

**PRESIDENT**

Guy Crozier

PRESIDENT-ELECT

Wendy Moreton

SECRETARY/TREASURER

Ara Balabanian

PAST PRESIDENT

Tim Ayres

DIRECTORS

Kyle Kerr

Mike Nugent

Marijane Smith

Tony Wick

Cheryl Woolley

EXECUTIVE OFFICER

Dave Corey

Victoria Real Estate Market Activity Continues to Exceed Expectations

May 1, 2015, Victoria BC – The Victoria Real Estate Board today released its report on real estate activity in the Victoria area for April 2015. A total of 840 properties sold in the Victoria region this April, a 26.5% increase compared to the 664 properties sold in the same month last year.

“We’ve seen modest sales increases in the area for the past two years, which we’ve attributed to a growing consumer confidence in the market,” Victoria Real Estate Board President Guy Crozier says. “The past three months have been exceptional, and I think have surprised most people watching the market; I certainly haven’t seen forecasts even close to the numbers we see today. It’s possible that consumers who were hesitant to make a move or purchase their first house during the recent economic downturn may have waited to see conditions like we see now – the favourable interest rates, good selection of prices and properties, and increased confidence in the local economy.”

There were 3,945 active listings for sale on the Multiple Listing Service® at the end of April, 10.4% fewer than the 4,404 active listings in April 2014.

The Multiple Listing Service® Home Price Index benchmark value for a single family home in the Victoria Core this time last year was \$562,000. The benchmark value for the same home this month has increased by 3.5% to \$581,700.

“The last time we saw this many transactions in an April was in 2007 when we saw 898 sales,” President Crozier adds. “The market is good, but prices aren’t crazy - despite the activity levels, values in our local market are still recovering from the peaks we saw in 2008 and 2010. Depending on the area, single family property values are as much as nine percent below the 2010 values. It is a great time to buy or sell property in our area.”

Victoria Real Estate Board President Guy Crozier is available for comment. More information on the April 2015 report and the Multiple Listing Service® Home Price Index is available from the Victoria Real Estate Board, vreb.org.

About VREB – 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 approximately 1,200 local REALTORS®.

Contact:

Denise Hogue, communications manager - denise@vreb.org, 250 920-4652

Victoria Real Estate Board
3035 Nanaimo Street
Victoria, BC
V8T 4W2

T 250 385 7766
F 250 385 8773
vreb.org
openhousesvictoria.ca

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

Sales by Property Type	This Month									Last Month			This Month Last Year		
	2015 - April									2015 - March			2014 - April		
	Units	LM%	LY%	Average\$	LM%	LY%	Median\$	LM%	LY%	Units	Average\$	Median\$	Units	Average\$	Median\$
Single Family Greater Victoria	435	10.7%	20.5%	\$635,340	1.8%	-1.3%	\$570,000	0.0%	3.4%	393	\$624,093	\$570,000	361	\$643,467	\$551,000
Single Family Other Areas	49	58.1%	22.5%	\$607,874	13.4%	50.5%	\$488,000	-14.8%	30.1%	31	\$535,856	\$573,000	40	\$404,025	\$375,000
Single Family Total All Areas	484	14.2%	20.7%	\$632,559	2.4%	2.1%	\$562,500	-1.3%	3.2%	424	\$617,642	\$570,000	401	\$619,582	\$545,000
Condos	224	19.8%	37.4%	\$343,428	4.0%	13.0%	\$293,218	5.5%	9.6%	187	\$330,062	\$278,000	163	\$303,815	\$267,500
Townhouses	80	11.1%	23.1%	\$401,511	-10.1%	-1.1%	\$387,000	-1.0%	4.6%	72	\$446,411	\$391,000	65	\$406,146	\$370,000
Manufactured Homes	20	0.0%	53.8%	\$186,670	120.9%	48.9%	\$120,000	66.1%	9.1%	20	\$84,520	\$72,250	13	\$125,346	\$110,000
Total Residential	808	14.9%	25.9%							703			642		
Total Sales	840	14.4%	26.5%							734			664		
Active Listings	3,945	4.7%	-10.4%							3,769			4,404		

Legend

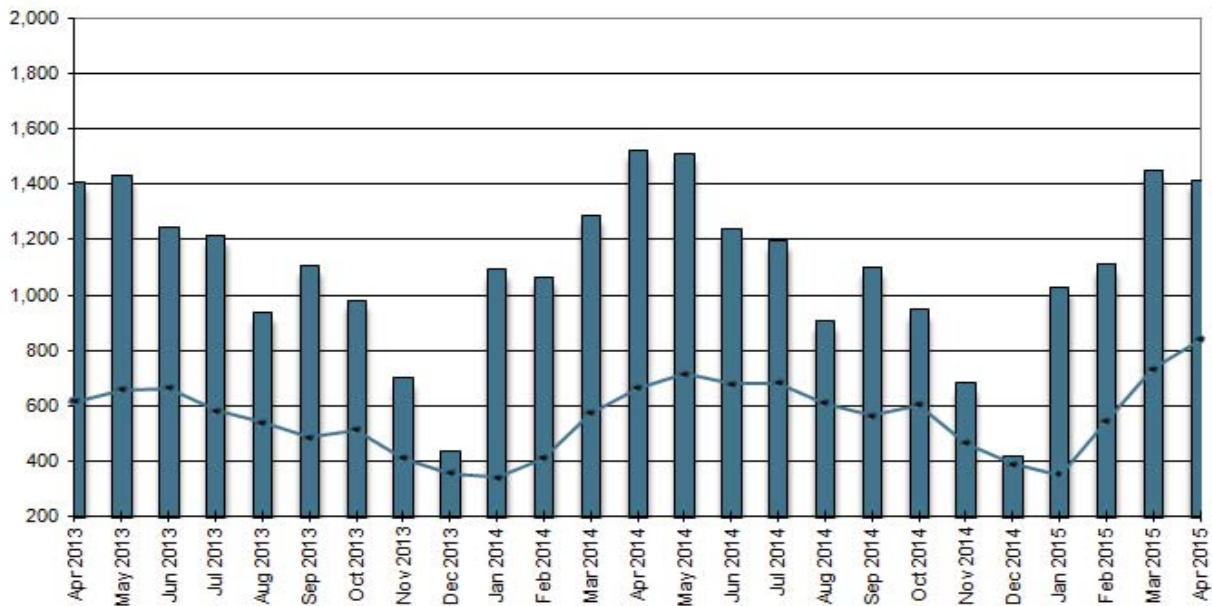
Units: net number of listings sold
 LM%: percentage change since Last Month
 LY%: percentage change since This Month Last Year
 Average\$: average selling price
 Median\$: median selling price
 Active Listings: total listings on the market at midnight on the last day of the month

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

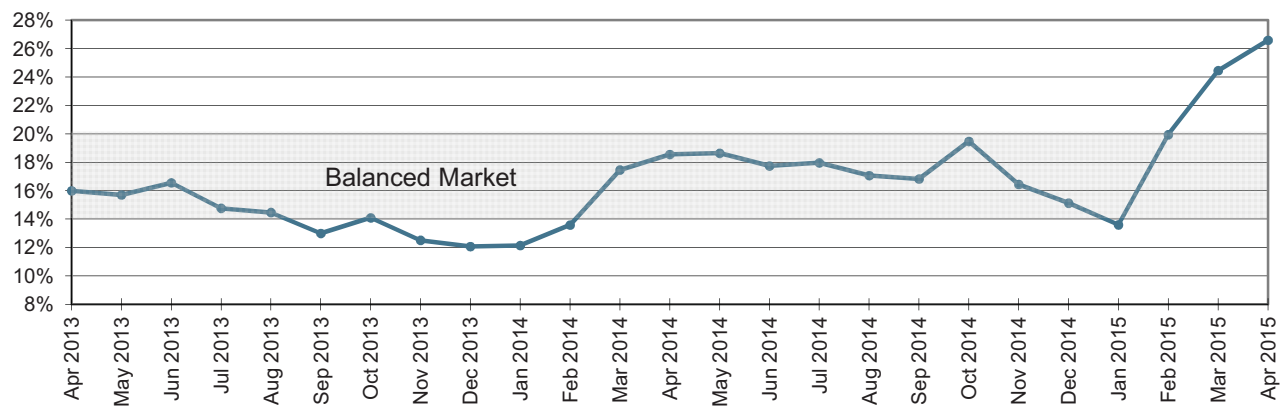
Commonly Quoted Benchmark Home	April 2015 Benchmark Price	March 2015 Benchmark Price	April 2014 Benchmark Price	April 2015 Index Value	March 2015 Index Value	April 2014 Index Value	LM%	LY%
Single Family Benchmark Home: Greater Victoria	\$500,900	\$492,600	\$482,200	144.4	142.0	139.0	1.7%	3.9%
Single Family Benchmark Home: Core	\$581,700	\$569,700	\$562,000	151.0	147.9	145.9	2.1%	3.5%
Single Family Benchmark Home: Westshore	\$422,200	\$417,000	\$416,100	137.8	136.1	135.8	1.2%	1.5%
Single Family Benchmark Home: Peninsula	\$544,000	\$539,800	\$521,000	141.4	140.3	135.4	0.8%	4.4%
Condo Benchmark Home: Greater Victoria	\$299,100	\$296,300	\$283,300	148.0	146.6	140.2	0.9%	5.6%
Townhouse Benchmark Home: Greater Victoria	\$403,800	\$403,500	\$402,600	139.4	139.3	139.0	0.1%	0.3%

Legend	Current Month:	April 2015
	Last Month:	March 2015
	Last Year:	April 2014
	LM%:	Percentage change between current month and last month
	LY%:	Percentage change between current month and same month last year

Total new MLS® listings and total MLS® sales for entire district



Sales to Active Listings Ratio



The active listing count and the sales count can be viewed as indicators of housing supply and demand respectively. Observing the ratio between them can thus help indicate a "buyers' market", where there is downward pressure on prices, and a "sellers' market", where there is upward pressure on prices.

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

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 over 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.



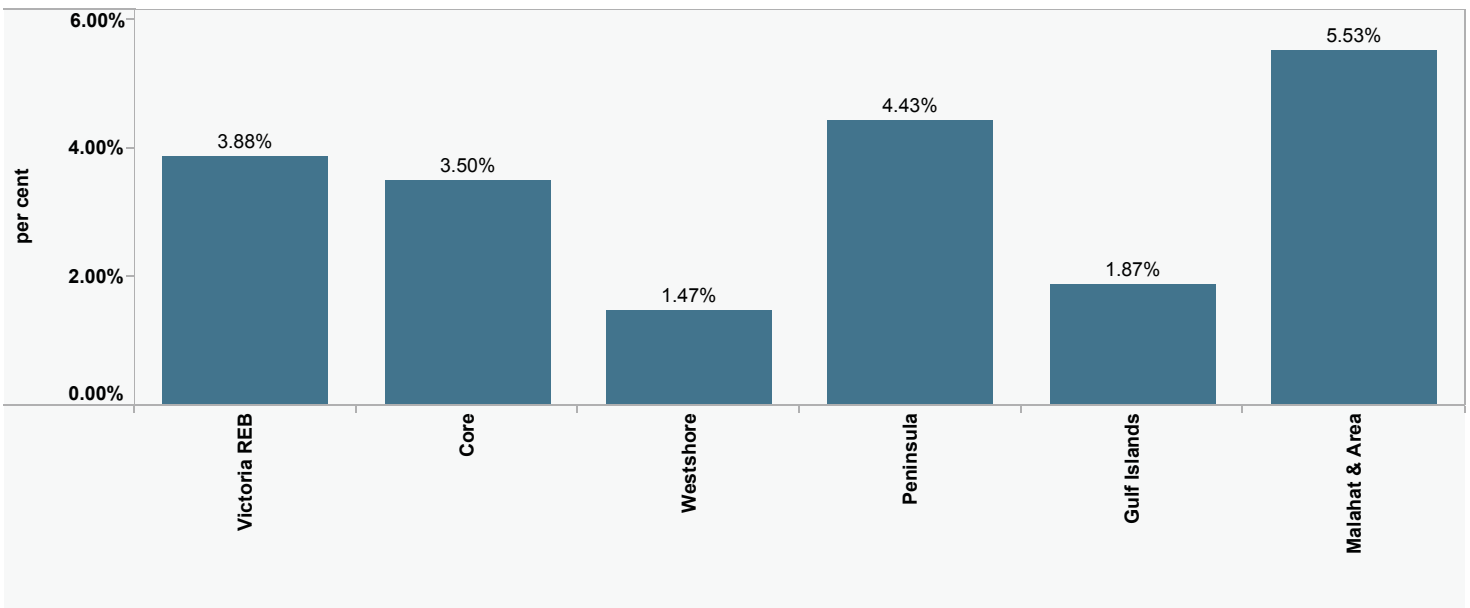
HPI or Benchmark
(Applies to all tabs)
☐ HPI
☒ Benchmark

Area
VREB Area Summary

Property Type
Single Family - All

% Difference of Benchmark from 12 Months Ago (Apr '14 to Apr '15): Single Family - All

Select Timeframe: 12 Months Ago



Benchmark by Timeframe and Property Type: Single Family - All

	April 2015	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	36 Months Ago	60 Months Ago	January 2005
Victoria REB	\$500,900	\$492,600	\$486,000	\$479,400	\$482,200	\$500,900	\$526,300	\$346,900
Victoria	\$565,300	\$555,600	\$545,600	\$537,400	\$543,700	\$550,400	\$580,500	\$372,100
Victoria West	\$420,300	\$419,200	\$419,500	\$402,800	\$416,700	\$429,700	\$454,500	\$282,300
Oak Bay	\$796,500	\$777,100	\$739,600	\$778,800	\$771,100	\$788,700	\$811,900	\$552,000
Esquimalt	\$451,900	\$446,200	\$447,100	\$422,700	\$438,500	\$452,800	\$480,100	\$297,300
View Royal	\$509,000	\$500,900	\$501,200	\$486,400	\$507,300	\$517,700	\$539,300	\$337,300
Saanich East	\$603,600	\$586,700	\$582,300	\$576,800	\$577,200	\$598,500	\$620,200	\$394,500
Saanich West	\$506,900	\$502,100	\$496,100	\$481,600	\$498,800	\$511,900	\$538,500	\$336,800
Sooke	\$355,000	\$352,000	\$338,700	\$344,100	\$354,400	\$379,400	\$387,500	\$271,200
Langford	\$425,200	\$420,500	\$412,200	\$415,600	\$424,800	\$438,700	\$462,500	\$308,500
Metchosin	\$606,100	\$594,600	\$566,100	\$590,100	\$613,000	\$670,100	\$693,100	\$459,900
Colwood	\$468,700	\$459,100	\$440,600	\$442,800	\$442,800	\$470,700	\$508,800	\$320,200
Highlands	\$863,700	\$858,300	\$861,000	\$836,800	\$770,200	\$897,300	\$928,300	\$672,700
North Saanich	\$654,800	\$640,300	\$623,000	\$627,400	\$613,900	\$653,800	\$692,300	\$481,100
Sidney	\$460,300	\$447,100	\$433,500	\$439,500	\$428,200	\$448,300	\$467,200	\$314,800
Central Saanich	\$514,400	\$525,500	\$505,400	\$500,000	\$512,600	\$524,800	\$555,500	\$360,500
ML Malahat & Area	\$384,600	\$381,000	\$381,200	\$370,800	\$364,400	\$384,000	\$405,000	\$275,900
GI Gulf Islands	\$351,200	\$341,800	\$365,600	\$332,200	\$344,800	\$361,200	\$386,100	\$293,200

Source: Victoria Real Estate Board

HPI by Timeframe and Property Type: Single Family - All

	April 2015	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	36 Months Ago	60 Months Ago	January 2005
Victoria REB	144.4	142.0	140.1	138.2	139.0	144.4	151.7	100.0
Victoria	151.9	149.3	146.6	144.4	146.1	147.9	156.0	100.0
Victoria West	148.9	148.5	148.6	142.7	147.6	152.2	161.0	100.0
Oak Bay	144.3	140.8	134.0	141.1	139.7	142.9	147.1	100.0
Esquimalt	152.0	150.1	150.4	142.2	147.5	152.3	161.5	100.0
View Royal	150.9	148.5	148.6	144.2	150.4	153.5	159.9	100.0
Saanich East	153.0	148.7	147.6	146.2	146.3	151.7	157.2	100.0
Saanich West	150.5	149.1	147.3	143.0	148.1	152.0	159.9	100.0
Sooke	130.9	129.8	124.9	126.9	130.7	139.9	142.9	100.0
Langford	137.8	136.3	133.6	134.7	137.7	142.2	149.9	100.0
Metchosin	131.8	129.3	123.1	128.3	133.3	145.7	150.7	100.0
Colwood	146.4	143.4	137.6	138.3	138.3	147.0	158.9	100.0
Highlands	128.4	127.6	128.0	124.4	114.5	133.4	138.0	100.0
North Saanich	136.1	133.1	129.5	130.4	127.6	135.9	143.9	100.0
Sidney	146.2	142.0	137.7	139.6	136.0	142.4	148.4	100.0
Central Saanich	142.7	145.8	140.2	138.7	142.2	145.6	154.1	100.0
ML Malahat & Area	139.4	138.1	138.2	134.4	132.1	139.2	146.8	100.0
GI Gulf Islands	119.8	116.6	124.7	113.3	117.6	123.2	131.7	100.0

Source: Victoria Real Estate Board

Benchmark by Timeframe and Property Type: Condo Apartment

	April 2015	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	36 Months Ago	60 Months Ago	January 2005
Victoria REB	\$299,100	\$296,300	\$287,600	\$286,800	\$283,300	\$295,300	\$318,500	\$202,100
Victoria	\$283,100	\$283,600	\$271,300	\$272,100	\$268,300	\$276,200	\$298,800	\$189,900
Victoria West	\$517,700	\$499,700	\$485,500	\$486,500	\$450,200	\$457,000	\$496,700	\$338,800
Oak Bay	\$317,100	\$301,800	\$291,400	\$290,800	\$319,200	\$351,600	\$366,600	\$255,100
Esquimalt	\$255,500	\$251,000	\$248,500	\$255,700	\$237,300	\$245,900	\$252,400	\$155,700
View Royal	\$355,100	\$348,800	\$332,900	\$332,000	\$325,900	\$338,300	\$363,500	\$233,000
Saanich East	\$239,700	\$234,000	\$234,700	\$232,700	\$236,300	\$256,700	\$269,900	\$160,700
Saanich West	\$219,500	\$215,600	\$214,900	\$215,500	\$211,400	\$225,300	\$243,000	\$144,800
Langford	\$272,200	\$267,000	\$255,900	\$256,500	\$259,300	\$268,800	\$289,000	\$186,800
Colwood	\$262,100	\$257,300	\$247,000	\$247,500	\$253,700	\$265,500	\$288,700	\$181,400
Sidney	\$318,500	\$322,900	\$321,500	\$303,000	\$296,300	\$298,900	\$339,400	\$231,300

Source: Victoria Real Estate Board

HPI by Timeframe and Property Type: Condo Apartment

	April 2015	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	36 Months Ago	60 Months Ago	January 2005
Victoria REB	148.0	146.6	142.3	141.9	140.2	146.1	157.6	100.0
Victoria	149.1	149.4	142.9	143.3	141.3	145.5	157.4	100.0
Victoria West	152.8	147.5	143.3	143.6	132.9	134.9	146.6	100.0
Oak Bay	124.3	118.3	114.2	114.0	125.1	137.8	143.7	100.0
Esquimalt	164.1	161.2	159.6	164.2	152.4	157.9	162.1	100.0
View Royal	152.4	149.7	142.9	142.5	139.9	145.2	156.0	100.0
Saanich East	149.1	145.6	146.0	144.8	147.0	159.7	167.9	100.0
Saanich West	151.6	148.9	148.4	148.8	146.0	155.6	167.8	100.0
Langford	145.7	142.9	137.0	137.3	138.8	143.9	154.7	100.0
Colwood	144.5	141.9	136.2	136.5	139.9	146.4	159.2	100.0
Sidney	137.7	139.6	139.0	131.0	128.1	129.2	146.7	100.0

Source: Victoria Real Estate Board

Benchmark by Timeframe and Property Type: Townhouse

	April 2015	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	36 Months Ago	60 Months Ago	January 2005
Victoria REB	\$403,800	\$403,500	\$401,200	\$400,300	\$402,600	\$415,600	\$442,900	\$289,600
Victoria	\$404,700	\$406,100	\$401,900	\$419,900	\$412,100	\$423,600	\$437,000	\$286,000
Victoria West	\$297,100	\$292,000	\$303,900	\$278,800	\$298,800	\$304,100	\$311,300	\$189,400
Oak Bay	\$512,500	\$502,400	\$505,300	\$529,400	\$527,000	\$560,100	\$594,300	\$402,900
Esquimalt	\$344,200	\$342,900	\$351,500	\$329,600	\$349,100	\$346,200	\$361,500	\$221,300
View Royal	\$399,900	\$400,400	\$405,000	\$382,000	\$397,100	\$384,300	\$407,300	\$254,900
Saanich East	\$512,900	\$507,400	\$500,900	\$508,500	\$499,800	\$513,600	\$540,200	\$364,000
Saanich West	\$432,800	\$429,100	\$426,500	\$419,000	\$421,000	\$428,500	\$440,800	\$286,000
Sooke	\$320,300	\$330,900	\$340,400	\$336,100	\$346,700	\$352,100	\$416,100	\$286,800
Langford	\$300,200	\$304,800	\$313,000	\$307,400	\$324,800	\$330,900	\$388,500	\$255,700
Colwood	\$351,800	\$360,000	\$371,800	\$363,900	\$390,800	\$395,900	\$464,400	\$301,700
Sidney	\$370,600	\$368,700	\$364,300	\$366,800	\$361,500	\$386,200	\$401,200	\$277,800
Central Saanich	\$421,600	\$418,000	\$410,400	\$413,000	\$407,500	\$417,200	\$446,600	\$294,000
ML Malahat & Area	\$347,800	\$356,900	\$330,100	\$348,500	\$342,200	\$390,700	\$401,500	\$252,200
GI Gulf Islands	\$356,800	\$376,400	\$347,200	\$364,100	\$366,200	\$455,900	\$484,800	\$292,200

Source: Victoria Real Estate Board

HPI by Timeframe and Property Type: Townhouse

	April 2015	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	36 Months Ago	60 Months Ago	January 2005
Victoria REB	139.4	139.3	138.5	138.2	139.0	143.5	152.9	100.0
Victoria	141.5	142.0	140.5	146.8	144.1	148.1	152.8	100.0
Victoria West	156.9	154.2	160.5	147.2	157.8	160.6	164.4	100.0
Oak Bay	127.2	124.7	125.4	131.4	130.8	139.0	147.5	100.0
Esquimalt	155.5	154.9	158.8	148.9	157.7	156.4	163.3	100.0
View Royal	156.9	157.1	158.9	149.9	155.8	150.8	159.8	100.0
Saanich East	140.9	139.4	137.6	139.7	137.3	141.1	148.4	100.0
Saanich West	151.3	150.0	149.1	146.5	147.2	149.8	154.1	100.0
Sooke	111.7	115.4	118.7	117.2	120.9	122.8	145.1	100.0
Langford	117.4	119.2	122.4	120.2	127.0	129.4	151.9	100.0
Colwood	116.6	119.3	123.2	120.6	129.5	131.2	153.9	100.0
Sidney	133.4	132.7	131.1	132.0	130.1	139.0	144.4	100.0
Central Saanich	143.4	142.2	139.6	140.5	138.6	141.9	151.9	100.0
ML Malahat & Area	137.9	141.5	130.9	138.2	135.7	154.9	159.2	100.0
GI Gulf Islands	122.1	128.8	118.8	124.6	125.3	156.0	165.9	100.0

Source: Victoria Real Estate Board



HPI or Benchmark

(Applies to all tabs)

○ HPI

● Benchmark

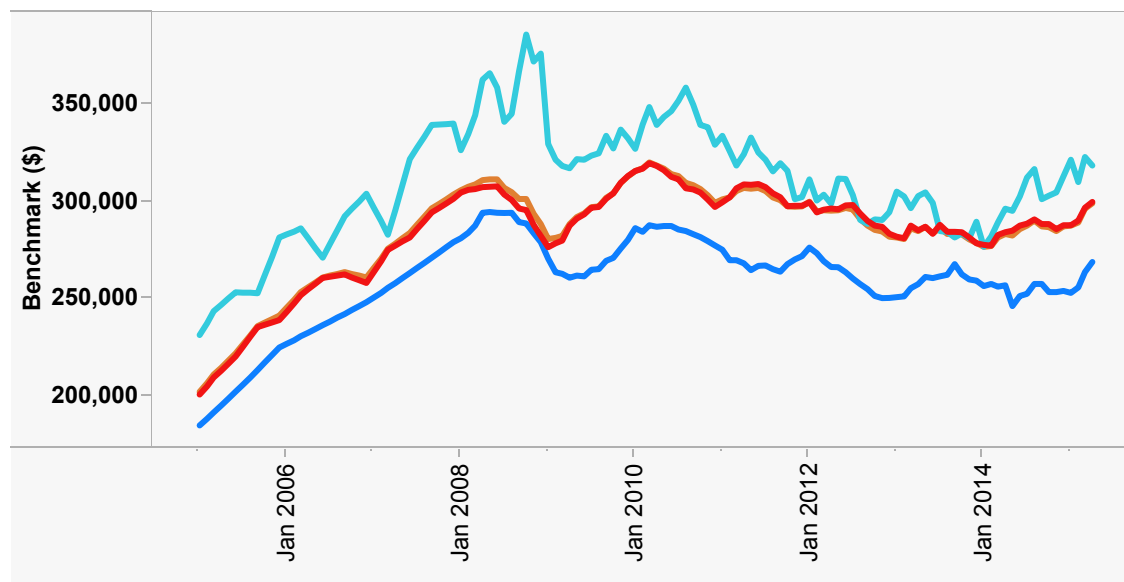
Area





VREB Area Summary

Benchmark Performance over Time

Select Date Range:

All values





































Core	Peninsula	Victoria REB	Westshore
Condo Apartment	Condo Apartment	Condo Apartment	Condo Apartment
			

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						
Core						
Westshore						
Peninsula						
Gulf Islands						
Malahat & Area						

Monthly Sales Summary

April 2015

Friday, May 1, 2015

Region District	Units	Total Volume
Residential		
● Single Family		
Greater Victoria		
Victoria	61	\$36,797,899
Victoria West	5	\$2,395,500
Oak Bay	32	\$28,753,922
Esquimalt	10	\$5,151,000
View Royal	3	\$1,409,000
Saanich East	96	\$67,370,117
Saanich West	37	\$21,127,511
Central Saanich	19	\$13,544,750
North Saanich	14	\$9,287,300
Sidney	14	\$7,215,700
Highlands	3	\$1,702,800
Colwood	19	\$9,986,300
Langford	62	\$30,614,200
Metchosin	8	\$5,217,499
Sooke	31	\$11,762,183
Waterfront (all districts)	21	\$24,037,200
Total Greater Victoria	435	\$276,372,881
Other Areas		
Shawnigan Lake / Malahat	7	\$3,042,500
Gulf Islands	19	\$9,794,538
Upland / Mainland	10	\$5,223,300
Waterfront (all districts)	13	\$11,725,500
Total Other Areas	49	\$29,785,838
Total Single Family	484	\$306,158,719
● Condominium		
Greater Victoria		
Victoria	87	\$30,428,437
Victoria West	12	\$5,671,000
Oak Bay	3	\$1,353,000
Esquimalt	8	\$1,844,600
View Royal	8	\$1,870,000
Saanich East	38	\$12,309,488
Saanich West	16	\$4,396,500
Central Saanich	6	\$2,140,000
Sidney	19	\$7,052,000
Colwood	4	\$1,223,000
Langford	13	\$3,450,900
Waterfront (all districts)	10	\$5,189,000
Total Greater Victoria	224	\$76,927,925
Total Condominium	224	\$76,927,925

Monthly Sales Summary

April 2015

Friday, May 1, 2015

Region District	Units	Total Volume
● Townhouse		
Greater Victoria		
Victoria	9	\$4,323,175
Victoria West	3	\$1,331,400
Esquimalt	5	\$1,950,000
View Royal	3	\$1,080,000
Saanich East	10	\$4,550,000
Saanich West	8	\$3,244,400
Central Saanich	6	\$2,472,600
North Saanich	2	\$957,000
Sidney	5	\$1,780,000
Colwood	9	\$4,186,533
Langford	12	\$4,012,900
Sooke	1	\$287,500
Waterfront (all districts)	2	\$1,765,000
Total Greater Victoria	75	\$31,940,508
Other Areas		
Gulf Islands	2	\$115,500
Waterfront (all districts)	3	\$64,900
Total Other Areas	5	\$180,400
Total Townhouse	80	\$32,120,908
● Manufactured Homes		
Greater Victoria		
View Royal	5	\$681,500
Central Saanich	1	\$153,000
Sidney	2	\$386,900
Langford	2	\$146,500
Sooke	4	\$454,500
Waterfront (all districts)	1	\$143,000
Total Greater Victoria	15	\$1,965,400
Other Areas		
Shawnigan Lake / Malahat	1	\$35,000
Gulf Islands	4	\$1,733,000
Total Other Areas	5	\$1,768,000
Total Manufactured Homes	20	\$3,733,400
Total Residential	808	\$418,940,952

Monthly Sales Summary

April 2015

Friday, May 1, 2015

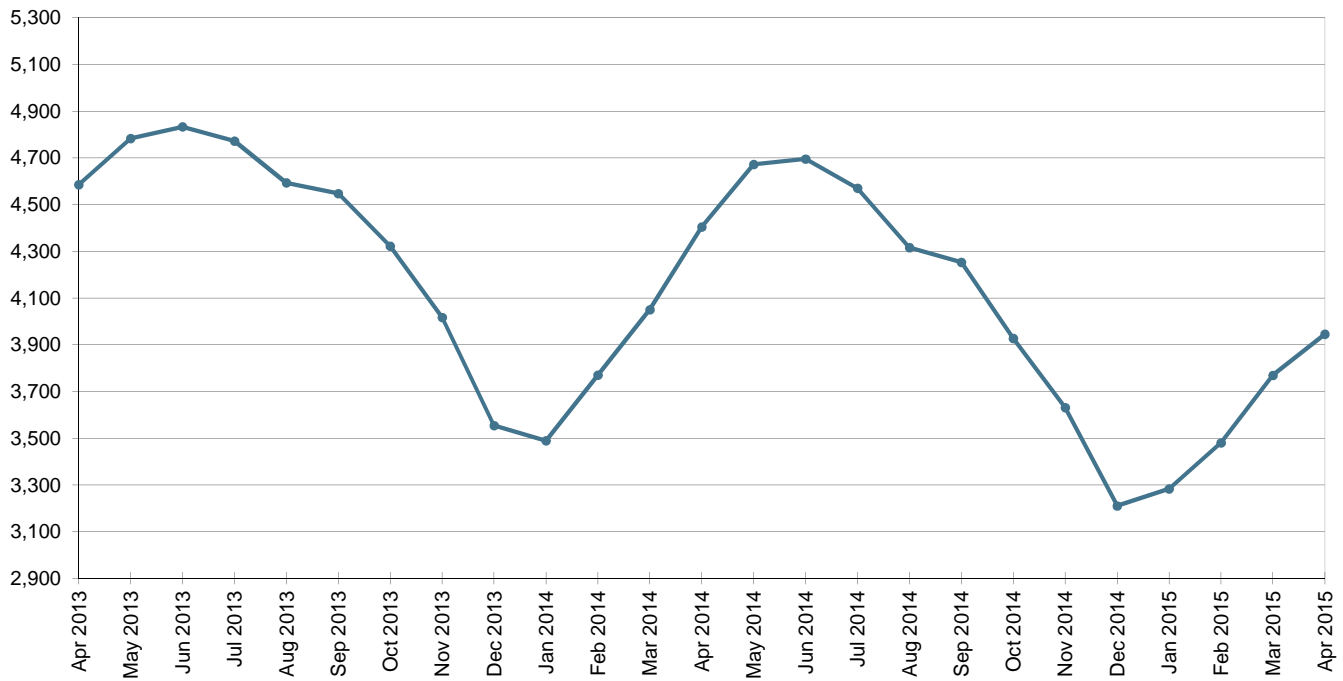
Region District	Units	Total Volume
Other Property		
● Lots & Acreage (Incl Wtrfrnt)		
Greater Victoria		
Saanich East	0	\$260,100
Saanich West	1	\$550,000
Central Saanich	1	\$825,000
North Saanich	2	\$610,000
Highlands	1	\$239,000
Colwood	1	\$185,000
Langford	2	\$545,000
Sooke	5	\$685,000
Total Greater Victoria	13	\$3,899,100
Other Areas		
Gulf Islands	4	\$504,000
Upland / Mainland	5	\$794,900
Total Other Areas	9	\$1,298,900
Total Lots & Acreage (Incl Wtrfrnt)	22	\$5,198,000
● Other Commercial Properties	10	\$7,576,520
Grand Totals	840	\$431,715,472

Active Listings, New Listings and Sales

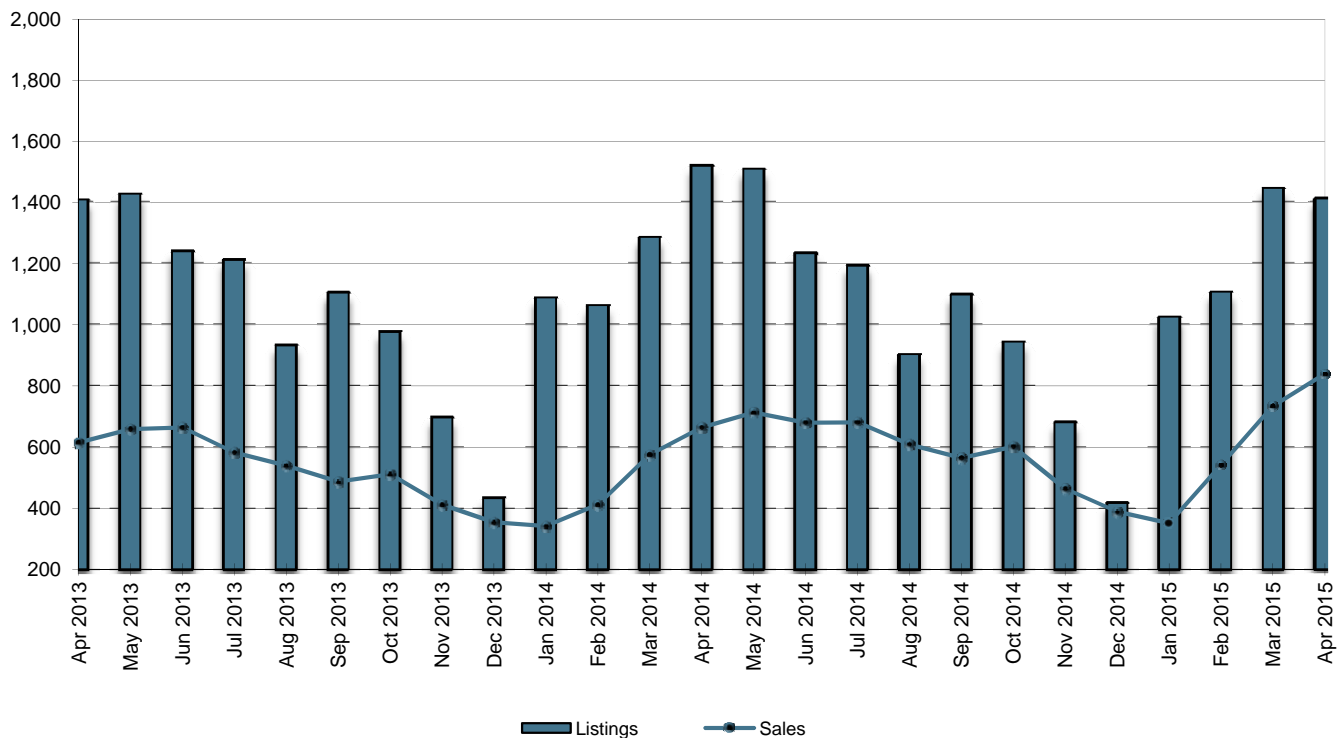
Friday, May 01, 2015

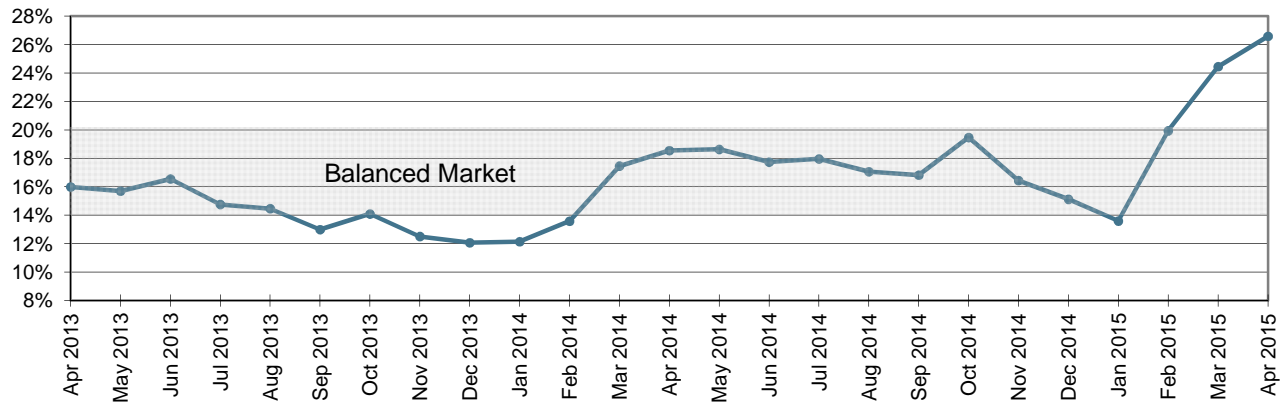
April 2015

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 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

April 2015

Friday, May 01, 2015

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Single Family - Residential						
Units Listed	648	672	-4 %	2142	2067	4 %
Units Sold	391	336	16 %	1174	945	24 %
Sell/List Ratio	60 %	50 %		55 %	46 %	
Sales Dollars	\$231,812,220	\$199,121,432	16 %	\$688,718,945	\$541,829,749	27 %
Average Price / Unit	\$592,870	\$592,623	0 %	\$586,643	\$573,365	2 %
Price Ratio	98 %	98 %		98 %	98 %	
Days To Sell	41	53	-23 %	47	59	-19 %
Active Listings at Month End	1200	1380	-13 %			
Single Family - Residential Waterfront						
Units Listed	71	79	-10 %	227	228	0 %
Units Sold	33	22	50 %	73	56	30 %
Sell/List Ratio	46 %	28 %		32 %	25 %	
Sales Dollars	\$35,542,700	\$24,520,751	45 %	\$72,903,728	\$63,882,039	14 %
Average Price / Unit	\$1,077,052	\$1,114,580	-3 %	\$998,681	\$1,140,751	-12 %
Price Ratio	96 %	98 %		95 %	94 %	
Days To Sell	116	114	2 %	139	128	8 %
Active Listings at Month End	256	286	-10 %			
Single Family - Residential Acreage						
Units Listed	85	95	-11 %	258	264	-2 %
Units Sold	39	33	18 %	115	90	28 %
Sell/List Ratio	46 %	35 %		45 %	34 %	
Sales Dollars	\$27,718,799	\$20,801,245	33 %	\$76,941,511	\$65,259,020	18 %
Average Price / Unit	\$710,738	\$630,341	13 %	\$669,057	\$725,100	-8 %
Price Ratio	96 %	95 %		96 %	96 %	
Days To Sell	122	99	23 %	123	113	9 %
Active Listings at Month End	289	318	-9 %			
Condominium						
Units Listed	326	335	-3 %	1250	1195	5 %
Units Sold	224	163	37 %	640	520	23 %
Sell/List Ratio	69 %	49 %		51 %	44 %	
Sales Dollars	\$76,927,925	\$49,521,798	55 %	\$213,690,349	\$166,017,154	29 %
Average Price / Unit	\$343,428	\$303,815	13 %	\$333,891	\$319,264	5 %
Price Ratio	97 %	97 %		97 %	97 %	
Days To Sell	58	60	-5 %	62	73	-15 %
Active Listings at Month End	837	894	-6 %			

Monthly Comparative Activity By Property Type

April 2015

Friday, May 01, 2015

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Townhouse						
Units Listed	124	128	-3 %	452	467	-3 %
Units Sold	80	65	23 %	246	205	20 %
Sell/List Ratio	65 %	51 %		54 %	44 %	
Sales Dollars	\$32,120,908	\$26,399,500	22 %	\$101,660,406	\$84,723,800	20 %
Average Price / Unit	\$401,511	\$406,146	-1 %	\$413,254	\$413,287	0 %
Price Ratio	99 %	98 %		98 %	97 %	
Days To Sell	85	54	57 %	75	65	15 %
Active Listings at Month End	297	369	-20 %			
Strata Duplex (Up and Down)						
Units Listed	0	2	-100 %	4	4	0 %
Units Sold	0	0	%	1	2	-50 %
Sell/List Ratio	%	0 %		25 %	50 %	
Sales Dollars	\$0	\$0	%	\$377,800	\$521,000	-27 %
Average Price / Unit			%	\$377,800	\$260,500	45 %
Price Ratio	%	%		104 %	95 %	
Days To Sell			%	42	89	-53 %
Active Listings at Month End	3	3	0 %			
Strata Duplex (Side by Side)						
Units Listed	8	13	-38 %	52	45	16 %
Units Sold	9	3	200 %	20	23	-13 %
Sell/List Ratio	113 %	23 %		38 %	51 %	
Sales Dollars	\$4,167,000	\$1,411,000	195 %	\$8,521,300	\$9,816,150	-13 %
Average Price / Unit	\$463,000	\$470,333	-2 %	\$426,065	\$426,789	0 %
Price Ratio	97 %	97 %		98 %	97 %	
Days To Sell	60	27	121 %	48	59	-20 %
Active Listings at Month End	29	31	-6 %			
Strata Duplex (Front and Back)						
Units Listed	2	2	0 %	11	12	-8 %
Units Sold	2	2	0 %	5	7	-29 %
Sell/List Ratio	100 %	100 %		45 %	58 %	
Sales Dollars	\$974,000	\$673,000	45 %	\$2,567,900	\$2,527,500	2 %
Average Price / Unit	\$487,000	\$336,500	45 %	\$513,580	\$361,071	42 %
Price Ratio	96 %	98 %		95 %	97 %	
Days To Sell	18	117	-85 %	44	68	-35 %
Active Listings at Month End	5	7	-29 %			

Monthly Comparative Activity By Property Type

April 2015

Friday, May 01, 2015

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Recreational						
Units Listed	1	3	-67 %	9	12	-25 %
Units Sold	1	3	-67 %	2	3	-33 %
Sell/List Ratio	100 %	100 %		22 %	25 %	
Sales Dollars	\$220,000	\$520,000	-58 %	\$304,000	\$520,000	-42 %
Average Price / Unit	\$220,000	\$173,333	27 %	\$152,000	\$173,333	-12 %
Price Ratio	96 %	94 %		93 %	94 %	
Days To Sell	46	328	-86 %	40	328	-88 %
Active Listings at Month End	14	17	-18 %			
Manufactured Home						
Units Listed	31	37	-16 %	108	106	2 %
Units Sold	20	13	54 %	63	51	24 %
Sell/List Ratio	65 %	35 %		58 %	48 %	
Sales Dollars	\$3,733,400	\$1,629,500	129 %	\$8,131,550	\$6,164,050	32 %
Average Price / Unit	\$186,670	\$125,346	49 %	\$129,072	\$120,864	7 %
Price Ratio	93 %	94 %		92 %	94 %	
Days To Sell	89	84	6 %	102	114	-11 %
Active Listings at Month End	83	120	-31 %			
Residential Lots						
Units Listed	38	42	-10 %	134	147	-9 %
Units Sold	15	7	114 %	38	27	41 %
Sell/List Ratio	39 %	17 %		28 %	18 %	
Sales Dollars	\$4,149,000	\$1,765,500	135 %	\$10,588,060	\$6,451,550	64 %
Average Price / Unit	\$276,600	\$252,214	10 %	\$278,633	\$238,946	17 %
Price Ratio	93 %	93 %		94 %	97 %	
Days To Sell	70	165	-57 %	119	169	-30 %
Active Listings at Month End	257	228	13 %			
Residential Lots - Waterfront						
Units Listed	7	6	17 %	31	22	41 %
Units Sold	0	1	-100 %	3	2	50 %
Sell/List Ratio	0 %	17 %		10 %	9 %	
Sales Dollars	-\$4,900	\$315,000	-102 %	\$43,000	\$434,900	-90 %
Average Price / Unit		\$315,000	%	\$14,333	\$217,450	-93 %
Price Ratio	-25 %	90 %		33 %	93 %	
Days To Sell	916	29	3059 %	278	50	462 %
Active Listings at Month End	40	41	-2 %			

Monthly Comparative Activity By Property Type

April 2015

Friday, May 01, 2015

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Residential Acreage						
Units Listed	12	27	-56 %	76	102	-25 %
Units Sold	7	2	250 %	24	11	118 %
Sell/List Ratio	58 %	7 %		32 %	11 %	
Sales Dollars	\$1,053,900	\$548,000	92 %	\$6,394,400	\$2,644,400	142 %
Average Price / Unit	\$150,557	\$274,000	-45 %	\$266,433	\$240,400	11 %
Price Ratio	87 %	95 %		82 %	90 %	
Days To Sell	297	187	59 %	257	175	47 %
Active Listings at Month End	197	208	-5 %			

Residential Acreage - Waterfront

Units Listed	5	6	-17 %	28	33	-15 %
Units Sold	0	3	-100 %	4	5	-20 %
Sell/List Ratio	0 %	50 %		14 %	15 %	
Sales Dollars	\$0	\$4,325,000	-100 %	\$1,003,033	\$5,053,000	-80 %
Average Price / Unit		\$1,441,667	%	\$250,758	\$1,010,600	-75 %
Price Ratio	%	93 %		90 %	92 %	
Days To Sell		154	%	401	140	187 %
Active Listings at Month End	69	71	-3 %			

Revenue - Duplex/Triplex

Units Listed	7	8	-13 %	25	23	9 %
Units Sold	9	2	350 %	15	5	200 %
Sell/List Ratio	129 %	25 %		60 %	22 %	
Sales Dollars	\$5,724,000	\$1,405,000	307 %	\$9,547,750	\$3,269,000	192 %
Average Price / Unit	\$636,000	\$702,500	-9 %	\$636,517	\$653,800	-3 %
Price Ratio	96 %	98 %		98 %	97 %	
Days To Sell	41	54	-23 %	38	36	5 %
Active Listings at Month End	14	19	-26 %			

Revenue - Multi Units

Units Listed	2	2	0 %	11	11	0 %
Units Sold	3	1	200 %	5	4	25 %
Sell/List Ratio	150 %	50 %		45 %	36 %	
Sales Dollars	\$3,569,900	\$960,000	272 %	\$4,844,900	\$3,689,000	31 %
Average Price / Unit	\$1,189,967	\$960,000	24 %	\$968,980	\$922,250	5 %
Price Ratio	95 %	96 %		95 %	96 %	
Days To Sell	88	38	132 %	82	178	-54 %
Active Listings at Month End	12	17	-29 %			

Monthly Comparative Activity By Property Type

April 2015

Friday, May 01, 2015

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Revenue - Apartment Block						
Units Listed	0	2	-100 %	1	6	-83 %
Units Sold	0	0	%	0	1	-100 %
Sell/List Ratio	%	0 %		0 %	17 %	
Sales Dollars	\$0	\$0	%	\$0	\$4,300,000	-100 %
Average Price / Unit			%		\$4,300,000	%
Price Ratio	%	%		%	144 %	
Days To Sell			%		82	%
Active Listings at Month End	1	6	-83 %			
Revenue - Commercial						
Units Listed	10	11	-9 %	39	38	3 %
Units Sold	3	2	50 %	7	8	-13 %
Sell/List Ratio	30 %	18 %		18 %	21 %	
Sales Dollars	\$4,006,557	\$968,500	314 %	\$7,376,607	\$6,308,500	17 %
Average Price / Unit	\$1,335,519	\$484,250	176 %	\$1,053,801	\$788,563	34 %
Price Ratio	97 %	94 %		95 %	74 %	
Days To Sell	58	79	-27 %	78	121	-36 %
Active Listings at Month End	56	59	-5 %			
Revenue - Industrial						
Units Listed	0	0	%	0	1	-100 %
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	2	-50 %			
Business with Land & Building						
Units Listed	8	20	-60 %	35	45	-22 %
Units Sold	0	2	-100 %	7	10	-30 %
Sell/List Ratio	0 %	10 %		20 %	22 %	
Sales Dollars	\$0	\$425,020	-100 %	\$4,717,522	\$4,654,958	1 %
Average Price / Unit		\$212,510	%	\$673,932	\$465,496	45 %
Price Ratio	%	95 %		84 %	87 %	
Days To Sell		128	%	251	123	105 %
Active Listings at Month End	73	66	11 %			

Monthly Comparative Activity By Property Type

April 2015

Friday, May 01, 2015

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Business Only						
Units Listed	13	11	18 %	34	41	-17 %
Units Sold	0	1	-100 %	5	11	-55 %
Sell/List Ratio	0 %	9 %		15 %	27 %	
Sales Dollars	\$0	\$32,000	-100 %	\$830,500	\$1,462,900	-43 %
Average Price / Unit		\$32,000	%	\$166,100	\$132,991	25 %
Price Ratio	%	36 %		97 %	90 %	
Days To Sell		275	%	121	241	-50 %
Active Listings at Month End	66	74	-11 %			
Motel/Hotel						
Units Listed	0	1	-100 %	4	5	-20 %
Units Sold	0	0	%	2	-1	-300 %
Sell/List Ratio	%	0 %		50 %	-20 %	
Sales Dollars	\$0	\$0	%	\$2,940,000	-\$3,800,000	-177 %
Average Price / Unit			%	\$1,470,000	\$3,800,000	-61 %
Price Ratio	%	%		72 %	83 %	
Days To Sell			%	532		%
Active Listings at Month End	9	12	-25 %			
Lease - Office						
Units Listed	2	6	-67 %	10	10	0 %
Units Sold	1	1	0 %	1	1	0 %
Sell/List Ratio	50 %	17 %		10 %	10 %	
Sales Dollars	\$16	\$15	10 %	\$16	\$15	10 %
Average Price / Unit	\$16	\$15	10 %	\$16	\$15	10 %
Price Ratio	%	%		%	%	
Days To Sell	135	287	-53 %	135	287	-53 %
Active Listings at Month End	29	29	0 %			
Lease - Retail						
Units Listed	8	6	33 %	21	24	-13 %
Units Sold	2	1	100 %	5	4	25 %
Sell/List Ratio	25 %	17 %		24 %	17 %	
Sales Dollars	\$32	\$22	43 %	\$121	\$79	54 %
Average Price / Unit	\$16	\$22	-28 %	\$24	\$20	23 %
Price Ratio	%	%		%	%	
Days To Sell	296	67	342 %	219	74	194 %
Active Listings at Month End	29	39	-26 %			

Monthly Comparative Activity By Property Type

April 2015

Friday, May 01, 2015

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Lease - Warehouse						
Units Listed	0	0	%	0	1	-100 %
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	0	1	-100 %			
Lease - Industrial						
Units Listed	1	0	%	3	1	200 %
Units Sold	0	0	%	0	0	%
Sell/List Ratio	0 %	%		0 %	0 %	
Sales Dollars	\$0	\$0	%	\$0	\$0	%
Average Price / Unit			%			%
Price Ratio	%	%		%	%	
Days To Sell			%			%
Active Listings at Month End	6	1	500 %			
Lease - Other						
Units Listed	3	6	-50 %	16	33	-52 %
Units Sold	1	1	0 %	6	3	100 %
Sell/List Ratio	33 %	17 %		38 %	9 %	
Sales Dollars	\$15	\$16	-6 %	\$1,304	\$44	2850 %
Average Price / Unit	\$15	\$16	-6 %	\$217	\$15	1375 %
Price Ratio	%	%		87 %	%	
Days To Sell	212	98	116 %	222	164	35 %
Active Listings at Month End	41	49	-16 %			
Commercial Land						
Units Listed	1	1	0 %	15	18	-17 %
Units Sold	0	0	%	6	0	%
Sell/List Ratio	0 %	0 %		40 %	0 %	
Sales Dollars	\$0	\$0	%	\$9,015,000	\$0	%
Average Price / Unit			%	\$1,502,500		%
Price Ratio	%	%		88 %	%	
Days To Sell			%	293		%
Active Listings at Month End	32	57	-44 %			

Monthly Comparative Activity By Property Type

April 2015

Friday, May 01, 2015

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Grand Totals						
Units Listed	1413	1521	-7 %	4996	4961	1 %
Units Sold	840	664	27 %	2467	1993	24 %
Sell/List Ratio	59 %	44 %		49 %	40 %	
Sales Dollars	\$431,715,472	\$335,342,298	29 %	\$1,231,119,702	\$975,728,807	26 %
Average Price / Unit	\$513,947	\$505,034	2 %	\$499,035	\$489,578	2 %
Price Ratio	98 %	97 %		97 %	97 %	
Days To Sell	62	65	-3 %	69	74	-7 %
Active Listings at Month End	3945	4404	-10 %			

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

April 2015

Friday, May 01, 2015

Sales by Property Type	This Month									Last Month			This Month Last Year		
	2015 - April									2015 - March			2014 - April		
	Units	LM%	LY%	Average\$	LM%	LY%	Median\$	LM%	LY%	Units	Average\$	Median\$	Units	Average\$	Median\$
Single Family Greater Victoria	435	10.7%	20.5%	\$635,340	1.8%	-1.3%	\$570,000	0.0%	3.4%	393	\$624,093	\$570,000	361	\$643,467	\$551,000
Single Family Other Areas	49	58.1%	22.5%	\$607,874	13.4%	50.5%	\$488,000	-14.8%	30.1%	31	\$535,856	\$573,000	40	\$404,025	\$375,000
Single Family Total All Areas	484	14.2%	20.7%	\$632,559	2.4%	2.1%	\$562,500	-1.3%	3.2%	424	\$617,642	\$570,000	401	\$619,582	\$545,000
Condos	224	19.8%	37.4%	\$343,428	4.0%	13.0%	\$293,218	5.5%	9.6%	187	\$330,062	\$278,000	163	\$303,815	\$267,500
Townhouses	80	11.1%	23.1%	\$401,511	-10.1%	-1.1%	\$387,000	-1.0%	4.6%	72	\$446,411	\$391,000	65	\$406,146	\$370,000
Manufactured Homes	20	0.0%	53.8%	\$186,670	120.9%	48.9%	\$120,000	66.1%	9.1%	20	\$84,520	\$72,250	13	\$125,346	\$110,000
Total Residential	808	14.9%	25.9%							703			642		
Total Sales	840	14.4%	26.5%							734			664		
Active Listings	3,945	4.7%	-10.4%							3,769			4,404		

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