



Sept 1, 2021

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Victoria housing market continues to adapt to long-term lack of supply

A total of 831 properties sold in the Victoria Real Estate Board region this August, 15.1 per cent fewer than the 979 properties sold in August 2020 and 0.5 per cent fewer than the previous month of July. Condominium sales were up 31.7 per cent from August 2020 with 345 units sold. 21.5 per cent more condominiums sold in August 2021 than in the previous month of July. Sales of single family homes were down 29.9 per cent from August 2020 with 357 sold. 9.8 per cent fewer single family homes sold in August 2021 than in the previous month of July.

"Year over year numbers might indicate a slowing of our market, but there are two important factors to consider," said Victoria Real Estate Board President David Langlois. "The first is that our market is starved for inventory. It should come as no surprise that with half the available inventory of last August we sold fewer homes this August. Without the significant lack of inventory we're experiencing, sales would most certainly have been comparable to, if not greater than, last August. The second factor is that the previous ten-year running average for sales in the month of August is 675 properties, so with 831 properties changing hands this August, it is clear that our market remains very robust and that lack of supply is the biggest issue impacting attainability for our community."

There were 1,120 active listings for sale on the Victoria Real Estate Board Multiple Listing Service® at the end of August 2021, 56.7 per cent fewer properties than the 2,584 available at the end of August 2020 and 11.8 per cent fewer than the 1,270 active listings for sale at the end of July 2021.

The Multiple Listing Service® Home Price Index benchmark value for a single family home in the Victoria Core in August 2020 was \$889,800. The benchmark value for the same home in August 2021 increased by 22.4 per cent to \$1,089,400, a 0.7 per cent increase from the previous month of July. The MLS® HPI benchmark value for a condominium in the Victoria Core in August 2020 was \$483,400, while the benchmark value for the same condominium in August 2021 was \$540,600, an 11.8 per cent increase.

"The federal election will focus on each party's proposed policies and programs for housing," added Langlois. "The primary issue for housing attainability has been and remains one of supply. While increasing a consumer's ability to pay through tax free savings accounts, extended mortgage terms, or altering stress test provisions may assist some buyers to obtain housing, it will do nothing to slow the price appreciation that the systemic lack of housing supply continues to fuel. Specific commitments such as incentivising municipalities with infrastructure grants for density improvements, increasing on-campus housing, supporting co-op and leasehold developments and utilizing surplus federal lands to directly add to housing stock can all provide a path to more supply. Debates about bidding processes and foreign buyers do not offer material solutions to improve supply nor the attainability of housing. The municipal, provincial and federal governments' failure to support real growth and diversity in housing stocks has created the market conditions we find ourselves in today. Housing policy matters and we hope that all voters consider what each party proposes and the potential impact to our market."

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 1,456 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.

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August 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		
	August 2021										July 2021			August 2020		
	Units	LM%	LY%	Average\$	LM%	LY%	Median\$	LM%	LY%	Units	Average\$	Median\$	Units	Average\$	Median\$	
Single Family Greater Victoria	340	-10.5%	-31.0%	\$1,224,438	3.9%	22.1%	\$1,094,000	4.2%	23.6%	380	\$1,177,975	\$1,050,000	493	\$1,002,604	\$885,000	
Single Family Other Areas	17	6.3%	6.3%	\$1,186,396	15.4%	37.1%	\$1,025,000	18.5%	30.9%	16	\$1,027,981	\$865,000	16	\$865,394	\$783,250	
Single Family Total All Areas	357	-9.8%	-29.9%	\$1,222,627	4.3%	22.5%	\$1,088,000	3.6%	23.6%	396	\$1,171,915	\$1,050,000	509	\$998,291	\$880,000	
Condo Apartment	345	21.5%	31.7%	\$552,353	1.2%	14.8%	\$482,500	-0.5%	13.5%	284	\$545,538	\$484,950	262	\$481,334	\$425,000	
Row/Townhouse	86	-3.4%	-38.6%	\$716,949	-3.2%	15.2%	\$699,000	-0.9%	21.9%	89	\$741,004	\$705,000	140	\$622,407	\$573,450	
Manufactured Home	14	-6.7%	-44.0%	\$269,593	4.6%	3.7%	\$269,950	6.3%	11.1%	15	\$257,853	\$254,000	25	\$259,952	\$242,900	
Total Residential	802	2.3%	-14.3%							784			936			
Total Sales	831	-0.5%	-15.1%							835			979			
Active Listings	1,120	-11.8%	-56.7%							1,270			2,584			

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

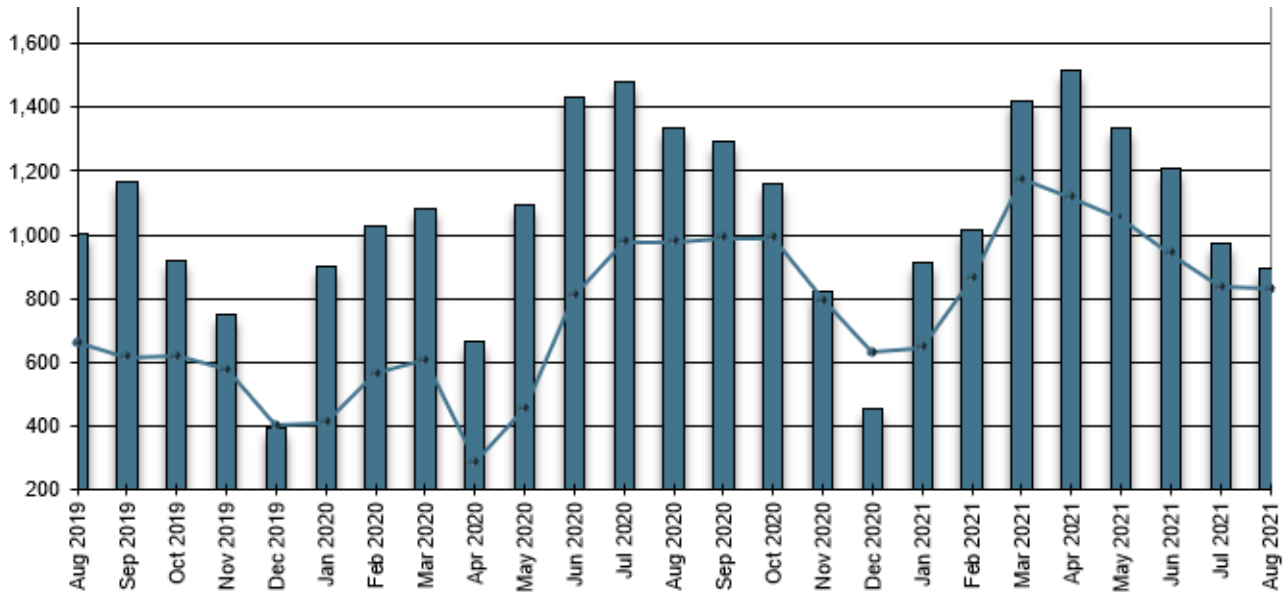
Previous Periods Comparison of MLS® HPI Benchmark Prices and MLS® HPI Index Values

Benchmark Home by Property Type and Region	Aug 2021 Benchmark Price	Jul 2021 Benchmark Price	Aug 2020 Benchmark Price	Aug 2021 Benchmark Index	Jul 2021 Benchmark Index	Aug 2020 Benchmark Index	% Chg from Last Mth	% Chg from Last Yr
Single Family: Greater Victoria	\$1,005,600	\$993,100	\$803,700	280.9	277.4	224.5	1.3%	25.1%
Single Family: Core	\$1,089,400	\$1,082,000	\$889,800	282.2	280.3	230.5	0.7%	22.4%
Single Family: Westshore	\$869,400	\$854,000	\$689,300	283.0	278.0	224.4	1.8%	26.1%
Single Family: Peninsula	\$1,092,900	\$1,080,000	\$853,400	280.6	277.3	219.1	1.2%	28.1%
Condo Apartment: Greater Victoria	\$538,800	\$533,500	\$475,500	285.4	282.6	251.9	1.0%	13.3%
Condo Apartment: Core	\$540,600	\$535,100	\$483,400	285.1	282.2	254.9	1.0%	11.8%
Condo Apartment: Westshore	\$426,900	\$419,200	\$359,300	300.1	294.7	252.6	1.8%	18.8%
Condo Apartment: Peninsula	\$536,600	\$543,400	\$456,900	260.7	264.0	222.0	(1.3%)	17.4%
Row/Townhouse: Greater Victoria	\$714,100	\$701,500	\$597,600	266.7	262.0	223.2	1.8%	19.5%
Row/Townhouse: Core	\$785,400	\$772,800	\$670,700	279.4	274.9	238.6	1.6%	17.1%
Row/Townhouse: Westshore	\$573,600	\$558,300	\$473,300	243.7	237.2	201.1	2.7%	21.2%
Row/Townhouse: Peninsula	\$732,700	\$729,100	\$615,200	281.1	279.7	236.0	0.5%	19.1%

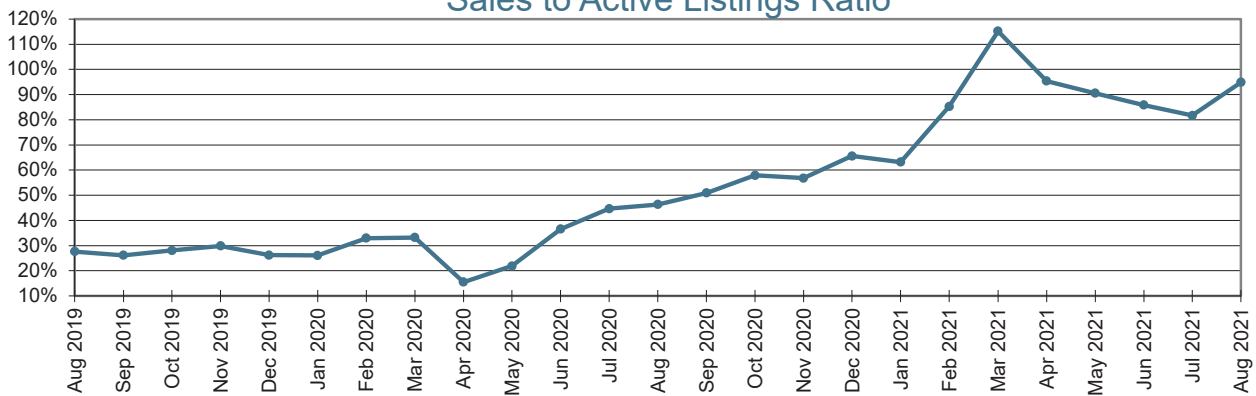
Legend

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)

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® HPI benchmark and value - Single Family Homes

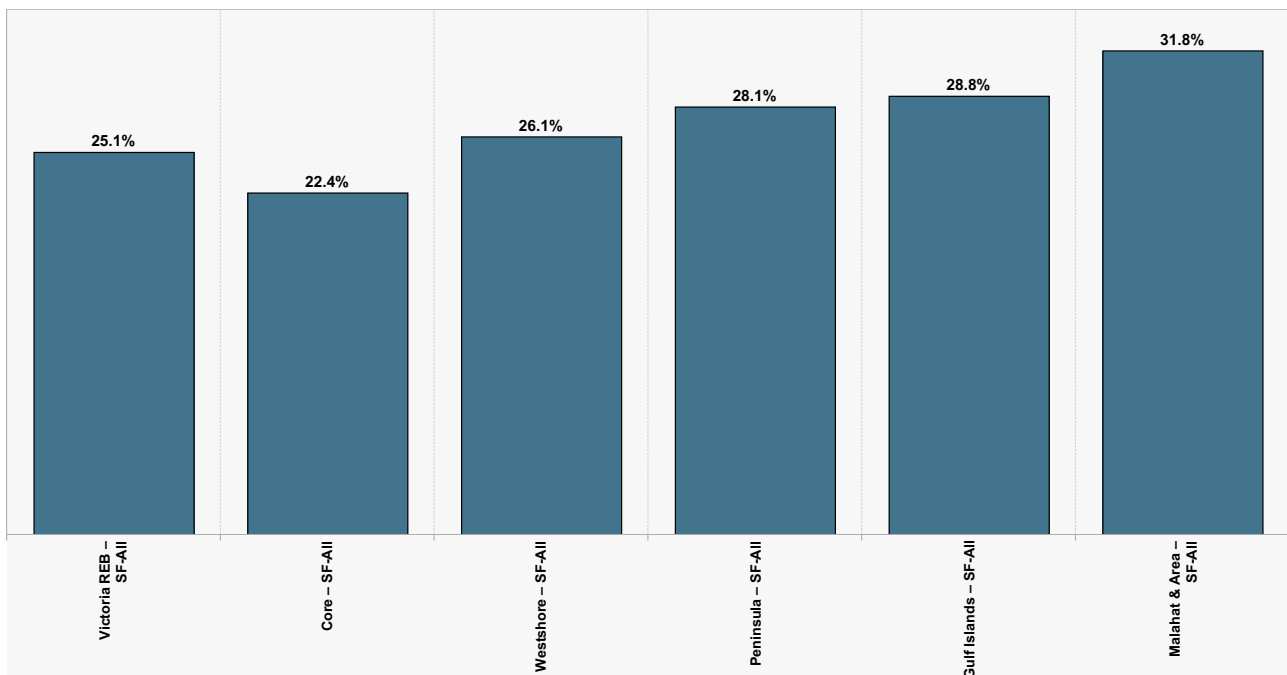
1. Area Group
VREB Area Summary

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

3. Area/Property Type Selection
All

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

Select Timeframe: 12 Months Ago



MLS® HPI benchmark and value - Condominium / Apartments

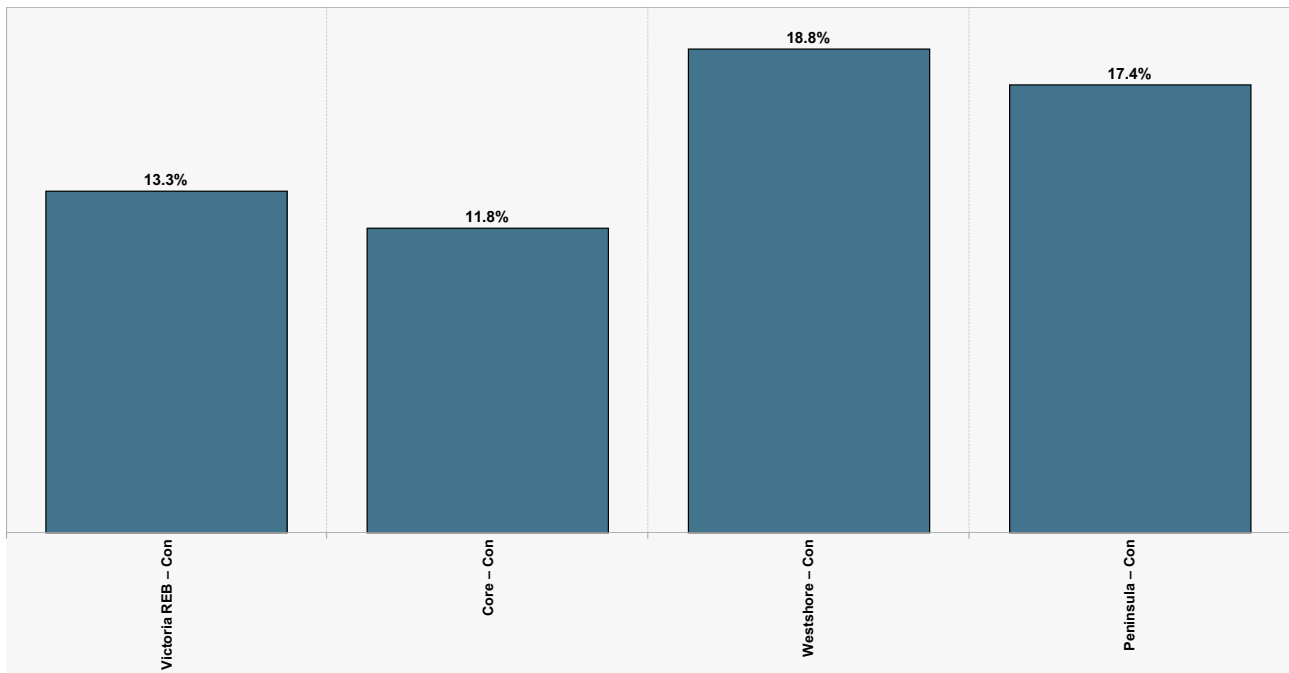
1. Area Group
VREB Area Summary

2. Property Type
- Condo Apartment (Con)

3. Area/Property Type Selection
All

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

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

	August 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	\$1,005,600	\$993,100	\$943,000	\$859,600	\$803,700	\$773,300	\$641,500	\$358,000
Victoria – SF-All	\$1,022,600	\$1,010,400	\$977,000	\$918,500	\$853,600	\$856,200	\$736,400	\$370,800
Victoria West – SF-All	\$910,900	\$943,800	\$902,900	\$763,600	\$747,400	\$701,400	\$560,700	\$284,200
Oak Bay – SF-All	\$1,527,300	\$1,521,200	\$1,422,900	\$1,311,400	\$1,213,200	\$1,310,900	\$1,109,400	\$552,000
Esquimalt – SF-All	\$850,000	\$864,600	\$838,000	\$724,500	\$706,400	\$679,800	\$551,400	\$292,400
View Royal – SF-All	\$995,300	\$982,400	\$943,600	\$828,400	\$821,000	\$782,300	\$625,500	\$349,200
Saanich East – SF-All	\$1,105,800	\$1,096,700	\$1,052,600	\$970,500	\$899,500	\$902,600	\$774,000	\$394,500
Saanich West – SF-All	\$967,300	\$959,700	\$916,600	\$827,400	\$785,300	\$758,900	\$621,000	\$329,100
Sooke – SF-All	\$786,300	\$764,800	\$711,800	\$635,500	\$598,900	\$514,100	\$400,400	\$265,000
Langford – SF-All	\$867,000	\$851,600	\$799,500	\$730,800	\$693,900	\$634,800	\$500,200	\$308,000
Metchosin – SF-All	\$1,237,700	\$1,240,900	\$1,135,700	\$1,023,700	\$984,100	\$954,500	\$724,500	\$455,400
Colwood – SF-All	\$906,100	\$898,400	\$872,800	\$790,300	\$745,100	\$676,600	\$548,800	\$332,600
Highlands – SF-All	\$1,335,600	\$1,331,100	\$1,208,400	\$1,129,500	\$987,500	\$971,200	\$798,200	\$493,000
North Saanich – SF-All	\$1,314,900	\$1,293,000	\$1,231,000	\$1,066,100	\$1,002,200	\$965,100	\$814,800	\$487,900
Sidney – SF-All	\$901,700	\$898,500	\$871,900	\$744,100	\$713,100	\$671,300	\$567,800	\$316,500
Central Saanich – SF-All	\$1,046,800	\$1,032,500	\$975,700	\$922,800	\$828,800	\$765,900	\$636,900	\$357,400
ML Malahat & Area – SF-All	\$829,000	\$805,900	\$757,600	\$708,800	\$629,200	\$573,000	\$444,300	\$282,300
GI Gulf Islands – SF-All	\$672,900	\$660,200	\$612,400	\$551,600	\$522,600	\$478,300	\$357,200	\$271,500

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

– Single Family-All (SF-All)

3. Area/Property Type Selection

All

HPI by Timeframe and Property Type

	August 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	280.9	277.4	263.4	240.1	224.5	216.0	179.2	100.0
Victoria – SF-All	275.8	272.5	263.5	247.7	230.2	230.9	198.6	100.0
Victoria West – SF-All	320.5	332.1	317.7	268.7	263.0	246.8	197.3	100.0
Oak Bay – SF-All	276.7	275.6	257.8	237.6	219.8	237.5	201.0	100.0
Esquimalt – SF-All	290.7	295.7	286.6	247.8	241.6	232.5	188.6	100.0
View Royal – SF-All	285.0	281.3	270.2	237.2	235.1	224.0	179.1	100.0
Saanich East – SF-All	280.3	278.0	266.8	246.0	228.0	228.8	196.2	100.0
Saanich West – SF-All	293.9	291.6	278.5	251.4	238.6	230.6	188.7	100.0
Sooke – SF-All	296.7	288.6	268.6	239.8	226.0	194.0	151.1	100.0
Langford – SF-All	281.5	276.5	259.6	237.3	225.3	206.1	162.4	100.0
Metchosin – SF-All	271.8	272.5	249.4	224.8	216.1	209.6	159.1	100.0
Colwood – SF-All	272.4	270.1	262.4	237.6	224.0	203.4	165.0	100.0
Highlands – SF-All	270.9	270.0	245.1	229.1	200.3	197.0	161.9	100.0
North Saanich – SF-All	269.5	265.0	252.3	218.5	205.4	197.8	167.0	100.0
Sidney – SF-All	284.9	283.9	275.5	235.1	225.3	212.1	179.4	100.0
Central Saanich – SF-All	292.9	288.9	273.0	258.2	231.9	214.3	178.2	100.0
ML Malahat & Area – SF-All	293.7	285.5	268.4	251.1	222.9	203.0	157.4	100.0
GI Gulf Islands – SF-All	247.9	243.2	225.6	203.2	192.5	176.2	131.6	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

	August 2021	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	\$538,800	\$533,500	\$521,000	\$487,400	\$475,500	\$464,800	\$337,000	\$188,800
Victoria – Con	\$521,500	\$520,200	\$516,000	\$477,900	\$476,000	\$473,100	\$343,700	\$190,600
Victoria West – Con	\$717,500	\$713,200	\$706,600	\$699,900	\$654,300	\$655,100	\$460,700	\$266,900
Oak Bay – Con	\$681,700	\$661,900	\$636,300	\$612,900	\$601,500	\$553,500	\$425,600	\$238,700
Esquimalt – Con	\$488,800	\$480,500	\$464,400	\$450,500	\$409,200	\$390,600	\$276,300	\$147,900
View Royal – Con	\$547,900	\$538,800	\$524,100	\$485,800	\$465,200	\$445,600	\$326,500	\$201,600
Saanich East – Con	\$480,200	\$467,900	\$454,900	\$427,400	\$423,700	\$410,200	\$295,500	\$159,100
Saanich West – Con	\$475,400	\$469,800	\$458,200	\$429,500	\$418,400	\$407,100	\$297,000	\$155,000
Sooke – Con	\$369,600	\$361,600	\$347,200	\$311,300	\$297,100	\$271,900	\$194,800	\$122,100
Langford – Con	\$480,000	\$471,300	\$456,200	\$417,500	\$405,200	\$377,900	\$278,600	\$160,600
Colwood – Con	\$405,300	\$398,600	\$383,900	\$352,500	\$339,900	\$319,900	\$225,800	\$129,900
North Saanich – Con	\$682,000	\$688,900	\$649,100	\$603,100	\$593,100	\$552,400	\$418,100	\$276,900
Sidney – Con	\$546,500	\$552,100	\$513,500	\$481,600	\$461,000	\$450,900	\$323,700	\$205,900
Central Saanich – Con	\$497,700	\$507,500	\$474,400	\$443,100	\$432,500	\$445,100	\$339,200	\$200,600

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

– Condo Apartment (Con)

3. Area/Property Type Selection

All

HPI by Timeframe and Property Type

	August 2021	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	285.4	282.6	276.0	258.2	251.9	246.2	178.5	100.0
Victoria – Con	273.6	272.9	270.7	250.7	249.7	248.2	180.3	100.0
Victoria West – Con	268.8	267.2	264.7	262.2	245.1	245.4	172.6	100.0
Oak Bay – Con	285.6	277.3	266.6	256.8	252.0	231.9	178.3	100.0
Esquimalt – Con	330.5	324.9	314.0	304.6	276.7	264.1	186.8	100.0
View Royal – Con	271.7	267.2	259.9	240.9	230.7	221.0	161.9	100.0
Saanich East – Con	301.8	294.1	285.9	268.6	266.3	257.8	185.7	100.0
Saanich West – Con	306.8	303.2	295.7	277.2	270.0	262.7	191.7	100.0
Sooke – Con	302.6	296.1	284.3	254.9	243.3	222.6	159.5	100.0
Langford – Con	298.9	293.5	284.1	260.0	252.3	235.3	173.5	100.0
Colwood – Con	311.9	306.7	295.4	271.3	261.6	246.2	173.8	100.0
North Saanich – Con	246.3	248.8	234.4	217.8	214.2	199.5	151.0	100.0
Sidney – Con	265.4	268.1	249.4	233.9	223.9	219.0	157.2	100.0
Central Saanich – Con	248.1	253.0	236.5	220.9	215.6	221.9	169.1	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

	August 2021	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	\$714,100	\$701,500	\$670,200	\$623,900	\$597,600	\$571,900	\$447,900	\$267,700
Victoria – Twn	\$800,900	\$797,900	\$777,200	\$716,000	\$690,900	\$665,100	\$530,600	\$303,000
Victoria West – Twn	\$741,500	\$719,000	\$689,900	\$667,600	\$624,800	\$551,500	\$410,400	\$204,100
Esquimalt – Twn	\$688,500	\$664,800	\$645,700	\$606,700	\$594,600	\$522,900	\$400,700	\$219,300
View Royal – Twn	\$802,400	\$765,000	\$748,100	\$724,300	\$693,000	\$647,200	\$505,000	\$277,200
Saanich East – Twn	\$835,500	\$833,900	\$794,900	\$723,700	\$711,000	\$671,500	\$536,000	\$316,600
Saanich West – Twn	\$681,800	\$670,300	\$645,300	\$578,000	\$575,900	\$555,600	\$439,400	\$260,600
Sooke – Twn	\$580,900	\$560,900	\$532,200	\$508,100	\$472,100	\$457,300	\$345,400	\$235,600
Langford – Twn	\$558,600	\$546,000	\$519,000	\$496,600	\$464,000	\$462,700	\$344,200	\$229,000
Colwood – Twn	\$619,300	\$600,700	\$571,400	\$548,600	\$507,400	\$512,400	\$382,400	\$262,100
Sidney – Twn	\$766,100	\$761,700	\$734,300	\$647,800	\$646,200	\$579,900	\$453,000	\$269,500
Central Saanich – Twn	\$676,000	\$672,800	\$642,300	\$572,300	\$563,200	\$524,900	\$408,900	\$245,700
ML Malahat & Area – Twn	\$764,600	\$770,900	\$706,100	\$652,400	\$588,800	\$533,400	\$402,000	\$241,900
GI Gulf Islands – Twn	\$873,900	\$873,300	\$789,500	\$725,400	\$597,700	\$504,800	\$394,100	\$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

	August 2021	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	266.7	262.0	250.3	233.0	223.2	213.6	167.3	100.0
Victoria – Twn	264.3	263.3	256.5	236.3	228.0	219.5	175.1	100.0
Victoria West – Twn	363.3	352.3	338.0	327.1	306.1	270.2	201.1	100.0
Esquimalt – Twn	313.9	303.1	294.4	276.6	271.1	238.4	182.7	100.0
View Royal – Twn	289.5	276.0	269.9	261.3	250.0	233.5	182.2	100.0
Saanich East – Twn	263.9	263.4	251.1	228.6	224.6	212.1	169.3	100.0
Saanich West – Twn	261.6	257.2	247.6	221.8	221.0	213.2	168.6	100.0
Sooke – Twn	246.6	238.1	225.9	215.7	200.4	194.1	146.6	100.0
Langford – Twn	243.9	238.4	226.6	216.8	202.6	202.0	150.3	100.0
Colwood – Twn	236.3	229.2	218.0	209.3	193.6	195.5	145.9	100.0
Sidney – Twn	284.3	282.7	272.5	240.4	239.8	215.2	168.1	100.0
Central Saanich – Twn	275.1	273.8	261.4	232.9	229.2	213.6	166.4	100.0
ML Malahat & Area – Twn	316.1	318.7	291.9	269.7	243.4	220.5	166.2	100.0
GI Gulf Islands – Twn	328.4	328.2	296.7	272.6	224.6	189.7	148.1	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)

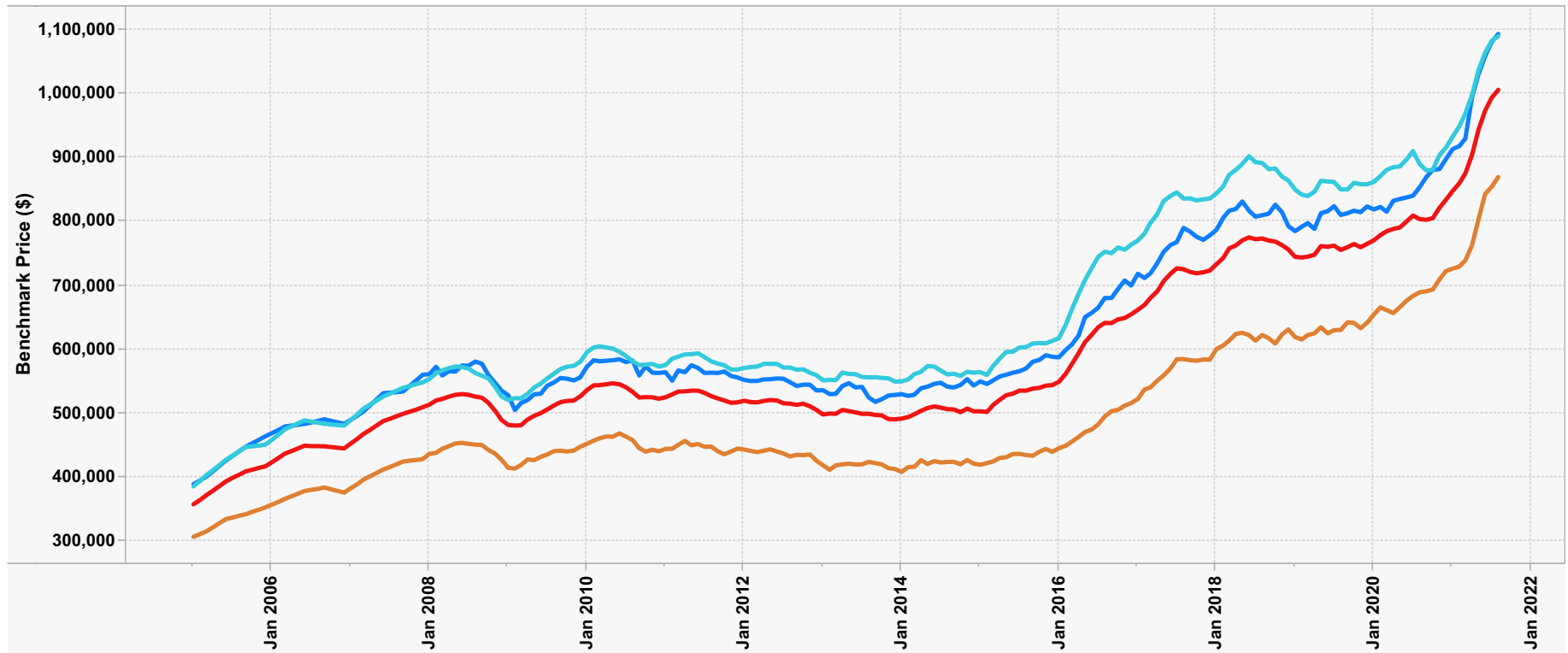
3. Area/Property Type Selection

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



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)

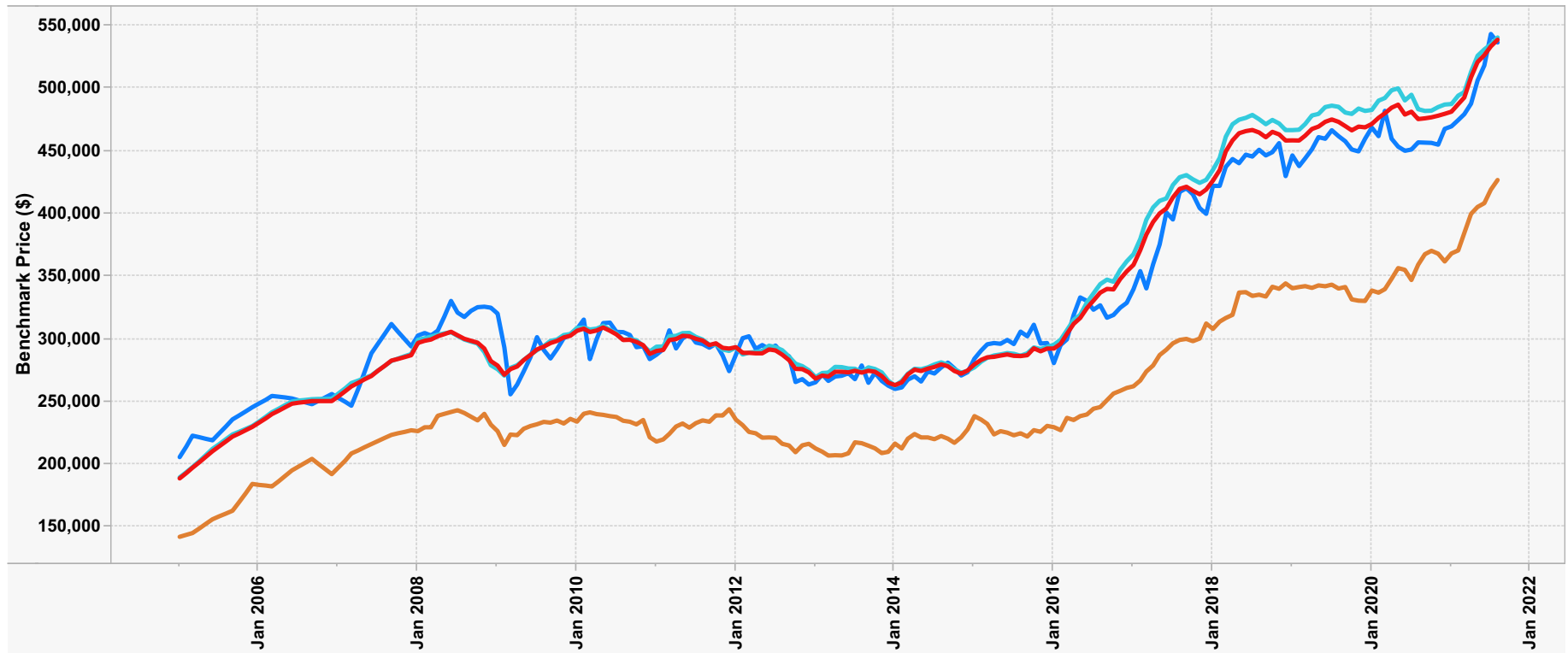
3. Area/Property Type Selection

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)

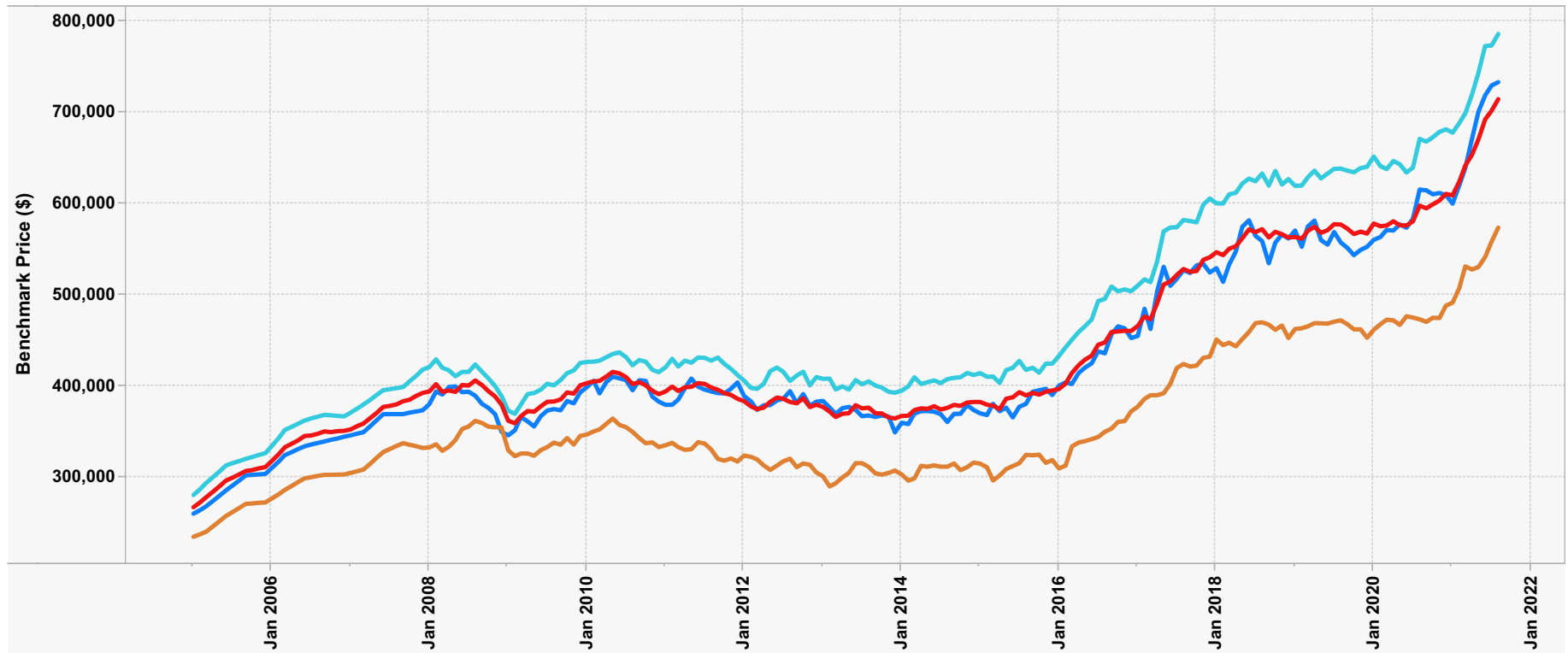
3. Area/Property Type Selection

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



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

Multiple values

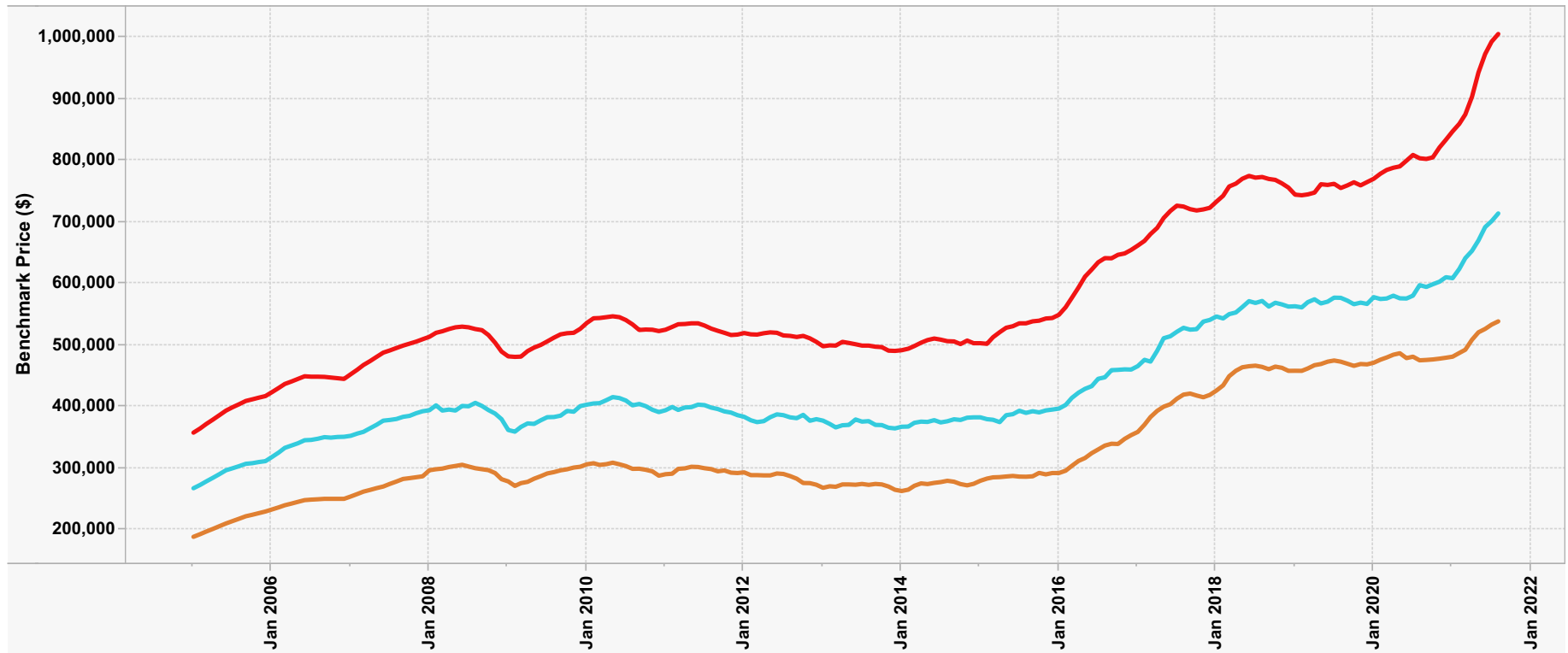
3. Area/Property Type Selection

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	41	\$49,350,500
Oak Bay	21	\$42,781,900
Esquimalt	7	\$9,165,000
View Royal	6	\$6,014,800
Saanich East	63	\$87,774,337
Saanich West	31	\$37,544,800
Central Saanich	10	\$13,895,800
North Saanich	13	\$27,943,688
Sidney	6	\$5,881,750
Highlands	1	\$1,125,000
Colwood	19	\$19,802,583
Langford	52	\$57,102,633
Metchosin	4	\$4,730,000
Sooke	31	\$26,033,900
Gulf Islands	35	\$27,162,275
Total Greater Victoria	340	\$416,308,966
Other Areas		
Malahat & Area	17	\$20,168,734
Total Other Areas	17	\$20,168,734
Total Single Family Detached	357	\$436,477,700
● Condo Apartment		
Greater Victoria		
Victoria / Victoria West	139	\$81,772,400
Oak Bay	6	\$5,098,500
Esquimalt	13	\$6,805,600
View Royal	8	\$4,006,945
Saanich East	34	\$16,484,300
Saanich West	19	\$9,168,450
Central Saanich	4	\$1,741,900
Sidney	26	\$18,992,800
Colwood	6	\$2,488,500
Langford	85	\$40,247,520
Sooke	4	\$2,574,800
Total Greater Victoria	344	\$189,381,715
Other Areas		
Uplisland / Mainland	1	\$1,180,000
Total Other Areas	1	\$1,180,000
Total Condo Apartment	345	\$190,561,715

Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

August 2021

Produced: 01-Sep-2021

District	Units	Total Volume
● Row/Townhouse		
Greater Victoria		
Victoria / Victoria West	15	\$10,281,800
Oak Bay	1	\$1,275,000
Esquimalt	1	\$699,000
View Royal	5	\$2,789,400
Saanich East	16	\$14,434,900
Saanich West	5	\$3,817,000
Central Saanich	6	\$3,949,500
North Saanich	1	\$810,000
Sidney	7	\$4,554,800
Colwood	1	\$750,000
Langford	18	\$12,357,600
Sooke	7	\$4,359,800
Gulf Islands	3	\$1,578,800
Total Greater Victoria	86	\$61,657,600
Total Row/Townhouse	86	\$61,657,600
● Manufactured Home		
Greater Victoria		
View Royal	1	\$100,000
Central Saanich	4	\$1,295,000
Langford	4	\$1,094,900
Sooke	3	\$602,500
Gulf Islands	1	\$412,000
Total Greater Victoria	13	\$3,504,400
Other Areas		
Malahat & Area	1	\$269,900
Total Other Areas	1	\$269,900
Total Manufactured Home	14	\$3,774,300
Total Residential	802	\$692,471,315

Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

August 2021

Produced: 01-Sep-2021

District	Units	Total Volume
Other Property		
● Lots & Acreage		
Greater Victoria		
Saanich East	1	\$1,175,000
Colwood	1	\$550,000
Langford	3	\$3,423,000
Sooke	6	\$3,202,628
Gulf Islands	10	\$3,997,000
Total Greater Victoria	21	\$12,347,628
Total Lots & Acreage	21	\$12,347,628
● Other Commercial Properties		
	8	\$14,987,534
Grand Totals	831	\$719,806,477

Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

August 2021

Produced: 01-Sep-2021

District	Units	Total Volume
Residential		
● Single Family Detached		
Greater Victoria		
Victoria	39	\$47,375,500
Victoria West	2	\$1,975,000
Oak Bay	19	\$36,281,900
Esquimalt	6	\$6,615,000
View Royal	6	\$6,014,800
Saanich East	62	\$82,774,337
Saanich West	31	\$37,544,800
Central Saanich	10	\$13,895,800
North Saanich	7	\$8,603,800
Sidney	5	\$4,806,750
Highlands	1	\$1,125,000
Colwood	19	\$19,802,583
Langford	52	\$57,102,633
Metchosin	4	\$4,730,000
Sooke	26	\$21,151,400
Gulf Islands	25	\$19,568,900
Waterfront (all districts)	26	\$46,940,763
Total Greater Victoria	340	\$416,308,966
Other Areas		
Malahat & Area	13	\$12,928,734
Waterfront (all districts)	4	\$7,240,000
Total Other Areas	17	\$20,168,734
Total Single Family Detached	357	\$436,477,700
● Condo Apartment		
Greater Victoria		
Victoria	112	\$59,622,600
Victoria West	19	\$11,945,800
Oak Bay	4	\$1,938,500
Esquimalt	13	\$6,805,600
View Royal	8	\$4,006,945
Saanich East	34	\$16,484,300
Saanich West	16	\$7,866,450
Central Saanich	4	\$1,741,900
Sidney	20	\$13,602,900
Colwood	5	\$2,138,500
Langford	85	\$40,247,520
Waterfront (all districts)	24	\$22,980,700
Total Greater Victoria	344	\$189,381,715
Other Areas		
Uplisland / Mainland	1	\$1,180,000
Total Other Areas	1	\$1,180,000
Total Condo Apartment	345	\$190,561,715

Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

August 2021

Produced: 01-Sep-2021

District	Units	Total Volume
● Row/Townhouse		
Greater Victoria		
Victoria	12	\$7,846,800
Victoria West	3	\$2,435,000
Oak Bay	1	\$1,275,000
Esquimalt	1	\$699,000
View Royal	5	\$2,789,400
Saanich East	16	\$14,434,900
Saanich West	5	\$3,817,000
Central Saanich	5	\$3,419,500
North Saanich	1	\$810,000
Sidney	7	\$4,554,800
Colwood	1	\$750,000
Langford	18	\$12,357,600
Sooke	5	\$3,174,800
Gulf Islands	3	\$1,578,800
Waterfront (all districts)	3	\$1,715,000
Total Greater Victoria	86	\$61,657,600
Total Row/Townhouse	86	\$61,657,600
● Manufactured Home		
Greater Victoria		
View Royal	1	\$100,000
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Malahat & Area	1	\$269,900
Total Other Areas	1	\$269,900
Total Manufactured Home	14	\$3,774,300
Total Residential	802	\$692,471,315

Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

August 2021

Produced: 01-Sep-2021

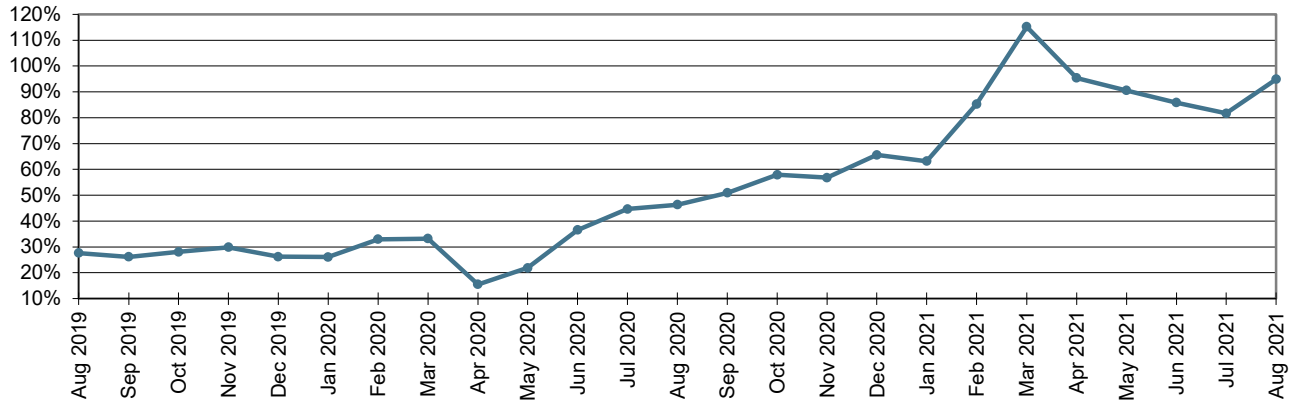
District	Units	Total Volume
Other Property		
● Lots & Acreage		
Greater Victoria		
Saanich East	1	\$1,175,000
Colwood	1	\$550,000
Langford	3	\$3,423,000
Sooke	6	\$3,202,628
Gulf Islands	10	\$3,997,000
Total Greater Victoria	21	\$12,347,628
Total Lots & Acreage	21	\$12,347,628
● Other Commercial Properties		
	8	\$14,987,534
Grand Totals	831	\$719,806,477

Sales to Active Listings Ratio

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

August 2021

Produced: 01-Sep-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

August 2021

Produced: 01-Sep-2021

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Single Family - Residential						
Units Listed	301	526	-43 %	3412	3431	-1 %
Units Sold	273	393	-31 %	2801	2208	27 %
Sell/List Ratio	91 %	75 %		82 %	64 %	
Sales Dollars	\$320,370,937	\$375,253,950	-15 %	\$3,166,036,156	\$1,993,844,375	59 %
Average Price / Unit	\$1,173,520	\$954,845	23 %	\$1,130,324	\$903,009	25 %
Price Ratio	103 %	99 %		103 %	99 %	
Days To Sell	23	33	-29 %	19	37	-49 %
Active Listings at Month End	267	692	-61 %			
Single Family - Residential Waterfront						
Units Listed	22	47	-53 %	271	318	-15 %
Units Sold	26	42	-38 %	192	167	15 %
Sell/List Ratio	118 %	89 %		71 %	53 %	
Sales Dollars	\$52,856,763	\$66,519,381	-21 %	\$384,723,886	\$287,057,744	34 %
Average Price / Unit	\$2,032,952	\$1,583,795	28 %	\$2,003,770	\$1,718,909	17 %
Price Ratio	97 %	97 %		99 %	95 %	
Days To Sell	55	68	-18 %	51	82	-38 %
Active Listings at Month End	58	135	-57 %			
Single Family - Residential Acreage						
Units Listed	38	46	-17 %	342	374	-9 %
Units Sold	29	47	-38 %	264	221	19 %
Sell/List Ratio	76 %	102 %		77 %	59 %	
Sales Dollars	\$42,398,800	\$50,645,787	-16 %	\$399,366,684	\$242,115,385	65 %
Average Price / Unit	\$1,462,028	\$1,077,570	36 %	\$1,512,753	\$1,095,545	38 %
Price Ratio	99 %	97 %		100 %	97 %	
Days To Sell	25	66	-61 %	40	63	-36 %
Active Listings at Month End	62	133	-53 %			
Condo Apartment						
Units Listed	339	397	-15 %	3031	2710	12 %
Units Sold	345	262	32 %	2506	1362	84 %
Sell/List Ratio	102 %	66 %		83 %	50 %	
Sales Dollars	\$190,561,715	\$126,109,600	51 %	\$1,349,942,700	\$654,850,244	106 %
Average Price / Unit	\$552,353	\$481,334	15 %	\$538,684	\$480,800	12 %
Price Ratio	100 %	98 %		100 %	98 %	
Days To Sell	24	48	-51 %	27	41	-35 %
Active Listings at Month End	320	760	-58 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

August 2021

Produced: 01-Sep-2021

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Row/Townhouse						
Units Listed	97	149	-35 %	968	996	-3 %
Units Sold	86	140	-39 %	842	663	27 %
Sell/List Ratio	89 %	94 %		87 %	67 %	
Sales Dollars	\$61,657,600	\$87,136,986	-29 %	\$597,603,957	\$397,055,639	51 %
Average Price / Unit	\$716,949	\$622,407	15 %	\$709,743	\$598,877	19 %
Price Ratio	102 %	99 %		102 %	99 %	
Days To Sell	21	45	-53 %	22	46	-52 %
Active Listings at Month End	70	199	-65 %			
Half Duplex (Up and Down)						
Units Listed	4	1	300 %	19	4	375 %
Units Sold	2	0	%	12	2	500 %
Sell/List Ratio	50 %	%		63 %	50 %	
Sales Dollars	\$2,045,000	\$0	%	\$12,854,300	\$691,000	1760 %
Average Price / Unit	\$1,022,500	%		\$1,071,192	\$345,500	210 %
Price Ratio	95 %	%		102 %	95 %	
Days To Sell	48	%		24	172	-86 %
Active Listings at Month End	5	1	400 %			
Half Duplex (Side by Side)						
Units Listed	15	25	-40 %	218	126	73 %
Units Sold	14	19	-26 %	191	77	148 %
Sell/List Ratio	93 %	76 %		88 %	61 %	
Sales Dollars	\$10,498,800	\$12,160,900	-14 %	\$150,657,515	\$50,023,100	201 %
Average Price / Unit	\$749,914	\$640,047	17 %	\$788,783	\$649,651	21 %
Price Ratio	101 %	100 %		103 %	99 %	
Days To Sell	26	30	-13 %	23	32	-28 %
Active Listings at Month End	13	47	-72 %			
Half Duplex (Front and Back)						
Units Listed	1	4	-75 %	36	18	100 %
Units Sold	3	4	-25 %	27	12	125 %
Sell/List Ratio	300 %	100 %		75 %	67 %	
Sales Dollars	\$2,802,500	\$2,552,500	10 %	\$22,268,550	\$7,630,400	192 %
Average Price / Unit	\$934,167	\$638,125	46 %	\$824,761	\$635,867	30 %
Price Ratio	98 %	98 %		104 %	99 %	
Days To Sell	33	33	3 %	16	34	-53 %
Active Listings at Month End	2	6	-67 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

August 2021

Produced: 01-Sep-2021

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Recreational						
Units Listed	4	3	33 %	24	26	-8 %
Units Sold	7	3	133 %	25	11	127 %
Sell/List Ratio	175 %	100 %		104 %	42 %	
Sales Dollars	\$1,706,900	\$210,000	713 %	\$5,130,500	\$1,097,900	367 %
Average Price / Unit	\$243,843	\$70,000	248 %	\$205,220	\$99,809	106 %
Price Ratio	103 %	92 %		102 %	93 %	
Days To Sell	187	20	852 %	228	204	12 %
Active Listings at Month End	5	15	-67 %			
Manufactured Home						
Units Listed	25	17	47 %	190	135	41 %
Units Sold	14	25	-44 %	125	105	19 %
Sell/List Ratio	56 %	147 %		66 %	78 %	
Sales Dollars	\$3,774,300	\$6,498,788	-42 %	\$43,454,356	\$25,229,997	72 %
Average Price / Unit	\$269,593	\$259,952	4 %	\$347,635	\$240,286	45 %
Price Ratio	99 %	97 %		100 %	95 %	
Days To Sell	43	49	-12 %	36	59	-40 %
Active Listings at Month End	43	33	30 %			
Residential Lots						
Units Listed	12	40	-70 %	196	240	-18 %
Units Sold	8	15	-47 %	167	90	86 %
Sell/List Ratio	67 %	38 %		85 %	38 %	
Sales Dollars	\$4,526,100	\$6,969,500	-35 %	\$84,146,581	\$39,646,774	112 %
Average Price / Unit	\$565,763	\$464,633	22 %	\$503,872	\$440,520	14 %
Price Ratio	98 %	96 %		98 %	98 %	
Days To Sell	59	74	-20 %	80	121	-34 %
Active Listings at Month End	35	143	-76 %			
Residential Lots - Waterfront						
Units Listed	1	6	-83 %	25	48	-48 %
Units Sold	3	3	0 %	31	10	210 %
Sell/List Ratio	300 %	50 %		124 %	21 %	
Sales Dollars	\$1,880,000	\$1,000,000	88 %	\$17,917,595	\$6,163,125	191 %
Average Price / Unit	\$626,667	\$333,333	88 %	\$577,987	\$616,313	-6 %
Price Ratio	96 %	96 %		97 %	91 %	
Days To Sell	29	73	-60 %	179	185	-3 %
Active Listings at Month End	5	37	-86 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

August 2021

Produced: 01-Sep-2021

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Residential Acreage						
Units Listed	5	13	-62 %	79	109	-28 %
Units Sold	7	8	-13 %	73	51	43 %
Sell/List Ratio	140 %	62 %		92 %	47 %	
Sales Dollars	\$3,813,528	\$5,305,250	-28 %	\$46,055,428	\$30,560,350	51 %
Average Price / Unit	\$544,790	\$663,156	-18 %	\$630,896	\$599,223	5 %
Price Ratio	93 %	90 %		99 %	93 %	
Days To Sell	78	240	-67 %	106	155	-32 %
Active Listings at Month End	22	66	-67 %			
Residential Acreage - Waterfront						
Units Listed	2	4	-50 %	26	30	-13 %
Units Sold	3	5	-40 %	29	17	71 %
Sell/List Ratio	150 %	125 %		112 %	57 %	
Sales Dollars	\$2,128,000	\$3,154,000	-33 %	\$28,691,900	\$14,972,182	92 %
Average Price / Unit	\$709,333	\$630,800	12 %	\$989,376	\$880,717	12 %
Price Ratio	89 %	90 %		93 %	90 %	
Days To Sell	50	301	-83 %	175	196	-11 %
Active Listings at Month End	6	26	-77 %			
Revenue - Duplex/Triplex						
Units Listed	2	3	-33 %	74	37	100 %
Units Sold	3	1	200 %	43	23	87 %
Sell/List Ratio	150 %	33 %		58 %	62 %	
Sales Dollars	\$3,798,000	\$787,500	382 %	\$50,046,296	\$22,588,450	122 %
Average Price / Unit	\$1,266,000	\$787,500	61 %	\$1,163,867	\$982,107	19 %
Price Ratio	99 %	97 %		101 %	96 %	
Days To Sell	36		%	20	41	-53 %
Active Listings at Month End	4	10	-60 %			
Revenue - Multi Units						
Units Listed	2	8	-75 %	52	33	58 %
Units Sold	2	5	-60 %	26	7	271 %
Sell/List Ratio	100 %	63 %		50 %	21 %	
Sales Dollars	\$11,600,000	\$7,025,000	65 %	\$69,817,500	\$11,425,000	511 %
Average Price / Unit	\$5,800,000	\$1,405,000	313 %	\$2,685,288	\$1,632,143	65 %
Price Ratio	94 %	93 %		95 %	91 %	
Days To Sell	86	87	-1 %	81	84	-4 %
Active Listings at Month End	18	23	-22 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

August 2021

Produced: 01-Sep-2021

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Revenue - Apartment Block						
Units Listed	0	0	%	0	9	-100 %
Units Sold	0	0	%	0	3	-100 %
Sell/List Ratio	%	%		%	33 %	
Sales Dollars	\$0	\$0	%	\$0	\$8,498,900	-100 %
Average Price / Unit			%		\$2,832,967	%
Price Ratio	%	%		%	93 %	
Days To Sell			%		128	%
Active Listings at Month End	0	0	%			
Revenue - Commercial						
Units Listed	7	9	-22 %	63	59	7 %
Units Sold	2	1	100 %	25	10	150 %
Sell/List Ratio	29 %	11 %		40 %	17 %	
Sales Dollars	\$2,302,500	\$585,000	294 %	\$29,189,296	\$8,025,900	264 %
Average Price / Unit	\$1,151,250	\$585,000	97 %	\$1,167,572	\$802,590	45 %
Price Ratio	94 %	88 %		97 %	95 %	
Days To Sell	106	96	10 %	113	91	24 %
Active Listings at Month End	32	50	-36 %			
Revenue - Industrial						
Units Listed	0	4	-100 %	21	6	250 %
Units Sold	1	4	-75 %	13	4	225 %
Sell/List Ratio	%	100 %		62 %	67 %	
Sales Dollars	\$995,000	\$1,930,200	-48 %	\$17,657,868	\$1,930,200	815 %
Average Price / Unit	\$995,000	\$482,550	106 %	\$1,358,298	\$482,550	181 %
Price Ratio	100 %	104 %		98 %	104 %	
Days To Sell	50	91	-45 %	81	91	-11 %
Active Listings at Month End	9	10	-10 %			
Business with Land & Building						
Units Listed	1	0	%	6	41	-85 %
Units Sold	0	0	%	2	17	-88 %
Sell/List Ratio	%	%		33 %	41 %	
Sales Dollars	\$0	\$0	%	\$3,403,186	\$27,563,992	-88 %
Average Price / Unit			%	\$1,701,593	\$1,621,411	5 %
Price Ratio	%	%		85 %	91 %	
Days To Sell			%	142	144	-1 %
Active Listings at Month End	4	9	-56 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

August 2021

Produced: 01-Sep-2021

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Business Only						
Units Listed	5	7	-29 %	67	77	-13 %
Units Sold	1	0	%	14	14	0 %
Sell/List Ratio	20 %	%		21 %	18 %	
Sales Dollars	\$90,000	\$0	%	\$3,256,500	\$1,103,000	195 %
Average Price / Unit	\$90,000		%	\$232,607	\$78,786	195 %
Price Ratio	51 %	%		92 %	76 %	
Days To Sell	25		%	167	114	46 %
Active Listings at Month End	44	44	0 %			
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	0	%			
Lease - Office						
Units Listed	6	11	-45 %	68	64	6 %
Units Sold	0	1	-100 %	15	4	275 %
Sell/List Ratio	%	9 %		22 %	6 %	
Sales Dollars	\$0	\$15	-100 %	\$2,021	\$69	2830 %
Average Price / Unit		\$15	%	\$135	\$17	681 %
Price Ratio	%	100 %		97 %	223 %	
Days To Sell		165	%	137	261	-48 %
Active Listings at Month End	54	74	-27 %			
Lease - Retail						
Units Listed	2	9	-78 %	47	43	9 %
Units Sold	1	2	-50 %	21	11	91 %
Sell/List Ratio	50 %	22 %		45 %	26 %	
Sales Dollars	\$22	\$61	-63 %	\$8,751	\$1,882	365 %
Average Price / Unit	\$22	\$30	-27 %	\$417	\$171	144 %
Price Ratio	93 %	98 %		92 %	110 %	
Days To Sell	109	75	45 %	142	208	-32 %
Active Listings at Month End	22	47	-53 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

August 2021

Produced: 01-Sep-2021

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Lease - Warehouse						
Units Listed	0	0	%	0	1	-100 %
Units Sold	0	0	%	0	0	%
Sell/List Ratio	%	%		%	0 %	
Sales Dollars	\$0	\$0	%	\$0	\$0	%
Average Price / Unit			%			%
Price Ratio	%	%		%	%	
Days To Sell			%			%
Active Listings at Month End	0	0	%			
Lease - Industrial						
Units Listed	0	2	-100 %	13	3	333 %
Units Sold	1	0	%	3	1	200 %
Sell/List Ratio	%	%		23 %	33 %	
Sales Dollars	\$12	\$0	%	\$49	\$14	237 %
Average Price / Unit	\$12		%	\$16	\$14	12 %
Price Ratio	92 %	%		100 %	111 %	
Days To Sell	44		%	45	304	-85 %
Active Listings at Month End	4	8	-50 %			
Lease - Other						
Units Listed	0	0	%	5	51	-90 %
Units Sold	0	0	%	2	2	0 %
Sell/List Ratio	%	%		40 %	4 %	
Sales Dollars	\$0	\$0	%	\$2,890,603	\$30	9635243 %
Average Price / Unit			%	\$1,445,302	\$15	9635243 %
Price Ratio	%	%		7606850 %	%	
Days To Sell			%	95	61	55 %
Active Listings at Month End	3	1	200 %			
Commercial Land						
Units Listed	3	2	50 %	14	26	-46 %
Units Sold	0	-1	-100 %	6	0	%
Sell/List Ratio	%	-50 %		43 %	0 %	
Sales Dollars	\$0	-\$1,750,000	-100 %	\$12,857,500	\$0	%
Average Price / Unit		\$1,750,000	%	\$2,142,917		%
Price Ratio	%	100 %		95 %	%	
Days To Sell			%	253	472	-46 %
Active Listings at Month End	13	15	-13 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

August 2021

Produced: 01-Sep-2021

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Grand Totals						
Units Listed	894	1333	-33 %	9267	9017	3 %
Units Sold	831	979	-15 %	7455	5092	46 %
Sell/List Ratio	93 %	73 %		80 %	56 %	
Sales Dollars	\$719,806,477	\$752,094,418	-4 %	\$6,497,979,678	\$3,832,075,653	70 %
Average Price / Unit	\$866,193	\$768,227	13 %	\$871,627	\$752,568	16 %
Price Ratio	101 %	98 %		102 %	98 %	
Days To Sell	28	47	-41 %	30	48	-38 %
Active Listings at Month End	1120	2584	-57 %			