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### *Spring sales continue to rise in the Victoria market*

June 2, 2014, Victoria BC – The Victoria Real Estate Board today released its monthly report on real estate activity in the Victoria area for May 2014.

714 properties sold in the region in the month of May 2014 compared to 659 in May 2013 – an increase of over 8% year over year. Compared to last month in April, there were 7.5% more sales.

“We are pleased to see sales numbers continue to rise,” Victoria Real Estate Board President Tim Ayres says. “The last time we saw this many sales in a month was in 2010, which was also the last time we saw a busy market. The increase may be attributed to the extended period of low mortgage rates we are seeing, and to the great diversity of properties currently available. We saw 19 single family homes sell for over one million dollars this month, and we saw 29 single family homes sell for under \$350,000. The market has something for every home buyer right now.”

In May 2013 the MLS® Home Price Index benchmark price for a single family home in Greater Victoria was \$493,600. This year in May the benchmark home value reached \$498,500 – a modest 1% increase year over year. The Peninsula benchmark home value saw a 0.7% increase while the Westshore saw a very minor decrease of 0.1%. Townhouses in Greater Victoria show the most noteworthy change with an increase of 4.2% year over year.

“We’re seeing a modest increase in property values overall in the Victoria area” adds President Ayres, “and the balanced conditions we talked about last month are still in place, which means a steady, predictable market.”

Victoria Real Estate Board President Tim Ayres is available for comment. More information on the May 2014 report and the MLS® HPI is available from the Victoria Real Estate Board.

*About VREB* - The Victoria Real Estate Board was founded in 1921 and since that time has been a key player in the development of standards and innovative programs aimed at enhancing the professionalism and community standing of REALTORS®. Formation of the Board grew out of the realization in the early part of the last century that there was a need to establish basic standards for those working in the real estate industry.

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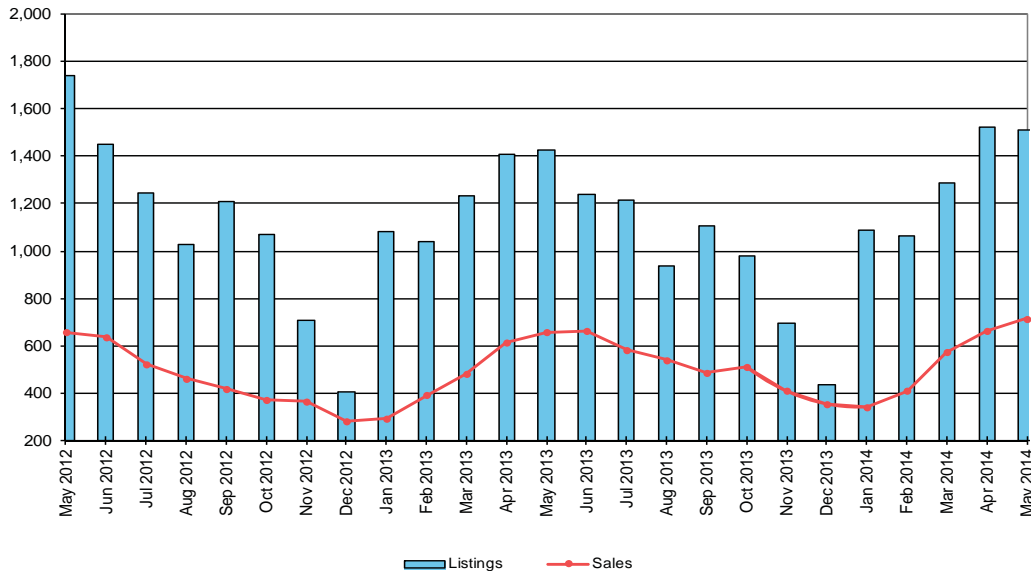
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[www.vreb.org](http://www.vreb.org)

[www.openhousesvictoria.ca](http://www.openhousesvictoria.ca)



## New MLS® listings and total MLS® sales - entire region



The red line is the total number of sales per month from the entire VREB district.

The blue bars represent the number of total monthly listings.

## MLS® HPI benchmark and MLS® HPI index values Victoria Core, Single Family Home

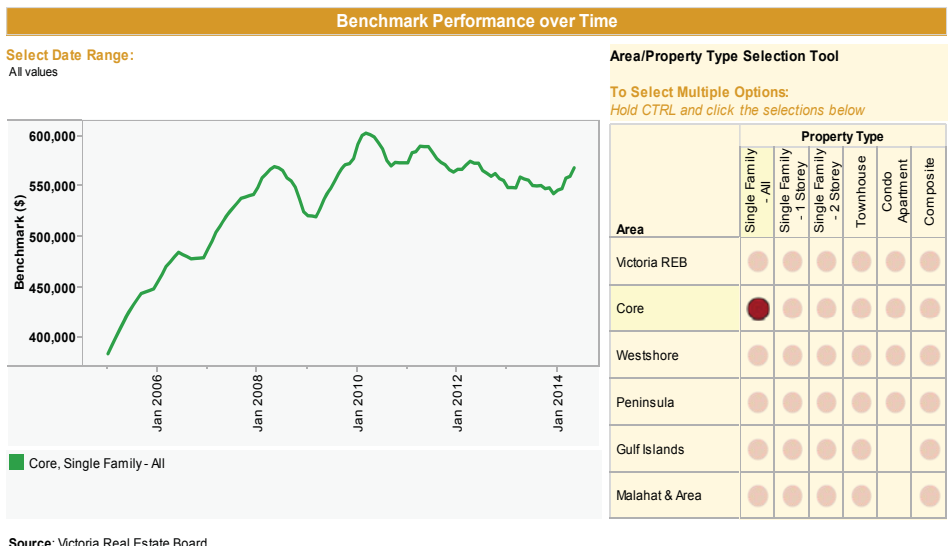
The Victoria Real Estate Board uses the MLS® Home Price Index (MLS® HPI) to report on property values. The MLS® HPI uses the concept of a benchmark home, a notional home with common attributes of typical homes in a defined area.

Through the analysis of ten 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.



HPI or Benchmark  
(Applies to all tabs)  
☐ HPI  
☒ Benchmark

Area  
VREB Area Summary



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

May 2014

Monday, June 02, 2014

Sales by Property Type	This Month						Last Month			This Month Last Year		
	2014 - May						2014 - April			2013 - May		
	Units	LM%	LY%	Average\$	LM%	LY%	Median\$	LM%	LY%	Units	Average\$	Median\$
Single Family Greater Victoria	370	2.5%	6.9%	\$618,523	-3.9%	9.3%	\$533,500	-3.2%	1.6%	361	\$643,467	\$551,000
Single Family Other Areas	41	2.5%	7.9%	\$500,089	23.8%	-0.7%	\$462,500	23.3%	29.6%	40	\$404,025	\$375,000
Single Family Total All Areas	411	2.5%	7.0%	\$606,709	-2.1%	8.4%	\$529,000	-2.9%	2.7%	401	\$619,582	\$545,000
Condos	166	1.8%	16.9%	\$312,656	2.9%	-1.7%	\$271,250	1.4%	-6.3%	163	\$303,815	\$267,500
Townhouses	94	44.6%	38.2%	\$397,726	-2.1%	-8.0%	\$389,000	5.1%	-2.8%	65	\$406,146	\$370,000
Manufactured Homes	16	23.1%	-11.1%	\$147,966	18.0%	37.2%	\$135,250	23.0%	55.0%	13	\$125,346	\$110,000
<b>Total Residential</b>	<b>687</b>	<b>7.0%</b>	<b>12.3%</b>							<b>642</b>		
<b>Total Sales</b>	<b>714</b>	<b>7.5%</b>	<b>8.3%</b>							<b>664</b>		
<b>Active Listings</b>	<b>4,672</b>	<b>6.1%</b>	<b>-2.3%</b>							<b>4,404</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  
 Active Listings: total listings 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

Commonly Quoted Benchmark Home	May 2014 Benchmark Price	April 2014 Benchmark Price	May 2013 Benchmark Price	May 2014 Index Value	April 2014 Index Value	May 2013 Index Value	LM%	LY%
Single Family Benchmark Home: Greater Victoria	\$498,500	\$494,300	\$493,600	141.1	139.9	139.7	0.8%	1.0%
Single Family Benchmark Home: Core	\$568,500	\$560,100	\$557,400	148.2	146.0	145.3	1.5%	2.0%
Single Family Benchmark Home: Westshore	\$415,900	\$417,100	\$416,200	135.2	135.6	135.3	-0.3%	-0.1%
Single Family Benchmark Home: Peninsula	\$527,900	\$519,100	\$524,000	137.9	135.6	136.9	1.7%	0.7%
Condo Benchmark Home: Greater Victoria	\$282,800	\$283,500	\$287,100	139.8	140.1	141.9	-0.2%	-1.5%
Townhouse Benchmark Home: Greater Victoria	\$408,100	\$402,600	\$391,600	140.7	138.8	135.0	1.4%	4.2%

Legend	Current Month:		May 2014
	Last Month:		April 2014
	Last Year:		May 2013
	LM%:		Percentage change between current month and last month
	LY%:		Percentage change between current month and same month last year

**Benchmark by Timeframe and Property Type: Single Family - All**

	May 2014	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	36 Months Ago	60 Months Ago	January 2005
<b>Victoria REB</b>	\$498,500	\$494,300	\$483,400	\$482,300	\$493,600	\$527,900	\$489,000	\$353,300
<b>Victoria</b>	\$547,300	\$540,600	\$534,000	\$531,400	\$539,200	\$562,800	\$512,200	\$369,800
<b>Victoria West</b>	\$429,700	\$416,700	\$396,900	\$420,100	\$415,300	\$438,100	\$413,000	\$282,300
<b>Oak Bay</b>	\$783,200	\$771,100	\$754,000	\$737,400	\$762,200	\$797,600	\$719,700	\$552,000
<b>Esquimalt</b>	\$444,400	\$438,500	\$412,900	\$430,500	\$435,500	\$460,500	\$432,800	\$297,300
<b>View Royal</b>	\$517,100	\$512,600	\$502,400	\$519,500	\$511,600	\$537,200	\$499,000	\$341,500
<b>Saanich East</b>	\$589,100	\$576,500	\$568,200	\$565,000	\$574,900	\$613,900	\$552,400	\$394,300
<b>Saanich West</b>	\$497,200	\$494,900	\$476,800	\$483,900	\$491,200	\$523,300	\$481,900	\$333,900
<b>Sooke</b>	\$351,600	\$356,000	\$346,700	\$341,800	\$349,700	\$369,900	\$363,100	\$272,800
<b>Langford</b>	\$419,100	\$424,100	\$415,700	\$406,800	\$419,700	\$449,000	\$430,200	\$308,200
<b>Metchosin</b>	\$601,500	\$607,800	\$593,300	\$590,100	\$588,300	\$626,000	\$612,400	\$453,300
<b>Colwood</b>	\$454,700	\$443,800	\$435,500	\$440,300	\$456,400	\$494,900	\$463,400	\$321,400
<b>Highlands</b>	\$815,300	\$770,200	\$782,300	\$778,900	\$818,000	\$951,800	\$875,100	\$672,700
<b>North Saanich</b>	\$619,800	\$607,800	\$587,800	\$602,100	\$623,600	\$676,000	\$619,800	\$476,400
<b>Sidney</b>	\$445,800	\$428,200	\$409,600	\$422,500	\$436,400	\$462,800	\$417,200	\$314,800
<b>Central Saanich</b>	\$510,100	\$511,900	\$499,700	\$492,500	\$506,900	\$561,500	\$501,800	\$359,700
<b>ML Malahat &amp; Area</b>	\$357,800	\$364,400	\$363,000	\$357,000	\$370,500	\$401,900	\$378,800	\$275,900
<b>GI Gulf Islands</b>	\$350,000	\$344,800	\$329,200	\$327,800	\$339,500	\$390,500	\$372,000	\$293,200

Source: Victoria Real Estate Board

**HPI by Timeframe and Property Type: Single Family - All**

	May 2014	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	36 Months Ago	60 Months Ago	January 2005
<b>Victoria REB</b>	141.1	139.9	136.8	136.5	139.7	149.4	138.4	100.0
<b>Victoria</b>	148.0	146.2	144.4	143.7	145.8	152.2	138.5	100.0
<b>Victoria West</b>	152.2	147.6	140.6	148.8	147.1	155.2	146.3	100.0
<b>Oak Bay</b>	141.9	139.7	136.6	133.6	138.1	144.5	130.4	100.0
<b>Esquimalt</b>	149.5	147.5	138.9	144.8	146.5	154.9	145.6	100.0
<b>View Royal</b>	151.4	150.1	147.1	152.1	149.8	157.3	146.1	100.0
<b>Saanich East</b>	149.4	146.2	144.1	143.3	145.8	155.7	140.1	100.0
<b>Saanich West</b>	148.9	148.2	142.8	144.9	147.1	156.7	144.3	100.0
<b>Sooke</b>	128.9	130.5	127.1	125.3	128.2	135.6	133.1	100.0
<b>Langford</b>	136.0	137.6	134.9	132.0	136.2	145.7	139.6	100.0
<b>Metchosin</b>	132.7	134.1	130.9	130.2	129.8	138.1	135.1	100.0
<b>Colwood</b>	141.5	138.1	135.5	137.0	142.0	154.0	144.2	100.0
<b>Highlands</b>	121.2	114.5	116.3	115.8	121.6	141.5	130.1	100.0
<b>North Saanich</b>	130.1	127.6	123.4	126.4	130.9	141.9	130.1	100.0
<b>Sidney</b>	141.6	136.0	130.1	134.2	138.6	147.0	132.5	100.0
<b>Central Saanich</b>	141.8	142.3	138.9	136.9	140.9	156.1	139.5	100.0
<b>ML Malahat &amp; Area</b>	129.7	132.1	131.6	129.4	134.3	145.7	137.3	100.0
<b>GI Gulf Islands</b>	119.4	117.6	112.3	111.8	115.8	133.2	126.9	100.0

Source: Victoria Real Estate Board

### Benchmark by Timeframe and Property Type: Condo Apartment

	May 2014	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	36 Months Ago	60 Months Ago	January 2005
<b>Victoria REB</b>	\$282,800	\$283,500	\$277,200	\$280,600	\$287,100	\$306,900	\$292,400	\$202,300
<b>Victoria</b>	\$268,800	\$268,300	\$259,100	\$267,500	\$269,800	\$286,500	\$273,200	\$189,900
<b>Victoria West</b>	\$447,200	\$450,200	\$445,800	\$432,600	\$462,400	\$467,900	\$469,200	\$338,800
<b>Oak Bay</b>	\$322,500	\$311,400	\$328,200	\$316,100	\$313,600	\$354,000	\$344,600	\$248,100
<b>Esquimalt</b>	\$239,000	\$237,300	\$235,100	\$230,000	\$249,700	\$247,700	\$224,500	\$155,700
<b>View Royal</b>	\$317,300	\$325,900	\$324,500	\$322,000	\$332,700	\$343,700	\$331,300	\$233,000
<b>Saanich East</b>	\$245,600	\$243,700	\$239,200	\$239,400	\$241,200	\$280,200	\$251,400	\$165,400
<b>Saanich West</b>	\$212,300	\$211,400	\$203,500	\$211,300	\$216,800	\$242,300	\$220,000	\$144,800
<b>Langford</b>	\$246,600	\$257,100	\$257,800	\$258,900	\$259,900	\$265,500	\$264,000	\$186,800
<b>Colwood</b>	\$222,900	\$234,000	\$233,700	\$238,500	\$239,700	\$249,600	\$239,500	\$165,400
<b>Sidney</b>	\$295,200	\$296,300	\$282,000	\$281,100	\$304,700	\$332,900	\$321,800	\$231,300

Source: Victoria Real Estate Board

**HPI by Timeframe and Property Type: Condo Apartment**

	May 2014	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	36 Months Ago	60 Months Ago	January 2005
<b>Victoria REB</b>	139.8	140.1	137.0	138.7	141.9	151.7	144.5	100.0
<b>Victoria</b>	141.6	141.3	136.5	140.9	142.1	150.9	143.9	100.0
<b>Victoria West</b>	132.0	132.9	131.6	127.7	136.5	138.1	138.5	100.0
<b>Oak Bay</b>	130.0	125.5	132.3	127.4	126.4	142.7	138.9	100.0
<b>Esquimalt</b>	153.5	152.4	151.0	147.7	160.4	159.1	144.2	100.0
<b>View Royal</b>	136.2	139.9	139.3	138.2	142.8	147.5	142.2	100.0
<b>Saanich East</b>	148.5	147.3	144.6	144.7	145.8	169.4	152.0	100.0
<b>Saanich West</b>	146.6	146.0	140.5	145.9	149.7	167.3	151.9	100.0
<b>Langford</b>	132.0	137.6	138.0	138.6	139.1	142.1	141.3	100.0
<b>Colwood</b>	134.8	141.5	141.3	144.2	144.9	150.9	144.8	100.0
<b>Sidney</b>	127.6	128.1	121.9	121.5	131.7	143.9	139.1	100.0

Source: Victoria Real Estate Board



### Benchmark by Timeframe and Property Type: Townhouse

	May 2014	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	36 Months Ago	60 Months Ago	January 2005
<b>Victoria REB</b>	\$408,100	\$402,600	\$401,500	\$389,000	\$391,600	\$428,700	\$403,500	\$290,100
<b>Victoria</b>	\$419,900	\$411,300	\$410,400	\$392,400	\$408,100	\$439,100	\$390,100	\$286,400
<b>Victoria West</b>	\$298,600	\$298,800	\$297,500	\$278,900	\$285,400	\$305,500	\$289,000	\$189,400
<b>Oak Bay</b>	\$529,000	\$527,000	\$518,600	\$500,000	\$523,000	\$583,800	\$539,500	\$402,900
<b>Esquimalt</b>	\$348,400	\$349,100	\$340,000	\$322,500	\$327,200	\$348,400	\$329,600	\$221,300
<b>View Royal</b>	\$398,800	\$397,100	\$389,200	\$371,600	\$361,400	\$393,200	\$378,700	\$254,900
<b>Saanich East</b>	\$505,100	\$490,700	\$489,600	\$484,200	\$488,900	\$528,800	\$483,500	\$360,200
<b>Saanich West</b>	\$428,500	\$421,000	\$417,900	\$410,700	\$413,900	\$439,400	\$396,200	\$286,000
<b>Sooke</b>	\$345,300	\$346,700	\$348,100	\$327,200	\$327,800	\$372,500	\$380,800	\$286,800
<b>Langford</b>	\$320,400	\$321,700	\$320,900	\$302,200	\$304,200	\$346,500	\$347,300	\$253,100
<b>Colwood</b>	\$360,100	\$366,300	\$367,200	\$343,900	\$342,800	\$397,800	\$385,600	\$283,500
<b>Sidney</b>	\$373,400	\$361,500	\$357,000	\$365,900	\$371,500	\$405,900	\$360,100	\$277,800
<b>Central Saanich</b>	\$419,800	\$407,500	\$406,000	\$408,300	\$402,500	\$436,000	\$401,900	\$294,000
<b>ML Malahat &amp; Area</b>	\$332,900	\$342,200	\$355,800	\$332,100	\$322,100	\$379,100	\$406,300	\$252,200
<b>GI Gulf Islands</b>	\$371,400	\$366,200	\$388,900	\$357,100	\$391,000	\$450,900	\$482,500	\$292,200

Source: Victoria Real Estate Board

**HPI by Timeframe and Property Type: Townhouse**

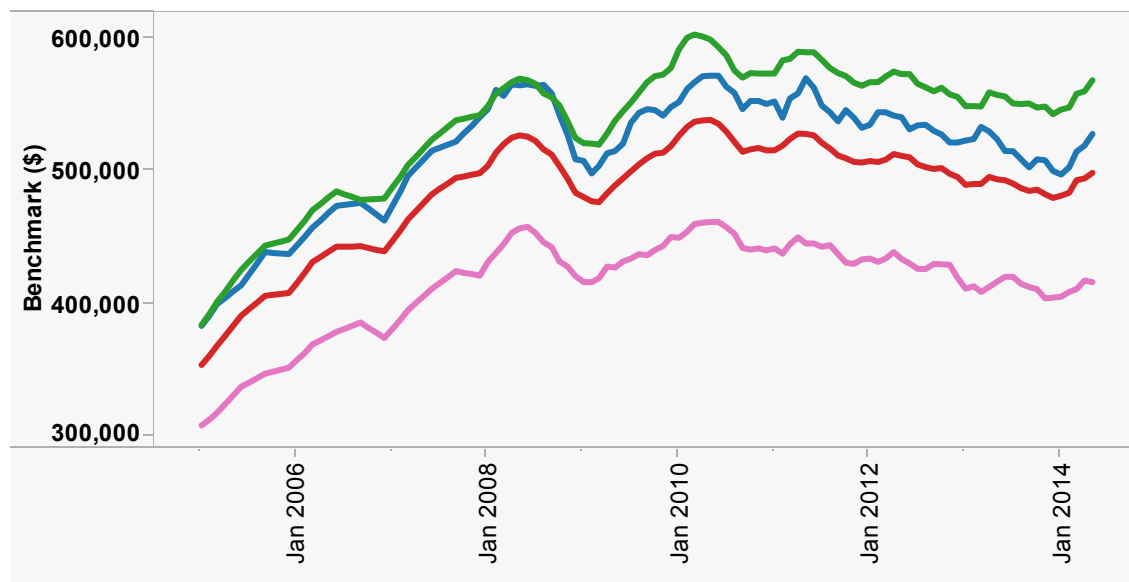
	May 2014	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	36 Months Ago	60 Months Ago	January 2005
<b>Victoria REB</b>	140.7	138.8	138.4	134.1	135.0	147.8	139.1	100.0
<b>Victoria</b>	146.6	143.6	143.3	137.0	142.5	153.3	136.2	100.0
<b>Victoria West</b>	157.7	157.8	157.1	147.3	150.7	161.3	152.6	100.0
<b>Oak Bay</b>	131.3	130.8	128.7	124.1	129.8	144.9	133.9	100.0
<b>Esquimalt</b>	157.4	157.7	153.6	145.7	147.8	157.4	148.9	100.0
<b>View Royal</b>	156.5	155.8	152.7	145.8	141.8	154.3	148.6	100.0
<b>Saanich East</b>	140.2	136.2	135.9	134.4	135.7	146.8	134.2	100.0
<b>Saanich West</b>	149.8	147.2	146.1	143.6	144.7	153.6	138.5	100.0
<b>Sooke</b>	120.4	120.9	121.4	114.1	114.3	129.9	132.8	100.0
<b>Langford</b>	126.6	127.1	126.8	119.4	120.2	136.9	137.2	100.0
<b>Colwood</b>	127.0	129.2	129.5	121.3	120.9	140.3	136.0	100.0
<b>Sidney</b>	134.4	130.1	128.5	131.7	133.7	146.1	129.6	100.0
<b>Central Saanich</b>	142.8	138.6	138.1	138.9	136.9	148.3	136.7	100.0
<b>ML Malahat &amp; Area</b>	132.0	135.7	141.1	131.7	127.7	150.3	161.1	100.0
<b>GI Gulf Islands</b>	127.1	125.3	133.1	122.2	133.8	154.3	165.1	100.0

Source: Victoria Real Estate Board

## Benchmark Performance over Time

### Select Date Range:

All values



■ Core, Single Family - All  
■ Peninsula, Single Family - All  
■ Victoria REB, Single Family - All  
■ Westshore, Single Family - All

### Area/Property Type Selection Tool

#### To Select Multiple Options:

Hold CTRL and click the selections below

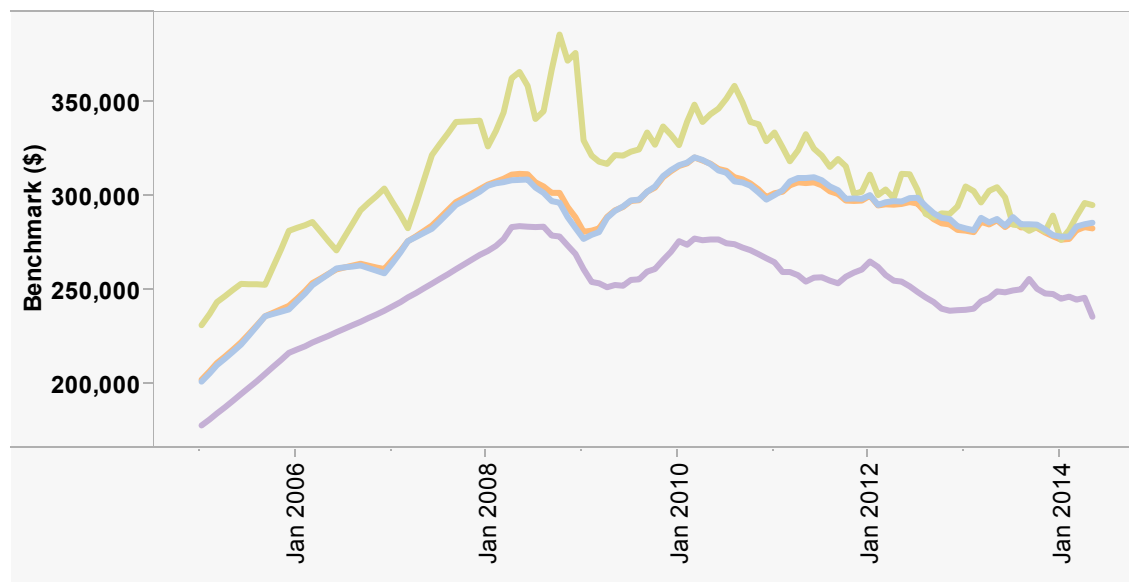
Area	Property Type					
	Single Family - All	Single Family - 1 Storey	Single Family - 2 Storey	Townhouse	Condo Apartment	Composite
Victoria REB	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Core	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Westshore	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Peninsula	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Gulf Islands	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Malahat & Area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Source: Victoria Real Estate Board

## Benchmark Performance over Time

Select Date Range:

All values



Core, Condo Apartment  
Peninsula, Condo Apartment  
Victoria REB, Condo Apartment  
Westshore, Condo Apartment

## Area/Property Type Selection Tool

To Select Multiple Options:

Hold CTRL and click the selections below

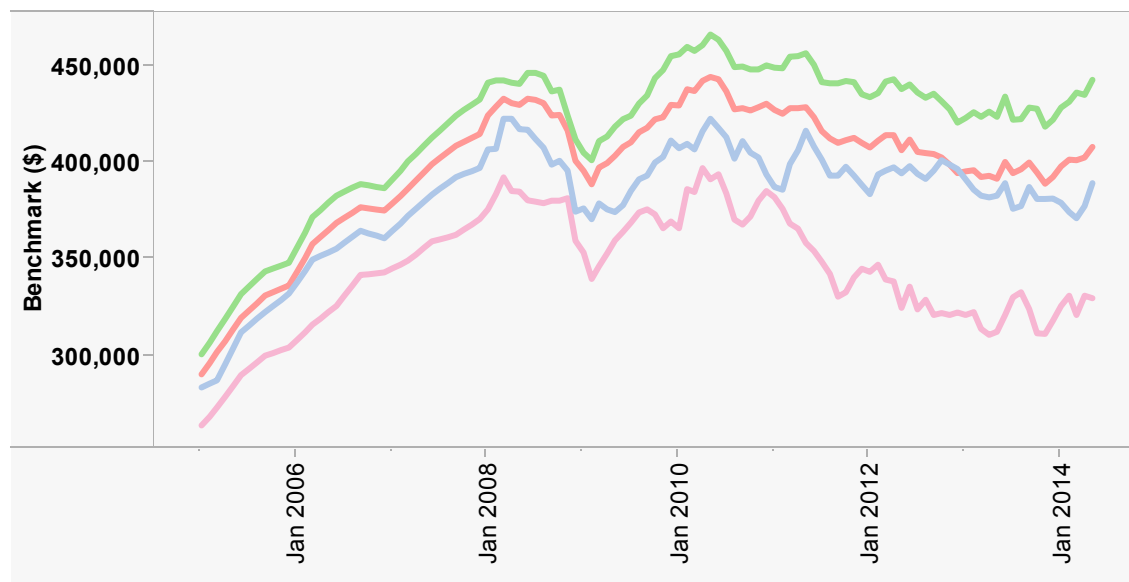
Area	Property Type					
	Single Family - All	Single Family - 1 Storey	Single Family - 2 Storey	Townhouse	Condo Apartment	Composite
Victoria REB	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Core	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Westshore	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Peninsula	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Gulf Islands	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Malahat & Area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Source: Victoria Real Estate Board

## Benchmark Performance over Time

Select Date Range:

All values



Core, Townhouse  
Peninsula, Townhouse  
Victoria REB, Townhouse  
Westshore, Townhouse

## Area/Property Type Selection Tool

To Select Multiple Options:

Hold CTRL and click the selections below

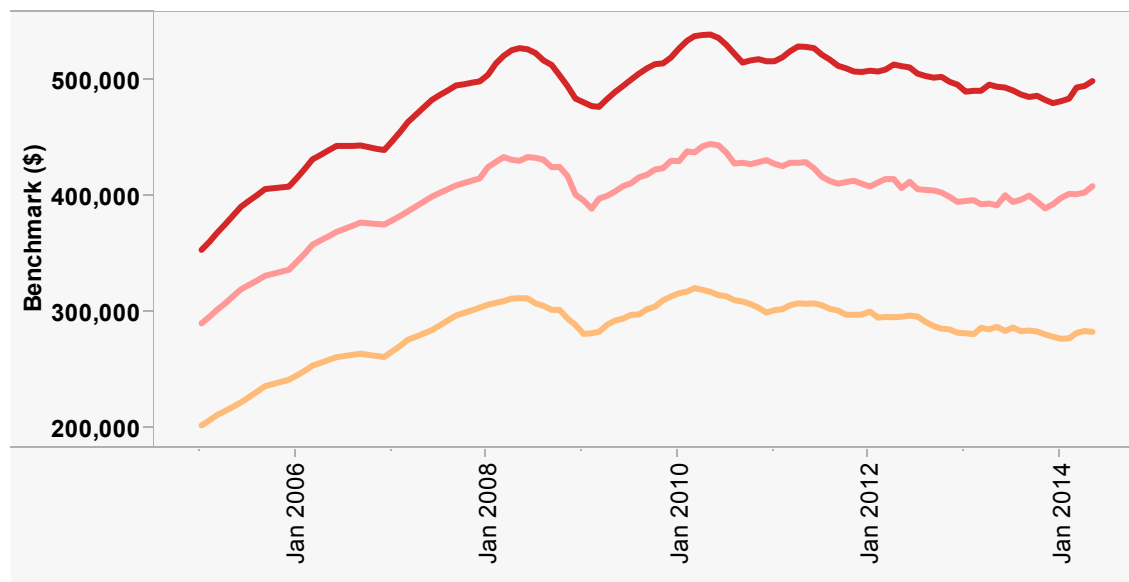
Area	Property Type					
	Single Family - All	Single Family - 1 Storey	Single Family - 2 Storey	Townhouse	Condo Apartment	Composite
Victoria REB	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Core	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Westshore	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Peninsula	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Gulf Islands	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Malahat & Area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Source: Victoria Real Estate Board

## Benchmark Performance over Time

Select Date Range:

All values



■ Victoria REB, Condo Apartment  
■ Victoria REB, Single Family - All  
■ Victoria REB, Townhouse

## Area/Property Type Selection Tool

To Select Multiple Options:

Hold CTRL and click the selections below

Area	Property Type					
	Single Family - All	Single Family - 1 Storey	Single Family - 2 Storey	Townhouse	Condo Apartment	Composite
Victoria REB	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Core	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Westshore	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Peninsula	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Gulf Islands	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Malahat & Area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Source: Victoria Real Estate Board

# Monthly Sales Summary

May 2014

Monday, June 2, 2014

Region District	Units	Total Volume
<b>Residential</b>		
● Single Family		
<b>Greater Victoria</b>		
Victoria	39	\$26,057,200
Victoria West	3	\$1,585,000
Oak Bay	30	\$26,408,367
Esquimalt	16	\$8,503,800
View Royal	12	\$7,079,566
Saanich East	78	\$49,462,084
Saanich West	39	\$21,262,949
Central Saanich	14	\$8,882,388
North Saanich	14	\$9,370,300
Sidney	13	\$5,739,700
Colwood	29	\$13,786,950
Langford	45	\$20,864,779
Metchosin	3	\$1,666,400
Sooke	21	\$7,944,200
Waterfront (all districts)	14	\$20,240,000
<b>Total Greater Victoria</b>	<b>370</b>	<b>\$228,853,683</b>
<b>Other Areas</b>		
Shawnigan Lake / Malahat	4	\$1,563,400
Gulf Islands	21	\$8,449,550
Upland / Mainland	5	\$2,079,900
Waterfront (all districts)	11	\$8,410,800
<b>Total Other Areas</b>	<b>41</b>	<b>\$20,503,650</b>
<b>Total Single Family</b>	<b>411</b>	<b>\$249,357,333</b>
● Condominium		
<b>Greater Victoria</b>		
Victoria	66	\$19,651,950
Victoria West	10	\$3,408,450
Oak Bay	5	\$2,209,900
Esquimalt	6	\$1,524,800
Saanich East	26	\$6,636,650
Saanich West	5	\$1,228,800
Central Saanich	2	\$521,000
Sidney	10	\$3,053,400
Langford	23	\$6,294,885
Waterfront (all districts)	13	\$7,371,000
<b>Total Greater Victoria</b>	<b>166</b>	<b>\$51,900,835</b>
<b>Total Condominium</b>	<b>166</b>	<b>\$51,900,835</b>

# Monthly Sales Summary

May 2014

Monday, June 2, 2014

Region District	Units	Total Volume
● Townhouse		
<b>Greater Victoria</b>		
Victoria	3	\$1,168,000
Victoria West	1	\$273,000
Oak Bay	2	\$1,134,000
Esquimalt	7	\$2,525,900
View Royal	7	\$2,749,900
Saanich East	19	\$9,945,800
Saanich West	9	\$3,584,100
Central Saanich	7	\$2,401,500
North Saanich	4	\$1,947,200
Sidney	14	\$5,822,400
Colwood	3	\$1,052,900
Langford	8	\$2,683,600
Sooke	2	\$504,000
Waterfront (all districts)	3	\$1,062,900
<b>Total Greater Victoria</b>	<b>89</b>	<b>\$36,855,200</b>
<b>Other Areas</b>		
Gulf Islands	3	\$362,000
Upland / Mainland	1	\$143,000
Waterfront (all districts)	1	\$26,000
<b>Total Other Areas</b>	<b>5</b>	<b>\$531,000</b>
<b>Total Townhouse</b>	<b>94</b>	<b>\$37,386,200</b>
● Manufactured Homes		
<b>Greater Victoria</b>		
View Royal	4	\$738,500
Central Saanich	4	\$691,000
Langford	3	\$201,950
Sooke	1	\$75,000
<b>Total Greater Victoria</b>	<b>12</b>	<b>\$1,706,450</b>
<b>Other Areas</b>		
Gulf Islands	1	\$163,000
Upland / Mainland	3	\$498,000
<b>Total Other Areas</b>	<b>4</b>	<b>\$661,000</b>
<b>Total Manufactured Homes</b>	<b>16</b>	<b>\$2,367,450</b>
<b>Total Residential</b>	<b>687</b>	<b>\$341,011,818</b>



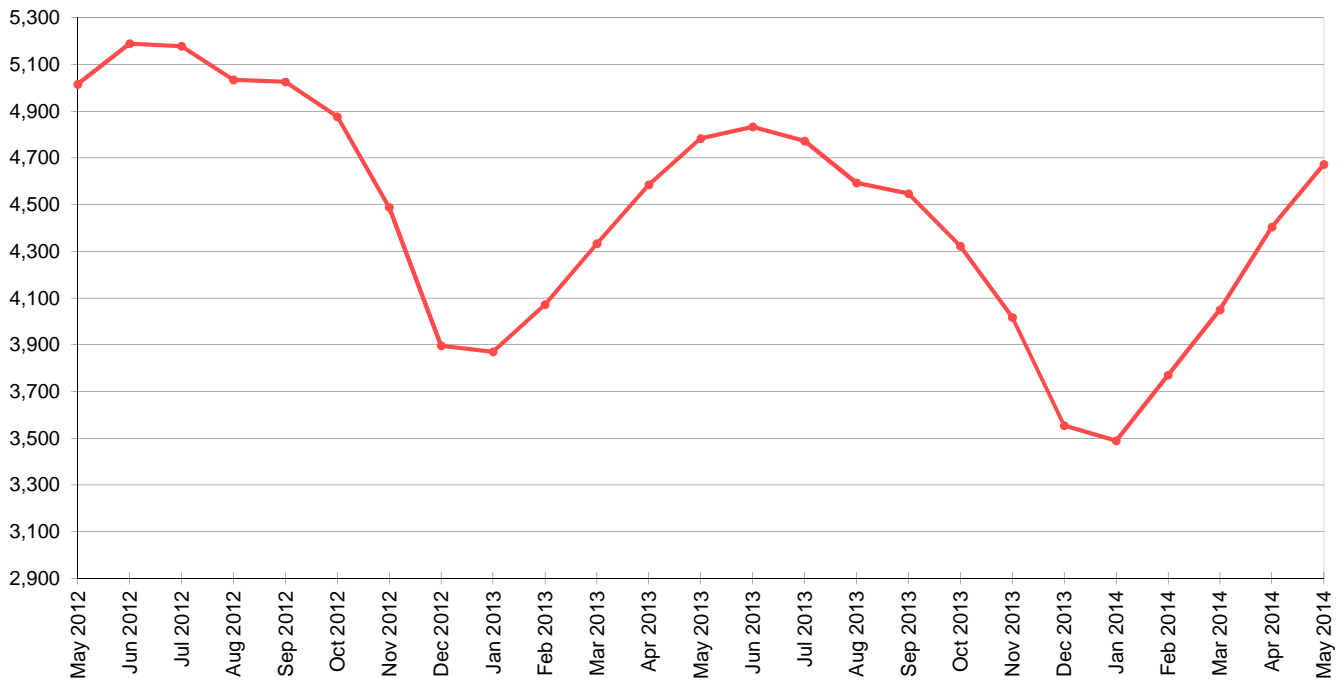
# Monthly Sales Summary

May 2014

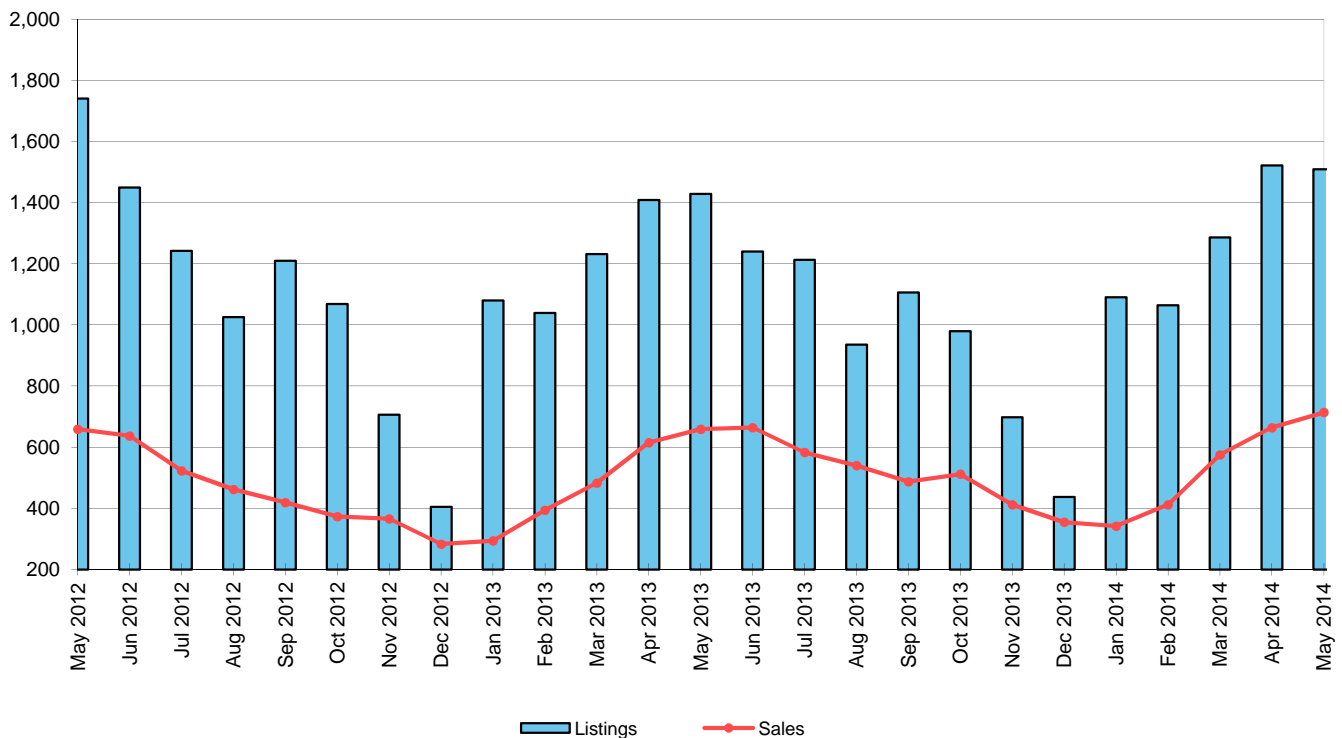
Monday, June 2, 2014

Region District	Units	Total Volume
<b>Other Property</b>		
● Lots & Acreage (Incl Wtrfrnt)		
<b>Greater Victoria</b>		
Oak Bay	2	\$7,100,000
View Royal	2	\$628,000
Langford	5	\$972,500
Sooke	1	\$590,100
<b>Total Greater Victoria</b>	<b>10</b>	<b>\$9,290,600</b>
<b>Other Areas</b>		
Shawnigan Lake / Malahat	2	\$476,190
Gulf Islands	1	\$155,000
Upland / Mainland	1	\$500,000
<b>Total Other Areas</b>	<b>4</b>	<b>\$1,131,190</b>
<b>Total Lots &amp; Acreage (Incl Wtrfrnt)</b>	<b>14</b>	<b>\$10,421,790</b>
● Other Commercial Properties	13	\$2,137,431
<b>Grand Totals</b>	<b>714</b>	<b>\$353,571,039</b>

### Total Active MLS® Listings



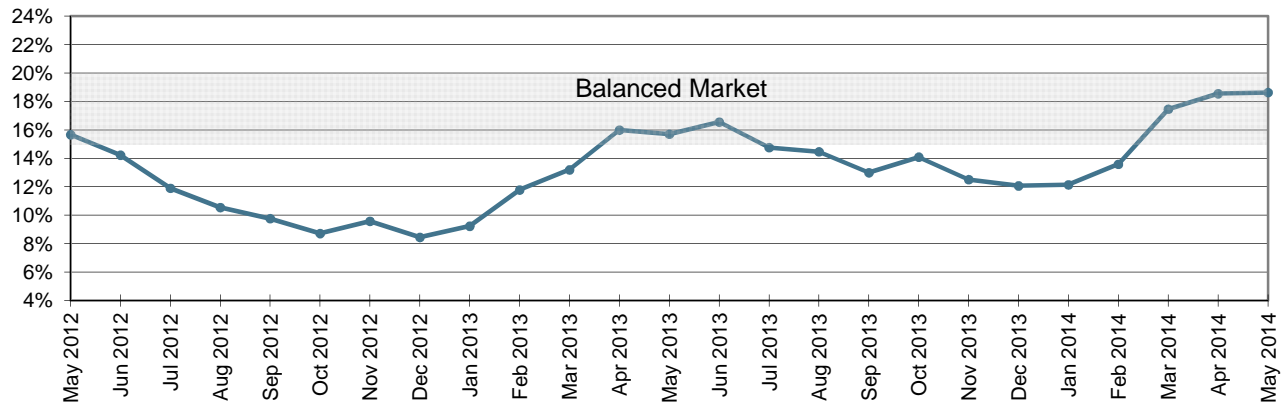
### Total New MLS® Listings and Total MLS® Sales



## Sales to Active Listings Ratio

May 2014

Monday, June 02, 2014



### 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 downward pressure on prices, and a "sellers' market", where there is upward pressure on prices.

A rule of thumb for interpreting the Sales to Active Listings Ratio is that when the ratio is:

- below 10%, there is downward pressure on prices (buyers' market)
- above 25%, there is upward pressure on prices (sellers' market)
- in the 15-20% range, there is little pressure on prices either way (balanced market)

# Monthly Comparative Activity By Property Type

May 2014

Monday, June 02, 2014

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Single Family - Residential</b>						
Units Listed	686	612	12 %	2753	2621	5 %
Units Sold	355	337	5 %	1300	1192	9 %
Sell/List Ratio	52 %	55 %		47 %	45 %	
Sales Dollars	\$203,442,583	\$185,341,099	10 %	\$745,272,332	\$668,328,979	12 %
Average Price / Unit	\$573,078	\$549,974	4 %	\$573,286	\$560,679	2 %
Price Ratio	98 %	97 %		98 %	97 %	
Days To Sell	54	57	-6 %	57	62	-8 %
Active Listings at Month End	1484	1533	-3 %			
<b>Single Family - Residential Waterfront</b>						
Units Listed	56	61	-8 %	284	259	10 %
Units Sold	25	18	39 %	81	67	21 %
Sell/List Ratio	45 %	30 %		29 %	26 %	
Sales Dollars	\$28,650,800	\$15,310,500	87 %	\$92,532,839	\$73,412,500	26 %
Average Price / Unit	\$1,146,032	\$850,583	35 %	\$1,142,381	\$1,095,709	4 %
Price Ratio	92 %	93 %		94 %	92 %	
Days To Sell	96	105	-9 %	118	137	-14 %
Active Listings at Month End	316	288	10 %			
<b>Single Family - Residential Acreage</b>						
Units Listed	98	72	36 %	362	359	1 %
Units Sold	24	18	33 %	114	102	12 %
Sell/List Ratio	24 %	25 %		31 %	28 %	
Sales Dollars	\$14,025,450	\$9,800,500	43 %	\$79,284,470	\$61,391,600	29 %
Average Price / Unit	\$584,394	\$544,472	7 %	\$695,478	\$601,878	16 %
Price Ratio	97 %	94 %		96 %	95 %	
Days To Sell	86	94	-8 %	107	107	0 %
Active Listings at Month End	356	354	1 %			
<b>Condominium</b>						
Units Listed	311	338	-8 %	1506	1460	3 %
Units Sold	166	142	17 %	686	605	13 %
Sell/List Ratio	53 %	42 %		46 %	41 %	
Sales Dollars	\$51,900,835	\$45,158,371	15 %	\$217,917,989	\$178,623,606	22 %
Average Price / Unit	\$312,656	\$318,017	-2 %	\$317,665	\$295,246	8 %
Price Ratio	97 %	97 %		97 %	96 %	
Days To Sell	65	69	-5 %	71	81	-12 %
Active Listings at Month End	923	1053	-12 %			

# Monthly Comparative Activity By Property Type

May 2014

Monday, June 02, 2014

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Townhouse</b>						
Units Listed	159	138	15 %	626	605	3 %
Units Sold	94	68	38 %	299	262	14 %
Sell/List Ratio	59 %	49 %		48 %	43 %	
Sales Dollars	\$37,386,200	\$29,391,850	27 %	\$122,110,000	\$109,576,890	11 %
Average Price / Unit	\$397,726	\$432,233	-8 %	\$408,395	\$418,232	-2 %
Price Ratio	98 %	97 %		98 %	97 %	
Days To Sell	64	79	-18 %	65	82	-21 %
Active Listings at Month End	378	429	-12 %			
<b>Strata Duplex (Up and Down)</b>						
Units Listed	1	1	0 %	5	8	-38 %
Units Sold	0	1	-100 %	2	2	0 %
Sell/List Ratio	0 %	100 %		40 %	25 %	
Sales Dollars	\$0	\$362,000	-100 %	\$521,000	\$729,500	-29 %
Average Price / Unit		\$362,000	%	\$260,500	\$364,750	-29 %
Price Ratio	%	98 %		95 %	99 %	
Days To Sell		90	%	89	53	70 %
Active Listings at Month End	4	5	-20 %			
<b>Strata Duplex (Side by Side)</b>						
Units Listed	15	11	36 %	60	55	9 %
Units Sold	6	7	-14 %	29	21	38 %
Sell/List Ratio	40 %	64 %		48 %	38 %	
Sales Dollars	\$2,670,000	\$2,150,000	24 %	\$12,486,150	\$7,586,500	65 %
Average Price / Unit	\$445,000	\$307,143	45 %	\$430,557	\$361,262	19 %
Price Ratio	97 %	96 %		97 %	97 %	
Days To Sell	65	97	-33 %	60	68	-11 %
Active Listings at Month End	34	32	6 %			
<b>Strata Duplex (Front and Back)</b>						
Units Listed	8	7	14 %	20	18	11 %
Units Sold	0	0	%	7	2	250 %
Sell/List Ratio	0 %	0 %		35 %	11 %	
Sales Dollars	\$0	\$0	%	\$2,527,500	\$809,500	212 %
Average Price / Unit			%	\$361,071	\$404,750	-11 %
Price Ratio	%	%		97 %	98 %	
Days To Sell			%	68	68	0 %
Active Listings at Month End	13	12	8 %			

# Monthly Comparative Activity By Property Type

May 2014

Monday, June 02, 2014

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Recreational</b>						
Units Listed	1	1	0 %	13	8	63 %
Units Sold	0	0	%	3	0	%
Sell/List Ratio	0 %	0 %		23 %	0 %	
Sales Dollars	\$0	\$0	%	\$520,000	\$0	%
Average Price / Unit			%	\$173,333		%
Price Ratio	%	%		94 %	%	
Days To Sell			%	328		%
Active Listings at Month End	17	30	-43 %			
<b>Manufactured Home</b>						
Units Listed	33	37	-11 %	139	155	-10 %
Units Sold	16	18	-11 %	67	67	0 %
Sell/List Ratio	48 %	49 %		48 %	43 %	
Sales Dollars	\$2,367,450	\$1,941,500	22 %	\$8,531,500	\$6,938,500	23 %
Average Price / Unit	\$147,966	\$107,861	37 %	\$127,336	\$103,560	23 %
Price Ratio	95 %	91 %		95 %	91 %	
Days To Sell	87	145	-40 %	108	129	-17 %
Active Listings at Month End	123	137	-10 %			
<b>Residential Lots</b>						
Units Listed	40	41	-2 %	187	179	4 %
Units Sold	6	19	-68 %	33	37	-11 %
Sell/List Ratio	15 %	46 %		18 %	21 %	
Sales Dollars	\$1,967,600	\$6,237,155	-68 %	\$8,419,150	\$12,137,317	-31 %
Average Price / Unit	\$327,933	\$328,271	0 %	\$255,126	\$328,036	-22 %
Price Ratio	96 %	143 %		97 %	126 %	
Days To Sell	131	253	-48 %	161	197	-18 %
Active Listings at Month End	248	220	13 %			
<b>Residential Lots - Waterfront</b>						
Units Listed	11	6	83 %	33	30	10 %
Units Sold	1	2	-50 %	3	4	-25 %
Sell/List Ratio	9 %	33 %		9 %	13 %	
Sales Dollars	\$423,000	\$896,650	-53 %	\$857,900	\$1,436,150	-40 %
Average Price / Unit	\$423,000	\$448,325	-6 %	\$285,967	\$359,038	-20 %
Price Ratio	98 %	96 %		95 %	96 %	
Days To Sell	20	253	-92 %	40	208	-81 %
Active Listings at Month End	47	46	2 %			

# Monthly Comparative Activity By Property Type

May 2014

Monday, June 02, 2014

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Residential Acreage</b>						
Units Listed	30	14	114 %	132	90	47 %
Units Sold	4	6	-33 %	15	11	36 %
Sell/List Ratio	13 %	43 %		11 %	12 %	
Sales Dollars	\$926,190	\$1,531,100	-40 %	\$3,570,590	\$2,721,200	31 %
Average Price / Unit	\$231,548	\$255,183	-9 %	\$238,039	\$247,382	-4 %
Price Ratio	95 %	98 %		91 %	85 %	
Days To Sell	124	240	-49 %	162	162	0 %
Active Listings at Month End	225	173	30 %			

## Residential Acreage - Waterfront

Units Listed	8	4	100 %	41	26	58 %
Units Sold	3	3	0 %	8	3	167 %
Sell/List Ratio	38 %	75 %		20 %	12 %	
Sales Dollars	\$7,105,000	\$650,000	993 %	\$12,158,000	\$650,000	1770 %
Average Price / Unit	\$2,368,333	\$216,667	993 %	\$1,519,750	\$216,667	601 %
Price Ratio	78 %	85 %		83 %	85 %	
Days To Sell	161	136	18 %	148	136	9 %
Active Listings at Month End	71	64	11 %			

## Revenue - Duplex/Triplex

Units Listed	7	4	75 %	30	19	58 %
Units Sold	1	3	-67 %	6	10	-40 %
Sell/List Ratio	14 %	75 %		20 %	53 %	
Sales Dollars	\$568,500	\$1,925,000	-70 %	\$3,837,500	\$6,204,500	-38 %
Average Price / Unit	\$568,500	\$641,667	-11 %	\$639,583	\$620,450	3 %
Price Ratio	97 %	98 %		97 %	96 %	
Days To Sell	207	67	209 %	65	75	-14 %
Active Listings at Month End	21	14	50 %			

## Revenue - Multi Units

Units Listed	1	3	-67 %	12	13	-8 %
Units Sold	0	2	-100 %	4	4	0 %
Sell/List Ratio	0 %	67 %		33 %	31 %	
Sales Dollars	\$0	\$1,670,000	-100 %	\$3,689,000	\$2,976,100	24 %
Average Price / Unit		\$835,000	%	\$922,250	\$744,025	24 %
Price Ratio	%	90 %		96 %	88 %	
Days To Sell		260	%	178	164	9 %
Active Listings at Month End	18	11	64 %			

# Monthly Comparative Activity By Property Type

May 2014

Monday, June 02, 2014

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Revenue - Apartment Block</b>						
Units Listed	0	0	%	6	5	20 %
Units Sold	0	0	%	1	1	0 %
Sell/List Ratio	%	%		17 %	20 %	
Sales Dollars	\$0	\$0	%	\$4,300,000	\$1,600,000	169 %
Average Price / Unit			%	\$4,300,000	\$1,600,000	169 %
Price Ratio	%	%		144 %	82 %	
Days To Sell			%	82	259	-68 %
Active Listings at Month End	5	5	0 %			
<b>Revenue - Commercial</b>						
Units Listed	6	9	-33 %	44	35	26 %
Units Sold	1	1	0 %	9	10	-10 %
Sell/List Ratio	17 %	11 %		20 %	29 %	
Sales Dollars	\$255,000	\$148,000	72 %	\$6,563,500	\$4,727,000	39 %
Average Price / Unit	\$255,000	\$148,000	72 %	\$729,278	\$472,700	54 %
Price Ratio	79 %	82 %		74 %	89 %	
Days To Sell	452	110	311 %	158	166	-5 %
Active Listings at Month End	59	55	7 %			
<b>Revenue - Industrial</b>						
Units Listed	0	1	-100 %	1	2	-50 %
Units Sold	0	0	%	0	1	-100 %
Sell/List Ratio	%	0 %		0 %	50 %	
Sales Dollars	\$0	\$0	%	\$0	\$870,000	-100 %
Average Price / Unit			%		\$870,000	%
Price Ratio	%	%		%	79 %	
Days To Sell			%		153	%
Active Listings at Month End	1	2	-50 %			
<b>Business with Land &amp; Building</b>						
Units Listed	9	17	-47 %	54	48	13 %
Units Sold	3	3	0 %	13	7	86 %
Sell/List Ratio	33 %	18 %		24 %	15 %	
Sales Dollars	\$1,401,500	\$434,912	222 %	\$6,056,458	\$5,859,812	3 %
Average Price / Unit	\$467,167	\$144,971	222 %	\$465,881	\$837,116	-44 %
Price Ratio	94 %	85 %		88 %	94 %	
Days To Sell	91	190	-52 %	115	283	-59 %
Active Listings at Month End	69	67	3 %			



# Monthly Comparative Activity By Property Type

May 2014

Monday, June 02, 2014

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Business Only</b>						
Units Listed	15	10	50 %	56	60	-7 %
Units Sold	4	5	-20 %	15	11	36 %
Sell/List Ratio	27 %	50 %		27 %	18 %	
Sales Dollars	\$480,000	\$433,000	11 %	\$1,942,900	\$1,309,500	48 %
Average Price / Unit	\$120,000	\$86,600	39 %	\$129,527	\$119,045	9 %
Price Ratio	99 %	88 %		92 %	85 %	
Days To Sell	145	297	-51 %	217	207	5 %
Active Listings at Month End	79	75	5 %			
<b>Motel/Hotel</b>						
Units Listed	3	2	50 %	8	7	14 %
Units Sold	0	0	%	-1	0	%
Sell/List Ratio	0 %	0 %		-13 %	0 %	
Sales Dollars	\$0	\$0	%	-\$3,800,000	\$0	%
Average Price / Unit			%	\$3,800,000		%
Price Ratio	%	%		83 %	%	
Days To Sell			%			%
Active Listings at Month End	14	11	27 %			
<b>Lease - Office</b>						
Units Listed	4	5	-20 %	14	24	-42 %
Units Sold	0	0	%	1	1	0 %
Sell/List Ratio	0 %	0 %		7 %	4 %	
Sales Dollars	\$0	\$0	%	\$15	\$10	45 %
Average Price / Unit			%	\$15	\$10	45 %
Price Ratio	%	%		%	%	
Days To Sell			%	287	329	-13 %
Active Listings at Month End	29	35	-17 %			
<b>Lease - Retail</b>						
Units Listed	3	8	-63 %	27	20	35 %
Units Sold	4	1	300 %	8	8	0 %
Sell/List Ratio	133 %	13 %		30 %	40 %	
Sales Dollars	\$919	\$17	5306 %	\$998	\$145	587 %
Average Price / Unit	\$230	\$17	1251 %	\$125	\$18	587 %
Price Ratio	97 %	%		105 %	%	
Days To Sell	93	304	-70 %	83	215	-61 %
Active Listings at Month End	35	34	3 %			

# Monthly Comparative Activity By Property Type

May 2014

Monday, June 02, 2014

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Lease - Warehouse</b>						
Units Listed	0	0	%	1	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	1	0	%			
<b>Lease - Industrial</b>						
Units Listed	0	0	%	1	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	1	0	%			
<b>Lease - Other</b>						
Units Listed	4	18	-78 %	37	52	-29 %
Units Sold	1	3	-67 %	4	12	-67 %
Sell/List Ratio	25 %	17 %		11 %	23 %	
Sales Dollars	\$12	\$52	-77 %	\$56	\$216	-74 %
Average Price / Unit	\$12	\$17	-30 %	\$14	\$18	-22 %
Price Ratio	%	%		%	%	
Days To Sell	91	81	12 %	146	153	-5 %
Active Listings at Month End	48	54	-11 %			
<b>Commercial Land</b>						
Units Listed	0	8	-100 %	18	28	-36 %
Units Sold	0	2	-100 %	0	5	-100 %
Sell/List Ratio	%	25 %		0 %	18 %	
Sales Dollars	\$0	\$983,000	-100 %	\$0	\$2,838,000	-100 %
Average Price / Unit		\$491,500	%		\$567,600	%
Price Ratio	%	98 %		%	95 %	
Days To Sell		233	%		153	%
Active Listings at Month End	53	44	20 %			

# Monthly Comparative Activity By Property Type

May 2014

Monday, June 02, 2014

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Grand Totals</b>						
Units Listed	1509	1428	6 %	6470	6186	5 %
Units Sold	714	659	8 %	2707	2445	11 %
Sell/List Ratio	47 %	46 %		42 %	40 %	
Sales Dollars	\$353,571,039	\$304,364,706	16 %	\$1,329,299,846	\$1,150,727,525	16 %
Average Price / Unit	\$495,198	\$461,858	7 %	\$491,060	\$470,645	4 %
Price Ratio	97 %	97 %		97 %	97 %	
Days To Sell	64	80	-19 %	71	81	-12 %
Active Listings at Month End	4672	4783	-2 %			

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

May 2014

Monday, June 02, 2014

Sales by Property Type	This Month									Last Month			This Month Last Year		
	2014 - May									2014 - April			2013 - May		
	Units	LM%	LY%	Average\$	LM%	LY%	Median\$	LM%	LY%	Units	Average\$	Median\$	Units	Average\$	Median\$
Single Family Greater Victoria	370	2.5%	6.9%	\$618,523	-3.9%	9.3%	\$533,500	-3.2%	1.6%	361	\$643,467	\$551,000	346	\$565,763	\$524,895
Single Family Other Areas	41	2.5%	7.9%	\$500,089	23.8%	-0.7%	\$462,500	23.3%	29.6%	40	\$404,025	\$375,000	38	\$503,553	\$357,000
Single Family Total All Areas	411	2.5%	7.0%	\$606,709	-2.1%	8.4%	\$529,000	-2.9%	2.7%	401	\$619,582	\$545,000	384	\$559,607	\$515,000
Condos	166	1.8%	16.9%	\$312,656	2.9%	-1.7%	\$271,250	1.4%	-6.3%	163	\$303,815	\$267,500	142	\$318,017	\$289,500
Townhouses	94	44.6%	38.2%	\$397,726	-2.1%	-8.0%	\$389,000	5.1%	-2.8%	65	\$406,146	\$370,000	68	\$432,233	\$400,000
Manufactured Homes	16	23.1%	-11.1%	\$147,966	18.0%	37.2%	\$135,250	23.0%	55.0%	13	\$125,346	\$110,000	18	\$107,861	\$87,250
<b>Total Residential</b>	<b>687</b>	<b>7.0%</b>	<b>12.3%</b>							<b>642</b>			<b>612</b>		
<b>Total Sales</b>	<b>714</b>	<b>7.5%</b>	<b>8.3%</b>							<b>664</b>			<b>659</b>		
<b>Active Listings</b>	<b>4,672</b>	<b>6.1%</b>	<b>-2.3%</b>							<b>4,404</b>			<b>4,783</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  
 Active Listings: total listings on the market at midnight on the last day of the month