



	Single family homes	Condominiums	Townhomes
November 2025 total sales	241	119	55
Compared to November 2024 sales	-8.4%	-36%	-26.7%
MLS® HPI    *Victoria Core	\$1,276,700	\$553,100	\$838,100

## Victoria Real Estate Market Report for November 2025

A total of 451 properties sold in the Victoria Real Estate Board region this November, 18.1 per cent fewer than the 551 properties sold in November 2024 and 26.9 per cent fewer than in October 2025. Sales of condominiums decreased by 36 per cent from November 2024 with 119 units sold. Sales of single family homes decreased by 8.4 per cent from November 2024 with 241 sold.

“We observed a slowing of the pace of sales this month that we didn’t experience last year at this time,” said 2025 Victoria Real Estate Board Chair Dirk VanderWal. “This year-over-year difference in sales does appear to be noteworthy, but it is because last year’s sales were distributed differently than they have been this year. 2025 saw higher sales counts during the spring market, whereas 2024 saw a sales rally later in the year, which is not typical. Even though our winter numbers are softer compared to last year, we are right on track for this year’s total numbers to end up very close to the four years previous. In fact, compared to fewer than 400 November sales in both 2022 and 2023, this year’s activity was higher.”

There were 3,152 active listings for sale on the Victoria Real Estate Board Multiple Listing Service® at the end of November 2025, a decrease of 7.9 per cent compared to the previous month of October and an 11.1 per cent increase from the 2,836 active listings for sale at the end of November 2024.

“We could characterize the tone in November as one of patience,” notes Chair VanderWal. “Buyers have plenty of options and time to make their decisions, and sellers know that well-priced and well-presented homes will sell, but that the market isn’t under the pressure it had been in the early 2020s. Overall, our market remains in a balanced position. We can see that different types of properties and different locations influence where each home is on that scale of balance. To determine where the home you want to buy or sell rests between a buyers’ or sellers’ market, connect with your favourite Victoria REALTOR®, who can help you understand these trends and how your property fits in the current market.”

The Multiple Listing Service® Home Price Index\* benchmark value for a single family home in the Victoria Core in November 2024 was \$1,313,900. The benchmark value for the same home in November 2025 decreased by 2.8 per cent to \$1,276,700, down from October’s value of \$1,280,100. The MLS® HPI benchmark value for a condominium in the Victoria Core area in November 2024 was \$542,100, while the benchmark value for the same condominium in November 2025 increased by 2 per cent to \$553,100, up from the October value of \$549,000.

*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 1,640 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.*

November 2025

## 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		
	November 2025									October 2025			November 2024		
	Units	LM%	LY%	Average\$	LM%	LY%	Median\$	LM%	LY%	Units	Average\$	Median\$	Units	Average\$	Median\$
Single Family Greater Victoria	226	-33.1%	-10.7%	\$1,249,678	-7.5%	1.6%	\$1,132,750	-2.1%	-1.0%	338	\$1,350,655	\$1,157,500	253	\$1,229,801	\$1,144,500
Single Family Other Areas	15	25.0%	50.0%	\$1,145,500	-33.1%	13.2%	\$1,150,000	-6.9%	11.2%	12	\$1,712,325	\$1,235,000	10	\$1,011,892	\$1,034,500
Single Family Total All Areas	241	-31.1%	-8.4%	\$1,243,194	-8.8%	1.8%	\$1,133,000	-2.5%	-0.2%	350	\$1,363,056	\$1,162,500	263	\$1,221,515	\$1,135,000
Condo Apartment	119	-25.2%	-36.0%	\$606,618	-1.6%	-1.1%	\$546,500	2.1%	0.5%	159	\$616,362	\$535,000	186	\$613,458	\$543,750
Row/Townhouse	55	-26.7%	-26.7%	\$778,652	-4.5%	-6.5%	\$752,075	-5.3%	-1.0%	75	\$815,488	\$794,500	75	\$832,501	\$760,000
Manufactured Home	5	-50.0%	-37.5%	\$264,900	-28.7%	-22.7%	\$305,000	-16.4%	-14.3%	10	\$371,490	\$364,900	8	\$342,875	\$356,000
<b>Total Residential</b>	<b>420</b>	<b>-29.3%</b>	<b>-21.1%</b>							<b>594</b>			<b>532</b>		
<b>Total Sales</b>	<b>451</b>	<b>-26.9%</b>	<b>-18.1%</b>							<b>617</b>			<b>551</b>		
<b>Active Listings</b>	<b>3,152</b>	<b>-7.9%</b>	<b>11.1%</b>							<b>3,423</b>			<b>2,836</b>		

#### 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

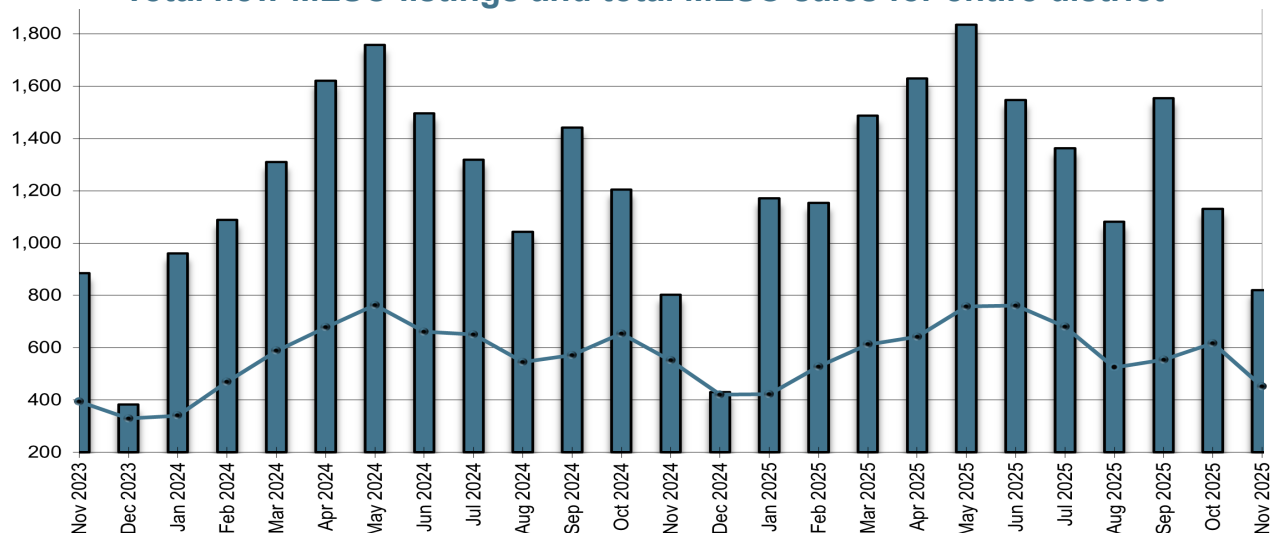
Benchmark Home by Property Type and Region	Nov 2025 Benchmark Price	Oct 2025 Benchmark Price	Nov 2024 Benchmark Price	Nov 2025 Benchmark Index	Oct 2025 Benchmark Index	Nov 2024 Benchmark Index	% Chg from Last Mth	% Chg from Last Yr
<b>Single Family: Greater Victoria</b>	\$1,142,500	\$1,147,900	\$1,164,100	308.0	309.4	313.8	(0.5%)	(1.9%)
<b>Single Family: Core</b>	\$1,276,700	\$1,280,100	\$1,313,900	316.0	316.9	325.2	(0.3%)	(2.8%)
<b>Single Family: Westshore</b>	\$1,021,600	\$1,018,500	\$1,020,500	325.0	324.1	324.7	0.3%	0.1%
<b>Single Family: Peninsula</b>	\$1,247,300	\$1,268,900	\$1,280,600	324.5	330.1	333.1	(1.7%)	(2.6%)
<b>Condo Apartment: Greater Victoria</b>	\$549,600	\$547,600	\$542,100	322.9	321.7	318.5	0.4%	1.4%
<b>Condo Apartment: Core</b>	\$553,100	\$549,000	\$542,100	327.3	324.9	320.8	0.7%	2.0%
<b>Condo Apartment: Westshore</b>	\$505,500	\$506,100	\$505,400	390.0	390.5	390.0	(0.1%)	0.0%
<b>Condo Apartment: Peninsula</b>	\$606,400	\$619,200	\$624,100	286.8	292.9	295.2	(2.1%)	(2.8%)
<b>Row/Townhouse: Greater Victoria</b>	\$778,300	\$778,900	\$775,800	300.3	300.5	299.3	(0.1%)	0.3%
<b>Row/Townhouse: Core</b>	\$838,100	\$842,600	\$843,500	309.6	311.3	311.6	(0.5%)	(0.6%)
<b>Row/Townhouse: Westshore</b>	\$701,300	\$698,600	\$707,300	291.7	290.6	294.2	0.4%	(0.8%)
<b>Row/Townhouse: Peninsula</b>	\$831,100	\$826,600	\$778,600	336.6	334.8	315.4	0.5%	6.7%

#### Legend

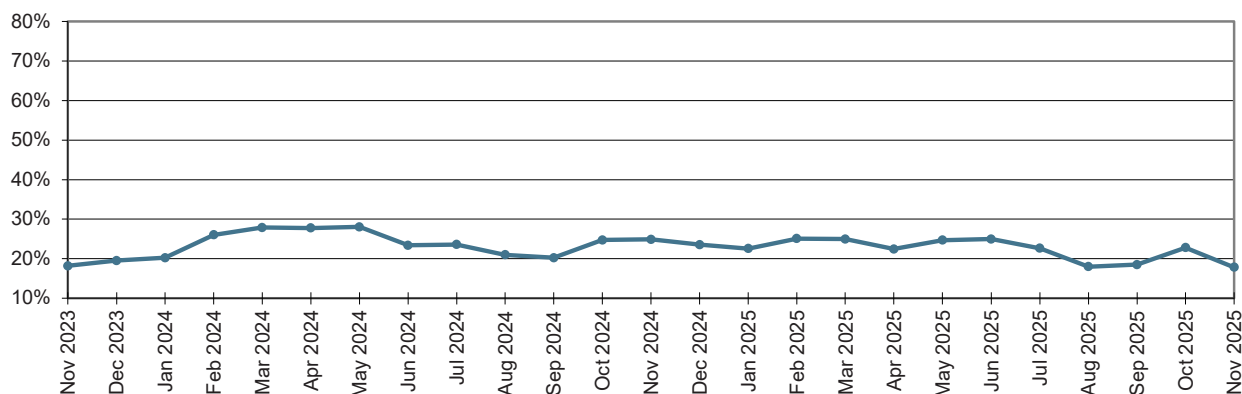
**Benchmark Price:** the calculated MLS® HPI Benchmark Price for this Benchmark Home  
**Benchmark Index:** the percentage change in this Benchmark Price since **January 2005**  
**% Chg from Last Mth:** the percentage change in this Benchmark Price since last month  
**% Chg from Last Yr:** the percentage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

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 17%, there is downward pressure on prices (buyers' market)
- above 28%, there is upward pressure on prices (sellers' market)
- in the 17-28% range, there is little pressure on prices either way (balanced market)

## MLS® Home Price Index

**Notice of the Annual Review:** In line with best statistical practices, the MLS® HPI is reviewed annually and any changes have rolled out in November's report. Coverage may be revised when results from the Annual Review are implemented, and numbers may differ from those previously reported.

For example, HPI coverage may now extend to areas within markets where sales volumes were previously too low but have picked up enough to support Benchmark price tracking. On the other hand, HPI coverage may have been discontinued for areas where sales have become too sparse to support Benchmark price calculations. Also, to best reflect the evolution of features of homes typically traded in a particular neighbourhood, some benchmark descriptions may have been updated.

To ensure HPI coverage is consistent and comparable, historical aggregate and composite data may have been recalculated based on revised and consistent coverage.

**Why MLS® HPI?** Unlike average or median prices, which can fluctuate from one month to the next and potentially paint an inaccurate or even unhelpful picture of price values and trends, the MLS® HPI is based on the value home buyers assign to various housing attributes, like the age of the home and number of bedrooms. The evaluation of these attributes tends to evolve gradually over time, creating a more insightful analysis.

## MLS® HPI benchmark and value - Single Family

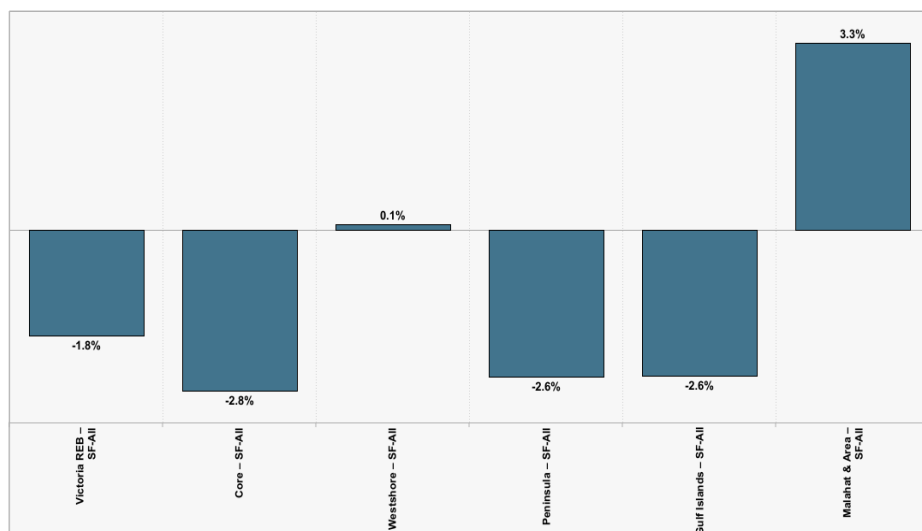
1. Area Group  
VREB Area Summary

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

3. Area/Property Type Selection  
All

% Difference from 12 Months Ago (November 2024 to November 2025)

Select Timeframe: 12 Months Ago

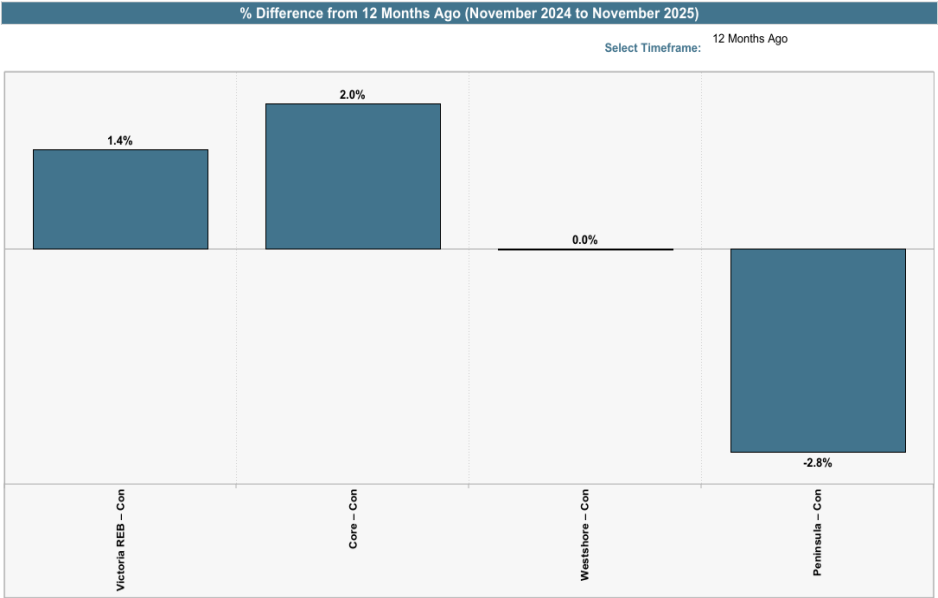


## MLS® HPI benchmark and value - Condominium / Apartments

1. Area Group  
VREB Area Summary

2. Property Type  
- Condo Apartment (Con)

3. Area/Property Type Selection  
All



# MLS® Home Price Index

[Click here to learn more](#)

## HPI or Benchmark Price

- ☐ HPI  
☒ Benchmark Price

## Value or percent change

- ☒ Value  
☐ Percent change

### 1. Area Group

VREB District Summary

### 2. Property Type

– Single Family-All (SF-All)

### 3. Area/Property Type Selection

All

## Benchmark Price by Timeframe and Property Type

	November 2025	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – SF-All	\$1,142,500	\$1,147,900	\$1,169,900	\$1,181,300	\$1,164,100	\$1,124,000	\$892,800	\$371,000
Victoria – SF-All	\$1,192,900	\$1,196,800	\$1,229,500	\$1,251,700	\$1,267,500	\$1,206,600	\$1,005,900	\$386,300
Victoria West – SF-All	\$1,039,600	\$1,024,300	\$1,053,100	\$1,044,200	\$990,300	\$967,100	\$756,000	\$292,300
Oak Bay – SF-All	\$1,707,600	\$1,711,400	\$1,808,500	\$1,852,500	\$1,900,300	\$1,823,300	\$1,480,100	\$599,000
Esquimalt – SF-All	\$1,059,800	\$1,051,200	\$1,092,700	\$1,073,800	\$1,035,100	\$1,017,300	\$811,400	\$309,000
View Royal – SF-All	\$1,073,300	\$1,071,500	\$1,089,700	\$1,103,300	\$1,040,000	\$1,009,500	\$828,700	\$341,800
Saanich East – SF-All	\$1,299,000	\$1,305,200	\$1,334,500	\$1,372,300	\$1,320,700	\$1,245,000	\$1,020,100	\$414,100
Saanich West – SF-All	\$1,066,100	\$1,074,600	\$1,100,000	\$1,093,400	\$1,064,100	\$1,012,600	\$831,300	\$326,000
Sooke – SF-All	\$822,900	\$828,900	\$838,100	\$852,300	\$852,600	\$830,300	\$616,300	\$270,000
Langford – SF-All	\$1,048,200	\$1,045,200	\$1,055,900	\$1,083,500	\$1,039,300	\$1,046,800	\$786,700	\$318,700
Metchosin – SF-All	\$1,362,800	\$1,356,600	\$1,426,300	\$1,393,400	\$1,405,500	\$1,330,900	\$947,500	\$445,300
Colwood – SF-All	\$1,080,800	\$1,070,600	\$1,069,200	\$1,127,000	\$1,057,200	\$997,800	\$793,100	\$329,400
Highlands – SF-All	\$1,587,900	\$1,615,400	\$1,703,400	\$1,611,500	\$1,814,000	\$1,552,800	\$1,160,400	\$455,900
North Saanich – SF-All	\$1,468,400	\$1,497,600	\$1,515,200	\$1,451,200	\$1,513,400	\$1,384,400	\$1,039,500	\$474,700
Sidney – SF-All	\$992,200	\$1,008,000	\$1,018,400	\$985,900	\$1,025,700	\$970,300	\$747,600	\$303,700
Central Saanich – SF-All	\$1,164,900	\$1,183,900	\$1,216,300	\$1,159,100	\$1,179,400	\$1,114,700	\$898,100	\$362,500
ML Malahat & Area – SF-All	\$888,900	\$896,100	\$884,900	\$898,400	\$860,600	\$818,700	\$660,500	\$285,900
GI Gulf Islands – SF-All	\$730,300	\$749,500	\$759,500	\$764,500	\$749,400	\$761,500	\$580,400	\$294,600

**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

– Single Family-All (SF-All)

### 3. Area/Property Type Selection

All

## HPI by Timeframe and Property Type

	November 2025	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – SF-All	308.0	309.4	315.3	318.4	313.8	303.0	240.6	100.0
Victoria – SF-All	308.8	309.8	318.3	324.0	328.1	312.3	260.4	100.0
Victoria West – SF-All	355.7	350.4	360.3	357.2	338.8	330.9	258.6	100.0
Oak Bay – SF-All	285.1	285.7	301.9	309.3	317.2	304.4	247.1	100.0
Esquimalt – SF-All	343.0	340.2	353.6	347.5	335.0	329.2	262.6	100.0
View Royal – SF-All	314.0	313.5	318.8	322.8	304.3	295.3	242.5	100.0
Saanich East – SF-All	313.7	315.2	322.3	331.4	318.9	300.7	246.3	100.0
Saanich West – SF-All	327.0	329.6	337.4	335.4	326.4	310.6	255.0	100.0
Sooke – SF-All	304.8	307.0	310.4	315.7	315.8	307.5	228.3	100.0
Langford – SF-All	328.9	328.0	331.3	340.0	326.1	328.5	246.8	100.0
Metchosin – SF-All	306.0	304.6	320.3	312.9	315.6	298.9	212.8	100.0
Colwood – SF-All	328.1	325.0	324.6	342.1	320.9	302.9	240.8	100.0
Highlands – SF-All	348.3	354.3	373.6	353.5	397.9	340.6	254.5	100.0
North Saanich – SF-All	309.3	315.5	319.2	305.7	318.8	291.6	219.0	100.0
Sidney – SF-All	326.7	331.9	335.3	324.6	337.7	319.5	246.2	100.0
Central Saanich – SF-All	321.4	326.6	335.5	319.8	325.4	307.5	247.8	100.0
ML Malahat & Area – SF-All	310.9	313.4	309.5	314.2	301.0	286.4	231.0	100.0
GI Gulf Islands – SF-All	247.9	254.4	257.8	259.5	254.4	258.5	197.0	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

– Condo Apartment (Con)

### 3. Area/Property Type Selection

All

## Benchmark Price by Timeframe and Property Type

	November 2025	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	\$549,600	\$547,600	\$546,800	\$559,800	\$542,100	\$556,000	\$432,700	\$170,200
Victoria – Con	\$509,500	\$505,600	\$500,100	\$524,300	\$502,100	\$538,100	\$420,800	\$160,700
Victoria West – Con	\$728,600	\$724,900	\$719,900	\$729,500	\$706,400	\$755,000	\$633,700	\$259,700
Oak Bay – Con	\$684,700	\$667,300	\$720,100	\$717,600	\$688,100	\$700,900	\$568,300	\$227,900
Esquimalt – Con	\$544,600	\$542,200	\$535,400	\$538,500	\$514,800	\$518,200	\$376,700	\$141,000
View Royal – Con	\$551,300	\$547,100	\$547,500	\$553,600	\$544,700	\$597,500	\$469,100	\$181,300
Saanich East – Con	\$582,300	\$577,600	\$592,800	\$592,000	\$572,800	\$557,000	\$419,600	\$145,800
Saanich West – Con	\$529,600	\$528,000	\$528,200	\$524,000	\$520,700	\$505,100	\$386,200	\$135,100
Sooke – Con	\$495,300	\$494,700	\$488,700	\$491,700	\$476,100	\$454,500	\$334,000	\$108,800
Langford – Con	\$507,300	\$508,000	\$506,500	\$516,500	\$508,200	\$520,200	\$391,700	\$146,700
Colwood – Con	\$491,200	\$492,600	\$493,500	\$500,900	\$490,900	\$476,900	\$371,700	\$110,700
North Saanich – Con	\$652,300	\$650,600	\$654,000	\$685,700	\$713,600	\$673,300	\$501,900	\$279,900
Sidney – Con	\$617,400	\$632,900	\$622,300	\$639,500	\$630,700	\$600,500	\$461,100	\$212,400
Central Saanich – Con	\$523,100	\$523,400	\$523,700	\$547,500	\$559,800	\$528,300	\$394,600	\$190,000

**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

– Condo Apartment (Con)

### 3. Area/Property Type Selection

All

## HPI by Timeframe and Property Type

	November 2025	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	322.9	321.7	321.3	328.9	318.5	326.7	254.2	100.0
Victoria – Con	317.1	314.6	311.2	326.3	312.4	334.8	261.9	100.0
Victoria West – Con	280.6	279.1	277.2	280.9	272.0	290.7	244.0	100.0
Oak Bay – Con	300.4	292.8	316.0	314.9	301.9	307.5	249.4	100.0
Esquimalt – Con	386.2	384.5	379.7	381.9	365.1	367.5	267.2	100.0
View Royal – Con	304.1	301.8	302.0	305.4	300.4	329.6	258.7	100.0
Saanich East – Con	399.4	396.2	406.6	406.0	392.9	382.0	287.8	100.0
Saanich West – Con	392.0	390.8	391.0	387.9	385.4	373.9	285.9	100.0
Sooke – Con	455.2	454.7	449.2	451.9	437.6	417.7	307.0	100.0
Langford – Con	345.8	346.3	345.3	352.1	346.4	354.6	267.0	100.0
Colwood – Con	443.7	445.0	445.8	452.5	443.5	430.8	335.8	100.0
North Saanich – Con	233.0	232.4	233.7	245.0	254.9	240.6	179.3	100.0
Sidney – Con	290.7	298.0	293.0	301.1	296.9	282.7	217.1	100.0
Central Saanich – Con	275.3	275.5	275.6	288.2	294.6	278.1	207.7	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

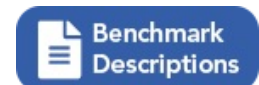
All

## Benchmark Price by Timeframe and Property Type

	November 2025	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	\$778,300	\$778,900	\$782,500	\$794,100	\$775,800	\$755,300	\$586,400	\$259,200
Victoria – Twn	\$849,700	\$864,600	\$862,300	\$877,200	\$846,800	\$838,400	\$693,500	\$303,400
Victoria West – Twn	\$869,000	\$882,400	\$881,100	\$892,900	\$942,200	\$847,100	\$696,700	\$223,300
Esquimalt – Twn	\$746,000	\$746,600	\$733,100	\$750,100	\$789,700	\$718,200	\$581,700	\$208,600
View Royal – Twn	\$802,700	\$801,800	\$802,800	\$798,600	\$842,500	\$748,400	\$599,100	\$242,000
Saanich East – Twn	\$904,800	\$901,700	\$903,100	\$921,100	\$884,300	\$843,600	\$668,300	\$291,900
Saanich West – Twn	\$769,500	\$760,800	\$773,000	\$782,200	\$761,900	\$710,900	\$544,300	\$232,000
Sooke – Twn	\$652,100	\$652,700	\$655,700	\$657,200	\$661,900	\$676,800	\$492,100	\$230,800
Langford – Twn	\$709,800	\$705,800	\$714,900	\$726,900	\$714,200	\$714,400	\$521,400	\$238,700
Colwood – Twn	\$729,800	\$729,000	\$745,900	\$754,500	\$740,100	\$706,400	\$515,200	\$258,900
Sidney – Twn	\$886,900	\$882,100	\$882,200	\$892,900	\$826,500	\$795,000	\$641,200	\$264,600
Central Saanich – Twn	\$726,600	\$724,000	\$728,000	\$727,000	\$692,200	\$674,700	\$519,100	\$215,200
ML Malahat & Area – Twn	\$655,200	\$679,200	\$693,900	\$712,300	\$659,500	\$753,000	\$547,600	\$185,700
GI Gulf Islands – Twn	\$602,800	\$618,200	\$635,300	\$662,000	\$647,500	\$693,300	\$527,100	\$217,700

**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

## HPI by Timeframe and Property Type

	November 2025	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	300.3	300.5	301.9	306.4	299.3	291.4	226.2	100.0
Victoria – Twn	280.1	285.0	284.2	289.1	279.1	276.3	228.6	100.0
Victoria West – Twn	389.2	395.2	394.6	399.9	421.9	379.4	312.0	100.0
Esquimalt – Twn	357.6	357.9	351.4	359.6	378.6	344.3	278.9	100.0
View Royal – Twn	331.7	331.3	331.7	330.0	348.1	309.3	247.6	100.0
Saanich East – Twn	310.0	308.9	309.4	315.6	302.9	289.0	228.9	100.0
Saanich West – Twn	331.7	327.9	333.2	337.2	328.4	306.4	234.6	100.0
Sooke – Twn	282.5	282.8	284.1	284.7	286.8	293.2	213.2	100.0
Langford – Twn	297.4	295.7	299.5	304.5	299.2	299.3	218.4	100.0
Colwood – Twn	281.9	281.6	288.1	291.4	285.9	272.8	199.0	100.0
Sidney – Twn	335.2	333.4	333.4	337.5	312.4	300.5	242.3	100.0
Central Saanich – Twn	337.6	336.4	338.3	337.8	321.7	313.5	241.2	100.0
ML Malahat & Area – Twn	352.8	365.8	373.7	383.6	355.1	405.5	294.9	100.0
GI Gulf Islands – Twn	276.9	284.0	291.8	304.1	297.4	318.5	242.1	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)

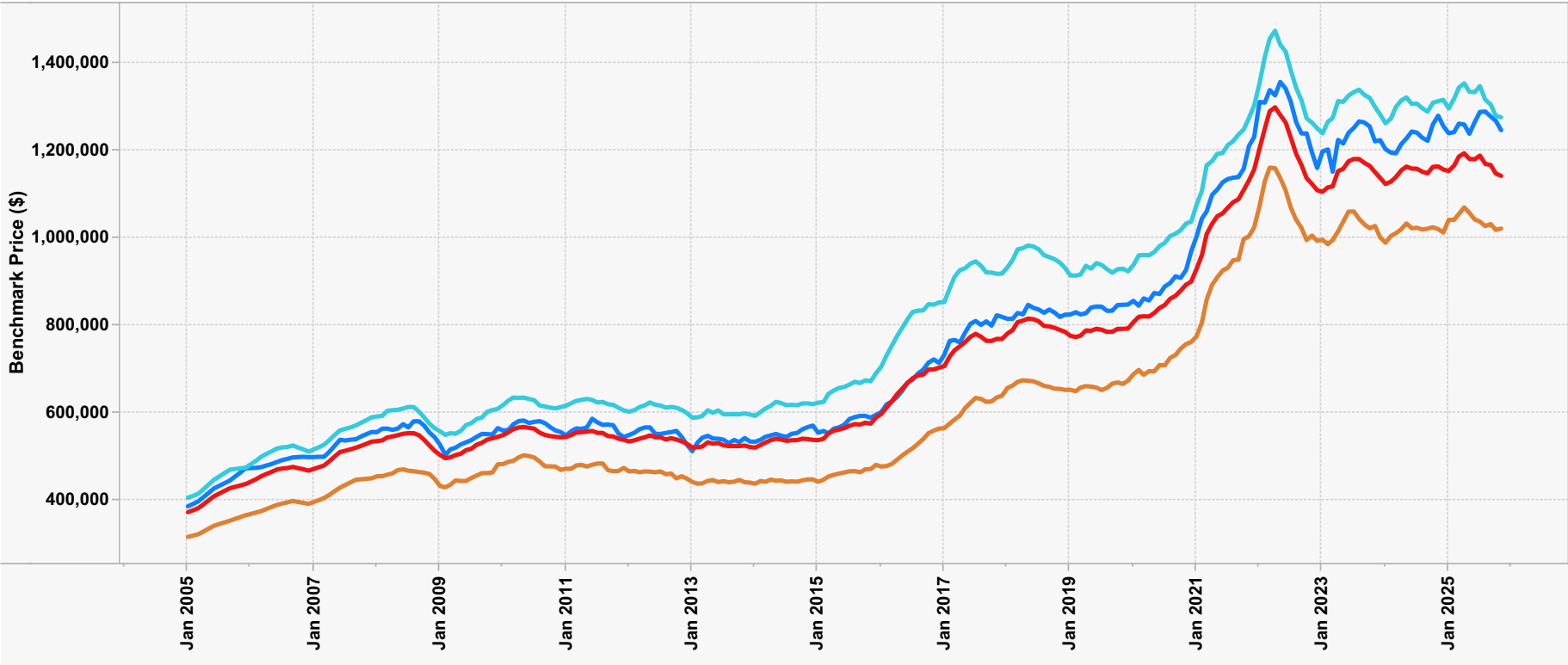
3. Area/Property Type Selection

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

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

– Condo Apartment (Con)

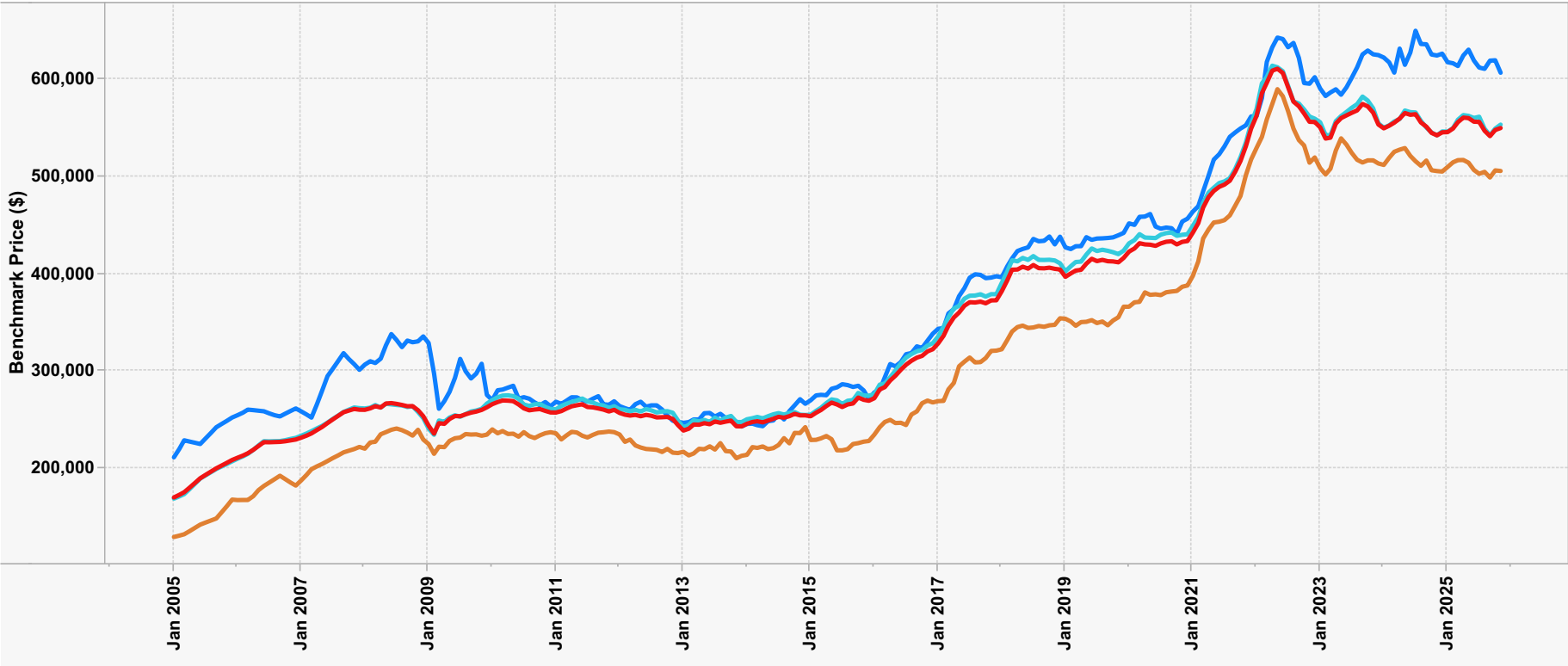
3. Area/Property Type Selection

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

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

– Townhouse (Twn)

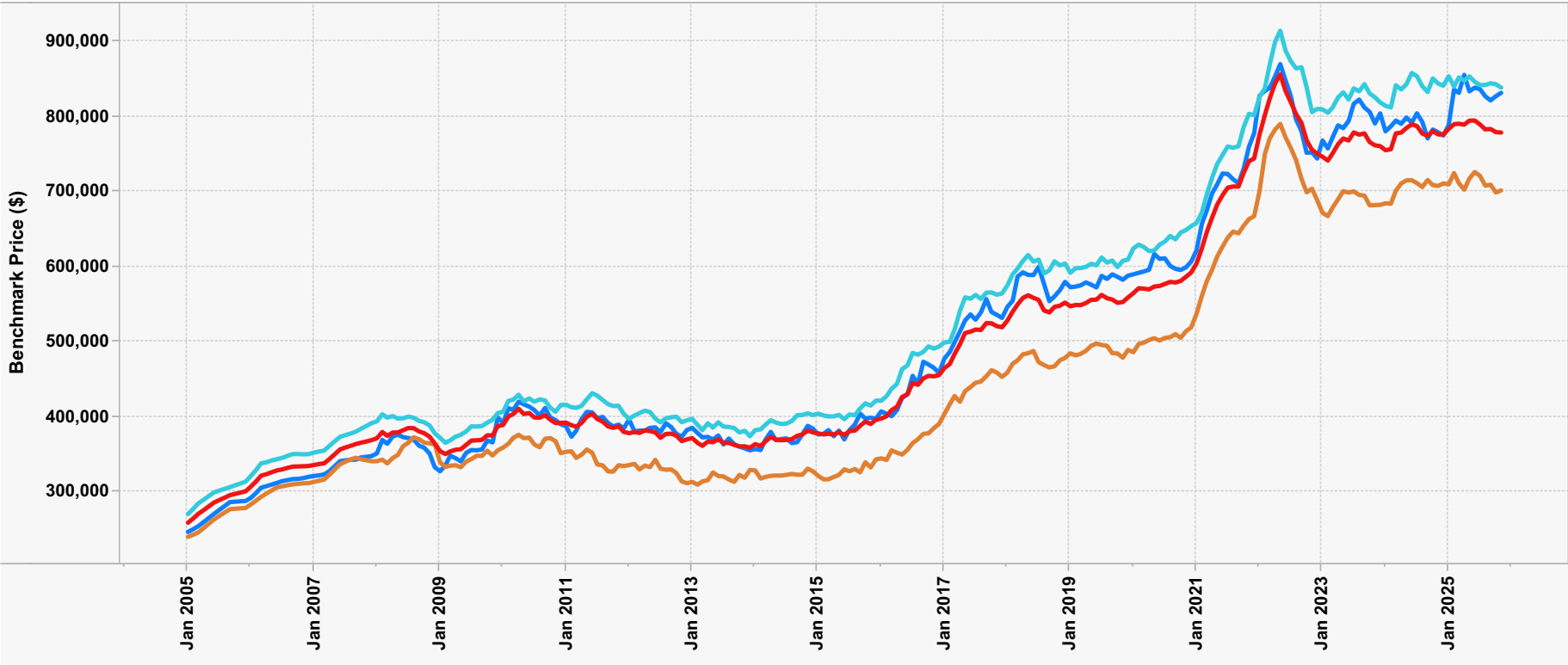
3. Area/Property Type Selection

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

Adding labels

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

2. Property Type

Multiple values

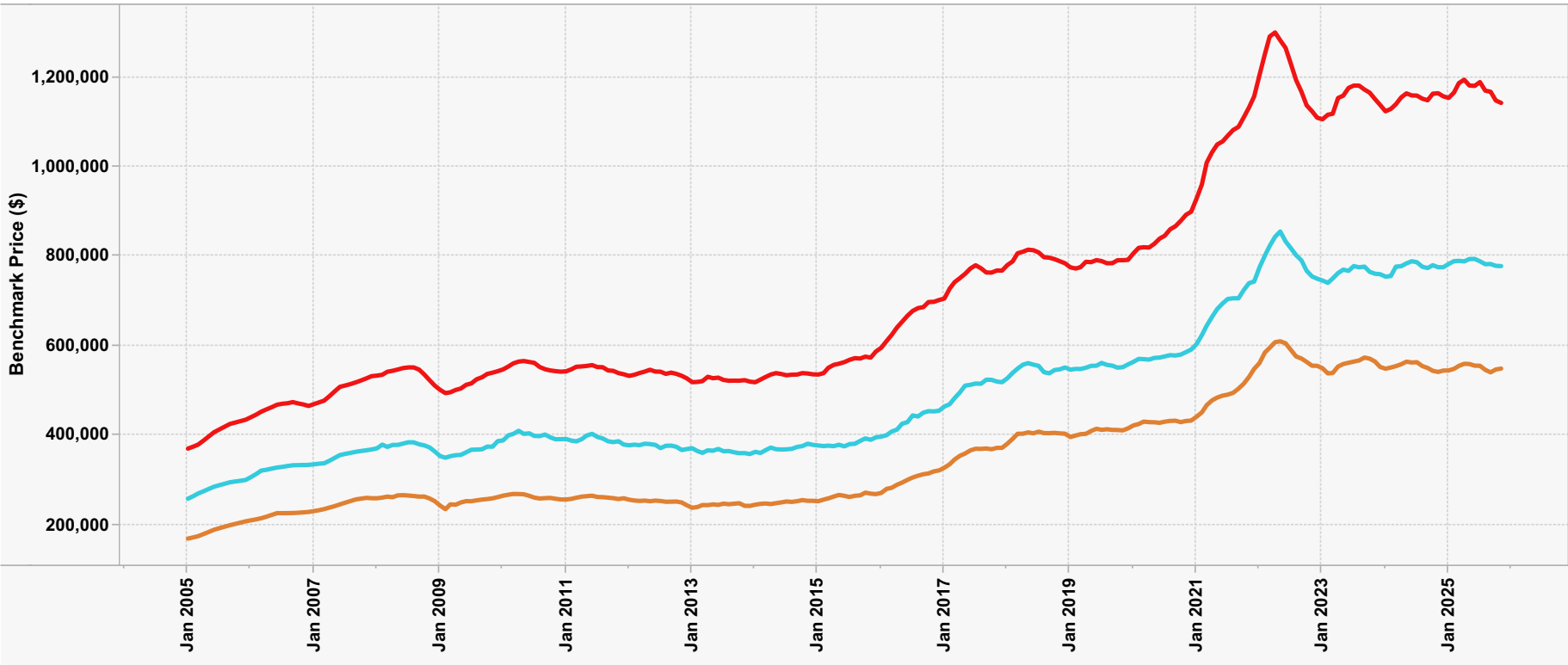
3. Area/Property Type Selection

Multiple values

Benchmark Price Performance over Time

Select Date Range:

All values



Victoria REB - SF-All

Victoria REB - Twn

Victoria REB - Con

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

Source: Victoria Real Estate Board

Benchmark Descriptions

Help Guide

# Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

November 2025

Produced: 01-Dec-2025

District	Units	Total Volume
<b>Residential</b>		
● Single Family Detached		
<b>Greater Victoria</b>		
Victoria / Victoria West	14	\$15,489,150
Oak Bay	14	\$27,795,700
Esquimalt	6	\$6,161,500
View Royal	5	\$7,318,600
Saanich East	46	\$61,731,830
Saanich West	18	\$20,256,499
Central Saanich	9	\$12,226,500
North Saanich	15	\$21,810,000
Sidney	9	\$8,338,949
Highlands	3	\$5,450,000
Colwood	16	\$19,941,500
Langford	26	\$27,927,495
Metchosin	5	\$10,310,000
Sooke	23	\$23,633,770
Gulf Islands	17	\$14,035,677
<b>Total Greater Victoria</b>	<b>226</b>	<b>\$282,427,170</b>
<b>Other Areas</b>		
Malahat & Area	15	\$17,182,500
<b>Total Other Areas</b>	<b>15</b>	<b>\$17,182,500</b>
<b>Total Single Family Detached</b>	<b>241</b>	<b>\$299,609,670</b>
● Condo Apartment		
<b>Greater Victoria</b>		
Victoria / Victoria West	53	\$32,468,288
Oak Bay	1	\$690,000
Esquimalt	3	\$2,618,900
View Royal	6	\$3,297,450
Saanich East	11	\$6,385,000
Saanich West	5	\$3,087,500
Central Saanich	2	\$1,368,000
Sidney	12	\$7,913,550
Colwood	4	\$2,389,895
Langford	22	\$11,968,934
<b>Total Greater Victoria</b>	<b>119</b>	<b>\$72,187,517</b>
<b>Total Condo Apartment</b>	<b>119</b>	<b>\$72,187,517</b>



# Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

November 2025

Produced: 01-Dec-2025

District	Units	Total Volume
● Row/Townhouse		
<b>Greater Victoria</b>		
Victoria / Victoria West	9	\$7,449,000
Esquimalt	2	\$1,907,950
View Royal	7	\$5,106,575
Saanich East	5	\$4,013,000
Saanich West	4	\$3,049,000
Central Saanich	2	\$1,511,000
Sidney	5	\$3,679,000
Colwood	2	\$1,621,895
Langford	14	\$11,275,650
Sooke	3	\$1,815,000
Gulf Islands	2	\$1,397,800
<b>Total Greater Victoria</b>	<b>55</b>	<b>\$42,825,870</b>
<b>Total Row/Townhouse</b>	<b>55</b>	<b>\$42,825,870</b>
● Manufactured Home		
<b>Greater Victoria</b>		
Central Saanich	2	\$617,500
Langford	1	\$375,000
<b>Total Greater Victoria</b>	<b>3</b>	<b>\$992,500</b>
<b>Other Areas</b>		
Malahat & Area	2	\$332,000
<b>Total Other Areas</b>	<b>2</b>	<b>\$332,000</b>
<b>Total Manufactured Home</b>	<b>5</b>	<b>\$1,324,500</b>
<b>Total Residential</b>	<b>420</b>	<b>\$415,947,557</b>

# Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

November 2025

Produced: 01-Dec-2025

District	Units	Total Volume
<b>Other Property</b>		
● Lots & Acreage		
<b>Greater Victoria</b>		
Oak Bay	1	\$400,000
Highlands	1	\$1,000,000
Langford	2	\$1,075,000
Metchosin	1	\$320,000
Sooke	1	\$370,000
<b>Total Greater Victoria</b>	<b>6</b>	<b>\$3,165,000</b>
<b>Total Lots &amp; Acreage</b>	<b>6</b>	<b>\$3,165,000</b>
● Other Commercial Properties		
	<b>25</b>	<b>\$22,682,181</b>
<b>Grand Totals</b>	<b>451</b>	<b>\$441,794,738</b>

# Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

November 2025

Produced: 01-Dec-2025

District	Units	Total Volume
<b>Residential</b>		
● Single Family Detached		
<b>Greater Victoria</b>		
Victoria	12	\$13,239,150
Victoria West	2	\$2,250,000
Oak Bay	14	\$27,795,700
Esquimalt	6	\$6,161,500
View Royal	2	\$1,779,000
Saanich East	46	\$61,731,830
Saanich West	18	\$20,256,499
Central Saanich	9	\$12,226,500
North Saanich	14	\$19,620,000
Sidney	9	\$8,338,949
Highlands	3	\$5,450,000
Colwood	16	\$19,941,500
Langford	26	\$27,927,495
Metchosin	4	\$8,110,000
Sooke	22	\$20,583,770
Gulf Islands	14	\$10,922,177
Waterfront (all districts)	9	\$16,093,100
<b>Total Greater Victoria</b>	<b>226</b>	<b>\$282,427,170</b>
<b>Other Areas</b>		
Malahat & Area	12	\$12,912,500
Waterfront (all districts)	3	\$4,270,000
<b>Total Other Areas</b>	<b>15</b>	<b>\$17,182,500</b>
<b>Total Single Family Detached</b>	<b>241</b>	<b>\$299,609,670</b>
● Condo Apartment		
<b>Greater Victoria</b>		
Victoria	44	\$26,586,288
Victoria West	7	\$4,457,000
Oak Bay	1	\$690,000
Esquimalt	3	\$2,618,900
View Royal	6	\$3,297,450
Saanich East	11	\$6,385,000
Saanich West	5	\$3,087,500
Central Saanich	2	\$1,368,000
Sidney	12	\$7,913,550
Colwood	4	\$2,389,895
Langford	22	\$11,968,934
Waterfront (all districts)	2	\$1,425,000
<b>Total Greater Victoria</b>	<b>119</b>	<b>\$72,187,517</b>
<b>Total Condo Apartment</b>	<b>119</b>	<b>\$72,187,517</b>

## Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

November 2025

Produced: 01-Dec-2025

District	Units	Total Volume
● Row/Townhouse		
<b>Greater Victoria</b>		
Victoria	6	\$4,765,000
Victoria West	3	\$2,684,000
Esquimalt	2	\$1,907,950
View Royal	7	\$5,106,575
Saanich East	6	\$5,123,000
Saanich West	4	\$3,049,000
Central Saanich	2	\$1,511,000
Sidney	5	\$3,679,000
Colwood	2	\$1,621,895
Langford	14	\$11,275,650
Sooke	2	\$1,130,000
Gulf Islands	2	\$1,397,800
Waterfront (all districts)	0	(\$425,000)
<b>Total Greater Victoria</b>	<b>55</b>	<b>\$42,825,870</b>
<b>Total Row/Townhouse</b>	<b>55</b>	<b>\$42,825,870</b>
● Manufactured Home		
<b>Greater Victoria</b>		
Central Saanich	2	\$617,500
Langford	1	\$375,000
<b>Total Greater Victoria</b>	<b>3</b>	<b>\$992,500</b>
<b>Other Areas</b>		
Malahat & Area	2	\$332,000
<b>Total Other Areas</b>	<b>2</b>	<b>\$332,000</b>
<b>Total Manufactured Home</b>	<b>5</b>	<b>\$1,324,500</b>
<b>Total Residential</b>	<b>420</b>	<b>\$415,947,557</b>

## Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

November 2025

Produced: 01-Dec-2025

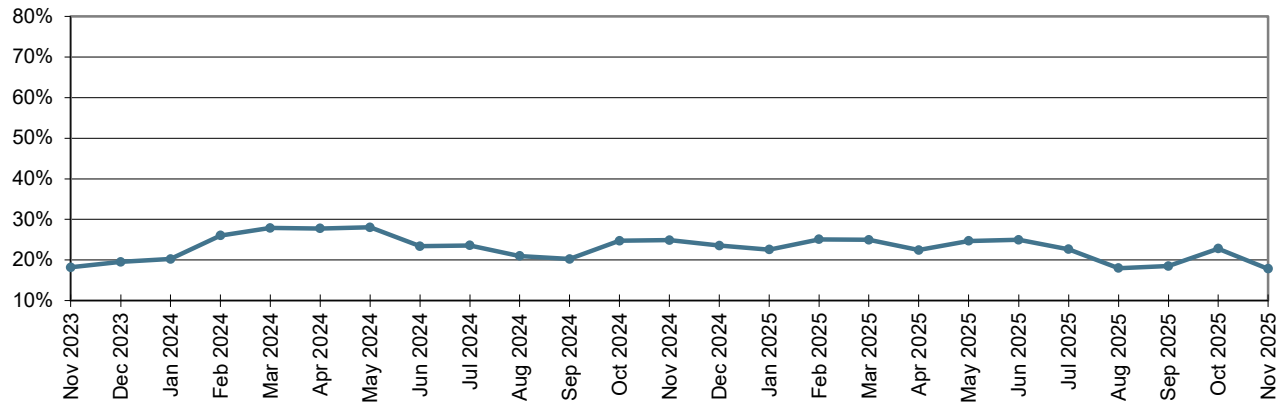
District	Units	Total Volume
<b>Other Property</b>		
● Lots & Acreage		
<b>Greater Victoria</b>		
Oak Bay	1	\$400,000
Highlands	1	\$1,000,000
Langford	2	\$1,075,000
Metchosin	1	\$320,000
Sooke	1	\$370,000
<b>Total Greater Victoria</b>	<b>6</b>	<b>\$3,165,000</b>
<b>Total Lots &amp; Acreage</b>	<b>6</b>	<b>\$3,165,000</b>
● Other Commercial Properties		
	<b>25</b>	<b>\$22,682,181</b>
<b>Grand Totals</b>	<b>451</b>	<b>\$441,794,738</b>

## Sales to Active Listings Ratio

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

November 2025

Produced: 01-Dec-2025



### 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 17%, there is downward pressure on prices (buyers' market)
- above 28%, there is upward pressure on prices (sellers' market)
- in the 17-28% range, there is little pressure on prices either way (balanced market)

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

November 2025

Produced: 01-Dec-2025

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Single Family - Residential</b>						
Units Listed	249	240	4 %	5279	4904	8 %
Units Sold	187	212	-12 %	2650	2544	4 %
Sell/List Ratio	75 %	88 %		50 %	52 %	
Sales Dollars	\$225,476,045	\$257,950,544	-13 %	\$3,348,849,351	\$3,119,927,206	7 %
Average Price / Unit	\$1,205,754	\$1,216,748	-1 %	\$1,263,717	\$1,226,386	3 %
Price Ratio	97 %	97 %		98 %	98 %	
Days To Sell	49	52	-6 %	39	40	-2 %
Active Listings at Month End	766	715	7 %			
<b>Single Family - Residential Waterfront</b>						
Units Listed	26	17	53 %	513	530	-3 %
Units Sold	11	7	57 %	170	166	2 %
Sell/List Ratio	42 %	41 %		33 %	31 %	
Sales Dollars	\$18,978,100	\$11,220,000	69 %	\$378,236,284	\$336,562,749	12 %
Average Price / Unit	\$1,725,282	\$1,602,857	8 %	\$2,224,919	\$2,027,486	10 %
Price Ratio	93 %	96 %		95 %	94 %	
Days To Sell	65	64	2 %	86	66	31 %
Active Listings at Month End	153	141	9 %			
<b>Single Family - Residential Acreage</b>						
Units Listed	35	36	-3 %	676	646	5 %
Units Sold	25	22	14 %	251	246	2 %
Sell/List Ratio	71 %	61 %		37 %	38 %	
Sales Dollars	\$39,021,500	\$29,818,500	31 %	\$382,639,499	\$370,698,048	3 %
Average Price / Unit	\$1,560,860	\$1,355,386	15 %	\$1,524,460	\$1,506,903	1 %
Price Ratio	94 %	96 %		96 %	96 %	
Days To Sell	102	75	37 %	67	71	-5 %
Active Listings at Month End	175	164	7 %			
<b>Condo Apartment</b>						
Units Listed	258	242	7 %	4345	4320	1 %
Units Sold	119	186	-36 %	2006	2042	-2 %
Sell/List Ratio	46 %	77 %		46 %	47 %	
Sales Dollars	\$72,187,517	\$114,103,233	-37 %	\$1,217,491,842	\$1,225,897,241	-1 %
Average Price / Unit	\$606,618	\$613,458	-1 %	\$606,925	\$600,341	1 %
Price Ratio	97 %	98 %		98 %	98 %	
Days To Sell	54	43	28 %	44	40	10 %
Active Listings at Month End	806	763	6 %			

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

November 2025

Produced: 01-Dec-2025

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Row/Townhouse</b>						
Units Listed	100	84	19 %	1671	1437	16 %
Units Sold	55	75	-27 %	799	801	0 %
Sell/List Ratio	55 %	89 %		48 %	56 %	
Sales Dollars	\$42,825,870	\$62,437,575	-31 %	\$661,850,368	\$657,207,550	1 %
Average Price / Unit	\$778,652	\$832,501	-6 %	\$828,348	\$820,484	1 %
Price Ratio	99 %	98 %		99 %	98 %	
Days To Sell	40	46	-14 %	39	41	-3 %
Active Listings at Month End	287	215	33 %			
<b>Half Duplex (Up and Down)</b>						
Units Listed	1	1	0 %	27	15	80 %
Units Sold	2	3	-33 %	11	9	22 %
Sell/List Ratio	200 %	300 %		41 %	60 %	
Sales Dollars	\$2,057,500	\$2,894,000	-29 %	\$11,633,300	\$8,442,000	38 %
Average Price / Unit	\$1,028,750	\$964,667	7 %	\$1,057,573	\$938,000	13 %
Price Ratio	98 %	98 %		98 %	98 %	
Days To Sell	125	27	361 %	61	34	80 %
Active Listings at Month End	5	3	67 %			
<b>Half Duplex (Side by Side)</b>						
Units Listed	17	29	-41 %	391	367	7 %
Units Sold	12	14	-14 %	188	178	6 %
Sell/List Ratio	71 %	48 %		48 %	49 %	
Sales Dollars	\$10,643,025	\$15,079,000	-29 %	\$177,952,143	\$170,663,387	4 %
Average Price / Unit	\$886,919	\$1,077,071	-18 %	\$946,554	\$958,783	-1 %
Price Ratio	99 %	99 %		99 %	99 %	
Days To Sell	38	43	-13 %	36	37	-3 %
Active Listings at Month End	62	66	-6 %			
<b>Half Duplex (Front and Back)</b>						
Units Listed	1	6	-83 %	44	36	22 %
Units Sold	0	1	-100 %	27	18	50 %
Sell/List Ratio	%	17 %		61 %	50 %	
Sales Dollars	\$0	\$994,000	-100 %	\$26,483,190	\$15,829,449	67 %
Average Price / Unit		\$994,000	%	\$980,859	\$879,414	12 %
Price Ratio	%	100 %		99 %	99 %	
Days To Sell		8	%	30	70	-57 %
Active Listings at Month End	3	5	-40 %			



# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

November 2025

Produced: 01-Dec-2025

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Recreational</b>						
Units Listed	2	2	0 %	32	34	-6 %
Units Sold	1	2	-50 %	10	13	-23 %
Sell/List Ratio	50 %	100 %		31 %	38 %	
Sales Dollars	\$43,500	\$775,000	-94 %	\$2,107,000	\$4,210,900	-50 %
Average Price / Unit	\$43,500	\$387,500	-89 %	\$210,700	\$323,915	-35 %
Price Ratio	87 %	93 %		98 %	96 %	
Days To Sell	91	176	-48 %	53	94	-44 %
Active Listings at Month End	14	15	-7 %			
<b>Manufactured Home</b>						
Units Listed	17	17	0 %	250	242	3 %
Units Sold	5	8	-38 %	112	133	-16 %
Sell/List Ratio	29 %	47 %		45 %	55 %	
Sales Dollars	\$1,324,500	\$2,743,000	-52 %	\$41,185,300	\$45,226,272	-9 %
Average Price / Unit	\$264,900	\$342,875	-23 %	\$367,726	\$340,047	8 %
Price Ratio	95 %	93 %		96 %	96 %	
Days To Sell	88	36	148 %	63	53	21 %
Active Listings at Month End	81	49	65 %			
<b>Residential Lots</b>						
Units Listed	36	34	6 %	368	326	13 %
Units Sold	3	6	-50 %	63	54	17 %
Sell/List Ratio	8 %	18 %		17 %	17 %	
Sales Dollars	\$1,475,000	\$4,464,788	-67 %	\$39,732,800	\$31,292,538	27 %
Average Price / Unit	\$491,667	\$744,131	-34 %	\$630,679	\$579,491	9 %
Price Ratio	76 %	97 %		95 %	96 %	
Days To Sell	107	37	187 %	72	81	-10 %
Active Listings at Month End	162	126	29 %			
<b>Residential Lots - Waterfront</b>						
Units Listed	3	2	50 %	39	51	-24 %
Units Sold	0	2	-100 %	11	8	38 %
Sell/List Ratio	%	100 %		28 %	16 %	
Sales Dollars	\$0	\$3,243,000	-100 %	\$10,111,000	\$8,905,000	14 %
Average Price / Unit		\$1,621,500	%	\$919,182	\$1,113,125	-17 %
Price Ratio	%	103 %		90 %	95 %	
Days To Sell		187	%	186	98	89 %
Active Listings at Month End	18	24	-25 %			

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

November 2025

Produced: 01-Dec-2025

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Residential Acreage</b>						
Units Listed	8	9	-11 %	140	172	-19 %
Units Sold	3	1	200 %	28	43	-35 %
Sell/List Ratio	38 %	11 %		20 %	25 %	
Sales Dollars	\$1,690,000	\$455,000	271 %	\$15,712,000	\$32,061,950	-51 %
Average Price / Unit	\$563,333	\$455,000	24 %	\$561,143	\$745,627	-25 %
Price Ratio	85 %	91 %		91 %	93 %	
Days To Sell	106	180	-41 %	99	118	-16 %
Active Listings at Month End	79	77	3 %			
<b>Residential Acreage - Waterfront</b>						
Units Listed	1	1	0 %	49	44	11 %
Units Sold	0	0	%	15	14	7 %
Sell/List Ratio	%	%		31 %	32 %	
Sales Dollars	\$0	\$0	%	\$10,653,875	\$10,783,000	-1 %
Average Price / Unit			%	\$710,258	\$770,214	-8 %
Price Ratio	%	%		90 %	94 %	
Days To Sell			%	166	62	168 %
Active Listings at Month End	28	23	22 %			
<b>Revenue - Duplex/Triplex</b>						
Units Listed	4	2	100 %	52	60	-13 %
Units Sold	3	2	50 %	17	24	-29 %
Sell/List Ratio	75 %	100 %		33 %	40 %	
Sales Dollars	\$3,390,000	\$2,527,500	34 %	\$21,184,475	\$30,831,400	-31 %
Average Price / Unit	\$1,130,000	\$1,263,750	-11 %	\$1,246,146	\$1,284,642	-3 %
Price Ratio	92 %	95 %		95 %	96 %	
Days To Sell	99	20	408 %	53	44	20 %
Active Listings at Month End	11	13	-15 %			
<b>Revenue - Multi Units</b>						
Units Listed	10	9	11 %	107	93	15 %
Units Sold	3	1	200 %	18	21	-14 %
Sell/List Ratio	30 %	11 %		17 %	23 %	
Sales Dollars	\$4,873,000	\$1,930,000	152 %	\$60,111,500	\$50,861,000	18 %
Average Price / Unit	\$1,624,333	\$1,930,000	-16 %	\$3,339,528	\$2,421,952	38 %
Price Ratio	99 %	92 %		104 %	93 %	
Days To Sell	40	80	-50 %	88	101	-13 %
Active Listings at Month End	40	32	25 %			

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

November 2025

Produced: 01-Dec-2025

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Revenue - Apartment Block</b>						
Units Listed	0	0	%	0	0	%
Units Sold	0	0	%	0	0	%
Sell/List Ratio	%	%		%	%	
Sales Dollars	\$0	\$0	%	\$0	\$0	%
Average Price / Unit			%			%
Price Ratio	%	%		%	%	
Days To Sell			%			%
Active Listings at Month End	0	0	%			
<b>Revenue - Commercial</b>						
Units Listed	16	18	-11 %	178	145	23 %
Units Sold	8	3	167 %	46	27	70 %
Sell/List Ratio	50 %	17 %		26 %	19 %	
Sales Dollars	\$9,082,900	\$2,930,000	210 %	\$56,747,918	\$34,399,500	65 %
Average Price / Unit	\$1,135,363	\$976,667	16 %	\$1,233,650	\$1,274,056	-3 %
Price Ratio	93 %	96 %		96 %	94 %	
Days To Sell	102	109	-7 %	102	120	-15 %
Active Listings at Month End	94	72	31 %			
<b>Revenue - Industrial</b>						
Units Listed	4	10	-60 %	79	81	-2 %
Units Sold	2	0	%	19	17	12 %
Sell/List Ratio	50 %	%		24 %	21 %	
Sales Dollars	\$7,465,350	\$0	%	\$29,744,896	\$30,281,280	-2 %
Average Price / Unit	\$3,732,675		%	\$1,565,521	\$1,781,252	-12 %
Price Ratio	97 %	%		97 %	95 %	
Days To Sell	369		%	160	98	64 %
Active Listings at Month End	50	43	16 %			
<b>Business with Land &amp; Building</b>						
Units Listed	1	2	-50 %	7	11	-36 %
Units Sold	0	0	%	2	1	100 %
Sell/List Ratio	%	%		29 %	9 %	
Sales Dollars	\$0	\$0	%	\$4,400,000	\$527,000	735 %
Average Price / Unit			%	\$2,200,000	\$527,000	317 %
Price Ratio	%	%		85 %	88 %	
Days To Sell			%	203	129	57 %
Active Listings at Month End	6	6	0 %			

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

November 2025

Produced: 01-Dec-2025

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Business Only</b>						
Units Listed	6	13	-54 %	130	135	-4 %
Units Sold	6	0	%	34	19	79 %
Sell/List Ratio	100 %	%		26 %	14 %	
Sales Dollars	\$1,030,500	\$0	%	\$5,124,610	\$3,641,800	41 %
Average Price / Unit	\$171,750		%	\$150,724	\$191,674	-21 %
Price Ratio	75 %	%		80 %	89 %	
Days To Sell	137		%	135	136	-1 %
Active Listings at Month End	65	70	-7 %			
<b>Motel/Hotel</b>						
Units Listed	0	0	%	0	0	%
Units Sold	0	0	%	0	0	%
Sell/List Ratio	%	%		%	%	
Sales Dollars	\$0	\$0	%	\$0	\$0	%
Average Price / Unit			%			%
Price Ratio	%	%		%	%	
Days To Sell			%			%
Active Listings at Month End	0	0	%			
<b>Lease - Office</b>						
Units Listed	7	6	17 %	139	123	13 %
Units Sold	3	2	50 %	29	35	-17 %
Sell/List Ratio	43 %	33 %		21 %	28 %	
Sales Dollars	\$46	\$40	16 %	\$1,082	\$347,151	-100 %
Average Price / Unit	\$15	\$20	-22 %	\$37	\$9,919	-100 %
Price Ratio	92 %	100 %		102 %	3962 %	
Days To Sell	542	177	206 %	160	138	17 %
Active Listings at Month End	98	76	29 %			
<b>Lease - Retail</b>						
Units Listed	5	11	-55 %	106	129	-18 %
Units Sold	2	4	-50 %	25	36	-31 %
Sell/List Ratio	40 %	36 %		24 %	28 %	
Sales Dollars	\$46	\$120	-62 %	\$105,780	\$13,950	658 %
Average Price / Unit	\$23	\$30	-23 %	\$4,231	\$387	992 %
Price Ratio	100 %	106 %		1410 %	100 %	
Days To Sell	150	162	-8 %	100	115	-13 %
Active Listings at Month End	61	66	-8 %			

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

November 2025

Produced: 01-Dec-2025

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Lease - Warehouse</b>						
Units Listed	0	0	%	0	0	%
Units Sold	0	0	%	0	0	%
Sell/List Ratio	%	%		%	%	
Sales Dollars	\$0	\$0	%	\$0	\$0	%
Average Price / Unit			%			%
Price Ratio	%	%		%	%	
Days To Sell			%			%
Active Listings at Month End	0	0	%			
<b>Lease - Industrial</b>						
Units Listed	6	9	-33 %	72	65	11 %
Units Sold	0	1	-100 %	11	16	-31 %
Sell/List Ratio	%	11 %		15 %	25 %	
Sales Dollars	\$0	\$19	-100 %	\$107,960	\$172,078	-37 %
Average Price / Unit		\$19	%	\$9,815	\$10,755	-9 %
Price Ratio	%	95 %		1382 %	4534 %	
Days To Sell		81	%	134	115	16 %
Active Listings at Month End	43	35	23 %			
<b>Lease - Other</b>						
Units Listed	3	1	200 %	34	23	48 %
Units Sold	1	0	%	6	4	50 %
Sell/List Ratio	33 %	%		18 %	17 %	
Sales Dollars	\$230,339	\$0	%	\$233,855	\$1,465	15863 %
Average Price / Unit	\$230,339		%	\$38,976	\$366	10542 %
Price Ratio	1001474 %	%		6792 %	4 %	
Days To Sell	61		%	58	89	-34 %
Active Listings at Month End	16	10	60 %			
<b>Commercial Land</b>						
Units Listed	4	2	100 %	43	52	-17 %
Units Sold	0	-1	-100 %	3	3	0 %
Sell/List Ratio	%	-50 %		7 %	6 %	
Sales Dollars	\$0	-\$1,426,000	-100 %	\$7,155,000	\$2,895,000	147 %
Average Price / Unit		\$1,426,000	%	\$2,385,000	\$965,000	147 %
Price Ratio	%	91 %		96 %	88 %	
Days To Sell		51	%	129	136	-5 %
Active Listings at Month End	29	27	7 %			

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

November 2025

Produced: 01-Dec-2025

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Grand Totals</b>						
Units Listed	820	803	2 %	14771	14041	5 %
Units Sold	451	551	-18 %	6551	6472	1 %
Sell/List Ratio	55 %	69 %		44 %	46 %	
Sales Dollars	\$441,794,738	\$512,139,318	-14 %	\$6,509,555,027	\$6,191,678,915	5 %
Average Price / Unit	\$979,589	\$929,472	5 %	\$993,673	\$956,687	4 %
Price Ratio	97 %	98 %		98 %	98 %	
Days To Sell	62	51	20 %	47	46	3 %
Active Listings at Month End	3152	2836	11 %			