

October 3, 2022

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Victoria's summer real estate market conditions push into September

A total of 410 properties sold in the Victoria Real Estate Board region this September, 46.1 per cent fewer than the 761 properties sold in September 2021 and a 14.2 per cent decrease from August 2022. Sales of condominiums were down 58.8 per cent from September 2021 with 126 units sold. Sales of single family homes decreased 33.2 per cent from September 2021 with 221 sold.

“September heralds the start of the fall season, which traditionally brings a more active market than what we see in the summer months. October is generally the peak of the fall and winter market,” says Victoria Real Estate Board President Karen Dinnie-Smyth. “This year sales have dropped month over month since May and we saw a reluctant September with some of the lowest sales numbers for that month in decades. While the rate of decrease has slowed due in part to concerns about rising interest rates and inflation, this level of activity may not necessarily reflect the actual demand that exists in the marketplace. While overall activity is below historical norms, well-priced properties are still receiving plenty of attention. Multiple offers on these homes are still quite common, which may not be reflected in the overall statistics, but is noticeable if you are actively buying and selling.”

There were 2,300 active listings for sale on the Victoria Real Estate Board Multiple Listing Service® at the end of September 2022, an increase of 7.6 per cent compared to the previous month of August and a 104.6 per cent increase from the 1,124 active listings for sale at the end of September 2021.

“The good news is that we have seen more inventory come to market, which when combined with slower sales activity, has resulted in more balanced market conditions,” adds President Dinnie-Smyth. “In the current environment, properties that are well-priced and well-maintained continue to sell briskly. If you are thinking of making a move, a conversation with your favourite REALTOR® for an up-to-date analysis of how the housing market is performing in your area will be crucial to your success. Another consideration is to take the time to vote in your municipal elections October 15 for candidates who reflect your preferences for housing in our communities. Much of our future housing supply and the way Greater Victoria will manage housing needs will be determined by decisions made at the municipal level.”

The Multiple Listing Service® Home Price Index benchmark value for a single family home in the Victoria Core in September 2021 was \$1,201,100. The benchmark value for the same home in September 2022 increased by 13.6 per cent to \$1,364,200 but was down 2 per cent from August's value of \$1,391,700. The MLS® HPI benchmark value for a condominium in the Victoria Core area in September 2021 was \$519,200, while the benchmark value for the same condominium in September 2022 increased by 18.9 per cent to \$617,400, down by 0.7 per cent from the August value of \$621,900.

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 1,595 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.

September 2022 Statistics Package for Media

Previous Periods Comparison of Unit Sales, Average Prices and Median Prices

Sales by Property Type	This Month September 2022									Last Month August 2022			This Month Last Year September 2021		
	Units	LM%	LY%	Average\$	LM%	LY%	Median\$	LM%	LY%	Units	Average\$	Median\$	Units	Average\$	Median\$
	Single Family Greater Victoria	213	-10.9%	-31.9%	\$1,223,314	-5.1%	-0.4%	\$1,070,000	-3.7%	-2.2%	239	\$1,288,902	\$1,111,500	313	\$1,228,014
Single Family Other Areas	8	-20.0%	-55.6%	\$958,903	1.8%	-10.9%	\$912,000	-3.9%	14.1%	10	\$942,300	\$949,500	18	\$1,076,439	\$799,500
Single Family Total All Areas	221	-11.2%	-33.2%	\$1,213,743	-4.8%	-0.5%	\$1,062,000	-2.3%	-1.7%	249	\$1,274,982	\$1,087,500	331	\$1,219,772	\$1,080,000
Condo Apartment	126	-14.9%	-58.8%	\$628,356	7.7%	6.4%	\$545,000	-0.9%	5.2%	148	\$583,427	\$549,950	306	\$590,706	\$517,900
Row/Townhouse	40	-34.4%	-48.7%	\$786,835	-5.6%	3.0%	\$737,500	-5.1%	-0.9%	61	\$833,947	\$777,000	78	\$764,071	\$744,450
Manufactured Home	8	-20.0%	-57.9%	\$387,500	-4.9%	21.0%	\$379,500	-6.3%	46.0%	10	\$407,390	\$405,000	19	\$320,258	\$260,000
Total Residential	395	-15.6%	-46.2%							468			734		
Total Sales	410	-14.2%	-46.1%							478			761		
Active Listings	2,300	7.6%	104.6%							2,137			1,124		

Legend

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

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

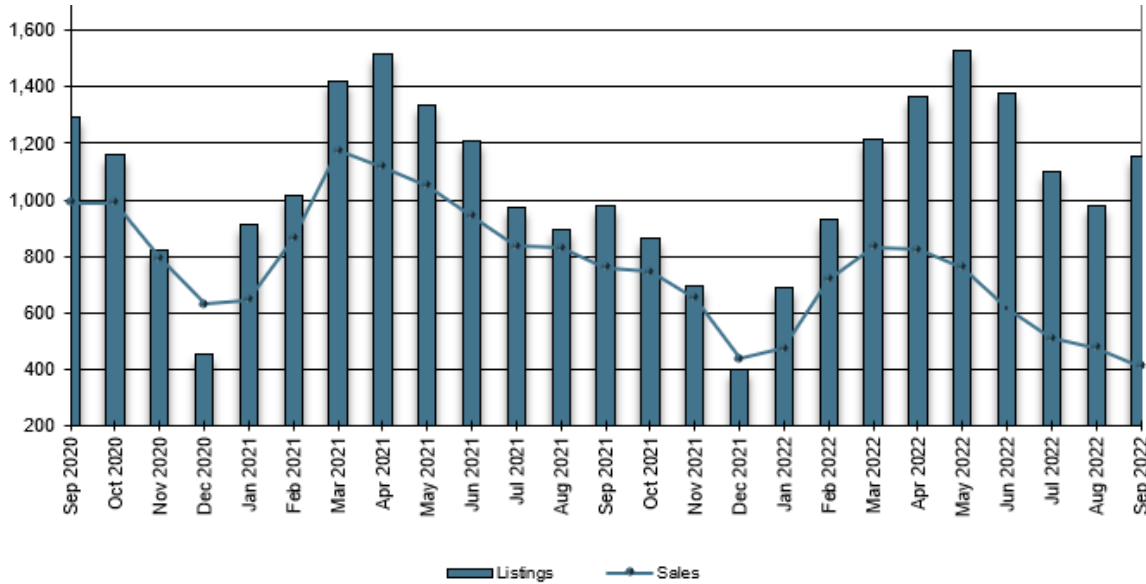
Benchmark Home by Property Type and Region	Sep 2022 Benchmark Price	Aug 2022 Benchmark Price	Sep 2021 Benchmark Price	Sep 2022 Benchmark Index	Aug 2022 Benchmark Index	Sep 2021 Benchmark Index	% Chg from Last Mth	% Chg from Last Yr
Single Family: Greater Victoria	\$1,218,500	\$1,248,900	\$1,068,300	328.6	336.8	288.1	(2.4%)	14.1%
Single Family: Core	\$1,364,200	\$1,391,700	\$1,201,100	337.4	344.2	297.1	(2.0%)	13.6%
Single Family: Westshore	\$1,067,800	\$1,112,000	\$922,400	337.7	351.7	291.7	(4.0%)	15.8%
Single Family: Peninsula	\$1,286,100	\$1,327,500	\$1,129,800	338.4	349.3	297.3	(3.1%)	13.8%
Condo Apartment: Greater Victoria	\$609,900	\$616,400	\$513,900	359.0	362.8	302.5	(1.1%)	18.7%
Condo Apartment: Core	\$617,400	\$621,900	\$519,200	362.7	365.4	305.1	(0.7%)	18.9%
Condo Apartment: Westshore	\$557,100	\$567,900	\$462,900	406.0	413.9	337.4	(1.9%)	20.3%
Condo Apartment: Peninsula	\$635,600	\$654,200	\$558,200	323.6	333.1	284.2	(2.8%)	13.9%
Row/Townhouse: Greater Victoria	\$818,800	\$837,000	\$710,500	317.1	324.2	275.2	(2.2%)	15.2%
Row/Townhouse: Core	\$892,300	\$910,100	\$771,200	323.1	329.5	279.2	(2.0%)	15.7%
Row/Townhouse: Westshore	\$746,500	\$763,400	\$643,700	306.7	313.6	264.5	(2.2%)	16.0%
Row/Townhouse: Peninsula	\$799,000	\$824,900	\$709,700	344.7	355.9	306.2	(3.1%)	12.6%

Legend

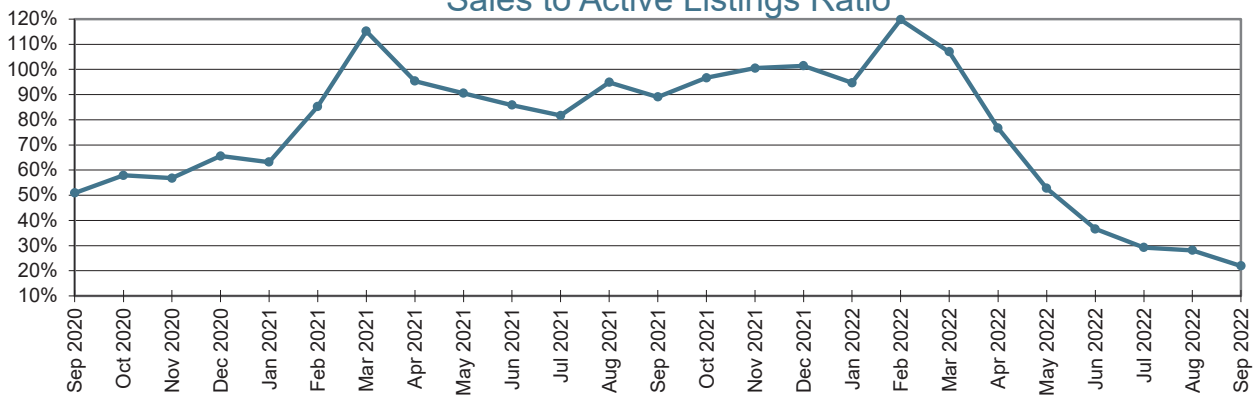
Benchmark Price: the calculated MLS® HPI Benchmark Price for this Benchmark Home
Benchmark Index: the percentage change in this Benchmark Price since **January 2005**
% Chg from Last Mth: the percentage change in this Benchmark Price since last month
% Chg from Last Yr: the percentage change in this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

For more information on the MLS® Home Price Index, visit vreb.org/mls-statistics

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

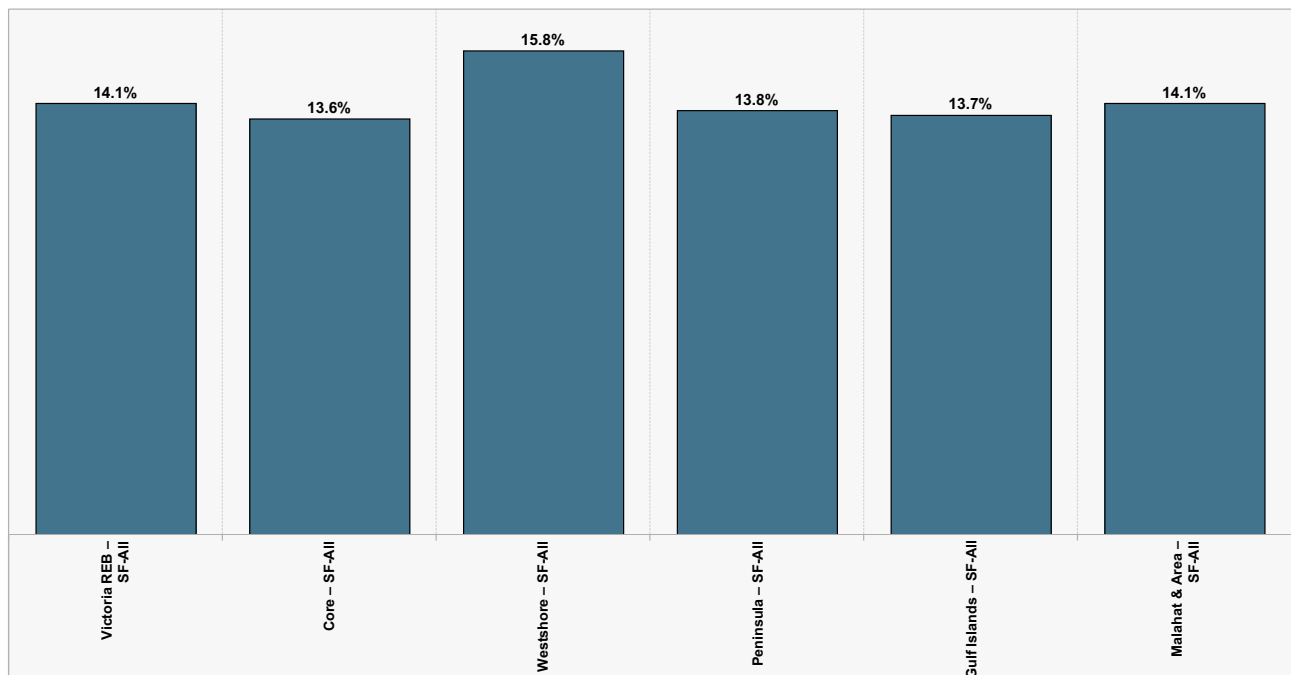
1. Area Group
VREB Area Summary

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

3. Area/Property Type Selection
All

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

Select Timeframe: 12 Months Ago



MLS® HPI benchmark and value - Condominium / Apartments

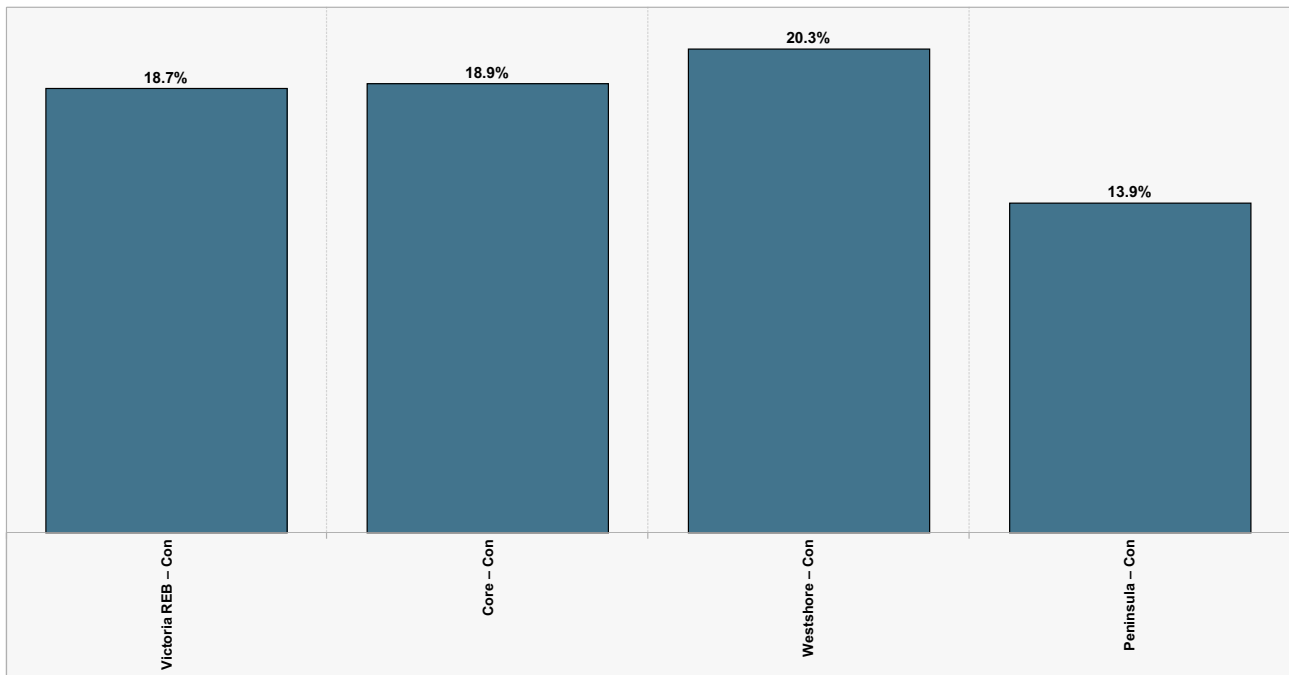
1. Area Group
VREB Area Summary

2. Property Type
- Condo Apartment (Con)

3. Area/Property Type Selection
All

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

Select Timeframe: 12 Months Ago



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

	September 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	\$1,218,500	\$1,248,900	\$1,301,300	\$1,234,800	\$1,068,300	\$790,100	\$768,400	\$370,800
Victoria – SF-All	\$1,281,700	\$1,312,800	\$1,401,800	\$1,320,300	\$1,136,900	\$926,400	\$880,800	\$384,500
Victoria West – SF-All	\$1,002,200	\$1,024,400	\$1,103,600	\$1,045,900	\$912,000	\$686,000	\$650,800	\$294,100
Oak Bay – SF-All	\$1,922,400	\$1,898,600	\$1,990,800	\$1,870,900	\$1,642,500	\$1,288,600	\$1,317,000	\$600,100
Esquimalt – SF-All	\$1,030,500	\$1,064,100	\$1,146,400	\$1,095,700	\$947,000	\$677,600	\$668,100	\$302,700
View Royal – SF-All	\$1,076,600	\$1,106,600	\$1,194,300	\$1,149,700	\$986,900	\$719,400	\$715,700	\$336,900
Saanich East – SF-All	\$1,379,500	\$1,418,900	\$1,489,400	\$1,412,800	\$1,218,600	\$952,200	\$952,800	\$417,900
Saanich West – SF-All	\$1,105,400	\$1,142,400	\$1,177,400	\$1,123,400	\$988,500	\$741,000	\$727,400	\$330,600
Sooke – SF-All	\$887,300	\$914,800	\$938,000	\$883,700	\$772,700	\$550,100	\$505,400	\$270,400
Langford – SF-All	\$1,109,000	\$1,159,400	\$1,196,400	\$1,160,100	\$959,200	\$689,900	\$630,300	\$327,600
Metchosin – SF-All	\$1,348,500	\$1,380,700	\$1,373,000	\$1,293,600	\$1,105,900	\$856,500	\$778,600	\$436,800
Colwood – SF-All	\$1,069,200	\$1,110,400	\$1,174,100	\$1,091,000	\$903,100	\$664,800	\$621,400	\$319,700
Highlands – SF-All	\$1,442,500	\$1,512,500	\$1,522,700	\$1,462,400	\$1,310,100	\$930,100	\$909,100	\$475,900
North Saanich – SF-All	\$1,472,400	\$1,528,400	\$1,552,200	\$1,491,100	\$1,305,200	\$952,000	\$957,000	\$469,000
Sidney – SF-All	\$1,043,500	\$1,071,700	\$1,109,600	\$1,084,300	\$940,500	\$701,300	\$676,000	\$303,200
Central Saanich – SF-All	\$1,205,900	\$1,236,400	\$1,233,800	\$1,174,900	\$1,034,100	\$776,400	\$754,700	\$355,800
ML Malahat & Area – SF-All	\$969,600	\$983,400	\$1,011,600	\$939,200	\$849,900	\$601,200	\$499,900	\$288,400
GI Gulf Islands – SF-All	\$858,700	\$855,700	\$911,700	\$838,800	\$755,500	\$524,800	\$481,700	\$303,500

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

Source: Victoria Real Estate Board



HPI or Benchmark Price

- HPI
- Benchmark Price

Value or percent change

- Value
- Percent change

1. Area Group

VREB District Summary

2. Property Type

– Single Family-All (SF-All)

3. Area/Property Type Selection

All

HPI by Timeframe and Property Type

	September 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	328.6	336.8	350.9	333.0	288.1	213.1	207.2	100.0
Victoria – SF-All	333.3	341.4	364.6	343.4	295.7	240.9	229.1	100.0
Victoria West – SF-All	340.8	348.3	375.2	355.6	310.1	233.3	221.3	100.0
Oak Bay – SF-All	320.3	316.4	331.7	311.8	273.7	214.7	219.5	100.0
Esquimalt – SF-All	340.4	351.5	378.7	362.0	312.9	223.9	220.7	100.0
View Royal – SF-All	319.6	328.5	354.5	341.3	292.9	213.5	212.4	100.0
Saanich East – SF-All	330.1	339.5	356.4	338.1	291.6	227.9	228.0	100.0
Saanich West – SF-All	334.4	345.6	356.1	339.8	299.0	224.1	220.0	100.0
Sooke – SF-All	328.1	338.3	346.9	326.8	285.8	203.4	186.9	100.0
Langford – SF-All	338.5	353.9	365.2	354.1	292.8	210.6	192.4	100.0
Metchosin – SF-All	308.7	316.1	314.3	296.2	253.2	196.1	178.3	100.0
Colwood – SF-All	334.4	347.3	367.3	341.3	282.5	207.9	194.4	100.0
Highlands – SF-All	303.1	317.8	320.0	307.3	275.3	195.4	191.0	100.0
North Saanich – SF-All	313.9	325.9	331.0	317.9	278.3	203.0	204.1	100.0
Sidney – SF-All	344.2	353.5	366.0	357.6	310.2	231.3	223.0	100.0
Central Saanich – SF-All	338.9	347.5	346.8	330.2	290.6	218.2	212.1	100.0
ML Malahat & Area – SF-All	336.2	341.0	350.8	325.7	294.7	208.5	173.3	100.0
GI Gulf Islands – SF-All	282.9	281.9	300.4	276.4	248.9	172.9	158.7	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

	September 2022	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	\$609,900	\$616,400	\$630,100	\$607,400	\$513,900	\$437,800	\$392,500	\$169,900
Victoria – Con	\$587,300	\$594,500	\$611,900	\$580,300	\$495,600	\$424,200	\$387,300	\$167,000
Victoria West – Con	\$832,800	\$831,400	\$880,400	\$852,200	\$739,300	\$631,900	\$559,400	\$231,100
Oak Bay – Con	\$821,700	\$818,500	\$852,200	\$802,200	\$671,600	\$563,200	\$527,500	\$234,200
Esquimalt – Con	\$569,200	\$562,100	\$591,500	\$556,300	\$481,400	\$379,800	\$342,200	\$152,000
View Royal – Con	\$678,100	\$686,000	\$670,400	\$666,200	\$573,800	\$458,100	\$417,500	\$195,700
Saanich East – Con	\$610,400	\$613,100	\$635,800	\$614,000	\$483,600	\$442,100	\$373,700	\$159,100
Saanich West – Con	\$560,000	\$562,800	\$590,500	\$576,600	\$466,700	\$444,400	\$365,600	\$143,700
Sooke – Con	\$500,800	\$509,600	\$489,800	\$472,300	\$402,400	\$297,700	\$253,800	\$115,000
Langford – Con	\$561,600	\$572,000	\$549,600	\$549,700	\$465,900	\$366,700	\$320,300	\$150,200
Colwood – Con	\$561,100	\$578,700	\$560,800	\$560,000	\$484,400	\$390,600	\$344,900	\$131,400
North Saanich – Con	\$767,800	\$798,600	\$799,400	\$765,300	\$677,300	\$589,500	\$510,000	\$285,500
Sidney – Con	\$631,000	\$650,900	\$657,000	\$628,400	\$557,400	\$469,400	\$440,100	\$195,500
Central Saanich – Con	\$590,500	\$595,500	\$595,200	\$572,800	\$503,200	\$447,000	\$414,900	\$199,200

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

Source: Victoria Real Estate Board



1. Area Group

VREB District Summary

2. Property Type

– Condo Apartment (Con)

3. Area/Property Type Selection

All

HPI by Timeframe and Property Type

	September 2022	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	359.0	362.8	370.9	357.5	302.5	257.7	231.0	100.0
Victoria – Con	351.7	356.0	366.4	347.5	296.8	254.0	231.9	100.0
Victoria West – Con	360.4	359.8	381.0	368.8	319.9	273.4	242.1	100.0
Oak Bay – Con	350.9	349.5	363.9	342.5	286.8	240.5	225.2	100.0
Esquimalt – Con	374.5	369.8	389.1	366.0	316.7	249.9	225.1	100.0
View Royal – Con	346.5	350.5	342.6	340.4	293.2	234.1	213.3	100.0
Saanich East – Con	383.7	385.4	399.6	385.9	304.0	277.9	234.9	100.0
Saanich West – Con	389.7	391.6	410.9	401.3	324.8	309.3	254.4	100.0
Sooke – Con	435.5	443.1	425.9	410.7	349.9	258.9	220.7	100.0
Langford – Con	373.9	380.8	365.9	366.0	310.2	244.1	213.2	100.0
Colwood – Con	427.0	440.4	426.8	426.2	368.6	297.3	262.5	100.0
North Saanich – Con	268.9	279.7	280.0	268.1	237.2	206.5	178.6	100.0
Sidney – Con	322.8	332.9	336.1	321.4	285.1	240.1	225.1	100.0
Central Saanich – Con	296.4	298.9	298.8	287.6	252.6	224.4	208.3	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](#)

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

	September 2022	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	\$818,800	\$837,000	\$850,300	\$784,400	\$710,500	\$552,300	\$511,000	\$258,200
Victoria – Twn	\$927,500	\$942,300	\$941,100	\$883,800	\$810,100	\$660,500	\$616,100	\$295,200
Victoria West – Twn	\$916,400	\$920,500	\$955,800	\$841,900	\$774,700	\$626,100	\$533,500	\$219,500
Esquimalt – Twn	\$811,400	\$823,500	\$840,500	\$735,000	\$671,100	\$499,800	\$448,600	\$213,400
View Royal – Twn	\$840,700	\$854,800	\$861,300	\$762,000	\$700,400	\$569,000	\$527,000	\$244,300
Saanich East – Twn	\$924,800	\$953,700	\$966,400	\$907,100	\$815,600	\$618,300	\$607,800	\$321,500
Saanich West – Twn	\$805,300	\$824,800	\$839,700	\$796,700	\$705,000	\$547,400	\$508,300	\$254,800
Sooke – Twn	\$714,100	\$731,000	\$740,300	\$669,900	\$610,900	\$466,400	\$406,600	\$240,700
Langford – Twn	\$748,400	\$764,800	\$781,500	\$711,400	\$648,000	\$507,600	\$450,900	\$232,300
Colwood – Twn	\$809,300	\$828,400	\$845,200	\$763,800	\$696,500	\$560,100	\$495,200	\$288,500
Sidney – Twn	\$835,200	\$863,100	\$884,500	\$836,600	\$749,100	\$553,700	\$522,800	\$245,700
Central Saanich – Twn	\$732,300	\$756,200	\$767,500	\$725,800	\$637,300	\$471,800	\$439,500	\$212,000
ML Malahat & Area – Twn	\$764,600	\$792,000	\$824,600	\$734,900	\$643,000	\$472,700	\$374,000	\$201,100
GI Gulf Islands – Twn	\$754,400	\$751,900	\$805,200	\$739,900	\$643,200	\$463,900	\$386,300	\$221,100

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

Source: Victoria Real Estate Board



1. Area Group

VREB District Summary

2. Property Type

– Townhouse (Twn)

3. Area/Property Type Selection

All

HPI by Timeframe and Property Type

	September 2022	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	317.1	324.2	329.3	303.8	275.2	213.9	197.9	100.0
Victoria – Twn	314.2	319.2	318.8	299.4	274.4	223.7	208.7	100.0
Victoria West – Twn	417.5	419.4	435.4	383.6	352.9	285.2	243.1	100.0
Esquimalt – Twn	380.2	385.9	393.9	344.4	314.5	234.2	210.2	100.0
View Royal – Twn	344.1	349.9	352.6	311.9	286.7	232.9	215.7	100.0
Saanich East – Twn	287.7	296.6	300.6	282.1	253.7	192.3	189.1	100.0
Saanich West – Twn	316.1	323.7	329.6	312.7	276.7	214.8	199.5	100.0
Sooke – Twn	296.7	303.7	307.6	278.3	253.8	193.8	168.9	100.0
Langford – Twn	322.2	329.2	336.4	306.2	278.9	218.5	194.1	100.0
Colwood – Twn	280.5	287.1	293.0	264.7	241.4	194.1	171.6	100.0
Sidney – Twn	339.9	351.3	360.0	340.5	304.9	225.4	212.8	100.0
Central Saanich – Twn	345.4	356.7	362.0	342.4	300.6	222.5	207.3	100.0
ML Malahat & Area – Twn	380.2	393.8	410.0	365.4	319.7	235.1	186.0	100.0
GI Gulf Islands – Twn	341.2	340.1	364.2	334.6	290.9	209.8	174.7	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)

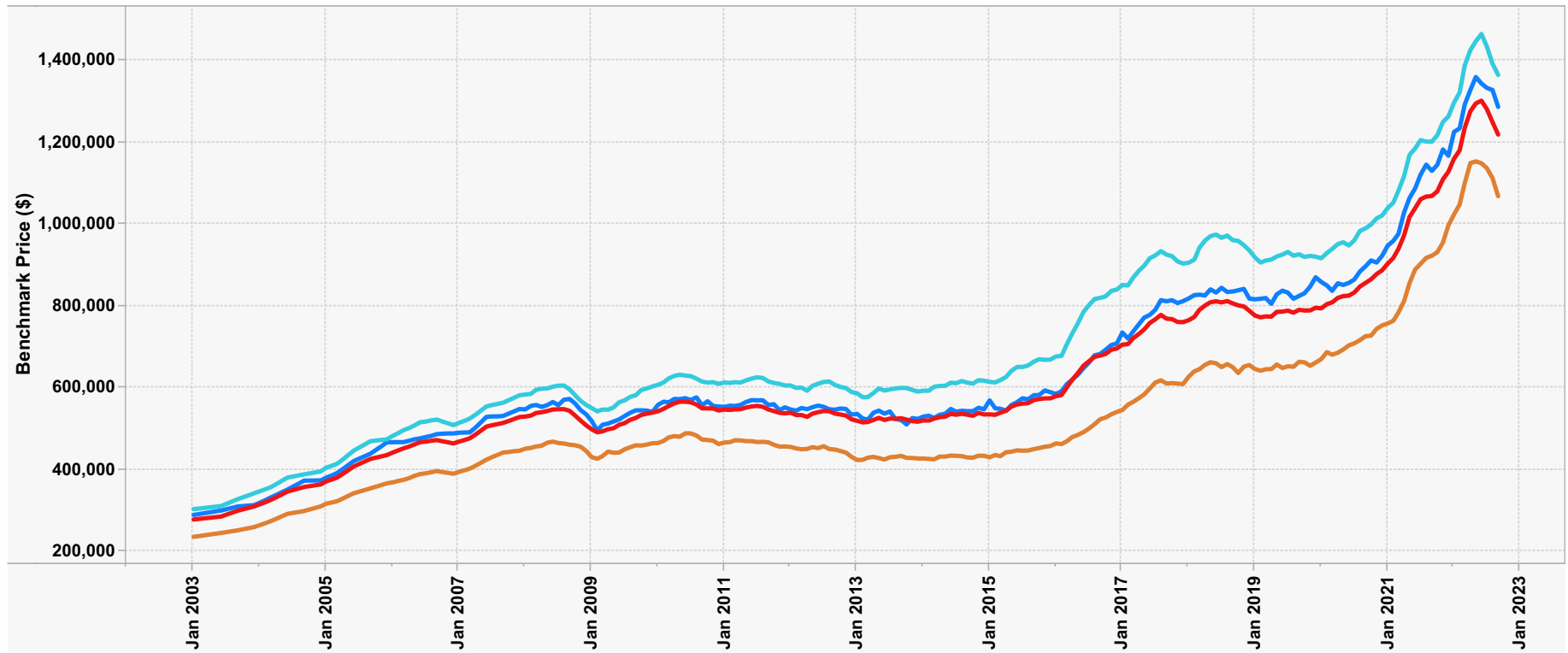
3. Area/Property Type Selection

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



1. Area Group

VREB Area Summary

2. Property Type

- Condo Apartment (Con)

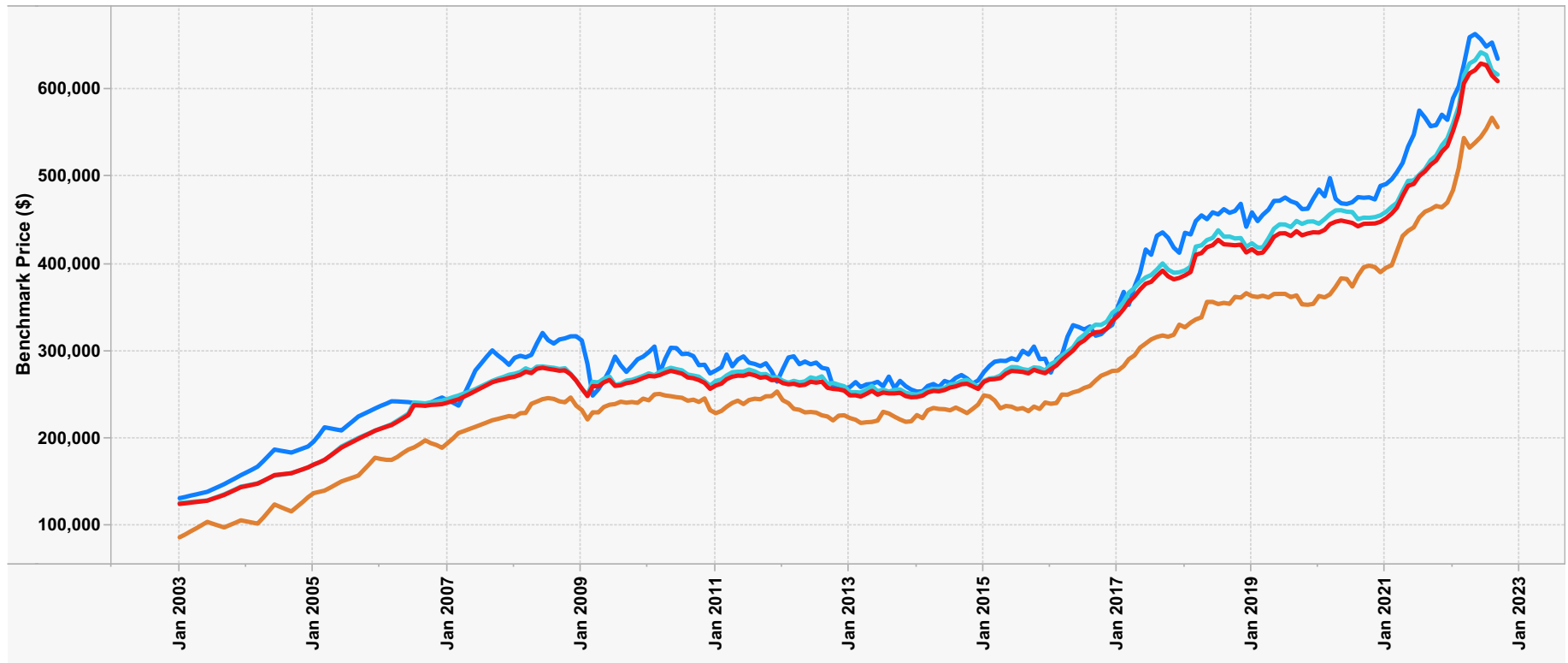
3. Area/Property Type Selection

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)

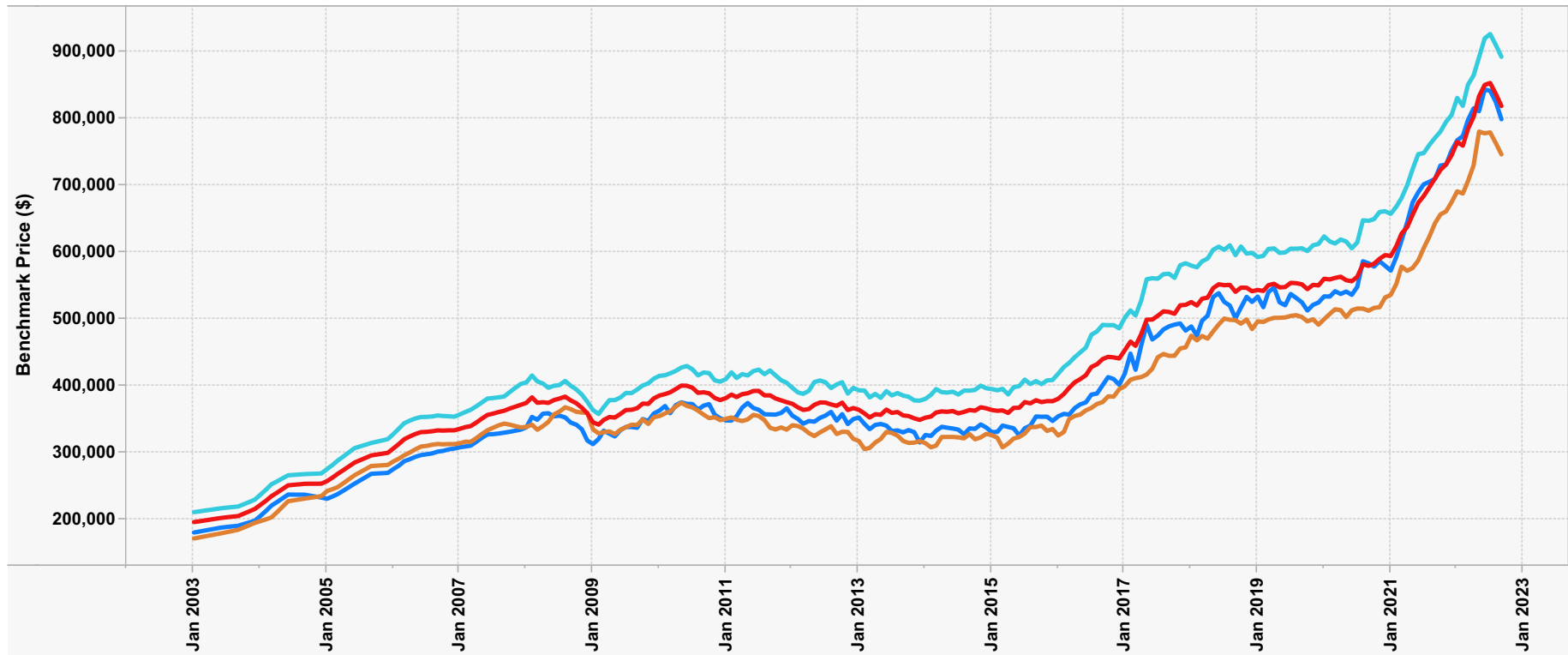
3. Area/Property Type Selection

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



[Click here to learn more](#)

HPI or Benchmark Price

- HPI
- Benchmark Price

Adding labels

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

1. Area Group

VREB Area Summary

2. Property Type

Multiple values

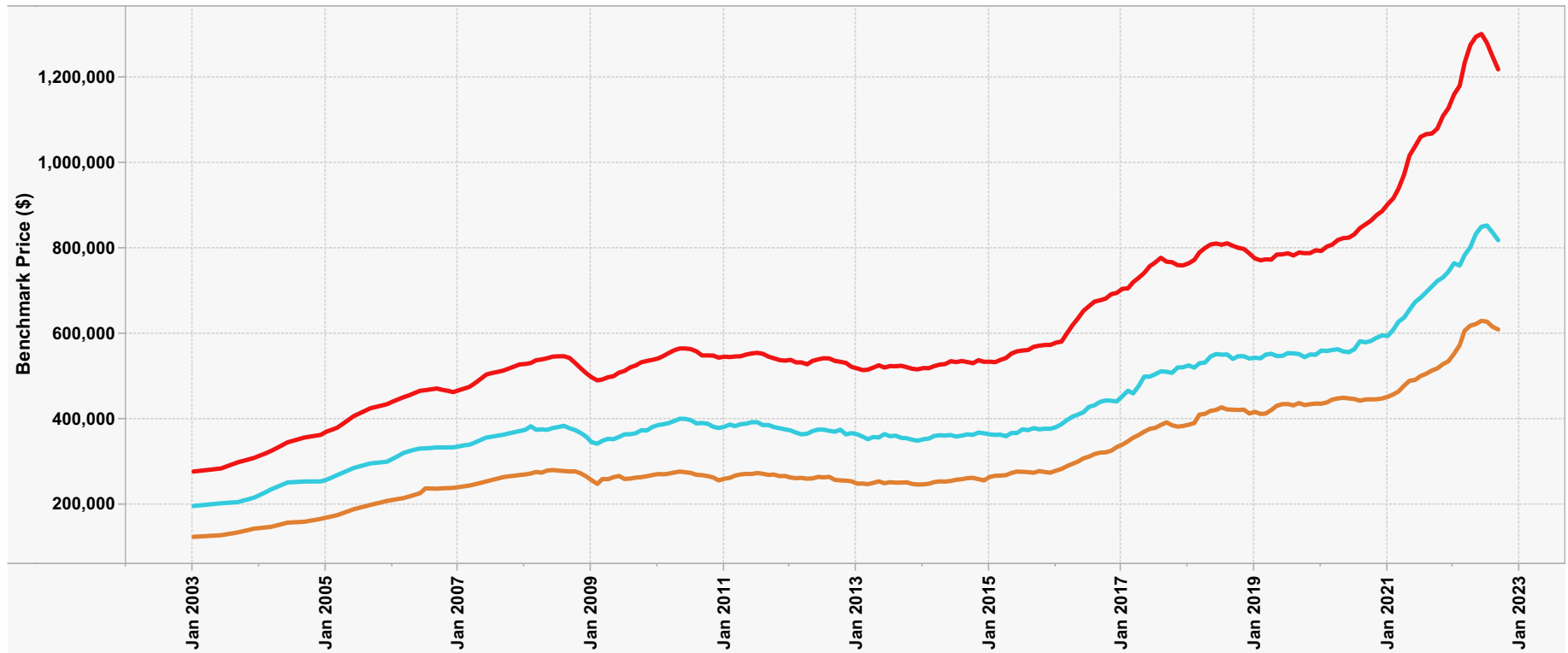
3. Area/Property Type Selection

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	22	\$30,327,500
Oak Bay	15	\$28,420,400
Esquimalt	4	\$3,644,900
View Royal	4	\$4,546,000
Saanich East	35	\$46,791,900
Saanich West	17	\$18,016,788
Central Saanich	15	\$16,035,199
North Saanich	9	\$14,875,150
Sidney	8	\$10,201,500
Highlands	3	\$4,039,900
Colwood	9	\$10,829,899
Langford	23	\$23,022,895
Metchosin	4	\$4,003,000
Sooke	23	\$23,341,350
Gulf Islands	22	\$22,469,499
Total Greater Victoria	213	\$260,565,880
Other Areas		
Malahat & Area	8	\$7,671,222
Total Other Areas	8	\$7,671,222
Total Single Family Detached	221	\$268,237,102
● Condo Apartment		
Greater Victoria		
Victoria / Victoria West	64	\$42,314,700
Oak Bay	4	\$2,254,800
Esquimalt	3	\$1,768,000
View Royal	6	\$3,027,400
Saanich East	13	\$6,964,400
Saanich West	6	\$3,024,000
Central Saanich	2	\$1,045,000
North Saanich	1	\$990,000
Sidney	12	\$9,616,200
Colwood	1	\$547,500
Langford	11	\$6,292,800
Sooke	2	\$856,000
Gulf Islands	1	\$472,000
Total Greater Victoria	126	\$79,172,800
Total Condo Apartment	126	\$79,172,800

Monthly Sales Summary (Mark I)

September 2022

Residential Waterfront Properties Integrated Into Their Own Districts

Produced: 03-Oct-2022

District	Units	Total Volume
● Row/Townhouse		
Greater Victoria		
Victoria / Victoria West	5	\$5,239,000
Esquimalt	4	\$2,444,000
View Royal	3	\$2,370,000
Saanich East	5	\$4,956,000
Saanich West	3	\$2,178,000
Central Saanich	3	\$2,752,000
Sidney	-2	(\$1,974,000)
Colwood	4	\$3,614,900
Langford	10	\$7,383,999
Sooke	1	\$766,500
Gulf Islands	4	\$1,743,000
Total Greater Victoria	40	\$31,473,399
Total Row/Townhouse	40	\$31,473,399
● Manufactured Home		
Greater Victoria		
View Royal	1	\$155,000
Central Saanich	3	\$1,159,000
Sidney	1	\$551,000
Langford	1	\$215,000
Gulf Islands	1	\$420,000
Total Greater Victoria	7	\$2,500,000
Other Areas		
Malahat & Area	1	\$600,000
Total Other Areas	1	\$600,000
Total Manufactured Home	8	\$3,100,000
Total Residential	395	\$381,983,301

District	Units	Total Volume
Other Property		
● Lots & Acreage		
Greater Victoria		
Sooke	-1	(\$539,900)
Gulf Islands	5	\$2,380,000
Total Greater Victoria	4	\$1,840,100
Other Areas		
Malahat & Area	2	\$1,392,222
Total Other Areas	2	\$1,392,222
Total Lots & Acreage	6	\$3,232,322
● Other Commercial Properties		
	9	\$5,451,070
Grand Totals	410	\$390,666,693

Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

September 2022

Produced: 03-Oct-2022

District	Units	Total Volume
Residential		
● Single Family Detached		
Greater Victoria		
Victoria	17	\$23,498,000
Victoria West	4	\$4,009,500
Oak Bay	15	\$28,420,400
Esquimalt	4	\$3,644,900
View Royal	4	\$4,546,000
Saanich East	34	\$42,391,900
Saanich West	17	\$18,016,788
Central Saanich	15	\$16,035,199
North Saanich	9	\$14,875,150
Sidney	7	\$7,826,500
Highlands	3	\$4,039,900
Colwood	9	\$10,829,899
Langford	21	\$20,422,895
Metchosin	4	\$4,003,000
Sooke	18	\$16,136,350
Gulf Islands	17	\$16,719,499
Waterfront (all districts)	15	\$25,150,000
Total Greater Victoria	213	\$260,565,880
Other Areas		
Malahat & Area	5	\$4,657,222
Waterfront (all districts)	3	\$3,014,000
Total Other Areas	8	\$7,671,222
Total Single Family Detached	221	\$268,237,102
● Condo Apartment		
Greater Victoria		
Victoria	57	\$35,370,900
Victoria West	4	\$3,608,800
Oak Bay	4	\$2,254,800
Esquimalt	2	\$1,038,000
View Royal	6	\$3,027,400
Saanich East	13	\$6,964,400
Saanich West	5	\$2,619,000
Central Saanich	2	\$1,045,000
North Saanich	1	\$990,000
Sidney	12	\$9,616,200
Colwood	1	\$547,500
Langford	11	\$6,292,800
Sooke	2	\$856,000
Gulf Islands	1	\$472,000
Waterfront (all districts)	5	\$4,470,000
Total Greater Victoria	126	\$79,172,800
Total Condo Apartment	126	\$79,172,800

Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

September 2022

Produced: 03-Oct-2022

District	Units	Total Volume
● Row/Townhouse		
Greater Victoria		
Victoria	4	\$4,575,000
Victoria West	1	\$664,000
Esquimalt	4	\$2,444,000
View Royal	3	\$2,370,000
Saanich East	5	\$4,956,000
Saanich West	3	\$2,178,000
Central Saanich	2	\$1,552,000
Sidney	-2	(\$1,974,000)
Colwood	4	\$3,614,900
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Gulf Islands	2	\$1,440,000
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Total Greater Victoria	7	\$2,500,000
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Malahat & Area	1	\$600,000
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Total Manufactured Home	8	\$3,100,000
Total Residential	395	\$381,983,301

Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

September 2022

Produced: 03-Oct-2022

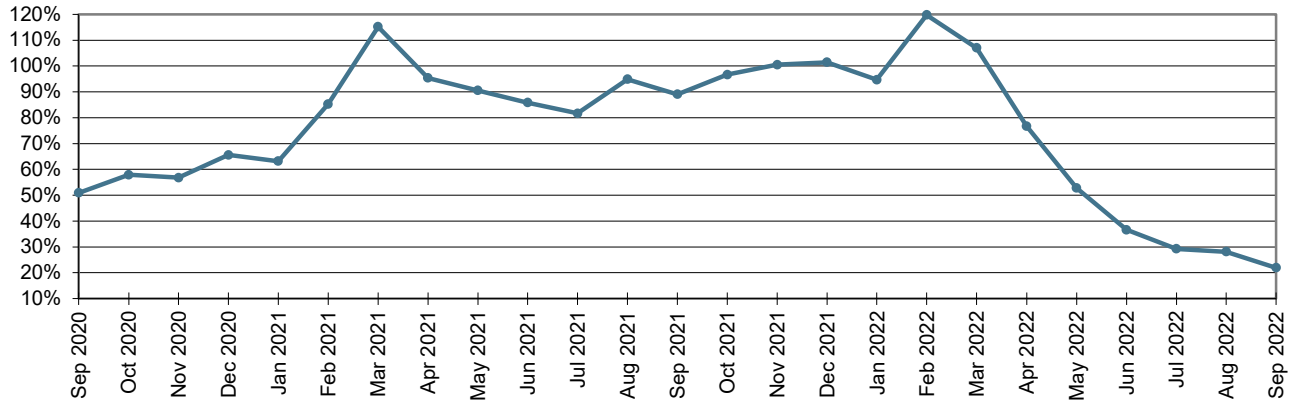
District	Units	Total Volume
Other Property		
● Lots & Acreage		
Greater Victoria		
Sooke	-1	(\$539,900)
Gulf Islands	5	\$2,380,000
Total Greater Victoria	4	\$1,840,100
Other Areas		
Malahat & Area	2	\$1,392,222
Total Other Areas	2	\$1,392,222
Total Lots & Acreage	6	\$3,232,322
● Other Commercial Properties		
	9	\$5,451,070
Grand Totals	410	\$390,666,693

Sales to Active Listings Ratio

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

September 2022

Produced: 03-Oct-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

September 2022

Produced: 03-Oct-2022

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Single Family - Residential						
Units Listed	418	332	26 %	3977	3744	6 %
Units Sold	159	260	-39 %	2132	3061	-30 %
Sell/List Ratio	38 %	78 %		54 %	82 %	
Sales Dollars	\$189,468,853	\$304,086,731	-38 %	\$2,764,202,302	\$3,470,122,887	-20 %
Average Price / Unit	\$1,191,628	\$1,169,564	2 %	\$1,296,530	\$1,133,657	14 %
Price Ratio	96 %	102 %		102 %	103 %	
Days To Sell	33	22	52 %	18	19	-4 %
Active Listings at Month End	727	283	157 %			
Single Family - Residential Waterfront						
Units Listed	51	32	59 %	393	303	30 %
Units Sold	16	12	33 %	141	204	-31 %
Sell/List Ratio	31 %	38 %		36 %	67 %	
Sales Dollars	\$27,704,000	\$21,224,000	31 %	\$370,769,162	\$405,947,886	-9 %
Average Price / Unit	\$1,731,500	\$1,768,667	-2 %	\$2,629,569	\$1,989,941	32 %
Price Ratio	95 %	97 %		97 %	99 %	
Days To Sell	48	27	79 %	41	50	-18 %
Active Listings at Month End	145	63	130 %			
Single Family - Residential Acreage						
Units Listed	71	44	61 %	448	386	16 %
Units Sold	29	33	-12 %	207	297	-30 %
Sell/List Ratio	41 %	75 %		46 %	77 %	
Sales Dollars	\$38,699,000	\$54,825,500	-29 %	\$326,004,343	\$454,192,184	-28 %
Average Price / Unit	\$1,334,448	\$1,661,379	-20 %	\$1,574,900	\$1,529,267	3 %
Price Ratio	95 %	97 %		98 %	100 %	
Days To Sell	60	39	54 %	34	40	-15 %
Active Listings at Month End	137	65	111 %			
Condo Apartment						
Units Listed	327	331	-1 %	2932	3362	-13 %
Units Sold	126	306	-59 %	1894	2812	-33 %
Sell/List Ratio	39 %	92 %		65 %	84 %	
Sales Dollars	\$79,172,800	\$180,756,178	-56 %	\$1,233,696,535	\$1,530,698,878	-19 %
Average Price / Unit	\$628,356	\$590,706	6 %	\$651,371	\$544,345	20 %
Price Ratio	98 %	101 %		102 %	100 %	
Days To Sell	32	23	36 %	19	27	-30 %
Active Listings at Month End	491	282	74 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

September 2022

Produced: 03-Oct-2022

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Row/Townhouse						
Units Listed	123	96	28 %	1046	1064	-2 %
Units Sold	40	78	-49 %	622	920	-32 %
Sell/List Ratio	33 %	81 %		59 %	86 %	
Sales Dollars	\$31,473,399	\$59,597,534	-47 %	\$548,820,771	\$657,201,491	-16 %
Average Price / Unit	\$786,835	\$764,071	3 %	\$882,349	\$714,349	24 %
Price Ratio	98 %	103 %		103 %	102 %	
Days To Sell	28	18	52 %	18	22	-19 %
Active Listings at Month End	191	77	148 %			
Half Duplex (Up and Down)						
Units Listed	2	2	0 %	18	21	-14 %
Units Sold	0	1	-100 %	8	13	-38 %
Sell/List Ratio	%	50 %		44 %	62 %	
Sales Dollars	\$0	\$750,000	-100 %	\$10,060,100	\$13,604,300	-26 %
Average Price / Unit		\$750,000	%	\$1,257,513	\$1,046,485	20 %
Price Ratio	%	100 %		96 %	102 %	
Days To Sell			%	73	22	234 %
Active Listings at Month End	3	6	-50 %			
Half Duplex (Side by Side)						
Units Listed	28	22	27 %	255	240	6 %
Units Sold	13	18	-28 %	132	209	-37 %
Sell/List Ratio	46 %	82 %		52 %	87 %	
Sales Dollars	\$9,840,250	\$15,186,167	-35 %	\$119,626,351	\$165,843,681	-28 %
Average Price / Unit	\$756,942	\$843,676	-10 %	\$906,260	\$793,510	14 %
Price Ratio	97 %	108 %		103 %	103 %	
Days To Sell	47	22	116 %	20	23	-12 %
Active Listings at Month End	47	9	422 %			
Half Duplex (Front and Back)						
Units Listed	6	1	500 %	52	37	41 %
Units Sold	0	1	-100 %	23	28	-18 %
Sell/List Ratio	%	100 %		44 %	76 %	
Sales Dollars	\$0	\$860,000	-100 %	\$20,883,800	\$23,128,550	-10 %
Average Price / Unit		\$860,000	%	\$907,991	\$826,020	10 %
Price Ratio	%	98 %		100 %	104 %	
Days To Sell		15	%	24	16	47 %
Active Listings at Month End	6	1	500 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

September 2022

Produced: 03-Oct-2022

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Recreational						
Units Listed	2	1	100 %	31	25	24 %
Units Sold	3	1	200 %	19	26	-27 %
Sell/List Ratio	150 %	100 %		61 %	104 %	
Sales Dollars	\$774,999	\$57,000	1260 %	\$4,417,606	\$5,187,500	-15 %
Average Price / Unit	\$258,333	\$57,000	353 %	\$232,506	\$199,519	17 %
Price Ratio	91 %	100 %		95 %	102 %	
Days To Sell	78	4	1850 %	55	219	-75 %
Active Listings at Month End	7	5	40 %			
Manufactured Home						
Units Listed	20	15	33 %	218	205	6 %
Units Sold	8	19	-58 %	142	144	-1 %
Sell/List Ratio	40 %	127 %		65 %	70 %	
Sales Dollars	\$3,100,000	\$6,084,900	-49 %	\$51,203,478	\$49,539,256	3 %
Average Price / Unit	\$387,500	\$320,258	21 %	\$360,588	\$344,023	5 %
Price Ratio	97 %	98 %		99 %	100 %	
Days To Sell	33	45	-27 %	34	37	-7 %
Active Listings at Month End	47	33	42 %			
Residential Lots						
Units Listed	27	27	0 %	263	223	18 %
Units Sold	3	13	-77 %	78	180	-57 %
Sell/List Ratio	11 %	48 %		30 %	81 %	
Sales Dollars	\$1,252,222	\$7,563,900	-83 %	\$47,347,419	\$91,710,481	-48 %
Average Price / Unit	\$417,407	\$581,838	-28 %	\$607,018	\$509,503	19 %
Price Ratio	94 %	95 %		97 %	98 %	
Days To Sell	69	67	3 %	29	79	-64 %
Active Listings at Month End	102	47	117 %			
Residential Lots - Waterfront						
Units Listed	3	7	-57 %	33	32	3 %
Units Sold	-1	-5	-80 %	7	26	-73 %
Sell/List Ratio	-33 %	-71 %		21 %	81 %	
Sales Dollars	-\$539,900	-\$1,615,695	-67 %	\$4,708,100	\$16,301,900	-71 %
Average Price / Unit	\$539,900	\$323,139	67 %	\$672,586	\$626,996	7 %
Price Ratio	100 %	96 %		98 %	97 %	
Days To Sell		10	%	41	173	-77 %
Active Listings at Month End	14	9	56 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

September 2022

Produced: 03-Oct-2022

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Residential Acreage						
Units Listed	13	12	8 %	131	91	44 %
Units Sold	3	6	-50 %	44	79	-44 %
Sell/List Ratio	23 %	50 %		34 %	87 %	
Sales Dollars	\$1,620,000	\$3,024,999	-46 %	\$34,902,800	\$49,080,427	-29 %
Average Price / Unit	\$540,000	\$504,167	7 %	\$793,245	\$621,271	28 %
Price Ratio	97 %	102 %		95 %	99 %	
Days To Sell	27	102	-73 %	72	105	-32 %
Active Listings at Month End	69	27	156 %			
Residential Acreage - Waterfront						
Units Listed	5	1	400 %	28	27	4 %
Units Sold	1	2	-50 %	7	31	-77 %
Sell/List Ratio	20 %	200 %		25 %	115 %	
Sales Dollars	\$900,000	\$3,730,000	-76 %	\$4,778,380	\$32,421,900	-85 %
Average Price / Unit	\$900,000	\$1,865,000	-52 %	\$682,626	\$1,045,868	-35 %
Price Ratio	90 %	101 %		101 %	93 %	
Days To Sell	110	53	108 %	82	167	-51 %
Active Listings at Month End	18	5	260 %			
Revenue - Duplex/Triplex						
Units Listed	2	9	-78 %	58	83	-30 %
Units Sold	1	5	-80 %	35	48	-27 %
Sell/List Ratio	50 %	56 %		60 %	58 %	
Sales Dollars	\$1,750,000	\$6,755,000	-74 %	\$49,825,999	\$56,801,296	-12 %
Average Price / Unit	\$1,750,000	\$1,351,000	30 %	\$1,423,600	\$1,183,360	20 %
Price Ratio	100 %	95 %		98 %	101 %	
Days To Sell	14	32	-57 %	20	21	-5 %
Active Listings at Month End	9	6	50 %			
Revenue - Multi Units						
Units Listed	11	7	57 %	75	59	27 %
Units Sold	0	2	-100 %	17	28	-39 %
Sell/List Ratio	%	29 %		23 %	47 %	
Sales Dollars	\$0	\$4,500,000	-100 %	\$31,272,000	\$74,317,500	-58 %
Average Price / Unit		\$2,250,000	%	\$1,839,529	\$2,654,196	-31 %
Price Ratio	%	97 %		101 %	96 %	
Days To Sell		66	%	76	80	-5 %
Active Listings at Month End	31	21	48 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

September 2022

Produced: 03-Oct-2022

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Revenue - Apartment Block						
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	%			
Revenue - Commercial						
Units Listed	3	7	-57 %	62	70	-11 %
Units Sold	1	4	-75 %	26	29	-10 %
Sell/List Ratio	33 %	57 %		42 %	41 %	
Sales Dollars	\$1,800,000	\$2,545,000	-29 %	\$37,915,112	\$31,734,296	19 %
Average Price / Unit	\$1,800,000	\$636,250	183 %	\$1,458,274	\$1,094,286	33 %
Price Ratio	86 %	86 %		96 %	96 %	
Days To Sell	107	107	0 %	57	112	-49 %
Active Listings at Month End	24	30	-20 %			
Revenue - Industrial						
Units Listed	4	5	-20 %	31	26	19 %
Units Sold	2	1	100 %	21	14	50 %
Sell/List Ratio	50 %	20 %		68 %	54 %	
Sales Dollars	\$3,506,000	\$2,789,000	26 %	\$19,542,600	\$20,446,868	-4 %
Average Price / Unit	\$1,753,000	\$2,789,000	-37 %	\$930,600	\$1,460,491	-36 %
Price Ratio	105 %	98 %		100 %	98 %	
Days To Sell	247	66	274 %	68	80	-15 %
Active Listings at Month End	11	12	-8 %			
Business with Land & Building						
Units Listed	0	0	%	6	6	0 %
Units Sold	0	0	%	1	2	-50 %
Sell/List Ratio	%	%		17 %	33 %	
Sales Dollars	\$0	\$0	%	\$2,435,000	\$3,403,186	-28 %
Average Price / Unit			%	\$2,435,000	\$1,701,593	43 %
Price Ratio	%	%		84 %	85 %	
Days To Sell			%	226	142	59 %
Active Listings at Month End	5	3	67 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

September 2022

Produced: 03-Oct-2022

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Business Only						
Units Listed	10	9	11 %	89	76	17 %
Units Sold	2	0	%	16	14	14 %
Sell/List Ratio	20 %	%		18 %	18 %	
Sales Dollars	\$145,000	\$0	%	\$2,406,500	\$3,256,500	-26 %
Average Price / Unit	\$72,500		%	\$150,406	\$232,607	-35 %
Price Ratio	69 %	%		82 %	92 %	
Days To Sell	77		%	123	167	-26 %
Active Listings at Month End	58	48	21 %			
Motel/Hotel						
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	%			
Lease - Office						
Units Listed	11	9	22 %	98	77	27 %
Units Sold	3	2	50 %	22	17	29 %
Sell/List Ratio	27 %	22 %		22 %	22 %	
Sales Dollars	\$53	\$40	33 %	\$73,220	\$2,061	3452 %
Average Price / Unit	\$18	\$20	-12 %	\$3,328	\$121	2645 %
Price Ratio	100 %	105 %		2200 %	97 %	
Days To Sell	568	173	228 %	152	141	8 %
Active Listings at Month End	83	49	69 %			
Lease - Retail						
Units Listed	9	6	50 %	57	53	8 %
Units Sold	0	0	%	16	21	-24 %
Sell/List Ratio	%	%		28 %	40 %	
Sales Dollars	\$0	\$0	%	\$4,233	\$8,751	-52 %
Average Price / Unit			%	\$265	\$417	-37 %
Price Ratio	%	%		100 %	92 %	
Days To Sell			%	78	142	-45 %
Active Listings at Month End	40	27	48 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

September 2022

Produced: 03-Oct-2022

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Lease - Warehouse						
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	%			
Lease - Industrial						
Units Listed	7	1	600 %	24	14	71 %
Units Sold	1	0	%	5	3	67 %
Sell/List Ratio	14 %	%		21 %	21 %	
Sales Dollars	\$17	\$0	%	\$91	\$49	87 %
Average Price / Unit	\$17		%	\$18	\$16	12 %
Price Ratio	100 %	%		98 %	100 %	
Days To Sell	35		%	59	45	32 %
Active Listings at Month End	17	3	467 %			
Lease - Other						
Units Listed	1	0	%	3	5	-40 %
Units Sold	0	0	%	1	2	-50 %
Sell/List Ratio	%	%		33 %	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	4	2	100 %			
Commercial Land						
Units Listed	1	2	-50 %	28	16	75 %
Units Sold	0	2	-100 %	4	8	-50 %
Sell/List Ratio	%	100 %		14 %	50 %	
Sales Dollars	\$0	\$2,480,000	-100 %	\$22,810,000	\$15,337,500	49 %
Average Price / Unit		\$1,240,000	%	\$5,702,500	\$1,917,188	197 %
Price Ratio	%	86 %		97 %	94 %	
Days To Sell		233	%	76	248	-69 %
Active Listings at Month End	14	11	27 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

September 2022

Produced: 03-Oct-2022

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Grand Totals						
Units Listed	1155	978	18 %	10356	10245	1 %
Units Sold	410	761	-46 %	5620	8216	-32 %
Sell/List Ratio	35 %	78 %		54 %	80 %	
Sales Dollars	\$390,666,693	\$675,200,254	-42 %	\$5,707,705,924	\$7,173,179,932	-20 %
Average Price / Unit	\$952,846	\$887,254	7 %	\$1,015,606	\$873,074	16 %
Price Ratio	97 %	101 %		101 %	102 %	
Days To Sell	41	27	55 %	22	30	-24 %
Active Listings at Month End	2300	1124	105 %			