

September 2020 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		
	September 2020									August 2020			September 2019		
	Units	LM%	LY%	Average\$	LM%	LY%	Median\$	LM%	LY%	Units	Average\$	Median\$	Units	Average\$	Median\$
Single Family Greater Victoria	522	5.9%	109.6%	\$1,075,891	7.3%	18.8%	\$875,000	-1.1%	6.7%	493	\$1,002,604	\$885,000	249	\$905,964	\$820,000
Single Family Other Areas	17	6.3%	-48.5%	\$1,080,171	24.8%	44.1%	\$899,900	14.9%	46.3%	16	\$865,394	\$783,250	33	\$749,576	\$615,000
Single Family Total All Areas	539	5.9%	91.1%	\$1,076,026	7.8%	21.2%	\$875,000	-0.6%	9.4%	509	\$998,291	\$880,000	282	\$887,663	\$799,900
Condo Apartment	280	6.9%	26.7%	\$502,169	4.3%	12.4%	\$430,000	1.2%	4.4%	262	\$481,334	\$425,000	221	\$446,740	\$412,000
Row/Townhouse	107	-23.6%	40.8%	\$601,116	-3.4%	2.2%	\$555,000	-3.2%	1.5%	140	\$622,407	\$573,450	76	\$588,287	\$546,975
Manufactured Home	12	-52.0%	9.1%	\$244,525	-5.9%	32.3%	\$239,450	-1.4%	65.1%	25	\$259,952	\$242,900	11	\$184,832	\$145,000
Total Residential	938	0.2%	59.0%							936			590		
Total Sales	989	1.0%	60.6%							979			616		
Active Listings	2,389	-7.5%	-15.4%							2,584			2,823		

Legend

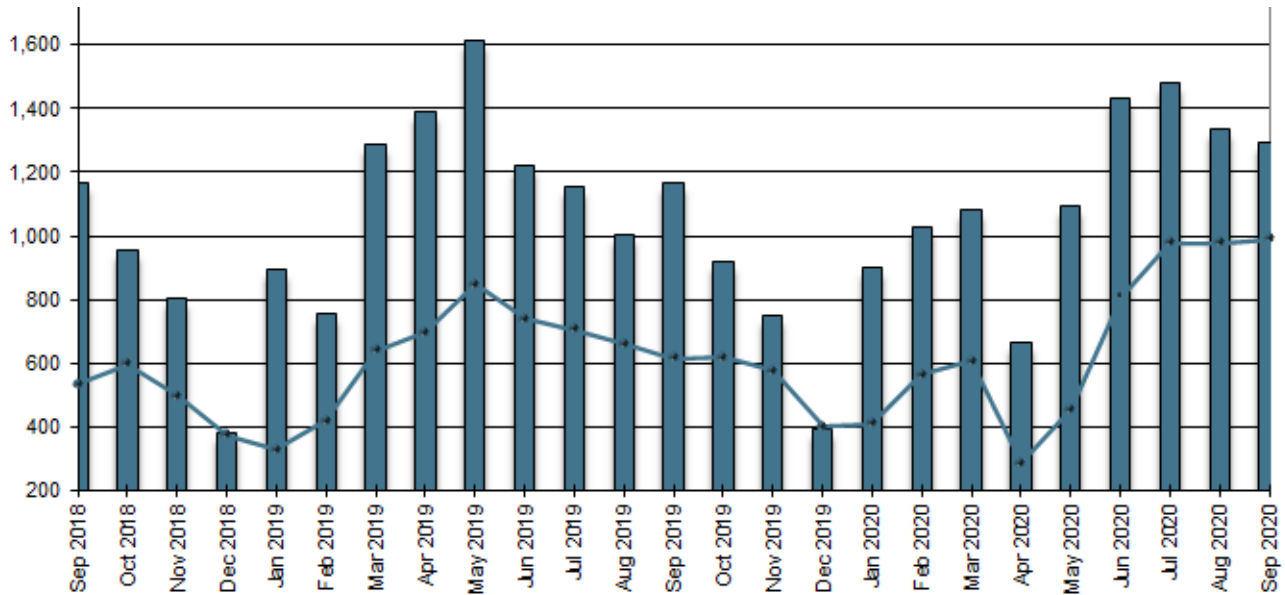
Units: net number of listings sold
 LM%: percentage change since Last Month
 LY%: percentage change since This Month Last Year
 Average\$: average selling price
 Median\$: median selling price
 Total Residential: includes sales of residential property types
 Total Sales: includes sales of all property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

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

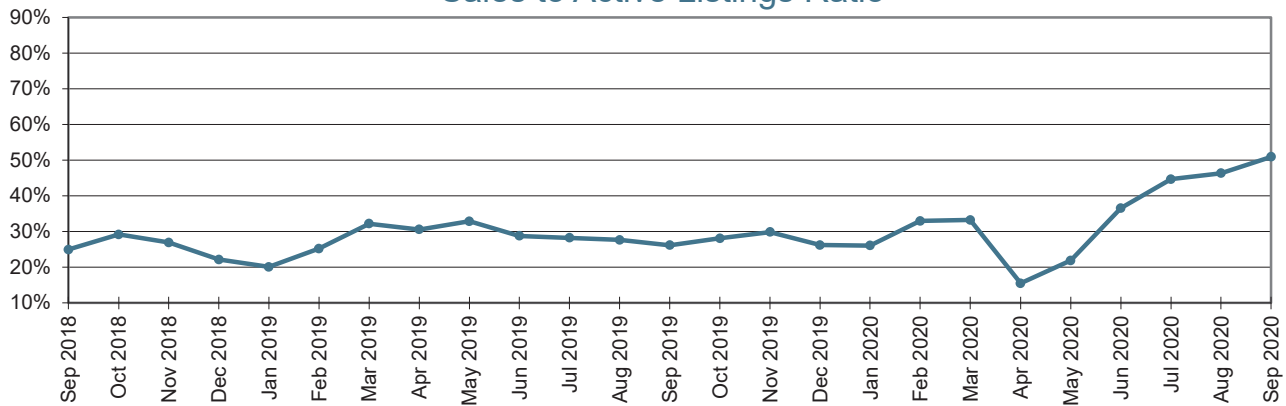
Benchmark Home by Property Type and Region	Sep 2020 Benchmark Price	Aug 2020 Benchmark Price	Sep 2019 Benchmark Price	Sep 2020 Benchmark Index	Aug 2020 Benchmark Index	Sep 2019 Benchmark Index	% Chg from Last Mth	% Chg from Last Yr
Single Family: Greater Victoria	\$793,000	\$795,500	\$753,000	222.1	222.8	210.9	(0.3%)	5.3%
Single Family: Core	\$879,200	\$889,200	\$849,100	227.9	230.5	220.0	(1.1%)	3.5%
Single Family: Westshore	\$695,500	\$694,200	\$645,600	224.5	224.1	208.6	0.2%	7.7%
Single Family: Peninsula	\$842,800	\$833,800	\$783,700	217.0	214.7	201.8	1.1%	7.5%
Condo Apartment: Greater Victoria	\$502,600	\$504,900	\$500,400	246.5	247.6	245.4	(0.5%)	0.4%
Condo Apartment: Core	\$510,600	\$513,900	\$512,500	248.6	250.2	249.5	(0.6%)	(0.4%)
Condo Apartment: Westshore	\$428,200	\$418,900	\$395,900	245.5	240.2	227.0	2.2%	8.2%
Condo Apartment: Peninsula	\$461,400	\$478,400	\$480,400	227.7	236.1	237.1	(3.6%)	(4.0%)
Row/Townhouse: Greater Victoria	\$612,300	\$613,700	\$587,000	220.0	220.5	210.9	(0.2%)	4.3%
Row/Townhouse: Core	\$679,500	\$684,700	\$645,100	236.7	238.5	224.7	(0.8%)	5.3%
Row/Townhouse: Westshore	\$513,900	\$511,000	\$501,200	192.1	191.0	187.5	0.6%	2.5%
Row/Townhouse: Peninsula	\$614,400	\$615,200	\$551,300	235.7	236.0	211.5	(0.1%)	11.4%

Legend	Benchmark Price:	the calculated MLS® HPI Benchmark Price for this Benchmark Home
	Benchmark Index:	the percentage change in this Benchmark Price since January 2005
	% Chg from Last Mth:	the percentage change in this Benchmark Price since last month
	% Chg from Last Yr:	the percentage change in this Benchmark Price since this month last year
	Regions on the map:	visit vreb.org/vrebareas for map views of the VREB trading area

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



Sales to Active Listings Ratio



This chart tracks the ratio of total residential sales over total active residential listings at month-end for each of the last 25 months.

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

[Click here to learn more](#)

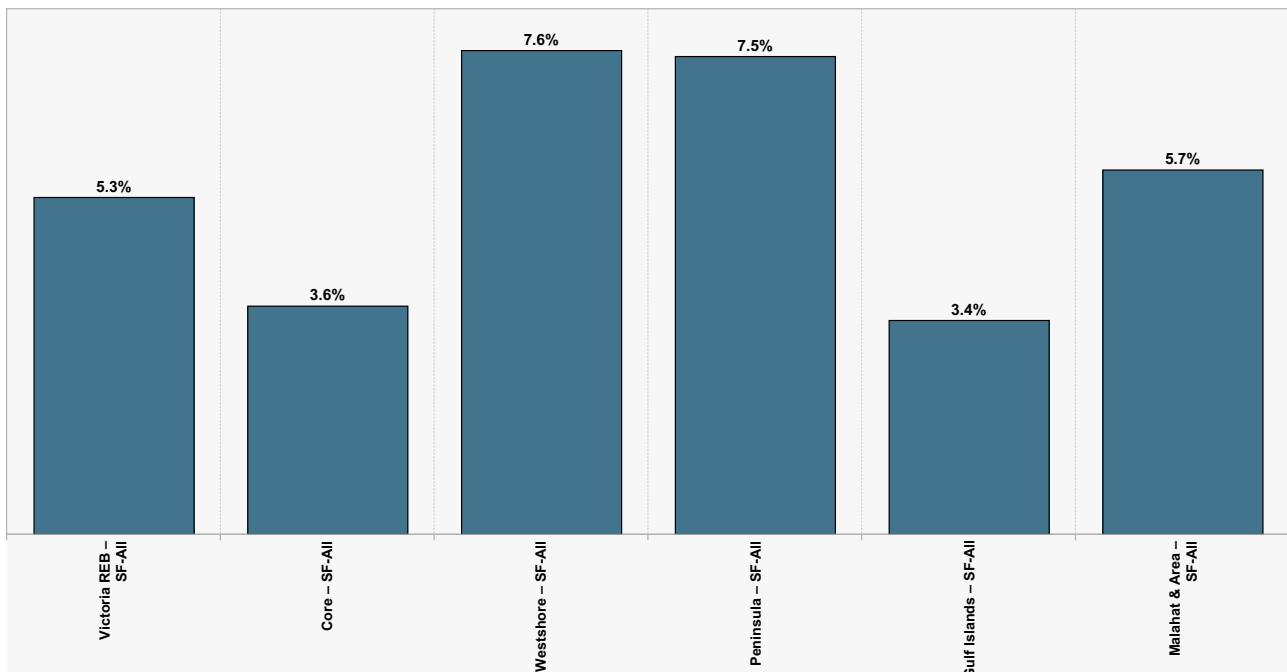
1. Area Group
VREB Area Summary

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

3. Area/Property Type Selection
All

% Difference from 12 Months Ago (September 2019 to September 2020)

Select Timeframe: 12 Months Ago



MLS® HPI benchmark and value - Condominium / Apartments

MLS®
Home Price Index

[Click here to learn more](#)

1. Area Group

VREB Area Summary

2. Property Type

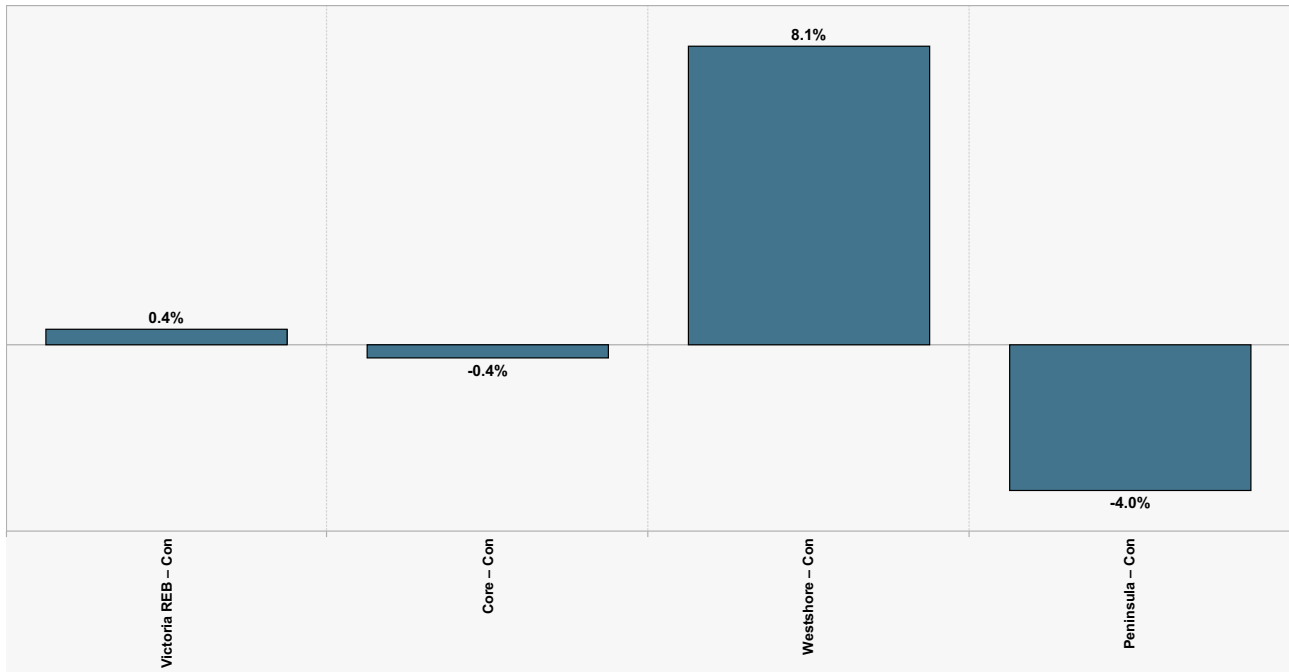
Condo Apartment (Con)

3. Area/Property Type Selection

All

% Difference from 12 Months Ago (September 2019 to September 2020)

Select Timeframe: 12 Months Ago



1. Area Group

VREB District Summary

2. Property Type

Single Family-All (SF-All)

3. Area/Property Type Selection

All

Benchmark Price by Timeframe and Property Type

	September 2020	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – SF-All	\$793,000	\$795,500	\$790,900	\$773,400	\$753,000	\$713,400	\$536,300	\$357,100
Victoria – SF-All	\$864,300	\$853,600	\$865,100	\$841,300	\$823,900	\$801,700	\$579,900	\$370,800
Victoria West – SF-All	\$750,900	\$747,400	\$729,800	\$713,900	\$665,600	\$625,800	\$462,100	\$284,200
Oak Bay – SF-All	\$1,189,500	\$1,213,200	\$1,232,500	\$1,231,400	\$1,184,500	\$1,181,200	\$855,500	\$552,000
Esquimalt – SF-All	\$709,900	\$706,400	\$697,300	\$684,200	\$640,600	\$623,400	\$463,400	\$292,400
View Royal – SF-All	\$813,400	\$821,000	\$802,900	\$783,300	\$758,500	\$741,100	\$539,900	\$349,200
Saanich East – SF-All	\$875,800	\$899,500	\$909,000	\$895,500	\$858,900	\$856,900	\$629,600	\$394,500
Saanich West – SF-All	\$781,000	\$785,000	\$791,300	\$768,200	\$747,700	\$720,000	\$518,800	\$329,800
Sooke – SF-All	\$607,200	\$598,900	\$575,600	\$563,400	\$542,500	\$482,900	\$351,700	\$265,000
Langford – SF-All	\$691,700	\$693,900	\$691,100	\$671,700	\$650,500	\$589,800	\$439,200	\$308,000
Metchosin – SF-All	\$960,800	\$984,100	\$986,300	\$981,300	\$951,300	\$860,700	\$612,900	\$455,400
Colwood – SF-All	\$750,800	\$745,100	\$705,200	\$700,900	\$699,200	\$642,000	\$463,400	\$332,600
Highlands – SF-All	\$861,800	\$858,700	\$880,600	\$852,600	\$833,800	\$792,700	\$635,100	\$437,700
North Saanich – SF-All	\$991,200	\$983,400	\$989,200	\$946,400	\$940,000	\$897,600	\$680,800	\$487,300
Sidney – SF-All	\$701,700	\$698,500	\$697,800	\$660,200	\$656,400	\$638,700	\$473,800	\$321,400
Central Saanich – SF-All	\$830,800	\$816,100	\$785,100	\$768,300	\$744,400	\$716,900	\$545,500	\$357,000
ML Malahat & Area – SF-All	\$614,200	\$610,200	\$601,500	\$570,400	\$580,800	\$494,200	\$411,700	\$282,400
GI Gulf Islands – SF-All	\$535,400	\$536,900	\$529,900	\$544,800	\$517,900	\$459,100	\$351,200	\$291,500

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

Source: Victoria Real Estate Board



1. Area Group

VREB District Summary

2. Property Type

Single Family-All (SF-All)

3. Area/Property Type Selection

All

HPI by Timeframe and Property Type

	September 2020	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – SF-All	222.1	222.8	221.5	216.6	210.9	199.8	150.2	100.0
Victoria – SF-All	233.1	230.2	233.3	226.9	222.2	216.2	156.4	100.0
Victoria West – SF-All	264.2	263.0	256.8	251.2	234.2	220.2	162.6	100.0
Oak Bay – SF-All	215.5	219.8	223.3	223.1	214.6	214.0	155.0	100.0
Esquimalt – SF-All	242.8	241.6	238.5	234.0	219.1	213.2	158.5	100.0
View Royal – SF-All	232.9	235.1	229.9	224.3	217.2	212.2	154.6	100.0
Saanich East – SF-All	222.0	228.0	230.4	227.0	217.7	217.2	159.6	100.0
Saanich West – SF-All	236.8	238.0	239.9	232.9	226.7	218.3	157.3	100.0
Sooke – SF-All	229.1	226.0	217.2	212.6	204.7	182.2	132.7	100.0
Langford – SF-All	224.6	225.3	224.4	218.1	211.2	191.5	142.6	100.0
Metchosin – SF-All	211.0	216.1	216.6	215.5	208.9	189.0	134.6	100.0
Colwood – SF-All	225.7	224.0	212.0	210.7	210.2	193.0	139.3	100.0
Highlands – SF-All	196.9	196.2	201.2	194.8	190.5	181.1	145.1	100.0
North Saanich – SF-All	203.4	201.8	203.0	194.2	192.9	184.2	139.7	100.0
Sidney – SF-All	218.3	217.3	217.1	205.4	204.2	198.7	147.4	100.0
Central Saanich – SF-All	232.7	228.6	219.9	215.2	208.5	200.8	152.8	100.0
ML Malahat & Area – SF-All	217.5	216.1	213.0	202.0	205.7	175.0	145.8	100.0
GI Gulf Islands – SF-All	183.7	184.2	181.8	186.9	177.7	157.5	120.5	100.0

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

Source: Victoria Real Estate Board



1. Area Group

VREB District Summary

2. Property Type

Condo Apartment (Con)

3. Area/Property Type Selection

All

Benchmark Price by Timeframe and Property Type

	September 2020	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	\$502,600	\$504,900	\$512,800	\$519,800	\$500,400	\$447,800	\$309,700	\$203,900
Victoria – Con	\$467,500	\$474,800	\$493,500	\$493,900	\$478,000	\$430,100	\$285,500	\$191,500
Victoria West – Con	\$780,800	\$780,500	\$814,700	\$837,700	\$779,800	\$749,000	\$545,100	\$338,800
Oak Bay – Con	\$596,700	\$614,100	\$608,100	\$635,900	\$618,200	\$510,600	\$330,200	\$253,000
Esquimalt – Con	\$367,900	\$369,000	\$385,200	\$393,200	\$360,600	\$337,600	\$261,900	\$155,700
View Royal – Con	\$536,300	\$528,700	\$521,600	\$527,300	\$497,200	\$440,400	\$331,200	\$210,400
Saanich East – Con	\$454,000	\$452,600	\$446,900	\$456,500	\$448,400	\$385,300	\$265,500	\$169,700
Saanich West – Con	\$432,100	\$426,600	\$420,500	\$428,900	\$417,600	\$376,300	\$265,000	\$161,300
Langford – Con	\$432,100	\$422,700	\$412,100	\$417,300	\$398,000	\$350,500	\$254,100	\$176,600
Colwood – Con	\$432,100	\$424,200	\$430,600	\$433,100	\$407,800	\$353,300	\$261,000	\$171,400
Sidney – Con	\$464,500	\$481,500	\$486,600	\$501,800	\$482,300	\$425,200	\$303,300	\$202,500
Central Saanich – Con	\$448,400	\$465,800	\$473,400	\$487,600	\$474,400	\$428,900	\$317,000	\$205,300

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

Source: Victoria Real Estate Board



1. Area Group

VREB District Summary

2. Property Type

Condo Apartment (Con)

3. Area/Property Type Selection

All

HPI by Timeframe and Property Type

	September 2020	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	246.5	247.6	251.5	254.9	245.4	219.6	151.9	100.0
Victoria – Con	244.1	247.9	257.7	257.9	249.6	224.6	149.1	100.0
Victoria West – Con	230.5	230.4	240.5	247.3	230.2	221.1	160.9	100.0
Oak Bay – Con	235.8	242.7	240.3	251.3	244.3	201.8	130.5	100.0
Esquimalt – Con	236.3	237.0	247.4	252.5	231.6	216.8	168.2	100.0
View Royal – Con	254.9	251.3	247.9	250.6	236.3	209.3	157.4	100.0
Saanich East – Con	267.6	266.8	263.4	269.1	264.3	227.1	156.5	100.0
Saanich West – Con	267.9	264.5	260.7	265.9	258.9	233.3	164.3	100.0
Langford – Con	244.7	239.4	233.4	236.3	225.4	198.5	143.9	100.0
Colwood – Con	252.1	247.5	251.2	252.7	237.9	206.1	152.3	100.0
Sidney – Con	229.4	237.8	240.3	247.8	238.2	210.0	149.8	100.0
Central Saanich – Con	218.4	226.9	230.6	237.5	231.1	208.9	154.4	100.0

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

Source: Victoria Real Estate Board



1. Area Group

VREB District Summary

2. Property Type

Townhouse (Twn)

3. Area/Property Type Selection

All

Benchmark Price by Timeframe and Property Type

	September 2020	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	\$612,300	\$613,700	\$590,100	\$593,100	\$587,000	\$550,500	\$402,700	\$278,300
Victoria – Twn	\$672,300	\$673,500	\$628,000	\$652,500	\$632,900	\$586,300	\$396,400	\$287,700
Victoria West – Twn	\$711,100	\$717,800	\$681,600	\$673,200	\$658,600	\$577,400	\$413,800	\$247,600
Esquimalt – Twn	\$582,600	\$581,900	\$560,300	\$563,600	\$555,800	\$487,000	\$348,100	\$234,700
View Royal – Twn	\$642,000	\$664,500	\$623,200	\$626,000	\$623,500	\$576,700	\$381,600	\$250,100
Saanich East – Twn	\$725,900	\$732,100	\$689,800	\$703,000	\$689,500	\$649,500	\$481,100	\$322,600
Saanich West – Twn	\$599,500	\$595,800	\$564,600	\$585,400	\$567,000	\$540,100	\$405,700	\$266,600
Sooke – Twn	\$486,500	\$485,000	\$481,100	\$475,000	\$463,500	\$454,300	\$319,300	\$256,100
Langford – Twn	\$507,100	\$503,400	\$509,200	\$501,900	\$495,300	\$464,700	\$333,300	\$261,800
Colwood – Twn	\$621,300	\$624,000	\$639,100	\$631,400	\$626,700	\$594,200	\$407,200	\$334,600
Sidney – Twn	\$642,100	\$646,200	\$597,400	\$593,300	\$572,300	\$550,000	\$410,400	\$269,500
Central Saanich – Twn	\$566,900	\$563,200	\$534,700	\$534,000	\$515,800	\$484,800	\$367,600	\$245,700
ML Malahat & Area – Twn	\$582,000	\$588,800	\$535,300	\$532,900	\$546,000	\$467,100	\$353,400	\$241,900
GI Gulf Islands – Twn	\$632,300	\$597,700	\$512,500	\$500,300	\$511,200	\$452,100	\$346,700	\$266,100

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

Source: Victoria Real Estate Board



1. Area Group

VREB District Summary

2. Property Type

Townhouse (Twn)

3. Area/Property Type Selection

All

HPI by Timeframe and Property Type

	September 2020	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	220.0	220.5	212.0	213.1	210.9	197.8	144.7	100.0
Victoria – Twn	233.7	234.1	218.3	226.8	220.0	203.8	137.8	100.0
Victoria West – Twn	287.2	289.9	275.3	271.9	266.0	233.2	167.1	100.0
Esquimalt – Twn	248.2	247.9	238.7	240.1	236.8	207.5	148.3	100.0
View Royal – Twn	256.7	265.7	249.2	250.3	249.3	230.6	152.6	100.0
Saanich East – Twn	225.0	226.9	213.8	217.9	213.7	201.3	149.1	100.0
Saanich West – Twn	224.9	223.5	211.8	219.6	212.7	202.6	152.2	100.0
Sooke – Twn	190.0	189.4	187.9	185.5	181.0	177.4	124.7	100.0
Langford – Twn	193.7	192.3	194.5	191.7	189.2	177.5	127.3	100.0
Colwood – Twn	185.7	186.5	191.0	188.7	187.3	177.6	121.7	100.0
Sidney – Twn	238.3	239.8	221.7	220.2	212.4	204.1	152.3	100.0
Central Saanich – Twn	230.7	229.2	217.6	217.3	209.9	197.3	149.6	100.0
ML Malahat & Area – Twn	240.6	243.4	221.3	220.3	225.7	193.1	146.1	100.0
GI Gulf Islands – Twn	237.6	224.6	192.6	188.0	192.1	169.9	130.3	100.0

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

Source: Victoria Real Estate Board



[Click here to learn more](#)

1. Area Group

VREB Area Summary

2. Property Type

Single Family-All (SF-All)

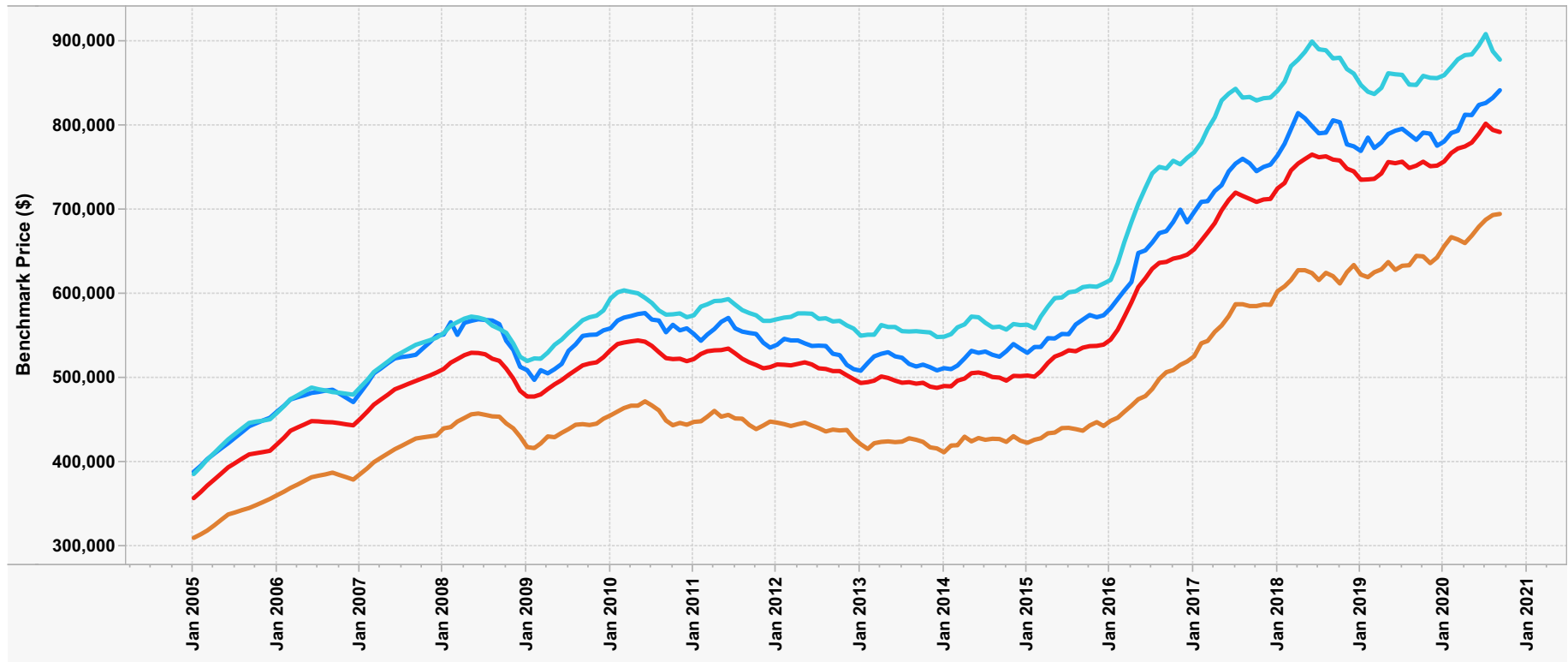
3. Area/Property Type Selection

Multiple values

Benchmark Price Performance over Time

Select Date Range:

All values



Victoria REB – SF-All

Core – SF-All

Westshore – SF-All

Peninsula – SF-All

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

Source: Victoria Real Estate Board



[Click here to learn more](#)

1. Area Group

VREB Area Summary

2. Property Type

Condo Apartment (Con)

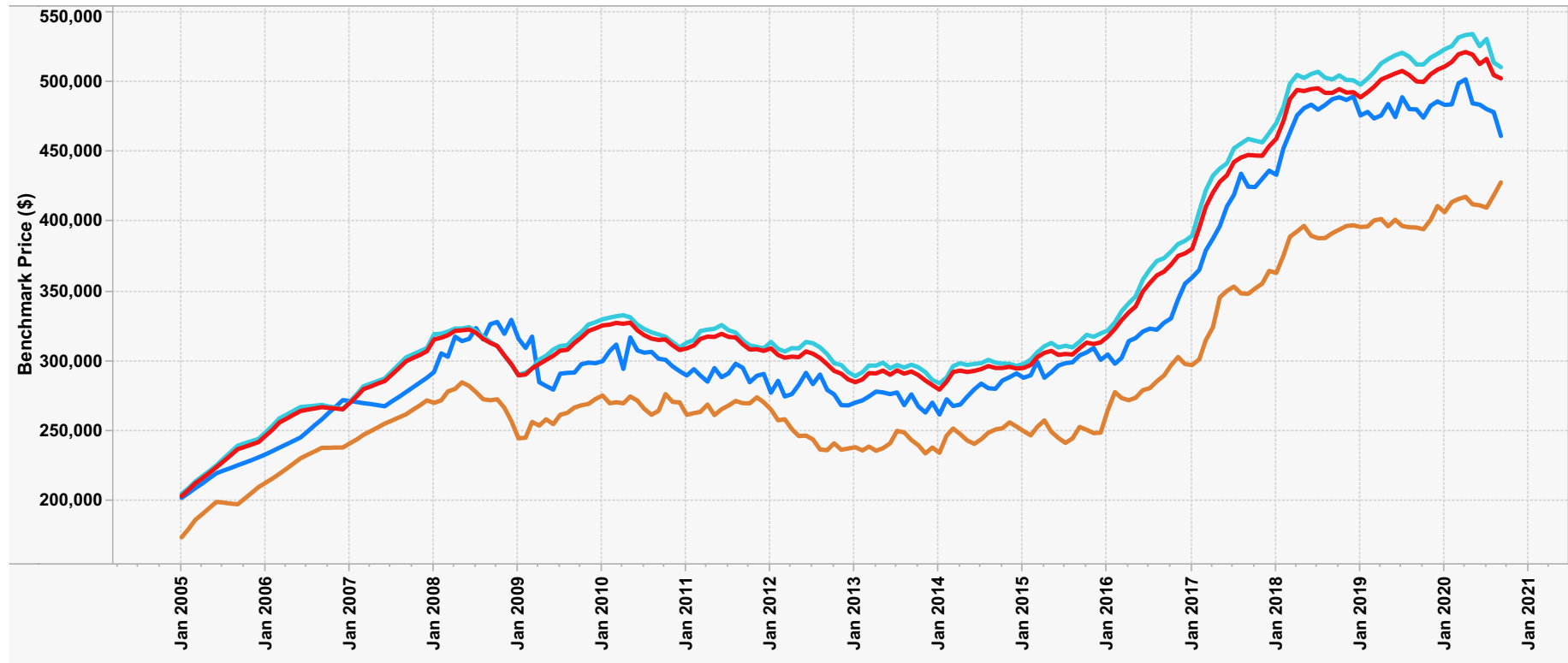
3. Area/Property Type Selection

All

Benchmark Price Performance over Time

Select Date Range:

All values



Victoria REB – Con	Core – Con	Westshore – Con	Peninsula – Con
■	■	■	■

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

Source: Victoria Real Estate Board



[Click here to learn more](#)

1. Area Group

VREB Area Summary

2. Property Type

Townhouse (Twn)

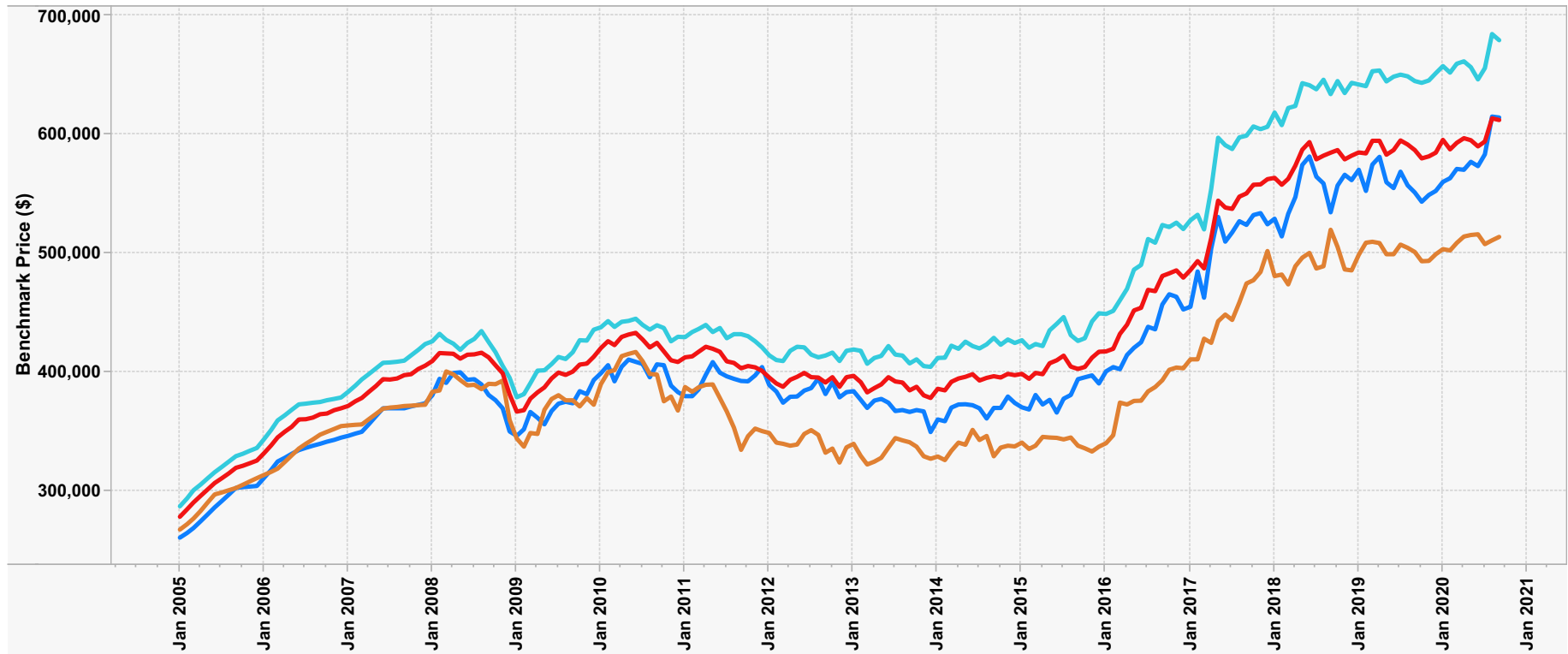
3. Area/Property Type Selection

Multiple values

Benchmark Price Performance over Time

Select Date Range:

All values



Victoria REB – Twn	Core – Twn	Westshore – Twn	Peninsula – Twn
■	■	■	■

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

Source: Victoria Real Estate Board



[Click here to learn more](#)

1. Area Group

VREB Area Summary

2. Property Type

Multiple values

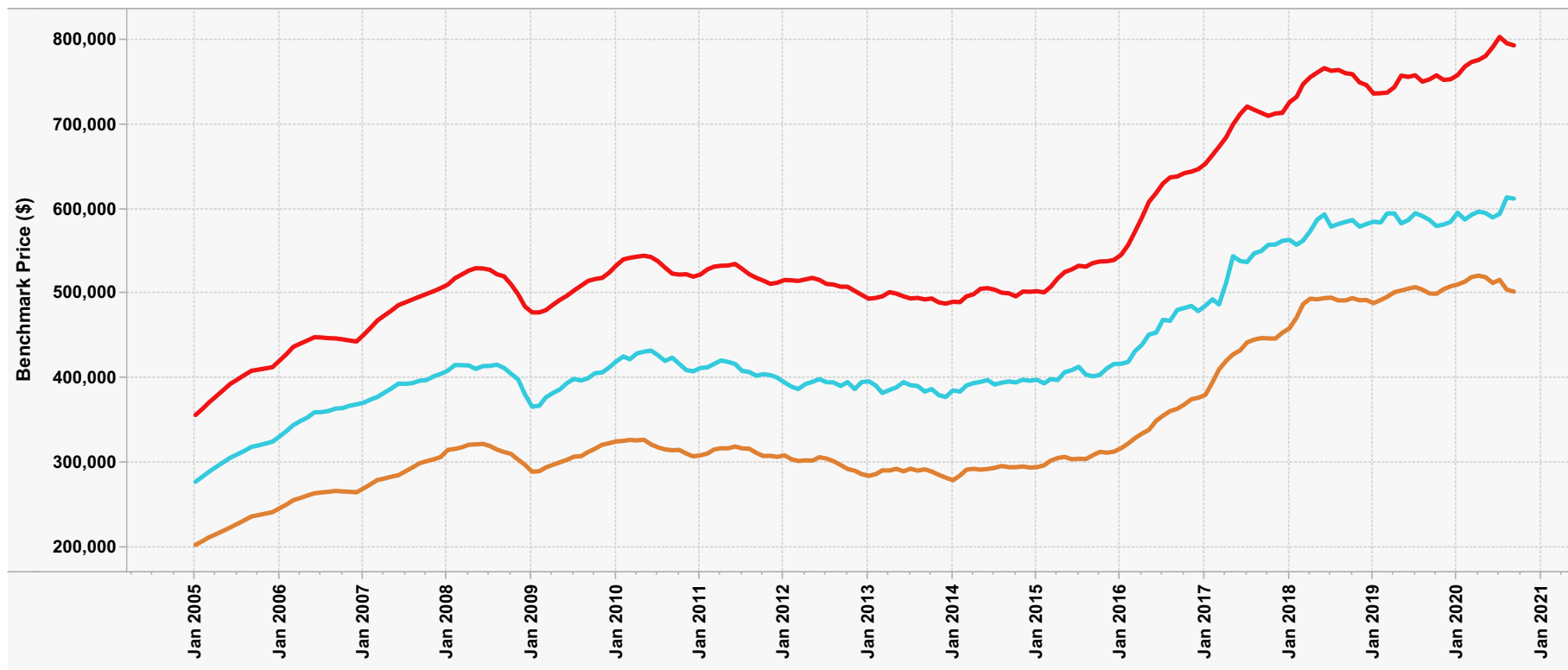
3. Area/Property Type Selection

Multiple values

Benchmark Price Performance over Time

Select Date Range:

All values



Victoria REB – SF-All

Victoria REB – Twn

Victoria REB – Con

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

Source: Victoria Real Estate Board



District	Units	Total Volume
Residential		
● Single Family Detached		
Greater Victoria		
Victoria / Victoria West	55	\$57,572,700
Oak Bay	28	\$71,161,000
Esquimalt	18	\$15,647,600
View Royal	9	\$7,775,079
Saanich East	89	\$109,374,400
Saanich West	37	\$38,744,918
Central Saanich	24	\$24,646,500
North Saanich	30	\$43,095,175
Sidney	21	\$19,482,500
Highlands	8	\$7,547,000
Colwood	26	\$24,103,712
Langford	85	\$69,168,299
Metchosin	3	\$2,300,000
Sooke	53	\$39,968,011
Gulf Islands	36	\$31,028,010
Total Greater Victoria	522	\$561,614,904
Other Areas		
Malahat & Area	17	\$18,362,900
Total Other Areas	17	\$18,362,900
Total Single Family Detached	539	\$579,977,804
● Condo Apartment		
Greater Victoria		
Victoria / Victoria West	120	\$66,975,879
Oak Bay	7	\$4,508,900
Esquimalt	22	\$11,512,913
View Royal	7	\$2,684,700
Saanich East	43	\$19,238,699
Saanich West	11	\$5,033,500
Central Saanich	7	\$3,197,700
North Saanich	1	\$575,000
Sidney	15	\$7,789,000
Colwood	8	\$3,504,000
Langford	35	\$14,081,659
Sooke	4	\$1,505,300
Total Greater Victoria	280	\$140,607,250
Total Condo Apartment	280	\$140,607,250

Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

September 2020

Produced: 01-Oct-2020

District	Units	Total Volume
● Row/Townhouse		
Greater Victoria		
Victoria / Victoria West	17	\$12,280,000
Esquimalt	4	\$1,987,000
View Royal	5	\$3,366,900
Saanich East	12	\$8,868,000
Saanich West	11	\$6,418,000
Central Saanich	8	\$4,650,400
Sidney	8	\$4,643,000
Colwood	9	\$5,103,000
Langford	30	\$15,227,100
Sooke	2	\$946,000
Total Greater Victoria	106	\$63,489,400
Other Areas		
Malahat & Area	1	\$830,000
Total Other Areas	1	\$830,000
Total Row/Townhouse	107	\$64,319,400
● Manufactured Home		
Greater Victoria		
View Royal	2	\$404,800
Central Saanich	3	\$887,500
Sidney	1	\$468,000
Langford	3	\$559,000
Sooke	1	\$195,000
Gulf Islands	1	\$350,000
Total Greater Victoria	11	\$2,864,300
Other Areas		
Malahat & Area	1	\$70,000
Total Other Areas	1	\$70,000
Total Manufactured Home	12	\$2,934,300
Total Residential	938	\$787,838,754

District	Units	Total Volume
Other Property		
● Lots & Acreage		
Greater Victoria		
Oak Bay	1	\$1,835,000
Esquimalt	1	\$1,103,000
View Royal	2	\$3,249,900
Saanich East	1	\$631,000
Central Saanich	1	\$805,000
North Saanich	8	\$6,028,500
Colwood	2	\$830,900
Metchosin	1	\$1,050,000
Sooke	6	\$4,113,600
Gulf Islands	10	\$2,881,000
Total Greater Victoria	33	\$22,527,900
Other Areas		
Malahat & Area	1	\$880,000
Total Other Areas	1	\$880,000
Total Lots & Acreage	34	\$23,407,900
● Other Commercial Properties		
	17	\$15,073,693
Grand Totals	989	\$826,320,347

District	Units	Total Volume
Residential		
● Single Family Detached		
Greater Victoria		
Victoria	50	\$53,870,800
Victoria West	5	\$3,701,900
Oak Bay	25	\$51,101,000
Esquimalt	17	\$14,457,600
View Royal	9	\$7,775,079
Saanich East	85	\$92,797,400
Saanich West	37	\$38,744,918
Central Saanich	22	\$21,171,500
North Saanich	24	\$28,883,675
Sidney	20	\$17,067,500
Highlands	7	\$6,645,000
Colwood	26	\$24,103,712
Langford	84	\$68,278,299
Metchosin	2	\$1,560,000
Sooke	47	\$32,678,011
Gulf Islands	22	\$14,277,827
Waterfront (all districts)	40	\$84,500,683
Total Greater Victoria	522	\$561,614,904
Other Areas		
Malahat & Area	14	\$13,197,900
Waterfront (all districts)	3	\$5,165,000
Total Other Areas	17	\$18,362,900
Total Single Family Detached	539	\$579,977,804
● Condo Apartment		
Greater Victoria		
Victoria	93	\$48,305,679
Victoria West	19	\$12,852,300
Oak Bay	5	\$2,924,900
Esquimalt	17	\$8,217,113
View Royal	7	\$2,684,700
Saanich East	42	\$17,938,699
Saanich West	11	\$5,033,500
Central Saanich	7	\$3,197,700
North Saanich	1	\$575,000
Sidney	14	\$6,904,000
Colwood	8	\$3,504,000
Langford	35	\$14,081,659
Waterfront (all districts)	21	\$14,388,000
Total Greater Victoria	280	\$140,607,250
Total Condo Apartment	280	\$140,607,250

Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

September 2020

Produced: 01-Oct-2020

District	Units	Total Volume
● Row/Townhouse		
Greater Victoria		
Victoria	15	\$10,955,000
Victoria West	2	\$1,325,000
Esquimalt	4	\$1,987,000
View Royal	5	\$3,366,900
Saanich East	11	\$7,868,000
Saanich West	11	\$6,418,000
Central Saanich	5	\$2,702,400
Sidney	8	\$4,643,000
Colwood	8	\$4,353,000
Langford	30	\$15,227,100
Sooke	1	\$594,000
Waterfront (all districts)	6	\$4,050,000
Total Greater Victoria	106	\$63,489,400
Other Areas		
Waterfront (all districts)	1	\$830,000
Total Other Areas	1	\$830,000
Total Row/Townhouse	107	\$64,319,400
● Manufactured Home		
Greater Victoria		
View Royal	2	\$404,800
Central Saanich	3	\$887,500
Sidney	1	\$468,000
Langford	3	\$559,000
Sooke	1	\$195,000
Gulf Islands	1	\$350,000
Total Greater Victoria	11	\$2,864,300
Other Areas		
Malahat & Area	1	\$70,000
Total Other Areas	1	\$70,000
Total Manufactured Home	12	\$2,934,300
Total Residential	938	\$787,838,754

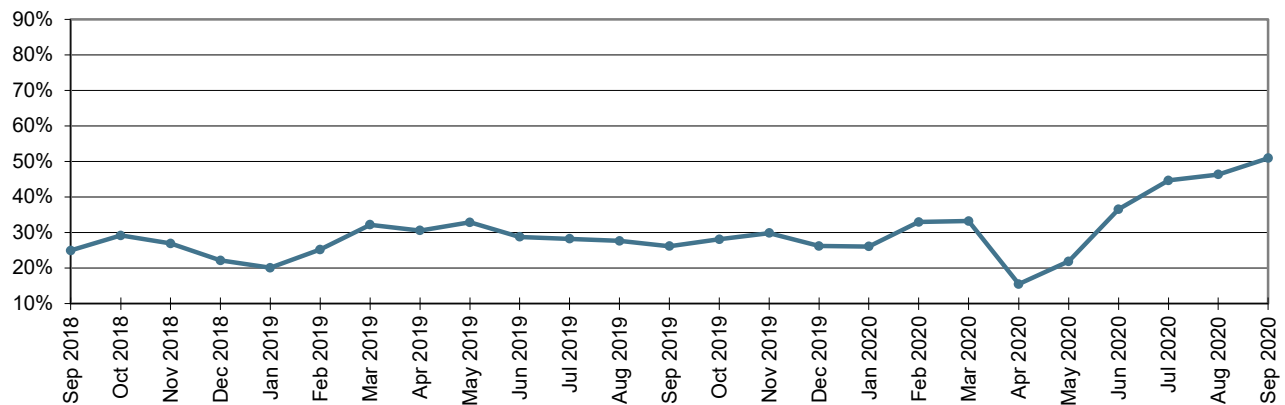
District	Units	Total Volume
Other Property		
● Lots & Acreage		
Greater Victoria		
Oak Bay	1	\$1,835,000
Esquimalt	1	\$1,103,000
View Royal	2	\$3,249,900
Saanich East	1	\$631,000
Central Saanich	1	\$805,000
North Saanich	8	\$6,028,500
Colwood	2	\$830,900
Metchosin	1	\$1,050,000
Sooke	6	\$4,113,600
Gulf Islands	10	\$2,881,000
Total Greater Victoria	33	\$22,527,900
Other Areas		
Malahat & Area	1	\$880,000
Total Other Areas	1	\$880,000
Total Lots & Acreage	34	\$23,407,900
● Other Commercial Properties		
	17	\$15,073,693
Grand Totals	989	\$826,320,347

Sales to Active Listings Ratio

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

September 2020

Produced: 01-Oct-2020



The Sales to Active Listings Ratio

This chart tracks the ratio of total residential sales over total active residential listings at month-end for each of the last 25 months.

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

Based on a regression analysis performed by the Economics Department of the BC Real Estate Association in each market area of the province, the Sales to Active Listings Ratio for Victoria can be interpreted as follows:

- below 14%, there is downward pressure on prices (buyers' market)
- above 20%, there is upward pressure on prices (sellers' market)
- in the 14-20% range, there is little pressure on prices either way (balanced market)

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

September 2020

Produced: 01-Oct-2020

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Single Family - Residential						
Units Listed	463	467	-1 %	3894	4363	-11 %
Units Sold	422	227	86 %	2630	2428	8 %
Sell/List Ratio	91 %	49 %		68 %	56 %	
Sales Dollars	\$415,561,210	\$191,063,279	117 %	\$2,409,405,585	\$2,002,246,342	20 %
Average Price / Unit	\$984,742	\$841,688	17 %	\$916,124	\$824,648	11 %
Price Ratio	99 %	98 %		99 %	98 %	
Days To Sell	30	44	-30 %	36	41	-12 %
Active Listings at Month End	610	903	-32 %			
Single Family - Residential Waterfront						
Units Listed	34	36	-6 %	352	385	-9 %
Units Sold	42	20	110 %	209	140	49 %
Sell/List Ratio	124 %	56 %		59 %	36 %	
Sales Dollars	\$88,365,683	\$26,633,000	232 %	\$375,423,427	\$182,712,532	105 %
Average Price / Unit	\$2,103,945	\$1,331,650	58 %	\$1,796,284	\$1,305,090	38 %
Price Ratio	94 %	95 %		95 %	95 %	
Days To Sell	140	82	69 %	94	86	9 %
Active Listings at Month End	109	198	-45 %			
Single Family - Residential Acreage						
Units Listed	46	42	10 %	420	439	-4 %
Units Sold	44	23	91 %	265	201	32 %
Sell/List Ratio	96 %	55 %		63 %	46 %	
Sales Dollars	\$54,465,512	\$25,865,400	111 %	\$296,580,897	\$192,049,391	54 %
Average Price / Unit	\$1,237,853	\$1,124,583	10 %	\$1,119,173	\$955,470	17 %
Price Ratio	97 %	94 %		97 %	96 %	
Days To Sell	60	93	-35 %	62	75	-17 %
Active Listings at Month End	116	184	-37 %			
Condo Apartment						
Units Listed	449	334	34 %	3159	2852	11 %
Units Sold	280	221	27 %	1642	1738	-6 %
Sell/List Ratio	62 %	66 %		52 %	61 %	
Sales Dollars	\$140,607,250	\$98,729,565	42 %	\$795,457,494	\$808,772,228	-2 %
Average Price / Unit	\$502,169	\$446,740	12 %	\$484,444	\$465,347	4 %
Price Ratio	98 %	98 %		98 %	98 %	
Days To Sell	42	46	-10 %	41	40	4 %
Active Listings at Month End	720	609	18 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

September 2020

Produced: 01-Oct-2020

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Row/Townhouse						
Units Listed	143	143	0 %	1139	1143	0 %
Units Sold	107	75	43 %	770	631	22 %
Sell/List Ratio	75 %	52 %		68 %	55 %	
Sales Dollars	\$64,319,400	\$43,649,808	47 %	\$461,375,039	\$380,944,038	21 %
Average Price / Unit	\$601,116	\$581,997	3 %	\$599,188	\$603,715	-1 %
Price Ratio	99 %	99 %		99 %	99 %	
Days To Sell	32	29	7 %	44	38	16 %
Active Listings at Month End	198	253	-22 %			
Half Duplex (Up and Down)						
Units Listed	3	0	%	7	2	250 %
Units Sold	1	0	%	3	0	%
Sell/List Ratio	33 %	%		43 %	0 %	
Sales Dollars	\$553,000	\$0	%	\$1,244,000	\$0	%
Average Price / Unit	\$553,000	%		\$414,667	%	
Price Ratio	105 %	%		99 %	%	
Days To Sell	15	%		120	%	
Active Listings at Month End	3	2	50 %			
Half Duplex (Side by Side)						
Units Listed	19	10	90 %	145	99	46 %
Units Sold	18	3	500 %	95	63	51 %
Sell/List Ratio	95 %	30 %		66 %	64 %	
Sales Dollars	\$13,176,399	\$1,945,000	577 %	\$63,199,499	\$38,765,840	63 %
Average Price / Unit	\$732,022	\$648,333	13 %	\$665,258	\$615,331	8 %
Price Ratio	101 %	99 %		100 %	98 %	
Days To Sell	29	16	76 %	31	46	-33 %
Active Listings at Month End	35	15	133 %			
Half Duplex (Front and Back)						
Units Listed	5	3	67 %	23	29	-21 %
Units Sold	5	3	67 %	17	19	-11 %
Sell/List Ratio	100 %	100 %		74 %	66 %	
Sales Dollars	\$3,582,000	\$2,014,300	78 %	\$11,212,400	\$13,042,800	-14 %
Average Price / Unit	\$716,400	\$671,433	7 %	\$659,553	\$686,463	-4 %
Price Ratio	99 %	96 %		99 %	98 %	
Days To Sell	23	60	-61 %	31	40	-22 %
Active Listings at Month End	5	4	25 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

September 2020

Produced: 01-Oct-2020

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Recreational						
Units Listed	4	2	100 %	30	34	-12 %
Units Sold	4	2	100 %	15	17	-12 %
Sell/List Ratio	100 %	100 %		50 %	50 %	
Sales Dollars	\$872,000	\$311,500	180 %	\$1,969,900	\$2,097,600	-6 %
Average Price / Unit	\$218,000	\$155,750	40 %	\$131,327	\$123,388	6 %
Price Ratio	94 %	96 %		94 %	93 %	
Days To Sell	46	139	-67 %	162	85	91 %
Active Listings at Month End	13	19	-32 %			
Manufactured Home						
Units Listed	20	19	5 %	155	181	-14 %
Units Sold	12	11	9 %	117	127	-8 %
Sell/List Ratio	60 %	58 %		75 %	70 %	
Sales Dollars	\$2,934,300	\$2,033,150	44 %	\$28,164,297	\$26,459,437	6 %
Average Price / Unit	\$244,525	\$184,832	32 %	\$240,720	\$208,342	16 %
Price Ratio	95 %	96 %		95 %	95 %	
Days To Sell	51	51	0 %	58	54	8 %
Active Listings at Month End	33	42	-21 %			
Residential Lots						
Units Listed	23	41	-44 %	263	329	-20 %
Units Sold	15	13	15 %	105	114	-8 %
Sell/List Ratio	65 %	32 %		40 %	35 %	
Sales Dollars	\$9,786,200	\$4,647,395	111 %	\$49,432,974	\$36,629,535	35 %
Average Price / Unit	\$652,413	\$357,492	82 %	\$470,790	\$321,312	47 %
Price Ratio	99 %	96 %		98 %	95 %	
Days To Sell	128	82	55 %	122	130	-6 %
Active Listings at Month End	136	183	-26 %			
Residential Lots - Waterfront						
Units Listed	10	2	400 %	58	40	45 %
Units Sold	7	0	%	17	10	70 %
Sell/List Ratio	70 %	0 %		29 %	25 %	
Sales Dollars	\$6,310,500	\$0	%	\$12,473,625	\$6,115,944	104 %
Average Price / Unit	\$901,500	%	%	\$733,743	\$611,594	20 %
Price Ratio	98 %	%		95 %	95 %	
Days To Sell	73	%	%	139	269	-48 %
Active Listings at Month End	30	27	11 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

September 2020

Produced: 01-Oct-2020

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Residential Acreage						
Units Listed	7	10	-30 %	116	128	-9 %
Units Sold	10	6	67 %	61	41	49 %
Sell/List Ratio	143 %	60 %		53 %	32 %	
Sales Dollars	\$6,388,200	\$1,882,500	239 %	\$36,948,550	\$21,689,000	70 %
Average Price / Unit	\$638,820	\$313,750	104 %	\$605,714	\$529,000	15 %
Price Ratio	88 %	90 %		92 %	93 %	
Days To Sell	136	99	37 %	152	139	9 %
Active Listings at Month End	60	90	-33 %			
Residential Acreage - Waterfront						
Units Listed	5	3	67 %	35	35	0 %
Units Sold	2	1	100 %	19	10	90 %
Sell/List Ratio	40 %	33 %		54 %	29 %	
Sales Dollars	\$923,000	\$700,000	32 %	\$15,895,182	\$17,580,000	-10 %
Average Price / Unit	\$461,500	\$700,000	-34 %	\$836,589	\$1,758,000	-52 %
Price Ratio	96 %	97 %		91 %	96 %	
Days To Sell	114	18	533 %	187	243	-23 %
Active Listings at Month End	27	30	-10 %			
Revenue - Duplex/Triplex						
Units Listed	9	6	50 %	46	40	15 %
Units Sold	3	5	-40 %	26	14	86 %
Sell/List Ratio	33 %	83 %		57 %	35 %	
Sales Dollars	\$3,402,000	\$3,548,500	-4 %	\$25,990,450	\$12,260,300	112 %
Average Price / Unit	\$1,134,000	\$709,700	60 %	\$999,633	\$875,736	14 %
Price Ratio	97 %	97 %		96 %	97 %	
Days To Sell	51	63	-19 %	42	47	-10 %
Active Listings at Month End	17	21	-19 %			
Revenue - Multi Units						
Units Listed	4	2	100 %	37	15	147 %
Units Sold	2	0	%	9	5	80 %
Sell/List Ratio	50 %	0 %		24 %	33 %	
Sales Dollars	\$2,375,000	\$0	%	\$13,800,000	\$7,638,000	81 %
Average Price / Unit	\$1,187,500	%	%	\$1,533,333	\$1,527,600	0 %
Price Ratio	97 %	%		92 %	96 %	
Days To Sell	59	%	%	78	77	2 %
Active Listings at Month End	22	6	267 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

September 2020

Produced: 01-Oct-2020

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Revenue - Apartment Block						
Units Listed	0	1	-100 %	9	9	0 %
Units Sold	0	0	%	3	3	0 %
Sell/List Ratio	%	0 %		33 %	33 %	
Sales Dollars	\$0	\$0	%	\$8,498,900	\$11,280,000	-25 %
Average Price / Unit			%	\$2,832,967	\$3,760,000	-25 %
Price Ratio	%	%		93 %	93 %	
Days To Sell			%	128	89	44 %
Active Listings at Month End	0	3	-100 %			
Revenue - Commercial						
Units Listed	17	12	42 %	76	71	7 %
Units Sold	4	2	100 %	14	24	-42 %
Sell/List Ratio	24 %	17 %		18 %	34 %	
Sales Dollars	\$6,368,550	\$5,485,000	16 %	\$14,394,450	\$17,884,120	-20 %
Average Price / Unit	\$1,592,138	\$2,742,500	-42 %	\$1,028,175	\$745,172	38 %
Price Ratio	100 %	100 %		97 %	96 %	
Days To Sell	53	57	-7 %	81	99	-19 %
Active Listings at Month End	58	44	32 %			
Revenue - Industrial						
Units Listed	2	0	%	8	2	300 %
Units Sold	1	0	%	5	1	400 %
Sell/List Ratio	50 %	%		63 %	50 %	
Sales Dollars	\$1,035,000	\$0	%	\$2,965,200	\$249,000	1091 %
Average Price / Unit	\$1,035,000		%	\$593,040	\$249,000	138 %
Price Ratio	90 %	%		99 %	100 %	
Days To Sell	144		%	102	21	385 %
Active Listings at Month End	11	1	1000 %			
Business with Land & Building						
Units Listed	1	7	-86 %	42	45	-7 %
Units Sold	2	1	100 %	19	12	58 %
Sell/List Ratio	200 %	14 %		45 %	27 %	
Sales Dollars	\$5,065,000	\$20	##### %	\$32,628,992	\$6,770,107	382 %
Average Price / Unit	\$2,532,500	\$20	##### %	\$1,717,315	\$564,176	204 %
Price Ratio	96 %	%		91 %	106 %	
Days To Sell	226	107	111 %	152	131	16 %
Active Listings at Month End	8	29	-72 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

September 2020

Produced: 01-Oct-2020

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Business Only						
Units Listed	5	13	-62 %	82	107	-23 %
Units Sold	3	2	50 %	17	24	-29 %
Sell/List Ratio	60 %	15 %		21 %	22 %	
Sales Dollars	\$230,000	\$87,000	164 %	\$1,333,000	\$1,908,500	-30 %
Average Price / Unit	\$76,667	\$43,500	76 %	\$78,412	\$79,521	-1 %
Price Ratio	75 %	65 %		76 %	73 %	
Days To Sell	108	298	-64 %	113	122	-7 %
Active Listings at Month End	38	69	-45 %			
Motel/Hotel						
Units Listed	0	1	-100 %	2	2	0 %
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	0	2	-100 %			
Lease - Office						
Units Listed	16	5	220 %	80	40	100 %
Units Sold	1	0	%	5	10	-50 %
Sell/List Ratio	6 %	0 %		6 %	25 %	
Sales Dollars	\$17	\$0	%	\$86	\$200	-57 %
Average Price / Unit	\$17		%	\$17	\$20	-14 %
Price Ratio	100 %	%		179 %	%	
Days To Sell	108		%	231	183	26 %
Active Listings at Month End	79	24	229 %			
Lease - Retail						
Units Listed	6	2	200 %	49	33	48 %
Units Sold	4	0	%	15	8	88 %
Sell/List Ratio	67 %	0 %		31 %	24 %	
Sales Dollars	\$126	\$0	%	\$2,008	\$173	1059 %
Average Price / Unit	\$31		%	\$134	\$22	518 %
Price Ratio	94 %	%		109 %	3 %	
Days To Sell	133		%	189	117	62 %
Active Listings at Month End	41	24	71 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

September 2020

Produced: 01-Oct-2020

	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	0	1	-100 %			
Lease - Industrial						
Units Listed	0	0	%	3	1	200 %
Units Sold	0	0	%	1	1	0 %
Sell/List Ratio	%	%		33 %	100 %	
Sales Dollars	\$0	\$0	%	\$14	\$9	56 %
Average Price / Unit			%	\$14	\$9	56 %
Price Ratio	%	%		111 %	%	
Days To Sell			%	304	45	576 %
Active Listings at Month End	5	0	%			
Lease - Other						
Units Listed	0	5	-100 %	51	40	28 %
Units Sold	0	0	%	2	13	-85 %
Sell/List Ratio	%	0 %		4 %	33 %	
Sales Dollars	\$0	\$0	%	\$30	\$259	-88 %
Average Price / Unit			%	\$15	\$20	-25 %
Price Ratio	%	%		%	%	
Days To Sell			%	61	164	-63 %
Active Listings at Month End	1	25	-96 %			
Commercial Land						
Units Listed	3	2	50 %	29	25	16 %
Units Sold	0	1	-100 %	0	3	-100 %
Sell/List Ratio	%	50 %		0 %	12 %	
Sales Dollars	\$0	\$320,000	-100 %	\$0	\$1,840,000	-100 %
Average Price / Unit		\$320,000	%		\$613,333	%
Price Ratio	%	90 %		%	85 %	
Days To Sell		20	%	472	173	172 %
Active Listings at Month End	14	15	-7 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

September 2020

Produced: 01-Oct-2020

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Grand Totals						
Units Listed	1294	1168	11 %	10311	10490	-2 %
Units Sold	989	616	61 %	6081	5657	7 %
Sell/List Ratio	76 %	53 %		59 %	54 %	
Sales Dollars	\$826,320,347	\$408,915,417	102 %	\$4,658,395,999	\$3,788,935,354	23 %
Average Price / Unit	\$835,511	\$663,824	26 %	\$766,058	\$669,778	14 %
Price Ratio	98 %	98 %		98 %	98 %	
Days To Sell	44	49	-9 %	47	48	-1 %
Active Listings at Month End	2389	2823	-15 %			