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June 1, 2021

Unwavering demand reinforces need to support supply of homes

The Victoria market continued to show its strength through the month of May, with a near record setting pace for sales and ongoing record low inventory levels. A total of 1,049 properties sold in the Victoria Real Estate Board region this May, 129.5 per cent more than the 457 properties sold in May 2020, but 6 per cent fewer than the previous month of April. Sales of condominiums were up 200.9 per cent from May 2020 with 325 units sold. 1.8 per cent fewer condominiums sold in May 2021 than in the previous month of April. Sales of single family homes were up 111.4 per cent from May 2020 with 537 sold. 4.8 per cent fewer single family homes sold in May 2021 than in the previous month of April.

“Victoria is an amazing place to live and we will continue to see demand for property here,” said Victoria Real Estate Board President David Langlois. “In the future we need to support the creation of a housing market that can respond to demand and population growth and evolve with community needs. Adding inventory to the Greater Victoria market should be the focus of every municipal council across the region.”

There were 1,450 active listings for sale on the Victoria Real Estate Board Multiple Listing Service® at the end of May 2021, 43 per cent fewer properties than the total available at the end of May 2020 and just 4 properties fewer than the 1,454 active listings for sale at the end of April 2021.

The Multiple Listing Service® Home Price Index benchmark value for a single family home in the Victoria Core in May 2020 was \$855,900. The benchmark value for the same home in May 2021 increased by 17 per cent to \$1,036,100, a 3.9 per cent increase from the previous month of April. The MLS® HPI benchmark value for a condominium in the Victoria Core in May 2020 was \$500,000, while the benchmark value for the same condominium in May 2021 was \$526,000, a 5.2 per cent increase.

“Recently the City of Victoria moved to fast-track non-profit developments, which is an exciting step in the right direction,” added Langlois. “But continued attention needs to be paid on housing of all types. By supporting an increase in urban density, we can ensure attainable housing, address missing middle family housing, increase tax revenues for community amenities and protect green space by slowing sprawl. If you are concerned about attainable housing and the future of homes in Greater Victoria, consider supporting the next housing development proposal in your neighbourhood.”

About the Victoria Real Estate Board - Founded in 1921, the Victoria Real Estate Board is a key player in the development of standards and innovative programs to enhance the professionalism of REALTORS®. The Victoria Real Estate Board represents 1,422 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.

May 2021 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		
	May 2021										April 2021			May 2020		
	Units	LM%	LY%	Average\$	LM%	LY%	Median\$	LM%	LY%	Units	Average\$	Median\$	Units	Average\$	Median\$	
Single Family Greater Victoria	516	-5.0%	141.1%	\$1,173,701	2.5%	34.0%	\$1,011,000	0.3%	20.7%	543	\$1,144,729	\$1,008,000	214	\$875,938	\$837,500	
Single Family Other Areas	21	0.0%	-47.5%	\$966,052	-3.4%	28.2%	\$920,000	0.3%	47.9%	21	\$1,000,395	\$917,500	40	\$753,645	\$622,000	
Single Family Total All Areas	537	-4.8%	111.4%	\$1,165,581	2.3%	36.1%	\$1,005,944	0.5%	23.8%	564	\$1,139,355	\$1,001,000	254	\$856,679	\$812,500	
Condo Apartment	325	-1.8%	200.9%	\$536,068	0.4%	18.3%	\$478,000	-2.2%	22.6%	331	\$534,021	\$489,000	108	\$453,060	\$390,000	
Row/Townhouse	126	-6.7%	106.6%	\$752,313	5.6%	31.4%	\$730,000	5.8%	31.5%	135	\$712,261	\$690,000	61	\$572,711	\$555,000	
Manufactured Home	14	-39.1%	7.7%	\$308,918	-3.4%	51.5%	\$307,000	-8.4%	53.6%	23	\$319,900	\$335,000	13	\$203,877	\$199,900	
Total Residential	1,002	-4.8%	129.8%							1,053			436			
Total Sales	1,049	-6.0%	129.5%							1,116			457			
Active Listings	1,450	-0.3%	-43.0%							1,454			2,544			

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

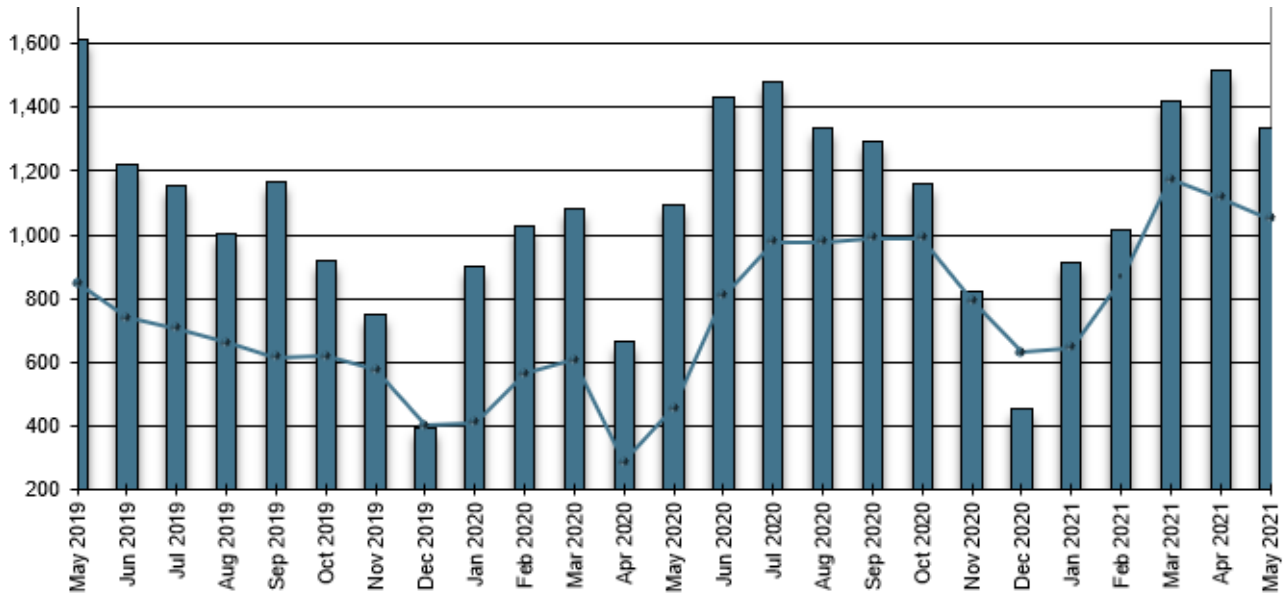
Previous Periods Comparison of MLS® HPI Benchmark Prices and MLS® HPI Index Values

Benchmark Home by Property Type and Region	May 2021 Benchmark Price	Apr 2021 Benchmark Price	May 2020 Benchmark Price	May 2021 Benchmark Index	Apr 2021 Benchmark Index	May 2020 Benchmark Index	% Chg from Last Mth	% Chg from Last Yr
Single Family: Greater Victoria	\$943,000	\$903,600	\$790,500	263.4	252.4	220.8	4.4%	19.3%
Single Family: Core	\$1,036,100	\$997,500	\$885,900	268.4	258.4	229.5	3.9%	17.0%
Single Family: Westshore	\$803,000	\$762,500	\$666,000	261.4	248.2	216.8	5.3%	20.6%
Single Family: Peninsula	\$1,029,800	\$994,000	\$835,100	264.4	255.2	214.4	3.6%	23.3%
Condo Apartment: Greater Victoria	\$521,000	\$508,900	\$487,000	276.0	269.6	258.0	2.4%	7.0%
Condo Apartment: Core	\$526,000	\$513,100	\$500,000	277.4	270.6	263.7	2.5%	5.2%
Condo Apartment: Westshore	\$405,400	\$399,900	\$356,600	285.0	281.1	250.7	1.4%	13.7%
Condo Apartment: Peninsula	\$506,300	\$487,800	\$453,500	246.0	237.0	220.3	3.8%	11.6%
Row/Townhouse: Greater Victoria	\$670,200	\$653,300	\$576,200	250.3	244.0	215.2	2.6%	16.3%
Row/Townhouse: Core	\$743,000	\$719,100	\$642,900	264.3	255.8	228.7	3.3%	15.6%
Row/Townhouse: Westshore	\$530,500	\$527,700	\$467,200	225.4	224.2	198.5	0.5%	13.5%
Row/Townhouse: Peninsula	\$700,400	\$670,700	\$577,100	268.7	257.3	221.4	4.4%	21.4%

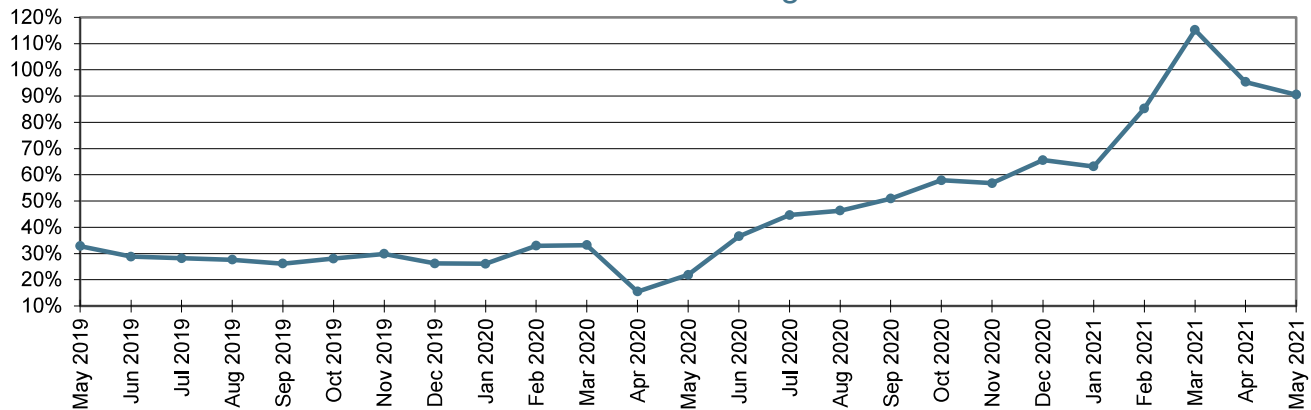
Legend

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/vrebaseas 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

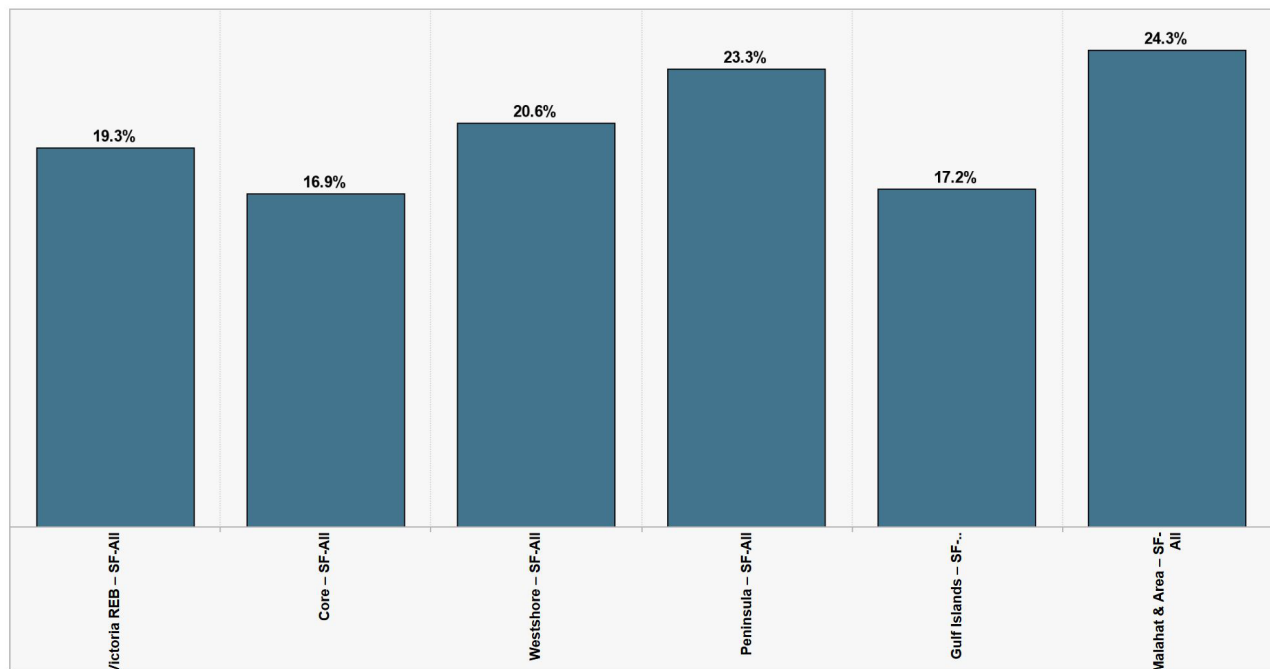
The Victoria Real Estate Board uses the MLS® Home Price Index (MLS® HPI) to report on market trends. The MLS® HPI uses the concept of a benchmark home, a notional home with common attributes of typical homes in a defined area.

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.

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 (May 2020 to May 2021)

Select Timeframe: 12 Months Ago

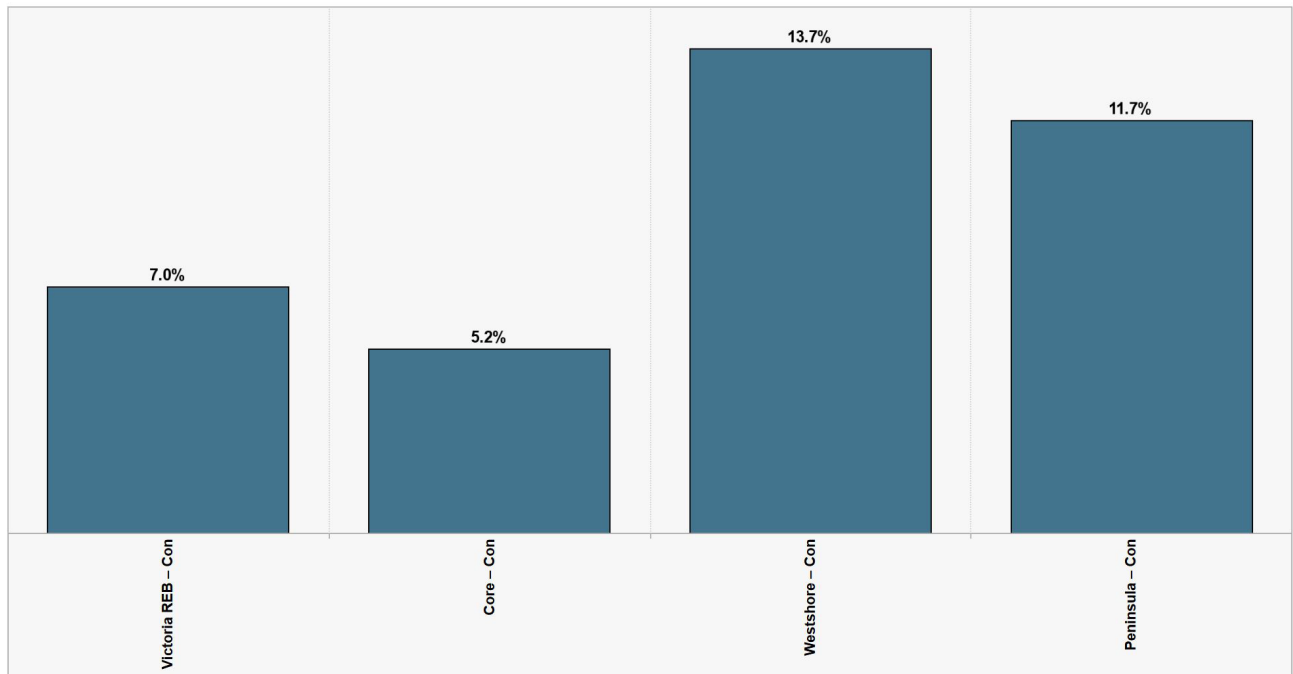


MLS® HPI benchmark and value - Condominium / Apartments

1. Area Group: VREB Area Summary
 2. Property Type: Condo Apartment (Con)
 3. Area/Property Type Selection: (All)

% Difference from 12 Months Ago (May 2020 to May 2021)

Select Timeframe: 12 Months Ago



MLS® Home Price Index

[Click here to learn more](#)

HPI or Benchmark Price

- HPI
 Benchmark Price

Value or percent change

- Value
 Percent change

1. Area Group

VREB District Summary

2. Property Type

Single Family-All (SF-All)

3. Area/Property Type Selection

All

Benchmark Price by Timeframe and Property Type

	May 2021	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – SF-All	\$943,000	\$903,600	\$859,600	\$821,200	\$790,500	\$770,400	\$611,500	\$358,000
Victoria – SF-All	\$977,000	\$950,700	\$918,500	\$870,300	\$848,700	\$853,600	\$685,200	\$370,800
Victoria West – SF-All	\$902,900	\$846,900	\$763,600	\$767,900	\$721,600	\$675,500	\$517,200	\$284,200
Oak Bay – SF-All	\$1,422,900	\$1,386,000	\$1,311,400	\$1,241,300	\$1,229,800	\$1,295,400	\$1,019,500	\$552,000
Esquimalt – SF-All	\$838,000	\$792,400	\$724,500	\$720,700	\$685,600	\$665,800	\$518,400	\$292,400
View Royal – SF-All	\$943,600	\$873,400	\$828,400	\$825,200	\$789,300	\$768,700	\$588,500	\$349,200
Saanich East – SF-All	\$1,052,600	\$1,016,700	\$970,500	\$904,200	\$901,500	\$912,500	\$735,000	\$394,500
Saanich West – SF-All	\$916,600	\$872,800	\$827,400	\$808,300	\$777,000	\$753,000	\$594,100	\$329,100
Sooke – SF-All	\$711,800	\$672,600	\$635,500	\$624,400	\$560,000	\$514,900	\$383,500	\$265,000
Langford – SF-All	\$799,500	\$757,600	\$730,800	\$715,400	\$680,000	\$637,200	\$474,300	\$308,000
Metchosin – SF-All	\$1,135,700	\$1,038,300	\$1,023,700	\$986,300	\$959,900	\$968,100	\$666,700	\$455,400
Colwood – SF-All	\$872,800	\$840,600	\$790,300	\$746,800	\$706,500	\$687,600	\$518,900	\$332,600
Highlands – SF-All	\$1,208,400	\$1,181,300	\$1,129,500	\$1,045,200	\$976,200	\$976,700	\$756,800	\$493,000
North Saanich – SF-All	\$1,231,000	\$1,170,500	\$1,066,100	\$1,052,900	\$994,900	\$1,004,600	\$782,600	\$487,900
Sidney – SF-All	\$871,900	\$836,800	\$744,100	\$733,600	\$698,200	\$712,100	\$547,500	\$316,500
Central Saanich – SF-All	\$975,700	\$959,600	\$922,800	\$844,900	\$792,700	\$754,800	\$601,900	\$357,400
ML Malahat & Area – SF-All	\$757,600	\$730,500	\$708,800	\$652,300	\$609,700	\$556,700	\$442,600	\$282,300
GI Gulf Islands – SF-All	\$612,400	\$572,800	\$551,600	\$522,800	\$522,600	\$427,300	\$350,700	\$271,500

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

Source: Victoria Real Estate Board



HPI or Benchmark Price

- HPI
 Benchmark Price

Value or percent change

- Value
 Percent change

1. Area Group

VREB District Summary

2. Property Type

Single Family-All (SF-All)

3. Area/Property Type Selection

All

HPI by Timeframe and Property Type

	May 2021	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – SF-All	263.4	252.4	240.1	229.4	220.8	215.2	170.8	100.0
Victoria – SF-All	263.5	256.4	247.7	234.7	228.9	230.2	184.8	100.0
Victoria West – SF-All	317.7	298.0	268.7	270.2	253.9	237.7	182.0	100.0
Oak Bay – SF-All	257.8	251.1	237.6	224.9	222.8	234.7	184.7	100.0
Esquimalt – SF-All	286.6	271.0	247.8	246.5	234.5	227.7	177.3	100.0
View Royal – SF-All	270.2	250.1	237.2	236.3	226.0	220.1	168.5	100.0
Saanich East – SF-All	266.8	257.7	246.0	229.2	228.5	231.3	186.3	100.0
Saanich West – SF-All	278.5	265.2	251.4	245.6	236.1	228.8	180.5	100.0
Sooke – SF-All	268.6	253.8	239.8	235.6	211.3	194.3	144.7	100.0
Langford – SF-All	259.6	246.0	237.3	232.3	220.8	206.9	154.0	100.0
Metchosin – SF-All	249.4	228.0	224.8	216.6	210.8	212.6	146.4	100.0
Colwood – SF-All	262.4	252.7	237.6	224.5	212.4	206.7	156.0	100.0
Highlands – SF-All	245.1	239.6	229.1	212.0	198.0	198.1	153.5	100.0
North Saanich – SF-All	252.3	239.9	218.5	215.8	203.9	205.9	160.4	100.0
Sidney – SF-All	275.5	264.4	235.1	231.8	220.6	225.0	173.0	100.0
Central Saanich – SF-All	273.0	268.5	258.2	236.4	221.8	211.2	168.4	100.0
ML Malahat & Area – SF-All	268.4	258.8	251.1	231.1	216.0	197.2	156.8	100.0
GI Gulf Islands – SF-All	225.6	211.0	203.2	192.6	192.5	157.4	129.2	100.0

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

Source: Victoria Real Estate Board



MLS® Home Price Index

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HPI or Benchmark Price

- HPI
 Benchmark Price

Value or percent change

- Value
 Percent change

1. Area Group

VREB District Summary

2. Property Type

Condo Apartment (Con)

3. Area/Property Type Selection

All

Benchmark Price by Timeframe and Property Type

	May 2021	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	\$521,000	\$508,900	\$487,400	\$478,200	\$487,000	\$464,200	\$316,800	\$188,800
Victoria – Con	\$516,000	\$504,800	\$477,900	\$470,800	\$507,800	\$472,900	\$321,000	\$190,600
Victoria West – Con	\$706,600	\$688,200	\$699,900	\$662,300	\$672,700	\$671,600	\$426,800	\$266,900
Oak Bay – Con	\$636,300	\$616,000	\$612,900	\$631,800	\$614,600	\$557,800	\$387,100	\$238,700
Esquimalt – Con	\$464,400	\$451,100	\$450,500	\$421,500	\$416,200	\$398,600	\$261,300	\$147,900
View Royal – Con	\$524,100	\$516,600	\$485,800	\$477,900	\$463,800	\$448,300	\$314,400	\$201,600
Saanich East – Con	\$454,900	\$441,800	\$427,400	\$427,000	\$417,000	\$402,400	\$271,100	\$159,100
Saanich West – Con	\$458,200	\$446,100	\$429,500	\$420,700	\$415,600	\$402,900	\$271,600	\$155,000
Sooke – Con	\$347,200	\$339,600	\$311,300	\$306,800	\$295,800	\$274,300	\$179,300	\$122,100
Langford – Con	\$456,200	\$450,000	\$417,500	\$414,800	\$401,500	\$379,500	\$271,200	\$160,600
Colwood – Con	\$383,900	\$381,400	\$352,500	\$350,600	\$341,000	\$323,600	\$219,400	\$129,900
North Saanich – Con	\$649,100	\$621,600	\$603,100	\$585,600	\$581,200	\$551,300	\$422,300	\$276,900
Sidney – Con	\$513,500	\$494,000	\$481,600	\$460,800	\$458,600	\$439,400	\$329,900	\$205,900
Central Saanich – Con	\$474,400	\$461,600	\$443,100	\$426,500	\$422,700	\$436,100	\$347,200	\$200,600

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

Source: Victoria Real Estate Board



MLS® Home Price Index

[Click here to learn more](#)

HPI or Benchmark Price

- HPI
 Benchmark Price

Value or percent change

- Value
 Percent change

1. Area Group

VREB District Summary

2. Property Type

Condo Apartment (Con)

3. Area/Property Type Selection

All

HPI by Timeframe and Property Type

	May 2021	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	276.0	269.6	258.2	253.3	258.0	245.9	167.8	100.0
Victoria – Con	270.7	264.8	250.7	247.0	266.4	248.1	168.4	100.0
Victoria West – Con	264.7	257.8	262.2	248.1	252.0	251.6	159.9	100.0
Oak Bay – Con	266.6	258.1	256.8	264.7	257.5	233.7	162.2	100.0
Esquimalt – Con	314.0	305.0	304.6	285.0	281.4	269.5	176.7	100.0
View Royal – Con	259.9	256.2	240.9	237.0	230.0	222.3	155.9	100.0
Saanich East – Con	285.9	277.7	268.6	268.4	262.1	252.9	170.4	100.0
Saanich West – Con	295.7	287.9	277.2	271.5	268.2	260.0	175.3	100.0
Sooke – Con	284.3	278.1	254.9	251.2	242.2	224.6	146.8	100.0
Langford – Con	284.1	280.2	260.0	258.3	250.0	236.3	168.9	100.0
Colwood – Con	295.4	293.5	271.3	269.8	262.4	249.0	168.8	100.0
North Saanich – Con	234.4	224.5	217.8	211.5	209.9	199.1	152.5	100.0
Sidney – Con	249.4	239.9	233.9	223.8	222.7	213.4	160.2	100.0
Central Saanich – Con	236.5	230.1	220.9	212.6	210.7	217.4	173.1	100.0

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

Source: Victoria Real Estate Board



MLS® Home Price Index

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HPI or Benchmark Price

- HPI
 Benchmark Price

Value or percent change

- Value
 Percent change

1. Area Group

VREB District Summary

2. Property Type

Townhouse (Twn)

3. Area/Property Type Selection

All

Benchmark Price by Timeframe and Property Type

	May 2021	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	\$670,200	\$653,300	\$623,900	\$603,200	\$576,200	\$562,000	\$429,200	\$267,700
Victoria – Twn	\$777,200	\$733,600	\$716,000	\$716,900	\$653,600	\$645,400	\$486,000	\$303,000
Victoria West – Twn	\$689,900	\$695,800	\$667,600	\$631,300	\$588,800	\$544,300	\$380,900	\$204,100
Esquimalt – Twn	\$645,700	\$642,900	\$606,700	\$596,400	\$549,900	\$501,800	\$374,600	\$219,300
View Royal – Twn	\$748,100	\$741,700	\$724,300	\$693,200	\$663,300	\$633,400	\$480,900	\$277,200
Saanich East – Twn	\$794,900	\$768,300	\$723,700	\$710,400	\$698,100	\$680,300	\$516,300	\$316,600
Saanich West – Twn	\$645,300	\$626,500	\$578,000	\$574,900	\$567,100	\$563,400	\$422,400	\$260,600
Sooke – Twn	\$532,200	\$526,800	\$508,100	\$474,500	\$460,300	\$444,300	\$333,800	\$235,600
Langford – Twn	\$519,000	\$516,900	\$496,600	\$465,600	\$459,900	\$443,000	\$334,900	\$229,000
Colwood – Twn	\$571,400	\$569,800	\$548,600	\$508,500	\$500,900	\$492,700	\$371,600	\$262,100
Sidney – Twn	\$734,300	\$699,500	\$647,800	\$641,000	\$600,600	\$597,600	\$437,300	\$269,500
Central Saanich – Twn	\$642,300	\$621,200	\$572,300	\$561,200	\$538,600	\$537,700	\$393,200	\$245,700
ML Malahat & Area – Twn	\$706,100	\$660,900	\$652,400	\$633,300	\$537,000	\$553,900	\$403,500	\$241,900
GI Gulf Islands – Twn	\$789,500	\$729,900	\$725,400	\$712,100	\$510,900	\$528,500	\$390,900	\$266,100

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

Source: Victoria Real Estate Board



MLS® Home Price Index

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HPI or Benchmark Price

- HPI
 Benchmark Price

Value or percent change

- Value
 Percent change

1. Area Group

VREB District Summary

2. Property Type

Townhouse (Twn)

3. Area/Property Type Selection

All

HPI by Timeframe and Property Type

	May 2021	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	250.3	244.0	233.0	225.3	215.2	209.9	160.3	100.0
Victoria – Twn	256.5	242.1	236.3	236.6	215.7	213.0	160.4	100.0
Victoria West – Twn	338.0	340.9	327.1	309.3	288.5	266.7	186.6	100.0
Esquimalt – Twn	294.4	293.1	276.6	271.9	250.7	228.8	170.8	100.0
View Royal – Twn	269.9	267.6	261.3	250.1	239.3	228.5	173.5	100.0
Saanich East – Twn	251.1	242.7	228.6	224.4	220.5	214.9	163.1	100.0
Saanich West – Twn	247.6	240.4	221.8	220.6	217.6	216.2	162.1	100.0
Sooke – Twn	225.9	223.6	215.7	201.4	195.4	188.6	141.7	100.0
Langford – Twn	226.6	225.7	216.8	203.3	200.8	193.4	146.2	100.0
Colwood – Twn	218.0	217.4	209.3	194.0	191.1	188.0	141.8	100.0
Sidney – Twn	272.5	259.6	240.4	237.9	222.9	221.8	162.3	100.0
Central Saanich – Twn	261.4	252.8	232.9	228.4	219.2	218.8	160.0	100.0
ML Malahat & Area – Twn	291.9	273.2	269.7	261.8	222.0	229.0	166.8	100.0
GI Gulf Islands – Twn	296.7	274.3	272.6	267.6	192.0	198.6	146.9	100.0

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

Source: Victoria Real Estate Board



HPI or Benchmark Price

- HPI
- Benchmark Price

Adding labels

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

1. Area Group

VREB Area Summary

2. Property Type

Single Family-All (SF-All)

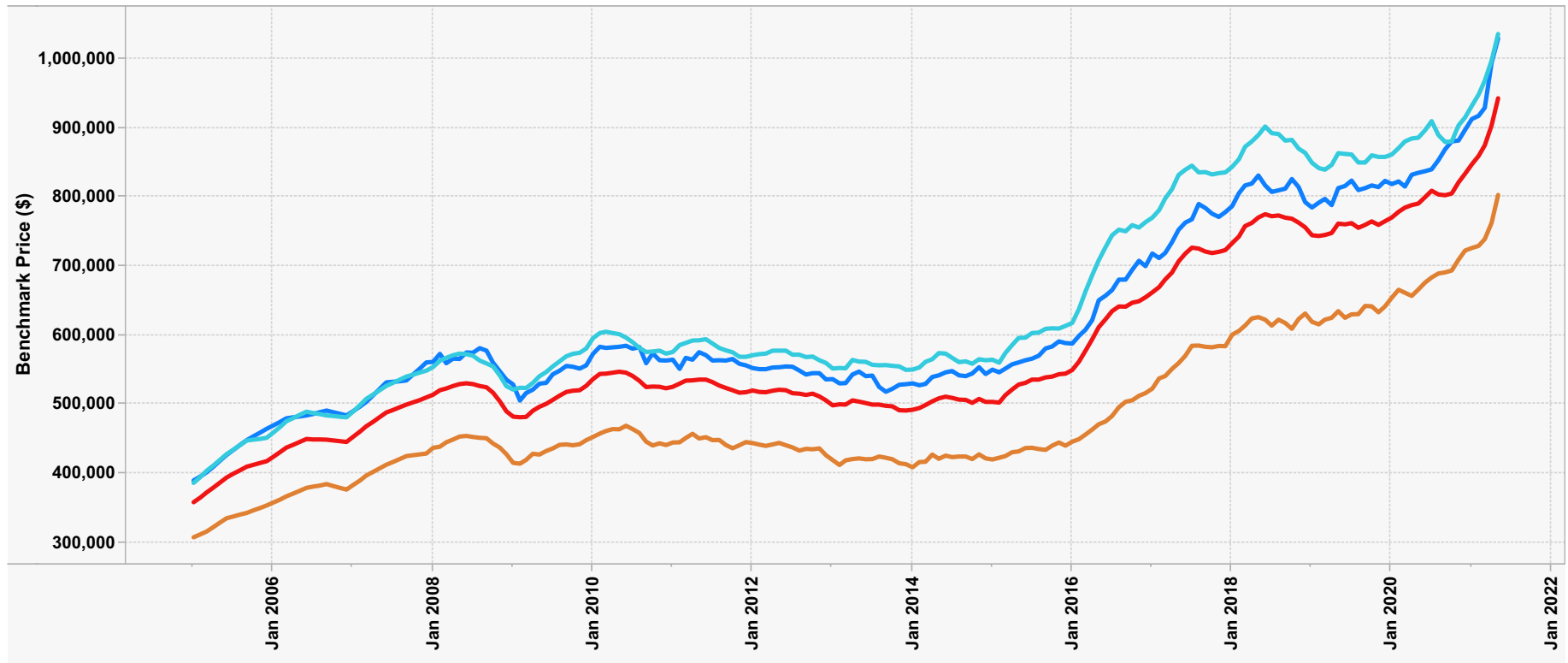
3. Area/Property Type Selection

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](#)

HPI or Benchmark Price

- HPI
- Benchmark Price

Adding labels

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

1. Area Group

VREB Area Summary

2. Property Type

Condo Apartment (Con)

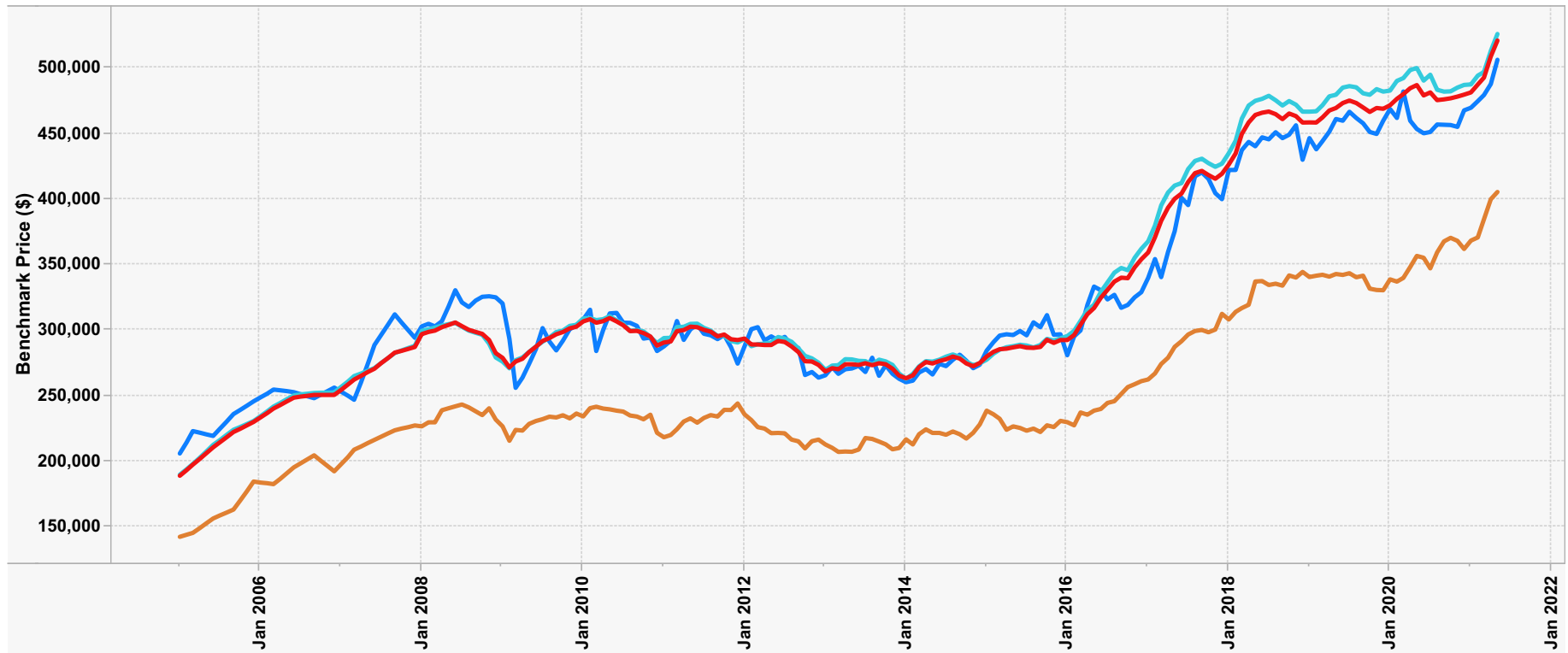
3. Area/Property Type Selection

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



1. Area Group

VREB Area Summary

2. Property Type

Townhouse (Twn)

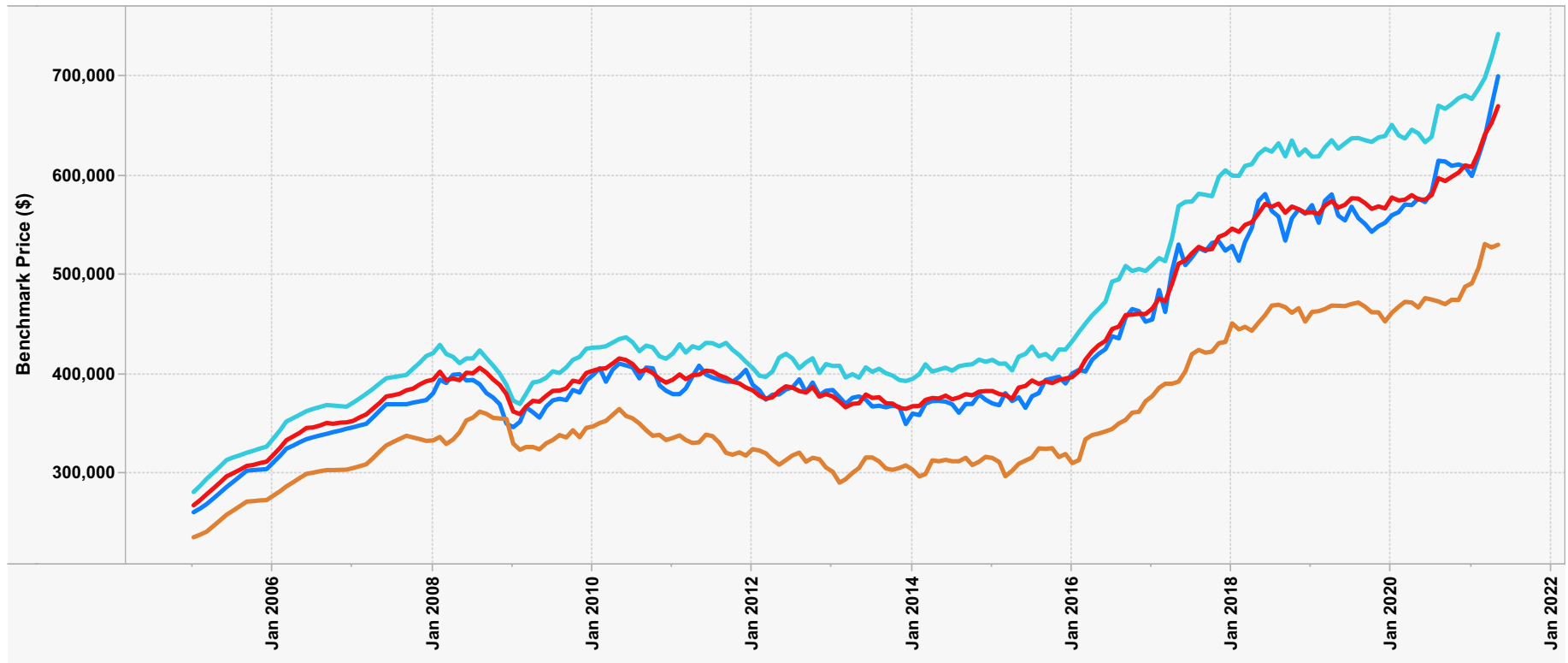
3. Area/Property Type Selection

Multiple values

Benchmark Price Performance over Time

Select Date Range:

All values



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

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

Source: Victoria Real Estate Board



1. Area Group

VREB Area Summary

2. Property Type

Multiple values

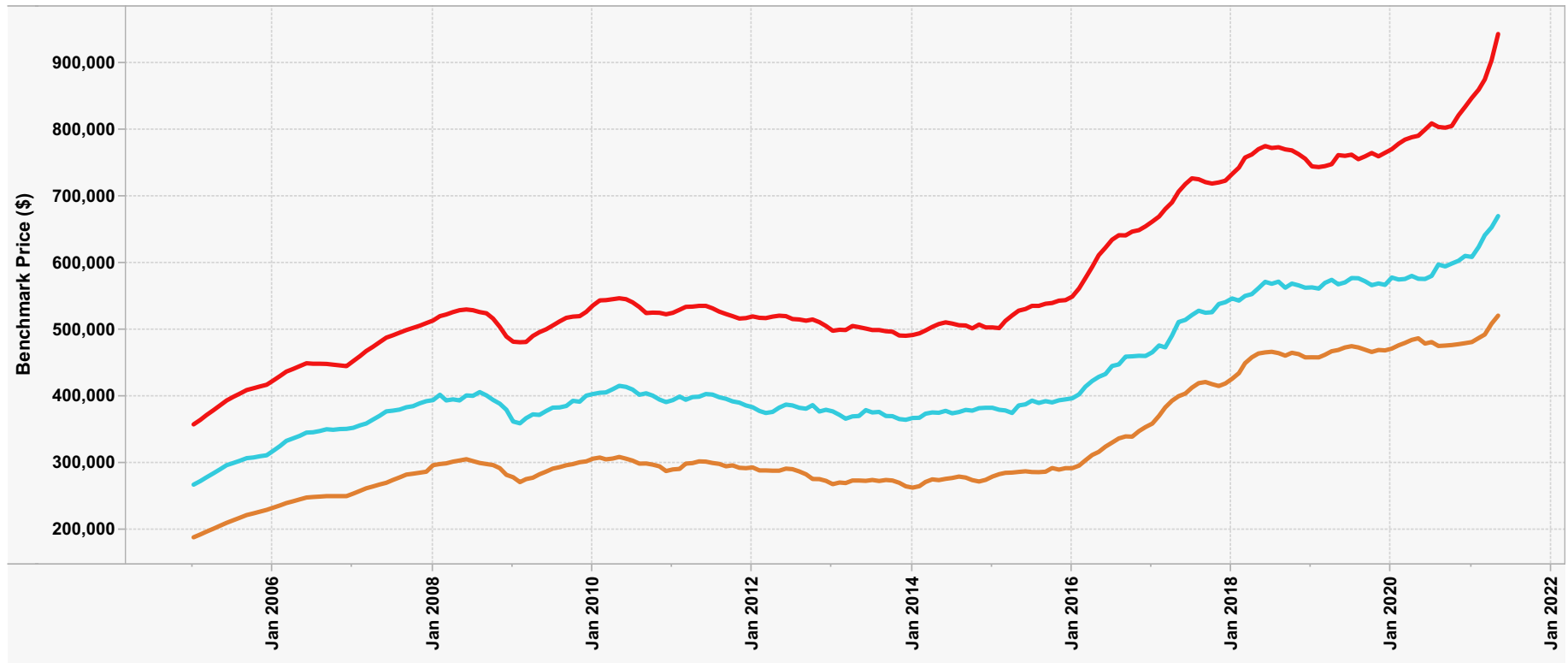
3. Area/Property Type Selection

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	50	\$57,438,775
Oak Bay	31	\$56,451,250
Esquimalt	14	\$15,222,888
View Royal	13	\$14,511,000
Saanich East	114	\$146,647,265
Saanich West	38	\$39,840,733
Central Saanich	13	\$18,569,734
North Saanich	24	\$37,893,500
Sidney	23	\$23,210,150
Highlands	3	\$2,877,500
Colwood	34	\$33,401,898
Langford	80	\$84,073,882
Metchosin	5	\$6,870,000
Sooke	45	\$39,936,385
Gulf Islands	29	\$28,684,852
Total Greater Victoria	516	\$605,629,812
Other Areas		
Malahat & Area	21	\$20,287,100
Total Other Areas	21	\$20,287,100
Total Single Family Detached	537	\$625,916,912
● Condo Apartment		
Greater Victoria		
Victoria / Victoria West	151	\$85,333,590
Oak Bay	6	\$4,196,409
Esquimalt	9	\$4,864,800
View Royal	12	\$6,675,735
Saanich East	49	\$23,663,600
Saanich West	17	\$8,071,899
Central Saanich	4	\$1,974,000
North Saanich	2	\$1,371,400
Sidney	17	\$10,450,600
Highlands	1	\$70,000
Colwood	7	\$3,945,800
Langford	42	\$19,440,600
Sooke	8	\$4,163,800
Total Greater Victoria	325	\$174,222,233
Total Condo Apartment	325	\$174,222,233

Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

May 2021

Produced: 01-Jun-2021

District	Units	Total Volume
● Row/Townhouse		
Greater Victoria		
Victoria / Victoria West	24	\$20,338,900
Oak Bay	1	\$1,480,000
Esquimalt	2	\$1,283,000
View Royal	7	\$5,048,500
Saanich East	16	\$14,972,203
Saanich West	8	\$6,144,900
Central Saanich	10	\$7,424,400
Sidney	9	\$6,304,000
Colwood	8	\$5,739,485
Langford	28	\$19,033,499
Sooke	8	\$4,362,600
Gulf Islands	5	\$2,660,000
Total Greater Victoria	126	\$94,791,487
Total Row/Townhouse	126	\$94,791,487
● Manufactured Home		
Greater Victoria		
Victoria / Victoria West	1	\$740,000
View Royal	2	\$717,400
Central Saanich	4	\$1,107,455
Sidney	1	\$490,000
Langford	3	\$544,000
Sooke	1	\$315,000
Total Greater Victoria	12	\$3,913,855
Other Areas		
Malahat & Area	2	\$411,000
Total Other Areas	2	\$411,000
Total Manufactured Home	14	\$4,324,855
Total Residential	1002	\$899,255,487

Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

May 2021

Produced: 01-Jun-2021

District	Units	Total Volume
Other Property		
● Lots & Acreage		
Greater Victoria		
Saanich East	3	\$3,443,500
Saanich West	1	\$721,687
Central Saanich	1	\$3,380,000
North Saanich	1	\$687,500
Langford	8	\$4,836,800
Sooke	4	\$2,969,400
Gulf Islands	10	\$4,710,900
Total Greater Victoria	28	\$20,749,787
Other Areas		
Malahat & Area	2	\$1,135,000
Total Other Areas	2	\$1,135,000
Total Lots & Acreage	30	\$21,884,787
● Other Commercial Properties		
	17	\$14,896,072
Grand Totals	1049	\$936,036,346

Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

May 2021

Produced: 01-Jun-2021

District	Units	Total Volume
Residential		
● Single Family Detached		
Greater Victoria		
Victoria	46	\$53,723,775
Victoria West	4	\$3,715,000
Oak Bay	30	\$52,751,250
Esquimalt	14	\$15,222,888
View Royal	11	\$11,776,000
Saanich East	112	\$139,297,265
Saanich West	36	\$37,175,733
Central Saanich	11	\$13,839,734
North Saanich	22	\$31,192,000
Sidney	21	\$18,836,150
Highlands	3	\$2,877,500
Colwood	34	\$33,401,898
Langford	78	\$81,638,882
Metchosin	3	\$3,260,000
Sooke	41	\$36,792,385
Gulf Islands	22	\$22,386,852
Waterfront (all districts)	28	\$47,742,500
Total Greater Victoria	516	\$605,629,812
Other Areas		
Malahat & Area	18	\$17,559,700
Waterfront (all districts)	3	\$2,727,400
Total Other Areas	21	\$20,287,100
Total Single Family Detached	537	\$625,916,912
● Condo Apartment		
Greater Victoria		
Victoria	131	\$68,828,368
Victoria West	15	\$13,065,422
Oak Bay	6	\$4,196,409
Esquimalt	8	\$3,539,800
View Royal	12	\$6,675,735
Saanich East	48	\$22,803,600
Saanich West	17	\$8,071,899
Central Saanich	3	\$1,399,000
North Saanich	2	\$1,371,400
Sidney	17	\$10,450,600
Highlands	1	\$70,000
Colwood	6	\$3,030,800
Langford	42	\$19,440,600
Sooke	3	\$1,299,900
Waterfront (all districts)	14	\$9,978,700
Total Greater Victoria	325	\$174,222,233
Total Condo Apartment	325	\$174,222,233

Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

May 2021

Produced: 01-Jun-2021

District	Units	Total Volume
● Row/Townhouse		
Greater Victoria		
Victoria	19	\$16,163,000
Victoria West	4	\$2,825,900
Oak Bay	1	\$1,480,000
Esquimalt	2	\$1,283,000
View Royal	7	\$5,048,500
Saanich East	15	\$13,340,203
Saanich West	8	\$6,144,900
Central Saanich	9	\$6,274,400
Sidney	8	\$5,229,000
Colwood	8	\$5,739,485
Langford	28	\$19,033,499
Sooke	7	\$3,982,300
Gulf Islands	4	\$2,123,100
Waterfront (all districts)	6	\$6,124,200
Total Greater Victoria	126	\$94,791,487
Total Row/Townhouse	126	\$94,791,487
● Manufactured Home		
Greater Victoria		
Victoria	1	\$740,000
View Royal	2	\$717,400
Central Saanich	4	\$1,107,455
Sidney	1	\$490,000
Langford	3	\$544,000
Sooke	1	\$315,000
Total Greater Victoria	12	\$3,913,855
Other Areas		
Malahat & Area	2	\$411,000
Total Other Areas	2	\$411,000
Total Manufactured Home	14	\$4,324,855
Total Residential	1002	\$899,255,487

Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

May 2021

Produced: 01-Jun-2021

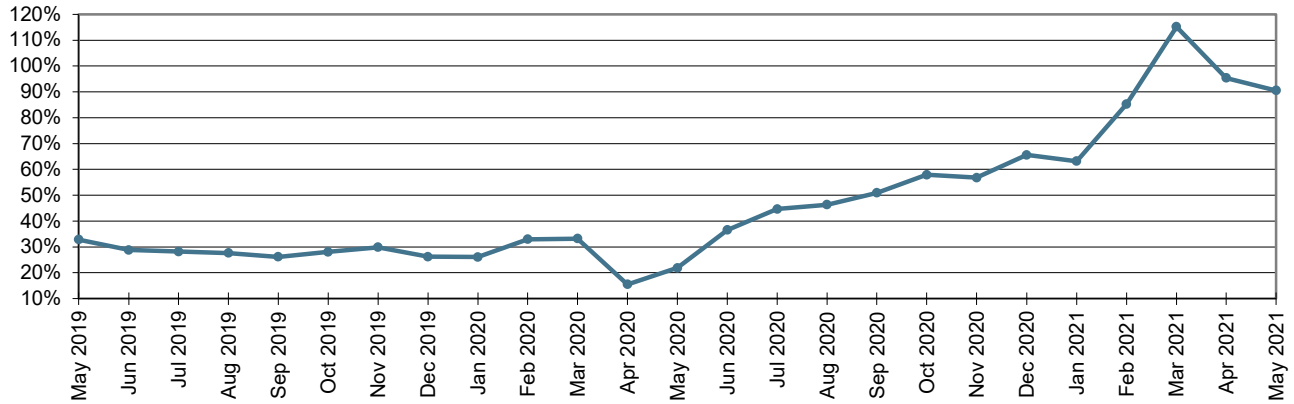
District	Units	Total Volume
Other Property		
● Lots & Acreage		
Greater Victoria		
Saanich East	3	\$3,443,500
Saanich West	1	\$721,687
Central Saanich	1	\$3,380,000
North Saanich	1	\$687,500
Langford	8	\$4,836,800
Sooke	4	\$2,969,400
Gulf Islands	10	\$4,710,900
Total Greater Victoria	28	\$20,749,787
Other Areas		
Malahat & Area	2	\$1,135,000
Total Other Areas	2	\$1,135,000
Total Lots & Acreage	30	\$21,884,787
● Other Commercial Properties		
	17	\$14,896,072
Grand Totals	1049	\$936,036,346

Sales to Active Listings Ratio

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

May 2021

Produced: 01-Jun-2021



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

May 2021

Produced: 01-Jun-2021

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Single Family - Residential						
Units Listed	513	426	20 %	2329	1779	31 %
Units Sold	420	214	96 %	1874	997	88 %
Sell/List Ratio	82 %	50 %		80 %	56 %	
Sales Dollars	\$473,203,902	\$174,658,334	171 %	\$2,093,180,287	\$849,635,022	146 %
Average Price / Unit	\$1,126,676	\$816,160	38 %	\$1,116,959	\$852,192	31 %
Price Ratio	103 %	98 %		104 %	98 %	
Days To Sell	14	38	-63 %	19	40	-53 %
Active Listings at Month End	358	739	-52 %			
Single Family - Residential Waterfront						
Units Listed	44	38	16 %	176	171	3 %
Units Sold	27	11	145 %	116	60	93 %
Sell/List Ratio	61 %	29 %		66 %	35 %	
Sales Dollars	\$47,411,900	\$15,771,500	201 %	\$226,365,487	\$96,639,763	134 %
Average Price / Unit	\$1,755,996	\$1,433,773	22 %	\$1,951,427	\$1,610,663	21 %
Price Ratio	99 %	94 %		99 %	94 %	
Days To Sell	18	132	-86 %	52	109	-53 %
Active Listings at Month End	66	146	-55 %			
Single Family - Residential Acreage						
Units Listed	59	56	5 %	225	185	22 %
Units Sold	39	19	105 %	178	89	100 %
Sell/List Ratio	66 %	34 %		79 %	48 %	
Sales Dollars	\$60,174,000	\$19,346,788	211 %	\$274,861,385	\$94,564,349	191 %
Average Price / Unit	\$1,542,923	\$1,018,252	52 %	\$1,544,165	\$1,062,521	45 %
Price Ratio	99 %	99 %		100 %	96 %	
Days To Sell	37	61	-39 %	49	80	-39 %
Active Listings at Month End	66	122	-46 %			
Condo Apartment						
Units Listed	432	337	28 %	1987	1473	35 %
Units Sold	325	108	201 %	1539	652	136 %
Sell/List Ratio	75 %	32 %		77 %	44 %	
Sales Dollars	\$174,222,233	\$48,930,485	256 %	\$823,186,837	\$313,533,610	163 %
Average Price / Unit	\$536,068	\$453,060	18 %	\$534,884	\$480,880	11 %
Price Ratio	100 %	98 %		100 %	98 %	
Days To Sell	22	36	-37 %	28	37	-23 %
Active Listings at Month End	462	686	-33 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

May 2021

Produced: 01-Jun-2021

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Row/Townhouse						
Units Listed	123	98	26 %	659	507	30 %
Units Sold	126	61	107 %	568	299	90 %
Sell/List Ratio	102 %	62 %		86 %	59 %	
Sales Dollars	\$94,791,487	\$34,935,350	171 %	\$398,391,402	\$177,468,229	124 %
Average Price / Unit	\$752,313	\$572,711	31 %	\$701,393	\$593,539	18 %
Price Ratio	103 %	98 %		103 %	99 %	
Days To Sell	18	56	-68 %	25	48	-48 %
Active Listings at Month End	87	214	-59 %			
Half Duplex (Up and Down)						
Units Listed	3	0	%	11	3	267 %
Units Sold	1	0	%	6	2	200 %
Sell/List Ratio	33 %	%		55 %	67 %	
Sales Dollars	\$2,300,000	\$0	%	\$7,858,900	\$691,000	1037 %
Average Price / Unit	\$2,300,000	%		\$1,309,817	\$345,500	279 %
Price Ratio	118 %	%		105 %	95 %	
Days To Sell	7	%		15	172	-91 %
Active Listings at Month End	4	1	300 %			
Half Duplex (Side by Side)						
Units Listed	33	7	371 %	157	43	265 %
Units Sold	34	7	386 %	131	23	470 %
Sell/List Ratio	103 %	100 %		83 %	53 %	
Sales Dollars	\$28,746,485	\$5,509,400	422 %	\$102,600,815	\$15,669,400	555 %
Average Price / Unit	\$845,485	\$787,057	7 %	\$783,212	\$681,278	15 %
Price Ratio	103 %	97 %		104 %	98 %	
Days To Sell	19	36	-47 %	22	31	-28 %
Active Listings at Month End	25	15	67 %			
Half Duplex (Front and Back)						
Units Listed	4	2	100 %	22	6	267 %
Units Sold	2	0	%	13	4	225 %
Sell/List Ratio	50 %	0 %		59 %	67 %	
Sales Dollars	\$1,805,000	\$0	%	\$10,767,350	\$2,525,400	326 %
Average Price / Unit	\$902,500	%		\$828,258	\$631,350	31 %
Price Ratio	107 %	%		104 %	99 %	
Days To Sell	2	%		15	42	-64 %
Active Listings at Month End	5	3	67 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

May 2021

Produced: 01-Jun-2021

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Recreational						
Units Listed	2	3	-33 %	11	11	0 %
Units Sold	4	1	300 %	12	3	300 %
Sell/List Ratio	200 %	33 %		109 %	27 %	
Sales Dollars	\$566,000	\$177,500	219 %	\$1,718,000	\$276,000	522 %
Average Price / Unit	\$141,500	\$177,500	-20 %	\$143,167	\$92,000	56 %
Price Ratio	94 %	91 %		96 %	91 %	
Days To Sell	168	247	-32 %	359	250	44 %
Active Listings at Month End	6	15	-60 %			
Manufactured Home						
Units Listed	23	21	10 %	106	81	31 %
Units Sold	14	13	8 %	83	55	51 %
Sell/List Ratio	61 %	62 %		78 %	68 %	
Sales Dollars	\$4,324,855	\$2,650,400	63 %	\$31,668,256	\$10,681,625	196 %
Average Price / Unit	\$308,918	\$203,877	52 %	\$381,545	\$194,211	96 %
Price Ratio	104 %	97 %		100 %	96 %	
Days To Sell	21	48	-55 %	38	61	-39 %
Active Listings at Month End	28	38	-26 %			
Residential Lots						
Units Listed	28	30	-7 %	135	127	6 %
Units Sold	15	6	150 %	119	48	148 %
Sell/List Ratio	54 %	20 %		88 %	38 %	
Sales Dollars	\$8,848,887	\$2,303,900	284 %	\$56,754,182	\$23,289,274	144 %
Average Price / Unit	\$589,926	\$383,983	54 %	\$476,926	\$485,193	-2 %
Price Ratio	100 %	98 %		99 %	100 %	
Days To Sell	40	60	-34 %	96	140	-32 %
Active Listings at Month End	56	134	-58 %			
Residential Lots - Waterfront						
Units Listed	4	7	-43 %	19	30	-37 %
Units Sold	2	2	0 %	25	5	400 %
Sell/List Ratio	50 %	29 %		132 %	17 %	
Sales Dollars	\$1,565,000	\$590,000	165 %	\$14,984,695	\$2,433,125	516 %
Average Price / Unit	\$782,500	\$295,000	165 %	\$599,388	\$486,625	23 %
Price Ratio	98 %	91 %		97 %	90 %	
Days To Sell	23	248	-91 %	209	311	-33 %
Active Listings at Month End	6	34	-82 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

May 2021

Produced: 01-Jun-2021

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Residential Acreage						
Units Listed	16	11	45 %	58	63	-8 %
Units Sold	9	8	13 %	50	28	79 %
Sell/List Ratio	56 %	73 %		86 %	44 %	
Sales Dollars	\$4,721,900	\$3,731,000	27 %	\$32,545,580	\$17,545,500	85 %
Average Price / Unit	\$524,656	\$466,375	12 %	\$650,912	\$626,625	4 %
Price Ratio	99 %	95 %		98 %	93 %	
Days To Sell	109	85	28 %	115	114	1 %
Active Listings at Month End	33	73	-55 %			
Residential Acreage - Waterfront						
Units Listed	3	6	-50 %	17	20	-15 %
Units Sold	4	0	%	21	7	200 %
Sell/List Ratio	133 %	0 %		124 %	35 %	
Sales Dollars	\$6,749,000	\$0	%	\$19,694,000	\$5,959,082	230 %
Average Price / Unit	\$1,687,250	%	%	\$937,810	\$851,297	10 %
Price Ratio	87 %	%		92 %	88 %	
Days To Sell	118	%	%	206	105	97 %
Active Listings at Month End	9	31	-71 %			
Revenue - Duplex/Triplex						
Units Listed	3	5	-40 %	50	23	117 %
Units Sold	10	2	400 %	32	15	113 %
Sell/List Ratio	333 %	40 %		64 %	65 %	
Sales Dollars	\$11,709,625	\$2,133,000	449 %	\$37,178,296	\$14,858,950	150 %
Average Price / Unit	\$1,170,963	\$1,066,500	10 %	\$1,161,822	\$990,597	17 %
Price Ratio	101 %	95 %		102 %	97 %	
Days To Sell	27	78	-65 %	19	41	-55 %
Active Listings at Month End	6	7	-14 %			
Revenue - Multi Units						
Units Listed	4	3	33 %	31	12	158 %
Units Sold	4	0	%	19	1	1800 %
Sell/List Ratio	100 %	0 %		61 %	8 %	
Sales Dollars	\$7,388,000	\$0	%	\$44,282,500	\$1,750,000	2430 %
Average Price / Unit	\$1,847,000	%	%	\$2,330,658	\$1,750,000	33 %
Price Ratio	95 %	%		96 %	88 %	
Days To Sell	57	%	%	74	30	146 %
Active Listings at Month End	17	7	143 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

May 2021

Produced: 01-Jun-2021

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Revenue - Apartment Block						
Units Listed	0	1	-100 %	0	6	-100 %
Units Sold	0	2	-100 %	0	3	-100 %
Sell/List Ratio	%	200 %		%	50 %	
Sales Dollars	\$0	\$2,898,900	-100 %	\$0	\$8,498,900	-100 %
Average Price / Unit		\$1,449,450	%		\$2,832,967	%
Price Ratio	%	89 %		%	93 %	
Days To Sell		136	%		128	%
Active Listings at Month End	0	4	-100 %			
Revenue - Commercial						
Units Listed	8	6	33 %	39	30	30 %
Units Sold	5	1	400 %	15	8	88 %
Sell/List Ratio	63 %	17 %		38 %	27 %	
Sales Dollars	\$5,471,040	\$685,000	699 %	\$19,243,796	\$7,015,900	174 %
Average Price / Unit	\$1,094,208	\$685,000	60 %	\$1,282,920	\$876,988	46 %
Price Ratio	98 %	98 %		99 %	96 %	
Days To Sell	43	51	-15 %	101	92	10 %
Active Listings at Month End	37	40	-8 %			
Revenue - Industrial						
Units Listed	1	0	%	11	1	1000 %
Units Sold	1	0	%	8	0	%
Sell/List Ratio	100 %	%		73 %	0 %	
Sales Dollars	\$576,450	\$0	%	\$10,673,118	\$0	%
Average Price / Unit	\$576,450	%		\$1,334,140	%	
Price Ratio	105 %	%		98 %	%	
Days To Sell	38	%		46	%	
Active Listings at Month End	7	1	600 %			
Business with Land & Building						
Units Listed	2	4	-50 %	5	36	-86 %
Units Sold	1	0	%	1	9	-89 %
Sell/List Ratio	50 %	0 %		20 %	25 %	
Sales Dollars	\$1,337,500	\$0	%	\$1,337,500	\$20,352,973	-93 %
Average Price / Unit	\$1,337,500	%		\$1,337,500	\$2,261,441	-41 %
Price Ratio	89 %	%		89 %	90 %	
Days To Sell	147	%		147	177	-17 %
Active Listings at Month End	4	38	-89 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

May 2021

Produced: 01-Jun-2021

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Business Only						
Units Listed	6	6	0 %	37	54	-31 %
Units Sold	1	0	%	7	10	-30 %
Sell/List Ratio	17 %	0 %		19 %	19 %	
Sales Dollars	\$123,000	-\$165,500	-174 %	\$1,514,500	\$930,500	63 %
Average Price / Unit	\$123,000		%	\$216,357	\$93,050	133 %
Price Ratio	95 %	99 %		89 %	87 %	
Days To Sell	199	88	126 %	158	114	39 %
Active Listings at Month End	38	57	-33 %			
Motel/Hotel						
Units Listed	0	0	%	0	2	-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	4	-100 %			
Lease - Office						
Units Listed	8	3	167 %	52	27	93 %
Units Sold	4	0	%	12	2	500 %
Sell/List Ratio	50 %	0 %		23 %	7 %	
Sales Dollars	\$66	\$0	%	\$1,955	\$40	4787 %
Average Price / Unit	\$16		%	\$163	\$20	715 %
Price Ratio	97 %	%		96 %	%	
Days To Sell	118		%	125	402	-69 %
Active Listings at Month End	66	35	89 %			
Lease - Retail						
Units Listed	8	8	0 %	37	22	68 %
Units Sold	1	1	0 %	13	5	160 %
Sell/List Ratio	13 %	13 %		35 %	23 %	
Sales Dollars	\$16	\$1,650	-99 %	\$8,541	\$1,709	400 %
Average Price / Unit	\$16	\$1,650	-99 %	\$657	\$342	92 %
Price Ratio	98 %	103 %		92 %	110 %	
Days To Sell	124	165	-25 %	117	266	-56 %
Active Listings at Month End	42	27	56 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

May 2021

Produced: 01-Jun-2021

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Lease - Warehouse						
Units Listed	0	1	-100 %	0	1	-100 %
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	%	8	0	%
Units Sold	0	0	%	0	0	%
Sell/List Ratio	%	%		0 %	%	
Sales Dollars	\$0	\$0	%	\$0	\$0	%
Average Price / Unit			%			%
Price Ratio	%	%		%	%	
Days To Sell			%			%
Active Listings at Month End	7	0	%			
Lease - Other						
Units Listed	1	7	-86 %	2	41	-95 %
Units Sold	0	1	-100 %	1	1	0 %
Sell/List Ratio	%	14 %		50 %	2 %	
Sales Dollars	\$0	\$15	-100 %	\$2,890,580	\$15	##### %
Average Price / Unit		\$15	%	\$2,890,580	\$15	##### %
Price Ratio	%	%		19270533 %	%	
Days To Sell		34	%	169	34	397 %
Active Listings at Month End	3	49	-94 %			
Commercial Land						
Units Listed	5	9	-44 %	10	20	-50 %
Units Sold	0	0	%	4	0	%
Sell/List Ratio	%	0 %		40 %	0 %	
Sales Dollars	\$0	\$0	%	\$10,812,500	\$0	%
Average Price / Unit			%	\$2,703,125		%
Price Ratio	%	%		96 %	%	
Days To Sell			%	325		%
Active Listings at Month End	12	23	-48 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

May 2021

Produced: 01-Jun-2021

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Grand Totals						
Units Listed	1333	1095	22 %	6194	4774	30 %
Units Sold	1049	457	130 %	4847	2326	108 %
Sell/List Ratio	79 %	42 %		78 %	49 %	
Sales Dollars	\$936,036,346	\$314,157,722	198 %	\$4,222,520,462	\$1,664,320,365	154 %
Average Price / Unit	\$892,313	\$687,435	30 %	\$871,162	\$715,529	22 %
Price Ratio	102 %	98 %		102 %	98 %	
Days To Sell	22	47	-54 %	32	50	-36 %
Active Listings at Month End	1450	2544	-43 %			