

January 4, 2022

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The 2021 Victoria real estate market year in review

A total of 438 properties sold in the Victoria Real Estate Board region this December, 30.6 per cent fewer than the 631 properties sold in December 2020 and a 32.9 per cent decrease from November 2021. Sales of condominiums were down 22.1 per cent from December 2020 with 152 units sold. Sales of single family homes decreased 34.1 per cent from December 2020 with 207 sold.

A grand total of 10,052 properties sold over the course of 2021, 18.3 per cent more than the 8,497 that sold in 2020. 2021 sales came in close to 2016's record breaking sales year where 10,622 properties were sold.

"The theme of this year has been very consistent," says 2021 Victoria Real Estate Board President David Langlois. "Each month a high demand for homes paired with record low inventory has put strong pressure on pricing and attainability and has made the local and global housing market a top news item and political talking point. We see stories from many countries highlighting the increasing desirability of home ownership in the wake of the pandemic. We leave this year with the lowest number of properties for sale that we have had on record – but with such strong demand that most transactions see multiple offers."

There were 652 active listings for sale on the Victoria Real Estate Board Multiple Listing Service® at the end of December 2021, a decrease of 26.5 per cent compared to the previous month of November and a 49 per cent decrease from the 1,279 active listings for sale at the end of December 2020. This represents the lowest inventory of active listings at month-end in at least the last 25 years.

"We have spoken throughout the year about the need for new housing supply at all levels to help moderate prices and improve attainability," adds President Langlois. "Some of our municipalities have begun to look at ways to make it easier for new homes to be brought to market and we applaud and encourage any movement in this area – it has been far too difficult and expensive to build homes in our region. The situation we are now in is because of the deficit of supply that has compounded over the past decades of hesitation around growth. However, governments at the federal and provincial level have instead chosen to focus elsewhere and invest their time re-inventing the process of how homes are sold in Canada by creating new rules which include the introduction of a 'cooling-off' period. These measures will do nothing to improve our market, nor will they increase consumer protection. The process of how a home is sold is not the issue - homes will sell for what consumers will pay for them – using any sales process. The issue is how homes are brought to the marketplace and our huge lack of supply. Governments should expend their resources to address supply issues that continue to drive up competition for homes and result in ever increasing prices."

The Multiple Listing Service® Home Price Index benchmark value for a single family home in the Victoria Core in December 2020 was \$915,300. The benchmark value for the same home in December 2021 increased by 25.1 per cent to \$1,144,900, up from November's value of \$1,122,600. The MLS® HPI benchmark value for a condominium in the Victoria Core area in December 2020 was \$487,100, while the benchmark value for the

same condominium in December 2021 increased by 17.1 per cent to \$570,600, up from the November value of \$560,700.

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 1,524 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.

December 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		
	December 2021									November 2021			December 2020		
	Units	LM%	LY%	Average\$	LM%	LY%	Median\$	LM%	LY%	Units	Average\$	Median\$	Units	Average\$	Median\$
Single Family Greater Victoria	198	-24.4%	-33.1%	\$1,324,154	-1.5%	33.5%	\$1,225,000	-1.6%	36.0%	262	\$1,344,918	\$1,245,000	296	\$992,202	\$901,000
Single Family Other Areas	9	-35.7%	-50.0%	\$1,478,111	40.0%	140.2%	\$1,075,000	27.6%	100.0%	14	\$1,055,764	\$842,450	18	\$615,313	\$537,448
Single Family Total All Areas	207	-25.0%	-34.1%	\$1,330,847	0.0%	37.1%	\$1,215,000	-1.6%	35.2%	276	\$1,330,251	\$1,235,000	314	\$970,597	\$899,000
Condo Apartment	152	-35.6%	-22.1%	\$663,079	2.2%	36.6%	\$566,898	-3.1%	30.3%	236	\$648,867	\$585,000	195	\$485,312	\$435,000
Row/Townhouse	49	-35.5%	-14.0%	\$822,876	1.9%	20.7%	\$770,000	-3.8%	23.2%	76	\$807,289	\$800,536	57	\$681,616	\$625,000
Manufactured Home	7	-41.7%	-22.2%	\$284,771	3.2%	12.4%	\$268,250	-1.9%	17.9%	12	\$275,858	\$273,450	9	\$253,378	\$227,500
Total Residential	415	-30.8%	-27.8%							600			575		
Total Sales	438	-32.9%	-30.6%							653			631		
Active Listings	652	-26.5%	-49.0%							887			1,279		

Legend

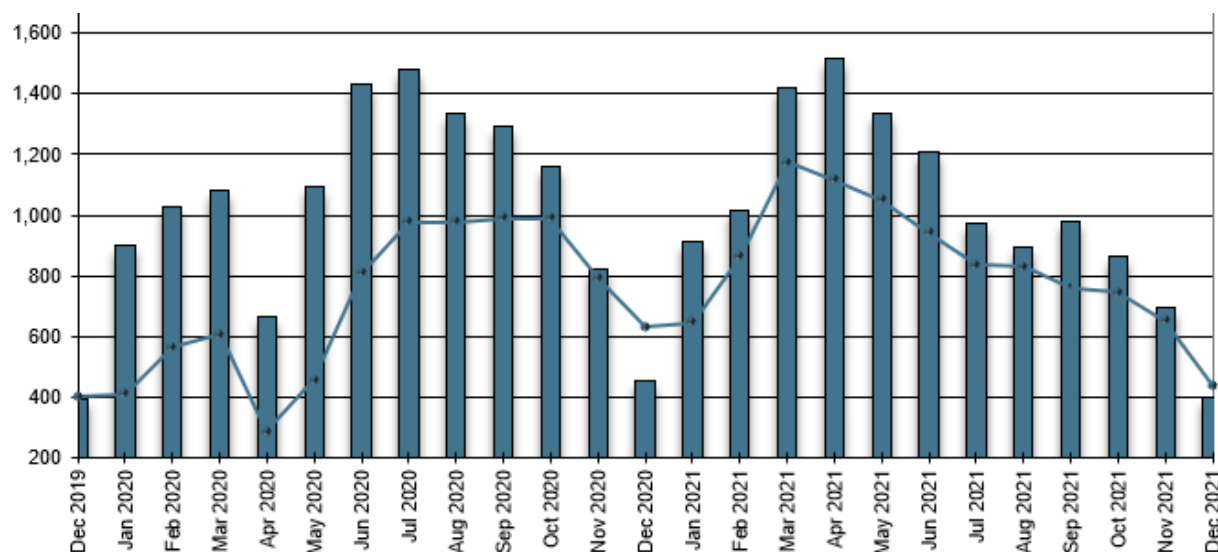
Units: net number of listings sold
 LM%: percentage change since Last Month
 LY%: percentage change since This Month Last Year
 Average\$: average selling price
 Median\$: median selling price
 Total Residential: includes sales of residential property types
 Total Sales: includes sales of all property 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

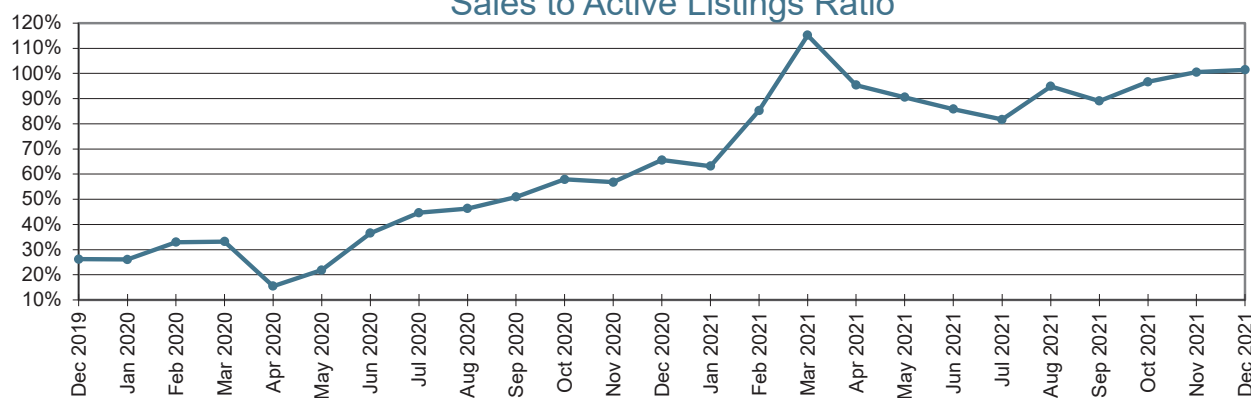
Benchmark Home by Property Type and Region	Dec 2021 Benchmark Price	Nov 2021 Benchmark Price	Dec 2020 Benchmark Price	Dec 2021 Benchmark Index	Nov 2021 Benchmark Index	Dec 2020 Benchmark Index	% Chg from Last Mth	% Chg from Last Yr
Single Family: Greater Victoria	\$1,066,800	\$1,040,700	\$833,800	298.0	290.7	232.9	2.5%	27.9%
Single Family: Core	\$1,144,900	\$1,122,600	\$915,300	296.6	290.8	237.1	2.0%	25.1%
Single Family: Westshore	\$951,100	\$912,700	\$722,500	309.6	297.1	235.2	4.2%	31.6%
Single Family: Peninsula	\$1,133,000	\$1,129,900	\$897,400	290.9	290.1	230.4	0.3%	26.3%
Condo Apartment: Greater Victoria	\$563,500	\$555,400	\$479,700	298.5	294.2	254.1	1.5%	17.5%
Condo Apartment: Core	\$570,600	\$560,700	\$487,100	300.9	295.7	256.9	1.8%	17.1%
Condo Apartment: Westshore	\$436,700	\$432,300	\$361,900	307.0	303.9	254.4	1.0%	20.7%
Condo Apartment: Peninsula	\$536,800	\$540,700	\$467,700	260.8	262.7	227.2	(0.7%)	14.8%
Row/Townhouse: Greater Victoria	\$763,300	\$750,200	\$610,500	285.1	280.2	228.0	1.7%	25.0%
Row/Townhouse: Core	\$828,100	\$818,000	\$681,100	294.6	291.0	242.3	1.2%	21.6%
Row/Townhouse: Westshore	\$623,300	\$611,700	\$488,200	264.8	259.9	207.4	1.9%	27.7%
Row/Townhouse: Peninsula	\$782,800	\$760,600	\$609,200	300.3	291.8	233.7	2.9%	28.5%

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)

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 fifteen 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

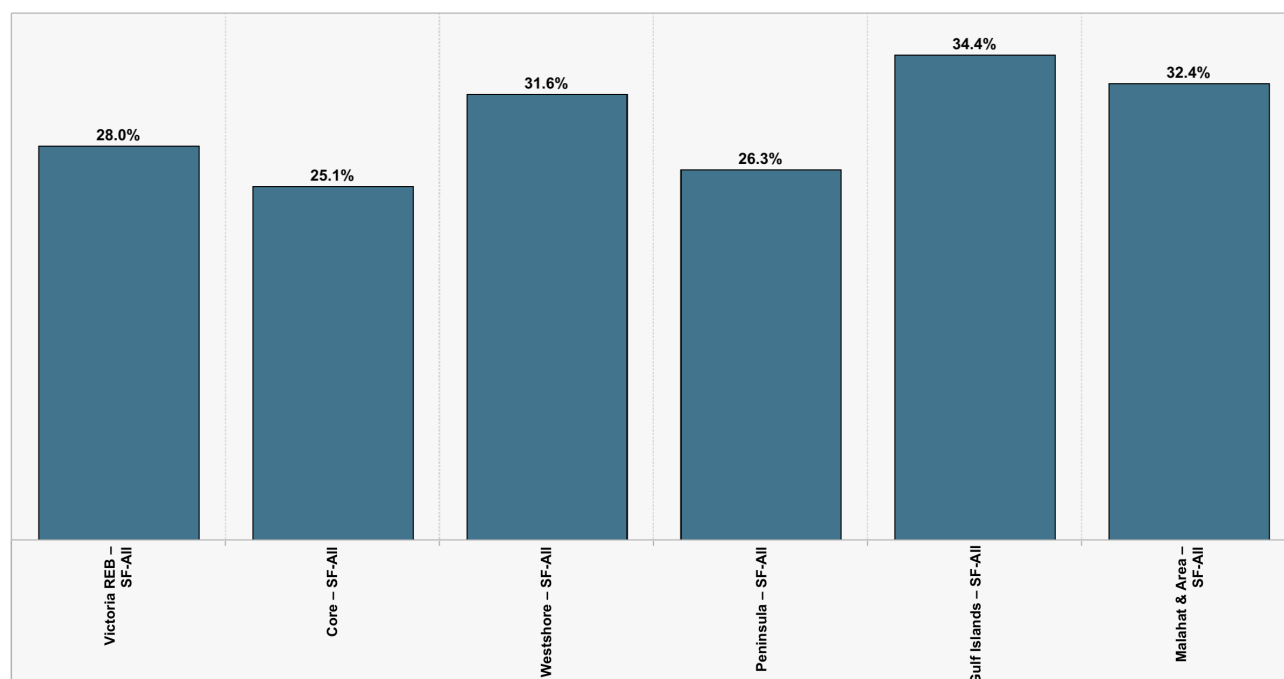
1. Area Group
VREB Area Summary

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

3. Area/Property Type Selection
All

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

Select Timeframe: 12 Months Ago



MLS® HPI benchmark and value - Condominium / Apartments

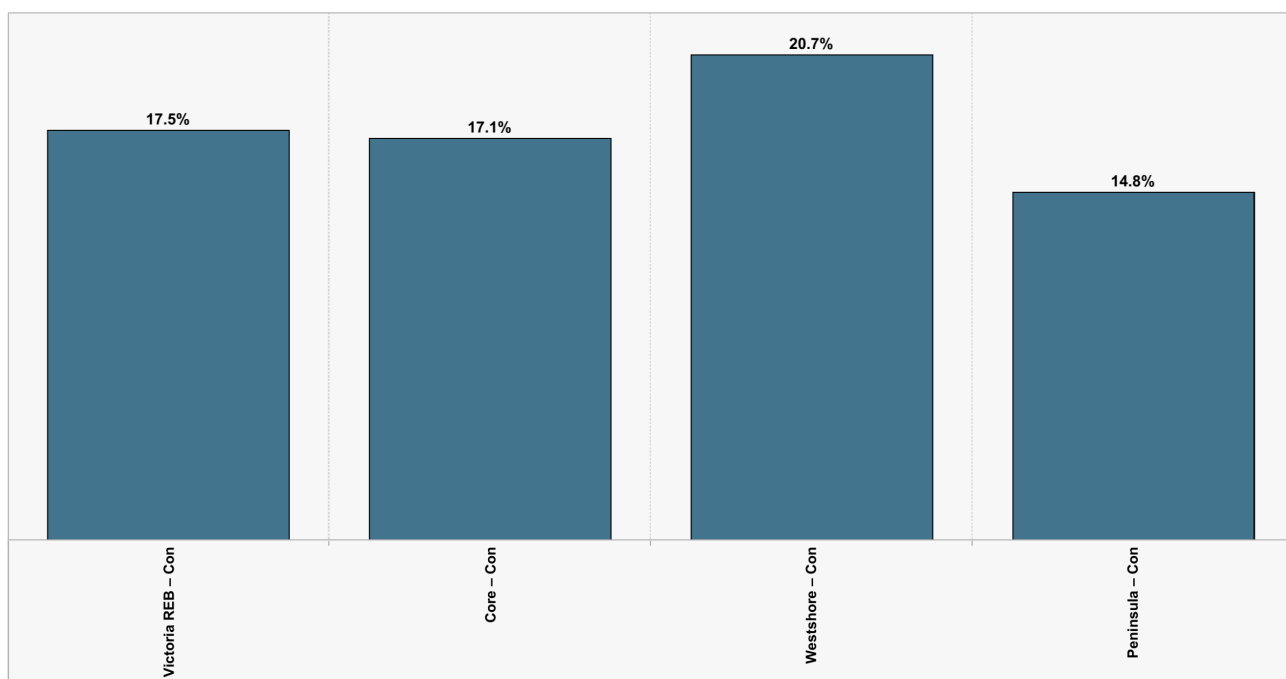
1. Area Group
VREB Area Summary

2. Property Type
- Condo Apartment (Con)

3. Area/Property Type Selection
All

% Difference from 12 Months Ago (December 2020 to December 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

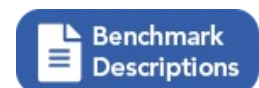
All

Benchmark Price by Timeframe and Property Type

	December 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	\$1,066,800	\$1,040,700	\$1,013,900	\$973,000	\$833,800	\$756,100	\$654,800	\$358,000
Victoria – SF-All	\$1,054,900	\$1,033,800	\$1,034,500	\$999,700	\$885,100	\$826,100	\$735,300	\$370,800
Victoria West – SF-All	\$980,500	\$965,700	\$924,500	\$904,600	\$752,800	\$692,600	\$567,500	\$284,200
Oak Bay – SF-All	\$1,585,800	\$1,575,300	\$1,513,500	\$1,498,600	\$1,257,900	\$1,209,900	\$1,096,700	\$552,000
Esquimalt – SF-All	\$939,100	\$902,600	\$874,800	\$844,700	\$716,300	\$669,300	\$563,100	\$292,400
View Royal – SF-All	\$1,050,500	\$1,012,800	\$1,001,200	\$967,000	\$825,600	\$774,900	\$652,700	\$349,200
Saanich East – SF-All	\$1,157,900	\$1,138,600	\$1,121,600	\$1,081,000	\$925,100	\$875,000	\$790,200	\$394,500
Saanich West – SF-All	\$1,038,400	\$1,010,100	\$976,500	\$930,700	\$809,000	\$755,000	\$640,800	\$329,100
Sooke – SF-All	\$838,800	\$814,400	\$790,500	\$760,600	\$640,500	\$536,400	\$426,700	\$265,000
Langford – SF-All	\$960,600	\$916,600	\$874,700	\$838,600	\$725,300	\$637,500	\$521,400	\$308,000
Metchosin – SF-All	\$1,342,500	\$1,287,800	\$1,245,500	\$1,233,200	\$1,022,300	\$949,500	\$758,200	\$455,400
Colwood – SF-All	\$998,900	\$952,000	\$912,400	\$888,800	\$763,400	\$681,900	\$561,200	\$332,600
Highlands – SF-All	\$1,310,400	\$1,349,400	\$1,339,000	\$1,272,500	\$1,082,200	\$946,600	\$832,200	\$493,000
North Saanich – SF-All	\$1,352,500	\$1,348,600	\$1,311,000	\$1,263,700	\$1,052,900	\$937,300	\$836,300	\$487,900
Sidney – SF-All	\$959,300	\$935,200	\$907,100	\$891,200	\$748,500	\$657,400	\$573,500	\$316,500
Central Saanich – SF-All	\$1,073,600	\$1,090,800	\$1,032,500	\$1,006,400	\$876,000	\$754,100	\$666,900	\$357,400
ML Malahat & Area – SF-All	\$882,700	\$855,600	\$852,200	\$772,600	\$666,500	\$542,500	\$449,900	\$282,300
GI Gulf Islands – SF-All	\$706,900	\$682,200	\$665,300	\$628,400	\$525,800	\$496,500	\$377,600	\$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

	December 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	298.0	290.7	283.2	271.8	232.9	211.2	182.9	100.0
Victoria – SF-All	284.5	278.8	279.0	269.6	238.7	222.8	198.3	100.0
Victoria West – SF-All	345.0	339.8	325.3	318.3	264.9	243.7	199.7	100.0
Oak Bay – SF-All	287.3	285.4	274.2	271.5	227.9	219.2	198.7	100.0
Esquimalt – SF-All	321.2	308.7	299.2	288.9	245.0	228.9	192.6	100.0
View Royal – SF-All	300.8	290.0	286.7	276.9	236.4	221.9	186.9	100.0
Saanich East – SF-All	293.5	288.6	284.3	274.0	234.5	221.8	200.3	100.0
Saanich West – SF-All	315.5	306.9	296.7	282.8	245.8	229.4	194.7	100.0
Sooke – SF-All	316.5	307.3	298.3	287.0	241.7	202.4	161.0	100.0
Langford – SF-All	311.9	297.6	284.0	272.3	235.5	207.0	169.3	100.0
Metchosin – SF-All	294.8	282.8	273.5	270.8	224.5	208.5	166.5	100.0
Colwood – SF-All	300.3	286.2	274.3	267.2	229.5	205.0	168.7	100.0
Highlands – SF-All	265.8	273.7	271.6	258.1	219.5	192.0	168.8	100.0
North Saanich – SF-All	277.2	276.4	268.7	259.0	215.8	192.1	171.4	100.0
Sidney – SF-All	303.1	295.5	286.6	281.6	236.5	207.7	181.2	100.0
Central Saanich – SF-All	300.4	305.2	288.9	281.6	245.1	211.0	186.6	100.0
ML Malahat & Area – SF-All	312.7	303.1	301.9	273.7	236.1	192.2	159.4	100.0
GI Gulf Islands – SF-All	260.4	251.3	245.1	231.5	193.7	182.9	139.1	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

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☒ 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

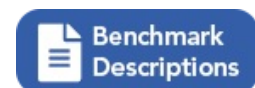
All

Benchmark Price by Timeframe and Property Type

	December 2021	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	\$563,500	\$555,400	\$542,700	\$526,500	\$479,700	\$458,400	\$354,000	\$188,800
Victoria – Con	\$554,300	\$538,300	\$525,400	\$523,800	\$471,800	\$470,800	\$358,900	\$190,600
Victoria West – Con	\$742,100	\$739,900	\$742,100	\$706,800	\$673,500	\$593,100	\$509,300	\$266,900
Oak Bay – Con	\$683,100	\$704,400	\$654,500	\$631,600	\$630,600	\$557,800	\$455,200	\$238,700
Esquimalt – Con	\$505,000	\$510,200	\$503,700	\$470,700	\$432,100	\$354,300	\$303,000	\$147,900
View Royal – Con	\$563,600	\$556,300	\$558,600	\$528,300	\$472,700	\$446,800	\$346,600	\$201,600
Saanich East – Con	\$512,600	\$505,200	\$480,800	\$455,000	\$427,400	\$409,500	\$307,500	\$159,100
Saanich West – Con	\$509,600	\$503,800	\$485,300	\$465,000	\$423,500	\$401,800	\$308,000	\$155,000
Sooke – Con	\$382,100	\$378,600	\$378,300	\$348,300	\$304,600	\$282,200	\$209,400	\$122,100
Langford – Con	\$490,800	\$485,600	\$481,900	\$459,800	\$407,400	\$387,500	\$295,000	\$160,600
Colwood – Con	\$412,800	\$410,400	\$409,600	\$387,100	\$345,900	\$330,300	\$245,200	\$129,900
North Saanich – Con	\$683,100	\$690,000	\$677,600	\$663,700	\$606,400	\$554,600	\$409,300	\$276,900
Sidney – Con	\$544,800	\$549,000	\$535,600	\$524,300	\$472,200	\$431,200	\$327,200	\$205,900
Central Saanich – Con	\$502,900	\$504,900	\$491,700	\$491,300	\$443,100	\$415,400	\$330,000	\$200,600

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

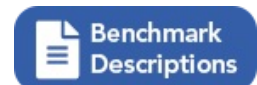
All

HPI by Timeframe and Property Type

	December 2021	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	298.5	294.2	287.5	278.9	254.1	242.8	187.5	100.0
Victoria – Con	290.8	282.4	275.6	274.8	247.5	247.0	188.3	100.0
Victoria West – Con	278.0	277.2	278.0	264.8	252.3	222.2	190.8	100.0
Oak Bay – Con	286.2	295.1	274.2	264.6	264.2	233.7	190.7	100.0
Esquimalt – Con	341.5	345.0	340.6	318.3	292.2	239.6	204.9	100.0
View Royal – Con	279.5	275.9	277.0	262.0	234.4	221.6	171.9	100.0
Saanich East – Con	322.2	317.5	302.2	286.0	268.6	257.4	193.3	100.0
Saanich West – Con	328.9	325.1	313.2	300.1	273.3	259.3	198.8	100.0
Sooke – Con	312.9	310.0	309.8	285.2	249.4	231.1	171.5	100.0
Langford – Con	305.6	302.4	300.1	286.3	253.7	241.3	183.7	100.0
Colwood – Con	317.7	315.8	315.2	297.9	266.2	254.2	188.7	100.0
North Saanich – Con	246.7	249.2	244.7	239.7	219.0	200.3	147.8	100.0
Sidney – Con	264.6	266.6	260.1	254.6	229.3	209.4	158.9	100.0
Central Saanich – Con	250.7	251.7	245.1	244.9	220.9	207.1	164.5	100.0

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

Source: Victoria Real Estate Board



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[Click here to learn more](#)

HPI or Benchmark Price

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☒ 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

	December 2021	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	\$763,300	\$750,200	\$725,600	\$691,900	\$610,500	\$562,800	\$460,500	\$267,700
Victoria – Twn	\$821,800	\$830,600	\$810,600	\$800,900	\$709,400	\$649,700	\$534,500	\$303,000
Victoria West – Twn	\$799,500	\$770,500	\$737,200	\$718,800	\$656,400	\$559,200	\$425,100	\$204,100
Esquimalt – Twn	\$735,700	\$725,400	\$690,500	\$664,400	\$598,600	\$515,200	\$405,300	\$219,300
View Royal – Twn	\$834,300	\$814,600	\$788,900	\$764,200	\$707,100	\$653,000	\$517,500	\$277,200
Saanich East – Twn	\$892,400	\$874,400	\$850,700	\$827,900	\$717,100	\$668,300	\$547,100	\$316,600
Saanich West – Twn	\$732,800	\$711,700	\$690,600	\$667,700	\$576,200	\$566,000	\$448,500	\$260,600
Sooke – Twn	\$629,700	\$621,000	\$599,300	\$543,000	\$488,400	\$439,400	\$363,300	\$235,600
Langford – Twn	\$607,600	\$595,000	\$576,700	\$529,500	\$478,000	\$445,900	\$366,700	\$229,000
Colwood – Twn	\$673,800	\$661,000	\$640,500	\$583,400	\$526,000	\$493,000	\$409,600	\$262,100
Sidney – Twn	\$813,800	\$792,500	\$773,600	\$750,400	\$635,100	\$585,500	\$471,500	\$269,500
Central Saanich – Twn	\$729,800	\$706,000	\$679,400	\$662,500	\$564,400	\$524,400	\$422,700	\$245,700
ML Malahat & Area – Twn	\$828,300	\$818,100	\$753,300	\$764,400	\$638,400	\$520,300	\$411,500	\$241,900
GI Gulf Islands – Twn	\$938,000	\$922,300	\$859,500	\$868,800	\$728,300	\$493,600	\$403,400	\$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

	December 2021	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	285.1	280.2	271.0	258.4	228.0	210.2	172.0	100.0
Victoria – Twn	271.2	274.1	267.5	264.3	234.1	214.4	176.4	100.0
Victoria West – Twn	391.7	377.5	361.2	352.2	321.6	274.0	208.3	100.0
Esquimalt – Twn	335.4	330.7	314.8	302.9	272.9	234.9	184.8	100.0
View Royal – Twn	301.0	293.9	284.6	275.7	255.1	235.6	186.7	100.0
Saanich East – Twn	281.9	276.2	268.7	261.5	226.5	211.1	172.8	100.0
Saanich West – Twn	281.2	273.1	265.0	256.2	221.1	217.2	172.1	100.0
Sooke – Twn	267.3	263.6	254.4	230.5	207.3	186.5	154.2	100.0
Langford – Twn	265.3	259.8	251.8	231.2	208.7	194.7	160.1	100.0
Colwood – Twn	257.1	252.2	244.4	222.6	200.7	188.1	156.3	100.0
Sidney – Twn	302.0	294.1	287.1	278.5	235.7	217.3	175.0	100.0
Central Saanich – Twn	297.0	287.3	276.5	269.6	229.7	213.4	172.0	100.0
ML Malahat & Area – Twn	342.4	338.2	311.4	316.0	263.9	215.1	170.1	100.0
GI Gulf Islands – Twn	352.5	346.6	323.0	326.5	273.7	185.5	151.6	100.0

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](#)

1. Area Group

VREB Area Summary

HPI or Benchmark Price

- ☐ HPI
- ☒ Benchmark Price

Adding labels

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

2. Property Type

– Single Family-All (SF-All)

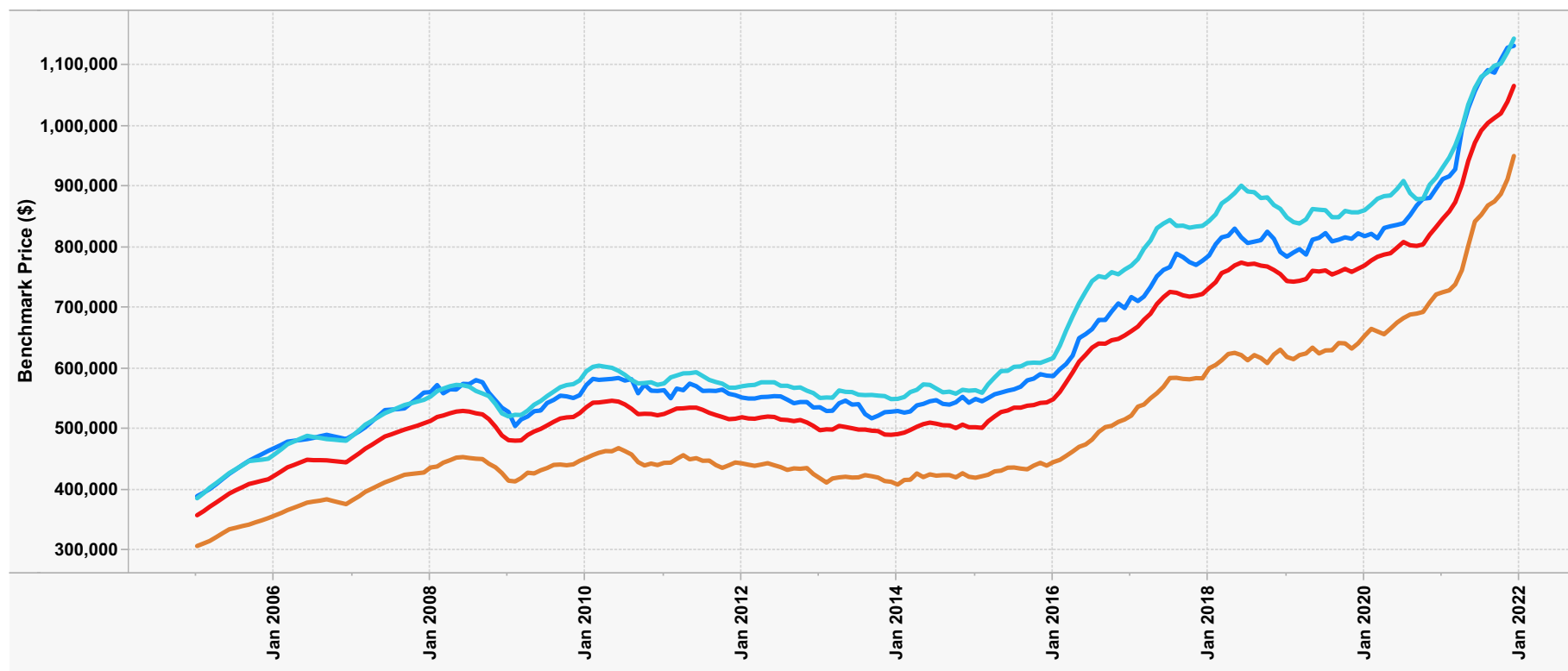
3. Area/Property Type Selection

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



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

HPI or Benchmark Price

- ☐ HPI
- ☒ Benchmark Price

Adding labels

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

2. Property Type

– Townhouse (Twn)

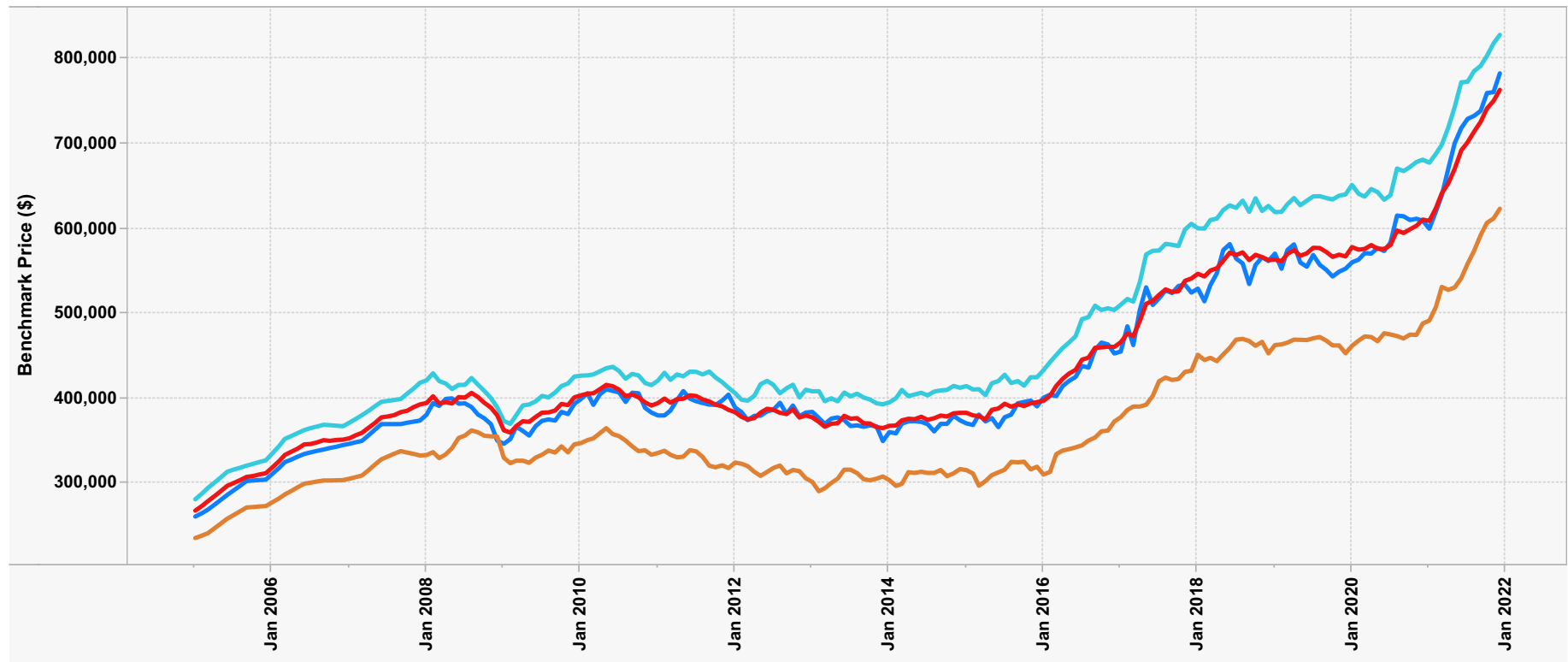
3. Area/Property Type Selection

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

HPI or Benchmark Price

- ☐ HPI
- ☒ Benchmark Price

Adding labels

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

2. Property Type

Multiple values

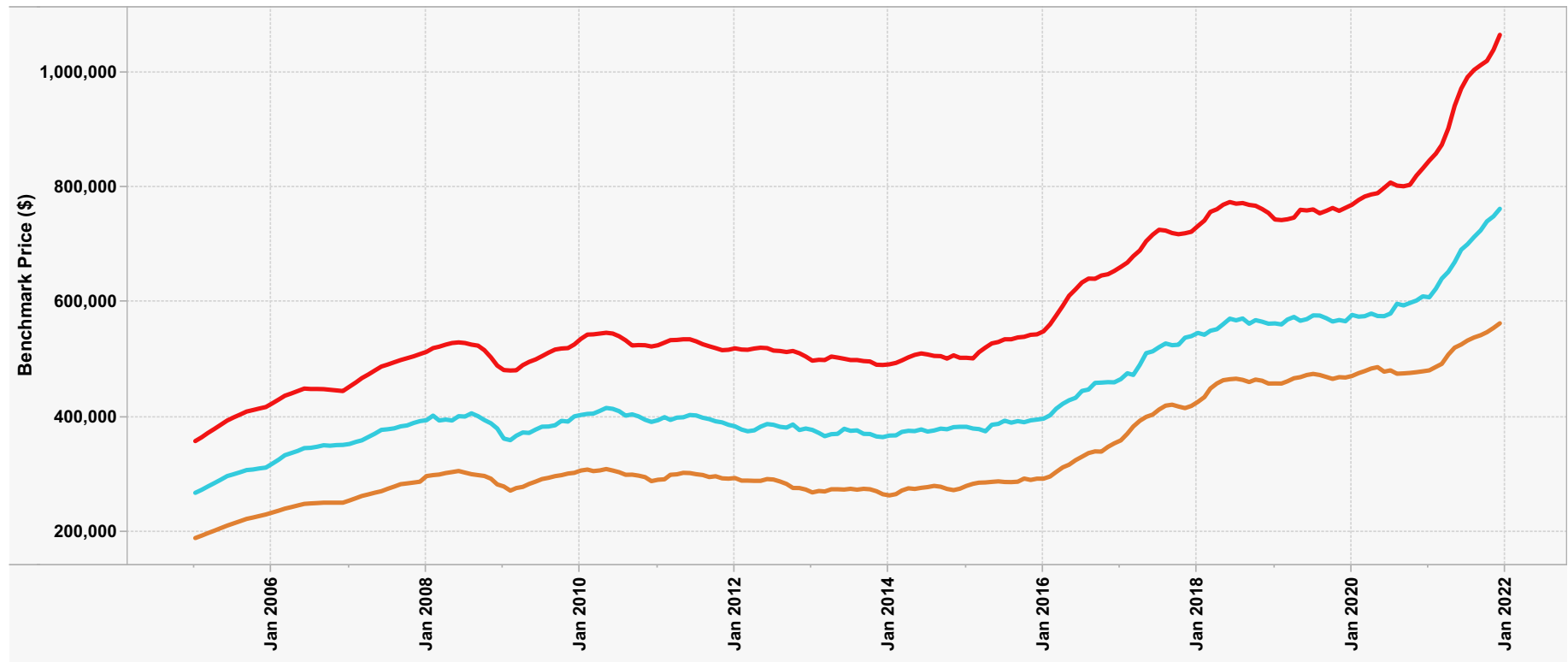
3. Area/Property Type Selection

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



Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

December 2021

Produced: 01-Jan-2022

District	Units	Total Volume
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Residential

● Single Family Detached

Greater Victoria

Victoria / Victoria West	25	\$33,934,681
Oak Bay	12	\$23,679,986
Esquimalt	4	\$4,816,000
View Royal	4	\$4,936,000
Saanich East	27	\$42,571,005
Saanich West	17	\$20,083,611
Central Saanich	10	\$15,802,000
North Saanich	16	\$27,039,300
Sidney	4	\$4,291,000
Highlands	1	\$1,380,000
Colwood	11	\$12,399,833
Langford	22	\$27,809,987
Metchosin	2	\$3,257,000
Sooke	22	\$22,709,124
Gulf Islands	21	\$17,472,900

Total Greater Victoria	198	\$262,182,427
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Other Areas

Malahat & Area	9	\$13,303,000
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Total Other Areas	9	\$13,303,000
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Total Single Family Detached	207	\$275,485,427
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● Condo Apartment

Greater Victoria

Victoria / Victoria West	67	\$42,559,387
Oak Bay	3	\$2,381,800
Esquimalt	13	\$9,390,200
View Royal	6	\$3,831,645
Saanich East	18	\$11,596,700
Saanich West	7	\$4,299,000
Central Saanich	2	\$1,205,000
Sidney	12	\$8,590,700
Colwood	2	\$1,464,900
Langford	21	\$15,068,715
Sooke	1	\$400,000

Total Greater Victoria	152	\$100,788,047
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Total Condo Apartment	152	\$100,788,047
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Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

December 2021

Produced: 01-Jan-2022

District	Units	Total Volume
● Row/Townhouse		
Greater Victoria		
Victoria / Victoria West	5	\$4,905,900
View Royal	3	\$2,273,650
Saanich East	9	\$8,557,001
Saanich West	1	\$770,000
Central Saanich	2	\$1,367,000
Sidney	2	\$2,460,000
Colwood	1	\$881,895
Langford	19	\$15,130,870
Sooke	6	\$3,814,600
Gulf Islands	1	\$160,000
Total Greater Victoria	49	\$40,320,916
Total Row/Townhouse	49	\$40,320,916
● Manufactured Home		
Greater Victoria		
View Royal	2	\$276,900
Central Saanich	2	\$600,000
Sidney	1	\$500,000
Sooke	2	\$616,500
Total Greater Victoria	7	\$1,993,400
Total Manufactured Home	7	\$1,993,400
Total Residential	415	\$418,587,790

Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

December 2021

Produced: 01-Jan-2022

District	Units	Total Volume
Other Property		
● Lots & Acreage		
Greater Victoria		
Saanich East	1	\$1,425,000
Saanich West	1	\$2,010,000
North Saanich	1	\$2,157,000
Langford	2	\$494,000
Sooke	3	\$2,715,000
Total Greater Victoria	8	\$8,801,000
Other Areas		
Malahat & Area	2	\$1,230,000
Total Other Areas	2	\$1,230,000
Total Lots & Acreage	10	\$10,031,000
● Commercial Land	1	\$2,750,000
● Other Commercial Properties	12	\$15,299,962
Grand Totals	438	\$446,668,752

Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

December 2021

Produced: 01-Jan-2022

District	Units	Total Volume
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Residential

● Single Family Detached

Greater Victoria

Victoria	20	\$27,783,681
Victoria West	3	\$2,876,000
Oak Bay	11	\$20,554,986
Esquimalt	4	\$4,816,000
View Royal	4	\$4,936,000
Saanich East	26	\$37,346,005
Saanich West	17	\$20,083,611
Central Saanich	10	\$15,802,000
North Saanich	15	\$25,029,300
Sidney	4	\$4,291,000
Highlands	1	\$1,380,000
Colwood	11	\$12,399,833
Langford	22	\$27,809,987
Metchosin	2	\$3,257,000
Sooke	21	\$21,209,124
Gulf Islands	15	\$15,440,900
Waterfront (all districts)	12	\$17,167,000

Total Greater Victoria	198	\$262,182,427
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Other Areas

Malahat & Area	9	\$13,303,000
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Total Other Areas	9	\$13,303,000
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Total Single Family Detached	207	\$275,485,427
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● Condo Apartment

Greater Victoria

Victoria	60	\$35,394,487
Victoria West	4	\$4,359,900
Oak Bay	3	\$2,381,800
Esquimalt	13	\$9,390,200
View Royal	5	\$3,256,645
Saanich East	18	\$11,596,700
Saanich West	7	\$4,299,000
Central Saanich	2	\$1,205,000
Sidney	9	\$5,171,700
Colwood	2	\$1,464,900
Langford	21	\$15,068,715
Sooke	1	\$400,000
Waterfront (all districts)	7	\$6,799,000

Total Greater Victoria	152	\$100,788,047
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Total Condo Apartment	152	\$100,788,047
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Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

December 2021

Produced: 01-Jan-2022

District	Units	Total Volume
● Row/Townhouse		
Greater Victoria		
Victoria	5	\$4,905,900
View Royal	3	\$2,273,650
Saanich East	8	\$7,307,001
Saanich West	1	\$770,000
Central Saanich	2	\$1,367,000
Sidney	2	\$2,460,000
Colwood	1	\$881,895
Langford	19	\$15,130,870
Sooke	6	\$3,814,600
Gulf Islands	1	\$160,000
Waterfront (all districts)	1	\$1,250,000
Total Greater Victoria	49	\$40,320,916
Total Row/Townhouse	49	\$40,320,916
● Manufactured Home		
Greater Victoria		
View Royal	2	\$276,900
Central Saanich	2	\$600,000
Sidney	1	\$500,000
Sooke	2	\$616,500
Total Greater Victoria	7	\$1,993,400
Total Manufactured Home	7	\$1,993,400
Total Residential	415	\$418,587,790

Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

December 2021

Produced: 01-Jan-2022

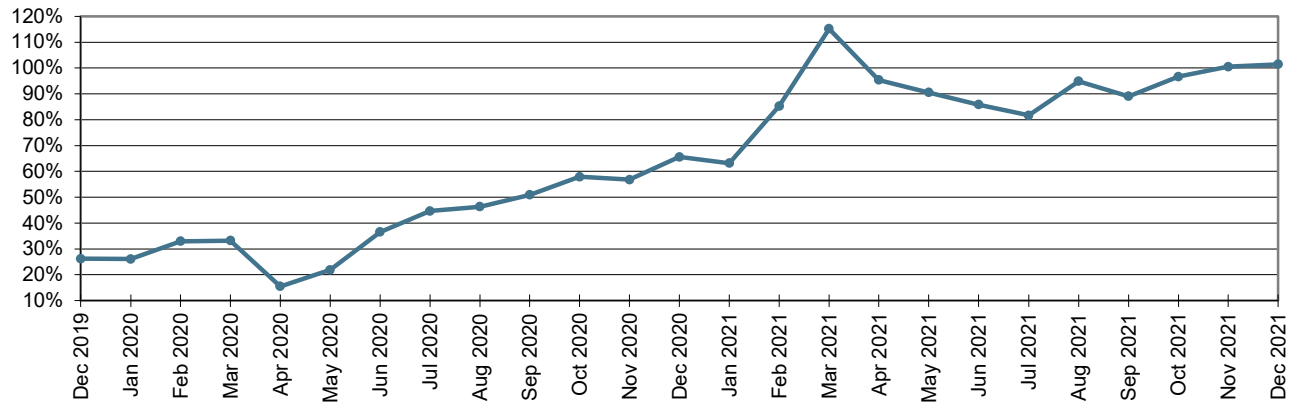
District	Units	Total Volume
Other Property		
● Lots & Acreage		
Greater Victoria		
Saanich East	1	\$1,425,000
Saanich West	1	\$2,010,000
North Saanich	1	\$2,157,000
Langford	2	\$494,000
Sooke	3	\$2,715,000
Total Greater Victoria	8	\$8,801,000
Other Areas		
Malahat & Area	2	\$1,230,000
Total Other Areas	2	\$1,230,000
Total Lots & Acreage	10	\$10,031,000
● Commercial Land		
	1	\$2,750,000
● Other Commercial Properties		
	12	\$15,299,962
Grand Totals	438	\$446,668,752

Sales to Active Listings Ratio

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

December 2021

Produced: 01-Jan-2022



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

December 2021

Produced: 01-Jan-2022

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Single Family - Residential						
Units Listed	129	192	-33 %	4393	4794	-8 %
Units Sold	168	257	-35 %	3708	3573	4 %
Sell/List Ratio	130 %	134 %		84 %	75 %	
Sales Dollars	\$214,742,903	\$247,076,844	-13 %	\$4,294,168,818	\$3,349,923,234	28 %
Average Price / Unit	\$1,278,232	\$961,388	33 %	\$1,158,082	\$937,566	24 %
Price Ratio	104 %	100 %		103 %	99 %	
Days To Sell	22	32	-32 %	19	35	-45 %
Active Listings at Month End	121	250	-52 %			
Single Family - Residential Waterfront						
Units Listed	8	5	60 %	343	400	-14 %
Units Sold	8	17	-53 %	246	279	-12 %
Sell/List Ratio	100 %	340 %		72 %	70 %	
Sales Dollars	\$16,935,000	\$32,665,000	-48 %	\$497,589,846	\$501,502,742	-1 %
Average Price / Unit	\$2,116,875	\$1,921,471	10 %	\$2,022,723	\$1,797,501	13 %
Price Ratio	97 %	94 %		99 %	95 %	
Days To Sell	31	129	-76 %	48	103	-54 %
Active Listings at Month End	35	44	-20 %			
Single Family - Residential Acreage						
Units Listed	13	12	8 %	459	506	-9 %
Units Sold	19	16	19 %	369	346	7 %
Sell/List Ratio	146 %	133 %		80 %	68 %	
Sales Dollars	\$34,938,000	\$8,851,900	295 %	\$574,526,452	\$384,805,804	49 %
Average Price / Unit	\$1,838,842	\$553,244	232 %	\$1,556,982	\$1,112,156	40 %
Price Ratio	99 %	92 %		100 %	97 %	
Days To Sell	54	59	-7 %	41	61	-34 %
Active Listings at Month End	30	62	-52 %			
Condo Apartment						
Units Listed	134	139	-4 %	4003	3996	0 %
Units Sold	152	195	-22 %	3449	2403	44 %
Sell/List Ratio	113 %	140 %		86 %	60 %	
Sales Dollars	\$100,788,047	\$94,635,812	7 %	\$1,939,213,390	\$1,164,094,944	67 %
Average Price / Unit	\$663,079	\$485,312	37 %	\$562,254	\$484,434	16 %
Price Ratio	102 %	99 %		100 %	98 %	
Days To Sell	18	49	-64 %	26	41	-38 %
Active Listings at Month End	141	383	-63 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

December 2021

Produced: 01-Jan-2022

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Row/Townhouse						
Units Listed	49	37	32 %	1288	1376	-6 %
Units Sold	49	57	-14 %	1134	1049	8 %
Sell/List Ratio	100 %	154 %		88 %	76 %	
Sales Dollars	\$40,320,916	\$38,852,095	4 %	\$834,636,850	\$643,585,518	30 %
Average Price / Unit	\$822,876	\$681,616	21 %	\$736,011	\$613,523	20 %
Price Ratio	104 %	99 %		102 %	99 %	
Days To Sell	16	40	-61 %	22	42	-46 %
Active Listings at Month End	39	76	-49 %			
Half Duplex (Up and Down)						
Units Listed	0	2	-100 %	25	10	150 %
Units Sold	0	0	%	17	7	143 %
Sell/List Ratio	%	%		68 %	70 %	
Sales Dollars	\$0	\$0	%	\$17,734,200	\$6,281,500	182 %
Average Price / Unit			%	\$1,043,188	\$897,357	16 %
Price Ratio	%	%		101 %	99 %	
Days To Sell			%	23	68	-67 %
Active Listings at Month End	2	2	0 %			
Half Duplex (Side by Side)						
Units Listed	8	12	-33 %	272	210	30 %
Units Sold	5	18	-72 %	241	154	56 %
Sell/List Ratio	63 %	150 %		89 %	73 %	
Sales Dollars	\$4,320,524	\$12,310,800	-65 %	\$193,679,255	\$103,809,144	87 %
Average Price / Unit	\$864,105	\$683,933	26 %	\$803,648	\$674,085	19 %
Price Ratio	104 %	101 %		103 %	100 %	
Days To Sell	12	43	-71 %	21	34	-37 %
Active Listings at Month End	8	23	-65 %			
Half Duplex (Front and Back)						
Units Listed	1	2	-50 %	40	28	43 %
Units Sold	0	1	-100 %	31	22	41 %
Sell/List Ratio	%	50 %		78 %	79 %	
Sales Dollars	\$0	\$415,000	-100 %	\$25,604,050	\$14,702,300	74 %
Average Price / Unit		\$415,000	%	\$825,937	\$668,286	24 %
Price Ratio	%	98 %		104 %	99 %	
Days To Sell		155	%	18	35	-49 %
Active Listings at Month End	1	4	-75 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

December 2021

Produced: 01-Jan-2022

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Recreational						
Units Listed	3	2	50 %	36	34	6 %
Units Sold	4	3	33 %	36	20	80 %
Sell/List Ratio	133 %	150 %		100 %	59 %	
Sales Dollars	\$232,000	\$217,900	6 %	\$6,764,000	\$3,730,800	81 %
Average Price / Unit	\$58,000	\$72,633	-20 %	\$187,889	\$186,540	1 %
Price Ratio	100 %	93 %		101 %	91 %	
Days To Sell	10	47	-80 %	172	169	2 %
Active Listings at Month End	6	9	-33 %			
Manufactured Home						
Units Listed	7	8	-13 %	253	190	33 %
Units Sold	7	9	-22 %	180	158	14 %
Sell/List Ratio	100 %	113 %		71 %	83 %	
Sales Dollars	\$1,993,400	\$2,280,400	-13 %	\$61,725,556	\$39,010,897	58 %
Average Price / Unit	\$284,771	\$253,378	12 %	\$342,920	\$246,904	39 %
Price Ratio	100 %	97 %		99 %	96 %	
Days To Sell	74	52	41 %	37	56	-35 %
Active Listings at Month End	26	24	8 %			
Residential Lots						
Units Listed	13	9	44 %	279	312	-11 %
Units Sold	3	25	-88 %	225	175	29 %
Sell/List Ratio	23 %	278 %		81 %	56 %	
Sales Dollars	\$1,919,000	\$11,425,000	-83 %	\$120,743,329	\$84,725,512	43 %
Average Price / Unit	\$639,667	\$457,000	40 %	\$536,637	\$484,146	11 %
Price Ratio	96 %	95 %		98 %	97 %	
Days To Sell	26	136	-81 %	75	115	-35 %
Active Listings at Month End	32	80	-60 %			
Residential Lots - Waterfront						
Units Listed	1	1	0 %	37	67	-45 %
Units Sold	1	4	-75 %	34	28	21 %
Sell/List Ratio	100 %	400 %		92 %	42 %	
Sales Dollars	\$2,157,000	\$1,994,900	8 %	\$23,962,700	\$20,875,425	15 %
Average Price / Unit	\$2,157,000	\$498,725	333 %	\$704,785	\$745,551	-5 %
Price Ratio	98 %	95 %		97 %	95 %	
Days To Sell	25	109	-77 %	151	135	12 %
Active Listings at Month End	4	16	-75 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

December 2021

Produced: 01-Jan-2022

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Residential Acreage						
Units Listed	5	5	0 %	118	143	-17 %
Units Sold	5	9	-44 %	97	88	10 %
Sell/List Ratio	100 %	180 %		82 %	62 %	
Sales Dollars	\$5,020,000	\$4,093,000	23 %	\$67,585,760	\$53,324,050	27 %
Average Price / Unit	\$1,004,000	\$454,778	121 %	\$696,760	\$605,955	15 %
Price Ratio	99 %	98 %		99 %	93 %	
Days To Sell	68	205	-67 %	93	161	-42 %
Active Listings at Month End	20	40	-50 %			
Residential Acreage - Waterfront						
Units Listed	1	1	0 %	30	42	-29 %
Units Sold	1	6	-83 %	35	29	21 %
Sell/List Ratio	100 %	600 %		117 %	69 %	
Sales Dollars	\$935,000	\$3,750,000	-75 %	\$38,769,900	\$21,247,682	82 %
Average Price / Unit	\$935,000	\$625,000	50 %	\$1,107,711	\$732,679	51 %
Price Ratio	95 %	96 %		94 %	92 %	
Days To Sell	160	88	83 %	163	157	3 %
Active Listings at Month End	4	19	-79 %			
Revenue - Duplex/Triplex						
Units Listed	3	1	200 %	95	54	76 %
Units Sold	3	2	50 %	61	37	65 %
Sell/List Ratio	100 %	200 %		64 %	69 %	
Sales Dollars	\$4,317,000	\$3,230,000	34 %	\$73,187,296	\$38,929,758	88 %
Average Price / Unit	\$1,439,000	\$1,615,000	-11 %	\$1,199,792	\$1,052,156	14 %
Price Ratio	104 %	97 %		102 %	97 %	
Days To Sell	30	50	-41 %	20	47	-57 %
Active Listings at Month End	1	5	-80 %			
Revenue - Multi Units						
Units Listed	0	5	-100 %	71	49	45 %
Units Sold	4	1	300 %	42	12	250 %
Sell/List Ratio	%	20 %		59 %	24 %	
Sales Dollars	\$10,150,000	\$2,950,000	244 %	\$104,696,388	\$20,250,000	417 %
Average Price / Unit	\$2,537,500	\$2,950,000	-14 %	\$2,492,771	\$1,687,500	48 %
Price Ratio	96 %	82 %		96 %	91 %	
Days To Sell	62	118	-48 %	71	74	-4 %
Active Listings at Month End	11	20	-45 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

December 2021

Produced: 01-Jan-2022

	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	0	3	-100 %	96	95	1 %
Units Sold	1	4	-75 %	45	25	80 %
Sell/List Ratio	%	133 %		47 %	26 %	
Sales Dollars	\$249,900	\$4,145,800	-94 %	\$46,003,196	\$24,010,250	92 %
Average Price / Unit	\$249,900	\$1,036,450	-76 %	\$1,022,293	\$960,410	6 %
Price Ratio	100 %	94 %		96 %	96 %	
Days To Sell	92	148	-38 %	102	89	14 %
Active Listings at Month End	20	42	-52 %			
Revenue - Industrial						
Units Listed	5	2	150 %	38	12	217 %
Units Sold	3	1	200 %	18	9	100 %
Sell/List Ratio	60 %	50 %		47 %	75 %	
Sales Dollars	\$4,900,000	\$620,000	690 %	\$26,341,868	\$6,540,200	303 %
Average Price / Unit	\$1,633,333	\$620,000	163 %	\$1,463,437	\$726,689	101 %
Price Ratio	108 %	98 %		100 %	98 %	
Days To Sell	43	39	11 %	71	90	-21 %
Active Listings at Month End	12	8	50 %			
Business with Land & Building						
Units Listed	0	1	-100 %	7	45	-84 %
Units Sold	0	1	-100 %	2	21	-90 %
Sell/List Ratio	%	100 %		29 %	47 %	
Sales Dollars	\$0	\$625,000	-100 %	\$3,403,186	\$34,303,992	-90 %
Average Price / Unit		\$625,000	%	\$1,701,593	\$1,633,523	4 %
Price Ratio	%	104 %		85 %	92 %	
Days To Sell		50	%	142	152	-7 %
Active Listings at Month End	3	5	-40 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

December 2021

Produced: 01-Jan-2022

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Business Only						
Units Listed	4	5	-20 %	97	100	-3 %
Units Sold	0	1	-100 %	14	21	-33 %
Sell/List Ratio	%	20 %		14 %	21 %	
Sales Dollars	\$0	\$70,000	-100 %	\$3,256,500	\$1,555,000	109 %
Average Price / Unit		\$70,000	%	\$232,607	\$74,048	214 %
Price Ratio	%	71 %		92 %	75 %	
Days To Sell		91	%	167	116	43 %
Active Listings at Month End	38	29	31 %			
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	2	5	-60 %	96	113	-15 %
Units Sold	2	1	100 %	23	11	109 %
Sell/List Ratio	100 %	20 %		24 %	10 %	
Sales Dollars	\$42	\$17	144 %	\$2,181	\$178	1126 %
Average Price / Unit	\$21	\$17	22 %	\$95	\$16	486 %
Price Ratio	100 %	101 %		97 %	125 %	
Days To Sell	64	74	-14 %	130	156	-17 %
Active Listings at Month End	44	80	-45 %			
Lease - Retail						
Units Listed	7	3	133 %	74	68	9 %
Units Sold	0	2	-100 %	27	19	42 %
Sell/List Ratio	%	67 %		36 %	28 %	
Sales Dollars	\$0	\$187,682	-100 %	\$353,857	\$578,655	-39 %
Average Price / Unit		\$93,841	%	\$13,106	\$30,456	-57 %
Price Ratio	%	5325 %		86 %	10684 %	
Days To Sell		199	%	129	179	-28 %
Active Listings at Month End	30	37	-19 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

December 2021

Produced: 01-Jan-2022

	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	1	-100 %	17	7	143 %
Units Sold	2	1	100 %	5	4	25 %
Sell/List Ratio	%	100 %		29 %	57 %	
Sales Dollars	\$20	\$13	54 %	\$69	\$54	27 %
Average Price / Unit	\$10	\$13	-23 %	\$14	\$13	2 %
Price Ratio	91 %	100 %		97 %	96 %	
Days To Sell	72	17	324 %	56	160	-65 %
Active Listings at Month End	3	5	-40 %			
Lease - Other						
Units Listed	1	2	-50 %	10	55	-82 %
Units Sold	0	0	%	3	2	50 %
Sell/List Ratio	%	%		30 %	4 %	
Sales Dollars	\$0	\$0	%	\$2,890,623	\$30	9635310 %
Average Price / Unit			%	\$963,541	\$15	6423507 %
Price Ratio	%	%		4899361 %	%	
Days To Sell			%	75	61	23 %
Active Listings at Month End	4	4	0 %			
Commercial Land						
Units Listed	5	1	400 %	29	34	-15 %
Units Sold	1	0	%	10	2	400 %
Sell/List Ratio	20 %	%		34 %	6 %	
Sales Dollars	\$2,750,000	\$0	%	\$19,962,500	\$6,225,000	221 %
Average Price / Unit	\$2,750,000		%	\$1,996,250	\$3,112,500	-36 %
Price Ratio	100 %	%		95 %	100 %	
Days To Sell	997		%	301	432	-30 %
Active Listings at Month End	17	12	42 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

December 2021

Produced: 01-Jan-2022

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Grand Totals						
Units Listed	399	456	-13 %	12206	12752	-4 %
Units Sold	438	631	-31 %	10052	8497	18 %
Sell/List Ratio	110 %	138 %		82 %	67 %	
Sales Dollars	\$446,668,752	\$470,397,163	-5 %	\$8,976,801,770	\$6,532,511,568	37 %
Average Price / Unit	\$1,019,792	\$745,479	37 %	\$893,036	\$768,802	16 %
Price Ratio	103 %	99 %		102 %	98 %	
Days To Sell	26	52	-49 %	29	47	-38 %
Active Listings at Month End	652	1279	-49 %			