



Single family homes



Condominiums



Townhomes

March 2023 total sales	281	197	67
Compared to March 2022 sales	-31.8%	-29.4%	-21.2%
MLS® HPI *Victoria Core	\$1,236,200	\$560,300	\$813,500

Early spring market reflects consumer confidence and growing demand

A total of 590 properties sold in the Victoria Real Estate Board region this March, 29.2 per cent fewer than the 833 properties sold in March 2022 but a 28.3 per cent increase from February 2023. Sales of condominiums were down 29.4 per cent from March 2022 with 197 units sold. Sales of single family homes decreased 31.8 per cent from March 2022 with 281 sold.

“We’ve seen our sales numbers this month almost double from January,” said Victoria Real Estate Board Chair Graden Sol. “As we move further into spring, we expect that the return to confidence we’ve seen in the market will continue. What we can’t predict is what the overall impact on pricing will be if we continue to see quite low inventory across our community. Some pockets of our market are busier than others - by working with your REALTOR® you can better understand the market you are in.”

There were 1,970 active listings for sale on the Victoria Real Estate Board Multiple Listing Service® at the end of March 2023, an increase of 8.9 per cent compared to the previous month of February and an 85.3 per cent increase from the 1,063 active listings for sale at the end of March 2022.

“Demand is recovering,” adds Sol. “Compared to the end of 2022, prices have firmed up and interest rates have become normalized. Consumers are more active, and we are seeing quite a few multiple offers on well-priced properties. Inventory continues to trend lower than long term averages. As our spring market continues to strengthen, we may start to experience some upward pressure on pricing again. We have been talking about the need for supply to help moderate pricing for a long time. Premier Eby’s announcement this week about the provincial government’s Homes for People action plan reflects an increasing awareness of the importance of supply. We need all levels of government to continue to focus on solving our market housing crunch, so we do not return to the high-pressure markets of the recent past.”

The Multiple Listing Service® Home Price Index benchmark value for a single family home in the Victoria Core in March 2022 was \$1,387,200. The benchmark value for the same home in March 2023 decreased by 10.9 per cent to \$1,236,200, down from February’s value of \$1,247,200. The MLS® HPI benchmark value for a condominium in the Victoria Core area in March 2022 was \$616,400, while the benchmark value for the same condominium in March 2023 decreased by 9.1 per cent to \$560,300, down from the February value of \$568,200.

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 1,608 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.

March 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		
	March 2023									February 2023			March 2022		
	Units	LM%	LY%	Average\$	LM%	LY%	Median\$	LM%	LY%	Units	Average\$	Median\$	Units	Average\$	Median\$
Single Family Greater Victoria	266	24.9%	-32.7%	\$1,241,248	-3.4%	-13.4%	\$1,100,000	0.0%	-16.2%	213	\$1,285,306	\$1,100,000	395	\$1,433,135	\$1,312,395
Single Family Other Areas	15	114.3%	-11.8%	\$945,226	5.4%	-25.9%	\$950,000	26.7%	-19.7%	7	\$896,442	\$750,000	17	\$1,275,450	\$1,183,000
Single Family Total All Areas	281	27.7%	-31.8%	\$1,225,446	-3.7%	-14.1%	\$1,080,000	-1.8%	-17.6%	220	\$1,272,933	\$1,100,000	412	\$1,426,628	\$1,310,000
Condo Apartment	197	22.4%	-29.4%	\$628,230	8.5%	-6.6%	\$569,500	4.1%	-6.8%	161	\$579,025	\$547,000	279	\$672,283	\$611,000
Row/Townhouse	67	48.9%	-21.2%	\$774,710	-1.7%	-10.4%	\$750,000	0.8%	-10.8%	45	\$788,113	\$744,000	85	\$864,158	\$840,500
Manufactured Home	15	50.0%	-16.7%	\$338,667	-4.7%	2.0%	\$317,500	-18.5%	10.4%	10	\$355,450	\$389,500	18	\$331,872	\$287,500
Total Residential	560	28.4%	-29.5%							436			794		
Total Sales	590	28.3%	-29.2%							460			833		
Active Listings	1,970	8.9%	85.3%							1,809			1,063		

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

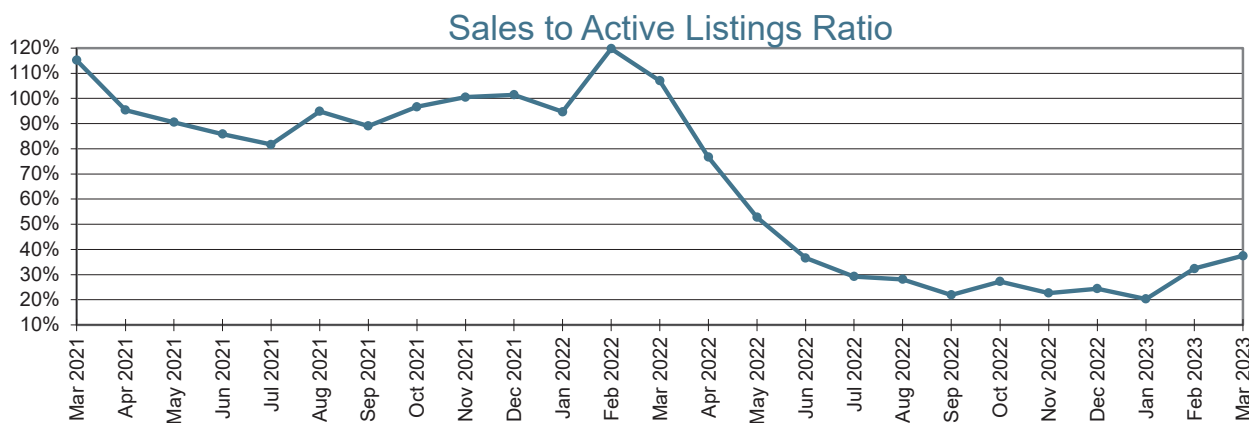
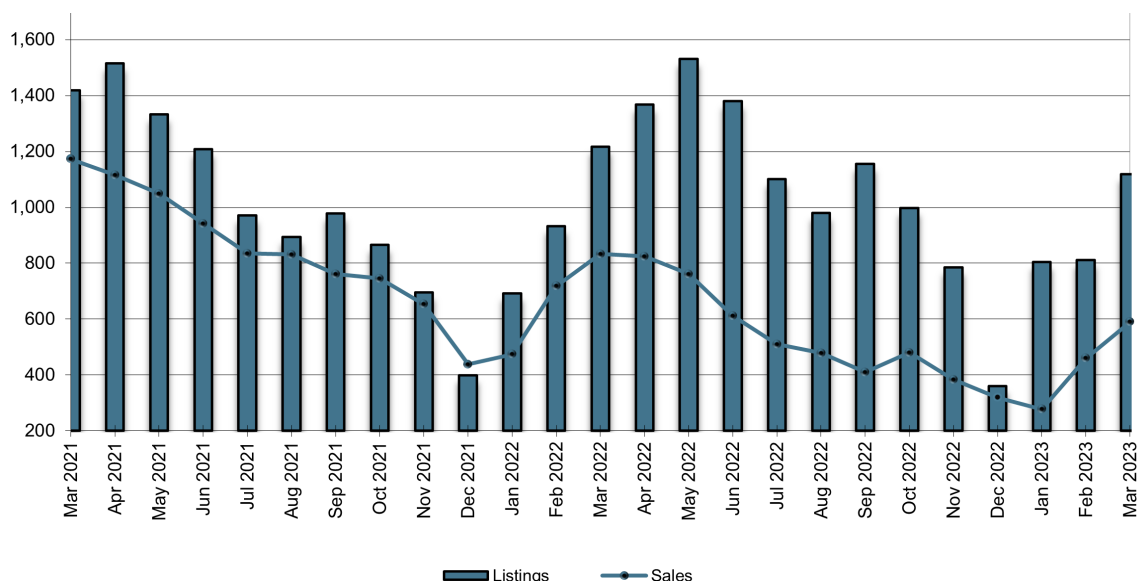
Benchmark Home by Property Type and Region	Mar 2023 Benchmark Price	Feb 2023 Benchmark Price	Mar 2022 Benchmark Price	Mar 2023 Benchmark Index	Feb 2023 Benchmark Index	Mar 2022 Benchmark Index	% Chg from Last Mth	% Chg from Last Yr
Single Family: Greater Victoria	\$1,108,100	\$1,113,200	\$1,234,800	298.8	300.2	333.0	(0.5%)	(10.3%)
Single Family: Core	\$1,236,200	\$1,247,200	\$1,387,200	305.8	308.5	343.1	(0.9%)	(10.9%)
Single Family: Westshore	\$1,008,200	\$1,005,100	\$1,099,700	318.8	317.9	347.8	0.3%	(8.3%)
Single Family: Peninsula	\$1,170,900	\$1,182,600	\$1,291,900	308.1	311.2	340.0	(1.0%)	(9.4%)
Condo Apartment: Greater Victoria	\$558,100	\$563,300	\$607,400	328.5	331.5	357.5	(0.9%)	(8.1%)
Condo Apartment: Core	\$560,300	\$568,200	\$616,400	329.2	333.8	362.2	(1.4%)	(9.1%)
Condo Apartment: Westshore	\$514,800	\$497,200	\$544,700	375.2	362.4	397.0	3.5%	(5.5%)
Condo Apartment: Peninsula	\$614,600	\$635,100	\$629,100	312.9	323.4	320.3	(3.2%)	(2.3%)
Row/Townhouse: Greater Victoria	\$748,300	\$763,500	\$784,400	289.8	295.7	303.8	(2.0%)	(4.6%)
Row/Townhouse: Core	\$813,500	\$836,000	\$850,500	294.5	302.7	307.9	(2.7%)	(4.4%)
Row/Townhouse: Westshore	\$678,300	\$697,500	\$706,400	278.7	286.6	290.2	(2.8%)	(4.0%)
Row/Townhouse: Peninsula	\$747,400	\$733,400	\$797,800	322.4	316.4	344.2	1.9%	(6.3%)

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

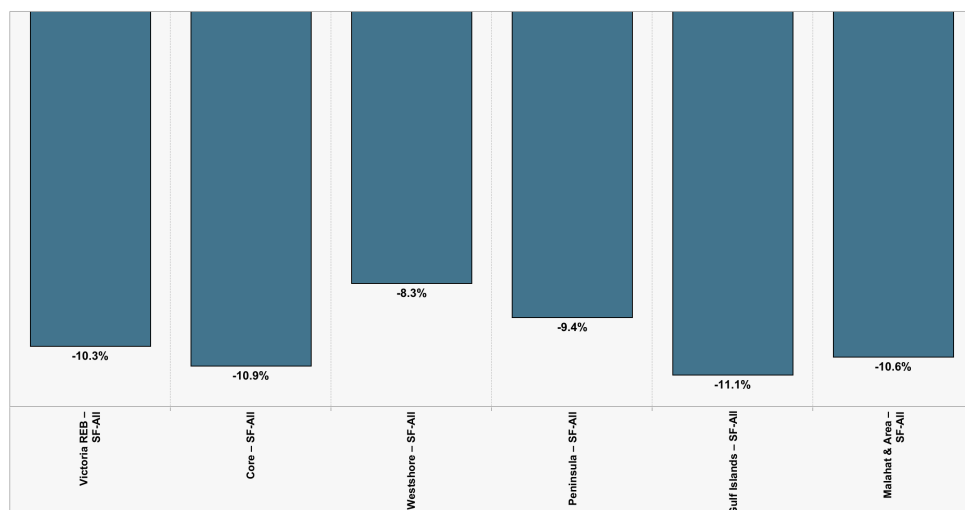
1. Area Group
VREB Area Summary

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

3. Area/Property Type Selection
All

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

Select Timeframe: 12 Months Ago

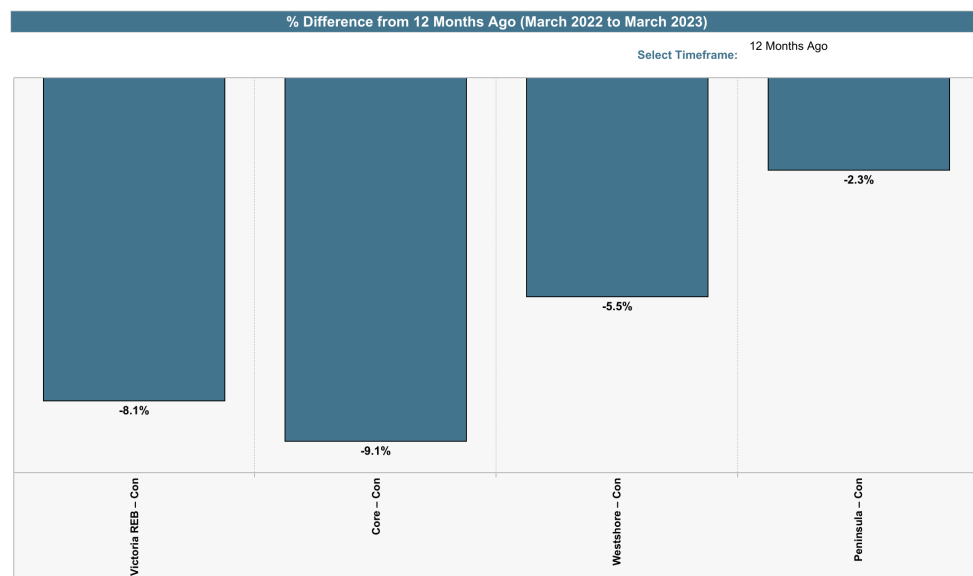


MLS® HPI benchmark and value - Condominium / Apartments

1. Area Group
VREB Area Summary

2. Property Type
- Condo Apartment (Con)

3. Area/Property Type Selection
All



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

	March 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	\$1,108,100	\$1,113,200	\$1,135,600	\$1,218,500	\$1,234,800	\$808,300	\$790,000	\$370,800
Victoria – SF-All	\$1,170,400	\$1,164,700	\$1,246,300	\$1,281,700	\$1,320,300	\$936,800	\$897,700	\$384,500
Victoria West – SF-All	\$882,900	\$927,700	\$929,700	\$1,002,200	\$1,045,900	\$724,700	\$693,800	\$294,100
Oak Bay – SF-All	\$1,714,600	\$1,757,000	\$1,843,500	\$1,922,400	\$1,870,900	\$1,284,800	\$1,356,100	\$600,100
Esquimalt – SF-All	\$905,100	\$959,900	\$972,000	\$1,030,500	\$1,095,700	\$725,900	\$708,000	\$302,700
View Royal – SF-All	\$991,800	\$1,020,300	\$1,025,500	\$1,076,600	\$1,149,700	\$748,400	\$741,400	\$336,900
Saanich East – SF-All	\$1,275,400	\$1,270,600	\$1,273,200	\$1,379,500	\$1,412,800	\$960,500	\$966,200	\$417,900
Saanich West – SF-All	\$975,200	\$993,100	\$1,028,400	\$1,105,400	\$1,123,400	\$756,200	\$735,200	\$330,600
Sooke – SF-All	\$847,100	\$851,100	\$825,000	\$887,300	\$883,700	\$563,500	\$536,600	\$270,400
Langford – SF-All	\$1,049,600	\$1,046,500	\$1,042,600	\$1,109,000	\$1,160,100	\$711,000	\$664,300	\$327,600
Metchosin – SF-All	\$1,322,500	\$1,332,200	\$1,294,100	\$1,348,500	\$1,293,600	\$863,500	\$862,900	\$436,800
Colwood – SF-All	\$986,700	\$970,500	\$989,700	\$1,069,200	\$1,091,000	\$682,300	\$654,500	\$319,700
Highlands – SF-All	\$1,311,200	\$1,324,100	\$1,379,200	\$1,442,500	\$1,462,400	\$937,200	\$935,400	\$475,900
North Saanich – SF-All	\$1,371,400	\$1,388,500	\$1,393,200	\$1,472,400	\$1,491,100	\$956,100	\$968,700	\$469,000
Sidney – SF-All	\$965,000	\$977,700	\$995,200	\$1,043,500	\$1,084,300	\$705,600	\$693,400	\$303,200
Central Saanich – SF-All	\$1,055,900	\$1,057,600	\$1,094,500	\$1,205,900	\$1,174,900	\$793,800	\$778,100	\$355,800
ML Malahat & Area – SF-All	\$839,900	\$831,100	\$843,200	\$969,600	\$939,200	\$610,800	\$565,300	\$288,400
GI Gulf Islands – SF-All	\$745,400	\$743,000	\$764,900	\$858,700	\$838,800	\$562,900	\$461,400	\$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

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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

	March 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	298.8	300.2	306.3	328.6	333.0	218.0	213.1	100.0
Victoria – SF-All	304.4	302.9	324.1	333.3	343.4	243.6	233.5	100.0
Victoria West – SF-All	300.2	315.4	316.1	340.8	355.6	246.4	235.9	100.0
Oak Bay – SF-All	285.7	292.8	307.2	320.3	311.8	214.1	226.0	100.0
Esquimalt – SF-All	299.0	317.1	321.1	340.4	362.0	239.8	233.9	100.0
View Royal – SF-All	294.4	302.8	304.4	319.6	341.3	222.1	220.1	100.0
Saanich East – SF-All	305.2	304.0	304.7	330.1	338.1	229.8	231.2	100.0
Saanich West – SF-All	295.0	300.4	311.1	334.4	339.8	228.7	222.4	100.0
Sooke – SF-All	313.3	314.8	305.1	328.1	326.8	208.4	198.4	100.0
Langford – SF-All	320.4	319.4	318.3	338.5	354.1	217.0	202.8	100.0
Metchosin – SF-All	302.8	305.0	296.3	308.7	296.2	197.7	197.6	100.0
Colwood – SF-All	308.6	303.6	309.6	334.4	341.3	213.4	204.7	100.0
Highlands – SF-All	275.5	278.2	289.8	303.1	307.3	196.9	196.6	100.0
North Saanich – SF-All	292.4	296.1	297.1	313.9	317.9	203.9	206.5	100.0
Sidney – SF-All	318.3	322.5	328.2	344.2	357.6	232.7	228.7	100.0
Central Saanich – SF-All	296.8	297.2	307.6	338.9	330.2	223.1	218.7	100.0
ML Malahat & Area – SF-All	291.2	288.2	292.4	336.2	325.7	211.8	196.0	100.0
GI Gulf Islands – SF-All	245.6	244.8	252.0	282.9	276.4	185.5	152.0	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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Value or percent change

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☐ 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

	March 2023	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	\$558,100	\$563,300	\$563,600	\$609,900	\$607,400	\$445,800	\$410,700	\$169,900
Victoria – Con	\$535,900	\$547,000	\$551,500	\$587,300	\$580,300	\$434,000	\$411,200	\$167,000
Victoria West – Con	\$750,100	\$746,500	\$769,700	\$832,800	\$852,200	\$651,700	\$596,500	\$231,100
Oak Bay – Con	\$684,600	\$703,200	\$731,900	\$821,700	\$802,200	\$583,500	\$486,100	\$234,200
Esquimalt – Con	\$517,100	\$521,700	\$536,400	\$569,200	\$556,300	\$388,100	\$368,500	\$152,000
View Royal – Con	\$629,800	\$614,100	\$627,200	\$678,100	\$666,200	\$453,000	\$446,900	\$195,700
Saanich East – Con	\$552,100	\$562,500	\$559,700	\$610,400	\$614,000	\$444,600	\$375,200	\$159,100
Saanich West – Con	\$514,000	\$520,200	\$524,200	\$560,000	\$576,600	\$438,600	\$399,200	\$143,700
Sooke – Con	\$464,500	\$445,400	\$452,900	\$500,800	\$472,300	\$294,200	\$272,700	\$115,000
Langford – Con	\$517,600	\$500,200	\$507,800	\$561,600	\$549,700	\$368,200	\$337,900	\$150,200
Colwood – Con	\$530,500	\$513,200	\$512,500	\$561,100	\$560,000	\$386,900	\$365,800	\$131,400
North Saanich – Con	\$757,000	\$782,300	\$708,300	\$767,800	\$765,300	\$617,600	\$532,600	\$285,500
Sidney – Con	\$611,300	\$633,100	\$566,000	\$631,000	\$628,400	\$497,100	\$450,400	\$195,500
Central Saanich – Con	\$572,000	\$582,100	\$530,300	\$590,500	\$572,800	\$463,400	\$441,100	\$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

	March 2023	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	328.5	331.5	331.7	359.0	357.5	262.4	241.7	100.0
Victoria – Con	320.9	327.5	330.2	351.7	347.5	259.9	246.2	100.0
Victoria West – Con	324.6	323.0	333.1	360.4	368.8	282.0	258.1	100.0
Oak Bay – Con	292.3	300.3	312.5	350.9	342.5	249.1	207.6	100.0
Esquimalt – Con	340.2	343.2	352.9	374.5	366.0	255.3	242.4	100.0
View Royal – Con	321.8	313.8	320.5	346.5	340.4	231.5	228.4	100.0
Saanich East – Con	347.0	353.6	351.8	383.7	385.9	279.4	235.8	100.0
Saanich West – Con	357.7	362.0	364.8	389.7	401.3	305.2	277.8	100.0
Sooke – Con	403.9	387.3	393.8	435.5	410.7	255.8	237.1	100.0
Langford – Con	344.6	333.0	338.1	373.9	366.0	245.1	225.0	100.0
Colwood – Con	403.7	390.6	390.0	427.0	426.2	294.4	278.4	100.0
North Saanich – Con	265.1	274.0	248.1	268.9	268.1	216.3	186.5	100.0
Sidney – Con	312.7	323.8	289.5	322.8	321.4	254.3	230.4	100.0
Central Saanich – Con	287.1	292.2	266.2	296.4	287.6	232.6	221.4	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

- ☐ 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

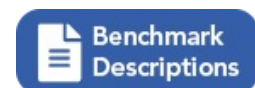
All

Benchmark Price by Timeframe and Property Type

	March 2023	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	\$748,300	\$763,500	\$790,700	\$818,800	\$784,400	\$561,900	\$530,800	\$258,200
Victoria – Twn	\$834,100	\$883,600	\$921,600	\$927,500	\$883,800	\$655,600	\$642,800	\$295,200
Victoria West – Twn	\$847,200	\$865,300	\$874,100	\$916,400	\$841,900	\$634,600	\$576,800	\$219,500
Esquimalt – Twn	\$732,100	\$749,100	\$779,100	\$811,400	\$735,000	\$516,100	\$465,900	\$213,400
View Royal – Twn	\$763,800	\$785,100	\$805,800	\$840,700	\$762,000	\$578,100	\$541,500	\$244,300
Saanich East – Twn	\$855,300	\$859,300	\$910,200	\$924,800	\$907,100	\$633,300	\$609,600	\$321,500
Saanich West – Twn	\$749,300	\$742,800	\$777,800	\$805,300	\$796,700	\$561,800	\$519,400	\$254,800
Sooke – Twn	\$646,400	\$670,700	\$674,900	\$714,100	\$669,900	\$478,800	\$441,100	\$240,700
Langford – Twn	\$681,000	\$697,000	\$711,300	\$748,400	\$711,400	\$520,400	\$478,400	\$232,300
Colwood – Twn	\$733,700	\$756,900	\$759,400	\$809,300	\$763,800	\$558,100	\$530,900	\$288,500
Sidney – Twn	\$781,200	\$769,100	\$813,800	\$835,200	\$836,600	\$572,400	\$531,100	\$245,700
Central Saanich – Twn	\$689,600	\$671,500	\$711,400	\$732,300	\$725,800	\$482,400	\$448,500	\$212,000
ML Malahat & Area – Twn	\$711,800	\$720,000	\$729,400	\$764,600	\$734,900	\$466,000	\$418,400	\$201,100
GI Gulf Islands – Twn	\$712,100	\$678,900	\$700,900	\$754,400	\$739,900	\$466,000	\$419,900	\$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

- ☒ 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

	March 2023	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	289.8	295.7	306.2	317.1	303.8	217.6	205.6	100.0
Victoria – Twn	282.6	299.3	312.2	314.2	299.4	222.1	217.8	100.0
Victoria West – Twn	386.0	394.2	398.2	417.5	383.6	289.1	262.8	100.0
Esquimalt – Twn	343.1	351.0	365.1	380.2	344.4	241.8	218.3	100.0
View Royal – Twn	312.6	321.4	329.8	344.1	311.9	236.6	221.7	100.0
Saanich East – Twn	266.0	267.3	283.1	287.7	282.1	197.0	189.6	100.0
Saanich West – Twn	294.1	291.5	305.3	316.1	312.7	220.5	203.8	100.0
Sooke – Twn	268.6	278.6	280.4	296.7	278.3	198.9	183.3	100.0
Langford – Twn	293.2	300.0	306.2	322.2	306.2	224.0	205.9	100.0
Colwood – Twn	254.3	262.4	263.2	280.5	264.7	193.4	184.0	100.0
Sidney – Twn	317.9	313.0	331.2	339.9	340.5	233.0	216.2	100.0
Central Saanich – Twn	325.3	316.7	335.6	345.4	342.4	227.5	211.6	100.0
ML Malahat & Area – Twn	354.0	358.0	362.7	380.2	365.4	231.7	208.1	100.0
GI Gulf Islands – Twn	322.1	307.1	317.0	341.2	334.6	210.8	189.9	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)

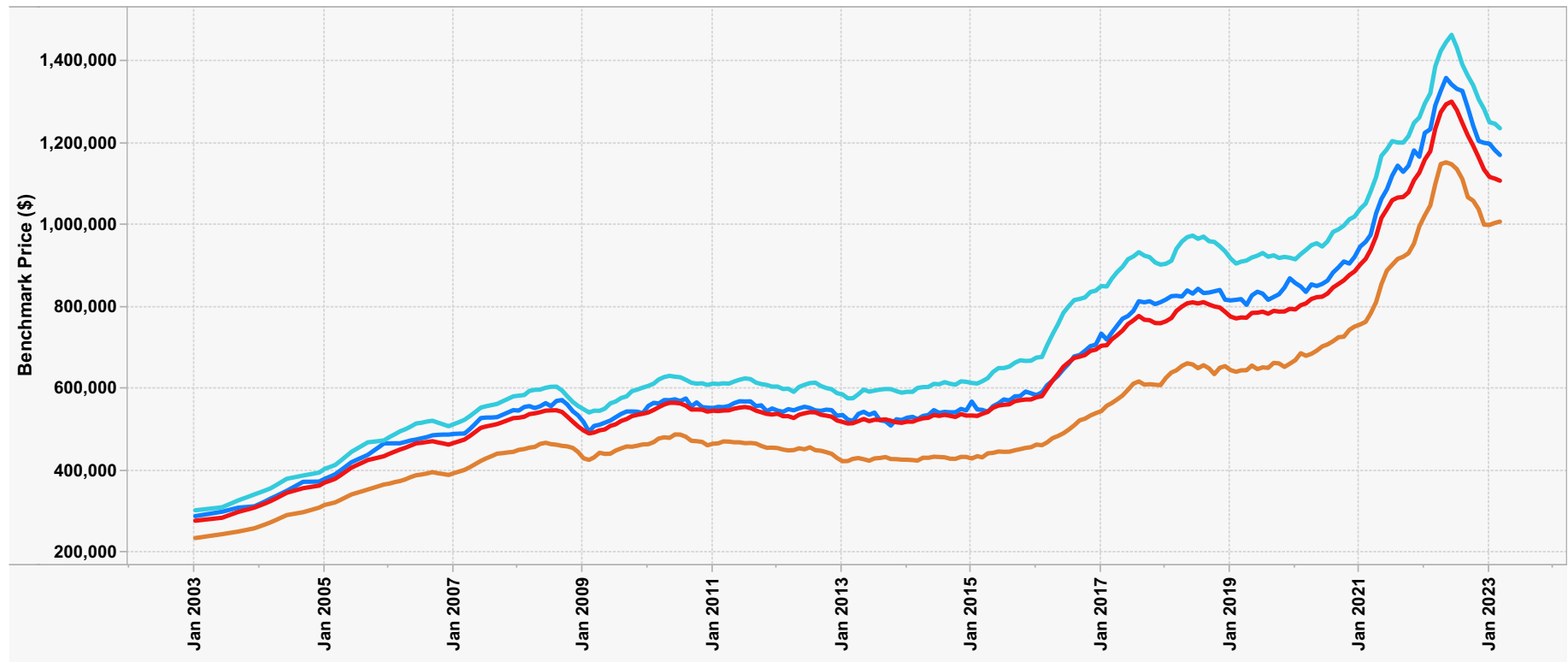
3. Area/Property Type Selection

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



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)

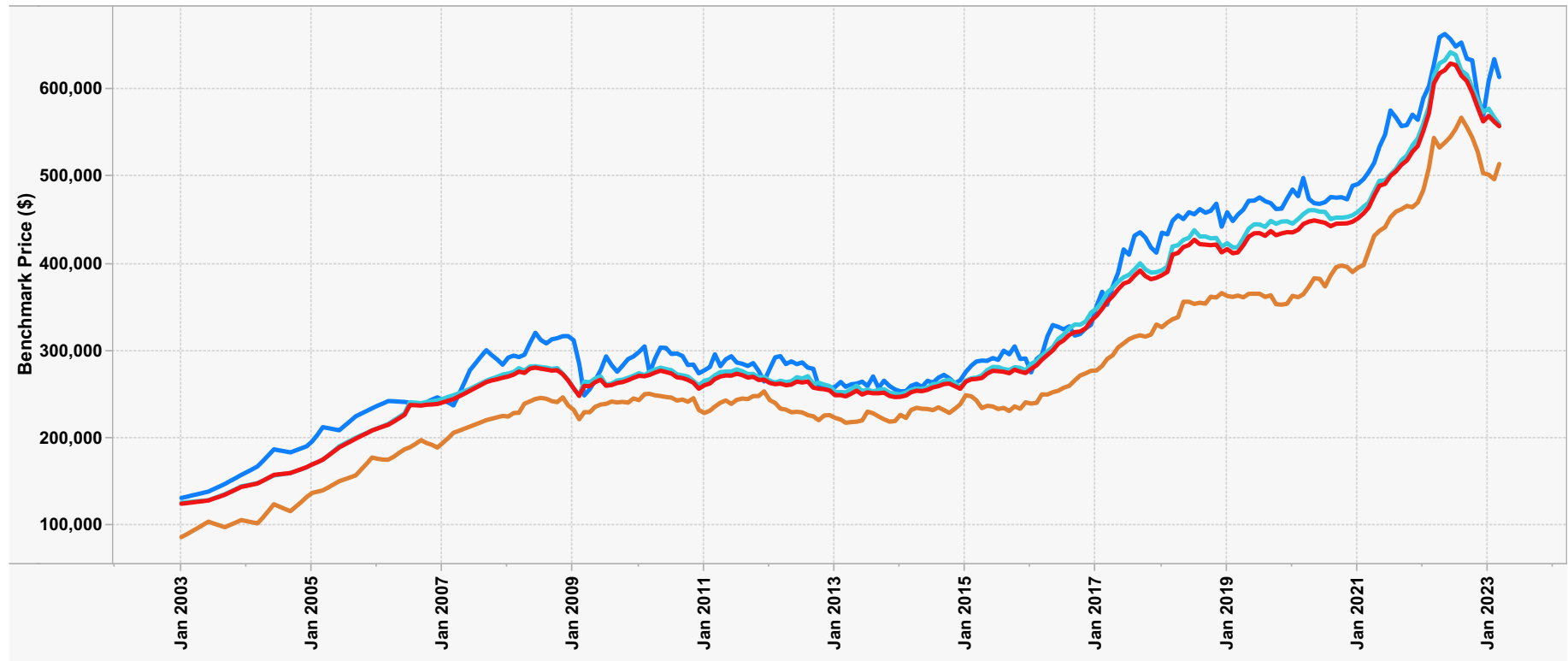
3. Area/Property Type Selection

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)

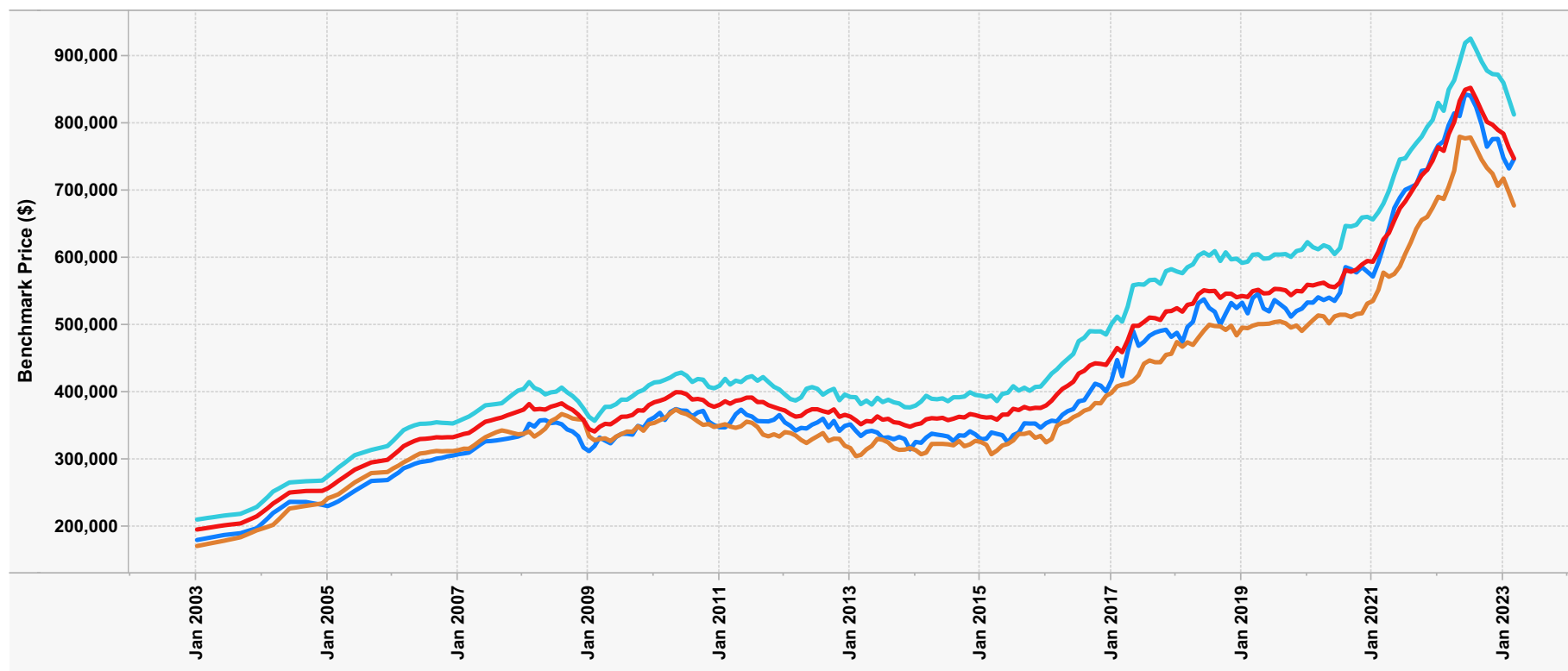
3. Area/Property Type Selection

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

1. Area Group

VREB Area Summary

2. Property Type

Multiple values

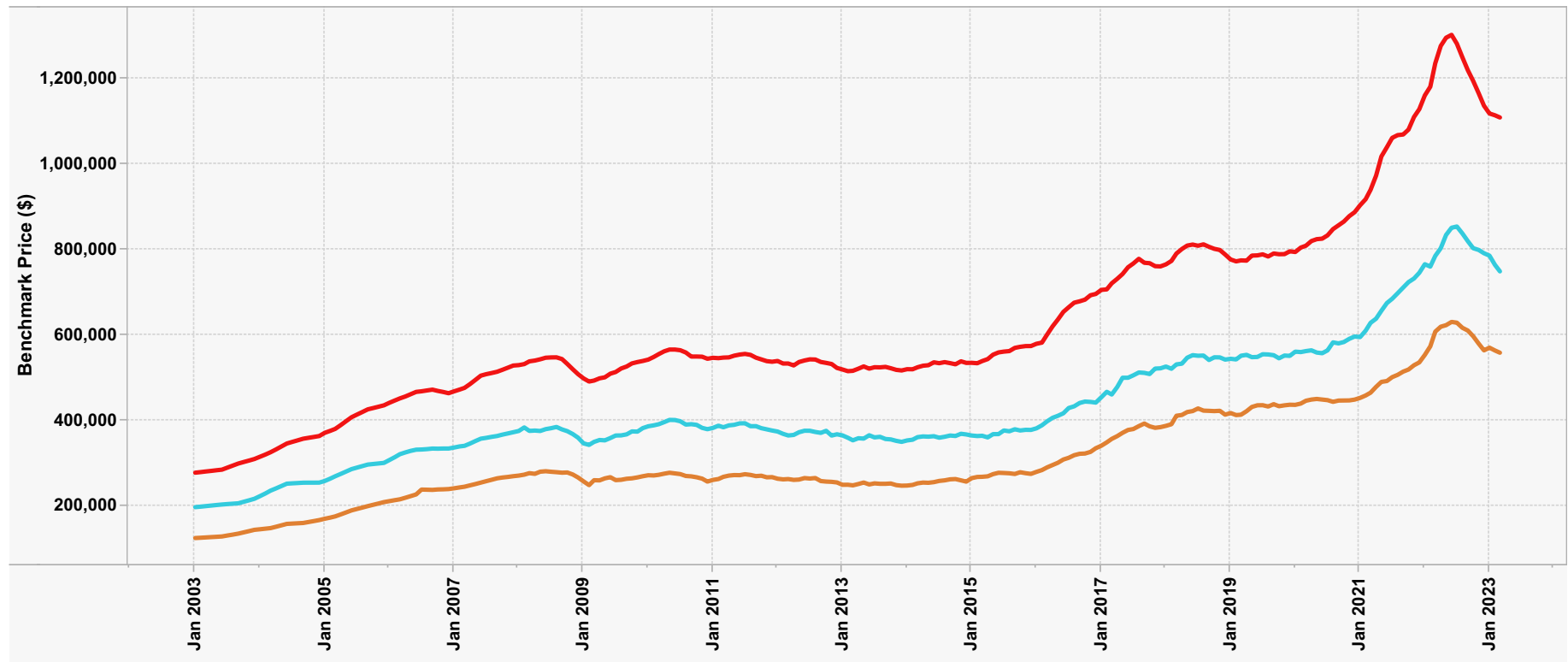
3. Area/Property Type Selection

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

March 2023

Produced: 03-Apr-2023

District	Units	Total Volume
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Residential

● Single Family Detached

Greater Victoria

Victoria / Victoria West	34	\$39,881,500
Oak Bay	20	\$33,196,900
Esquimalt	11	\$11,360,000
View Royal	9	\$9,984,300
Saanich East	46	\$66,324,400
Saanich West	19	\$25,085,898
Central Saanich	14	\$20,182,000
North Saanich	11	\$18,120,000
Sidney	8	\$7,594,000
Highlands	1	\$1,200,000
Colwood	23	\$24,174,980
Langford	33	\$39,553,312
Metchosin	2	\$3,000,000
Sooke	25	\$22,189,760
Gulf Islands	10	\$8,325,000

Total Greater Victoria	266	\$330,172,050
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Other Areas

Malahat & Area	15	\$14,178,387
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Total Other Areas	15	\$14,178,387
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Total Single Family Detached	281	\$344,350,437
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● Condo Apartment

Greater Victoria

Victoria / Victoria West	99	\$61,528,987
Oak Bay	7	\$6,249,000
Esquimalt	15	\$8,971,700
View Royal	1	\$650,000
Saanich East	24	\$16,016,800
Saanich West	10	\$5,159,799
Central Saanich	3	\$1,534,900
North Saanich	1	\$747,800
Sidney	14	\$9,541,900
Colwood	7	\$4,559,900
Langford	14	\$7,895,465
Sooke	1	\$300,000

Total Greater Victoria	196	\$123,156,251
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Other Areas

Malahat & Area	1	\$605,000
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Total Other Areas	1	\$605,000
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Total Condo Apartment	197	\$123,761,251
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Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

March 2023

Produced: 03-Apr-2023

District	Units	Total Volume
● Row/Townhouse		
Greater Victoria		
Victoria / Victoria West	3	\$2,674,900
Esquimalt	3	\$2,025,000
View Royal	3	\$1,734,999
Saanich East	11	\$10,012,957
Saanich West	7	\$5,282,500
Central Saanich	3	\$2,640,000
North Saanich	2	\$2,135,000
Sidney	3	\$2,459,900
Colwood	9	\$6,795,365
Langford	19	\$13,737,919
Sooke	4	\$2,407,000
Total Greater Victoria	67	\$51,905,540
Total Row/Townhouse	67	\$51,905,540
● Manufactured Home		
Greater Victoria		
View Royal	2	\$565,000
Central Saanich	5	\$1,721,500
Sidney	2	\$1,076,500
Langford	2	\$605,000
Sooke	2	\$532,000
Gulf Islands	1	\$255,000
Total Greater Victoria	14	\$4,755,000
Other Areas		
Malahat & Area	1	\$325,000
Total Other Areas	1	\$325,000
Total Manufactured Home	15	\$5,080,000
Total Residential	560	\$525,097,228

Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

March 2023

Produced: 03-Apr-2023

District	Units	Total Volume
Other Property		
● Lots & Acreage		
Greater Victoria		
Victoria / Victoria West	1	\$1,388,000
Saanich East	1	\$730,000
Colwood	1	\$550,000
Langford	1	\$649,000
Sooke	1	\$330,000
Gulf Islands	4	\$1,510,000
Total Greater Victoria	9	\$5,157,000
Total Lots & Acreage	9	\$5,157,000
● Other Commercial Properties		
	21	\$8,691,772
Grand Totals	590	\$538,946,000

Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

March 2023

Produced: 03-Apr-2023

District	Units	Total Volume
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Residential

● Single Family Detached

Greater Victoria

Victoria	32	\$37,241,500
Victoria West	2	\$2,640,000
Oak Bay	20	\$33,196,900
Esquimalt	11	\$11,360,000
View Royal	8	\$8,704,300
Saanich East	44	\$57,679,400
Saanich West	18	\$21,515,898
Central Saanich	14	\$20,182,000
North Saanich	9	\$14,555,000
Sidney	8	\$7,594,000
Highlands	1	\$1,200,000
Colwood	23	\$24,174,980
Langford	33	\$39,553,312
Metchosin	2	\$3,000,000
Sooke	24	\$20,814,760
Gulf Islands	9	\$6,425,000
Waterfront (all districts)	8	\$20,335,000

Total Greater Victoria	266	\$330,172,050
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Other Areas

Malahat & Area	15	\$14,178,387
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Total Other Areas	15	\$14,178,387
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Total Single Family Detached	281	\$344,350,437
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● Condo Apartment

Greater Victoria

Victoria	80	\$46,486,987
Victoria West	11	\$7,568,000
Oak Bay	6	\$5,689,000
Esquimalt	12	\$6,466,800
View Royal	1	\$650,000
Saanich East	24	\$16,016,800
Saanich West	9	\$4,809,800
Central Saanich	3	\$1,534,900
North Saanich	1	\$747,800
Sidney	13	\$8,911,900
Colwood	6	\$4,039,900
Langford	14	\$7,895,465
Waterfront (all districts)	16	\$12,338,899

Total Greater Victoria	196	\$123,156,251
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Other Areas

Waterfront (all districts)	1	\$605,000
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Total Other Areas	1	\$605,000
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Total Condo Apartment	197	\$123,761,251
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Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

March 2023

Produced: 03-Apr-2023

District	Units	Total Volume
● Row/Townhouse		
Greater Victoria		
Victoria	3	\$2,674,900
Esquimalt	3	\$2,025,000
View Royal	3	\$1,734,999
Saanich East	11	\$10,012,957
Saanich West	7	\$5,282,500
Central Saanich	2	\$1,590,000
North Saanich	2	\$2,135,000
Sidney	3	\$2,459,900
Colwood	9	\$6,795,365
Langford	19	\$13,737,919
Sooke	3	\$1,842,000
Waterfront (all districts)	2	\$1,615,000
Total Greater Victoria	67	\$51,905,540
Total Row/Townhouse	67	\$51,905,540
● Manufactured Home		
Greater Victoria		
View Royal	2	\$565,000
Central Saanich	5	\$1,721,500
Sidney	2	\$1,076,500
Langford	2	\$605,000
Sooke	2	\$532,000
Gulf Islands	1	\$255,000
Total Greater Victoria	14	\$4,755,000
Other Areas		
Malahat & Area	1	\$325,000
Total Other Areas	1	\$325,000
Total Manufactured Home	15	\$5,080,000
Total Residential	560	\$525,097,228

Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

March 2023

Produced: 03-Apr-2023

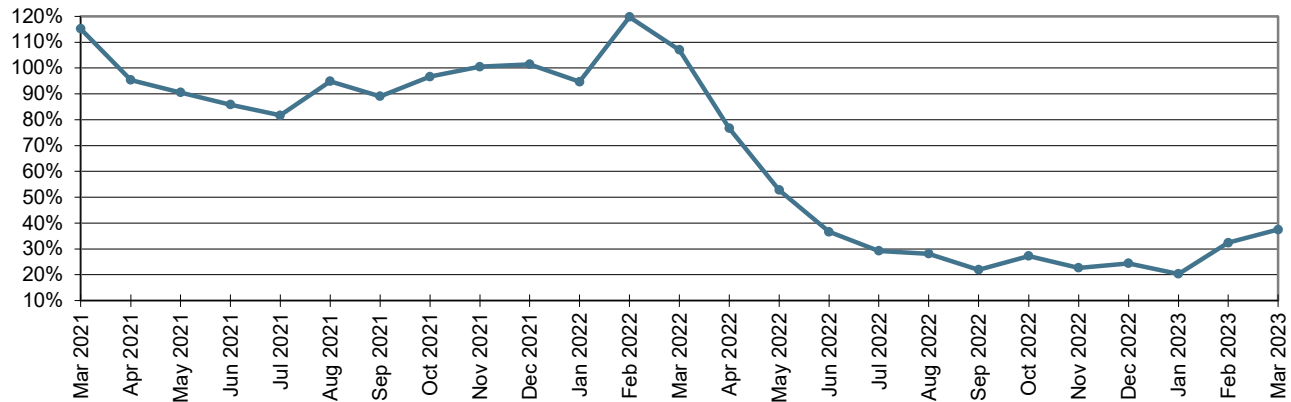
District	Units	Total Volume
Other Property		
● Lots & Acreage		
Greater Victoria		
Victoria / Victoria West	1	\$1,388,000
Saanich East	1	\$730,000
Colwood	1	\$550,000
Langford	1	\$649,000
Sooke	1	\$330,000
Gulf Islands	4	\$1,510,000
Total Greater Victoria	9	\$5,157,000
Total Lots & Acreage	9	\$5,157,000
● Other Commercial Properties		
	21	\$8,691,772
Grand Totals	590	\$538,946,000

Sales to Active Listings Ratio

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

March 2023

Produced: 03-Apr-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

March 2023

Produced: 03-Apr-2023

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Single Family - Residential						
Units Listed	410	470	-13 %	940	1019	-8 %
Units Sold	237	329	-28 %	490	727	-33 %
Sell/List Ratio	58 %	70 %		52 %	71 %	
Sales Dollars	\$279,392,662	\$458,170,136	-39 %	\$587,457,891	\$1,008,132,308	-42 %
Average Price / Unit	\$1,178,872	\$1,392,614	-15 %	\$1,198,894	\$1,386,702	-14 %
Price Ratio	99 %	106 %		98 %	107 %	
Days To Sell	39	12	235 %	41	13	229 %
Active Listings at Month End	552	276	100 %			
Single Family - Residential Waterfront						
Units Listed	27	34	-21 %	84	78	8 %
Units Sold	8	16	-50 %	27	39	-31 %
Sell/List Ratio	30 %	47 %		32 %	50 %	
Sales Dollars	\$20,335,000	\$48,148,702	-58 %	\$65,862,000	\$102,283,452	-36 %
Average Price / Unit	\$2,541,875	\$3,009,294	-16 %	\$2,439,333	\$2,622,653	-7 %
Price Ratio	96 %	98 %		93 %	100 %	
Days To Sell	81	51	59 %	66	50	33 %
Active Listings at Month End	100	63	59 %			
Single Family - Residential Acreage						
Units Listed	59	46	28 %	133	96	39 %
Units Sold	23	30	-23 %	52	57	-9 %
Sell/List Ratio	39 %	65 %		39 %	59 %	
Sales Dollars	\$32,774,900	\$48,913,000	-33 %	\$71,850,900	\$91,604,600	-22 %
Average Price / Unit	\$1,424,996	\$1,630,433	-13 %	\$1,381,748	\$1,607,098	-14 %
Price Ratio	96 %	99 %		94 %	100 %	
Days To Sell	49	26	91 %	66	30	120 %
Active Listings at Month End	113	48	135 %			
Condo Apartment						
Units Listed	342	344	-1 %	853	900	-5 %
Units Sold	197	279	-29 %	459	734	-37 %
Sell/List Ratio	58 %	81 %		54 %	82 %	
Sales Dollars	\$123,761,251	\$187,567,053	-34 %	\$278,259,003	\$497,369,917	-44 %
Average Price / Unit	\$628,230	\$672,283	-7 %	\$606,229	\$677,616	-11 %
Price Ratio	98 %	104 %		98 %	104 %	
Days To Sell	33	14	136 %	36	17	116 %
Active Listings at Month End	468	212	121 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

March 2023

Produced: 03-Apr-2023

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Row/Townhouse						
Units Listed	112	140	-20 %	287	289	-1 %
Units Sold	67	85	-21 %	149	227	-34 %
Sell/List Ratio	60 %	61 %		52 %	79 %	
Sales Dollars	\$51,905,540	\$73,453,453	-29 %	\$111,877,141	\$201,651,028	-45 %
Average Price / Unit	\$774,710	\$864,158	-10 %	\$750,853	\$888,331	-15 %
Price Ratio	99 %	107 %		99 %	106 %	
Days To Sell	33	14	144 %	38	18	106 %
Active Listings at Month End	173	75	131 %			
Half Duplex (Up and Down)						
Units Listed	1	1	0 %	4	3	33 %
Units Sold	1	1	0 %	1	2	-50 %
Sell/List Ratio	100 %	100 %		25 %	67 %	
Sales Dollars	\$615,000	\$840,000	-27 %	\$615,000	\$2,624,000	-77 %
Average Price / Unit	\$615,000	\$840,000	-27 %	\$615,000	\$1,312,000	-53 %
Price Ratio	103 %	94 %		103 %	95 %	
Days To Sell	18	27	-33 %	18	218	-92 %
Active Listings at Month End	2	2	0 %			
Half Duplex (Side by Side)						
Units Listed	25	33	-24 %	59	72	-18 %
Units Sold	9	24	-63 %	40	51	-22 %
Sell/List Ratio	36 %	73 %		68 %	71 %	
Sales Dollars	\$7,851,875	\$21,950,004	-64 %	\$35,630,538	\$46,640,899	-24 %
Average Price / Unit	\$872,431	\$914,584	-5 %	\$890,763	\$914,527	-3 %
Price Ratio	100 %	108 %		100 %	108 %	
Days To Sell	33	8	305 %	31	13	136 %
Active Listings at Month End	33	21	57 %			
Half Duplex (Front and Back)						
Units Listed	3	6	-50 %	7	11	-36 %
Units Sold	2	2	0 %	5	3	67 %
Sell/List Ratio	67 %	33 %		71 %	27 %	
Sales Dollars	\$1,856,000	\$1,925,000	-4 %	\$4,704,100	\$2,536,000	85 %
Average Price / Unit	\$928,000	\$962,500	-4 %	\$940,820	\$845,333	11 %
Price Ratio	103 %	114 %		100 %	113 %	
Days To Sell	9	6	55 %	21	8	165 %
Active Listings at Month End	3	3	0 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

March 2023

Produced: 03-Apr-2023

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Recreational						
Units Listed	4	6	-33 %	8	10	-20 %
Units Sold	0	5	-100 %	2	7	-71 %
Sell/List Ratio	%	83 %		25 %	70 %	
Sales Dollars	\$0	\$1,079,000	-100 %	\$357,500	\$2,043,250	-83 %
Average Price / Unit		\$215,800	%	\$178,750	\$291,893	-39 %
Price Ratio	%	96 %		96 %	94 %	
Days To Sell		57	%	47	65	-28 %
Active Listings at Month End	11	9	22 %			
Manufactured Home						
Units Listed	20	30	-33 %	47	64	-27 %
Units Sold	15	18	-17 %	30	44	-32 %
Sell/List Ratio	75 %	60 %		64 %	69 %	
Sales Dollars	\$5,080,000	\$5,973,701	-15 %	\$10,269,500	\$14,880,101	-31 %
Average Price / Unit	\$338,667	\$331,872	2 %	\$342,317	\$338,184	1 %
Price Ratio	97 %	101 %		96 %	100 %	
Days To Sell	54	27	104 %	64	32	97 %
Active Listings at Month End	38	33	15 %			
Residential Lots						
Units Listed	27	26	4 %	79	71	11 %
Units Sold	6	13	-54 %	11	44	-75 %
Sell/List Ratio	22 %	50 %		14 %	62 %	
Sales Dollars	\$3,802,000	\$7,149,850	-47 %	\$7,127,000	\$24,896,046	-71 %
Average Price / Unit	\$633,667	\$549,988	15 %	\$647,909	\$565,819	15 %
Price Ratio	96 %	101 %		95 %	100 %	
Days To Sell	108	27	296 %	103	29	258 %
Active Listings at Month End	93	39	138 %			
Residential Lots - Waterfront						
Units Listed	2	3	-33 %	6	10	-40 %
Units Sold	0	1	-100 %	1	2	-50 %
Sell/List Ratio	%	33 %		17 %	20 %	
Sales Dollars	\$0	-\$667,000	-100 %	\$1,250,000	\$1,633,000	-23 %
Average Price / Unit		-\$667,000	%	\$1,250,000	\$816,500	53 %
Price Ratio	%	66 %		93 %	110 %	
Days To Sell		7	%	21	7	215 %
Active Listings at Month End	13	8	63 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

March 2023

Produced: 03-Apr-2023

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Residential Acreage						
Units Listed	12	10	20 %	26	32	-19 %
Units Sold	3	4	-25 %	6	16	-63 %
Sell/List Ratio	25 %	40 %		23 %	50 %	
Sales Dollars	\$1,355,000	\$4,324,000	-69 %	\$4,786,000	\$12,239,400	-61 %
Average Price / Unit	\$451,667	\$1,081,000	-58 %	\$797,667	\$764,963	4 %
Price Ratio	97 %	104 %		99 %	100 %	
Days To Sell	144	111	30 %	119	98	21 %
Active Listings at Month End	50	33	52 %			
Residential Acreage - Waterfront						
Units Listed	5	1	400 %	9	4	125 %
Units Sold	0	0	%	1	3	-67 %
Sell/List Ratio	%	%		11 %	75 %	
Sales Dollars	\$0	\$0	%	\$2,750,000	\$2,014,000	37 %
Average Price / Unit			%	\$2,750,000	\$671,333	310 %
Price Ratio	%	%		92 %	96 %	
Days To Sell			%	57	134	-57 %
Active Listings at Month End	22	3	633 %			
Revenue - Duplex/Triplex						
Units Listed	5	11	-55 %	13	26	-50 %
Units Sold	1	5	-80 %	4	14	-71 %
Sell/List Ratio	20 %	45 %		31 %	54 %	
Sales Dollars	\$1,525,000	\$6,745,000	-77 %	\$5,896,000	\$20,151,000	-71 %
Average Price / Unit	\$1,525,000	\$1,349,000	13 %	\$1,474,000	\$1,439,357	2 %
Price Ratio	95 %	101 %		92 %	107 %	
Days To Sell	50	14	262 %	55	12	356 %
Active Listings at Month End	8	10	-20 %			
Revenue - Multi Units						
Units Listed	5	10	-50 %	13	27	-52 %
Units Sold	4	4	0 %	5	7	-29 %
Sell/List Ratio	80 %	40 %		38 %	26 %	
Sales Dollars	\$5,030,000	\$5,992,000	-16 %	\$6,230,000	\$10,022,000	-38 %
Average Price / Unit	\$1,257,500	\$1,498,000	-16 %	\$1,246,000	\$1,431,714	-13 %
Price Ratio	94 %	104 %		94 %	103 %	
Days To Sell	120	11	1038 %	100	61	64 %
Active Listings at Month End	17	17	0 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

March 2023

Produced: 03-Apr-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	17	7	143 %	34	22	55 %
Units Sold	2	3	-33 %	9	13	-31 %
Sell/List Ratio	12 %	43 %		26 %	59 %	
Sales Dollars	\$1,247,680	\$7,715,000	-84 %	\$5,229,180	\$20,687,212	-75 %
Average Price / Unit	\$623,840	\$2,571,667	-76 %	\$581,020	\$1,591,324	-63 %
Price Ratio	97 %	99 %		94 %	99 %	
Days To Sell	70	85	-18 %	61	52	18 %
Active Listings at Month End	41	24	71 %			
Revenue - Industrial						
Units Listed	6	2	200 %	12	14	-14 %
Units Sold	1	7	-86 %	3	14	-79 %
Sell/List Ratio	17 %	350 %		25 %	100 %	
Sales Dollars	\$1,850,000	\$4,418,600	-58 %	\$3,175,000	\$11,133,600	-71 %
Average Price / Unit	\$1,850,000	\$631,229	193 %	\$1,058,333	\$795,257	33 %
Price Ratio	97 %	101 %		96 %	100 %	
Days To Sell	57	51	11 %	151	35	329 %
Active Listings at Month End	18	9	100 %			
Business with Land & Building						
Units Listed	0	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

March 2023

Produced: 03-Apr-2023

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Business Only						
Units Listed	9	12	-25 %	37	30	23 %
Units Sold	4	0	%	12	4	200 %
Sell/List Ratio	44 %	%		32 %	13 %	
Sales Dollars	\$560,000	\$0	%	\$1,758,000	\$805,000	118 %
Average Price / Unit	\$140,000		%	\$146,500	\$201,250	-27 %
Price Ratio	73 %	%		85 %	90 %	
Days To Sell	125		%	129	81	58 %
Active Listings at Month End	60	54	11 %			
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 %	38	26	46 %
Units Sold	5	4	25 %	13	8	63 %
Sell/List Ratio	45 %	44 %		34 %	31 %	
Sales Dollars	\$3,988	\$56	7002 %	\$4,142	\$70,036	-94 %
Average Price / Unit	\$798	\$14	5582 %	\$319	\$8,755	-96 %
Price Ratio	98 %	97 %		99 %	50553 %	
Days To Sell	76	96	-21 %	102	89	15 %
Active Listings at Month End	70	50	40 %			
Lease - Retail						
Units Listed	10	11	-9 %	20	21	-5 %
Units Sold	3	2	50 %	4	6	-33 %
Sell/List Ratio	30 %	18 %		20 %	29 %	
Sales Dollars	\$71	\$49	45 %	\$96	\$155	-38 %
Average Price / Unit	\$24	\$25	-3 %	\$24	\$26	-7 %
Price Ratio	99 %	96 %		99 %	97 %	
Days To Sell	164	150	9 %	140	90	56 %
Active Listings at Month End	47	41	15 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

March 2023

Produced: 03-Apr-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	4	0	%	18	2	800 %
Units Sold	2	0	%	4	0	%
Sell/List Ratio	50 %	%		22 %	0 %	
Sales Dollars	\$33	\$0	%	\$81	\$0	%
Average Price / Unit	\$16		%	\$20		%
Price Ratio	100 %	%		3 %	%	
Days To Sell	87		%	55		%
Active Listings at Month End	19	3	533 %			
Lease - Other						
Units Listed	1	0	%	3	0	%
Units Sold	0	1	-100 %	0	1	-100 %
Sell/List Ratio	%	%		0 %	%	
Sales Dollars	\$0	\$23	-100 %	\$0	\$23	-100 %
Average Price / Unit		\$23	%		\$23	%
Price Ratio	%	100 %		%	100 %	
Days To Sell		157	%		157	%
Active Listings at Month End	5	3	67 %			
Commercial Land						
Units Listed	1	5	-80 %	2	11	-82 %
Units Sold	0	0	%	0	2	-100 %
Sell/List Ratio	%	%		0 %	18 %	
Sales Dollars	\$0	\$0	%	\$0	\$18,025,000	-100 %
Average Price / Unit			%		\$9,012,500	%
Price Ratio	%	%		%	99 %	
Days To Sell			%		131	%
Active Listings at Month End	10	21	-52 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

March 2023

Produced: 03-Apr-2023

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Grand Totals						
Units Listed	1118	1217	-8 %	2734	2841	-4 %
Units Sold	590	833	-29 %	1328	2025	-34 %
Sell/List Ratio	53 %	68 %		49 %	71 %	
Sales Dollars	\$538,946,000	\$883,697,627	-39 %	\$1,205,089,072	\$2,091,442,027	-42 %
Average Price / Unit	\$913,468	\$1,060,861	-14 %	\$907,447	\$1,032,811	-12 %
Price Ratio	98 %	105 %		97 %	105 %	
Days To Sell	41	17	147 %	44	19	127 %
Active Listings at Month End	1970	1063	85 %			