



Single family homes



Condominiums



Townhomes

Feb 2023 total sales	220	161	45
Compared to Feb 2022 sales	-28.8%	-39.7%	-43.8%
MLS® HPI *Victoria Core	\$1,247,200	\$568,200	\$836,000

Winter real estate market wraps with improved consumer confidence and more stable pricing

A total of 460 properties sold in the Victoria Real Estate Board region this February, 35.9 per cent fewer than the 718 properties sold in February 2022 but a 65.5 per cent increase from January 2023. Sales of condominiums were down 39.7 per cent from February 2022 with 161 units sold. Sales of single family homes decreased 28.8 per cent from February 2022 with 220 sold.

“Last month we talked about the optimism building in the local market that our REALTORS® saw, and now we can see it in the market statistics,” said Victoria Real Estate Board Chair Graden Sol. “We can confirm the return of buyer confidence by the increase in sales through the late winter. The market is seeing some positive growth as we move into springtime, which is traditionally the busiest market for home sales. Inventory levels are starting to increase, a welcome trend when compared to the record lows of last year. We’re also seeing a stabilization at some price points and properties that are priced in accordance with current market conditions are selling at a good pace.”

There were 1,809 active listings for sale on the Victoria Real Estate Board Multiple Listing Service® at the end of February 2023, an increase of 4 per cent compared to the previous month of January and a 113.1 per cent increase from the 849 active listings for sale at the end of February 2022.

“The market today is different than we have seen in recent years,” adds Sol. “There’s plenty of demand from buyers, and we are still low in inventory, but there are opportunities in a less pressurized environment for consumers to get into a new home. Most buyers will find they have more time to view homes, make decisions and do their due diligence in this somewhat more relaxed market. Of course, we are heading into a new season which is typically very active. The statistics in this report reflect what happened last month. Prudent buyers and sellers will seek the knowledge of their Realtor to determine the up-to-the-minute conditions and how to best navigate the market.”

The Multiple Listing Service® Home Price Index benchmark value for a single family home in the Victoria Core in February 2022 was \$1,321,400. The benchmark value in February 2023 decreased by 5.6 per cent to \$1,247,200, down from January’s value of \$1,251,100. The MLS® HPI benchmark value for a condominium in the Victoria Core area in February 2022 was \$580,900, while the benchmark value in February 2023 decreased by 2.2 per cent to \$568,200, down from the January value of \$578,300.

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 1,604 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.

February 2023 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		
	February 2023									January 2023			February 2022		
	Units	LM%	LY%	Average\$	LM%	LY%	Median\$	LM%	LY%	Units	Average\$	Median\$	Units	Average\$	Median\$
Single Family Greater Victoria	213	83.6%	-27.6%	\$1,285,306	4.8%	-10.1%	\$1,100,000	3.3%	-14.9%	116	\$1,226,580	\$1,065,000	294	\$1,429,618	\$1,293,000
Single Family Other Areas	7	75.0%	-53.3%	\$896,442	-37.0%	-13.1%	\$750,000	-36.0%	-28.6%	4	\$1,423,750	\$1,172,500	15	\$1,031,920	\$1,050,000
Single Family Total All Areas	220	83.3%	-28.8%	\$1,272,933	3.2%	-9.7%	\$1,100,000	3.3%	-14.1%	120	\$1,233,152	\$1,065,000	309	\$1,410,313	\$1,280,000
Condo Apartment	161	59.4%	-39.7%	\$579,025	-4.6%	-14.7%	\$547,000	3.2%	-11.9%	101	\$606,681	\$530,000	267	\$678,862	\$620,800
Row/Townhouse	45	21.6%	-43.8%	\$788,113	19.0%	-14.9%	\$744,000	20.0%	-11.3%	37	\$662,338	\$620,000	80	\$926,157	\$838,500
Manufactured Home	10	100.0%	-9.1%	\$355,450	8.7%	20.1%	\$389,500	32.0%	64.0%	5	\$327,000	\$295,000	11	\$296,055	\$237,500
Total Residential	436	65.8%	-34.6%							263			667		
Total Sales	460	65.5%	-35.9%							278			718		
Active Listings	1,809	4.0%	113.1%							1,739			849		

Legend

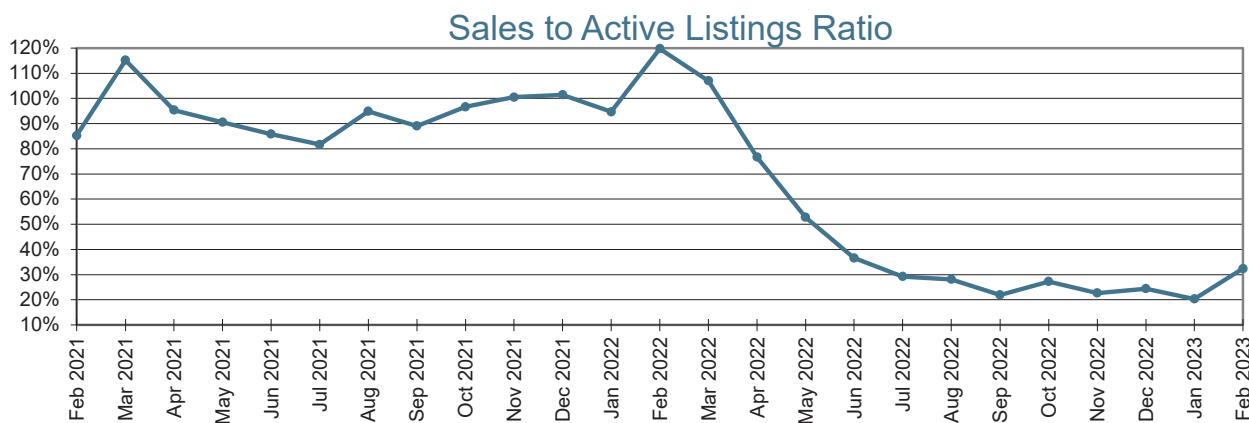
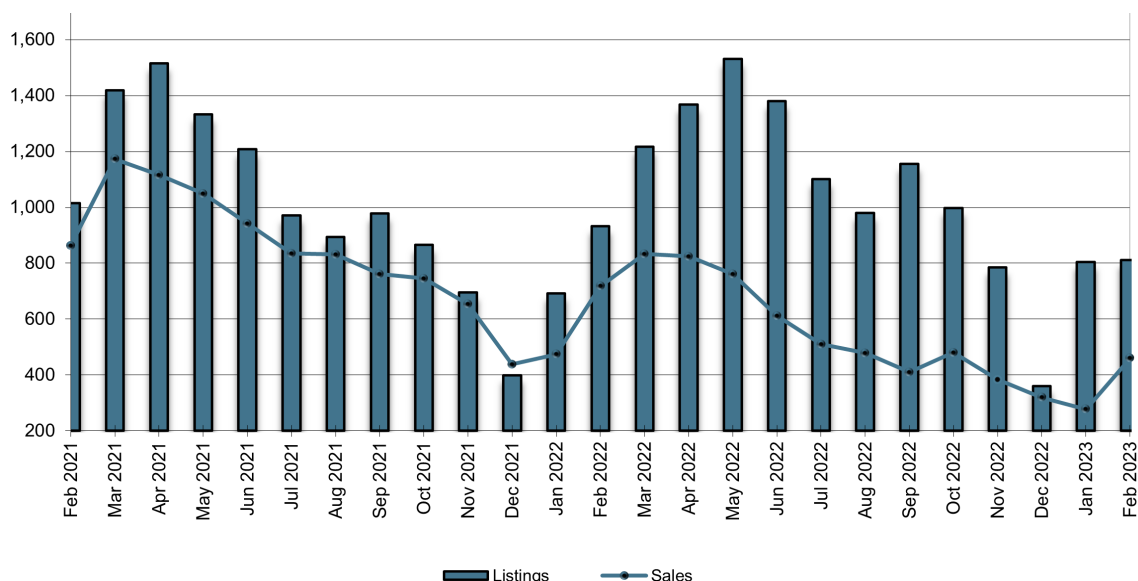
Units: net number of listings sold
 LM%: percentage change since Last Month
 LY%: percentage change since This Month Last Year
 Average\$: average selling price
 Median\$: median selling price
 Total Residential: includes sales of residential property types
 Total Sales: includes sales of all property 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	Feb 2023 Benchmark Price	Jan 2023 Benchmark Price	Feb 2022 Benchmark Price	Feb 2023 Benchmark Index	Jan 2023 Benchmark Index	Feb 2022 Benchmark Index	% Chg from Last Mth	% Chg from Last Yr
Single Family: Greater Victoria	\$1,113,200	\$1,117,400	\$1,180,000	300.2	301.3	318.2	(0.4%)	(5.7%)
Single Family: Core	\$1,247,200	\$1,251,100	\$1,321,400	308.5	309.4	326.8	(0.3%)	(5.6%)
Single Family: Westshore	\$1,005,100	\$1,000,000	\$1,047,600	317.9	316.3	331.3	0.5%	(4.1%)
Single Family: Peninsula	\$1,182,600	\$1,198,600	\$1,233,700	311.2	315.4	324.7	(1.3%)	(4.1%)
Condo Apartment: Greater Victoria	\$563,300	\$569,900	\$573,000	331.5	335.4	337.3	(1.2%)	(1.7%)
Condo Apartment: Core	\$568,200	\$578,300	\$580,900	333.8	339.8	341.3	(1.7%)	(2.2%)
Condo Apartment: Westshore	\$497,200	\$502,500	\$510,200	362.4	366.3	371.9	(1.1%)	(2.5%)
Condo Apartment: Peninsula	\$635,100	\$610,000	\$604,000	323.4	310.6	307.5	4.1%	5.1%
Row/Townhouse: Greater Victoria	\$763,500	\$785,100	\$759,500	295.7	304.1	294.2	(2.8%)	0.5%
Row/Townhouse: Core	\$836,000	\$860,700	\$819,000	302.7	311.6	296.5	(2.9%)	2.1%
Row/Townhouse: Westshore	\$697,500	\$718,500	\$688,000	286.6	295.2	282.7	(2.9%)	1.4%
Row/Townhouse: Peninsula	\$733,400	\$749,200	\$773,900	316.4	323.2	333.9	(2.1%)	(5.2%)
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



This chart tracks the ratio of total residential sales over total active residential listings at month-end for each of the last 25 months.

Based on a regression analysis performed by the economics department at 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:

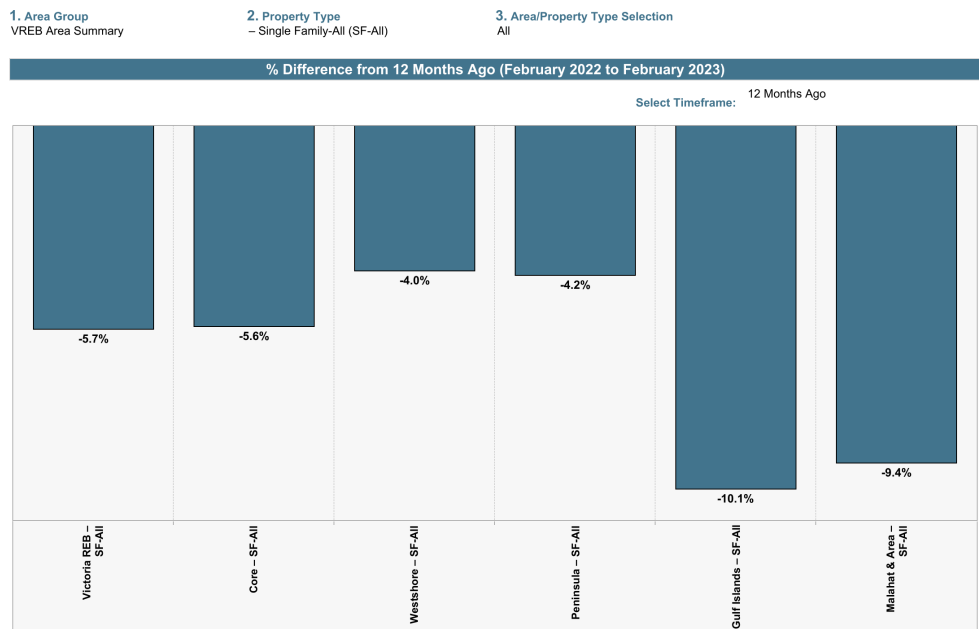
- below 14%, there is downward pressure on prices (buyers' market)
- above 20%, there is upward pressure on prices (sellers' market)
- in the 14-20% range, there is little pressure on prices either way (balanced market)

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.

*The HPI reporting herein is based on the **SOLD** date.

MLS® HPI benchmark and value - Single Family Homes



MLS® HPI benchmark and value - Condominium / Apartments

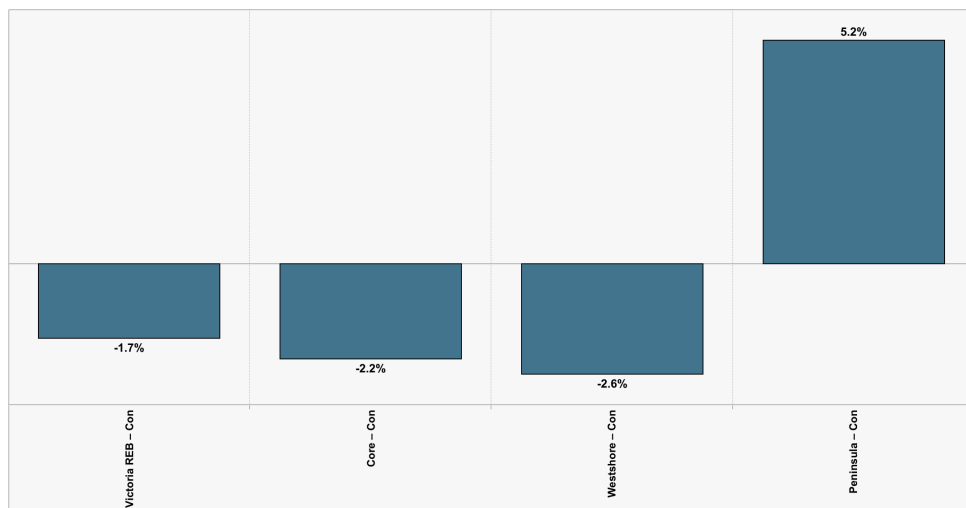
1. Area Group
VREB Area Summary

2. Property Type
- Condo Apartment (Con)

3. Area/Property Type Selection
All

% Difference from 12 Months Ago (February 2022 to February 2023)

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

	February 2023	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – SF-All	\$1,113,200	\$1,117,400	\$1,164,800	\$1,248,900	\$1,180,000	\$803,900	\$772,700	\$370,800
Victoria – SF-All	\$1,164,700	\$1,206,200	\$1,242,700	\$1,312,800	\$1,256,200	\$918,100	\$873,100	\$384,500
Victoria West – SF-All	\$927,700	\$907,300	\$950,500	\$1,024,400	\$1,023,500	\$708,500	\$677,100	\$294,100
Oak Bay – SF-All	\$1,757,000	\$1,757,000	\$1,854,400	\$1,898,600	\$1,750,900	\$1,269,300	\$1,295,600	\$600,100
Esquimalt – SF-All	\$959,900	\$952,900	\$988,200	\$1,064,100	\$1,062,900	\$707,000	\$680,800	\$302,700
View Royal – SF-All	\$1,020,300	\$984,700	\$1,060,500	\$1,106,600	\$1,099,600	\$741,800	\$734,500	\$336,900
Saanich East – SF-All	\$1,270,600	\$1,262,300	\$1,308,100	\$1,418,900	\$1,341,700	\$958,800	\$935,200	\$417,900
Saanich West – SF-All	\$993,100	\$1,002,700	\$1,066,200	\$1,142,400	\$1,103,800	\$743,600	\$718,300	\$330,600
Sooke – SF-All	\$851,100	\$851,700	\$845,400	\$914,800	\$852,300	\$574,200	\$528,400	\$270,400
Langford – SF-All	\$1,046,500	\$1,044,600	\$1,075,900	\$1,159,400	\$1,101,300	\$719,900	\$661,000	\$327,600
Metchosin – SF-All	\$1,332,200	\$1,305,000	\$1,289,800	\$1,380,700	\$1,263,500	\$867,300	\$838,600	\$436,800
Colwood – SF-All	\$970,500	\$934,800	\$1,073,100	\$1,110,400	\$1,035,300	\$673,100	\$647,500	\$319,700
Highlands – SF-All	\$1,324,100	\$1,419,000	\$1,386,400	\$1,512,500	\$1,353,500	\$945,100	\$930,400	\$475,900
North Saanich – SF-All	\$1,388,500	\$1,401,800	\$1,385,600	\$1,528,400	\$1,413,200	\$978,800	\$969,100	\$469,000
Sidney – SF-All	\$977,700	\$983,700	\$974,000	\$1,071,700	\$1,032,000	\$718,700	\$687,800	\$303,200
Central Saanich – SF-All	\$1,057,600	\$1,085,300	\$1,131,800	\$1,236,400	\$1,139,100	\$798,900	\$777,600	\$355,800
ML Malahat & Area – SF-All	\$831,100	\$836,200	\$913,400	\$983,400	\$917,200	\$592,500	\$539,300	\$288,400
GI Gulf Islands – SF-All	\$743,000	\$752,700	\$795,700	\$855,700	\$826,400	\$555,400	\$468,700	\$303,500

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

	February 2023	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – SF-All	300.2	301.3	314.1	336.8	318.2	216.8	208.4	100.0
Victoria – SF-All	302.9	313.7	323.2	341.4	326.7	238.8	227.1	100.0
Victoria West – SF-All	315.4	308.5	323.2	348.3	348.0	240.9	230.2	100.0
Oak Bay – SF-All	292.8	292.8	309.0	316.4	291.8	211.5	215.9	100.0
Esquimalt – SF-All	317.1	314.8	326.5	351.5	351.1	233.6	224.9	100.0
View Royal – SF-All	302.8	292.3	314.8	328.5	326.4	220.2	218.0	100.0
Saanich East – SF-All	304.0	302.1	313.0	339.5	321.1	229.4	223.8	100.0
Saanich West – SF-All	300.4	303.3	322.5	345.6	333.9	224.9	217.3	100.0
Sooke – SF-All	314.8	315.0	312.6	338.3	315.2	212.4	195.4	100.0
Langford – SF-All	319.4	318.9	328.4	353.9	336.2	219.7	201.8	100.0
Metchosin – SF-All	305.0	298.8	295.3	316.1	289.3	198.6	192.0	100.0
Colwood – SF-All	303.6	292.4	335.7	347.3	323.8	210.5	202.5	100.0
Highlands – SF-All	278.2	298.2	291.3	317.8	284.4	198.6	195.5	100.0
North Saanich – SF-All	296.1	298.9	295.4	325.9	301.3	208.7	206.6	100.0
Sidney – SF-All	322.5	324.4	321.2	353.5	340.4	237.0	226.8	100.0
Central Saanich – SF-All	297.2	305.0	318.1	347.5	320.2	224.5	218.5	100.0
ML Malahat & Area – SF-All	288.2	289.9	316.7	341.0	318.0	205.4	187.0	100.0
GI Gulf Islands – SF-All	244.8	248.0	262.2	281.9	272.3	183.0	154.4	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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1. Area Group

VREB District Summary

2. Property Type

– Condo Apartment (Con)

3. Area/Property Type Selection

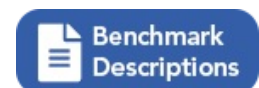
All

Benchmark Price by Timeframe and Property Type

	February 2023	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	\$563,300	\$569,900	\$579,400	\$616,400	\$573,000	\$439,200	\$390,900	\$169,900
Victoria – Con	\$547,000	\$562,700	\$553,200	\$594,500	\$549,400	\$428,300	\$387,000	\$167,000
Victoria West – Con	\$746,500	\$747,600	\$810,000	\$831,400	\$830,700	\$637,200	\$570,900	\$231,100
Oak Bay – Con	\$703,200	\$716,800	\$751,200	\$818,500	\$735,700	\$613,200	\$467,200	\$234,200
Esquimalt – Con	\$521,700	\$522,000	\$559,000	\$562,100	\$539,400	\$376,200	\$350,700	\$152,000
View Royal – Con	\$614,100	\$620,100	\$653,600	\$686,000	\$635,000	\$448,200	\$432,200	\$195,700
Saanich East – Con	\$562,500	\$566,700	\$584,600	\$613,100	\$559,700	\$439,400	\$353,200	\$159,100
Saanich West – Con	\$520,200	\$523,600	\$547,700	\$562,800	\$530,500	\$431,700	\$375,000	\$143,700
Sooke – Con	\$445,400	\$459,100	\$476,900	\$509,600	\$445,400	\$294,700	\$269,000	\$115,000
Langford – Con	\$500,200	\$505,200	\$532,300	\$572,000	\$514,200	\$364,400	\$333,900	\$150,200
Colwood – Con	\$513,200	\$513,800	\$537,100	\$578,700	\$529,500	\$384,500	\$363,300	\$131,400
North Saanich – Con	\$782,300	\$747,000	\$717,000	\$798,600	\$732,800	\$585,100	\$484,400	\$285,500
Sidney – Con	\$633,100	\$607,100	\$590,400	\$650,900	\$603,900	\$475,000	\$436,100	\$195,500
Central Saanich – Con	\$582,100	\$565,500	\$543,800	\$595,500	\$546,300	\$453,800	\$421,600	\$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

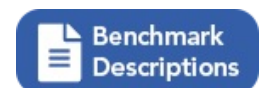
All

HPI by Timeframe and Property Type

	February 2023	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	331.5	335.4	341.0	362.8	337.3	258.5	230.1	100.0
Victoria – Con	327.5	336.9	331.3	356.0	329.0	256.5	231.7	100.0
Victoria West – Con	323.0	323.5	350.5	359.8	359.5	275.7	247.0	100.0
Oak Bay – Con	300.3	306.1	320.8	349.5	314.1	261.8	199.5	100.0
Esquimalt – Con	343.2	343.4	367.8	369.8	354.9	247.5	230.7	100.0
View Royal – Con	313.8	316.9	334.0	350.5	324.5	229.0	220.8	100.0
Saanich East – Con	353.6	356.2	367.4	385.4	351.8	276.2	222.0	100.0
Saanich West – Con	362.0	364.4	381.1	391.6	369.2	300.4	261.0	100.0
Sooke – Con	387.3	399.2	414.7	443.1	387.3	256.3	233.9	100.0
Langford – Con	333.0	336.4	354.4	380.8	342.3	242.6	222.3	100.0
Colwood – Con	390.6	391.0	408.8	440.4	403.0	292.6	276.5	100.0
North Saanich – Con	274.0	261.6	251.1	279.7	256.7	204.9	169.7	100.0
Sidney – Con	323.8	310.5	302.0	332.9	308.9	243.0	223.1	100.0
Central Saanich – Con	292.2	283.9	273.0	298.9	274.2	227.8	211.6	100.0

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

Source: Victoria Real Estate Board



MLS® Home Price Index

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HPI or Benchmark Price

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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

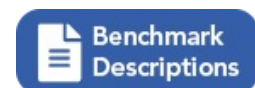
All

Benchmark Price by Timeframe and Property Type

	February 2023	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	\$763,500	\$785,100	\$798,400	\$837,000	\$759,500	\$559,600	\$520,600	\$258,200
Victoria – Twn	\$883,600	\$920,300	\$913,800	\$942,300	\$847,900	\$673,700	\$633,400	\$295,200
Victoria West – Twn	\$865,300	\$885,200	\$903,000	\$920,500	\$804,500	\$638,500	\$560,000	\$219,500
Esquimalt – Twn	\$749,100	\$762,500	\$790,900	\$823,500	\$708,900	\$507,900	\$474,500	\$213,400
View Royal – Twn	\$785,100	\$790,500	\$813,200	\$854,800	\$737,400	\$562,600	\$559,400	\$244,300
Saanich East – Twn	\$859,300	\$881,200	\$905,800	\$953,700	\$875,600	\$631,900	\$588,000	\$321,500
Saanich West – Twn	\$742,800	\$766,200	\$783,300	\$824,800	\$777,500	\$552,500	\$506,300	\$254,800
Sooke – Twn	\$670,700	\$687,500	\$694,400	\$731,000	\$653,300	\$469,400	\$434,100	\$240,700
Langford – Twn	\$697,000	\$719,700	\$727,100	\$764,800	\$692,100	\$513,900	\$472,800	\$232,300
Colwood – Twn	\$756,900	\$778,200	\$783,000	\$828,400	\$746,500	\$554,200	\$519,600	\$288,500
Sidney – Twn	\$769,100	\$781,500	\$814,300	\$863,100	\$815,200	\$563,500	\$506,100	\$245,700
Central Saanich – Twn	\$671,500	\$691,600	\$710,300	\$756,200	\$698,900	\$479,600	\$429,500	\$212,000
ML Malahat & Area – Twn	\$720,000	\$749,700	\$748,900	\$792,000	\$730,100	\$463,200	\$413,000	\$201,100
GI Gulf Islands – Twn	\$678,900	\$697,400	\$720,700	\$751,900	\$713,500	\$459,700	\$401,600	\$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
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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

	February 2023	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	295.7	304.1	309.2	324.2	294.2	216.7	201.6	100.0
Victoria – Twn	299.3	311.8	309.6	319.2	287.2	228.2	214.6	100.0
Victoria West – Twn	394.2	403.3	411.4	419.4	366.5	290.9	255.1	100.0
Esquimalt – Twn	351.0	357.3	370.6	385.9	332.2	238.0	222.4	100.0
View Royal – Twn	321.4	323.6	332.9	349.9	301.8	230.3	229.0	100.0
Saanich East – Twn	267.3	274.1	281.7	296.6	272.3	196.5	182.9	100.0
Saanich West – Twn	291.5	300.7	307.4	323.7	305.1	216.8	198.7	100.0
Sooke – Twn	278.6	285.6	288.5	303.7	271.4	195.0	180.3	100.0
Langford – Twn	300.0	309.8	313.0	329.2	297.9	221.2	203.5	100.0
Colwood – Twn	262.4	269.7	271.4	287.1	258.8	192.1	180.1	100.0
Sidney – Twn	313.0	318.1	331.4	351.3	331.8	229.3	206.0	100.0
Central Saanich – Twn	316.7	326.2	335.0	356.7	329.7	226.2	202.6	100.0
ML Malahat & Area – Twn	358.0	372.8	372.4	393.8	363.1	230.3	205.4	100.0
GI Gulf Islands – Twn	307.1	315.4	326.0	340.1	322.7	207.9	181.6	100.0

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

– Single Family-All (SF-All)

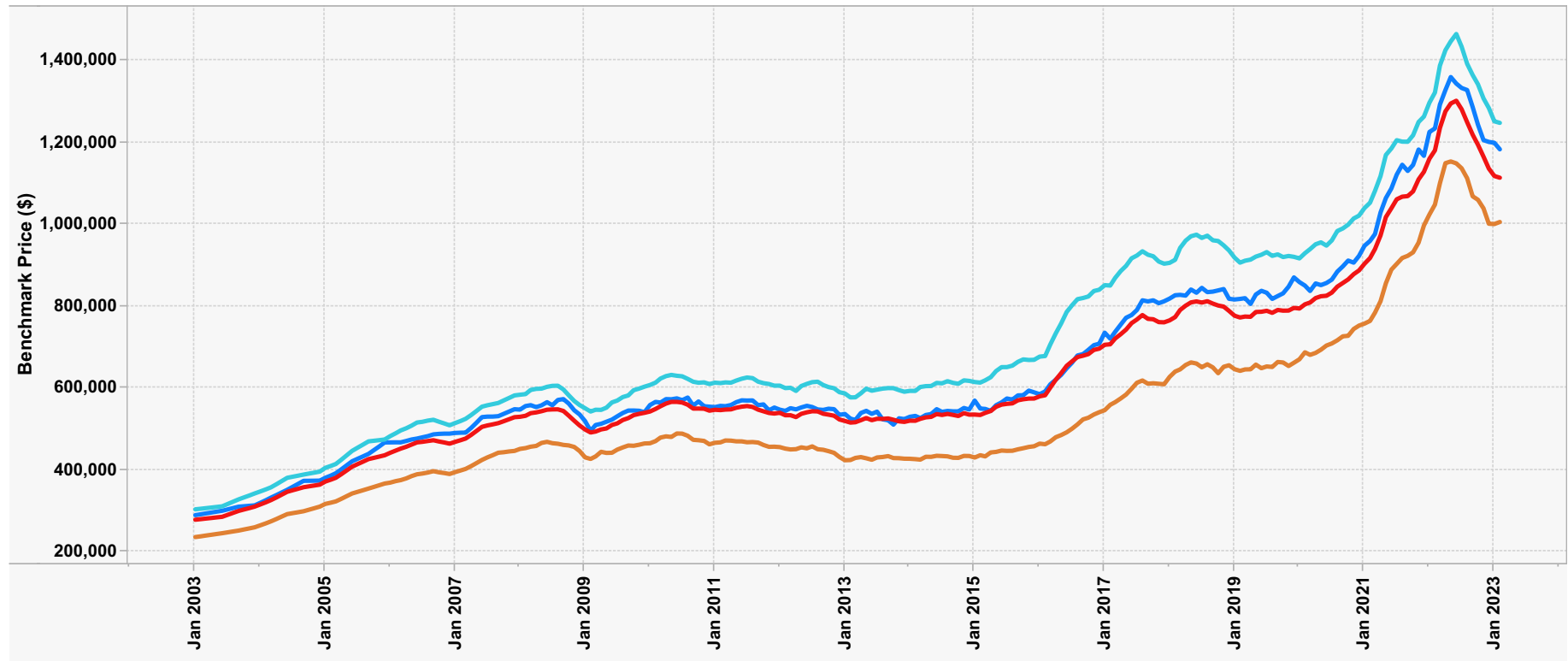
3. Area/Property Type Selection

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)

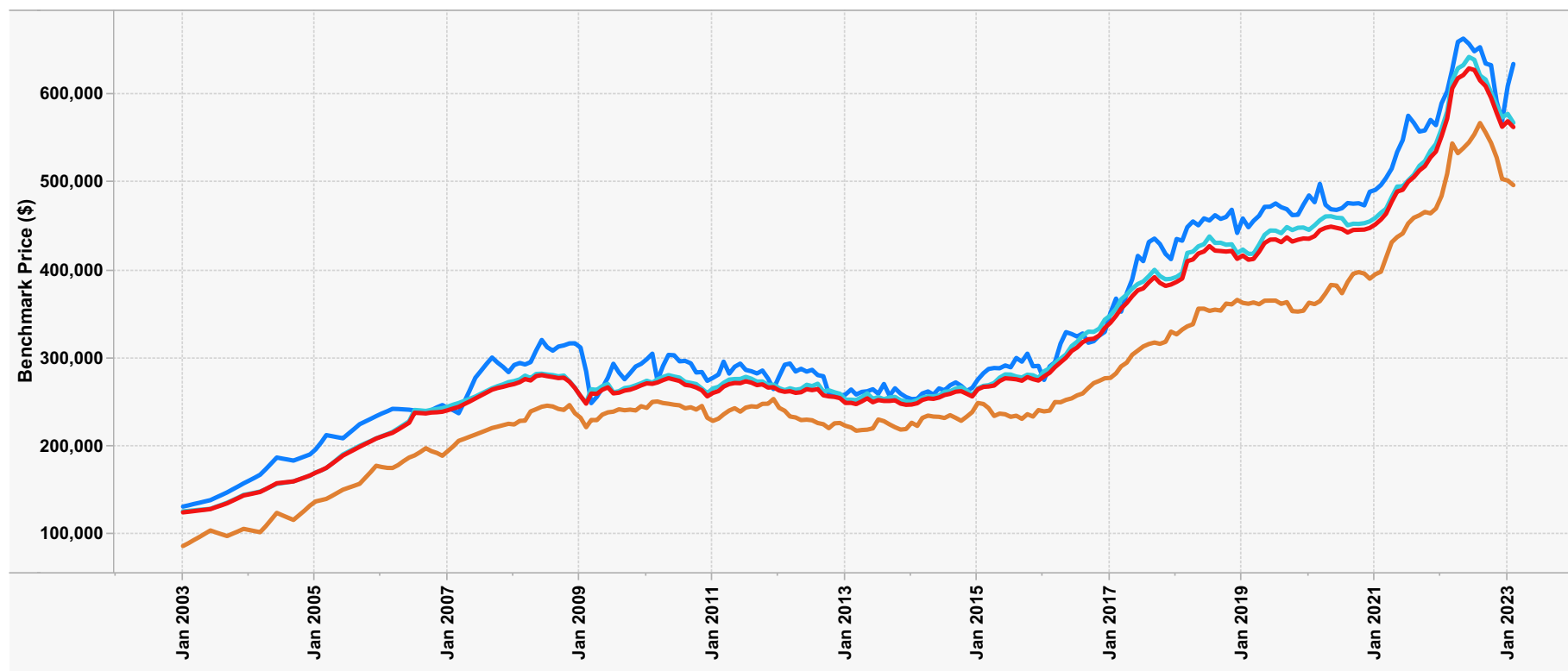
3. Area/Property Type Selection

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



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)

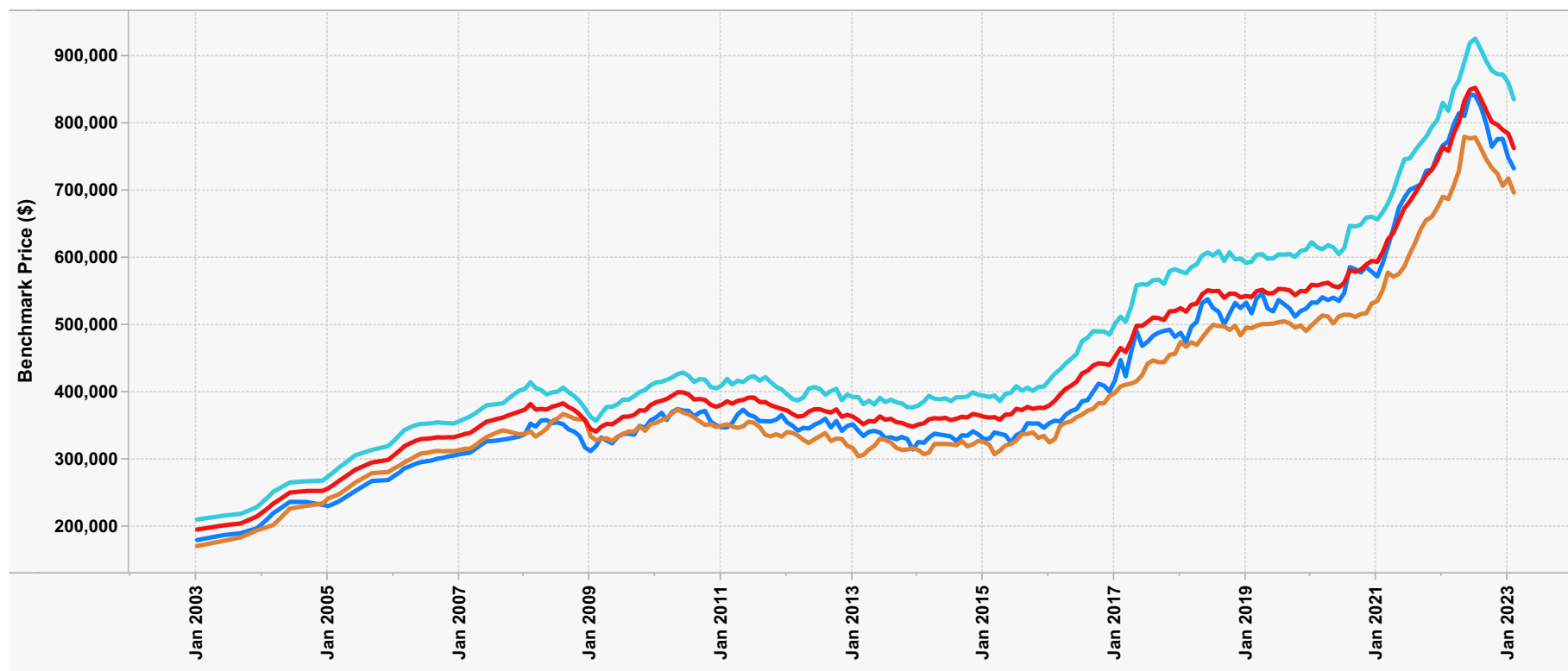
3. Area/Property Type Selection

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

1. Area Group

VREB Area Summary

HPI or Benchmark Price

- ☐ HPI
☒ Benchmark Price

2. Property Type

Multiple values

Adding labels

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

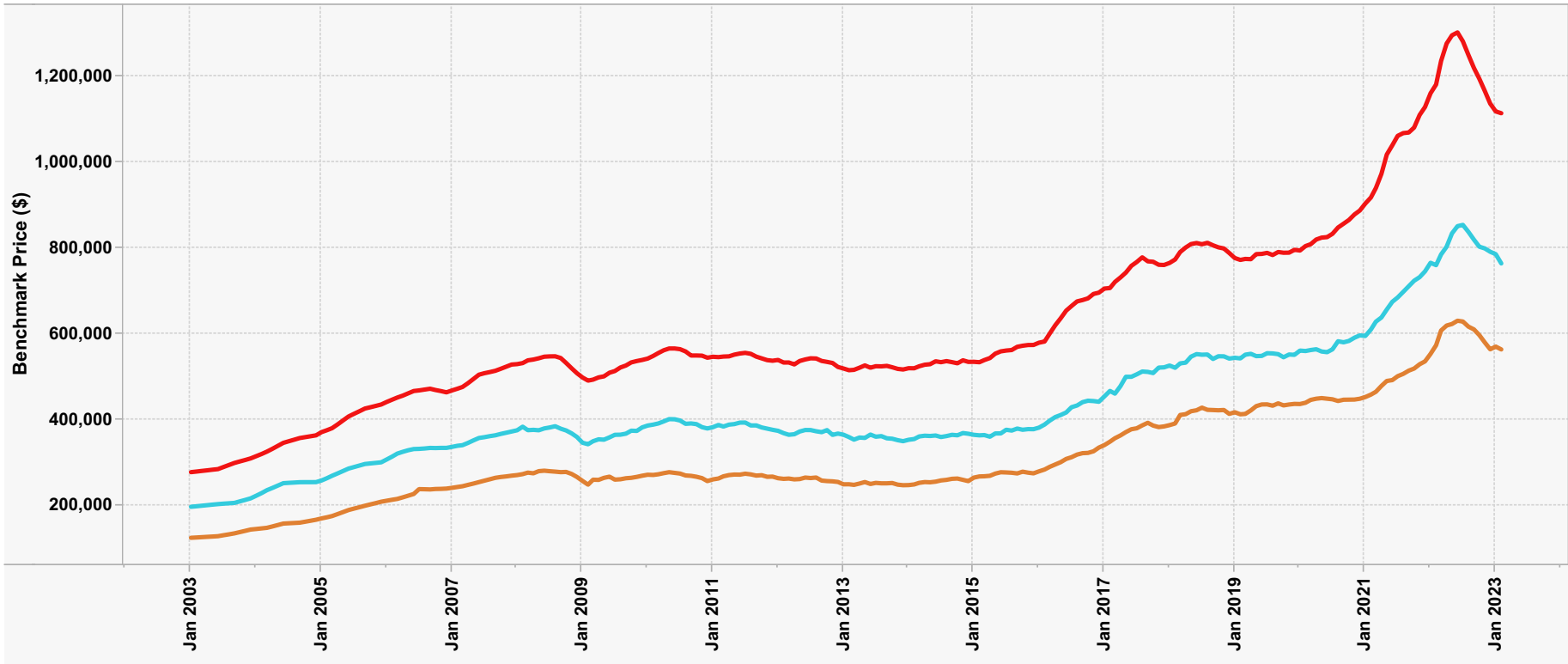
3. Area/Property Type Selection

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

Benchmark Descriptions

Help Guide

Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

February 2023

Produced: 01-Mar-2023

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

Residential

● Single Family Detached

Greater Victoria

Victoria / Victoria West	25	\$37,182,550
Oak Bay	11	\$21,585,000
Esquimalt	6	\$5,674,000
View Royal	8	\$7,893,288
Saanich East	42	\$55,635,672
Saanich West	13	\$15,076,788
Central Saanich	11	\$11,900,700
North Saanich	16	\$29,514,500
Sidney	6	\$6,429,000
Highlands	1	\$1,228,000
Colwood	15	\$15,901,950
Langford	33	\$37,304,695
Sooke	19	\$19,291,525
Gulf Islands	7	\$9,152,500

Total Greater Victoria	213	\$273,770,168
------------------------	-----	---------------

Other Areas

Malahat & Area	7	\$6,275,095
----------------	---	-------------

Total Other Areas	7	\$6,275,095
-------------------	---	-------------

Total Single Family Detached	220	\$280,045,263
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● Condo Apartment

Greater Victoria

Victoria / Victoria West	79	\$47,185,149
Oak Bay	6	\$4,109,000
Esquimalt	13	\$6,157,600
View Royal	5	\$3,047,800
Saanich East	14	\$8,197,800
Saanich West	10	\$4,897,400
Central Saanich	2	\$1,020,000
North Saanich	1	\$1,120,000
Sidney	16	\$9,813,000
Colwood	2	\$1,229,800
Langford	12	\$6,030,400
Gulf Islands	1	\$415,000

Total Greater Victoria	161	\$93,222,949
------------------------	-----	--------------

Total Condo Apartment	161	\$93,222,949
-----------------------	-----	--------------

Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

February 2023

Produced: 01-Mar-2023

District	Units	Total Volume
● Row/Townhouse		
Greater Victoria		
Victoria / Victoria West	6	\$5,701,400
Esquimalt	2	\$1,355,000
View Royal	3	\$2,372,000
Saanich East	8	\$6,707,600
Central Saanich	2	\$1,635,000
Sidney	1	\$1,000,000
Colwood	4	\$2,520,395
Langford	13	\$10,452,702
Sooke	3	\$1,761,000
Gulf Islands	2	\$1,315,000
Total Greater Victoria	44	\$34,820,097
Other Areas		
Malahat & Area	1	\$645,000
Total Other Areas	1	\$645,000
Total Row/Townhouse	45	\$35,465,097
● Manufactured Home		
Greater Victoria		
View Royal	1	\$385,000
Central Saanich	4	\$1,717,000
Sooke	3	\$1,010,000
Total Greater Victoria	8	\$3,112,000
Other Areas		
Malahat & Area	2	\$442,500
Total Other Areas	2	\$442,500
Total Manufactured Home	10	\$3,554,500
Total Residential	436	\$412,287,809

Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

February 2023

Produced: 01-Mar-2023

District	Units	Total Volume
Other Property		
● Lots & Acreage		
Greater Victoria		
Saanich East	2	\$1,850,000
Saanich West	1	\$620,000
Sooke	1	\$420,000
Gulf Islands	2	\$1,430,000
Total Greater Victoria	6	\$4,320,000
Total Lots & Acreage	6	\$4,320,000
● Other Commercial Properties		
	18	\$5,249,652
Grand Totals	460	\$421,857,461

Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

February 2023

Produced: 01-Mar-2023

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

Residential

● Single Family Detached

Greater Victoria

Victoria	21	\$28,067,050
Victoria West	3	\$2,665,500
Oak Bay	10	\$16,885,000
Esquimalt	6	\$5,674,000
View Royal	7	\$6,618,288
Saanich East	42	\$55,635,672
Saanich West	13	\$15,076,788
Central Saanich	10	\$9,350,700
North Saanich	13	\$19,484,500
Sidney	6	\$6,429,000
Highlands	1	\$1,228,000
Colwood	15	\$15,901,950
Langford	31	\$35,975,195
Sooke	19	\$19,291,525
Gulf Islands	4	\$4,655,000
Waterfront (all districts)	12	\$30,832,000

Total Greater Victoria	213	\$273,770,168
------------------------	-----	---------------

Other Areas

Malahat & Area	7	\$6,275,095
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Total Other Areas	7	\$6,275,095
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Total Single Family Detached	220	\$280,045,263
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● Condo Apartment

Greater Victoria

Victoria	65	\$35,423,999
Victoria West	10	\$7,836,250
Oak Bay	6	\$4,109,000
Esquimalt	12	\$5,497,700
View Royal	5	\$3,047,800
Saanich East	14	\$8,197,800
Saanich West	9	\$4,407,400
Central Saanich	2	\$1,020,000
Sidney	15	\$9,383,000
Colwood	2	\$1,229,800
Langford	12	\$6,030,400
Gulf Islands	1	\$415,000
Waterfront (all districts)	8	\$6,624,800

Total Greater Victoria	161	\$93,222,949
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Total Condo Apartment	161	\$93,222,949
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Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

February 2023

Produced: 01-Mar-2023

District	Units	Total Volume
● Row/Townhouse		
Greater Victoria		
Victoria	6	\$5,701,400
Esquimalt	2	\$1,355,000
View Royal	3	\$2,372,000
Saanich East	8	\$6,707,600
Central Saanich	1	\$600,000
Sidney	1	\$1,000,000
Colwood	4	\$2,520,395
Langford	13	\$10,452,702
Sooke	3	\$1,761,000
Gulf Islands	2	\$1,315,000
Waterfront (all districts)	1	\$1,035,000
Total Greater Victoria	44	\$34,820,097
Other Areas		
Malahat & Area	1	\$645,000
Total Other Areas	1	\$645,000
Total Row/Townhouse	45	\$35,465,097
● Manufactured Home		
Greater Victoria		
View Royal	1	\$385,000
Central Saanich	4	\$1,717,000
Sooke	3	\$1,010,000
Total Greater Victoria	8	\$3,112,000
Other Areas		
Malahat & Area	2	\$442,500
Total Other Areas	2	\$442,500
Total Manufactured Home	10	\$3,554,500
Total Residential	436	\$412,287,809

Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

February 2023

Produced: 01-Mar-2023

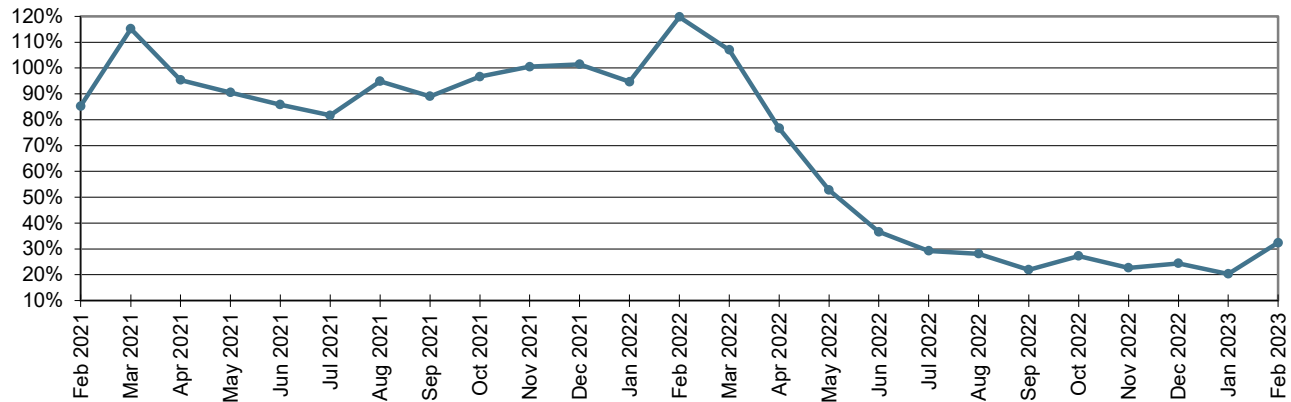
District	Units	Total Volume
Other Property		
● Lots & Acreage		
Greater Victoria		
Saanich East	2	\$1,850,000
Saanich West	1	\$620,000
Sooke	1	\$420,000
Gulf Islands	2	\$1,430,000
Total Greater Victoria	6	\$4,320,000
Total Lots & Acreage	6	\$4,320,000
● Other Commercial Properties		
	18	\$5,249,652
Grand Totals	460	\$421,857,461

Sales to Active Listings Ratio

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

February 2023

Produced: 01-Mar-2023



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

February 2023

Produced: 01-Mar-2023

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Single Family - Residential						
Units Listed	278	330	-16 %	530	549	-3 %
Units Sold	165	251	-34 %	253	398	-36 %
Sell/List Ratio	59 %	76 %		48 %	72 %	
Sales Dollars	\$204,065,318	\$345,553,606	-41 %	\$308,065,229	\$549,962,172	-44 %
Average Price / Unit	\$1,236,760	\$1,376,708	-10 %	\$1,217,649	\$1,381,815	-12 %
Price Ratio	97 %	108 %		97 %	108 %	
Days To Sell	37	12	206 %	43	13	226 %
Active Listings at Month End	499	197	153 %			
Single Family - Residential Waterfront						
Units Listed	30	29	3 %	57	44	30 %
Units Sold	11	13	-15 %	19	23	-17 %
Sell/List Ratio	37 %	45 %		33 %	52 %	
Sales Dollars	\$30,547,000	\$31,671,750	-4 %	\$45,527,000	\$54,134,750	-16 %
Average Price / Unit	\$2,777,000	\$2,436,288	14 %	\$2,396,158	\$2,353,685	2 %
Price Ratio	93 %	102 %		92 %	101 %	
Days To Sell	41	67	-38 %	60	49	22 %
Active Listings at Month End	90	47	91 %			
Single Family - Residential Acreage						
Units Listed	39	33	18 %	74	50	48 %
Units Sold	18	22	-18 %	29	27	7 %
Sell/List Ratio	46 %	67 %		39 %	54 %	
Sales Dollars	\$21,444,000	\$33,839,250	-37 %	\$39,076,000	\$42,691,600	-8 %
Average Price / Unit	\$1,191,333	\$1,538,148	-23 %	\$1,347,448	\$1,581,170	-15 %
Price Ratio	95 %	102 %		94 %	100 %	
Days To Sell	96	32	199 %	80	35	129 %
Active Listings at Month End	98	40	145 %			
Condo Apartment						
Units Listed	244	310	-21 %	511	556	-8 %
Units Sold	161	267	-40 %	262	455	-42 %
Sell/List Ratio	66 %	86 %		51 %	82 %	
Sales Dollars	\$93,222,949	\$181,256,226	-49 %	\$154,497,752	\$309,802,864	-50 %
Average Price / Unit	\$579,025	\$678,862	-15 %	\$589,686	\$680,885	-13 %
Price Ratio	98 %	104 %		97 %	104 %	
Days To Sell	36	17	107 %	38	18	109 %
Active Listings at Month End	411	186	121 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

February 2023

Produced: 01-Mar-2023

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Row/Townhouse						
Units Listed	96	81	19 %	175	149	17 %
Units Sold	45	80	-44 %	82	142	-42 %
Sell/List Ratio	47 %	99 %		47 %	95 %	
Sales Dollars	\$35,465,097	\$74,092,597	-52 %	\$59,971,601	\$128,197,575	-53 %
Average Price / Unit	\$788,113	\$926,157	-15 %	\$731,361	\$902,800	-19 %
Price Ratio	99 %	106 %		99 %	106 %	
Days To Sell	49	16	213 %	41	21	95 %
Active Listings at Month End	172	32	438 %			
Half Duplex (Up and Down)						
Units Listed	3	2	50 %	3	2	50 %
Units Sold	0	0	%	0	1	-100 %
Sell/List Ratio	%	%		0 %	50 %	
Sales Dollars	\$0	\$0	%	\$0	\$1,784,000	-100 %
Average Price / Unit			%		\$1,784,000	%
Price Ratio	%	%		%	95 %	
Days To Sell			%		408	%
Active Listings at Month End	2	3	-33 %			
Half Duplex (Side by Side)						
Units Listed	19	25	-24 %	34	39	-13 %
Units Sold	22	14	57 %	31	27	15 %
Sell/List Ratio	116 %	56 %		91 %	69 %	
Sales Dollars	\$19,772,945	\$12,886,000	53 %	\$27,778,663	\$24,690,895	13 %
Average Price / Unit	\$898,770	\$920,429	-2 %	\$896,086	\$914,478	-2 %
Price Ratio	100 %	109 %		100 %	108 %	
Days To Sell	26	9	192 %	31	18	73 %
Active Listings at Month End	22	18	22 %			
Half Duplex (Front and Back)						
Units Listed	1	3	-67 %	4	5	-20 %
Units Sold	1	1	0 %	3	1	200 %
Sell/List Ratio	100 %	33 %		75 %	20 %	
Sales Dollars	\$1,160,000	\$611,000	90 %	\$2,848,100	\$611,000	366 %
Average Price / Unit	\$1,160,000	\$611,000	90 %	\$949,367	\$611,000	55 %
Price Ratio	99 %	111 %		98 %	111 %	
Days To Sell	30	13	131 %	30	13	128 %
Active Listings at Month End	3	1	200 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

February 2023

Produced: 01-Mar-2023

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Recreational						
Units Listed	2	3	-33 %	4	4	0 %
Units Sold	1	1	0 %	2	2	0 %
Sell/List Ratio	50 %	33 %		50 %	50 %	
Sales Dollars	\$285,000	\$875,000	-67 %	\$357,500	\$964,250	-63 %
Average Price / Unit	\$285,000	\$875,000	-67 %	\$178,750	\$482,125	-63 %
Price Ratio	95 %	92 %		96 %	92 %	
Days To Sell	58	113	-49 %	47	83	-44 %
Active Listings at Month End	8	8	0 %			
Manufactured Home						
Units Listed	11	19	-42 %	27	34	-21 %
Units Sold	10	11	-9 %	15	26	-42 %
Sell/List Ratio	91 %	58 %		56 %	76 %	
Sales Dollars	\$3,554,500	\$3,256,600	9 %	\$5,189,500	\$8,906,400	-42 %
Average Price / Unit	\$355,450	\$296,055	20 %	\$345,967	\$342,554	1 %
Price Ratio	96 %	98 %		95 %	99 %	
Days To Sell	69	37	85 %	74	36	102 %
Active Listings at Month End	40	25	60 %			
Residential Lots						
Units Listed	27	30	-10 %	52	45	16 %
Units Sold	4	17	-76 %	5	31	-84 %
Sell/List Ratio	15 %	57 %		10 %	69 %	
Sales Dollars	\$2,650,000	\$8,186,900	-68 %	\$3,325,000	\$17,746,196	-81 %
Average Price / Unit	\$662,500	\$481,582	38 %	\$665,000	\$572,458	16 %
Price Ratio	94 %	99 %		95 %	99 %	
Days To Sell	120	19	539 %	96	29	229 %
Active Listings at Month End	90	34	165 %			
Residential Lots - Waterfront						
Units Listed	3	5	-40 %	4	7	-43 %
Units Sold	1	1	0 %	1	1	0 %
Sell/List Ratio	33 %	20 %		25 %	14 %	
Sales Dollars	\$1,250,000	\$2,300,000	-46 %	\$1,250,000	\$2,300,000	-46 %
Average Price / Unit	\$1,250,000	\$2,300,000	-46 %	\$1,250,000	\$2,300,000	-46 %
Price Ratio	93 %	92 %		93 %	92 %	
Days To Sell	21	6	250 %	21	6	250 %
Active Listings at Month End	12	7	71 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

February 2023

Produced: 01-Mar-2023

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Residential Acreage						
Units Listed	5	6	-17 %	14	22	-36 %
Units Sold	1	8	-88 %	3	12	-75 %
Sell/List Ratio	20 %	133 %		21 %	55 %	
Sales Dollars	\$420,000	\$5,546,000	-92 %	\$3,431,000	\$7,915,400	-57 %
Average Price / Unit	\$420,000	\$693,250	-39 %	\$1,143,667	\$659,617	73 %
Price Ratio	84 %	98 %		99 %	98 %	
Days To Sell	187	115	63 %	93	93	0 %
Active Listings at Month End	49	30	63 %			
Residential Acreage - Waterfront						
Units Listed	4	2	100 %	4	3	33 %
Units Sold	0	3	-100 %	1	3	-67 %
Sell/List Ratio	%	150 %		25 %	100 %	
Sales Dollars	\$0	\$2,014,000	-100 %	\$2,750,000	\$2,014,000	37 %
Average Price / Unit		\$671,333	%	\$2,750,000	\$671,333	310 %
Price Ratio	%	96 %		92 %	96 %	
Days To Sell		134	%	57	134	-57 %
Active Listings at Month End	21	3	600 %			
Revenue - Duplex/Triplex						
Units Listed	2	8	-75 %	8	15	-47 %
Units Sold	2	7	-71 %	3	9	-67 %
Sell/List Ratio	100 %	88 %		38 %	60 %	
Sales Dollars	\$2,771,000	\$10,350,000	-73 %	\$4,371,000	\$13,406,000	-67 %
Average Price / Unit	\$1,385,500	\$1,478,571	-6 %	\$1,457,000	\$1,489,556	-2 %
Price Ratio	94 %	109 %		92 %	110 %	
Days To Sell	31	12	149 %	57	11	410 %
Active Listings at Month End	6	6	0 %			
Revenue - Multi Units						
Units Listed	1	9	-89 %	8	17	-53 %
Units Sold	1	0	%	1	3	-67 %
Sell/List Ratio	100 %	%		13 %	18 %	
Sales Dollars	\$1,200,000	\$0	%	\$1,200,000	\$4,030,000	-70 %
Average Price / Unit	\$1,200,000		%	\$1,200,000	\$1,343,333	-11 %
Price Ratio	92 %	%		92 %	102 %	
Days To Sell	21		%	21	128	-84 %
Active Listings at Month End	19	13	46 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

February 2023

Produced: 01-Mar-2023

	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	4	4	0 %	17	15	13 %
Units Sold	4	6	-33 %	7	10	-30 %
Sell/List Ratio	100 %	150 %		41 %	67 %	
Sales Dollars	\$2,271,500	\$9,003,700	-75 %	\$3,981,500	\$12,972,212	-69 %
Average Price / Unit	\$567,875	\$1,500,617	-62 %	\$568,786	\$1,297,221	-56 %
Price Ratio	91 %	97 %		94 %	98 %	
Days To Sell	57	44	29 %	58	42	40 %
Active Listings at Month End	33	23	43 %			
Revenue - Industrial						
Units Listed	3	7	-57 %	6	12	-50 %
Units Sold	2	6	-67 %	2	7	-71 %
Sell/List Ratio	67 %	86 %		33 %	58 %	
Sales Dollars	\$1,325,000	\$3,740,000	-65 %	\$1,325,000	\$6,715,000	-80 %
Average Price / Unit	\$662,500	\$623,333	6 %	\$662,500	\$959,286	-31 %
Price Ratio	93 %	99 %		93 %	100 %	
Days To Sell	198	8	2421 %	198	19	932 %
Active Listings at Month End	15	16	-6 %			
Business with Land & Building						
Units Listed	2	2	0 %	2	3	-33 %
Units Sold	0	0	%	0	0	%
Sell/List Ratio	%	%		0 %	0 %	
Sales Dollars	\$0	\$0	%	\$0	\$0	%
Average Price / Unit			%			%
Price Ratio	%	%		%	%	
Days To Sell			%			%
Active Listings at Month End	4	6	-33 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

February 2023

Produced: 01-Mar-2023

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Business Only						
Units Listed	15	10	50 %	28	18	56 %
Units Sold	4	3	33 %	8	4	100 %
Sell/List Ratio	27 %	30 %		29 %	22 %	
Sales Dollars	\$453,000	\$575,000	-21 %	\$1,198,000	\$805,000	49 %
Average Price / Unit	\$113,250	\$191,667	-41 %	\$149,750	\$201,250	-26 %
Price Ratio	92 %	93 %		93 %	90 %	
Days To Sell	155	75	107 %	130	81	60 %
Active Listings at Month End	58	45	29 %			
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	10	8	25 %	27	17	59 %
Units Sold	4	3	33 %	8	4	100 %
Sell/List Ratio	40 %	38 %		30 %	24 %	
Sales Dollars	\$79	\$69,966	-100 %	\$154	\$69,980	-100 %
Average Price / Unit	\$20	\$23,322	-100 %	\$19	\$17,495	-100 %
Price Ratio	111 %	106008 %		104 %	86932 %	
Days To Sell	171	95	80 %	119	82	45 %
Active Listings at Month End	71	51	39 %			
Lease - Retail						
Units Listed	6	3	100 %	10	10	0 %
Units Sold	1	3	-67 %	1	4	-75 %
Sell/List Ratio	17 %	100 %		10 %	40 %	
Sales Dollars	\$25	\$91	-73 %	\$25	\$106	-76 %
Average Price / Unit	\$25	\$30	-18 %	\$25	\$27	-6 %
Price Ratio	100 %	97 %		100 %	97 %	
Days To Sell	70	64	9 %	70	61	16 %
Active Listings at Month End	49	34	44 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

February 2023

Produced: 01-Mar-2023

	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	5	0	%	14	2	600 %
Units Sold	2	0	%	2	0	%
Sell/List Ratio	40 %	%		14 %	0 %	
Sales Dollars	\$48	\$0	%	\$48	\$0	%
Average Price / Unit	\$24		%	\$24		%
Price Ratio	2 %	%		2 %	%	
Days To Sell	24		%	24		%
Active Listings at Month End	23	4	475 %			
Lease - Other						
Units Listed	1	0	%	2	0	%
Units Sold	0	0	%	0	0	%
Sell/List Ratio	%	%		0 %	%	
Sales Dollars	\$0	\$0	%	\$0	\$0	%
Average Price / Unit			%			%
Price Ratio	%	%		%	%	
Days To Sell			%			%
Active Listings at Month End	4	4	0 %			
Commercial Land						
Units Listed	0	3	-100 %	1	6	-83 %
Units Sold	0	1	-100 %	0	2	-100 %
Sell/List Ratio	%	33 %		0 %	33 %	
Sales Dollars	\$0	\$11,850,000	-100 %	\$0	\$18,025,000	-100 %
Average Price / Unit		\$11,850,000	%		\$9,012,500	%
Price Ratio	%	99 %		%	99 %	
Days To Sell		56	%		131	%
Active Listings at Month End	10	16	-38 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

February 2023

Produced: 01-Mar-2023

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Grand Totals						
Units Listed	811	932	-13 %	1616	1624	0 %
Units Sold	460	718	-36 %	738	1192	-38 %
Sell/List Ratio	57 %	77 %		46 %	73 %	
Sales Dollars	\$421,857,461	\$737,677,686	-43 %	\$666,143,072	\$1,207,744,400	-45 %
Average Price / Unit	\$917,081	\$1,027,406	-11 %	\$902,633	\$1,013,208	-11 %
Price Ratio	97 %	106 %		97 %	105 %	
Days To Sell	44	19	128 %	46	21	117 %
Active Listings at Month End	1809	849	113 %			