.9	139.2	138.6	145.7	138.4	100.0
ML Malahat & Area	132.7	132.0	137.0	131.0	125.9	153.9	163.8	100.0
GI Gulf Islands	124.4	127.1	128.5	122.6	131.1	156.1	169.7	100.0

Source: Victoria Real Estate Board

Benchmark Performance over Time

Select Date Range:

All values



■ Core, Single Family - All
■ Peninsula, Single Family - All
■ Victoria REB, Single Family - All
■ Westshore, Single Family - All

Area/Property Type Selection Tool

To Select Multiple Options:

Hold CTRL and click the selections below

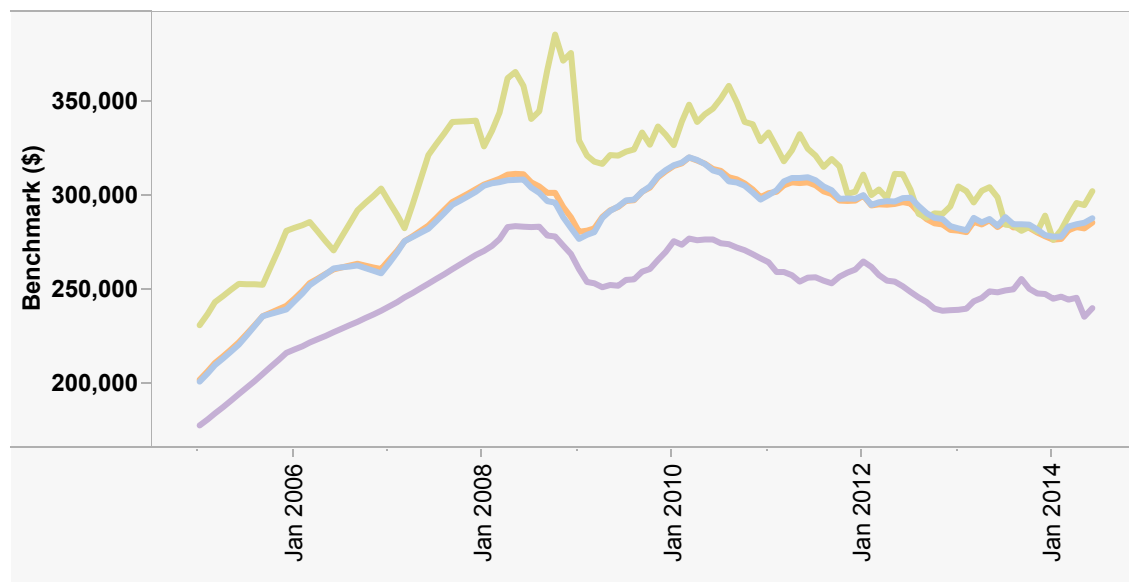
Area	Property Type					
	Single Family - All	Single Family - 1 Storey	Single Family - 2 Storey	Townhouse	Condo Apartment	Composite
Victoria REB	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Core	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Westshore	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Peninsula	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Gulf Islands	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Malahat & Area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Source: Victoria Real Estate Board

Benchmark Performance over Time

Select Date Range:

All values



Core, Condo Apartment Westshore, Condo Apartment

Peninsula, Condo Apartment

Victoria REB, Condo Apartment

Area/Property Type Selection Tool

To Select Multiple Options:

Hold CTRL and click the selections below

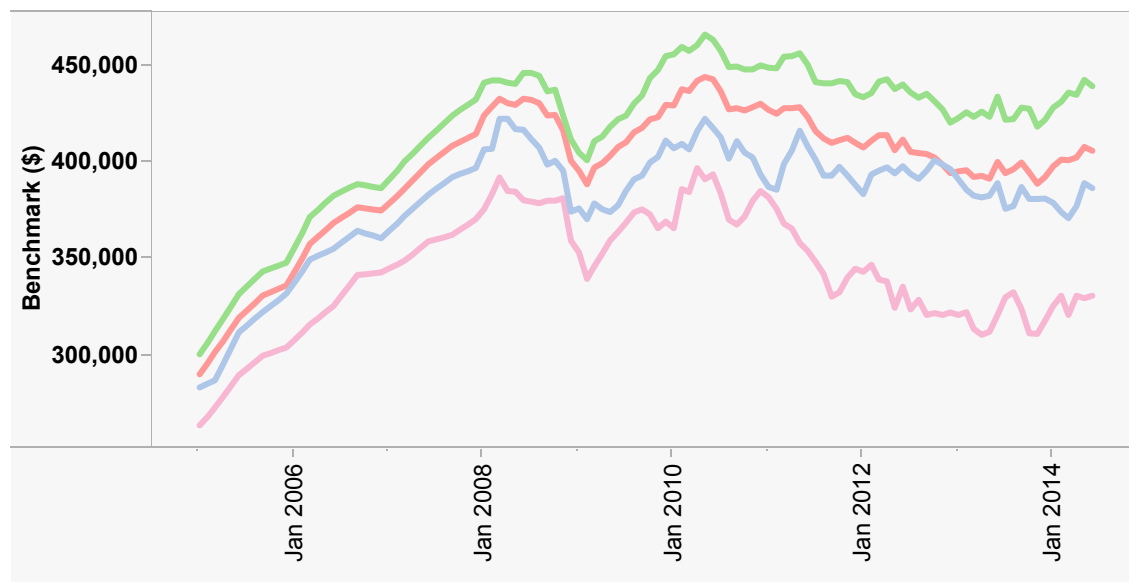
Area	Property Type					
	Single Family - All	Single Family - 1 Storey	Single Family - 2 Storey	Townhouse	Condo Apartment	Composite
Victoria REB	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Core	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Westshore	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Peninsula	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Gulf Islands	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Malahat & Area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Source: Victoria Real Estate Board

Benchmark Performance over Time

Select Date Range:

All values



Core, Townhouse
Peninsula, Townhouse
Victoria REB, Townhouse
Westshore, Townhouse

Area/Property Type Selection Tool

To Select Multiple Options:

Hold CTRL and click the selections below

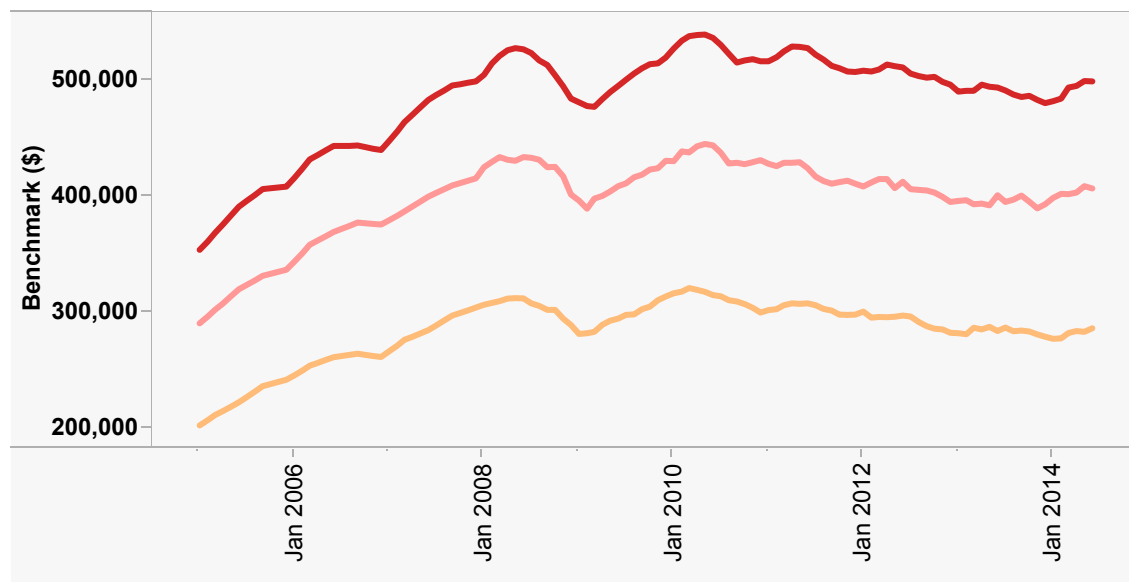
Area	Property Type					
	Single Family - All	Single Family - 1 Storey	Single Family - 2 Storey	Townhouse	Condo Apartment	Composite
Victoria REB	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Core	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Westshore	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Peninsula	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Gulf Islands	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Malahat & Area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Source: Victoria Real Estate Board

Benchmark Performance over Time

Select Date Range:

All values



■ Victoria REB, Condo Apartment
■ Victoria REB, Single Family - All
■ Victoria REB, Townhouse

Area/Property Type Selection Tool

To Select Multiple Options:

Hold CTRL and click the selections below

Area	Property Type					
	Single Family - All	Single Family - 1 Storey	Single Family - 2 Storey	Townhouse	Condo Apartment	Composite
Victoria REB	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Core	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Westshore	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Peninsula	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Gulf Islands	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Malahat & Area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Source: Victoria Real Estate Board

Monthly Sales Summary

June 2014

Tuesday, July 1, 2014

Region District	Units	Total Volume
Residential		
● Single Family		
Greater Victoria		
Victoria	51	\$30,158,950
Victoria West	1	\$705,000
Oak Bay	21	\$20,465,568
Esquimalt	14	\$7,188,200
View Royal	8	\$4,434,300
Saanich East	86	\$53,868,830
Saanich West	32	\$17,964,000
Central Saanich	15	\$11,296,588
North Saanich	9	\$5,689,200
Sidney	14	\$6,549,000
Highlands	8	\$4,709,000
Colwood	20	\$9,399,250
Langford	59	\$30,087,450
Metchosin	4	\$2,846,000
Sooke	26	\$9,613,400
Waterfront (all districts)	11	\$13,680,000
Total Greater Victoria	379	\$228,654,736
Other Areas		
Shawnigan Lake / Malahat	6	\$2,757,000
Gulf Islands	21	\$7,409,500
Upland / Mainland	12	\$4,781,301
Waterfront (all districts)	7	\$4,041,000
Total Other Areas	46	\$18,988,801
Total Single Family	425	\$247,643,537
● Condominium		
Greater Victoria		
Victoria	58	\$18,273,200
Victoria West	5	\$2,072,900
Oak Bay	6	\$3,238,500
Esquimalt	3	\$911,800
View Royal	6	\$1,833,000
Saanich East	16	\$4,909,649
Saanich West	7	\$2,186,900
Central Saanich	1	\$220,000
Sidney	10	\$3,118,400
Colwood	2	\$649,900
Langford	22	\$5,958,400
Waterfront (all districts)	9	\$4,241,000
Total Greater Victoria	145	\$47,613,649
Total Condominium	145	\$47,613,649

Monthly Sales Summary

June 2014

Tuesday, July 1, 2014

Region District	Units	Total Volume
● Townhouse		
Greater Victoria		
Victoria	10	\$5,274,000
Victoria West	2	\$838,900
Oak Bay	1	\$546,000
Esquimalt	2	\$675,000
View Royal	5	\$2,451,800
Saanich East	12	\$4,826,500
Saanich West	5	\$1,780,000
Central Saanich	1	\$415,000
North Saanich	1	\$512,000
Sidney	4	\$1,337,500
Colwood	5	\$2,192,100
Langford	10	\$3,090,800
Waterfront (all districts)	7	\$3,582,500
Total Greater Victoria	65	\$27,522,100
Other Areas		
Gulf Islands	5	\$1,587,000
Upland / Mainland	1	\$197,000
Total Other Areas	6	\$1,784,000
Total Townhouse	71	\$29,306,100
● Manufactured Homes		
Greater Victoria		
View Royal	4	\$452,400
Central Saanich	5	\$675,000
Sidney	2	\$414,500
Langford	2	\$91,250
Waterfront (all districts)	1	\$22,000
Total Greater Victoria	14	\$1,655,150
Other Areas		
Shawnigan Lake / Malahat	1	\$45,418
Gulf Islands	2	\$252,500
Total Other Areas	3	\$297,918
Total Manufactured Homes	17	\$1,953,068
Total Residential	658	\$326,516,354

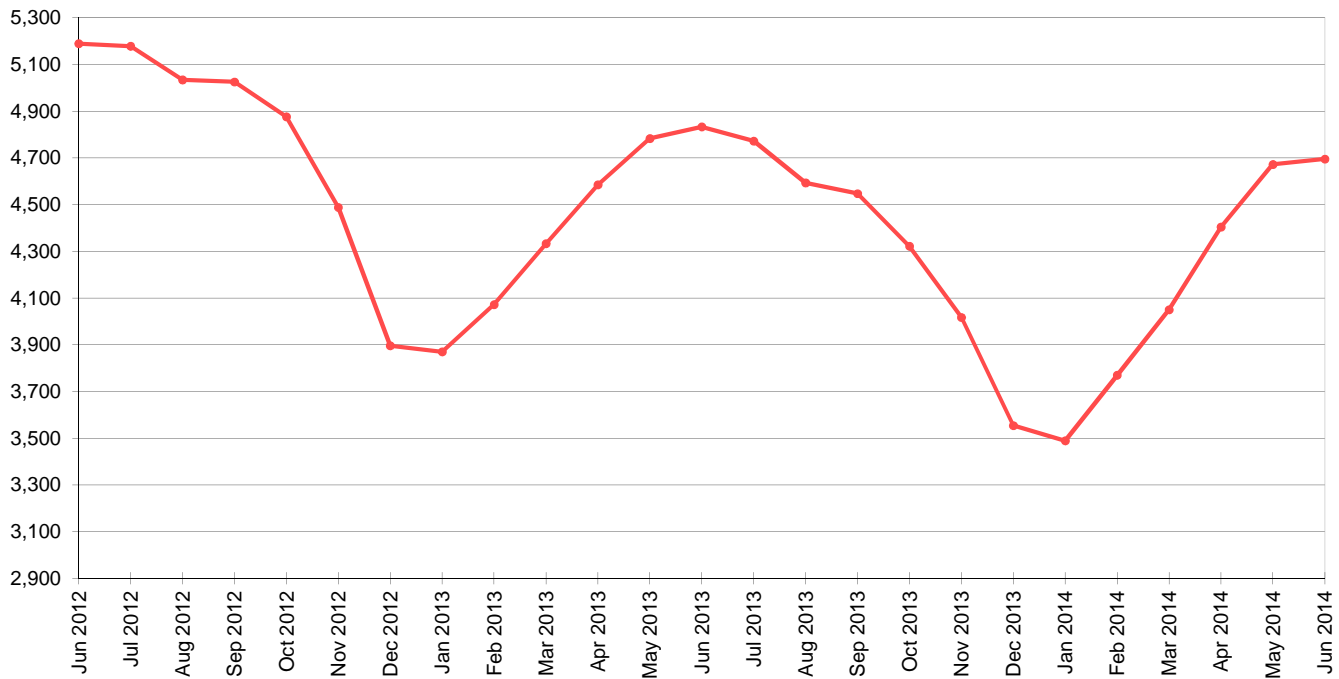
Monthly Sales Summary

June 2014

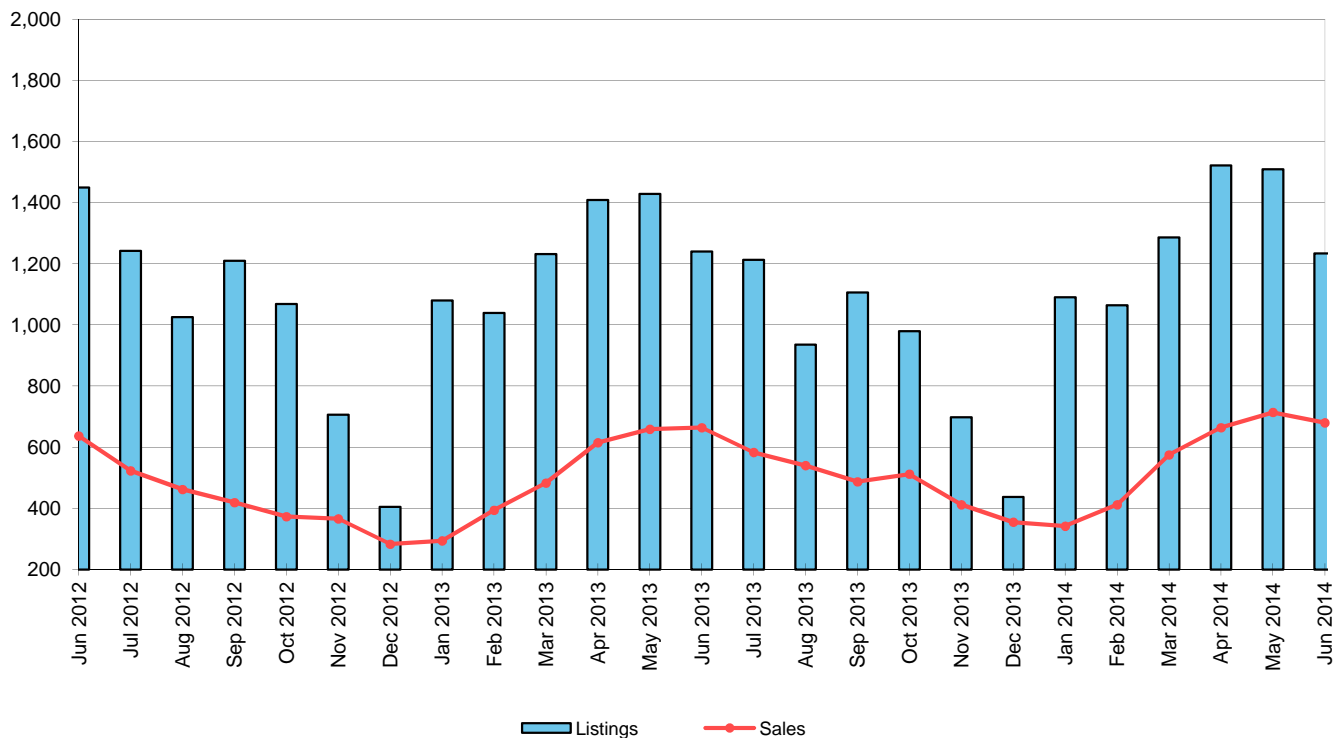
Tuesday, July 1, 2014

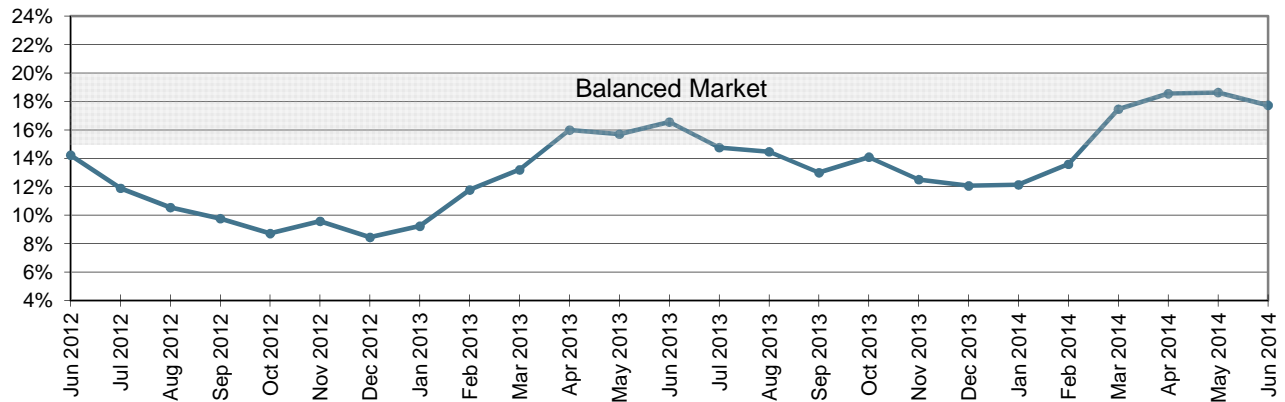
Region District	Units	Total Volume
Other Property		
● Lots & Acreage (Incl Wtrfrnt)		
Greater Victoria		
Central Saanich	1	\$575,238
North Saanich	1	\$720,000
Highlands	1	\$299,900
Colwood	1	\$264,900
Langford	1	\$104,900
Sooke	3	\$601,000
Total Greater Victoria	8	\$2,565,938
Other Areas		
Shawnigan Lake / Malahat	1	\$245,000
Gulf Islands	2	\$390,000
Total Other Areas	3	\$635,000
Total Lots & Acreage (Incl Wtrfrnt)	11	\$3,200,938
● Other Commercial Properties	11	\$16,164,017
Grand Totals	680	\$345,881,309

Total Active MLS® Listings



Total New MLS® Listings and Total MLS® Sales





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 downward pressure on prices, and a "sellers' market", where there is upward pressure on prices.

A rule of thumb for interpreting the Sales to Active Listings Ratio is that when the ratio is:

- 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)

Monthly Comparative Activity By Property Type

June 2014

Tuesday, July 01, 2014

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Single Family - Residential						
Units Listed	521	501	4 %	3274	3122	5 %
Units Sold	358	320	12 %	1658	1512	10 %
Sell/List Ratio	69 %	64 %		51 %	48 %	
Sales Dollars	\$198,934,187	\$183,101,222	9 %	\$944,206,519	\$851,430,201	11 %
Average Price / Unit	\$555,682	\$572,191	-3 %	\$569,485	\$563,115	1 %
Price Ratio	98 %	97 %		98 %	97 %	
Days To Sell	54	60	-10 %	57	62	-8 %
Active Listings at Month End	1459	1530	-5 %			
Single Family - Residential Waterfront						
Units Listed	54	56	-4 %	338	315	7 %
Units Sold	18	17	6 %	99	84	18 %
Sell/List Ratio	33 %	30 %		29 %	27 %	
Sales Dollars	\$17,721,000	\$29,024,600	-39 %	\$110,253,839	\$102,437,100	8 %
Average Price / Unit	\$984,500	\$1,707,329	-42 %	\$1,113,675	\$1,219,489	-9 %
Price Ratio	99 %	92 %		94 %	92 %	
Days To Sell	138	74	86 %	122	124	-2 %
Active Listings at Month End	337	304	11 %			
Single Family - Residential Acreage						
Units Listed	74	74	0 %	436	433	1 %
Units Sold	38	35	9 %	152	137	11 %
Sell/List Ratio	51 %	47 %		35 %	32 %	
Sales Dollars	\$26,445,100	\$24,418,580	8 %	\$105,729,570	\$85,810,180	23 %
Average Price / Unit	\$695,924	\$697,674	0 %	\$695,589	\$626,352	11 %
Price Ratio	96 %	94 %		96 %	94 %	
Days To Sell	80	93	-14 %	100	103	-3 %
Active Listings at Month End	356	352	1 %			
Condominium						
Units Listed	289	285	1 %	1795	1745	3 %
Units Sold	145	164	-12 %	831	769	8 %
Sell/List Ratio	50 %	58 %		46 %	44 %	
Sales Dollars	\$47,613,649	\$50,325,286	-5 %	\$265,531,638	\$228,948,892	16 %
Average Price / Unit	\$328,370	\$306,862	7 %	\$319,533	\$297,723	7 %
Price Ratio	97 %	96 %		97 %	96 %	
Days To Sell	63	67	-5 %	70	78	-11 %
Active Listings at Month End	948	1015	-7 %			

Monthly Comparative Activity By Property Type

June 2014

Tuesday, July 01, 2014

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Townhouse						
Units Listed	122	127	-4 %	748	732	2 %
Units Sold	71	79	-10 %	370	341	9 %
Sell/List Ratio	58 %	62 %		49 %	47 %	
Sales Dollars	\$29,306,100	\$32,997,283	-11 %	\$151,416,100	\$142,574,173	6 %
Average Price / Unit	\$412,762	\$417,687	-1 %	\$409,233	\$418,106	-2 %
Price Ratio	98 %	97 %		98 %	97 %	
Days To Sell	76	69	10 %	67	79	-15 %
Active Listings at Month End	378	433	-13 %			
Strata Duplex (Up and Down)						
Units Listed	0	1	-100 %	5	9	-44 %
Units Sold	0	0	%	2	2	0 %
Sell/List Ratio	%	0 %		40 %	22 %	
Sales Dollars	\$0	\$0	%	\$521,000	\$729,500	-29 %
Average Price / Unit			%	\$260,500	\$364,750	-29 %
Price Ratio	%	%		95 %	99 %	
Days To Sell			%	89	53	70 %
Active Listings at Month End	3	4	-25 %			
Strata Duplex (Side by Side)						
Units Listed	15	10	50 %	75	65	15 %
Units Sold	6	4	50 %	35	25	40 %
Sell/List Ratio	40 %	40 %		47 %	38 %	
Sales Dollars	\$2,113,250	\$1,639,900	29 %	\$14,599,400	\$9,226,400	58 %
Average Price / Unit	\$352,208	\$409,975	-14 %	\$417,126	\$369,056	13 %
Price Ratio	97 %	98 %		97 %	97 %	
Days To Sell	36	40	-9 %	56	63	-11 %
Active Listings at Month End	35	36	-3 %			
Strata Duplex (Front and Back)						
Units Listed	4	5	-20 %	24	23	4 %
Units Sold	2	2	0 %	9	4	125 %
Sell/List Ratio	50 %	40 %		38 %	17 %	
Sales Dollars	\$935,000	\$946,000	-1 %	\$3,462,500	\$1,755,500	97 %
Average Price / Unit	\$467,500	\$473,000	-1 %	\$384,722	\$438,875	-12 %
Price Ratio	97 %	98 %		97 %	98 %	
Days To Sell	54	16	234 %	65	42	54 %
Active Listings at Month End	11	15	-27 %			

Monthly Comparative Activity By Property Type

June 2014

Tuesday, July 01, 2014

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Recreational						
Units Listed	3	5	-40 %	16	13	23 %
Units Sold	0	2	-100 %	3	2	50 %
Sell/List Ratio	0 %	40 %		19 %	15 %	
Sales Dollars	\$0	\$360,000	-100 %	\$520,000	\$360,000	44 %
Average Price / Unit		\$180,000	%	\$173,333	\$180,000	-4 %
Price Ratio	%	86 %		94 %	86 %	
Days To Sell		71	%	328	71	362 %
Active Listings at Month End	19	31	-39 %			
Manufactured Home						
Units Listed	36	19	89 %	175	174	1 %
Units Sold	17	17	0 %	84	84	0 %
Sell/List Ratio	47 %	89 %		48 %	48 %	
Sales Dollars	\$1,953,068	\$1,913,500	2 %	\$10,484,568	\$8,852,000	18 %
Average Price / Unit	\$114,886	\$112,559	2 %	\$124,816	\$105,381	18 %
Price Ratio	96 %	93 %		95 %	91 %	
Days To Sell	75	61	24 %	101	115	-12 %
Active Listings at Month End	126	127	-1 %			
Residential Lots						
Units Listed	30	66	-55 %	217	245	-11 %
Units Sold	4	5	-20 %	37	42	-12 %
Sell/List Ratio	13 %	8 %		17 %	17 %	
Sales Dollars	\$509,800	\$1,168,650	-56 %	\$8,928,950	\$13,305,967	-33 %
Average Price / Unit	\$127,450	\$233,730	-45 %	\$241,323	\$316,809	-24 %
Price Ratio	92 %	96 %		96 %	123 %	
Days To Sell	178	75	136 %	163	184	-12 %
Active Listings at Month End	255	264	-3 %			
Residential Lots - Waterfront						
Units Listed	1	5	-80 %	34	35	-3 %
Units Sold	0	3	-100 %	3	7	-57 %
Sell/List Ratio	0 %	60 %		9 %	20 %	
Sales Dollars	\$0	\$1,012,000	-100 %	\$857,900	\$2,448,150	-65 %
Average Price / Unit		\$337,333	%	\$285,967	\$349,736	-18 %
Price Ratio	%	98 %		95 %	97 %	
Days To Sell		183	%	40	197	-80 %
Active Listings at Month End	47	46	2 %			

Monthly Comparative Activity By Property Type

June 2014

Tuesday, July 01, 2014

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Residential Acreage						
Units Listed	22	25	-12 %	154	115	34 %
Units Sold	5	2	150 %	20	13	54 %
Sell/List Ratio	23 %	8 %		13 %	11 %	
Sales Dollars	\$1,511,138	\$222,500	579 %	\$5,081,728	\$2,943,700	73 %
Average Price / Unit	\$302,228	\$111,250	172 %	\$254,086	\$226,438	12 %
Price Ratio	91 %	84 %		91 %	85 %	
Days To Sell	276	116	138 %	189	156	21 %
Active Listings at Month End	225	187	20 %			
Residential Acreage - Waterfront						
Units Listed	5	6	-17 %	46	32	44 %
Units Sold	2	1	100 %	10	4	150 %
Sell/List Ratio	40 %	17 %		22 %	13 %	
Sales Dollars	\$1,180,000	\$264,000	347 %	\$13,338,000	\$914,000	1359 %
Average Price / Unit	\$590,000	\$264,000	123 %	\$1,333,800	\$228,500	484 %
Price Ratio	91 %	78 %		84 %	83 %	
Days To Sell	268	215	25 %	172	156	10 %
Active Listings at Month End	71	66	8 %			
Revenue - Duplex/Triplex						
Units Listed	5	7	-29 %	35	26	35 %
Units Sold	3	2	50 %	9	12	-25 %
Sell/List Ratio	60 %	29 %		26 %	46 %	
Sales Dollars	\$1,495,000	\$1,371,000	9 %	\$5,332,500	\$7,575,500	-30 %
Average Price / Unit	\$498,333	\$685,500	-27 %	\$592,500	\$631,292	-6 %
Price Ratio	96 %	98 %		96 %	96 %	
Days To Sell	41	33	25 %	57	68	-17 %
Active Listings at Month End	20	18	11 %			
Revenue - Multi Units						
Units Listed	4	4	0 %	16	17	-6 %
Units Sold	0	0	%	4	4	0 %
Sell/List Ratio	0 %	0 %		25 %	24 %	
Sales Dollars	\$0	\$0	%	\$3,689,000	\$2,976,100	24 %
Average Price / Unit			%	\$922,250	\$744,025	24 %
Price Ratio	%	%		96 %	88 %	
Days To Sell			%	178	164	9 %
Active Listings at Month End	18	14	29 %			

Monthly Comparative Activity By Property Type

June 2014

Tuesday, July 01, 2014

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Revenue - Apartment Block						
Units Listed	1	1	0 %	7	6	17 %
Units Sold	0	0	%	1	1	0 %
Sell/List Ratio	0 %	0 %		14 %	17 %	
Sales Dollars	\$0	\$0	%	\$4,300,000	\$1,600,000	169 %
Average Price / Unit			%	\$4,300,000	\$1,600,000	169 %
Price Ratio	%	%		144 %	82 %	
Days To Sell			%	82	259	-68 %
Active Listings at Month End	3	4	-25 %			
Revenue - Commercial						
Units Listed	9	5	80 %	53	40	33 %
Units Sold	6	2	200 %	15	12	25 %
Sell/List Ratio	67 %	40 %		28 %	30 %	
Sales Dollars	\$13,924,000	\$2,686,555	418 %	\$20,487,500	\$7,413,555	176 %
Average Price / Unit	\$2,320,667	\$1,343,278	73 %	\$1,365,833	\$617,796	121 %
Price Ratio	87 %	94 %		82 %	91 %	
Days To Sell	121	147	-18 %	143	163	-12 %
Active Listings at Month End	57	57	0 %			
Revenue - Industrial						
Units Listed	0	0	%	1	2	-50 %
Units Sold	0	0	%	0	1	-100 %
Sell/List Ratio	%	%		0 %	50 %	
Sales Dollars	\$0	\$0	%	\$0	\$870,000	-100 %
Average Price / Unit			%		\$870,000	%
Price Ratio	%	%		%	79 %	
Days To Sell			%		153	%
Active Listings at Month End	1	2	-50 %			
Business with Land & Building						
Units Listed	6	12	-50 %	60	60	0 %
Units Sold	2	2	0 %	15	9	67 %
Sell/List Ratio	33 %	17 %		25 %	15 %	
Sales Dollars	\$1,875,000	\$25	7470019 %	\$7,931,458	\$5,859,837	35 %
Average Price / Unit	\$937,500	\$13	7470019 %	\$528,764	\$651,093	-19 %
Price Ratio	87 %	%		88 %	94 %	
Days To Sell	157	262	-40 %	121	278	-57 %
Active Listings at Month End	59	69	-14 %			

Monthly Comparative Activity By Property Type

June 2014

Tuesday, July 01, 2014

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Business Only						
Units Listed	9	13	-31 %	65	73	-11 %
Units Sold	2	3	-33 %	17	14	21 %
Sell/List Ratio	22 %	23 %		26 %	19 %	
Sales Dollars	\$365,000	\$354,500	3 %	\$2,307,900	\$1,664,000	39 %
Average Price / Unit	\$182,500	\$118,167	54 %	\$135,759	\$118,857	14 %
Price Ratio	99 %	85 %		93 %	85 %	
Days To Sell	39	199	-81 %	197	205	-4 %
Active Listings at Month End	79	77	3 %			
Motel/Hotel						
Units Listed	2	1	100 %	10	8	25 %
Units Sold	0	0	%	-1	0	%
Sell/List Ratio	0 %	0 %		-10 %	0 %	
Sales Dollars	\$0	\$0	%	-\$3,800,000	\$0	%
Average Price / Unit			%	\$3,800,000		%
Price Ratio	%	%		83 %	%	
Days To Sell			%			%
Active Listings at Month End	13	11	18 %			
Lease - Office						
Units Listed	11	2	450 %	25	26	-4 %
Units Sold	0	0	%	1	1	0 %
Sell/List Ratio	0 %	0 %		4 %	4 %	
Sales Dollars	\$0	\$0	%	\$15	\$10	45 %
Average Price / Unit			%	\$15	\$10	45 %
Price Ratio	%	%		%	%	
Days To Sell			%	287	329	-13 %
Active Listings at Month End	35	36	-3 %			
Lease - Retail						
Units Listed	4	1	300 %	31	21	48 %
Units Sold	1	1	0 %	9	9	0 %
Sell/List Ratio	25 %	100 %		29 %	43 %	
Sales Dollars	\$17	\$22	-23 %	\$1,015	\$167	507 %
Average Price / Unit	\$17	\$22	-23 %	\$113	\$19	507 %
Price Ratio	%	%		107 %	%	
Days To Sell	25	34	-26 %	77	195	-61 %
Active Listings at Month End	36	33	9 %			

Monthly Comparative Activity By Property Type

June 2014

Tuesday, July 01, 2014

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Lease - Warehouse						
Units Listed	0	0	%	1	0	%
Units Sold	0	0	%	0	0	%
Sell/List Ratio	%	%		0 %	%	
Sales Dollars	\$0	\$0	%	\$0	\$0	%
Average Price / Unit			%			%
Price Ratio	%	%		%	%	
Days To Sell			%			%
Active Listings at Month End	1	0	%			
Lease - Industrial						
Units Listed	0	0	%	1	0	%
Units Sold	0	0	%	0	0	%
Sell/List Ratio	%	%		0 %	%	
Sales Dollars	\$0	\$0	%	\$0	\$0	%
Average Price / Unit			%			%
Price Ratio	%	%		%	%	
Days To Sell			%			%
Active Listings at Month End	1	0	%			
Lease - Other						
Units Listed	4	4	0 %	41	56	-27 %
Units Sold	0	0	%	4	12	-67 %
Sell/List Ratio	0 %	0 %		10 %	21 %	
Sales Dollars	\$0	\$0	%	\$56	\$216	-74 %
Average Price / Unit			%	\$14	\$18	-22 %
Price Ratio	%	%		%	%	
Days To Sell			%	146	153	-5 %
Active Listings at Month End	51	57	-11 %			
Commercial Land						
Units Listed	3	5	-40 %	21	33	-36 %
Units Sold	0	3	-100 %	0	8	-100 %
Sell/List Ratio	0 %	60 %		0 %	24 %	
Sales Dollars	\$0	\$2,634,000	-100 %	\$0	\$5,472,000	-100 %
Average Price / Unit		\$878,000	%		\$684,000	%
Price Ratio	%	85 %		%	90 %	
Days To Sell		77	%		125	%
Active Listings at Month End	51	45	13 %			

Monthly Comparative Activity By Property Type

June 2014

Tuesday, July 01, 2014

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Grand Totals						
Units Listed	1234	1240	0 %	7704	7426	4 %
Units Sold	680	664	2 %	3387	3109	9 %
Sell/List Ratio	55 %	54 %		44 %	42 %	
Sales Dollars	\$345,881,309	\$334,439,623	3 %	\$1,675,181,155	\$1,485,167,148	13 %
Average Price / Unit	\$508,649	\$503,674	1 %	\$494,591	\$477,699	4 %
Price Ratio	97 %	96 %		97 %	96 %	
Days To Sell	66	67	-2 %	70	78	-10 %
Active Listings at Month End	4695	4833	-3 %			