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*Another Hot Summer Month of Sales for Victoria Real Estate Market*

August 4, 2015, Victoria BC – The Victoria Real Estate Board today released its report on Multiple Listing Service® real estate activity in the Victoria area for July 2015. A total of 796 properties sold in the Victoria Real Estate Board region this July, compared to the 681 properties sold in the same month last year.

“We’ve certainly seen the busy spring market continue into the summer months,” Victoria Real Estate Board President Guy Crozier says. “The theme of declining listings and increased sales volume is consistent through July, and we’re seeing the market go through its typical summer cycle. Sales dropped a little from the spring as we would expect, but are still up a very healthy 16.9% over last year.”

The Multiple Listing Service® Home Price Index benchmark value for a single family home in the Victoria Core this time last year was \$564,300. The benchmark value for the same home this month has increased by 6.3% to \$599,800.

There were 3,942 active listings for sale on the Multiple Listing Service® at the end of July, 13.7% fewer than the 4,570 active listings in July 2014.

“Consumer confidence remains very strong and shows no sign of falling off in the coming months. Interest rates continue to be very favourable; many buyers are taking advantage and making a move,” adds President Crozier. “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.”

More information on the July 2015 report and the Multiple Listing Service® Home Price Index is available from the Victoria Real Estate Board, at [vreb.org](http://vreb.org).

*About VREB* – 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 over 1,200 local REALTORS®.

**Contact:**

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July 2015

## 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		
	2015 - July									2015 - June			2014 - July		
	Units	LM%	LY%	Average\$	LM%	LY%	Median\$	LM%	LY%	Units	Average\$	Median\$	Units	Average\$	Median\$
Single Family Greater Victoria	403	-16.2%	13.8%	\$663,791	1.0%	10.7%	\$545,000	-4.2%	-0.9%	481	\$657,061	\$569,000	354	\$599,734	\$550,000
Single Family Other Areas	47	-13.0%	14.6%	\$505,071	-12.2%	-14.7%	\$421,010	-17.4%	-6.4%	54	\$575,044	\$510,000	41	\$591,933	\$450,000
Single Family Total All Areas	450	-15.9%	13.9%	\$647,214	-0.2%	8.1%	\$535,000	-4.8%	-1.4%	535	\$648,783	\$562,000	395	\$598,925	\$542,750
Condos	219	7.9%	46.0%	\$308,561	-8.0%	-3.3%	\$268,000	-2.3%	1.5%	203	\$335,231	\$274,400	150	\$319,036	\$264,000
Townhouses	76	-21.6%	-6.2%	\$420,710	3.8%	2.0%	\$405,000	5.7%	1.3%	97	\$405,406	\$383,000	81	\$412,386	\$400,000
Manufactured Homes	13	-35.0%	-27.8%	\$132,527	8.6%	34.6%	\$130,000	16.9%	44.5%	20	\$122,040	\$111,250	18	\$98,433	\$89,950
<b>Total Residential</b>	<b>758</b>	<b>-11.3%</b>	<b>17.7%</b>							<b>855</b>			<b>644</b>		
<b>Total Sales</b>	<b>796</b>	<b>-12.5%</b>	<b>16.9%</b>							<b>910</b>			<b>681</b>		
<b>Active Listings</b>	<b>3,942</b>	<b>-1.5%</b>	<b>-13.7%</b>							<b>4,003</b>			<b>4,570</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

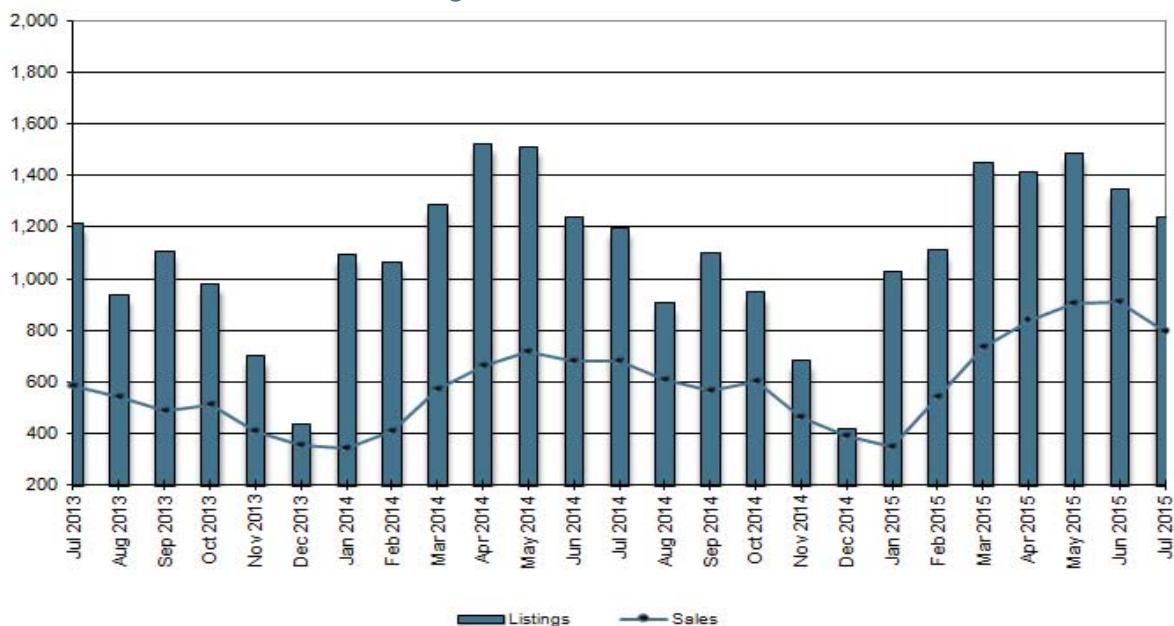
### Previous Periods Comparison of MLS® HPI Benchmark Prices and MLS® HPI Index Values

Commonly Quoted Benchmark Home	July 2015 Benchmark Price	June 2015 Benchmark Price	July 2014 Benchmark Price	July 2015 Index Value	June 2015 Index Value	July 2014 Index Value	LM%	LY%
<b>Single Family</b> Benchmark Home: Greater Victoria	\$512,400	\$508,900	\$487,800	147.7	146.7	140.6	0.7%	5.0%
<b>Single Family</b> Benchmark Home: Core	\$599,800	\$594,800	\$564,300	155.7	154.4	146.5	0.8%	6.3%
<b>Single Family</b> Benchmark Home: Westshore	\$422,800	\$421,600	\$412,700	138.0	137.6	134.7	0.3%	2.4%
<b>Single Family</b> Benchmark Home: Peninsula	\$554,400	\$549,400	\$528,300	144.1	142.8	137.3	0.9%	4.9%
<b>Condo</b> Benchmark Home: Greater Victoria	\$298,900	\$298,900	\$287,600	147.9	147.9	142.3	0.0%	3.9%
<b>Townhouse</b> Benchmark Home: Greater Victoria	\$413,600	\$413,900	\$401,700	142.8	142.9	138.7	-0.1%	3.0%

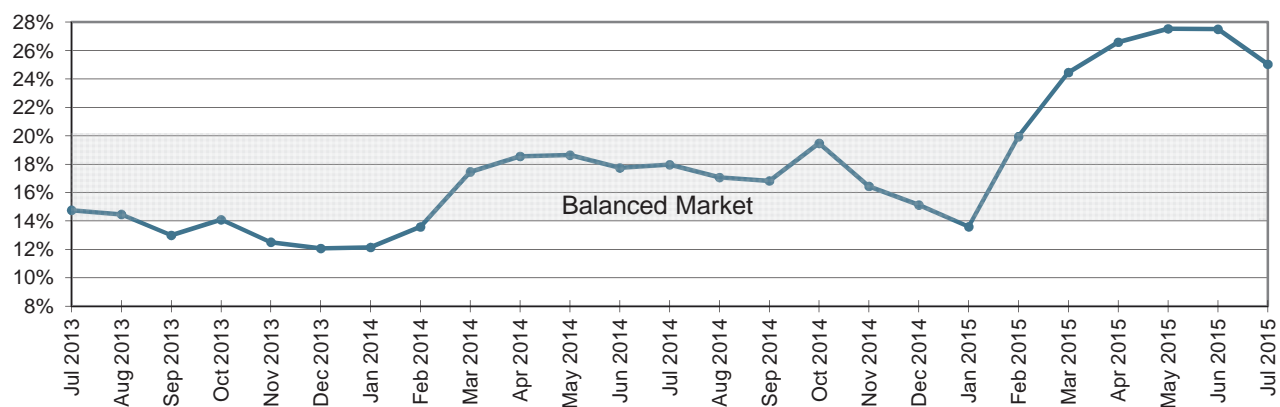
#### Legend

<b>Current Month:</b>	July 2015
<b>Last Month:</b>	June 2015
<b>Last Year:</b>	July 2014
<b>LM%:</b>	Percentage change between current month and last month
<b>LY%:</b>	Percentage change between current month and same month last year

Total new MLS® listings and total MLS® sales for entire district



Sales to Active Listings Ratio



The active listing count and the sales count can be viewed as indicators of housing supply and demand respectively. Observing the ratio between them can thus help indicate a "buyers' market", where there is downward pressure on prices, and a "sellers' market", where there is upward pressure on prices.

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

## MLS® HPI benchmark and value - Single Family Homes

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 over 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.



MLS®  
**HOME PRICE INDEX**

HPI or Benchmark  
(Applies to all tabs)

- ☒ HPI
- ☐ Benchmark

Area

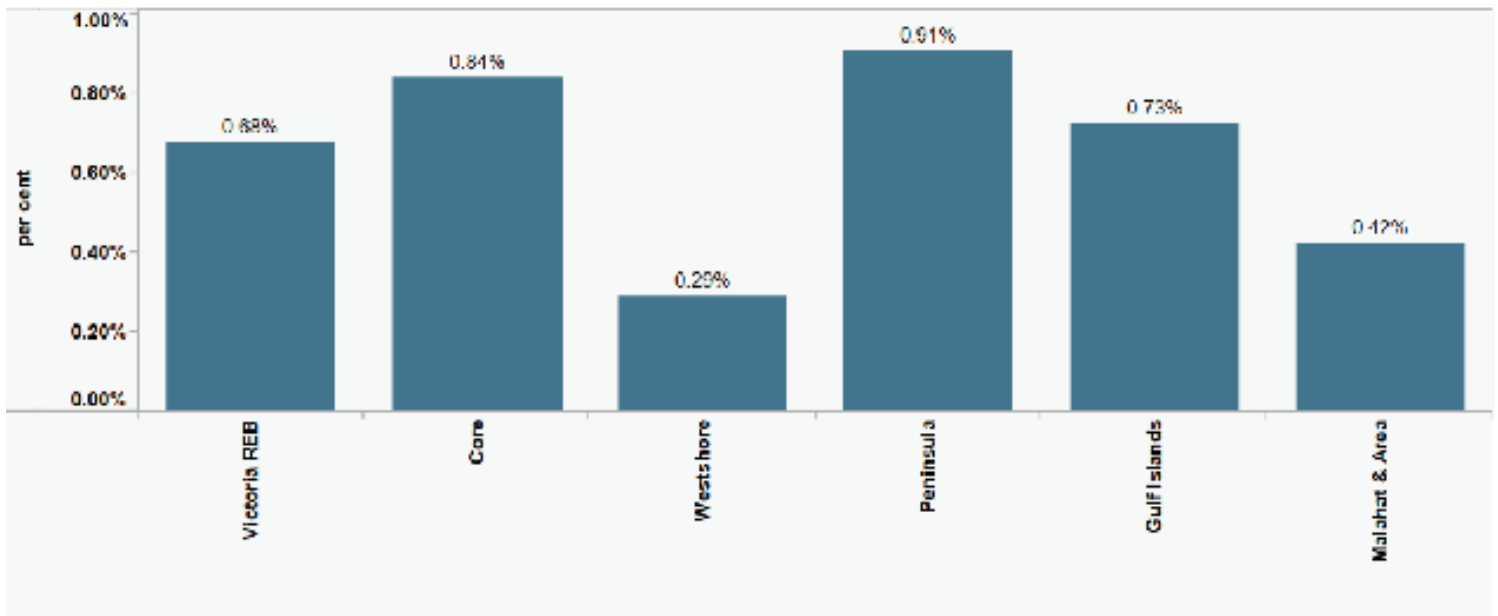
VREB Area Summary

Property Type

Single Family - All

### % Difference of HPI from 1 Month Ago (Jun '15 to Jul '15): Single Family - All

Select Timeframe: 1 Month Ago



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

	July 2015	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	36 Months Ago	60 Months Ago	January 2005
<b>Victoria REB</b>	\$512,400	\$508,900	\$500,900	\$486,000	\$487,800	\$494,000	\$518,300	\$346,900
<b>Victoria</b>	\$583,500	\$581,600	\$565,300	\$545,600	\$542,900	\$547,400	\$569,700	\$372,100
<b>Victoria West</b>	\$429,400	\$429,900	\$420,300	\$419,500	\$431,100	\$420,300	\$445,500	\$282,300
<b>Oak Bay</b>	\$829,600	\$811,900	\$796,500	\$739,600	\$772,700	\$771,600	\$794,300	\$552,000
<b>Esquimalt</b>	\$459,000	\$459,900	\$451,900	\$447,100	\$442,700	\$442,400	\$472,100	\$297,300
<b>View Royal</b>	\$519,400	\$518,100	\$509,000	\$501,200	\$504,600	\$507,600	\$524,800	\$337,300
<b>Saanich East</b>	\$622,200	\$616,600	\$603,600	\$582,300	\$583,500	\$586,700	\$602,800	\$394,500
<b>Saanich West</b>	\$522,700	\$516,600	\$506,900	\$496,100	\$494,400	\$504,500	\$527,100	\$336,800
<b>Sooke</b>	\$359,600	\$356,100	\$355,000	\$338,700	\$353,900	\$360,400	\$392,100	\$271,200
<b>Langford</b>	\$424,500	\$422,700	\$425,200	\$412,200	\$416,800	\$426,700	\$460,900	\$308,500
<b>Metchosin</b>	\$604,300	\$607,100	\$606,100	\$566,100	\$608,400	\$618,100	\$705,500	\$459,900
<b>Colwood</b>	\$467,500	\$469,700	\$468,700	\$440,600	\$446,000	\$464,600	\$487,300	\$320,200
<b>Highlands</b>	\$919,500	\$902,700	\$863,700	\$861,000	\$814,600	\$898,700	\$935,000	\$672,700
<b>North Saanich</b>	\$662,000	\$661,000	\$654,800	\$623,000	\$626,400	\$641,800	\$685,600	\$481,100
<b>Sidney</b>	\$454,300	\$459,000	\$460,300	\$433,500	\$443,000	\$441,700	\$463,100	\$314,800
<b>Central Saanich</b>	\$540,700	\$524,500	\$514,400	\$505,400	\$508,600	\$521,600	\$545,000	\$360,500
<b>ML Malahat &amp; Area</b>	\$392,300	\$390,600	\$384,600	\$381,200	\$382,300	\$383,700	\$402,200	\$275,900
<b>GI Gulf Islands</b>	\$365,000	\$362,400	\$351,200	\$365,600	\$340,400	\$369,100	\$389,600	\$293,200

Source: Victoria Real Estate Board

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

	July 2015	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	36 Months Ago	60 Months Ago	January 2005
<b>Victoria REB</b>	147.7	146.7	144.4	140.1	140.6	142.4	149.4	100.0
<b>Victoria</b>	156.8	156.3	151.9	146.6	145.9	147.1	153.1	100.0
<b>Victoria West</b>	152.1	152.3	148.9	148.6	152.7	148.9	157.8	100.0
<b>Oak Bay</b>	150.3	147.1	144.3	134.0	140.0	139.8	143.9	100.0
<b>Esquimalt</b>	154.4	154.7	152.0	150.4	148.9	148.8	158.8	100.0
<b>View Royal</b>	154.0	153.6	150.9	148.6	149.6	150.5	155.6	100.0
<b>Saanich East</b>	157.7	156.3	153.0	147.6	147.9	148.7	152.8	100.0
<b>Saanich West</b>	155.2	153.4	150.5	147.3	146.8	149.8	156.5	100.0
<b>Sooke</b>	132.6	131.3	130.9	124.9	130.5	132.9	144.6	100.0
<b>Langford</b>	137.6	137.0	137.8	133.6	135.1	138.3	149.4	100.0
<b>Metchosin</b>	131.4	132.0	131.8	123.1	132.3	134.4	153.4	100.0
<b>Colwood</b>	146.0	146.7	146.4	137.6	139.3	145.1	152.2	100.0
<b>Highlands</b>	136.7	134.2	128.4	128.0	121.1	133.6	139.0	100.0
<b>North Saanich</b>	137.6	137.4	136.1	129.5	130.2	133.4	142.5	100.0
<b>Sidney</b>	144.3	145.8	146.2	137.7	140.7	140.3	147.1	100.0
<b>Central Saanich</b>	150.0	145.5	142.7	140.2	141.1	144.7	151.2	100.0
<b>ML Malahat &amp; Area</b>	142.2	141.6	139.4	138.2	138.6	139.1	145.8	100.0
<b>GI Gulf Islands</b>	124.5	123.6	119.8	124.7	116.1	125.9	132.9	100.0

Source: Victoria Real Estate Board

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

	July 2015	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	36 Months Ago	60 Months Ago	January 2005
<b>Victoria REB</b>	\$298,900	\$298,900	\$299,100	\$287,600	\$287,600	\$295,900	\$313,100	\$202,100
<b>Victoria</b>	\$279,500	\$280,600	\$283,100	\$271,300	\$273,400	\$278,300	\$290,100	\$189,900
<b>Victoria West</b>	\$535,300	\$525,800	\$517,700	\$485,500	\$457,000	\$462,400	\$484,500	\$338,800
<b>Oak Bay</b>	\$319,700	\$309,000	\$317,100	\$291,400	\$312,300	\$359,700	\$365,100	\$255,100
<b>Esquimalt</b>	\$259,400	\$254,400	\$255,500	\$248,500	\$246,200	\$250,100	\$249,700	\$155,700
<b>View Royal</b>	\$351,300	\$354,600	\$355,100	\$332,900	\$323,900	\$334,100	\$357,900	\$233,000
<b>Saanich East</b>	\$242,600	\$239,800	\$239,700	\$234,700	\$238,400	\$256,200	\$268,900	\$160,700
<b>Saanich West</b>	\$221,400	\$218,800	\$219,500	\$214,900	\$216,200	\$222,100	\$239,100	\$144,800
<b>Langford</b>	\$264,900	\$267,200	\$272,200	\$255,900	\$255,200	\$262,900	\$287,300	\$186,800
<b>Colwood</b>	\$257,000	\$258,100	\$262,100	\$247,000	\$247,900	\$259,200	\$288,500	\$181,400
<b>Sidney</b>	\$327,300	\$338,700	\$318,500	\$321,500	\$312,300	\$303,300	\$351,800	\$231,300

Source: Victoria Real Estate Board

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

	July 2015	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	36 Months Ago	60 Months Ago	January 2005
<b>Victoria REB</b>	147.9	147.9	148.0	142.3	142.3	146.4	154.9	100.0
<b>Victoria</b>	147.2	147.8	149.1	142.9	144.0	146.6	152.8	100.0
<b>Victoria West</b>	158.0	155.2	152.8	143.3	134.9	136.5	143.0	100.0
<b>Oak Bay</b>	125.3	121.1	124.3	114.2	122.4	141.0	143.1	100.0
<b>Esquimalt</b>	166.6	163.4	164.1	159.6	158.1	160.6	160.4	100.0
<b>View Royal</b>	150.8	152.2	152.4	142.9	139.0	143.4	153.6	100.0
<b>Saanich East</b>	150.9	149.2	149.1	146.0	148.3	159.4	167.3	100.0
<b>Saanich West</b>	152.9	151.1	151.6	148.4	149.3	153.4	165.1	100.0
<b>Langford</b>	141.8	143.0	145.7	137.0	136.6	140.7	153.8	100.0
<b>Colwood</b>	141.7	142.3	144.5	136.2	136.7	142.9	159.1	100.0
<b>Sidney</b>	141.5	146.4	137.7	139.0	135.0	131.1	152.1	100.0

Source: Victoria Real Estate Board



### Benchmark by Timeframe and Property Type: Townhouse

	July 2015	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	36 Months Ago	60 Months Ago	January 2005
<b>Victoria REB</b>	\$413,600	\$413,900	\$403,800	\$401,200	\$401,700	\$406,700	\$437,900	\$289,600
<b>Victoria</b>	\$419,300	\$414,700	\$404,700	\$401,900	\$406,400	\$403,900	\$440,200	\$286,000
<b>Victoria West</b>	\$305,100	\$316,800	\$297,100	\$303,900	\$292,800	\$307,400	\$309,100	\$189,400
<b>Oak Bay</b>	\$530,300	\$519,000	\$512,500	\$505,300	\$520,200	\$528,600	\$592,300	\$402,900
<b>Esquimalt</b>	\$356,400	\$361,200	\$344,200	\$351,500	\$342,400	\$350,400	\$354,800	\$221,300
<b>View Royal</b>	\$410,100	\$418,700	\$399,900	\$405,000	\$396,000	\$388,100	\$401,100	\$254,900
<b>Saanich East</b>	\$520,500	\$516,200	\$512,900	\$500,900	\$505,200	\$504,900	\$533,600	\$364,000
<b>Saanich West</b>	\$440,200	\$436,200	\$432,800	\$426,500	\$423,600	\$429,100	\$436,500	\$286,000
<b>Sooke</b>	\$332,100	\$333,500	\$320,300	\$340,400	\$338,400	\$337,800	\$398,300	\$286,800
<b>Langford</b>	\$311,000	\$315,100	\$300,200	\$313,000	\$313,000	\$317,400	\$376,200	\$255,700
<b>Colwood</b>	\$368,700	\$379,000	\$351,800	\$371,800	\$374,800	\$379,600	\$446,600	\$301,700
<b>Sidney</b>	\$373,700	\$364,300	\$370,600	\$364,300	\$365,600	\$383,400	\$400,100	\$277,800
<b>Central Saanich</b>	\$425,700	\$419,800	\$421,600	\$410,400	\$412,200	\$413,300	\$440,100	\$294,000
<b>ML Malahat &amp; Area</b>	\$362,200	\$374,000	\$347,800	\$330,100	\$352,100	\$377,500	\$406,800	\$252,200
<b>GI Gulf Islands</b>	\$372,000	\$385,700	\$356,800	\$347,200	\$354,800	\$434,500	\$492,100	\$292,200

Source: Victoria Real Estate Board

### HPI by Timeframe and Property Type: Townhouse

	July 2015	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	36 Months Ago	60 Months Ago	January 2005
<b>Victoria REB</b>	142.8	142.9	139.4	138.5	138.7	140.4	151.2	100.0
<b>Victoria</b>	146.6	145.0	141.5	140.5	142.1	141.2	153.9	100.0
<b>Victoria West</b>	161.1	167.3	156.9	160.5	154.6	162.3	163.2	100.0
<b>Oak Bay</b>	131.6	128.8	127.2	125.4	129.1	131.2	147.0	100.0
<b>Esquimalt</b>	161.0	163.2	155.5	158.8	154.7	158.3	160.3	100.0
<b>View Royal</b>	160.9	164.3	156.9	158.9	155.4	152.3	157.4	100.0
<b>Saanich East</b>	143.0	141.8	140.9	137.6	138.8	138.7	146.6	100.0
<b>Saanich West</b>	153.9	152.5	151.3	149.1	148.1	150.0	152.6	100.0
<b>Sooke</b>	115.8	116.3	111.7	118.7	118.0	117.8	138.9	100.0
<b>Langford</b>	121.6	123.2	117.4	122.4	122.4	124.1	147.1	100.0
<b>Colwood</b>	122.2	125.6	116.6	123.2	124.2	125.8	148.0	100.0
<b>Sidney</b>	134.5	131.1	133.4	131.1	131.6	138.0	144.0	100.0
<b>Central Saanich</b>	144.8	142.8	143.4	139.6	140.2	140.6	149.7	100.0
<b>ML Malahat &amp; Area</b>	143.6	148.3	137.9	130.9	139.6	149.7	161.3	100.0
<b>GI Gulf Islands</b>	127.3	132.0	122.1	118.8	121.4	148.7	168.4	100.0

Source: Victoria Real Estate Board







## HPI or Benchmark

*(Applies to all tabs)*

○ HPI

● Benchmark

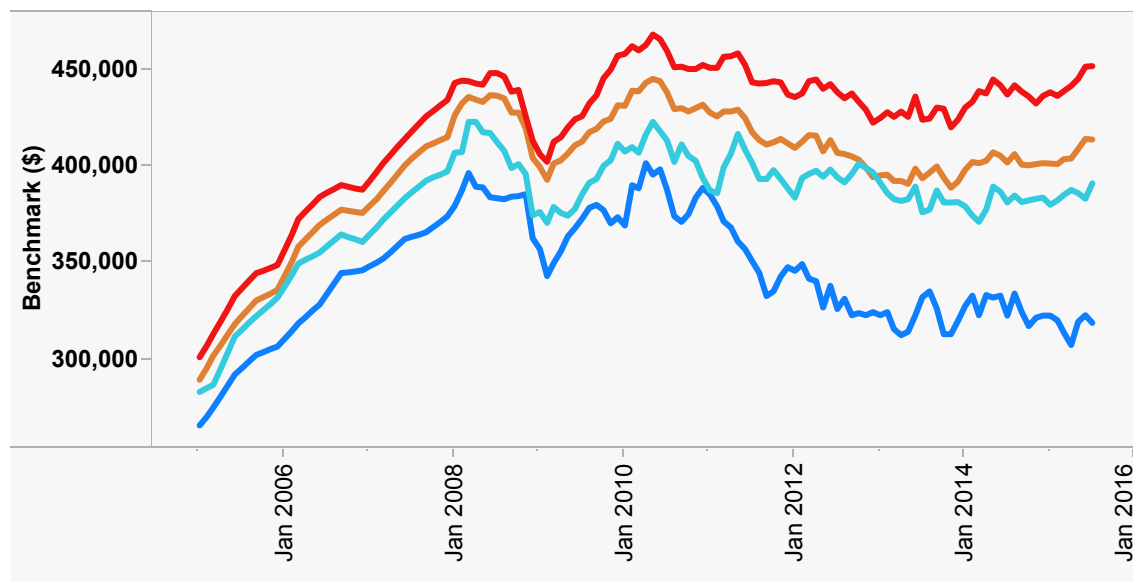
## Area





## VREB Area Summary

## Benchmark Performance over Time

### Select Date Range:

All values





































Core	Peninsula	Victoria REB	Westshore
Townhouse	Townhouse	Townhouse	Townhouse
			

**Source:** Victoria Real Estate Board

## 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						
Core						
Westshore						
Peninsula						
Gulf Islands						
Malahat & Area						



# Monthly Sales Summary

July 2015

Saturday, August 1, 2015

Region District	Units	Total Volume
<b>Residential</b>		
● Single Family		
<b>Greater Victoria</b>		
Victoria	41	\$24,470,850
Victoria West	2	\$1,056,000
Oak Bay	28	\$29,951,375
Esquimalt	9	\$4,543,500
View Royal	8	\$4,607,400
Saanich East	83	\$58,446,850
Saanich West	40	\$21,566,208
Central Saanich	21	\$14,114,950
North Saanich	17	\$12,122,500
Sidney	14	\$6,320,800
Highlands	1	\$542,500
Colwood	25	\$11,954,800
Langford	60	\$28,545,489
Metchosin	2	\$1,379,500
Sooke	29	\$11,521,800
Waterfront (all districts)	23	\$36,363,388
<b>Total Greater Victoria</b>	<b>403</b>	<b>\$267,507,910</b>
<b>Other Areas</b>		
Shawnigan Lake / Malahat	1	\$280,000
Gulf Islands	22	\$8,274,400
Upland / Mainland	10	\$4,747,920
Waterfront (all districts)	14	\$10,436,000
<b>Total Other Areas</b>	<b>47</b>	<b>\$23,738,320</b>
<b>Total Single Family</b>	<b>450</b>	<b>\$291,246,230</b>
● Condominium		
<b>Greater Victoria</b>		
Victoria	88	\$28,033,287
Victoria West	12	\$5,943,900
Oak Bay	5	\$1,748,500
Esquimalt	12	\$3,186,125
View Royal	1	\$292,000
Saanich East	34	\$9,617,300
Saanich West	10	\$2,848,300
Central Saanich	4	\$1,332,000
Sidney	16	\$4,067,400
Colwood	4	\$1,105,800
Langford	20	\$4,500,000
Waterfront (all districts)	11	\$4,588,300
<b>Total Greater Victoria</b>	<b>217</b>	<b>\$67,262,912</b>
<b>Other Areas</b>		
Gulf Islands	1	\$180,000
Upland / Mainland	1	\$132,000
<b>Total Other Areas</b>	<b>2</b>	<b>\$312,000</b>
<b>Total Condominium</b>	<b>219</b>	<b>\$67,574,912</b>

# Monthly Sales Summary

July 2015

Saturday, August 1, 2015

Region District	Units	Total Volume
● Townhouse		
<b>Greater Victoria</b>		
Victoria	9	\$4,015,500
Oak Bay	2	\$1,065,000
Esquimalt	6	\$2,215,500
View Royal	2	\$798,000
Saanich East	14	\$6,964,388
Saanich West	8	\$2,983,500
Central Saanich	7	\$2,754,050
Sidney	8	\$3,655,895
Colwood	5	\$2,461,600
Langford	9	\$3,032,500
Sooke	1	\$272,000
Waterfront (all districts)	3	\$1,247,000
<b>Total Greater Victoria</b>	<b>74</b>	<b>\$31,464,933</b>
<b>Other Areas</b>		
Gulf Islands	1	\$479,000
Waterfront (all districts)	1	\$30,000
<b>Total Other Areas</b>	<b>2</b>	<b>\$509,000</b>
<b>Total Townhouse</b>	<b>76</b>	<b>\$31,973,933</b>
● Manufactured Homes		
<b>Greater Victoria</b>		
View Royal	4	\$445,400
Central Saanich	5	\$764,950
Sidney	2	\$428,000
Langford	1	\$66,500
<b>Total Greater Victoria</b>	<b>12</b>	<b>\$1,704,850</b>
<b>Other Areas</b>		
Shawnigan Lake / Malahat	1	\$18,000
<b>Total Other Areas</b>	<b>1</b>	<b>\$18,000</b>
<b>Total Manufactured Homes</b>	<b>13</b>	<b>\$1,722,850</b>
<b>Total Residential</b>	<b>758</b>	<b>\$392,517,925</b>



# Monthly Sales Summary

July 2015

Saturday, August 1, 2015

Region District	Units	Total Volume
<b>Other Property</b>		
● Lots & Acreage (Incl Wtrfrnt)		
<b>Greater Victoria</b>		
Saanich East	5	\$4,528,000
Saanich West	2	\$567,000
North Saanich	1	\$2,250,000
Highlands	1	\$400,000
Colwood	3	\$350,000
Langford	1	\$168,000
Sooke	4	\$920,000
<b>Total Greater Victoria</b>	<b>17</b>	<b>\$9,183,000</b>
<b>Other Areas</b>		
Gulf Islands	3	\$607,500
Upland / Mainland	11	\$2,015,800
<b>Total Other Areas</b>	<b>14</b>	<b>\$2,623,300</b>
<b>Total Lots &amp; Acreage (Incl Wtrfrnt)</b>	<b>31</b>	<b>\$11,806,300</b>
● Other Commercial Properties	7	\$5,123,311

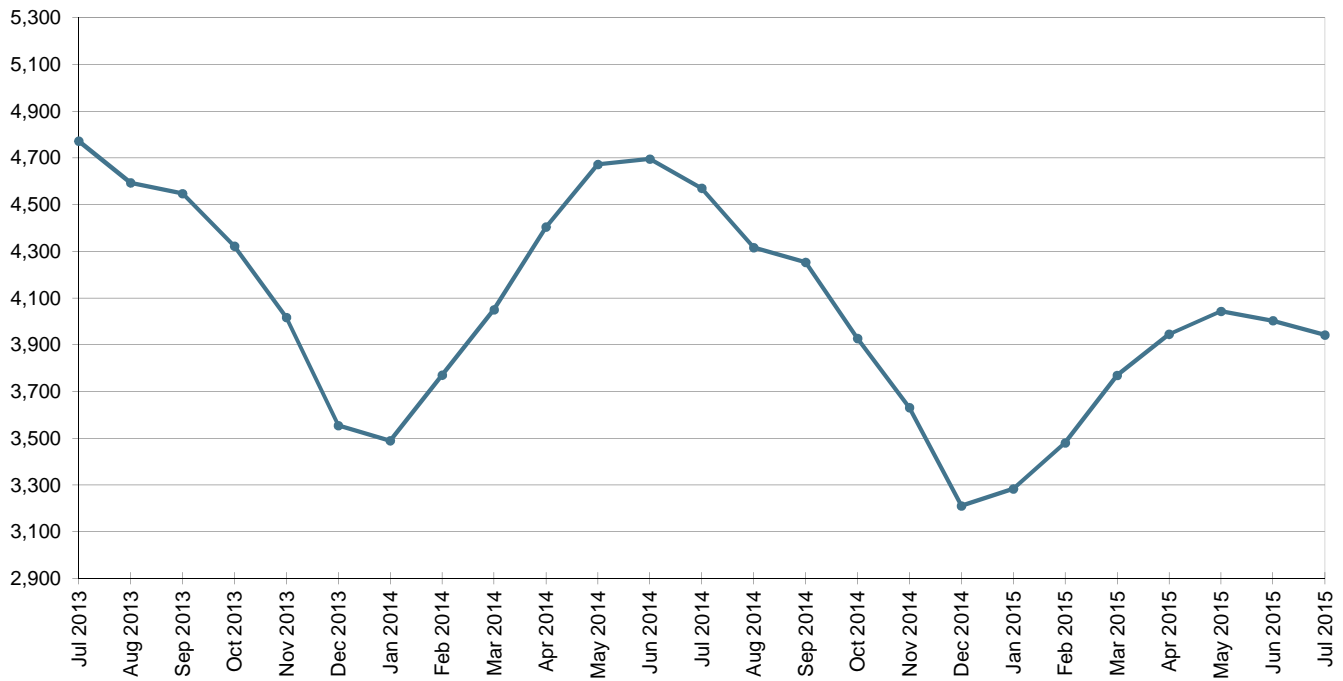
<b>Grand Totals</b>	<b>796</b>	<b>\$409,447,536</b>
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## Active Listings, New Listings and Sales

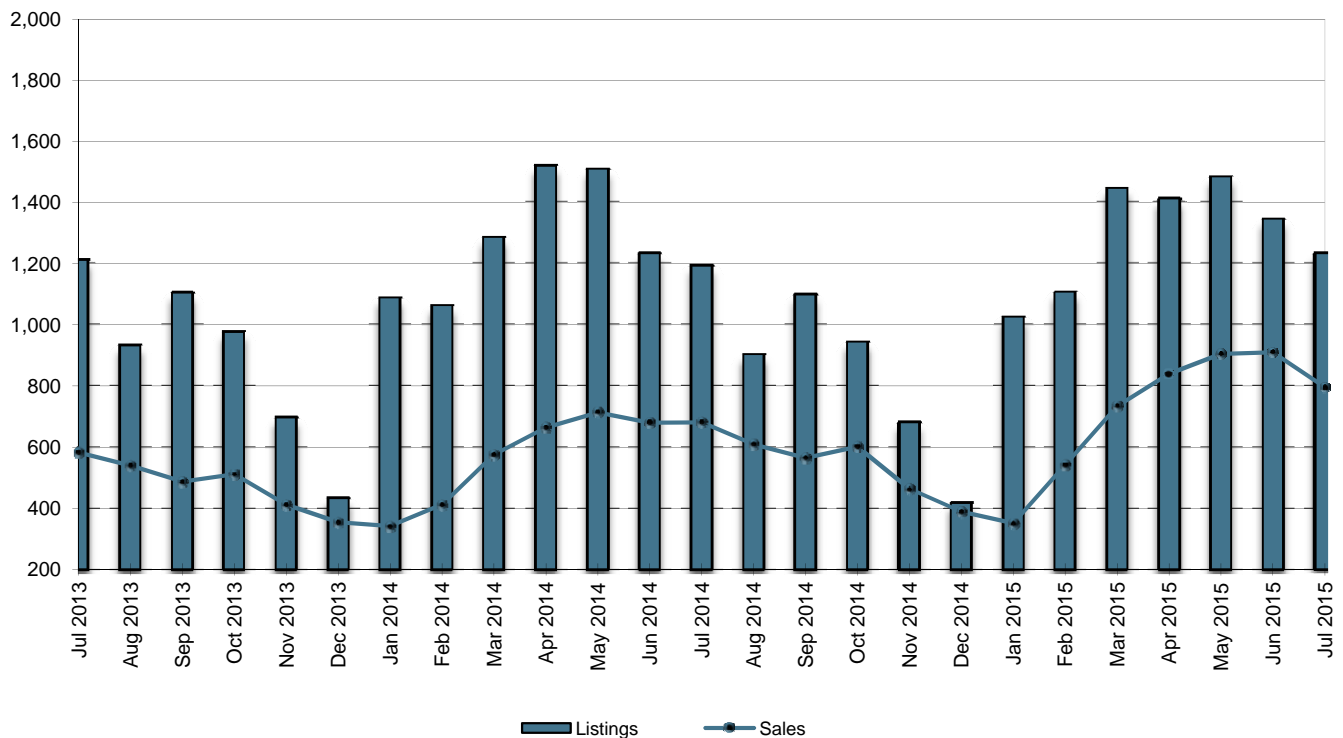
Saturday, August 01, 2015

July 2015

### Total Active MLS® Listings



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



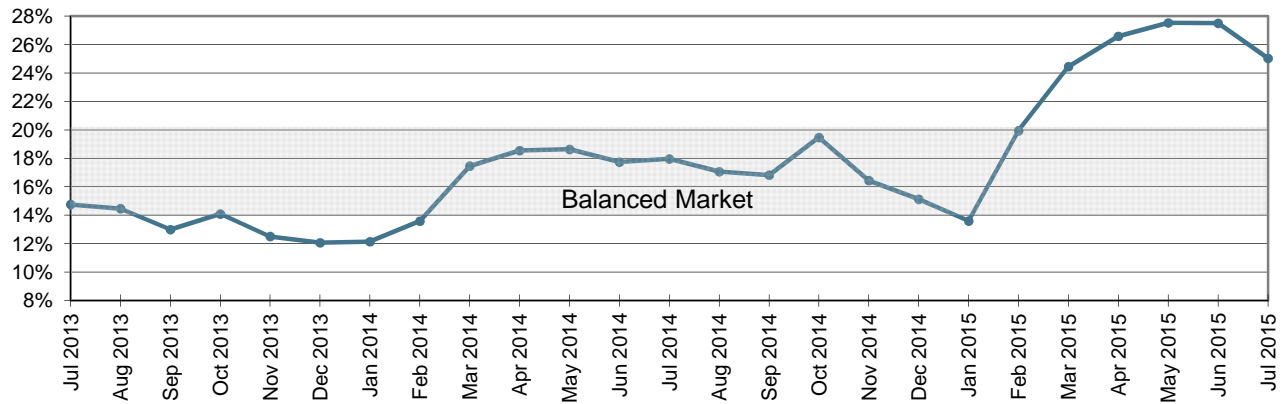
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## Sales to Active Listings Ratio

Saturday, August 01, 2015

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July 2015



### 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

July 2015

Saturday, August 01, 2015

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Single Family - Residential</b>						
Units Listed	490	508	-4 %	3871	3782	2 %
Units Sold	360	315	14 %	2457	1973	25 %
Sell/List Ratio	73 %	62 %		63 %	52 %	
Sales Dollars	\$210,397,154	\$176,381,128	19 %	\$1,453,585,005	\$1,120,587,647	30 %
Average Price / Unit	\$584,437	\$559,940	4 %	\$591,610	\$567,961	4 %
Price Ratio	98 %	97 %		98 %	98 %	
Days To Sell	49	58	-15 %	49	57	-15 %
Active Listings at Month End	1153	1408	-18 %			
<b>Single Family - Residential Waterfront</b>						
Units Listed	51	46	11 %	413	384	8 %
Units Sold	36	27	33 %	187	126	48 %
Sell/List Ratio	71 %	59 %		45 %	33 %	
Sales Dollars	\$46,596,388	\$27,643,500	69 %	\$206,659,111	\$137,897,339	50 %
Average Price / Unit	\$1,294,344	\$1,023,833	26 %	\$1,105,129	\$1,094,423	1 %
Price Ratio	97 %	91 %		95 %	94 %	
Days To Sell	85	125	-32 %	111	122	-10 %
Active Listings at Month End	261	330	-21 %			
<b>Single Family - Residential Acreage</b>						
Units Listed	79	60	32 %	476	496	-4 %
Units Sold	30	39	-23 %	211	191	10 %
Sell/List Ratio	38 %	65 %		44 %	39 %	
Sales Dollars	\$24,017,150	\$26,076,100	-8 %	\$147,430,447	\$131,805,670	12 %
Average Price / Unit	\$800,572	\$668,618	20 %	\$698,722	\$690,082	1 %
Price Ratio	96 %	95 %		96 %	96 %	
Days To Sell	95	100	-5 %	114	100	13 %
Active Listings at Month End	315	333	-5 %			
<b>Condominium</b>						
Units Listed	272	300	-9 %	2182	2095	4 %
Units Sold	219	150	46 %	1254	981	28 %
Sell/List Ratio	81 %	50 %		57 %	47 %	
Sales Dollars	\$67,574,912	\$47,855,370	41 %	\$410,025,338	\$313,387,008	31 %
Average Price / Unit	\$308,561	\$319,036	-3 %	\$326,974	\$319,457	2 %
Price Ratio	97 %	97 %		97 %	97 %	
Days To Sell	70	65	8 %	61	69	-11 %
Active Listings at Month End	796	940	-15 %			

# Monthly Comparative Activity By Property Type

July 2015

Saturday, August 01, 2015

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Townhouse</b>						
Units Listed	130	112	16 %	863	860	0 %
Units Sold	76	81	-6 %	509	451	13 %
Sell/List Ratio	58 %	72 %		59 %	52 %	
Sales Dollars	\$31,973,933	\$33,403,226	-4 %	\$209,857,777	\$184,819,326	14 %
Average Price / Unit	\$420,710	\$412,386	2 %	\$412,294	\$409,799	1 %
Price Ratio	98 %	98 %		98 %	98 %	
Days To Sell	54	63	-14 %	67	66	1 %
Active Listings at Month End	331	357	-7 %			
<b>Strata Duplex (Up and Down)</b>						
Units Listed	0	2	-100 %	7	7	0 %
Units Sold	0	1	-100 %	3	3	0 %
Sell/List Ratio	%	50 %		43 %	43 %	
Sales Dollars	\$0	\$425,000	-100 %	\$1,849,800	\$946,000	96 %
Average Price / Unit		\$425,000	%	\$616,600	\$315,333	96 %
Price Ratio	%	99 %		96 %	97 %	
Days To Sell		1	%	32	60	-47 %
Active Listings at Month End	3	4	-25 %			
<b>Strata Duplex (Side by Side)</b>						
Units Listed	11	13	-15 %	98	88	11 %
Units Sold	15	7	114 %	57	42	36 %
Sell/List Ratio	136 %	54 %		58 %	48 %	
Sales Dollars	\$6,055,738	\$2,733,000	122 %	\$23,351,288	\$17,332,400	35 %
Average Price / Unit	\$403,716	\$390,429	3 %	\$409,672	\$412,676	-1 %
Price Ratio	99 %	97 %		98 %	97 %	
Days To Sell	39	64	-38 %	51	57	-10 %
Active Listings at Month End	29	32	-9 %			
<b>Strata Duplex (Front and Back)</b>						
Units Listed	5	2	150 %	22	26	-15 %
Units Sold	2	3	-33 %	10	12	-17 %
Sell/List Ratio	40 %	150 %		45 %	46 %	
Sales Dollars	\$793,800	\$1,451,000	-45 %	\$4,815,200	\$4,913,500	-2 %
Average Price / Unit	\$396,900	\$483,667	-18 %	\$481,520	\$409,458	18 %
Price Ratio	98 %	97 %		96 %	97 %	
Days To Sell	60	52	14 %	46	62	-24 %
Active Listings at Month End	8	6	33 %			

# Monthly Comparative Activity By Property Type

July 2015

Saturday, August 01, 2015

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Recreational</b>						
Units Listed	5	4	25 %	21	20	5 %
Units Sold	3	0	%	6	3	100 %
Sell/List Ratio	60 %	0 %		29 %	15 %	
Sales Dollars	\$391,000	\$0	%	\$743,000	\$520,000	43 %
Average Price / Unit	\$130,333		%	\$123,833	\$173,333	-29 %
Price Ratio	88 %	%		90 %	94 %	
Days To Sell	52		%	45	328	-86 %
Active Listings at Month End	18	22	-18 %			
<b>Manufactured Home</b>						
Units Listed	26	24	8 %	180	199	-10 %
Units Sold	13	18	-28 %	113	102	11 %
Sell/List Ratio	50 %	75 %		63 %	51 %	
Sales Dollars	\$1,722,850	\$1,771,785	-3 %	\$14,240,450	\$12,256,353	16 %
Average Price / Unit	\$132,527	\$98,433	35 %	\$126,022	\$120,160	5 %
Price Ratio	93 %	94 %		93 %	95 %	
Days To Sell	83	142	-41 %	89	108	-17 %
Active Listings at Month End	76	119	-36 %			
<b>Residential Lots</b>						
Units Listed	46	29	59 %	259	246	5 %
Units Sold	17	15	13 %	91	52	75 %
Sell/List Ratio	37 %	52 %		35 %	21 %	
Sales Dollars	\$2,989,300	\$5,644,700	-47 %	\$23,387,010	\$14,573,650	60 %
Average Price / Unit	\$175,841	\$376,313	-53 %	\$257,000	\$280,263	-8 %
Price Ratio	93 %	89 %		94 %	93 %	
Days To Sell	154	91	69 %	126	143	-12 %
Active Listings at Month End	235	252	-7 %			
<b>Residential Lots - Waterfront</b>						
Units Listed	10	4	150 %	54	38	42 %
Units Sold	2	2	0 %	14	5	180 %
Sell/List Ratio	20 %	50 %		26 %	13 %	
Sales Dollars	\$1,068,000	\$1,187,000	-10 %	\$4,306,400	\$2,044,900	111 %
Average Price / Unit	\$534,000	\$593,500	-10 %	\$307,600	\$408,980	-25 %
Price Ratio	93 %	95 %		90 %	95 %	
Days To Sell	178	160	11 %	203	88	131 %
Active Listings at Month End	43	44	-2 %			

# Monthly Comparative Activity By Property Type

July 2015

Saturday, August 01, 2015

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Residential Acreage</b>						
Units Listed	24	13	85 %	153	167	-8 %
Units Sold	9	7	29 %	51	27	89 %
Sell/List Ratio	38 %	54 %		33 %	16 %	
Sales Dollars	\$2,564,000	\$2,324,900	10 %	\$12,884,299	\$7,406,628	74 %
Average Price / Unit	\$284,889	\$332,129	-14 %	\$252,633	\$274,320	-8 %
Price Ratio	93 %	85 %		88 %	89 %	
Days To Sell	178	155	15 %	260	180	44 %
Active Listings at Month End	203	215	-6 %			
<b>Residential Acreage - Waterfront</b>						
Units Listed	5	3	67 %	54	49	10 %
Units Sold	3	1	200 %	11	11	0 %
Sell/List Ratio	60 %	33 %		20 %	22 %	
Sales Dollars	\$5,185,000	\$310,000	1573 %	\$9,442,033	\$13,648,000	-31 %
Average Price / Unit	\$1,728,333	\$310,000	458 %	\$858,367	\$1,240,727	-31 %
Price Ratio	99 %	84 %		95 %	84 %	
Days To Sell	164	186	-12 %	240	173	39 %
Active Listings at Month End	76	72	6 %			
<b>Revenue - Duplex/Triplex</b>						
Units Listed	7	3	133 %	47	38	24 %
Units Sold	4	3	33 %	27	12	125 %
Sell/List Ratio	57 %	100 %		57 %	32 %	
Sales Dollars	\$2,995,000	\$1,865,500	61 %	\$16,834,250	\$7,198,000	134 %
Average Price / Unit	\$748,750	\$621,833	20 %	\$623,491	\$599,833	4 %
Price Ratio	98 %	96 %		97 %	96 %	
Days To Sell	41	58	-28 %	37	57	-35 %
Active Listings at Month End	19	13	46 %			
<b>Revenue - Multi Units</b>						
Units Listed	7	5	40 %	26	21	24 %
Units Sold	2	0	%	12	4	200 %
Sell/List Ratio	29 %	0 %		46 %	19 %	
Sales Dollars	\$2,210,000	\$0	%	\$12,531,900	\$3,689,000	240 %
Average Price / Unit	\$1,105,000		%	\$1,044,325	\$922,250	13 %
Price Ratio	95 %	%		95 %	96 %	
Days To Sell	192		%	104	178	-41 %
Active Listings at Month End	19	22	-14 %			

# Monthly Comparative Activity By Property Type

July 2015

Saturday, August 01, 2015

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Revenue - Apartment Block</b>						
Units Listed	2	2	0 %	4	9	-56 %
Units Sold	0	0	%	1	1	0 %
Sell/List Ratio	0 %	0 %		25 %	11 %	
Sales Dollars	\$0	\$0	%	\$1,360,000	\$4,300,000	-68 %
Average Price / Unit			%	\$1,360,000	\$4,300,000	-68 %
Price Ratio	%	%		101 %	144 %	
Days To Sell			%	15	82	-82 %
Active Listings at Month End	3	5	-40 %			
<b>Revenue - Commercial</b>						
Units Listed	13	12	8 %	69	65	6 %
Units Sold	2	2	0 %	13	17	-24 %
Sell/List Ratio	15 %	17 %		19 %	26 %	
Sales Dollars	\$2,258,800	\$314,800	618 %	\$13,778,407	\$20,802,300	-34 %
Average Price / Unit	\$1,129,400	\$157,400	618 %	\$1,059,877	\$1,223,665	-13 %
Price Ratio	94 %	85 %		92 %	83 %	
Days To Sell	106	296	-64 %	111	161	-31 %
Active Listings at Month End	55	62	-11 %			
<b>Revenue - Industrial</b>						
Units Listed	1	0	%	1	1	0 %
Units Sold	0	0	%	0	0	%
Sell/List Ratio	0 %	%		0 %	0 %	
Sales Dollars	\$0	\$0	%	\$0	\$0	%
Average Price / Unit			%			%
Price Ratio	%	%		%	%	
Days To Sell			%			%
Active Listings at Month End	2	1	100 %			
<b>Business with Land &amp; Building</b>						
Units Listed	18	17	6 %	75	77	-3 %
Units Sold	2	2	0 %	15	17	-12 %
Sell/List Ratio	11 %	12 %		20 %	22 %	
Sales Dollars	\$650,011	\$2,195,000	-70 %	\$10,032,544	\$10,126,458	-1 %
Average Price / Unit	\$325,006	\$1,097,500	-70 %	\$668,836	\$595,674	12 %
Price Ratio	100 %	95 %		90 %	89 %	
Days To Sell	97	120	-20 %	222	121	84 %
Active Listings at Month End	78	68	15 %			



# Monthly Comparative Activity By Property Type

July 2015

Saturday, August 01, 2015

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Business Only</b>						
Units Listed	11	11	0 %	59	76	-22 %
Units Sold	0	6	-100 %	8	23	-65 %
Sell/List Ratio	0 %	55 %		14 %	30 %	
Sales Dollars	\$0	\$690,332	-100 %	\$1,037,500	\$2,998,232	-65 %
Average Price / Unit		\$115,055	%	\$129,688	\$130,358	-1 %
Price Ratio	%	91 %		95 %	93 %	
Days To Sell		210	%	236	200	18 %
Active Listings at Month End	62	75	-17 %			
<b>Motel/Hotel</b>						
Units Listed	2	1	100 %	7	11	-36 %
Units Sold	0	0	%	3	-1	-400 %
Sell/List Ratio	0 %	0 %		43 %	-9 %	
Sales Dollars	\$0	\$0	%	\$2,941,460	-\$3,800,000	-177 %
Average Price / Unit			%	\$980,487	\$3,800,000	-74 %
Price Ratio	%	%		72 %	83 %	
Days To Sell			%	394		%
Active Listings at Month End	8	13	-38 %			
<b>Lease - Office</b>						
Units Listed	4	2	100 %	23	27	-15 %
Units Sold	0	2	-100 %	2	3	-33 %
Sell/List Ratio	0 %	100 %		9 %	11 %	
Sales Dollars	\$0	\$36	-100 %	\$875,016	\$51	1732605 %
Average Price / Unit		\$18	%	\$437,508	\$17	2598957 %
Price Ratio	%	%		%	%	
Days To Sell		139	%	203	188	8 %
Active Listings at Month End	33	34	-3 %			
<b>Lease - Retail</b>						
Units Listed	2	5	-60 %	34	36	-6 %
Units Sold	0	0	%	6	9	-33 %
Sell/List Ratio	0 %	0 %		18 %	25 %	
Sales Dollars	\$0	\$0	%	\$149	\$1,015	-85 %
Average Price / Unit			%	\$25	\$113	-78 %
Price Ratio	%	%		5 %	107 %	
Days To Sell			%	207	77	169 %
Active Listings at Month End	35	39	-10 %			

# Monthly Comparative Activity By Property Type

July 2015

Saturday, August 01, 2015

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Lease - Warehouse</b>						
Units Listed	1	0	%	1	1	0 %
Units Sold	0	0	%	0	0	%
Sell/List Ratio	0 %	%		0 %	0 %	
Sales Dollars	\$0	\$0	%	\$0	\$0	%
Average Price / Unit			%			%
Price Ratio	%	%		%	%	
Days To Sell			%			%
Active Listings at Month End	1	1	0 %			
<b>Lease - Industrial</b>						
Units Listed	0	1	-100 %	4	2	100 %
Units Sold	0	0	%	1	0	%
Sell/List Ratio	%	0 %		25 %	0 %	
Sales Dollars	\$0	\$0	%	\$18	\$0	%
Average Price / Unit			%	\$18		%
Price Ratio	%	%		1 %	%	
Days To Sell			%	244		%
Active Listings at Month End	4	2	100 %			
<b>Lease - Other</b>						
Units Listed	8	6	33 %	34	47	-28 %
Units Sold	1	0	%	9	4	125 %
Sell/List Ratio	13 %	0 %		26 %	9 %	
Sales Dollars	\$4,500	\$0	%	\$5,863	\$56	10310 %
Average Price / Unit	\$4,500		%	\$651	\$14	4527 %
Price Ratio	100 %	%		11 %	%	
Days To Sell	12		%	200	146	37 %
Active Listings at Month End	46	53	-13 %			
<b>Commercial Land</b>						
Units Listed	5	10	-50 %	25	31	-19 %
Units Sold	0	0	%	7	0	%
Sell/List Ratio	0 %	0 %		28 %	0 %	
Sales Dollars	\$0	\$0	%	\$9,015,024	\$0	%
Average Price / Unit			%	\$1,287,861		%
Price Ratio	%	%		88 %	%	
Days To Sell			%	257		%
Active Listings at Month End	30	48	-38 %			

# Monthly Comparative Activity By Property Type

July 2015

Saturday, August 01, 2015

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Grand Totals</b>						
Units Listed	1235	1195	3 %	9062	8899	2 %
Units Sold	796	681	17 %	5078	4068	25 %
Sell/List Ratio	64 %	57 %		56 %	46 %	
Sales Dollars	\$409,447,536	\$332,272,377	23 %	\$2,590,989,289	\$2,007,453,532	29 %
Average Price / Unit	\$514,381	\$487,918	5 %	\$510,238	\$493,474	3 %
Price Ratio	98 %	96 %		97 %	97 %	
Days To Sell	64	72	-11 %	66	71	-7 %
Active Listings at Month End	3942	4570	-14 %			

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

July 2015

Saturday, August 01, 2015

Sales by Property Type	This Month									Last Month			This Month Last Year		
	2015 - July									2015 - June			2014 - July		
	Units	LM%	LY%	Average\$	LM%	LY%	Median\$	LM%	LY%	Units	Average\$	Median\$	Units	Average\$	Median\$
Single Family Greater Victoria	403	-16.2%	13.8%	\$663,791	1.0%	10.7%	\$545,000	-4.2%	-0.9%	481	\$657,061	\$569,000	354	\$599,734	\$550,000
Single Family Other Areas	47	-13.0%	14.6%	\$505,071	-12.2%	-14.7%	\$421,010	-17.4%	-6.4%	54	\$575,044	\$510,000	41	\$591,933	\$450,000
Single Family Total All Areas	450	-15.9%	13.9%	\$647,214	-0.2%	8.1%	\$535,000	-4.8%	-1.4%	535	\$648,783	\$562,000	395	\$598,925	\$542,750
Condos	219	7.9%	46.0%	\$308,561	-8.0%	-3.3%	\$268,000	-2.3%	1.5%	203	\$335,231	\$274,400	150	\$319,036	\$264,000
Townhouses	76	-21.6%	-6.2%	\$420,710	3.8%	2.0%	\$405,000	5.7%	1.3%	97	\$405,406	\$383,000	81	\$412,386	\$400,000
Manufactured Homes	13	-35.0%	-27.8%	\$132,527	8.6%	34.6%	\$130,000	16.9%	44.5%	20	\$122,040	\$111,250	18	\$98,433	\$89,950
<b>Total Residential</b>	<b>758</b>	<b>-11.3%</b>	<b>17.7%</b>							<b>855</b>			<b>644</b>		
<b>Total Sales</b>	<b>796</b>	<b>-12.5%</b>	<b>16.9%</b>							<b>910</b>			<b>681</b>		
<b>Active Listings</b>	<b>3,942</b>	<b>-1.5%</b>	<b>-13.7%</b>							<b>4,003</b>			<b>4,570</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