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Victoria Real Estate Market Remains Strong All Summer

September 1, 2015, Victoria BC – The Victoria Real Estate Board today released its report on real estate activity for August 2015. A total of 741 properties sold in the Victoria Real Estate Board region this August, an increase of 21.7% compared to the 609 properties sold in the same month last year.

“Consumer confidence in our area continues to be one of the main drivers of the spring and summer market surge,” Victoria Real Estate Board President Guy Crozier says. “In terms of single family home sales, this month we saw the highest number sold in the month of August since 2007. A total of 379 single family homes sold in August 2015, compared to 399 in August 2007.”

There were 3,688 active listings for sale on the Victoria Real Estate Board Multiple Listing Service® at the end of August, 14.6% fewer than the 4,316 active listings in August 2014.

The Multiple Listing Service® Home Price Index benchmark value for a single family home in the Victoria Core last year in August was \$556,600. The benchmark value for the same home in August 2015 has increased by 8.37% to \$603,200.

“The Canadian Mortgage and Housing Corporation announced new rules for buyers who have less than a 20 per cent deposit,” notes President Crozier. “Starting at the end of September, buyers who apply for mortgage loan insurance from CMHC will be able to include 100 per cent of the projected income from secondary suites. A change like this may buoy the market through the fall and winter, and we may see increased pressure on areas that permit suites. We’ll watch over the upcoming months and track any trickledown activity.”

More information on the August 2015 report and the Multiple Listing Service® Home Price Index is available from the Victoria Real Estate Board, at 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 over 1,200 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.

Contact:

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August 2015

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		
	2015 - August									2015 - July			2014 - August		
	Units	LM%	LY%	Average\$	LM%	LY%	Median\$	LM%	LY%	Units	Average\$	Median\$	Units	Average\$	Median\$
Single Family Greater Victoria	379	-6.0%	23.9%	\$681,449	2.7%	10.2%	\$587,500	7.8%	8.5%	403	\$663,791	\$545,000	306	\$618,480	\$541,450
Single Family Other Areas	43	-8.5%	13.2%	\$569,030	12.7%	6.8%	\$479,000	13.8%	7.3%	47	\$505,071	\$421,010	38	\$532,551	\$446,250
Single Family Total All Areas	422	-6.2%	22.7%	\$669,994	3.5%	10.0%	\$580,000	8.4%	9.4%	450	\$647,214	\$535,000	344	\$608,988	\$530,000
Condos	175	-20.1%	15.9%	\$336,885	9.2%	4.9%	\$275,500	2.8%	1.8%	219	\$308,561	\$268,000	151	\$321,081	\$270,500
Townhouses	82	7.9%	46.4%	\$420,484	-0.1%	5.8%	\$387,450	-4.3%	4.7%	76	\$420,710	\$405,000	56	\$397,455	\$370,000
Manufactured Homes	16	23.1%	-5.9%	\$132,938	0.3%	23.0%	\$83,000	-36.2%	-17.0%	13	\$132,527	\$130,000	17	\$108,082	\$100,000
Total Residential	695	-8.3%	22.4%							758			568		
Total Sales	741	-6.9%	21.7%							796			609		
Active Listings	3,688	-6.4%	-14.6%							3,942			4,316		

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

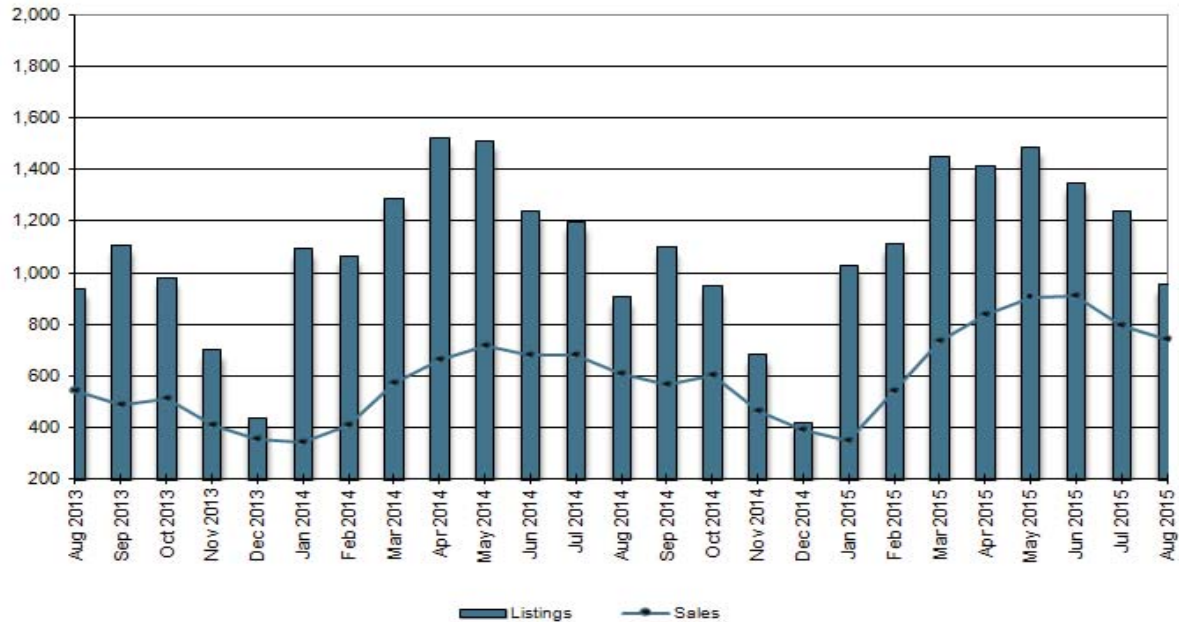
Previous Periods Comparison of MLS® HPI Benchmark Prices and MLS® HPI Index Values

Commonly Quoted Benchmark Home	August 2015 Benchmark Price	July 2015 Benchmark Price	August 2014 Benchmark Price	August 2015 Index Value	July 2015 Index Value	August 2014 Index Value	LM%	LY%
Single Family Benchmark Home: Greater Victoria	\$513,800	\$512,400	\$480,800	148.1	147.7	138.6	0.3%	6.9%
Single Family Benchmark Home: Core	\$603,200	\$599,800	\$556,600	156.6	155.7	144.5	0.6%	8.4%
Single Family Benchmark Home: Westshore	\$423,700	\$422,800	\$414,200	138.3	138.0	135.2	0.2%	2.3%
Single Family Benchmark Home: Peninsula	\$557,100	\$554,400	\$523,300	144.8	144.1	136.0	0.5%	6.5%
Condo Benchmark Home: Greater Victoria	\$298,300	\$298,900	\$290,200	147.6	147.9	143.6	-0.2%	2.8%
Townhouse Benchmark Home: Greater Victoria	\$410,100	\$413,600	\$406,100	141.6	142.8	140.2	-0.8%	1.0%

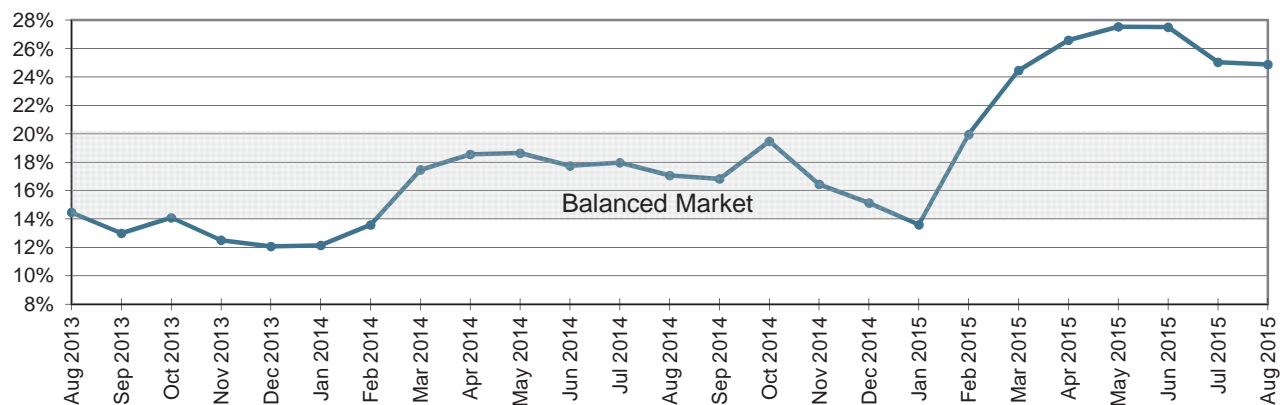
Legend

Current Month:	August 2015
Last Month:	July 2015
Last Year:	August 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 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 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.



MLS®
HOME PRICE INDEX

HPI or Benchmark
(Applies to all tabs)

- ☒ HPI
☐ Benchmark

Area

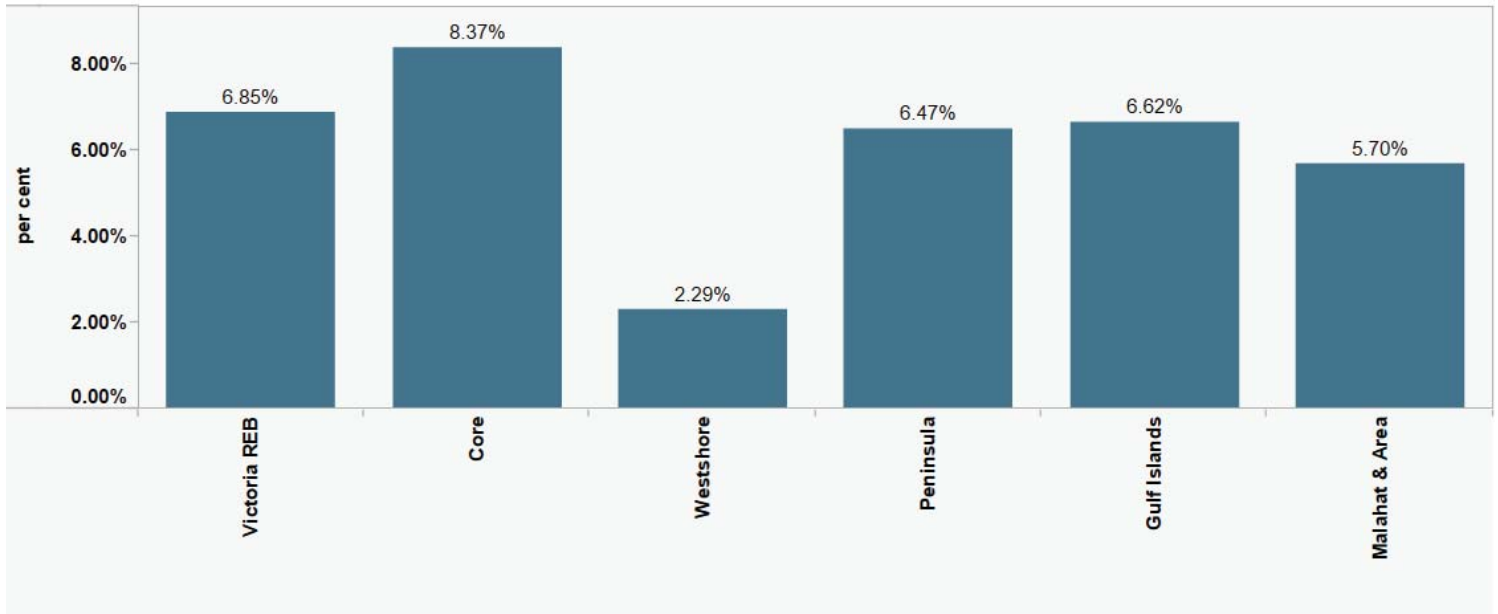
VREB Area Summary

Property Type

Single Family - All

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

Select Timeframe: 12 Months Ago



Benchmark by Timeframe and Property Type: Single Family - All

	August 2015	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	36 Months Ago	60 Months Ago	January 2005
Victoria REB	\$513,800	\$512,400	\$506,800	\$483,200	\$480,800	\$491,900	\$510,700	\$346,900
Victoria	\$584,300	\$583,500	\$574,600	\$544,400	\$536,600	\$546,700	\$557,800	\$372,100
Victoria West	\$440,100	\$429,400	\$433,600	\$413,300	\$415,800	\$410,200	\$437,600	\$282,300
Oak Bay	\$846,700	\$829,600	\$810,300	\$749,000	\$761,100	\$768,300	\$777,100	\$552,000
Esquimalt	\$473,600	\$459,000	\$463,800	\$434,600	\$434,300	\$430,800	\$463,500	\$297,300
View Royal	\$522,100	\$519,400	\$518,400	\$499,200	\$498,800	\$501,200	\$515,700	\$337,300
Saanich East	\$623,000	\$622,200	\$616,600	\$574,800	\$576,800	\$588,600	\$593,800	\$394,500
Saanich West	\$522,700	\$522,700	\$514,900	\$490,700	\$485,300	\$496,800	\$513,600	\$336,800
Sooke	\$355,300	\$359,600	\$352,800	\$337,600	\$352,300	\$359,900	\$388,300	\$271,200
Langford	\$428,500	\$424,500	\$422,400	\$411,900	\$420,500	\$423,900	\$456,000	\$308,500
Metchosin	\$597,400	\$604,300	\$591,900	\$578,100	\$613,000	\$617,600	\$695,800	\$459,900
Colwood	\$468,100	\$467,500	\$468,400	\$451,500	\$446,000	\$470,300	\$480,600	\$320,200
Highlands	\$924,200	\$919,500	\$889,300	\$836,100	\$814,600	\$911,500	\$931,000	\$672,700
North Saanich	\$664,400	\$662,000	\$659,600	\$623,500	\$620,100	\$644,200	\$682,200	\$481,100
Sidney	\$461,900	\$454,300	\$462,200	\$437,300	\$434,500	\$442,700	\$460,000	\$314,800
Central Saanich	\$538,900	\$540,700	\$520,900	\$501,800	\$509,000	\$520,100	\$538,900	\$360,500
ML Malahat & Area	\$394,200	\$392,300	\$390,100	\$381,800	\$373,000	\$380,700	\$395,300	\$275,900
GI Gulf Islands	\$349,200	\$365,000	\$350,000	\$349,500	\$327,500	\$363,500	\$398,400	\$293,200

Source: Victoria Real Estate Board

HPI by Timeframe and Property Type: Single Family - All

	August 2015	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	36 Months Ago	60 Months Ago	January 2005
Victoria REB	148.1	147.7	146.1	139.3	138.6	141.8	147.2	100.0
Victoria	157.0	156.8	154.4	146.3	144.2	146.9	149.9	100.0
Victoria West	155.9	152.1	153.6	146.4	147.3	145.3	155.0	100.0
Oak Bay	153.4	150.3	146.8	135.7	137.9	139.2	140.8	100.0
Esquimalt	159.3	154.4	156.0	146.2	146.1	144.9	155.9	100.0
View Royal	154.8	154.0	153.7	148.0	147.9	148.6	152.9	100.0
Saanich East	157.9	157.7	156.3	145.7	146.2	149.2	150.5	100.0
Saanich West	155.2	155.2	152.9	145.7	144.1	147.5	152.5	100.0
Sooke	131.0	132.6	130.1	124.5	129.9	132.7	143.2	100.0
Langford	138.9	137.6	136.9	133.5	136.3	137.4	147.8	100.0
Metchosin	129.9	131.4	128.7	125.7	133.3	134.3	151.3	100.0
Colwood	146.2	146.0	146.3	141.0	139.3	146.9	150.1	100.0
Highlands	137.4	136.7	132.2	124.3	121.1	135.5	138.4	100.0
North Saanich	138.1	137.6	137.1	129.6	128.9	133.9	141.8	100.0
Sidney	146.7	144.3	146.8	138.9	138.0	140.6	146.1	100.0
Central Saanich	149.5	150.0	144.5	139.2	141.2	144.3	149.5	100.0
ML Malahat & Area	142.9	142.2	141.4	138.4	135.2	138.0	143.3	100.0
GI Gulf Islands	119.1	124.5	119.4	119.2	111.7	124.0	135.9	100.0

Source: Victoria Real Estate Board

Benchmark by Timeframe and Property Type: Condo Apartment

	August 2015	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	36 Months Ago	60 Months Ago	January 2005
Victoria REB	\$298,300	\$298,900	\$300,500	\$289,200	\$290,200	\$291,000	\$309,600	\$202,100
Victoria	\$278,700	\$279,500	\$283,600	\$275,500	\$279,600	\$274,000	\$286,500	\$189,900
Victoria West	\$531,600	\$535,300	\$538,000	\$474,600	\$463,500	\$464,800	\$482,400	\$338,800
Oak Bay	\$323,000	\$319,700	\$318,700	\$303,600	\$302,300	\$354,900	\$364,800	\$255,100
Esquimalt	\$258,800	\$259,400	\$263,900	\$244,600	\$243,200	\$251,100	\$249,900	\$155,700
View Royal	\$355,800	\$351,300	\$355,100	\$337,400	\$327,800	\$333,200	\$357,400	\$233,000
Saanich East	\$243,000	\$242,600	\$239,000	\$236,800	\$231,100	\$247,700	\$261,000	\$160,700
Saanich West	\$222,700	\$221,400	\$222,000	\$214,500	\$212,900	\$218,400	\$230,100	\$144,800
Langford	\$270,300	\$264,900	\$265,100	\$258,700	\$260,400	\$259,900	\$286,800	\$186,800
Colwood	\$261,300	\$257,000	\$255,900	\$249,500	\$253,000	\$256,400	\$287,600	\$181,400
Sidney	\$315,800	\$327,300	\$324,300	\$310,000	\$316,700	\$290,500	\$358,600	\$231,300

Source: Victoria Real Estate Board

HPI by Timeframe and Property Type: Condo Apartment

	August 2015	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	36 Months Ago	60 Months Ago	January 2005
Victoria REB	147.6	147.9	148.7	143.1	143.6	144.0	153.2	100.0
Victoria	146.8	147.2	149.4	145.1	147.3	144.3	150.9	100.0
Victoria West	156.9	158.0	158.8	140.1	136.8	137.2	142.4	100.0
Oak Bay	126.6	125.3	124.9	119.0	118.5	139.1	143.0	100.0
Esquimalt	166.2	166.6	169.5	157.1	156.2	161.3	160.5	100.0
View Royal	152.7	150.8	152.4	144.8	140.7	143.0	153.4	100.0
Saanich East	151.2	150.9	148.7	147.3	143.8	154.1	162.4	100.0
Saanich West	153.8	152.9	153.3	148.1	147.0	150.8	158.9	100.0
Langford	144.7	141.8	141.9	138.5	139.4	139.1	153.5	100.0
Colwood	144.1	141.7	141.1	137.6	139.5	141.4	158.6	100.0
Sidney	136.5	141.5	140.2	134.0	136.9	125.6	155.0	100.0

Source: Victoria Real Estate Board

Benchmark by Timeframe and Property Type: Townhouse

	August 2015	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	36 Months Ago	60 Months Ago	January 2005
Victoria REB	\$410,100	\$413,600	\$408,700	\$400,900	\$406,100	\$406,100	\$429,300	\$289,600
Victoria	\$414,700	\$419,300	\$411,000	\$395,300	\$415,300	\$405,300	\$437,000	\$286,000
Victoria West	\$293,100	\$305,100	\$304,700	\$295,600	\$293,900	\$302,600	\$302,200	\$189,400
Oak Bay	\$523,000	\$530,300	\$514,900	\$491,600	\$521,000	\$527,000	\$585,000	\$402,900
Esquimalt	\$343,300	\$356,400	\$356,600	\$346,000	\$344,900	\$344,600	\$346,400	\$221,300
View Royal	\$393,500	\$410,100	\$400,900	\$406,200	\$402,900	\$381,300	\$393,500	\$254,900
Saanich East	\$517,600	\$520,500	\$512,500	\$502,700	\$506,700	\$502,700	\$521,600	\$364,000
Saanich West	\$433,100	\$440,200	\$433,600	\$429,100	\$426,800	\$425,100	\$426,200	\$286,000
Sooke	\$343,800	\$332,100	\$336,900	\$339,800	\$350,700	\$342,400	\$382,800	\$286,800
Langford	\$320,200	\$311,000	\$308,900	\$310,200	\$324,500	\$323,300	\$362,900	\$255,700
Colwood	\$379,600	\$368,700	\$373,900	\$366,600	\$382,900	\$384,400	\$433,900	\$301,700
Sidney	\$378,100	\$373,700	\$369,300	\$365,900	\$370,900	\$380,400	\$389,300	\$277,800
Central Saanich	\$426,600	\$425,700	\$418,300	\$414,500	\$412,500	\$411,900	\$428,300	\$294,000
ML Malahat & Area	\$353,800	\$362,200	\$356,400	\$341,700	\$344,000	\$377,800	\$412,800	\$252,200
GI Gulf Islands	\$372,900	\$372,000	\$376,400	\$355,000	\$365,300	\$434,200	\$496,500	\$292,200

Source: Victoria Real Estate Board

HPI by Timeframe and Property Type: Townhouse

	August 2015	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	36 Months Ago	60 Months Ago	January 2005
Victoria REB	141.6	142.8	141.1	138.4	140.2	140.2	148.2	100.0
Victoria	145.0	146.6	143.7	138.2	145.2	141.7	152.8	100.0
Victoria West	154.8	161.1	160.9	156.1	155.2	159.8	159.6	100.0
Oak Bay	129.8	131.6	127.8	122.0	129.3	130.8	145.2	100.0
Esquimalt	155.1	161.0	161.1	156.3	155.8	155.7	156.5	100.0
View Royal	154.4	160.9	157.3	159.4	158.1	149.6	154.4	100.0
Saanich East	142.2	143.0	140.8	138.1	139.2	138.1	143.3	100.0
Saanich West	151.4	153.9	151.6	150.0	149.2	148.6	149.0	100.0
Sooke	119.9	115.8	117.5	118.5	122.3	119.4	133.5	100.0
Langford	125.2	121.6	120.8	121.3	126.9	126.4	141.9	100.0
Colwood	125.8	122.2	123.9	121.5	126.9	127.4	143.8	100.0
Sidney	136.1	134.5	132.9	131.7	133.5	136.9	140.1	100.0
Central Saanich	145.1	144.8	142.3	141.0	140.3	140.1	145.7	100.0
ML Malahat & Area	140.3	143.6	141.3	135.5	136.4	149.8	163.7	100.0
GI Gulf Islands	127.6	127.3	128.8	121.5	125.0	148.6	169.9	100.0

Source: Victoria Real Estate Board



HPI or Benchmark

(Applies to all tabs)

○ HPI

● Benchmark

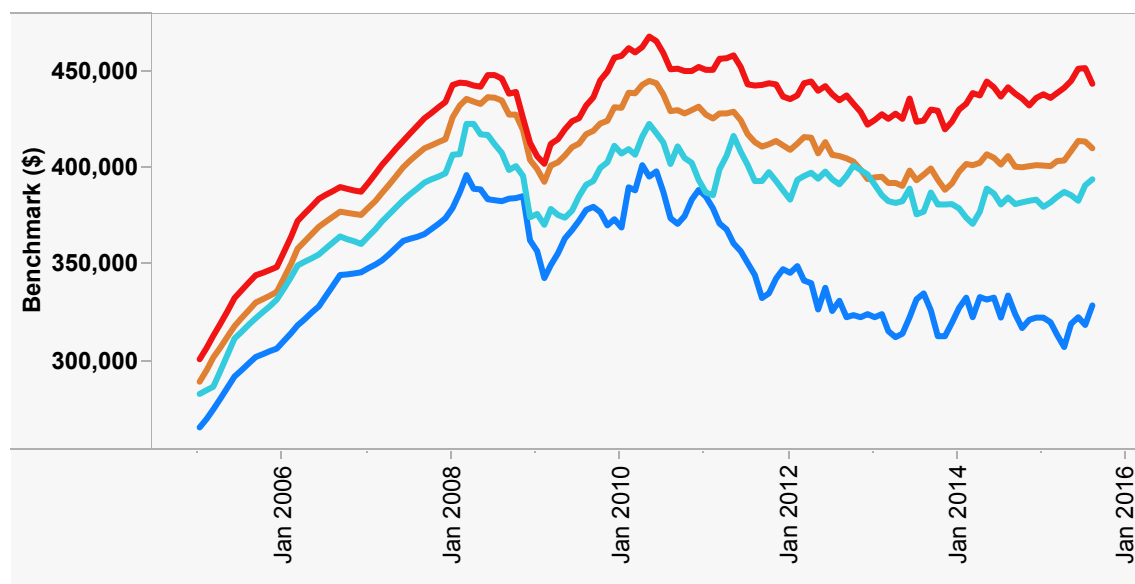
Area





VREB Area Summary

Benchmark Performance over Time

Select Date Range:

All values




































Core	Peninsula	Victoria REB	Westshore
Townhouse	Townhouse	Townhouse	Townhouse
			

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

August 2015

Tuesday, September 1, 2015

Region District	Units	Total Volume
Residential		
● Single Family		
Greater Victoria		
Victoria	35	\$24,353,755
Victoria West	4	\$2,396,000
Oak Bay	28	\$31,582,283
Esquimalt	14	\$7,147,873
View Royal	6	\$3,471,000
Saanich East	73	\$52,893,877
Saanich West	29	\$17,226,200
Central Saanich	28	\$17,459,075
North Saanich	19	\$13,999,735
Sidney	13	\$6,534,500
Highlands	5	\$3,511,500
Colwood	21	\$10,465,438
Langford	51	\$26,721,334
Metchosin	3	\$2,360,500
Sooke	32	\$12,222,569
Waterfront (all districts)	18	\$25,923,500
Total Greater Victoria	379	\$258,269,139
Other Areas		
Shawnigan Lake / Malahat	2	\$687,000
Gulf Islands	19	\$9,742,500
Upland / Mainland	10	\$4,053,774
Waterfront (all districts)	12	\$9,985,000
Total Other Areas	43	\$24,468,274
Total Single Family	422	\$282,737,413
● Condominium		
Greater Victoria		
Victoria	66	\$23,050,200
Victoria West	8	\$4,782,400
Oak Bay	5	\$1,614,000
Esquimalt	7	\$1,411,000
View Royal	3	\$853,900
Saanich East	34	\$10,131,000
Saanich West	12	\$3,576,592
Central Saanich	1	\$210,000
Sidney	13	\$3,192,400
Colwood	4	\$994,900
Langford	12	\$3,260,000
Sooke	1	\$115,000
Waterfront (all districts)	9	\$5,763,400
Total Greater Victoria	175	\$58,954,792
Total Condominium	175	\$58,954,792

Monthly Sales Summary

August 2015

Tuesday, September 1, 2015

Region District	Units	Total Volume
● Townhouse		
Greater Victoria		
Victoria	9	\$4,328,000
Oak Bay	1	\$470,000
Esquimalt	2	\$620,000
View Royal	5	\$2,262,000
Saanich East	11	\$5,006,209
Saanich West	4	\$2,014,000
Central Saanich	6	\$2,567,350
North Saanich	2	\$1,073,000
Sidney	10	\$4,664,085
Colwood	5	\$1,745,400
Langford	15	\$4,911,299
Sooke	3	\$959,700
Waterfront (all districts)	4	\$2,074,130
Total Greater Victoria	77	\$32,695,173
Other Areas		
Gulf Islands	3	\$1,739,500
Waterfront (all districts)	2	\$45,000
Total Other Areas	5	\$1,784,500
Total Townhouse	82	\$34,479,673
● Manufactured Homes		
Greater Victoria		
Victoria	1	\$815,000
View Royal	2	\$114,500
Central Saanich	3	\$277,500
Langford	5	\$400,500
Total Greater Victoria	11	\$1,607,500
Other Areas		
Shawnigan Lake / Malahat	1	\$102,000
Gulf Islands	2	\$236,000
UpIsland / Mainland	2	\$181,500
Total Other Areas	5	\$519,500
Total Manufactured Homes	16	\$2,127,000
Total Residential	695	\$378,298,878

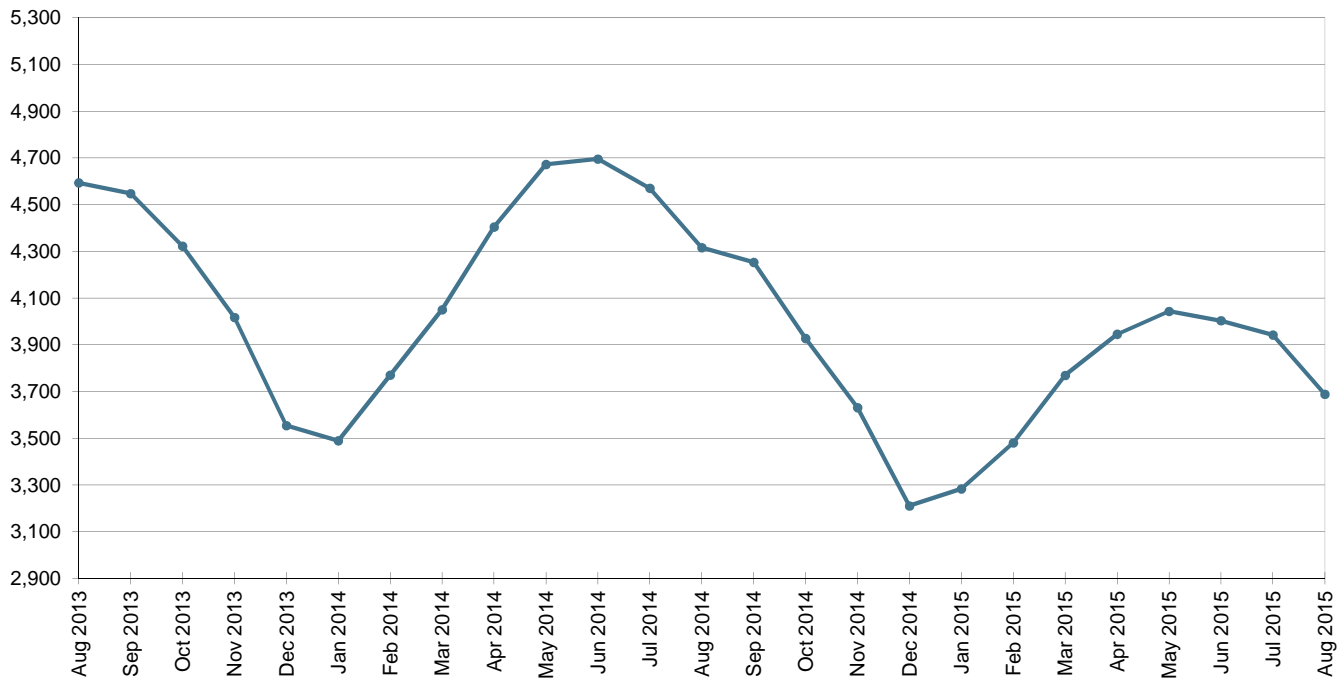
Monthly Sales Summary

August 2015

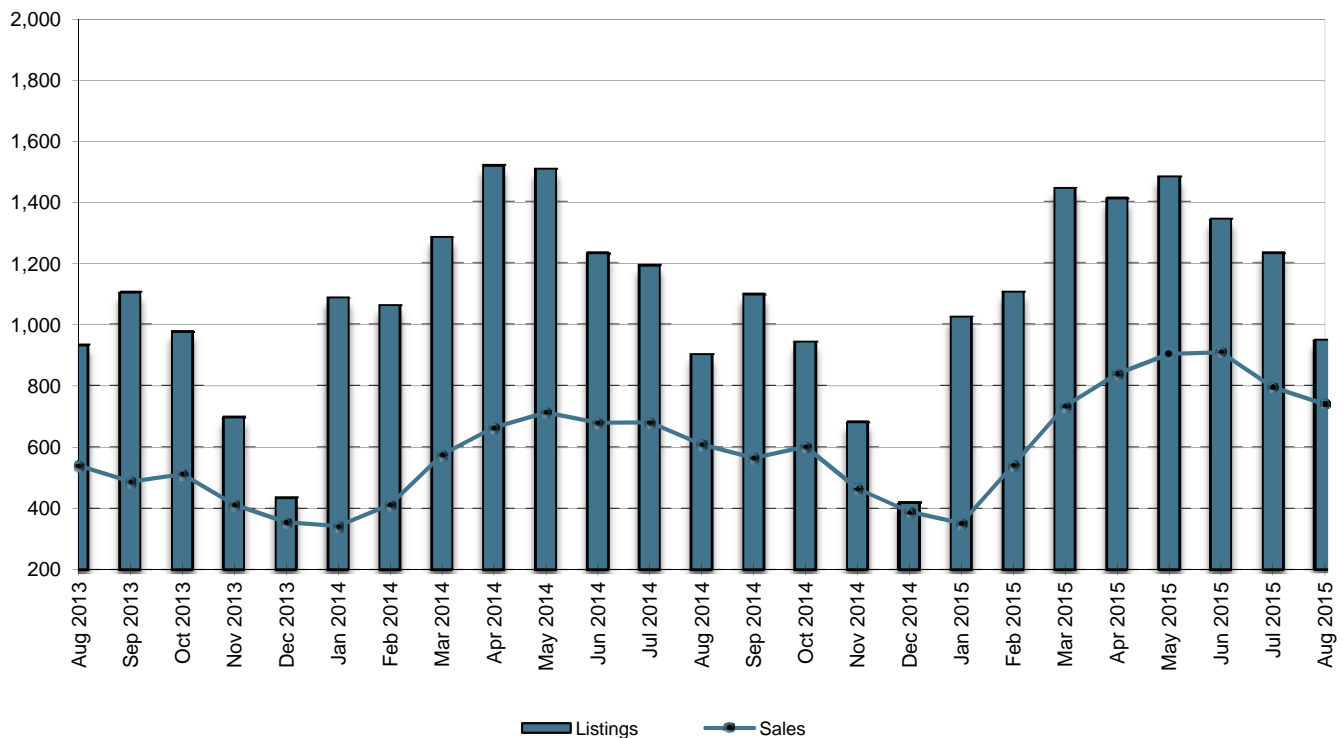
Tuesday, September 1, 2015

Region District	Units	Total Volume
Other Property		
● Lots & Acreage (Incl Wtrfrnt)		
Greater Victoria		
Esquimalt	1	\$312,000
Saanich East	3	\$2,777,000
Saanich West	1	\$315,000
Central Saanich	2	\$968,500
North Saanich	5	\$2,123,950
Highlands	-1	(\$400,000)
Colwood	2	\$490,750
Langford	3	\$2,170,000
Sooke	4	\$732,000
Total Greater Victoria	20	\$9,489,200
Other Areas		
Shawnigan Lake / Malahat	1	\$110,000
Gulf Islands	7	\$1,458,500
Upland / Mainland	10	\$1,863,800
Total Other Areas	18	\$3,432,300
Total Lots & Acreage (Incl Wtrfrnt)	38	\$12,921,500
● Other Commercial Properties	8	\$4,143,052
Grand Totals	741	\$395,363,430

Total Active MLS® Listings



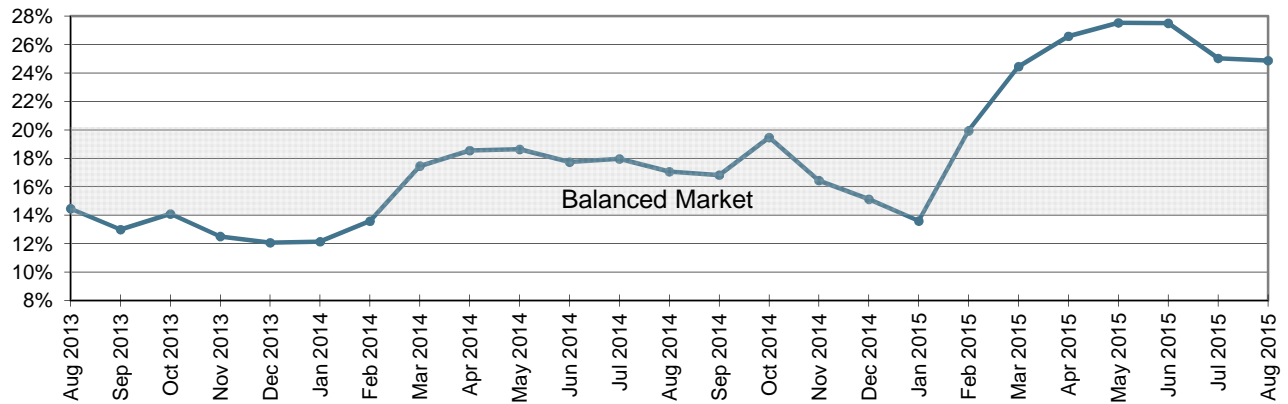
Total New MLS® Listings and Total MLS® Sales



Sales to Active Listings Ratio

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August 2015



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

August 2015

Tuesday, September 01, 2015

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Single Family - Residential						
Units Listed	377	355	6 %	4248	4137	3 %
Units Sold	340	285	19 %	2797	2258	24 %
Sell/List Ratio	90 %	80 %		66 %	55 %	
Sales Dollars	\$211,227,908	\$157,584,107	34 %	\$1,664,812,913	\$1,278,171,754	30 %
Average Price / Unit	\$621,259	\$552,927	12 %	\$595,214	\$566,064	5 %
Price Ratio	98 %	97 %		98 %	98 %	
Days To Sell	48	65	-25 %	49	58	-16 %
Active Listings at Month End	1027	1277	-20 %			
Single Family - Residential Waterfront						
Units Listed	42	48	-13 %	455	432	5 %
Units Sold	29	21	38 %	216	147	47 %
Sell/List Ratio	69 %	44 %		47 %	34 %	
Sales Dollars	\$35,107,500	\$23,692,000	48 %	\$241,766,611	\$161,589,339	50 %
Average Price / Unit	\$1,210,603	\$1,128,190	7 %	\$1,119,290	\$1,099,247	2 %
Price Ratio	95 %	91 %		95 %	93 %	
Days To Sell	127	183	-30 %	113	131	-14 %
Active Listings at Month End	259	325	-20 %			
Single Family - Residential Acreage						
Units Listed	56	44	27 %	532	540	-1 %
Units Sold	37	33	12 %	248	224	11 %
Sell/List Ratio	66 %	75 %		47 %	41 %	
Sales Dollars	\$28,771,300	\$25,621,177	12 %	\$176,201,747	\$157,426,847	12 %
Average Price / Unit	\$777,603	\$776,399	0 %	\$710,491	\$702,798	1 %
Price Ratio	96 %	96 %		96 %	96 %	
Days To Sell	69	106	-35 %	107	101	6 %
Active Listings at Month End	308	319	-3 %			
Condominium						
Units Listed	239	217	10 %	2421	2312	5 %
Units Sold	175	151	16 %	1429	1132	26 %
Sell/List Ratio	73 %	70 %		59 %	49 %	
Sales Dollars	\$58,954,792	\$48,483,286	22 %	\$468,980,130	\$361,870,294	30 %
Average Price / Unit	\$336,885	\$321,081	5 %	\$328,188	\$319,673	3 %
Price Ratio	97 %	97 %		97 %	97 %	
Days To Sell	64	69	-7 %	61	69	-11 %
Active Listings at Month End	740	866	-15 %			

Monthly Comparative Activity By Property Type

August 2015

Tuesday, September 01, 2015

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Townhouse						
Units Listed	88	85	4 %	951	945	1 %
Units Sold	82	56	46 %	591	507	17 %
Sell/List Ratio	93 %	66 %		62 %	54 %	
Sales Dollars	\$34,479,673	\$22,257,500	55 %	\$244,337,450	\$207,076,826	18 %
Average Price / Unit	\$420,484	\$397,455	6 %	\$413,431	\$408,436	1 %
Price Ratio	98 %	98 %		98 %	98 %	
Days To Sell	56	75	-25 %	65	67	-3 %
Active Listings at Month End	302	335	-10 %			
Strata Duplex (Up and Down)						
Units Listed	2	0	%	9	7	29 %
Units Sold	0	0	%	3	3	0 %
Sell/List Ratio	0 %	%		33 %	43 %	
Sales Dollars	\$0	\$0	%	\$1,849,800	\$946,000	96 %
Average Price / Unit			%	\$616,600	\$315,333	96 %
Price Ratio	%	%		96 %	97 %	
Days To Sell			%	32	60	-47 %
Active Listings at Month End	4	4	0 %			
Strata Duplex (Side by Side)						
Units Listed	11	10	10 %	109	98	11 %
Units Sold	10	2	400 %	67	44	52 %
Sell/List Ratio	91 %	20 %		61 %	45 %	
Sales Dollars	\$4,388,750	\$992,500	342 %	\$27,740,038	\$18,324,900	51 %
Average Price / Unit	\$438,875	\$496,250	-12 %	\$414,030	\$416,475	-1 %
Price Ratio	98 %	97 %		98 %	97 %	
Days To Sell	50	69	-26 %	51	58	-11 %
Active Listings at Month End	24	33	-27 %			
Strata Duplex (Front and Back)						
Units Listed	3	1	200 %	25	27	-7 %
Units Sold	3	1	200 %	13	13	0 %
Sell/List Ratio	100 %	100 %		52 %	48 %	
Sales Dollars	\$1,275,455	\$340,000	275 %	\$6,090,655	\$5,253,500	16 %
Average Price / Unit	\$425,152	\$340,000	25 %	\$468,512	\$404,115	16 %
Price Ratio	99 %	100 %		97 %	97 %	
Days To Sell	41	79	-48 %	45	63	-28 %
Active Listings at Month End	8	6	33 %			

Monthly Comparative Activity By Property Type

August 2015

Tuesday, September 01, 2015

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Recreational						
Units Listed	0	1	-100 %	21	21	0 %
Units Sold	0	0	%	6	3	100 %
Sell/List Ratio	%	0 %		29 %	14 %	
Sales Dollars	\$0	\$0	%	\$743,000	\$520,000	43 %
Average Price / Unit			%	\$123,833	\$173,333	-29 %
Price Ratio	%	%		90 %	94 %	
Days To Sell			%	45	328	-86 %
Active Listings at Month End	16	20	-20 %			
Manufactured Home						
Units Listed	23	21	10 %	203	220	-8 %
Units Sold	16	17	-6 %	129	119	8 %
Sell/List Ratio	70 %	81 %		64 %	54 %	
Sales Dollars	\$2,127,000	\$1,837,400	16 %	\$16,367,450	\$14,093,753	16 %
Average Price / Unit	\$132,938	\$108,082	23 %	\$126,879	\$118,435	7 %
Price Ratio	86 %	94 %		92 %	95 %	
Days To Sell	87	69	27 %	89	103	-13 %
Active Listings at Month End	69	116	-41 %			
Residential Lots						
Units Listed	20	38	-47 %	279	284	-2 %
Units Sold	24	11	118 %	115	63	83 %
Sell/List Ratio	120 %	29 %		41 %	22 %	
Sales Dollars	\$5,482,300	\$2,793,000	96 %	\$28,869,310	\$17,366,650	66 %
Average Price / Unit	\$228,429	\$253,909	-10 %	\$251,037	\$275,661	-9 %
Price Ratio	93 %	93 %		93 %	93 %	
Days To Sell	148	140	6 %	131	142	-8 %
Active Listings at Month End	206	254	-19 %			
Residential Lots - Waterfront						
Units Listed	5	12	-58 %	59	50	18 %
Units Sold	1	4	-75 %	15	9	67 %
Sell/List Ratio	20 %	33 %		25 %	18 %	
Sales Dollars	\$565,000	\$2,735,000	-79 %	\$4,871,400	\$4,779,900	2 %
Average Price / Unit	\$565,000	\$683,750	-17 %	\$324,760	\$531,100	-39 %
Price Ratio	98 %	99 %		90 %	97 %	
Days To Sell	23	16	48 %	193	56	248 %
Active Listings at Month End	43	44	-2 %			

Monthly Comparative Activity By Property Type

August 2015

Tuesday, September 01, 2015

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Residential Acreage						
Units Listed	21	21	0 %	174	188	-7 %
Units Sold	12	9	33 %	63	36	75 %
Sell/List Ratio	57 %	43 %		36 %	19 %	
Sales Dollars	\$6,312,200	\$3,182,900	98 %	\$19,196,499	\$10,589,528	81 %
Average Price / Unit	\$526,017	\$353,656	49 %	\$304,706	\$294,154	4 %
Price Ratio	96 %	94 %		90 %	90 %	
Days To Sell	99	161	-39 %	228	175	30 %
Active Listings at Month End	198	223	-11 %			
Residential Acreage - Waterfront						
Units Listed	3	7	-57 %	57	56	2 %
Units Sold	1	0	%	12	11	9 %
Sell/List Ratio	33 %	0 %		21 %	20 %	
Sales Dollars	\$562,000	\$0	%	\$10,004,033	\$13,648,000	-27 %
Average Price / Unit	\$562,000		%	\$833,669	\$1,240,727	-33 %
Price Ratio	94 %	%		95 %	84 %	
Days To Sell	195		%	236	173	36 %
Active Listings at Month End	74	73	1 %			
Revenue - Duplex/Triplex						
Units Listed	6	4	50 %	53	42	26 %
Units Sold	3	2	50 %	30	14	114 %
Sell/List Ratio	50 %	50 %		57 %	33 %	
Sales Dollars	\$1,966,500	\$1,262,000	56 %	\$18,800,750	\$8,460,000	122 %
Average Price / Unit	\$655,500	\$631,000	4 %	\$626,692	\$604,286	4 %
Price Ratio	97 %	96 %		97 %	96 %	
Days To Sell	79	54	47 %	41	57	-27 %
Active Listings at Month End	17	11	55 %			
Revenue - Multi Units						
Units Listed	4	1	300 %	30	22	36 %
Units Sold	1	3	-67 %	13	7	86 %
Sell/List Ratio	25 %	300 %		43 %	32 %	
Sales Dollars	\$925,000	\$2,064,000	-55 %	\$13,456,900	\$5,753,000	134 %
Average Price / Unit	\$925,000	\$688,000	34 %	\$1,035,146	\$821,857	26 %
Price Ratio	93 %	97 %		95 %	97 %	
Days To Sell	51	51	1 %	100	124	-19 %
Active Listings at Month End	20	17	18 %			

Monthly Comparative Activity By Property Type

August 2015

Tuesday, September 01, 2015

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Revenue - Apartment Block						
Units Listed	0	0	%	4	9	-56 %
Units Sold	0	0	%	1	1	0 %
Sell/List Ratio	%	%		25 %	11 %	
Sales Dollars	\$0	\$0	%	\$1,360,000	\$4,300,000	-68 %
Average Price / Unit			%	\$1,360,000	\$4,300,000	-68 %
Price Ratio	%	%		101 %	144 %	
Days To Sell			%	15	82	-82 %
Active Listings at Month End	2	5	-60 %			
Revenue - Commercial						
Units Listed	14	8	75 %	83	73	14 %
Units Sold	5	2	150 %	18	19	-5 %
Sell/List Ratio	36 %	25 %		22 %	26 %	
Sales Dollars	\$3,763,000	\$1,045,000	260 %	\$17,541,407	\$21,847,300	-20 %
Average Price / Unit	\$752,600	\$522,500	44 %	\$974,523	\$1,149,858	-15 %
Price Ratio	97 %	93 %		93 %	83 %	
Days To Sell	86	147	-42 %	104	160	-35 %
Active Listings at Month End	60	62	-3 %			
Revenue - Industrial						
Units Listed	1	0	%	2	1	100 %
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	3	1	200 %			
Business with Land & Building						
Units Listed	7	10	-30 %	82	87	-6 %
Units Sold	0	1	-100 %	15	18	-17 %
Sell/List Ratio	0 %	10 %		18 %	21 %	
Sales Dollars	-\$544,982	\$1,078,000	-151 %	\$9,487,562	\$11,204,458	-15 %
Average Price / Unit		\$1,078,000	%	\$632,504	\$622,470	2 %
Price Ratio	99 %	94 %		90 %	90 %	
Days To Sell	102	79	29 %	214	118	81 %
Active Listings at Month End	77	70	10 %			

Monthly Comparative Activity By Property Type

August 2015

Tuesday, September 01, 2015

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Business Only						
Units Listed	7	6	17 %	66	82	-20 %
Units Sold	0	4	-100 %	8	27	-70 %
Sell/List Ratio	0 %	67 %		12 %	33 %	
Sales Dollars	\$0	\$695,000	-100 %	\$1,037,500	\$3,693,232	-72 %
Average Price / Unit		\$173,750	%	\$129,688	\$136,786	-5 %
Price Ratio	%	74 %		95 %	89 %	
Days To Sell		270	%	236	210	12 %
Active Listings at Month End	65	76	-14 %			
Motel/Hotel						
Units Listed	1	1	0 %	8	12	-33 %
Units Sold	0	1	-100 %	3	0	%
Sell/List Ratio	0 %	100 %		38 %	0 %	
Sales Dollars	\$0	\$2,625,000	-100 %	\$2,941,460	-\$1,175,000	-350 %
Average Price / Unit		\$2,625,000	%	\$980,487		%
Price Ratio	%	88 %		72 %	73 %	
Days To Sell		108	%	394	108	265 %
Active Listings at Month End	9	11	-18 %			
Lease - Office						
Units Listed	10	5	100 %	33	32	3 %
Units Sold	0	0	%	2	3	-33 %
Sell/List Ratio	0 %	0 %		6 %	9 %	
Sales Dollars	\$0	\$0	%	\$875,016	\$51	1732605 %
Average Price / Unit			%	\$437,508	\$17	2598957 %
Price Ratio	%	%		%	%	
Days To Sell			%	203	188	8 %
Active Listings at Month End	41	37	11 %			
Lease - Retail						
Units Listed	6	1	500 %	40	37	8 %
Units Sold	1	0	%	7	9	-22 %
Sell/List Ratio	17 %	0 %		18 %	24 %	
Sales Dollars	\$22	\$0	%	\$172	\$1,015	-83 %
Average Price / Unit	\$22		%	\$25	\$113	-78 %
Price Ratio	%	%		6 %	107 %	
Days To Sell	253		%	214	77	178 %
Active Listings at Month End	37	32	16 %			

Monthly Comparative Activity By Property Type

August 2015

Tuesday, September 01, 2015

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Lease - Warehouse						
Units Listed	0	0	%	1	1	0 %
Units Sold	0	0	%	0	0	%
Sell/List Ratio	%	%		0 %	0 %	
Sales Dollars	\$0	\$0	%	\$0	\$0	%
Average Price / Unit			%			%
Price Ratio	%	%		%	%	
Days To Sell			%			%
Active Listings at Month End	1	1	0 %			
Lease - Industrial						
Units Listed	1	0	%	5	2	150 %
Units Sold	0	0	%	1	0	%
Sell/List Ratio	0 %	%		20 %	0 %	
Sales Dollars	\$0	\$0	%	\$18	\$0	%
Average Price / Unit			%	\$18		%
Price Ratio	%	%		1 %	%	
Days To Sell			%	244		%
Active Listings at Month End	4	2	100 %			
Lease - Other						
Units Listed	5	3	67 %	39	50	-22 %
Units Sold	1	6	-83 %	10	10	0 %
Sell/List Ratio	20 %	200 %		26 %	20 %	
Sales Dollars	\$12	\$1,427	-99 %	\$5,875	\$1,483	296 %
Average Price / Unit	\$12	\$238	-95 %	\$588	\$148	296 %
Price Ratio	%	%		11 %	%	
Days To Sell	195	173	13 %	200	162	23 %
Active Listings at Month End	46	46	0 %			
Commercial Land						
Units Listed	0	5	-100 %	25	36	-31 %
Units Sold	0	0	%	7	0	%
Sell/List Ratio	%	0 %		28 %	0 %	
Sales Dollars	\$0	\$0	%	\$9,015,024	\$0	%
Average Price / Unit			%	\$1,287,861		%
Price Ratio	%	%		88 %	%	
Days To Sell			%	257		%
Active Listings at Month End	28	50	-44 %			

Monthly Comparative Activity By Property Type

August 2015

Tuesday, September 01, 2015

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Grand Totals						
Units Listed	952	904	5 %	10014	9803	2 %
Units Sold	741	609	22 %	5819	4677	24 %
Sell/List Ratio	78 %	67 %		58 %	48 %	
Sales Dollars	\$395,363,430	\$298,289,297	33 %	\$2,986,352,719	\$2,305,742,829	30 %
Average Price / Unit	\$533,554	\$489,802	9 %	\$513,207	\$492,996	4 %
Price Ratio	97 %	96 %		97 %	97 %	
Days To Sell	63	78	-20 %	66	72	-8 %
Active Listings at Month End	3688	4316	-15 %			

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

August 2015

Tuesday, September 01, 2015

Sales by Property Type	This Month									Last Month			This Month Last Year		
	2015 - August									2015 - July			2014 - August		
	Units	LM%	LY%	Average\$	LM%	LY%	Median\$	LM%	LY%	Units	Average\$	Median\$	Units	Average\$	Median\$
Single Family Greater Victoria	379	-6.0%	23.9%	\$681,449	2.7%	10.2%	\$587,500	7.8%	8.5%	403	\$663,791	\$545,000	306	\$618,480	\$541,450
Single Family Other Areas	43	-8.5%	13.2%	\$569,030	12.7%	6.8%	\$479,000	13.8%	7.3%	47	\$505,071	\$421,010	38	\$532,551	\$446,250
Single Family Total All Areas	422	-6.2%	22.7%	\$669,994	3.5%	10.0%	\$580,000	8.4%	9.4%	450	\$647,214	\$535,000	344	\$608,988	\$530,000
Condos	175	-20.1%	15.9%	\$336,885	9.2%	4.9%	\$275,500	2.8%	1.8%	219	\$308,561	\$268,000	151	\$321,081	\$270,500
Townhouses	82	7.9%	46.4%	\$420,484	-0.1%	5.8%	\$387,450	-4.3%	4.7%	76	\$420,710	\$405,000	56	\$397,455	\$370,000
Manufactured Homes	16	23.1%	-5.9%	\$132,938	0.3%	23.0%	\$83,000	-36.2%	-17.0%	13	\$132,527	\$130,000	17	\$108,082	\$100,000
Total Residential	695	-8.3%	22.4%							758			568		
Total Sales	741	-6.9%	21.7%							796			609		
Active Listings	3,688	-6.4%	-14.6%							3,942			4,316		

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