

September 1, 2022

### **Less pressure on buyers in August in the Victoria real estate market**

A total of 478 properties sold in the Victoria Real Estate Board region this August, 42.5 per cent fewer than the 831 properties sold in August 2021 and a 6.3 per cent decrease from July 2022. Sales of condominiums were down 57.1 per cent from August 2021 with 148 units sold. Sales of single family homes decreased 30.3 per cent from August 2021 with 249 sold.

“August is typically one of the slower months for real estate in the Greater Victoria area and this year was no exception,” says Victoria Real Estate Board President Karen Dinnie-Smyth. “After two years of market conditions that favoured home sellers, sales have diminished in the past few months and inventory levels have been slowly increasing.”

There were 2,137 active listings for sale on the Victoria Real Estate Board Multiple Listing Service® at the end of August 2022, a decrease of 1.2 per cent compared to the previous month of July but a 90.8 per cent increase from the 1,120 active listings for sale at the end of August 2021.

“One of the metrics we watch when we look at the market is the sales to active listings ratio – this is the percentage of available listings that have sold over the course of the month, which helps indicate the balance of supply and demand,” adds President Dinnie-Smyth. “A high percentage means more of the available listings have sold, which shows a high buyer demand and that’s generally a favourable market for sellers. The lower the percentage, the more properties available. In general, we look at the 15 to 20 per cent range as a balanced market. Right now, the ratio is 28.14 per cent, while at this time in 2021 we were at 94.91 per cent. We continue to trend towards a more balanced market. As conditions change, connect with your trusted REALTOR® to understand how your selling and buying plans fit into the current market.”

The Multiple Listing Service® Home Price Index benchmark value for a single family home in the Victoria Core in August 2021 was \$1,201,400. The benchmark value for the same home in August 2022 increased by 15.8 per cent to \$1,391,700 but was down 2.9 per cent from July's value of \$1,433,400. The MLS® HPI benchmark value for a condominium in the Victoria Core area in August 2021 was \$509,000, while the benchmark value for the same condominium in August 2022 increased by 22.2 per cent to \$621,900, down by 2.8 per cent from the July value of \$639,900.

*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 1,599 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.

## August 2022 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 2022										July 2022			August 2021		
	Units	LM%	LY%	Average\$	LM%	LY%	Median\$	LM%	LY%	Units	Average\$	Median\$	Units	Average\$	Median\$	
Single Family Greater Victoria	239	0.8%	-29.7%	\$1,288,902	7.5%	5.3%	\$1,111,500	2.3%	1.6%	237	\$1,199,126	\$1,087,000	340	\$1,224,438	\$1,094,000	
Single Family Other Areas	10	-41.2%	-41.2%	\$942,300	-26.1%	-20.6%	\$949,500	-20.1%	-7.4%	17	\$1,274,882	\$1,188,000	17	\$1,186,396	\$1,025,000	
Single Family Total All Areas	249	-2.0%	-30.3%	\$1,274,982	5.9%	4.3%	\$1,087,500	-0.2%	0.0%	254	\$1,204,196	\$1,090,000	357	\$1,222,627	\$1,088,000	
Condo Apartment	148	-14.0%	-57.1%	\$583,427	-2.4%	5.6%	\$549,950	0.0%	14.0%	172	\$598,039	\$550,000	345	\$552,353	\$482,500	
Row/Townhouse	61	41.9%	-29.1%	\$833,947	-2.0%	16.3%	\$777,000	2.9%	11.2%	43	\$850,982	\$755,000	86	\$716,949	\$699,000	
Manufactured Home	10	-56.5%	-28.6%	\$407,390	29.2%	51.1%	\$405,000	30.6%	50.0%	23	\$315,422	\$310,000	14	\$269,593	\$269,950	
Total Residential	468	-4.9%	-41.6%							492			802			
Total Sales	478	-6.3%	-42.5%							510			831			
Active Listings	2,137	-1.2%	90.8%							2,162			1,120			

#### Legend

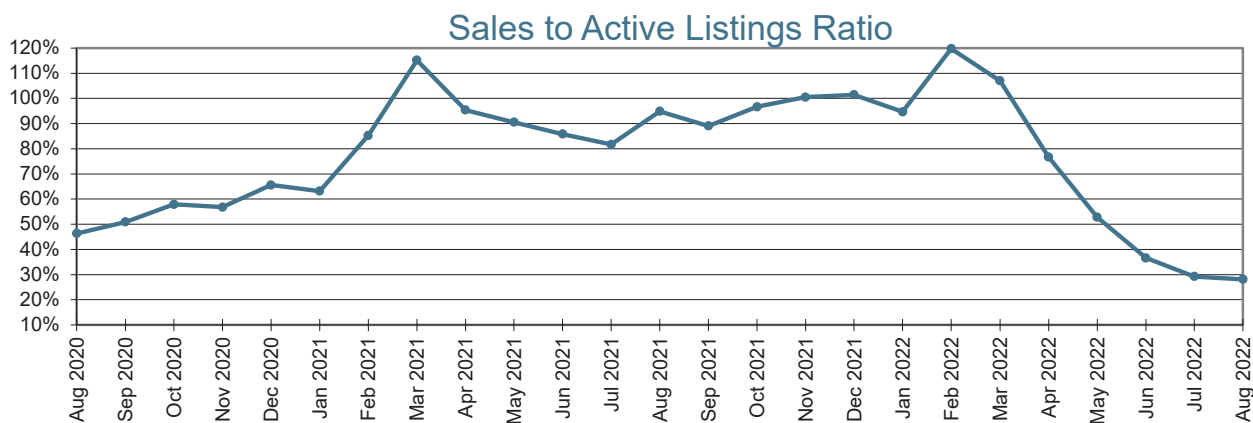
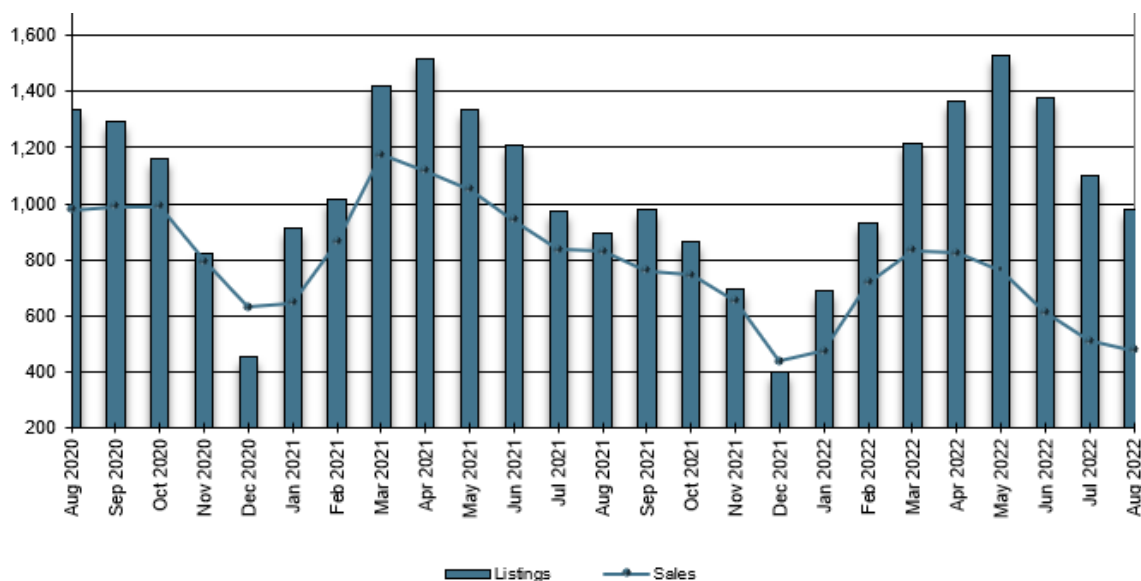
Units: net number of listings sold  
 LM%: percentage change since Last Month  
 LY%: percentage change since This Month Last Year  
 Average\$: average selling price  
 Median\$: median selling price  
 Total Residential: includes sales of residential property types  
 Total Sales: includes sales of 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 2022 Benchmark Price	Jul 2022 Benchmark Price	Aug 2021 Benchmark Price	Aug 2022 Benchmark Index	Jul 2022 Benchmark Index	Aug 2021 Benchmark Index	% Chg from Last Mth	% Chg from Last Yr
Single Family: Greater Victoria	\$1,248,900	\$1,280,600	\$1,066,900	336.8	345.4	287.7	(2.5%)	17.1%
Single Family: Core	\$1,391,700	\$1,433,400	\$1,201,400	344.2	354.5	297.2	(2.9%)	15.8%
Single Family: Westshore	\$1,112,000	\$1,136,300	\$917,100	351.7	359.4	290.0	(2.1%)	21.3%
Single Family: Peninsula	\$1,327,500	\$1,332,500	\$1,144,900	349.3	350.7	301.3	(0.4%)	15.9%
Condo Apartment: Greater Victoria	\$616,400	\$628,300	\$506,400	362.8	369.8	298.1	(1.9%)	21.7%
Condo Apartment: Core	\$621,900	\$639,900	\$509,000	365.4	376.0	299.1	(2.8%)	22.2%
Condo Apartment: Westshore	\$567,900	\$555,100	\$460,100	413.9	404.6	335.3	2.3%	23.4%
Condo Apartment: Peninsula	\$654,200	\$649,600	\$568,100	333.1	330.8	289.3	0.7%	15.2%
Row/Townhouse: Greater Victoria	\$837,000	\$853,200	\$697,300	324.2	330.4	270.1	(1.9%)	20.0%
Row/Townhouse: Core	\$910,100	\$926,300	\$760,600	329.5	335.4	275.4	(1.7%)	19.7%
Row/Townhouse: Westshore	\$763,400	\$779,400	\$623,600	313.6	320.2	256.2	(2.1%)	22.4%
Row/Townhouse: Peninsula	\$824,900	\$841,500	\$705,500	355.9	363.0	304.4	(2.0%)	16.9%
Legend	Benchmark Price: the calculated MLS® HPI Benchmark Price for this Benchmark Home							
	Benchmark Index: the percentage change in this Benchmark Price since <b>January 2005</b>							
	% 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 <a href="http://vreb.org/vrebareas">vreb.org/vrebareas</a> for map views of the VREB trading area							

For more information on the MLS® Home Price Index, visit [vreb.org/mls-statistics](http://vreb.org/mls-statistics)

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



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

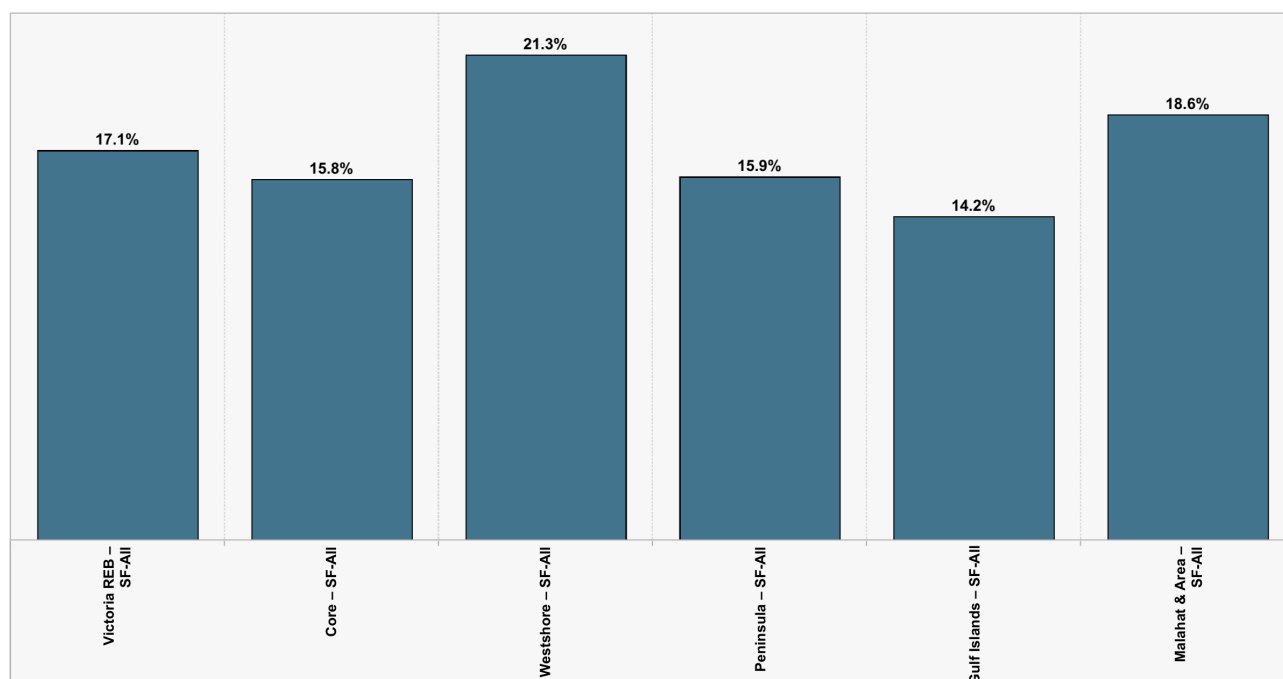
1. Area Group  
VREB Area Summary

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

3. Area/Property Type Selection  
All

% Difference from 12 Months Ago (August 2021 to August 2022)

Select Timeframe: 12 Months Ago



## MLS® HPI benchmark and value - Condominium / Apartments

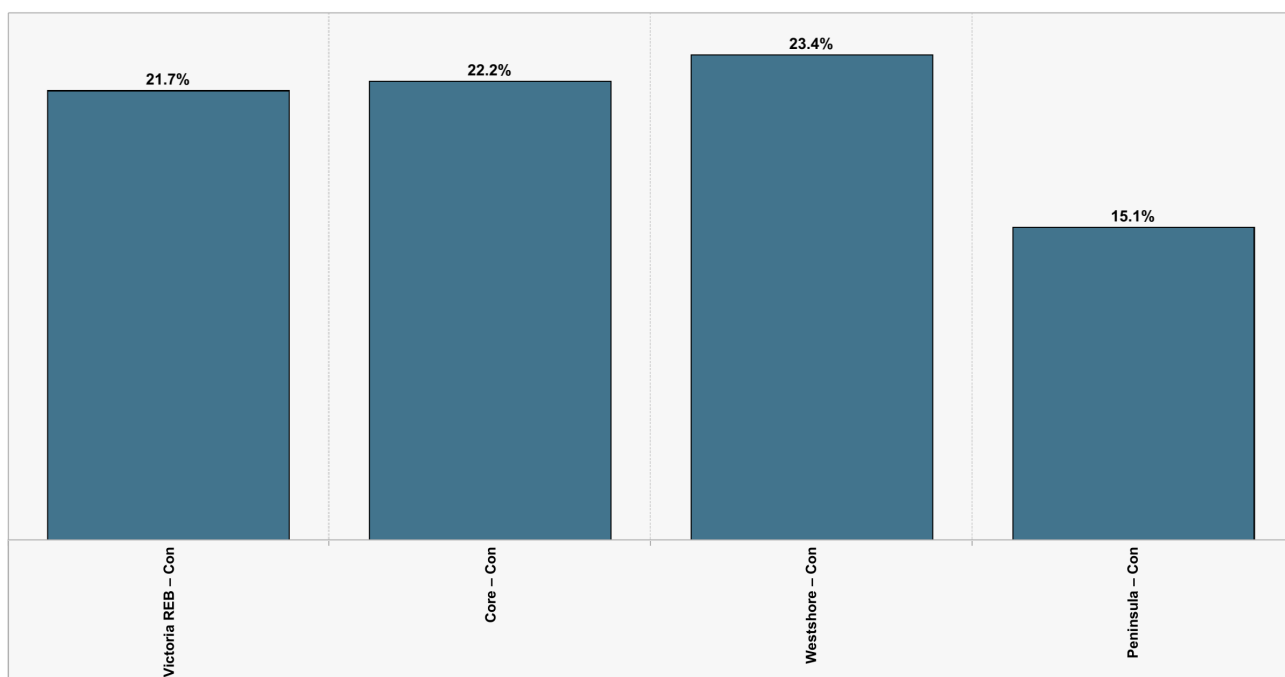
1. Area Group  
VREB Area Summary

2. Property Type  
– Condo Apartment (Con)

3. Area/Property Type Selection  
All

% Difference from 12 Months Ago (August 2021 to August 2022)

Select Timeframe: 12 Months Ago



# 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

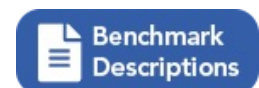
All

## Benchmark Price by Timeframe and Property Type

	August 2022	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – SF-All	\$1,248,900	\$1,280,600	\$1,294,600	\$1,180,000	\$1,066,900	\$783,100	\$777,700	\$370,800
Victoria – SF-All	\$1,312,800	\$1,369,800	\$1,364,200	\$1,256,200	\$1,147,900	\$905,200	\$907,700	\$384,500
Victoria West – SF-All	\$1,024,400	\$1,077,800	\$1,089,900	\$1,023,500	\$903,700	\$684,800	\$645,000	\$294,100
Oak Bay – SF-All	\$1,898,600	\$1,934,300	\$1,959,000	\$1,750,900	\$1,645,900	\$1,281,500	\$1,333,300	\$600,100
Esquimalt – SF-All	\$1,064,100	\$1,108,800	\$1,131,100	\$1,062,900	\$918,400	\$675,900	\$663,500	\$302,700
View Royal – SF-All	\$1,106,600	\$1,147,500	\$1,199,300	\$1,099,600	\$983,600	\$719,500	\$708,600	\$336,900
Saanich East – SF-All	\$1,418,900	\$1,464,900	\$1,472,800	\$1,341,700	\$1,214,800	\$955,300	\$958,000	\$417,900
Saanich West – SF-All	\$1,142,400	\$1,157,500	\$1,183,600	\$1,103,800	\$986,200	\$742,600	\$726,900	\$330,600
Sooke – SF-All	\$914,800	\$933,000	\$933,500	\$852,300	\$773,400	\$550,400	\$512,000	\$270,400
Langford – SF-All	\$1,159,400	\$1,187,600	\$1,209,200	\$1,101,300	\$950,600	\$675,500	\$638,900	\$327,600
Metchosin – SF-All	\$1,380,700	\$1,434,800	\$1,387,400	\$1,263,500	\$1,111,400	\$825,900	\$792,600	\$436,800
Colwood – SF-All	\$1,110,400	\$1,136,400	\$1,157,500	\$1,035,300	\$895,400	\$644,400	\$625,700	\$319,700
Highlands – SF-All	\$1,512,500	\$1,502,600	\$1,581,900	\$1,353,500	\$1,313,300	\$896,800	\$926,400	\$475,900
North Saanich – SF-All	\$1,528,400	\$1,536,700	\$1,572,400	\$1,413,200	\$1,320,700	\$948,800	\$959,800	\$469,000
Sidney – SF-All	\$1,071,700	\$1,093,500	\$1,124,800	\$1,032,000	\$945,800	\$695,400	\$671,500	\$303,200
Central Saanich – SF-All	\$1,236,400	\$1,230,400	\$1,246,400	\$1,139,100	\$1,052,000	\$765,500	\$762,600	\$355,800
ML Malahat & Area – SF-All	\$983,400	\$1,020,900	\$1,025,100	\$917,200	\$828,900	\$589,700	\$520,200	\$288,400
GI Gulf Islands – SF-All	\$855,700	\$873,600	\$892,400	\$826,400	\$749,300	\$521,000	\$482,300	\$303,500

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

**Source:** Victoria Real Estate Board



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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

– Single Family-All (SF-All)

### 3. Area/Property Type Selection

All

## HPI by Timeframe and Property Type

	August 2022	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – SF-All	336.8	345.4	349.1	318.2	287.7	211.2	209.7	100.0
Victoria – SF-All	341.4	356.3	354.8	326.7	298.5	235.4	236.1	100.0
Victoria West – SF-All	348.3	366.5	370.6	348.0	307.3	232.8	219.3	100.0
Oak Bay – SF-All	316.4	322.3	326.4	291.8	274.3	213.5	222.2	100.0
Esquimalt – SF-All	351.5	366.3	373.7	351.1	303.4	223.3	219.2	100.0
View Royal – SF-All	328.5	340.6	356.0	326.4	292.0	213.6	210.3	100.0
Saanich East – SF-All	339.5	350.5	352.4	321.1	290.7	228.6	229.2	100.0
Saanich West – SF-All	345.6	350.1	358.0	333.9	298.3	224.6	219.9	100.0
Sooke – SF-All	338.3	345.0	345.2	315.2	286.0	203.6	189.3	100.0
Langford – SF-All	353.9	362.5	369.1	336.2	290.2	206.2	195.0	100.0
Metchosin – SF-All	316.1	328.5	317.6	289.3	254.4	189.1	181.5	100.0
Colwood – SF-All	347.3	355.5	362.1	323.8	280.1	201.6	195.7	100.0
Highlands – SF-All	317.8	315.7	332.4	284.4	276.0	188.4	194.7	100.0
North Saanich – SF-All	325.9	327.7	335.3	301.3	281.6	202.3	204.6	100.0
Sidney – SF-All	353.5	360.7	371.0	340.4	311.9	229.4	221.5	100.0
Central Saanich – SF-All	347.5	345.8	350.3	320.2	295.7	215.1	214.3	100.0
ML Malahat & Area – SF-All	341.0	354.0	355.4	318.0	287.4	204.5	180.4	100.0
GI Gulf Islands – SF-All	281.9	287.8	294.0	272.3	246.9	171.7	158.9	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

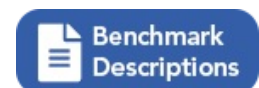
All

## Benchmark Price by Timeframe and Property Type

	August 2022	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	\$616,400	\$628,300	\$622,500	\$573,000	\$506,400	\$432,300	\$386,500	\$169,900
Victoria – Con	\$594,500	\$610,600	\$606,100	\$549,400	\$484,200	\$423,300	\$379,100	\$167,000
Victoria West – Con	\$831,400	\$862,200	\$865,700	\$830,700	\$717,300	\$624,300	\$568,600	\$231,100
Oak Bay – Con	\$818,500	\$828,100	\$819,200	\$735,700	\$681,200	\$569,400	\$508,800	\$234,200
Esquimalt – Con	\$562,100	\$582,100	\$570,500	\$539,400	\$465,400	\$374,900	\$343,100	\$152,000
View Royal – Con	\$686,000	\$676,500	\$659,800	\$635,000	\$569,800	\$464,400	\$415,200	\$195,700
Saanich East – Con	\$613,100	\$637,400	\$624,100	\$559,700	\$478,400	\$420,500	\$362,700	\$159,100
Saanich West – Con	\$562,800	\$583,700	\$582,000	\$530,500	\$459,800	\$423,400	\$355,200	\$143,700
Sooke – Con	\$509,600	\$497,200	\$478,100	\$445,400	\$395,900	\$298,500	\$255,700	\$115,000
Langford – Con	\$572,000	\$558,700	\$543,000	\$514,200	\$463,500	\$364,800	\$318,800	\$150,200
Colwood – Con	\$578,700	\$572,800	\$560,100	\$529,500	\$481,500	\$387,800	\$340,900	\$131,400
North Saanich – Con	\$798,600	\$777,700	\$806,400	\$732,800	\$688,800	\$585,100	\$518,500	\$285,500
Sidney – Con	\$650,900	\$649,900	\$663,600	\$603,900	\$568,000	\$471,500	\$435,100	\$195,500
Central Saanich – Con	\$595,500	\$585,900	\$599,100	\$546,300	\$509,400	\$455,300	\$416,600	\$199,200

**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

	August 2022	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	362.8	369.8	366.4	337.3	298.1	254.4	227.5	100.0
Victoria – Con	356.0	365.6	362.9	329.0	289.9	253.5	227.0	100.0
Victoria West – Con	359.8	373.1	374.6	359.5	310.4	270.1	246.0	100.0
Oak Bay – Con	349.5	353.6	349.8	314.1	290.9	243.1	217.3	100.0
Esquimalt – Con	369.8	383.0	375.3	354.9	306.2	246.6	225.7	100.0
View Royal – Con	350.5	345.7	337.1	324.5	291.2	237.3	212.2	100.0
Saanich East – Con	385.4	400.6	392.3	351.8	300.7	264.3	228.0	100.0
Saanich West – Con	391.6	406.2	405.0	369.2	320.0	294.6	247.2	100.0
Sooke – Con	443.1	432.3	415.7	387.3	344.3	259.6	222.3	100.0
Langford – Con	380.8	372.0	361.5	342.3	308.6	242.9	212.3	100.0
Colwood – Con	440.4	435.9	426.3	403.0	366.4	295.1	259.4	100.0
North Saanich – Con	279.7	272.4	282.5	256.7	241.3	204.9	181.6	100.0
Sidney – Con	332.9	332.4	339.4	308.9	290.5	241.2	222.6	100.0
Central Saanich – Con	298.9	294.1	300.8	274.2	255.7	228.6	209.1	100.0

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

**Source:** Victoria Real Estate Board



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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 2022	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	\$837,000	\$853,200	\$833,400	\$759,500	\$697,300	\$554,000	\$511,900	\$258,200
Victoria – Twn	\$942,300	\$964,100	\$936,100	\$847,900	\$796,100	\$651,000	\$629,000	\$295,200
Victoria West – Twn	\$920,500	\$938,300	\$892,100	\$804,500	\$775,600	\$635,700	\$520,700	\$219,500
Esquimalt – Twn	\$823,500	\$828,300	\$783,300	\$708,900	\$671,500	\$509,200	\$442,000	\$213,400
View Royal – Twn	\$854,800	\$857,400	\$809,800	\$737,400	\$708,900	\$566,100	\$514,500	\$244,300
Saanich East – Twn	\$953,700	\$970,200	\$933,100	\$875,600	\$797,600	\$623,100	\$601,700	\$321,500
Saanich West – Twn	\$824,800	\$841,000	\$818,500	\$777,500	\$695,900	\$554,300	\$499,600	\$254,800
Sooke – Twn	\$731,000	\$742,500	\$742,900	\$653,300	\$589,400	\$466,800	\$412,000	\$240,700
Langford – Twn	\$764,800	\$782,300	\$784,400	\$692,100	\$628,100	\$511,000	\$451,300	\$232,300
Colwood – Twn	\$828,400	\$847,300	\$845,500	\$746,500	\$675,000	\$568,700	\$506,500	\$288,500
Sidney – Twn	\$863,100	\$877,900	\$850,100	\$815,200	\$740,200	\$561,900	\$517,000	\$245,700
Central Saanich – Twn	\$756,200	\$775,400	\$738,000	\$698,900	\$640,300	\$474,300	\$435,900	\$212,000
ML Malahat & Area – Twn	\$792,000	\$809,400	\$779,000	\$730,100	\$658,000	\$471,500	\$391,500	\$201,100
GI Gulf Islands – Twn	\$751,900	\$792,700	\$770,400	\$713,500	\$653,500	\$465,000	\$393,900	\$221,100

**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

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### 1. Area Group

VREB District Summary

### 2. Property Type

– Townhouse (Twn)

### 3. Area/Property Type Selection

All

## HPI by Timeframe and Property Type

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Victoria REB – Twn	324.2	330.4	322.8	294.2	270.1	214.6	198.3	100.0
Victoria – Twn	319.2	326.6	317.1	287.2	269.7	220.5	213.1	100.0
Victoria West – Twn	419.4	427.5	406.4	366.5	353.3	289.6	237.2	100.0
Esquimalt – Twn	385.9	388.1	367.1	332.2	314.7	238.6	207.1	100.0
View Royal – Twn	349.9	351.0	331.5	301.8	290.2	231.7	210.6	100.0
Saanich East – Twn	296.6	301.8	290.2	272.3	248.1	193.8	187.2	100.0
Saanich West – Twn	323.7	330.1	321.2	305.1	273.1	217.5	196.1	100.0
Sooke – Twn	303.7	308.5	308.6	271.4	244.9	193.9	171.2	100.0
Langford – Twn	329.2	336.8	337.7	297.9	270.4	220.0	194.3	100.0
Colwood – Twn	287.1	293.7	293.1	258.8	234.0	197.1	175.6	100.0
Sidney – Twn	351.3	357.3	346.0	331.8	301.3	228.7	210.4	100.0
Central Saanich – Twn	356.7	365.8	348.1	329.7	302.0	223.7	205.6	100.0
ML Malahat & Area – Twn	393.8	402.5	387.4	363.1	327.2	234.5	194.7	100.0
GI Gulf Islands – Twn	340.1	358.5	348.4	322.7	295.6	210.3	178.2	100.0

**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

– Single Family-All (SF-All)

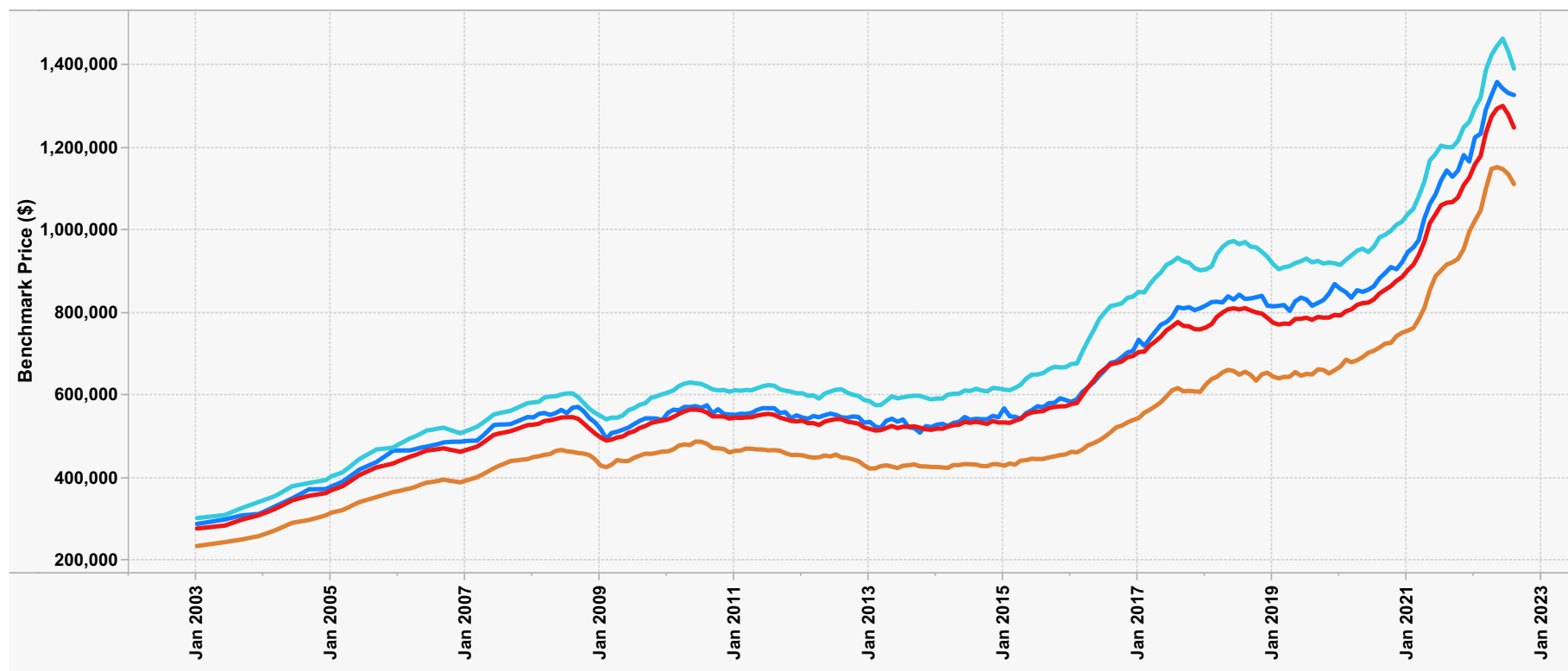
### 3. Area/Property Type Selection

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



# 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

– Condo Apartment (Con)

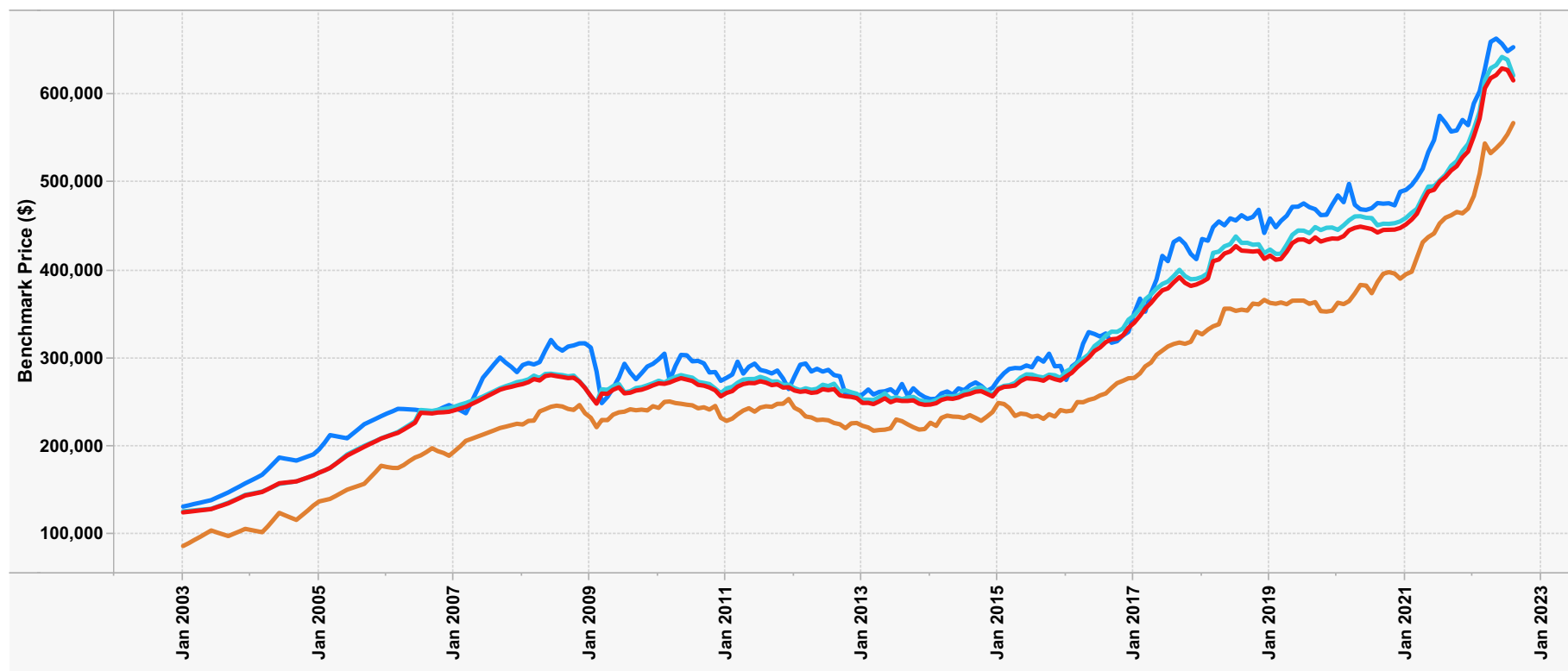
## 3. Area/Property Type Selection

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

Benchmark Descriptions

Help Guide

# 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

– Townhouse (Twn)

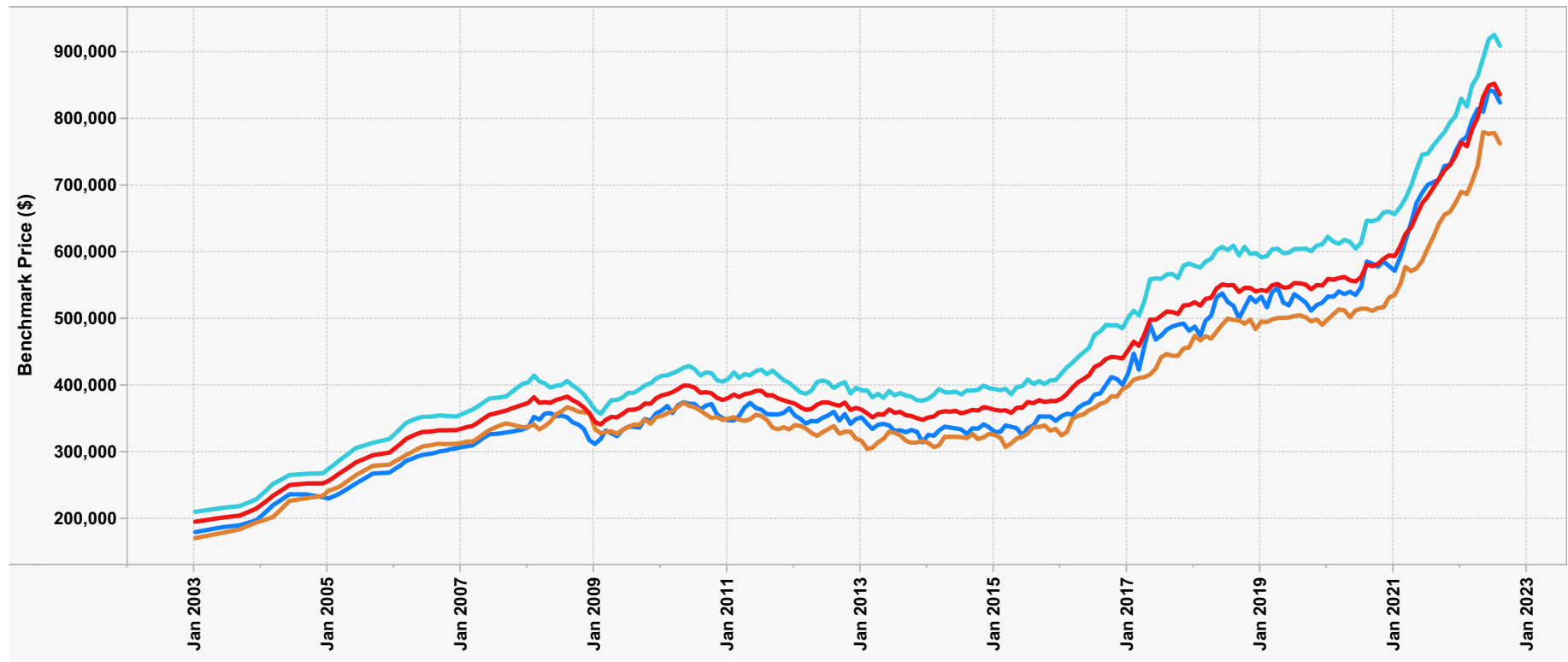
## 3. Area/Property Type Selection

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

Benchmark Descriptions

Help Guide

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

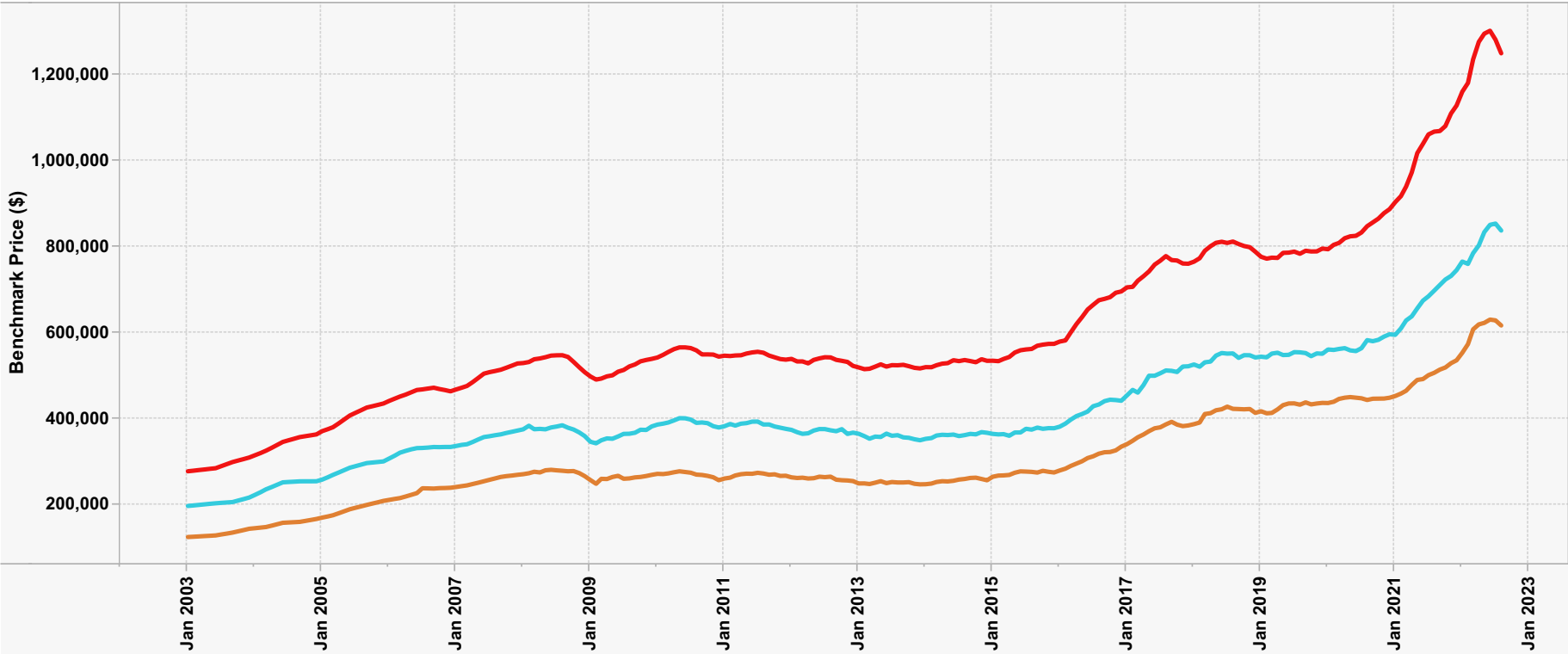
3. Area/Property Type Selection

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



# Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

August 2022

Produced: 01-Sep-2022

District	Units	Total Volume
----------	-------	--------------

## Residential

### ● Single Family Detached

#### Greater Victoria

Victoria / Victoria West	26	\$33,610,400
Oak Bay	5	\$12,449,000
Esquimalt	5	\$5,226,000
View Royal	2	\$2,120,000
Saanich East	36	\$51,195,115
Saanich West	24	\$28,189,947
Central Saanich	16	\$27,943,999
North Saanich	19	\$29,696,200
Sidney	10	\$12,244,000
Highlands	1	\$843,000
Colwood	10	\$10,339,900
Langford	34	\$34,183,589
Metchosin	2	\$3,317,500
Sooke	32	\$26,668,500
Gulf Islands	17	\$30,020,357

Total Greater Victoria	239	\$308,047,507
------------------------	-----	---------------

#### Other Areas

Malahat & Area	10	\$9,423,000
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Total Other Areas	10	\$9,423,000
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Total Single Family Detached	249	\$317,470,507
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### ● Condo Apartment

#### Greater Victoria

Victoria / Victoria West	68	\$40,142,700
Oak Bay	3	\$2,135,000
Esquimalt	3	\$1,924,800
View Royal	11	\$6,651,600
Saanich East	15	\$8,017,100
Saanich West	11	\$6,240,660
Central Saanich	1	\$595,000
Sidney	11	\$6,542,000
Colwood	5	\$2,605,000
Langford	18	\$10,483,388
Sooke	2	\$1,010,000

Total Greater Victoria	148	\$86,347,248
------------------------	-----	--------------

Total Condo Apartment	148	\$86,347,248
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# Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

August 2022

Produced: 01-Sep-2022

District	Units	Total Volume
● Row/Townhouse		
Greater Victoria		
Victoria / Victoria West	9	\$8,692,000
Esquimalt	3	\$2,389,500
View Royal	7	\$5,334,000
Saanich East	7	\$7,518,400
Saanich West	2	\$1,504,900
Central Saanich	3	\$2,596,178
Sidney	9	\$7,564,000
Colwood	3	\$2,298,395
Langford	11	\$8,517,399
Sooke	4	\$2,865,000
Gulf Islands	3	\$1,591,000
Total Greater Victoria	61	\$50,870,772
Total Row/Townhouse	61	\$50,870,772
● Manufactured Home		
Greater Victoria		
View Royal	1	\$400,000
Central Saanich	1	\$512,000
Sidney	1	\$610,000
Langford	3	\$959,900
Sooke	2	\$678,000
Gulf Islands	1	\$504,000
Total Greater Victoria	9	\$3,663,900
Other Areas		
Malahat & Area	1	\$410,000
Total Other Areas	1	\$410,000
Total Manufactured Home	10	\$4,073,900
Total Residential	468	\$458,762,427

## Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

August 2022

Produced: 01-Sep-2022

District	Units	Total Volume
<b>Other Property</b>		
● Lots & Acreage		
Greater Victoria		
Sooke	-1	(\$330,750)
Gulf Islands	2	\$720,000
Total Greater Victoria	1	\$389,250
Total Lots & Acreage	1	\$389,250
● Other Commercial Properties		
	9	\$3,129,801
<b>Grand Totals</b>	<b>478</b>	<b>\$462,281,478</b>

# Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

August 2022

Produced: 01-Sep-2022

District	Units	Total Volume
----------	-------	--------------

## Residential

### ● Single Family Detached

#### Greater Victoria

Victoria	23	\$30,890,400
Victoria West	2	\$2,350,000
Oak Bay	5	\$12,449,000
Esquimalt	5	\$5,226,000
View Royal	2	\$2,120,000
Saanich East	36	\$51,195,115
Saanich West	23	\$27,159,947
Central Saanich	13	\$14,128,999
North Saanich	17	\$24,946,200
Sidney	9	\$8,944,000
Highlands	1	\$843,000
Colwood	10	\$10,339,900
Langford	33	\$32,393,589
Metchosin	2	\$3,317,500
Sooke	28	\$23,529,000
Gulf Islands	11	\$9,766,000
Waterfront (all districts)	19	\$48,448,857

Total Greater Victoria	239	\$308,047,507
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#### Other Areas

Malahat & Area	10	\$9,423,000
----------------	----	-------------

Total Other Areas	10	\$9,423,000
-------------------	----	-------------

Total Single Family Detached	249	\$317,470,507
------------------------------	-----	---------------

### ● Condo Apartment

#### Greater Victoria

Victoria	62	\$35,293,700
Victoria West	3	\$2,049,000
Oak Bay	2	\$1,290,000
Esquimalt	3	\$1,924,800
View Royal	11	\$6,651,600
Saanich East	16	\$8,907,000
Saanich West	11	\$6,240,660
Central Saanich	1	\$595,000
Sidney	10	\$5,901,000
Colwood	5	\$2,605,000
Langford	18	\$10,483,388
Waterfront (all districts)	6	\$4,406,100

Total Greater Victoria	148	\$86,347,248
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Total Condo Apartment	148	\$86,347,248
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## Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

August 2022

Produced: 01-Sep-2022

District	Units	Total Volume
● Row/Townhouse		
Greater Victoria		
Victoria	7	\$6,307,000
Victoria West	1	\$985,000
Esquimalt	3	\$2,389,500
View Royal	7	\$5,334,000
Saanich East	7	\$7,518,400
Saanich West	2	\$1,504,900
Central Saanich	2	\$1,340,500
Sidney	7	\$5,074,000
Colwood	3	\$2,298,395
Langford	11	\$8,517,399
Sooke	3	\$1,815,000
Gulf Islands	2	\$1,438,000
Waterfront (all districts)	6	\$6,348,678
Total Greater Victoria	61	\$50,870,772
Total Row/Townhouse	61	\$50,870,772
● Manufactured Home		
Greater Victoria		
View Royal	1	\$400,000
Central Saanich	1	\$512,000
Sidney	1	\$610,000
Langford	3	\$959,900
Gulf Islands	1	\$504,000
Waterfront (all districts)	2	\$678,000
Total Greater Victoria	9	\$3,663,900
Other Areas		
Malahat & Area	1	\$410,000
Total Other Areas	1	\$410,000
Total Manufactured Home	10	\$4,073,900
Total Residential	468	\$458,762,427

## Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

August 2022

Produced: 01-Sep-2022

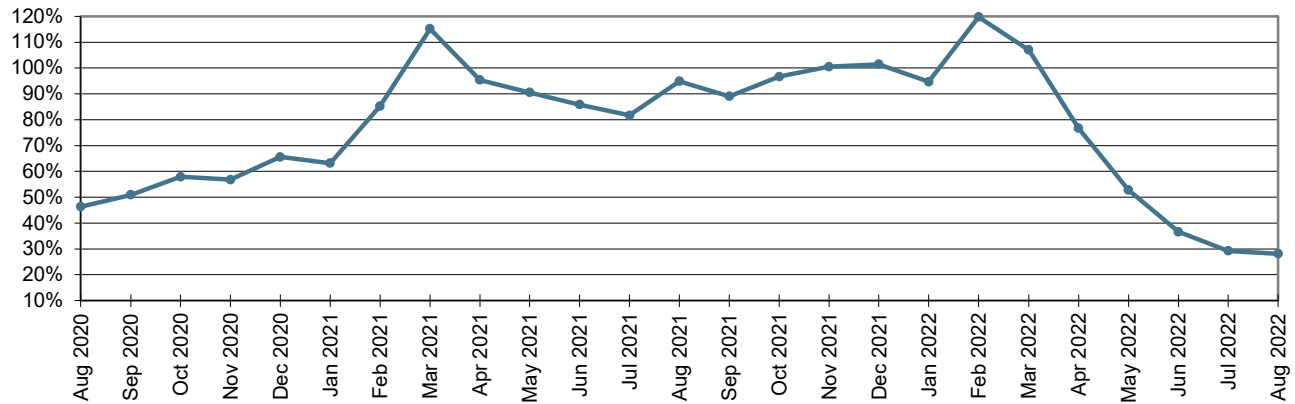
District	Units	Total Volume
<b>Other Property</b>		
● <b>Lots &amp; Acreage</b>		
Greater Victoria		
Sooke	-1	(\$330,750)
Gulf Islands	2	\$720,000
Total Greater Victoria	1	\$389,250
Total Lots & Acreage	1	\$389,250
● <b>Other Commercial Properties</b>		
	9	\$3,129,801
<b>Grand Totals</b>	478	\$462,281,478

## Sales to Active Listings Ratio

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

August 2022

Produced: 01-Sep-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

August 2022

Produced: 01-Sep-2022

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Single Family - Residential</b>						
Units Listed	385	301	28 %	3559	3412	4 %
Units Sold	196	273	-28 %	1973	2801	-30 %
Sell/List Ratio	51 %	91 %		55 %	82 %	
Sales Dollars	\$222,329,650	\$320,370,937	-31 %	\$2,574,733,449	\$3,166,036,156	-19 %
Average Price / Unit	\$1,134,335	\$1,173,520	-3 %	\$1,304,984	\$1,130,324	15 %
Price Ratio	97 %	103 %		103 %	103 %	
Days To Sell	31	23	34 %	17	19	-10 %
Active Listings at Month End	688	267	158 %			
<b>Single Family - Residential Waterfront</b>						
Units Listed	53	22	141 %	342	271	26 %
Units Sold	17	26	-35 %	125	192	-35 %
Sell/List Ratio	32 %	118 %		37 %	71 %	
Sales Dollars	\$47,856,500	\$52,856,763	-9 %	\$343,065,162	\$384,723,886	-11 %
Average Price / Unit	\$2,815,088	\$2,032,952	38 %	\$2,744,521	\$2,003,770	37 %
Price Ratio	95 %	97 %		97 %	99 %	
Days To Sell	62	55	12 %	40	51	-22 %
Active Listings at Month End	143	58	147 %			
<b>Single Family - Residential Acreage</b>						
Units Listed	50	38	32 %	377	342	10 %
Units Sold	22	29	-24 %	178	264	-33 %
Sell/List Ratio	44 %	76 %		47 %	77 %	
Sales Dollars	\$36,162,500	\$42,398,800	-15 %	\$287,305,343	\$399,366,684	-28 %
Average Price / Unit	\$1,643,750	\$1,462,028	12 %	\$1,614,075	\$1,512,753	7 %
Price Ratio	96 %	99 %		99 %	100 %	
Days To Sell	34	25	34 %	30	40	-26 %
Active Listings at Month End	127	62	105 %			
<b>Condo Apartment</b>						
Units Listed	242	339	-29 %	2605	3031	-14 %
Units Sold	148	345	-57 %	1768	2506	-29 %
Sell/List Ratio	61 %	102 %		68 %	83 %	
Sales Dollars	\$86,347,248	\$190,561,715	-55 %	\$1,154,523,735	\$1,349,942,700	-14 %
Average Price / Unit	\$583,427	\$552,353	6 %	\$653,011	\$538,684	21 %
Price Ratio	98 %	100 %		102 %	100 %	
Days To Sell	28	24	20 %	18	27	-34 %
Active Listings at Month End	444	320	39 %			

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

August 2022

Produced: 01-Sep-2022

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Row/Townhouse</b>						
Units Listed	118	97	22 %	923	968	-5 %
Units Sold	61	86	-29 %	582	842	-31 %
Sell/List Ratio	52 %	89 %		63 %	87 %	
Sales Dollars	\$50,870,772	\$61,657,600	-17 %	\$517,347,372	\$597,603,957	-13 %
Average Price / Unit	\$833,947	\$716,949	16 %	\$888,913	\$709,743	25 %
Price Ratio	98 %	102 %		103 %	102 %	
Days To Sell	27	21	27 %	17	22	-23 %
Active Listings at Month End	156	70	123 %			
<b>Half Duplex (Up and Down)</b>						
Units Listed	2	4	-50 %	16	19	-16 %
Units Sold	0	2	-100 %	8	12	-33 %
Sell/List Ratio	%	50 %		50 %	63 %	
Sales Dollars	\$0	\$2,045,000	-100 %	\$10,060,100	\$12,854,300	-22 %
Average Price / Unit		\$1,022,500	%	\$1,257,513	\$1,071,192	17 %
Price Ratio	%	95 %		96 %	102 %	
Days To Sell		48	%	73	24	208 %
Active Listings at Month End	3	5	-40 %			
<b>Half Duplex (Side by Side)</b>						
Units Listed	25	15	67 %	227	218	4 %
Units Sold	6	14	-57 %	119	191	-38 %
Sell/List Ratio	24 %	93 %		52 %	88 %	
Sales Dollars	\$4,740,000	\$10,498,800	-55 %	\$109,786,101	\$150,657,515	-27 %
Average Price / Unit	\$790,000	\$749,914	5 %	\$922,572	\$788,783	17 %
Price Ratio	97 %	101 %		104 %	103 %	
Days To Sell	39	26	50 %	17	23	-25 %
Active Listings at Month End	41	13	215 %			
<b>Half Duplex (Front and Back)</b>						
Units Listed	4	1	300 %	46	36	28 %
Units Sold	4	3	33 %	23	27	-15 %
Sell/List Ratio	100 %	300 %		50 %	75 %	
Sales Dollars	\$3,499,500	\$2,802,500	25 %	\$20,883,800	\$22,268,550	-6 %
Average Price / Unit	\$874,875	\$934,167	-6 %	\$907,991	\$824,761	10 %
Price Ratio	99 %	98 %		100 %	104 %	
Days To Sell	46	33	37 %	24	16	47 %
Active Listings at Month End	6	2	200 %			



# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

August 2022

Produced: 01-Sep-2022

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Recreational</b>						
Units Listed	1	4	-75 %	29	24	21 %
Units Sold	2	7	-71 %	16	25	-36 %
Sell/List Ratio	200 %	175 %		55 %	104 %	
Sales Dollars	\$592,357	\$1,706,900	-65 %	\$3,642,607	\$5,130,500	-29 %
Average Price / Unit	\$296,179	\$243,843	21 %	\$227,663	\$205,220	11 %
Price Ratio	99 %	103 %		95 %	102 %	
Days To Sell	37	187	-80 %	51	228	-78 %
Active Listings at Month End	10	5	100 %			
<b>Manufactured Home</b>						
Units Listed	21	25	-16 %	198	190	4 %
Units Sold	10	14	-29 %	134	125	7 %
Sell/List Ratio	48 %	56 %		68 %	66 %	
Sales Dollars	\$4,073,900	\$3,774,300	8 %	\$48,103,478	\$43,454,356	11 %
Average Price / Unit	\$407,390	\$269,593	51 %	\$358,981	\$347,635	3 %
Price Ratio	97 %	99 %		99 %	100 %	
Days To Sell	32	43	-27 %	34	36	-4 %
Active Listings at Month End	45	43	5 %			
<b>Residential Lots</b>						
Units Listed	25	12	108 %	236	196	20 %
Units Sold	0	8	-100 %	75	167	-55 %
Sell/List Ratio	%	67 %		32 %	85 %	
Sales Dollars	-\$60,750	\$4,526,100	-101 %	\$46,095,197	\$84,146,581	-45 %
Average Price / Unit		\$565,763	%	\$614,603	\$503,872	22 %
Price Ratio	197 %	98 %		97 %	98 %	
Days To Sell	14	59	-76 %	27	80	-66 %
Active Listings at Month End	98	35	180 %			
<b>Residential Lots - Waterfront</b>						
Units Listed	6	1	500 %	30	25	20 %
Units Sold	0	3	-100 %	8	31	-74 %
Sell/List Ratio	%	300 %		27 %	124 %	
Sales Dollars	\$0	\$1,880,000	-100 %	\$5,248,000	\$17,917,595	-71 %
Average Price / Unit		\$626,667	%	\$656,000	\$577,987	13 %
Price Ratio	%	96 %		98 %	97 %	
Days To Sell		29	%	41	179	-77 %
Active Listings at Month End	13	5	160 %			

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

August 2022

Produced: 01-Sep-2022

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Residential Acreage</b>						
Units Listed	10	5	100 %	118	79	49 %
Units Sold	1	7	-86 %	41	73	-44 %
Sell/List Ratio	10 %	140 %		35 %	92 %	
Sales Dollars	\$450,000	\$3,813,528	-88 %	\$33,282,800	\$46,055,428	-28 %
Average Price / Unit	\$450,000	\$544,790	-17 %	\$811,776	\$630,896	29 %
Price Ratio	95 %	93 %		95 %	99 %	
Days To Sell	56	78	-29 %	75	106	-29 %
Active Listings at Month End	66	22	200 %			
<b>Residential Acreage - Waterfront</b>						
Units Listed	1	2	-50 %	23	26	-12 %
Units Sold	0	3	-100 %	6	29	-79 %
Sell/List Ratio	%	150 %		26 %	112 %	
Sales Dollars	\$0	\$2,128,000	-100 %	\$3,878,380	\$28,691,900	-86 %
Average Price / Unit		\$709,333	%	\$646,397	\$989,376	-35 %
Price Ratio	%	89 %		103 %	93 %	
Days To Sell		50	%	77	175	-56 %
Active Listings at Month End	16	6	167 %			
<b>Revenue - Duplex/Triplex</b>						
Units Listed	6	2	200 %	56	74	-24 %
Units Sold	2	3	-33 %	34	43	-21 %
Sell/List Ratio	33 %	150 %		61 %	58 %	
Sales Dollars	\$2,290,000	\$3,798,000	-40 %	\$48,075,999	\$50,046,296	-4 %
Average Price / Unit	\$1,145,000	\$1,266,000	-10 %	\$1,414,000	\$1,163,867	21 %
Price Ratio	96 %	99 %		98 %	101 %	
Days To Sell	51	36	40 %	20	20	3 %
Active Listings at Month End	10	4	150 %			
<b>Revenue - Multi Units</b>						
Units Listed	6	2	200 %	64	52	23 %
Units Sold	0	2	-100 %	17	26	-35 %
Sell/List Ratio	%	100 %		27 %	50 %	
Sales Dollars	\$0	\$11,600,000	-100 %	\$31,272,000	\$69,817,500	-55 %
Average Price / Unit		\$5,800,000	%	\$1,839,529	\$2,685,288	-31 %
Price Ratio	%	94 %		101 %	95 %	
Days To Sell		86	%	76	81	-6 %
Active Listings at Month End	21	18	17 %			

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

August 2022

Produced: 01-Sep-2022

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Revenue - Apartment Block</b>						
Units Listed	0	0	%	0	0	%
Units Sold	0	0	%	0	0	%
Sell/List Ratio	%	%		%	%	
Sales Dollars	\$0	\$0	%	\$0	\$0	%
Average Price / Unit			%			%
Price Ratio	%	%		%	%	
Days To Sell			%			%
Active Listings at Month End	0	0	%			
<b>Revenue - Commercial</b>						
Units Listed	2	7	-71 %	59	63	-6 %
Units Sold	0	2	-100 %	25	25	0 %
Sell/List Ratio	%	29 %		42 %	40 %	
Sales Dollars	\$0	\$2,302,500	-100 %	\$36,115,112	\$29,189,296	24 %
Average Price / Unit		\$1,151,250	%	\$1,444,604	\$1,167,572	24 %
Price Ratio	%	94 %		97 %	97 %	
Days To Sell		106	%	55	113	-52 %
Active Listings at Month End	27	32	-16 %			
<b>Revenue - Industrial</b>						
Units Listed	2	0	%	27	21	29 %
Units Sold	0	1	-100 %	19	13	46 %
Sell/List Ratio	%	%		70 %	62 %	
Sales Dollars	\$0	\$995,000	-100 %	\$16,036,600	\$17,657,868	-9 %
Average Price / Unit		\$995,000	%	\$844,032	\$1,358,298	-38 %
Price Ratio	%	100 %		99 %	98 %	
Days To Sell		50	%	50	81	-39 %
Active Listings at Month End	11	9	22 %			
<b>Business with Land &amp; Building</b>						
Units Listed	0	1	-100 %	6	6	0 %
Units Sold	1	0	%	1	2	-50 %
Sell/List Ratio	%	%		17 %	33 %	
Sales Dollars	\$2,435,000	\$0	%	\$2,435,000	\$3,403,186	-28 %
Average Price / Unit	\$2,435,000		%	\$2,435,000	\$1,701,593	43 %
Price Ratio	84 %	%		84 %	85 %	
Days To Sell	226		%	226	142	59 %
Active Listings at Month End	5	4	25 %			

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

August 2022

Produced: 01-Sep-2022

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Business Only</b>						
Units Listed	7	5	40 %	79	67	18 %
Units Sold	3	1	200 %	14	14	0 %
Sell/List Ratio	43 %	20 %		18 %	21 %	
Sales Dollars	\$690,000	\$90,000	667 %	\$2,261,500	\$3,256,500	-31 %
Average Price / Unit	\$230,000	\$90,000	156 %	\$161,536	\$232,607	-31 %
Price Ratio	75 %	51 %		83 %	92 %	
Days To Sell	180	25	620 %	129	167	-22 %
Active Listings at Month End	63	44	43 %			
<b>Motel/Hotel</b>						
Units Listed	0	0	%	0	0	%
Units Sold	0	0	%	0	0	%
Sell/List Ratio	%	%		%	%	
Sales Dollars	\$0	\$0	%	\$0	\$0	%
Average Price / Unit			%			%
Price Ratio	%	%		%	%	
Days To Sell			%			%
Active Listings at Month End	0	0	%			
<b>Lease - Office</b>						
Units Listed	6	6	0 %	87	68	28 %
Units Sold	3	0	%	19	15	27 %
Sell/List Ratio	50 %	%		22 %	22 %	
Sales Dollars	\$2,383	\$0	%	\$73,167	\$2,021	3520 %
Average Price / Unit	\$794		%	\$3,851	\$135	2758 %
Price Ratio	100 %	%		2234 %	97 %	
Days To Sell	71		%	86	137	-37 %
Active Listings at Month End	78	54	44 %			
<b>Lease - Retail</b>						
Units Listed	5	2	150 %	48	47	2 %
Units Sold	1	1	0 %	16	21	-24 %
Sell/List Ratio	20 %	50 %		33 %	45 %	
Sales Dollars	\$2,400	\$22	10711 %	\$4,233	\$8,751	-52 %
Average Price / Unit	\$2,400	\$22	10711 %	\$265	\$417	-37 %
Price Ratio	100 %	93 %		100 %	92 %	
Days To Sell	7	109	-94 %	78	142	-45 %
Active Listings at Month End	36	22	64 %			

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

August 2022

Produced: 01-Sep-2022

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Lease - Warehouse</b>						
Units Listed	0	0	%	0	0	%
Units Sold	0	0	%	0	0	%
Sell/List Ratio	%	%		%	%	
Sales Dollars	\$0	\$0	%	\$0	\$0	%
Average Price / Unit			%			%
Price Ratio	%	%		%	%	
Days To Sell			%			%
Active Listings at Month End	0	0	%			
<b>Lease - Industrial</b>						
Units Listed	2	0	%	17	13	31 %
Units Sold	1	1	0 %	4	3	33 %
Sell/List Ratio	50 %	%		24 %	23 %	
Sales Dollars	\$18	\$12	60 %	\$74	\$49	52 %
Average Price / Unit	\$18	\$12	60 %	\$18	\$16	14 %
Price Ratio	102 %	92 %		98 %	100 %	
Days To Sell	70	44	59 %	65	45	46 %
Active Listings at Month End	12	4	200 %			
<b>Lease - Other</b>						
Units Listed	0	0	%	2	5	-60 %
Units Sold	0	0	%	1	2	-50 %
Sell/List Ratio	%	%		50 %	40 %	
Sales Dollars	\$0	\$0	%	\$23	\$2,890,603	-100 %
Average Price / Unit			%	\$23	\$1,445,302	-100 %
Price Ratio	%	%		100 %	7606850 %	
Days To Sell			%	157	95	66 %
Active Listings at Month End	3	3	0 %			
<b>Commercial Land</b>						
Units Listed	1	3	-67 %	27	14	93 %
Units Sold	0	0	%	4	6	-33 %
Sell/List Ratio	%	%		15 %	43 %	
Sales Dollars	\$0	\$0	%	\$22,810,000	\$12,857,500	77 %
Average Price / Unit			%	\$5,702,500	\$2,142,917	166 %
Price Ratio	%	%		97 %	95 %	
Days To Sell			%	76	253	-70 %
Active Listings at Month End	15	13	15 %			

## Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

August 2022

Produced: 01-Sep-2022

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Grand Totals</b>						
Units Listed	980	894	10 %	9201	9267	-1 %
Units Sold	478	831	-42 %	5210	7455	-30 %
Sell/List Ratio	49 %	93 %		57 %	80 %	
Sales Dollars	\$462,281,478	\$719,806,477	-36 %	\$5,317,039,231	\$6,497,979,678	-18 %
Average Price / Unit	\$967,116	\$866,193	12 %	\$1,020,545	\$871,627	17 %
Price Ratio	97 %	101 %		102 %	102 %	
Days To Sell	33	28	19 %	21	30	-30 %
Active Listings at Month End	2137	1120	91 %			