

May 2, 2022

## **Spring is traditionally the busiest real estate season, but early on Victoria's market sees a change in tempo**

A total of 824 properties sold in the Victoria Real Estate Board region this April, 26.2 per cent fewer than the 1,116 properties sold in April 2021 and a 1.1 per cent decrease from March 2022. Sales of condominiums were down 20.8 per cent from April 2021 with 262 units sold. Sales of single family homes decreased 28.5 per cent from April 2021 with 403 sold.

"The past month concluded with notably lower sales when compared to April of last year," said 2022 Victoria Real Estate Board President Karen Dinnie-Smyth. "This tells an interesting story because activity traditionally peaks over the course of the spring, and this year we have seen a gradual softening of the market. As we have reported many times in the past years, the market hinges on supply and demand. Rising interest rates and inflationary pressures on top of higher prices throughout the region have combined to introduce new market dynamics because of waning demand that consumers and their REALTORS® are now navigating. Our inventory levels remain well below historic averages, so prices remain buoyant because the supply is still much lower than this recent decrease in demand."

There were 1,365 active listings for sale on the Victoria Real Estate Board Multiple Listing Service® at the end of April 2022, an increase of 28.4 per cent compared to the previous month of March but a 6.1 per cent decrease from the 1,454 active listings for sale at the end of April 2021.

"The market has made a pivot compared to the spring of 2021," adds President Dinnie-Smyth. "However, we continue to see competition for lower priced homes and multiple offers are still very much a reality in our market and likely will be for some time. We are currently experiencing a lessening of demand, but that does not mean we can lose sight of the fact that our housing market needs more supply. We must continue to encourage the government and stakeholders to focus on building more homes and not on creating new rules such as a cooling-off period that have nothing to do with getting more people into homes and risk upward pressure on pricing. The market will continue to have corrections, both up and down, and government interventions must target more new doors for the long-term health of our housing market."

The Multiple Listing Service® Home Price Index benchmark value for a single family home in the Victoria Core in April 2021 was \$997,500. The benchmark value for the same home in April 2022 increased by 26.9 per cent to \$1,266,200, up from March's value of \$1,233,700. The MLS® HPI benchmark value for a condominium in the Victoria Core area in April 2021 was \$513,100 while the benchmark value for the same condominium in April 2022 increased by 26.7 per cent to \$650,200, up from the March value of \$635,100.

*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 1,561 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.

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

Sales by Property Type	This Month									Last Month			This Month Last Year		
	April 2022									March 2022			April 2021		
	Units	LM%	LY%	Average\$	LM%	LY%	Median\$	LM%	LY%	Units	Average\$	Median\$	Units	Average\$	Median\$
Single Family Greater Victoria	393	-0.5%	-27.6%	\$1,434,415	0.1%	25.3%	\$1,250,000	-4.8%	24.0%	395	\$1,433,135	\$1,312,395	543	\$1,144,729	\$1,008,000
Single Family Other Areas	10	-41.2%	-52.4%	\$1,349,101	5.8%	34.9%	\$1,320,000	11.6%	43.9%	17	\$1,275,450	\$1,183,000	21	\$1,000,395	\$917,500
Single Family Total All Areas	403	-2.2%	-28.5%	\$1,432,298	0.4%	25.7%	\$1,251,000	-4.5%	25.0%	412	\$1,426,628	\$1,310,000	564	\$1,139,355	\$1,001,000
Condo Apartment	262	-6.1%	-20.8%	\$666,733	-0.8%	24.9%	\$601,000	-1.6%	22.9%	279	\$672,283	\$611,000	331	\$534,021	\$489,000
Row/Townhouse	102	20.0%	-24.4%	\$946,319	9.5%	32.9%	\$890,000	5.9%	29.0%	85	\$864,158	\$840,500	135	\$712,261	\$690,000
Manufactured Home	15	-16.7%	-34.8%	\$355,569	7.1%	11.1%	\$302,729	5.3%	-9.6%	18	\$331,872	\$287,500	23	\$319,900	\$335,000
<b>Total Residential</b>	<b>782</b>	<b>-1.5%</b>	<b>-25.7%</b>							<b>794</b>			<b>1,053</b>		
<b>Total Sales</b>	<b>824</b>	<b>-1.1%</b>	<b>-26.2%</b>							<b>833</b>			<b>1,116</b>		
<b>Active Listings</b>	<b>1,365</b>	<b>28.4%</b>	<b>-6.1%</b>							<b>1,063</b>			<b>1,454</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

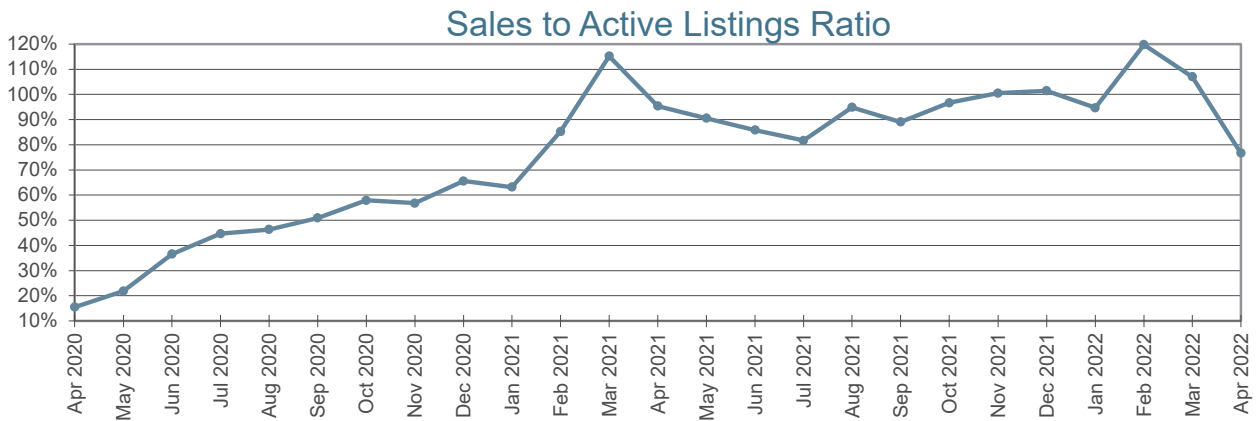
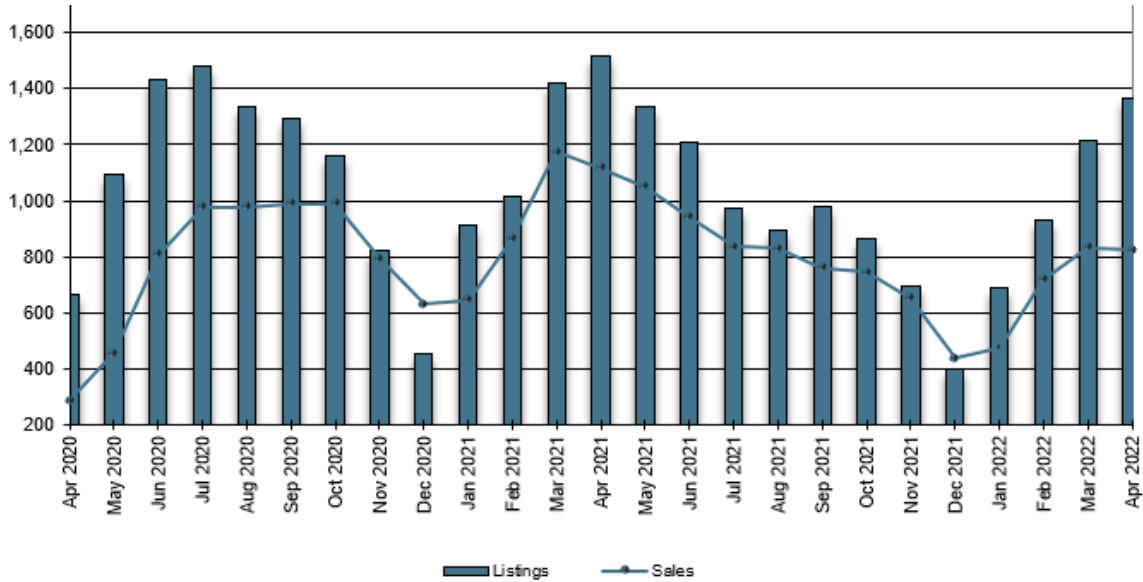
Previous Periods Comparison of MLS® HPI Benchmark Prices and MLS® HPI Index Values

Benchmark Home by Property Type and Region	Apr 2022 Benchmark Price	Mar 2022 Benchmark Price	Apr 2021 Benchmark Price	Apr 2022 Benchmark Index	Mar 2022 Benchmark Index	Apr 2021 Benchmark Index	% Chg from Last Mth	% Chg from Last Yr
Single Family: Greater Victoria	\$1,180,000	\$1,141,300	\$903,600	329.6	318.8	252.4	3.4%	30.6%
Single Family: Core	\$1,266,200	\$1,233,700	\$997,500	328.0	319.6	258.4	2.6%	26.9%
Single Family: Westshore	\$1,048,800	\$1,001,400	\$762,500	341.4	326.0	248.2	4.7%	37.5%
Single Family: Peninsula	\$1,294,700	\$1,233,500	\$994,000	332.4	316.7	255.2	5.0%	30.3%
Condo Apartment: Greater Victoria	\$643,000	\$631,100	\$508,900	340.6	334.3	269.6	1.9%	26.4%
Condo Apartment: Core	\$650,200	\$635,100	\$513,100	342.9	334.9	270.6	2.4%	26.7%
Condo Apartment: Westshore	\$507,400	\$507,400	\$399,900	356.7	356.7	281.1	0.0%	26.9%
Condo Apartment: Peninsula	\$594,000	\$595,700	\$487,800	288.6	289.4	237.0	(0.3%)	21.8%
Row/Townhouse: Greater Victoria	\$808,600	\$791,700	\$653,300	302.0	295.7	244.0	2.1%	23.8%
Row/Townhouse: Core	\$874,500	\$852,600	\$719,100	311.1	303.3	255.8	2.6%	21.6%
Row/Townhouse: Westshore	\$660,200	\$642,300	\$527,700	280.5	272.9	224.2	2.8%	25.1%
Row/Townhouse: Peninsula	\$841,200	\$843,500	\$670,700	322.7	323.6	257.3	(0.3%)	25.4%

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/vrebaseas](http://vreb.org/vrebaseas) for map views of the VREB trading area

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



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

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)

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

Through the analysis of over fifteen years of Victoria Real Estate Board MLS® sales data, the MLS® HPI defined benchmark homes for Victoria in each category (single family homes, townhouses, condos) and for each neighbourhood. The benchmark starting point was 2005, where each type of property and neighbourhood was assigned an index value of 100.

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

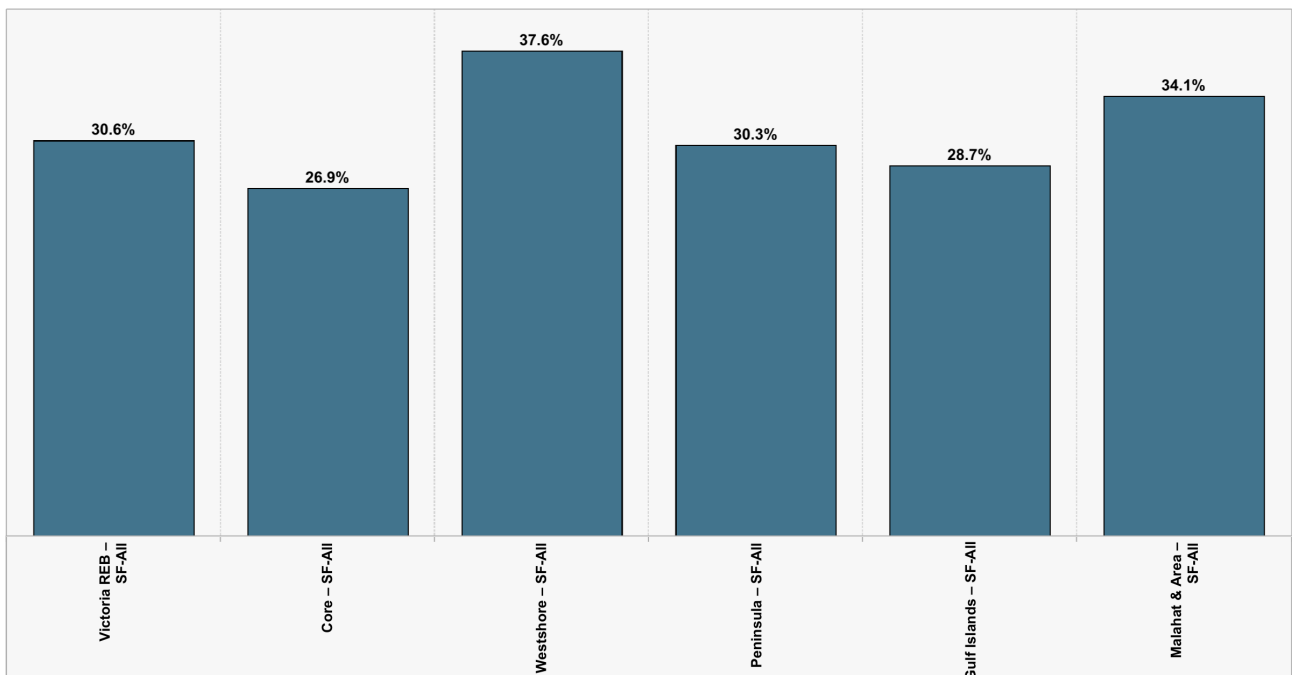
1. Area Group  
VREB Area Summary

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

3. Area/Property Type Selection  
All

% Difference from 12 Months Ago (April 2021 to April 2022)

Select Timeframe: 12 Months Ago



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

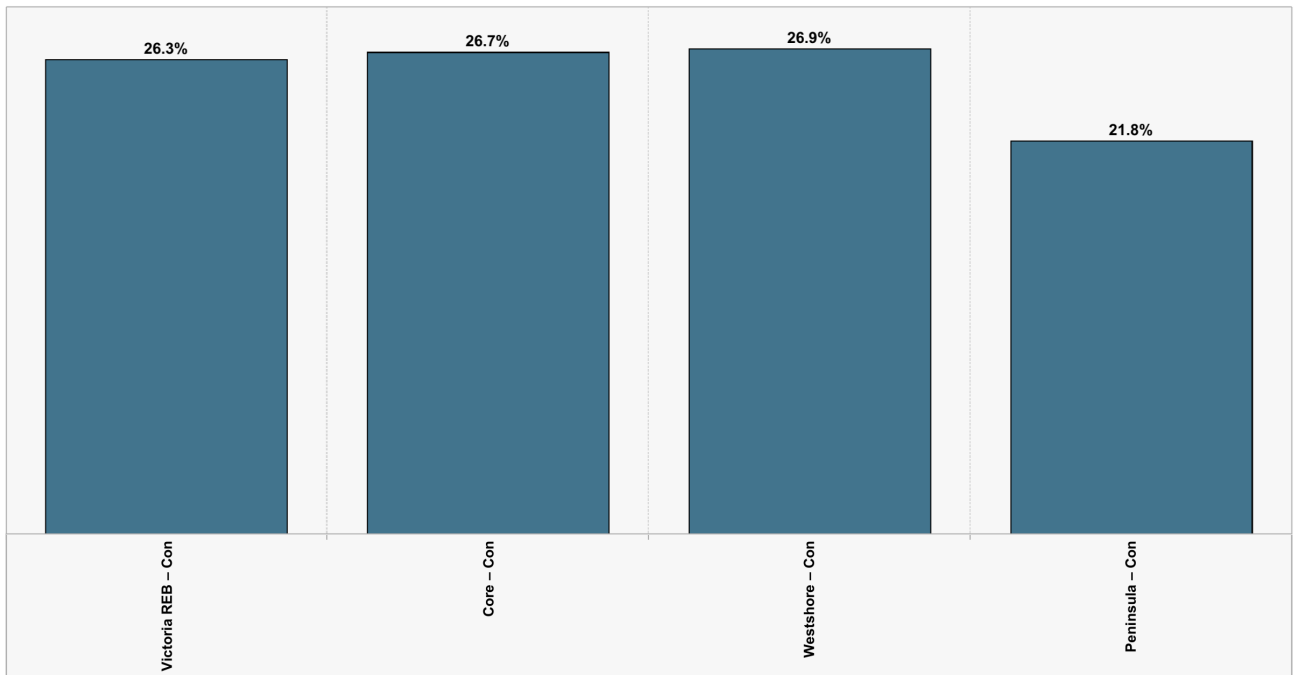
1. Area Group  
VREB Area Summary

2. Property Type  
- Condo Apartment (Con)

3. Area/Property Type Selection  
All

% Difference from 12 Months Ago (April 2021 to April 2022)

Select Timeframe: 12 Months Ago



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**

	April 2022	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – SF-All	\$1,180,000	\$1,141,300	\$1,085,800	\$1,021,400	\$903,600	\$747,900	\$690,600	\$358,000
Victoria – SF-All	\$1,186,500	\$1,148,000	\$1,073,100	\$1,027,800	\$950,700	\$829,500	\$779,400	\$370,800
Victoria West – SF-All	\$1,069,400	\$1,029,400	\$1,017,700	\$937,600	\$846,900	\$650,500	\$589,100	\$284,200
Oak Bay – SF-All	\$1,722,100	\$1,659,200	\$1,581,300	\$1,537,200	\$1,386,000	\$1,155,800	\$1,156,900	\$552,000
Esquimalt – SF-All	\$1,009,600	\$982,700	\$959,000	\$878,000	\$792,400	\$630,400	\$589,700	\$292,400
View Royal – SF-All	\$1,151,800	\$1,113,300	\$1,066,500	\$1,002,600	\$873,400	\$746,700	\$683,400	\$349,200
Saanich East – SF-All	\$1,295,600	\$1,275,500	\$1,177,600	\$1,120,000	\$1,016,700	\$864,400	\$847,400	\$394,500
Saanich West – SF-All	\$1,126,200	\$1,093,700	\$1,055,500	\$990,300	\$872,800	\$733,600	\$681,900	\$329,100
Sooke – SF-All	\$919,100	\$887,500	\$845,100	\$796,900	\$672,600	\$537,700	\$452,400	\$265,000
Langford – SF-All	\$1,051,800	\$1,004,300	\$968,900	\$887,000	\$757,600	\$630,100	\$555,300	\$308,000
Metchosin – SF-All	\$1,445,400	\$1,380,300	\$1,338,800	\$1,257,800	\$1,038,300	\$912,100	\$811,000	\$455,400
Colwood – SF-All	\$1,129,000	\$1,060,400	\$1,026,800	\$933,700	\$840,600	\$671,600	\$617,700	\$332,600
Highlands – SF-All	\$1,587,000	\$1,515,500	\$1,377,000	\$1,358,200	\$1,181,300	\$929,800	\$851,400	\$493,000
North Saanich – SF-All	\$1,560,400	\$1,481,300	\$1,421,800	\$1,330,100	\$1,170,500	\$940,200	\$869,000	\$487,900
Sidney – SF-All	\$1,083,400	\$1,031,100	\$1,010,200	\$921,600	\$836,800	\$656,400	\$599,800	\$316,500
Central Saanich – SF-All	\$1,223,400	\$1,171,200	\$1,147,600	\$1,063,300	\$959,600	\$744,500	\$707,700	\$357,400
ML Malahat & Area – SF-All	\$979,500	\$960,600	\$885,800	\$844,300	\$730,500	\$583,700	\$466,000	\$282,300
GI Gulf Islands – SF-All	\$737,000	\$718,300	\$713,100	\$677,300	\$572,800	\$459,300	\$376,800	\$271,500

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

Source: Victoria Real Estate Board



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

	April 2022	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – SF-All	329.6	318.8	303.3	285.3	252.4	208.9	192.9	100.0
Victoria – SF-All	320.0	309.6	289.4	277.2	256.4	223.7	210.2	100.0
Victoria West – SF-All	376.3	362.2	358.1	329.9	298.0	228.9	207.3	100.0
Oak Bay – SF-All	312.0	300.6	286.5	278.5	251.1	209.4	209.6	100.0
Esquimalt – SF-All	345.3	336.1	328.0	300.3	271.0	215.6	201.7	100.0
View Royal – SF-All	329.8	318.8	305.4	287.1	250.1	213.8	195.7	100.0
Saanich East – SF-All	328.4	323.3	298.5	283.9	257.7	219.1	214.8	100.0
Saanich West – SF-All	342.2	332.3	320.7	300.9	265.2	222.9	207.2	100.0
Sooke – SF-All	346.8	334.9	318.9	300.7	253.8	202.9	170.7	100.0
Langford – SF-All	341.5	326.1	314.6	288.0	246.0	204.6	180.3	100.0
Metchosin – SF-All	317.4	303.1	294.0	276.2	228.0	200.3	178.1	100.0
Colwood – SF-All	339.4	318.8	308.7	280.7	252.7	201.9	185.7	100.0
Highlands – SF-All	321.9	307.4	279.3	275.5	239.6	188.6	172.7	100.0
North Saanich – SF-All	319.8	303.6	291.4	272.6	239.9	192.7	178.1	100.0
Sidney – SF-All	342.3	325.8	319.2	291.2	264.4	207.4	189.5	100.0
Central Saanich – SF-All	342.3	327.7	321.1	297.5	268.5	208.3	198.0	100.0
ML Malahat & Area – SF-All	347.0	340.3	313.8	299.1	258.8	206.8	165.1	100.0
GI Gulf Islands – SF-All	271.5	264.6	262.7	249.5	211.0	169.2	138.8	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

	April 2022	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	\$643,000	\$631,100	\$578,000	\$548,000	\$508,900	\$467,600	\$393,400	\$188,800
Victoria – Con	\$623,900	\$601,600	\$567,700	\$525,900	\$504,800	\$484,400	\$407,000	\$190,600
Victoria West – Con	\$853,400	\$843,500	\$779,700	\$747,900	\$688,200	\$619,300	\$551,800	\$266,900
Oak Bay – Con	\$786,000	\$760,200	\$692,200	\$695,300	\$616,000	\$580,000	\$492,900	\$238,700
Esquimalt – Con	\$584,600	\$583,600	\$529,700	\$507,000	\$451,100	\$369,400	\$325,200	\$147,900
View Royal – Con	\$653,700	\$651,500	\$574,300	\$564,600	\$516,600	\$447,900	\$369,000	\$201,600
Saanich East – Con	\$591,200	\$583,100	\$525,800	\$495,500	\$441,800	\$412,900	\$344,000	\$159,100
Saanich West – Con	\$590,200	\$582,600	\$531,800	\$491,500	\$446,100	\$405,000	\$344,900	\$155,000
Sooke – Con	\$452,500	\$445,400	\$387,400	\$383,000	\$339,600	\$281,100	\$224,600	\$122,100
Langford – Con	\$569,600	\$570,300	\$492,700	\$486,400	\$450,000	\$383,000	\$315,100	\$160,600
Colwood – Con	\$475,100	\$477,800	\$415,300	\$410,800	\$381,400	\$332,700	\$263,800	\$129,900
North Saanich – Con	\$751,800	\$761,200	\$710,000	\$672,300	\$621,600	\$563,500	\$451,900	\$276,900
Sidney – Con	\$604,100	\$604,600	\$561,100	\$537,000	\$494,000	\$452,200	\$358,100	\$205,900
Central Saanich – Con	\$553,300	\$557,900	\$516,700	\$498,100	\$461,600	\$440,700	\$358,700	\$200,600

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

– Condo Apartment (Con)

### 3. Area/Property Type Selection

All

## HPI by Timeframe and Property Type

	April 2022	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	340.6	334.3	306.2	290.3	269.6	247.7	208.4	100.0
Victoria – Con	327.3	315.6	297.8	275.9	264.8	254.1	213.5	100.0
Victoria West – Con	319.7	316.0	292.1	280.2	257.8	232.0	206.7	100.0
Oak Bay – Con	329.3	318.5	290.0	291.3	258.1	243.0	206.5	100.0
Esquimalt – Con	395.3	394.6	358.2	342.8	305.0	249.8	219.9	100.0
View Royal – Con	324.2	323.1	284.8	280.0	256.2	222.1	183.0	100.0
Saanich East – Con	371.6	366.5	330.5	311.4	277.7	259.5	216.2	100.0
Saanich West – Con	380.9	376.0	343.2	317.2	287.9	261.4	222.6	100.0
Sooke – Con	370.5	364.7	317.2	313.6	278.1	230.2	183.9	100.0
Langford – Con	354.7	355.1	306.8	302.9	280.2	238.5	196.2	100.0
Colwood – Con	365.6	367.7	319.6	316.1	293.5	256.0	203.0	100.0
North Saanich – Con	271.5	274.9	256.4	242.8	224.5	203.5	163.2	100.0
Sidney – Con	293.4	293.6	272.5	260.8	239.9	219.6	173.9	100.0
Central Saanich – Con	275.8	278.1	257.6	248.3	230.1	219.7	178.8	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

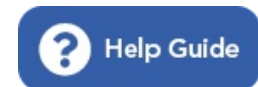
All

## Benchmark Price by Timeframe and Property Type

	April 2022	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	\$808,600	\$791,700	\$771,100	\$741,400	\$653,300	\$574,600	\$491,000	\$267,700
Victoria – Twn	\$894,800	\$836,900	\$847,500	\$814,500	\$733,600	\$656,600	\$564,800	\$303,000
Victoria West – Twn	\$802,300	\$807,000	\$797,600	\$746,000	\$695,800	\$582,900	\$437,600	\$204,100
Esquimalt – Twn	\$747,300	\$744,200	\$739,800	\$700,600	\$642,900	\$526,800	\$424,000	\$219,300
View Royal – Twn	\$847,300	\$850,700	\$842,600	\$807,400	\$741,700	\$645,800	\$540,800	\$277,200
Saanich East – Twn	\$953,900	\$939,900	\$889,000	\$867,100	\$768,300	\$686,700	\$598,300	\$316,600
Saanich West – Twn	\$784,200	\$777,400	\$726,300	\$707,600	\$626,500	\$572,600	\$491,200	\$260,600
Sooke – Twn	\$664,600	\$647,800	\$642,900	\$612,700	\$526,800	\$454,400	\$380,200	\$235,600
Langford – Twn	\$643,400	\$626,000	\$620,900	\$591,600	\$516,900	\$462,200	\$384,100	\$229,000
Colwood – Twn	\$720,700	\$696,100	\$688,000	\$656,800	\$569,800	\$511,300	\$428,800	\$262,100
Sidney – Twn	\$879,800	\$877,600	\$810,000	\$793,500	\$699,500	\$602,500	\$527,100	\$269,500
Central Saanich – Twn	\$775,800	\$785,600	\$720,000	\$701,800	\$621,200	\$546,300	\$468,600	\$245,700
ML Malahat & Area – Twn	\$870,800	\$854,100	\$805,300	\$803,300	\$660,900	\$525,200	\$447,500	\$241,900
GI Gulf Islands – Twn	\$993,400	\$957,400	\$909,500	\$889,600	\$729,900	\$509,300	\$444,100	\$266,100

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

	April 2022	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	302.0	295.7	288.0	276.9	244.0	214.6	183.4	100.0
Victoria – Twn	295.3	276.2	279.7	268.8	242.1	216.7	186.4	100.0
Victoria West – Twn	393.1	395.4	390.8	365.5	340.9	285.6	214.4	100.0
Esquimalt – Twn	340.7	339.3	337.3	319.4	293.1	240.2	193.3	100.0
View Royal – Twn	305.7	306.9	304.0	291.3	267.6	233.0	195.1	100.0
Saanich East – Twn	301.3	296.9	280.8	273.9	242.7	216.9	189.0	100.0
Saanich West – Twn	300.9	298.3	278.7	271.5	240.4	219.7	188.5	100.0
Sooke – Twn	282.1	275.0	272.9	260.1	223.6	192.9	161.4	100.0
Langford – Twn	280.9	273.3	271.1	258.3	225.7	201.8	167.7	100.0
Colwood – Twn	275.0	265.6	262.5	250.6	217.4	195.1	163.6	100.0
Sidney – Twn	326.5	325.7	300.6	294.5	259.6	223.6	195.6	100.0
Central Saanich – Twn	315.7	319.7	293.0	285.6	252.8	222.3	190.7	100.0
ML Malahat & Area – Twn	360.0	353.1	332.9	332.1	273.2	217.1	185.0	100.0
GI Gulf Islands – Twn	373.3	359.8	341.8	334.3	274.3	191.4	166.9	100.0

**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

- Single Family-All (SF-All)

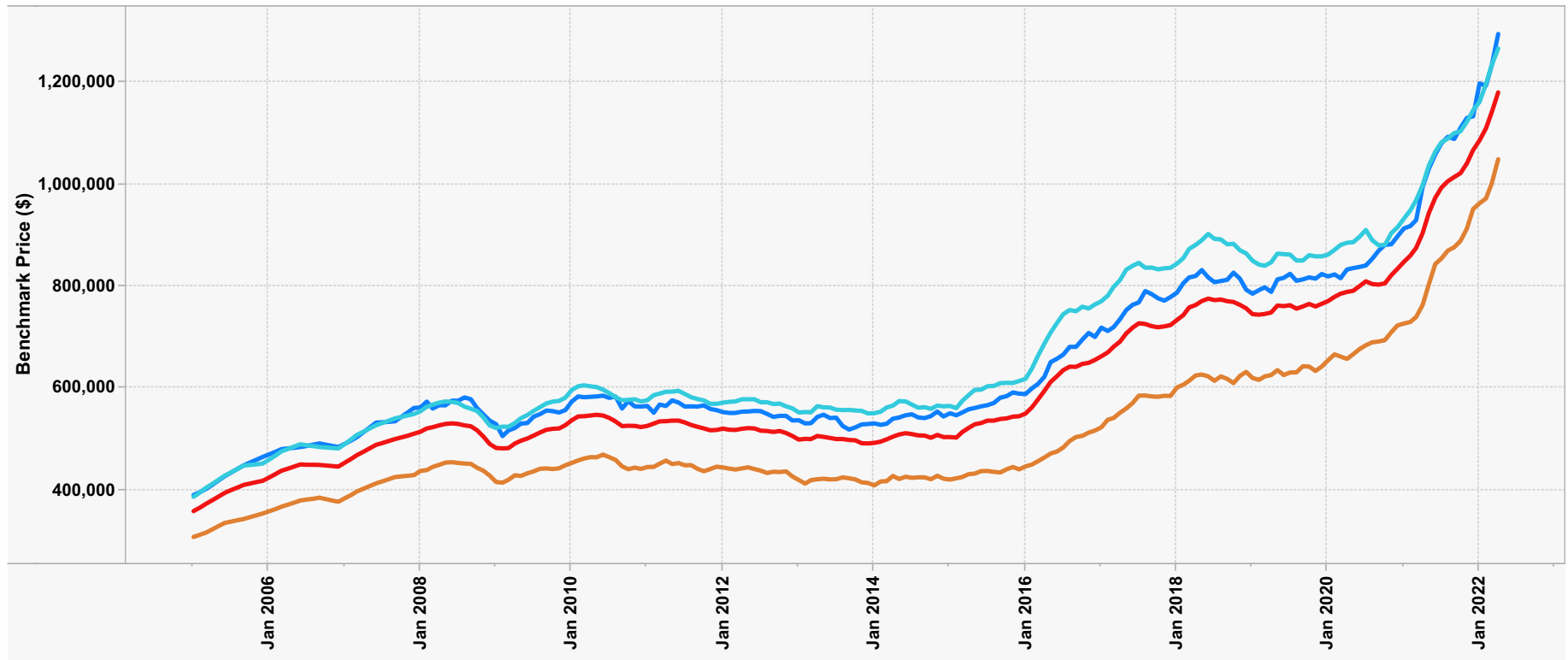
3. Area/Property Type Selection

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



[Click here to learn more](#)

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)

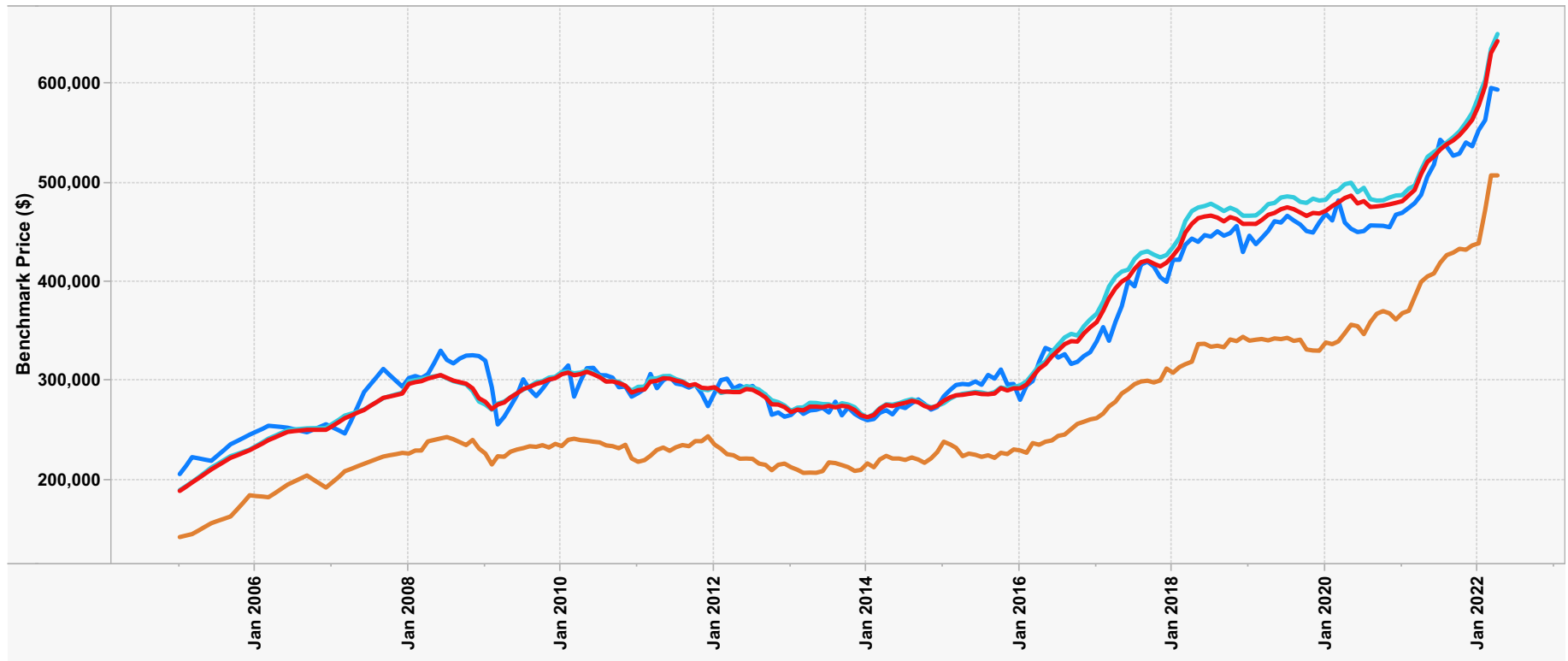
3. Area/Property Type Selection

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



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)

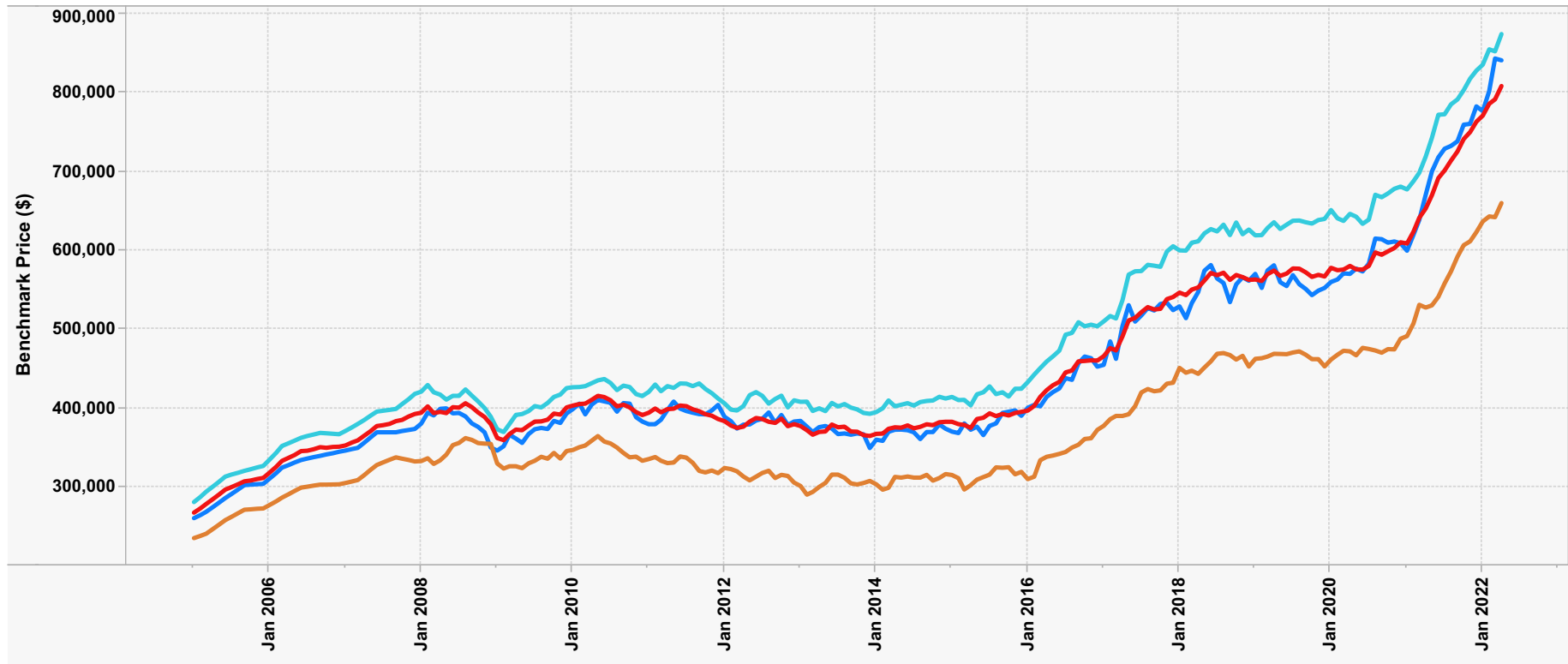
3. Area/Property Type Selection

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



[Click here to learn more](#)

## 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

Multiple values

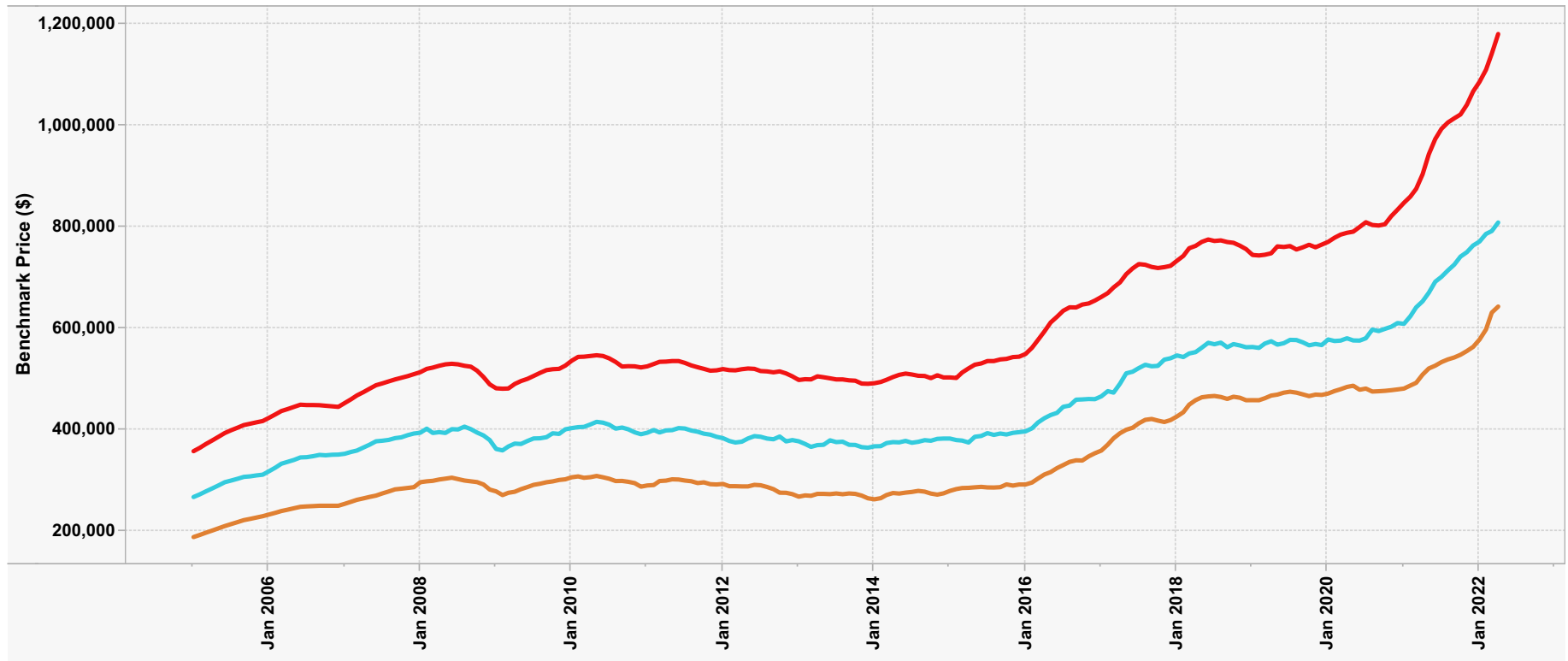
### 3. Area/Property Type Selection

Multiple values

## Benchmark Price Performance over Time

### Select Date Range:

All values



Victoria REB – SF-All

Victoria REB – Twn

Victoria REB – Con

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

**Source:** Victoria Real Estate Board



# Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

April 2022

Produced: 02-May-2022

District	Units	Total Volume
<b>Residential</b>		
● <b>Single Family Detached</b>		
Greater Victoria		
Victoria / Victoria West	46	\$70,547,888
Oak Bay	26	\$62,700,120
Esquimalt	16	\$19,710,000
View Royal	8	\$11,351,000
Saanich East	60	\$89,928,579
Saanich West	36	\$45,121,689
Central Saanich	13	\$19,538,660
North Saanich	23	\$43,690,500
Sidney	19	\$29,906,425
Highlands	1	\$2,330,000
Colwood	26	\$33,162,333
Langford	61	\$70,023,496
Metchosin	3	\$4,905,000
Sooke	35	\$36,985,899
Gulf Islands	20	\$23,823,499
Total Greater Victoria	393	\$563,725,087
Other Areas		
Malahat & Area	10	\$13,491,013
Total Other Areas	10	\$13,491,013
Total Single Family Detached	403	\$577,216,100
● <b>Condo Apartment</b>		
Greater Victoria		
Victoria / Victoria West	112	\$77,591,826
Oak Bay	7	\$5,031,900
Esquimalt	14	\$9,729,350
View Royal	7	\$4,151,900
Saanich East	40	\$27,087,150
Saanich West	11	\$6,558,500
Central Saanich	3	\$1,845,000
North Saanich	1	\$2,140,000
Sidney	12	\$7,935,000
Colwood	5	\$3,356,999
Langford	46	\$27,106,565
Sooke	4	\$2,149,800
Total Greater Victoria	262	\$174,683,990
Total Condo Apartment	262	\$174,683,990



# Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

April 2022

Produced: 02-May-2022

District	Units	Total Volume
<b>● Row/Townhouse</b>		
Greater Victoria		
Victoria / Victoria West	14	\$12,395,000
Oak Bay	1	\$1,981,000
Esquimalt	2	\$1,575,000
View Royal	12	\$11,522,695
Saanich East	16	\$18,875,000
Saanich West	5	\$4,229,500
Central Saanich	4	\$3,662,000
Sidney	8	\$8,130,000
Colwood	4	\$3,985,000
Langford	28	\$24,274,899
Sooke	8	\$5,894,488
Total Greater Victoria	102	\$96,524,582
Total Row/Townhouse	102	\$96,524,582
<b>● Manufactured Home</b>		
Greater Victoria		
View Royal	3	\$657,999
Central Saanich	6	\$2,168,529
Sidney	1	\$560,000
Langford	2	\$770,000
Gulf Islands	1	\$615,000
Total Greater Victoria	13	\$4,771,528
Other Areas		
Malahat & Area	2	\$562,000
Total Other Areas	2	\$562,000
Total Manufactured Home	15	\$5,333,528
<b>Total Residential</b>	<b>782</b>	<b>\$853,758,200</b>

# Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

April 2022

Produced: 02-May-2022

District	Units	Total Volume
<b>Other Property</b>		
● <b>Lots &amp; Acreage</b>		
Greater Victoria		
Oak Bay	1	\$1,750,000
Saanich West	1	\$480,000
Central Saanich	1	\$600,000
North Saanich	2	\$3,200,000
Langford	1	\$1,155,000
Sooke	9	\$6,714,600
Gulf Islands	5	\$2,926,000
Total Greater Victoria	20	\$16,825,600
Other Areas		
Malahat & Area	4	\$3,225,000
Total Other Areas	4	\$3,225,000
Total Lots & Acreage	24	\$20,050,600
● <b>Other Commercial Properties</b>		
	18	\$15,024,045
<b>Grand Totals</b>	824	\$888,832,845

# Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

April 2022

Produced: 02-May-2022

District	Units	Total Volume
<b>Residential</b>		
● <b>Single Family Detached</b>		
Greater Victoria		
Victoria	41	\$61,897,888
Victoria West	4	\$5,450,000
Oak Bay	25	\$57,400,120
Esquimalt	15	\$17,535,000
View Royal	8	\$11,351,000
Saanich East	57	\$83,708,579
Saanich West	34	\$41,961,689
Central Saanich	12	\$17,663,660
North Saanich	20	\$31,600,500
Sidney	14	\$15,181,400
Highlands	1	\$2,330,000
Colwood	26	\$33,162,333
Langford	61	\$70,023,496
Metchosin	3	\$4,905,000
Sooke	35	\$36,985,899
Gulf Islands	13	\$12,625,999
Waterfront (all districts)	24	\$59,942,525
<b>Total Greater Victoria</b>	<b>393</b>	<b>\$563,725,087</b>
Other Areas		
Malahat & Area	9	\$12,241,013
Waterfront (all districts)	1	\$1,250,000
<b>Total Other Areas</b>	<b>10</b>	<b>\$13,491,013</b>
<b>Total Single Family Detached</b>	<b>403</b>	<b>\$577,216,100</b>
● <b>Condo Apartment</b>		
Greater Victoria		
Victoria	99	\$64,325,926
Victoria West	8	\$7,249,900
Oak Bay	6	\$4,486,900
Esquimalt	13	\$9,082,350
View Royal	6	\$3,460,900
Saanich East	40	\$27,087,150
Saanich West	10	\$6,098,500
Central Saanich	3	\$1,845,000
Sidney	10	\$5,585,000
Colwood	4	\$2,357,000
Langford	46	\$27,106,565
Sooke	1	\$456,000
Waterfront (all districts)	16	\$15,542,799
<b>Total Greater Victoria</b>	<b>262</b>	<b>\$174,683,990</b>
<b>Total Condo Apartment</b>	<b>262</b>	<b>\$174,683,990</b>

# Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

April 2022

Produced: 02-May-2022

District	Units	Total Volume
<b>● Row/Townhouse</b>		
Greater Victoria		
Victoria	13	\$11,505,000
Victoria West	1	\$890,000
Esquimalt	2	\$1,575,000
View Royal	12	\$11,522,695
Saanich East	15	\$17,275,000
Saanich West	5	\$4,229,500
Central Saanich	3	\$2,137,000
Sidney	7	\$6,330,000
Colwood	4	\$3,985,000
Langford	28	\$24,274,899
Sooke	7	\$5,104,488
Waterfront (all districts)	5	\$7,696,000
<b>Total Greater Victoria</b>	<b>102</b>	<b>\$96,524,582</b>
<b>Total Row/Townhouse</b>	<b>102</b>	<b>\$96,524,582</b>
<b>● Manufactured Home</b>		
Greater Victoria		
View Royal	3	\$657,999
Central Saanich	6	\$2,168,529
Sidney	1	\$560,000
Langford	1	\$290,000
Gulf Islands	1	\$615,000
Waterfront (all districts)	1	\$480,000
<b>Total Greater Victoria</b>	<b>13</b>	<b>\$4,771,528</b>
Other Areas		
Malahat & Area	2	\$562,000
<b>Total Other Areas</b>	<b>2</b>	<b>\$562,000</b>
<b>Total Manufactured Home</b>	<b>15</b>	<b>\$5,333,528</b>
<b>Total Residential</b>	<b>782</b>	<b>\$853,758,200</b>

# Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

April 2022

Produced: 02-May-2022

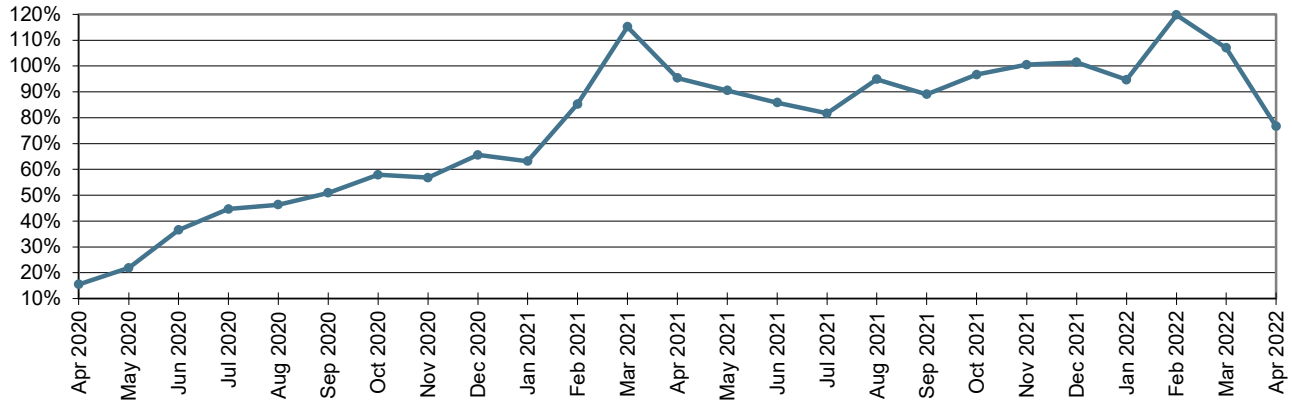
District	Units	Total Volume
<b>Other Property</b>		
● <b>Lots &amp; Acreage</b>		
<b>Greater Victoria</b>		
Oak Bay	1	\$1,750,000
Saanich West	1	\$480,000
Central Saanich	1	\$600,000
North Saanich	2	\$3,200,000
Langford	1	\$1,155,000
Sooke	9	\$6,714,600
Gulf Islands	5	\$2,926,000
<b>Total Greater Victoria</b>	<b>20</b>	<b>\$16,825,600</b>
<b>Other Areas</b>		
Malahat & Area	4	\$3,225,000
<b>Total Other Areas</b>	<b>4</b>	<b>\$3,225,000</b>
<b>Total Lots &amp; Acreage</b>	<b>24</b>	<b>\$20,050,600</b>
● <b>Other Commercial Properties</b>		
	18	\$15,024,045
<b>Grand Totals</b>	<b>824</b>	<b>\$888,832,845</b>

# Sales to Active Listings Ratio

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

April 2022

Produced: 02-May-2022



## The Sales to Active Listings Ratio

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

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

Based on a regression analysis performed by the Economics Department of the BC Real Estate Association in each market area of the province, the Sales to Active Listings Ratio for Victoria can be interpreted as follows:

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

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

April 2022

Produced: 02-May-2022

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Single Family - Residential</b>						
Units Listed	556	627	-11 %	1575	1816	-13 %
Units Sold	325	454	-28 %	1052	1454	-28 %
Sell/List Ratio	58 %	72 %		67 %	80 %	
Sales Dollars	\$445,500,476	\$496,830,993	-10 %	\$1,453,632,785	\$1,619,976,385	-10 %
Average Price / Unit	\$1,370,771	\$1,094,341	25 %	\$1,381,780	\$1,114,152	24 %
Price Ratio	103 %	105 %		106 %	104 %	
Days To Sell	14	13	1 %	13	20	-36 %
Active Listings at Month End	417	376	11 %			
<b>Single Family - Residential Waterfront</b>						
Units Listed	46	49	-6 %	124	132	-6 %
Units Sold	23	28	-18 %	62	89	-30 %
Sell/List Ratio	50 %	57 %		50 %	67 %	
Sales Dollars	\$60,544,525	\$51,126,037	18 %	\$162,827,977	\$178,953,587	-9 %
Average Price / Unit	\$2,632,371	\$1,825,930	44 %	\$2,626,258	\$2,010,714	31 %
Price Ratio	99 %	106 %		99 %	100 %	
Days To Sell	20	24	-16 %	39	62	-38 %
Active Listings at Month End	76	59	29 %			
<b>Single Family - Residential Acreage</b>						
Units Listed	50	46	9 %	146	166	-12 %
Units Sold	25	45	-44 %	82	139	-41 %
Sell/List Ratio	50 %	98 %		56 %	84 %	
Sales Dollars	\$41,769,899	\$63,580,777	-34 %	\$133,374,499	\$214,687,385	-38 %
Average Price / Unit	\$1,670,796	\$1,412,906	18 %	\$1,626,518	\$1,544,514	5 %
Price Ratio	100 %	101 %		100 %	100 %	
Days To Sell	30	29	4 %	30	52	-42 %
Active Listings at Month End	64	55	16 %			
<b>Condo Apartment</b>						
Units Listed	386	457	-16 %	1286	1555	-17 %
Units Sold	262	331	-21 %	996	1214	-18 %
Sell/List Ratio	68 %	72 %		77 %	78 %	
Sales Dollars	\$174,683,990	\$176,761,000	-1 %	\$672,053,907	\$648,964,604	4 %
Average Price / Unit	\$666,733	\$534,021	25 %	\$674,753	\$534,567	26 %
Price Ratio	103 %	100 %		104 %	100 %	
Days To Sell	13	23	-45 %	15	30	-48 %
Active Listings at Month End	285	436	-35 %			

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

April 2022

Produced: 02-May-2022

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Row/Townhouse</b>						
Units Listed	132	146	-10 %	421	536	-21 %
Units Sold	101	135	-25 %	328	442	-26 %
Sell/List Ratio	77 %	92 %		78 %	82 %	
Sales Dollars	\$95,419,582	\$96,155,219	-1 %	\$297,070,610	\$303,599,915	-2 %
Average Price / Unit	\$944,748	\$712,261	33 %	\$905,703	\$686,878	32 %
Price Ratio	106 %	104 %		106 %	102 %	
Days To Sell	10	23	-57 %	16	27	-42 %
Active Listings at Month End	83	110	-25 %			
<b>Half Duplex (Up and Down)</b>						
Units Listed	3	2	50 %	6	8	-25 %
Units Sold	2	1	100 %	4	5	-20 %
Sell/List Ratio	67 %	50 %		67 %	63 %	
Sales Dollars	\$2,677,000	\$985,000	172 %	\$5,301,000	\$5,558,900	-5 %
Average Price / Unit	\$1,338,500	\$985,000	36 %	\$1,325,250	\$1,111,780	19 %
Price Ratio	96 %	96 %		95 %	100 %	
Days To Sell	25	16	53 %	121	16	638 %
Active Listings at Month End	3	2	50 %			
<b>Half Duplex (Side by Side)</b>						
Units Listed	38	39	-3 %	110	124	-11 %
Units Sold	17	25	-32 %	68	97	-30 %
Sell/List Ratio	45 %	64 %		62 %	78 %	
Sales Dollars	\$15,702,400	\$19,490,575	-19 %	\$62,343,299	\$73,854,330	-16 %
Average Price / Unit	\$923,671	\$779,623	18 %	\$916,813	\$761,385	20 %
Price Ratio	105 %	105 %		107 %	104 %	
Days To Sell	9	19	-50 %	12	23	-47 %
Active Listings at Month End	34	31	10 %			
<b>Half Duplex (Front and Back)</b>						
Units Listed	7	6	17 %	18	18	0 %
Units Sold	4	4	0 %	7	11	-36 %
Sell/List Ratio	57 %	67 %		39 %	61 %	
Sales Dollars	\$3,783,800	\$2,850,000	33 %	\$6,319,800	\$8,962,350	-29 %
Average Price / Unit	\$945,950	\$712,500	33 %	\$902,829	\$814,759	11 %
Price Ratio	97 %	109 %		103 %	103 %	
Days To Sell	29	10	200 %	20	17	16 %
Active Listings at Month End	4	5	-20 %			



# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

April 2022

Produced: 02-May-2022

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Recreational</b>						
Units Listed	5	2	150 %	15	9	67 %
Units Sold	2	0	%	9	8	13 %
Sell/List Ratio	40 %	%		60 %	89 %	
Sales Dollars	\$648,000	\$0	%	\$2,691,250	\$1,152,000	134 %
Average Price / Unit	\$324,000		%	\$299,028	\$144,000	108 %
Price Ratio	100 %	%		96 %	96 %	
Days To Sell	22		%	55	455	-88 %
Active Listings at Month End	11	9	22 %			
<b>Manufactured Home</b>						
Units Listed	30	22	36 %	94	83	13 %
Units Sold	15	23	-35 %	59	69	-14 %
Sell/List Ratio	50 %	105 %		63 %	83 %	
Sales Dollars	\$5,333,528	\$7,357,700	-28 %	\$20,213,629	\$27,343,401	-26 %
Average Price / Unit	\$355,569	\$319,900	11 %	\$342,604	\$396,281	-14 %
Price Ratio	101 %	99 %		100 %	99 %	
Days To Sell	27	28	-4 %	31	41	-24 %
Active Listings at Month End	43	21	105 %			
<b>Residential Lots</b>						
Units Listed	35	37	-5 %	106	107	-1 %
Units Sold	12	24	-50 %	56	104	-46 %
Sell/List Ratio	34 %	65 %		53 %	97 %	
Sales Dollars	\$7,201,700	\$11,256,100	-36 %	\$32,097,746	\$47,905,295	-33 %
Average Price / Unit	\$600,142	\$469,004	28 %	\$573,174	\$460,628	24 %
Price Ratio	99 %	98 %		99 %	98 %	
Days To Sell	14	69	-80 %	26	105	-76 %
Active Listings at Month End	53	52	2 %			
<b>Residential Lots - Waterfront</b>						
Units Listed	6	4	50 %	16	15	7 %
Units Sold	2	7	-71 %	4	23	-83 %
Sell/List Ratio	33 %	175 %		25 %	153 %	
Sales Dollars	\$2,032,500	\$5,064,900	-60 %	\$3,665,500	\$13,419,695	-73 %
Average Price / Unit	\$1,016,250	\$723,557	40 %	\$916,375	\$583,465	57 %
Price Ratio	95 %	97 %		101 %	97 %	
Days To Sell	57	243	-77 %	27	226	-88 %
Active Listings at Month End	11	4	175 %			

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

April 2022

Produced: 02-May-2022

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Residential Acreage</b>						
Units Listed	12	9	33 %	44	42	5 %
Units Sold	10	12	-17 %	26	41	-37 %
Sell/List Ratio	83 %	133 %		59 %	98 %	
Sales Dollars	\$10,816,400	\$10,871,900	-1 %	\$23,055,800	\$27,823,680	-17 %
Average Price / Unit	\$1,081,640	\$905,992	19 %	\$886,762	\$678,626	31 %
Price Ratio	87 %	98 %		94 %	98 %	
Days To Sell	70	143	-51 %	87	116	-25 %
Active Listings at Month End	34	32	6 %			
<b>Residential Acreage - Waterfront</b>						
Units Listed	3	6	-50 %	7	14	-50 %
Units Sold	0	2	-100 %	3	17	-82 %
Sell/List Ratio	%	33 %		43 %	121 %	
Sales Dollars	\$0	\$1,775,000	-100 %	\$2,014,000	\$12,945,000	-84 %
Average Price / Unit		\$887,500	%	\$671,333	\$761,471	-12 %
Price Ratio	%	96 %		96 %	95 %	
Days To Sell		34	%	134	226	-41 %
Active Listings at Month End	5	11	-55 %			
<b>Revenue - Duplex/Triplex</b>						
Units Listed	9	17	-47 %	35	47	-26 %
Units Sold	6	7	-14 %	20	22	-9 %
Sell/List Ratio	67 %	41 %		57 %	47 %	
Sales Dollars	\$7,695,000	\$7,733,000	0 %	\$27,846,000	\$25,468,671	9 %
Average Price / Unit	\$1,282,500	\$1,104,714	16 %	\$1,392,300	\$1,157,667	20 %
Price Ratio	102 %	105 %		105 %	102 %	
Days To Sell	11	10	7 %	12	15	-22 %
Active Listings at Month End	14	15	-7 %			
<b>Revenue - Multi Units</b>						
Units Listed	9	7	29 %	36	27	33 %
Units Sold	3	3	0 %	10	15	-33 %
Sell/List Ratio	33 %	43 %		28 %	56 %	
Sales Dollars	\$4,350,000	\$9,725,000	-55 %	\$14,372,000	\$36,894,500	-61 %
Average Price / Unit	\$1,450,000	\$3,241,667	-55 %	\$1,437,200	\$2,459,633	-42 %
Price Ratio	100 %	95 %		102 %	96 %	
Days To Sell	24	181	-87 %	50	78	-36 %
Active Listings at Month End	19	20	-5 %			

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

April 2022

Produced: 02-May-2022

	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	7	16	-56 %	29	31	-6 %
Units Sold	5	5	0 %	18	10	80 %
Sell/List Ratio	71 %	31 %		62 %	32 %	
Sales Dollars	\$9,513,900	\$5,690,000	67 %	\$30,201,112	\$13,772,756	119 %
Average Price / Unit	\$1,902,780	\$1,138,000	67 %	\$1,677,840	\$1,377,276	22 %
Price Ratio	95 %	101 %		97 %	100 %	
Days To Sell	73	88	-17 %	58	125	-54 %
Active Listings at Month End	23	38	-39 %			
<b>Revenue - Industrial</b>						
Units Listed	1	0	%	15	10	50 %
Units Sold	1	1	0 %	15	7	114 %
Sell/List Ratio	100 %	%		100 %	70 %	
Sales Dollars	\$925,000	\$2,210,000	-58 %	\$12,058,600	\$10,096,668	19 %
Average Price / Unit	\$925,000	\$2,210,000	-58 %	\$803,907	\$1,442,381	-44 %
Price Ratio	103 %	99 %		100 %	98 %	
Days To Sell	41	47	-13 %	36	47	-24 %
Active Listings at Month End	8	8	0 %			
<b>Business with Land &amp; Building</b>						
Units Listed	1	1	0 %	4	3	33 %
Units Sold	0	0	%	0	0	%
Sell/List Ratio	%	%		0 %	0 %	
Sales Dollars	\$0	\$0	%	\$0	\$0	%
Average Price / Unit			%			%
Price Ratio	%	%		%	%	
Days To Sell			%			%
Active Listings at Month End	6	3	100 %			

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

April 2022

Produced: 02-May-2022

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Business Only</b>						
Units Listed	12	7	71 %	42	31	35 %
Units Sold	2	1	100 %	6	6	0 %
Sell/List Ratio	17 %	14 %		14 %	19 %	
Sales Dollars	\$235,000	\$60,000	292 %	\$1,040,000	\$1,391,500	-25 %
Average Price / Unit	\$117,500	\$60,000	96 %	\$173,333	\$231,917	-25 %
Price Ratio	78 %	80 %		87 %	89 %	
Days To Sell	272	84	223 %	145	152	-5 %
Active Listings at Month End	58	37	57 %			
<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	11	9	22 %	37	44	-16 %
Units Sold	1	1	0 %	9	8	13 %
Sell/List Ratio	9 %	11 %		24 %	18 %	
Sales Dollars	\$17	\$20	-15 %	\$70,053	\$1,889	3608 %
Average Price / Unit	\$17	\$20	-15 %	\$7,784	\$236	3196 %
Price Ratio	100 %	100 %		45039 %	96 %	
Days To Sell	30	217	-86 %	82	128	-36 %
Active Listings at Month End	51	69	-26 %			
<b>Lease - Retail</b>						
Units Listed	5	6	-17 %	26	29	-10 %
Units Sold	4	4	0 %	10	12	-17 %
Sell/List Ratio	80 %	67 %		38 %	41 %	
Sales Dollars	\$90	\$113	-21 %	\$245	\$8,525	-97 %
Average Price / Unit	\$22	\$28	-21 %	\$24	\$710	-97 %
Price Ratio	101 %	105 %		98 %	92 %	
Days To Sell	99	59	66 %	94	117	-20 %
Active Listings at Month End	37	42	-12 %			

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

April 2022

Produced: 02-May-2022

	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	1	0	%	3	8	-63 %
Units Sold	2	0	%	2	0	%
Sell/List Ratio	200 %	%		67 %	0 %	
Sales Dollars	\$38	\$0	%	\$38	\$0	%
Average Price / Unit	\$19		%	\$19		%
Price Ratio	96 %	%		96 %	%	
Days To Sell	78		%	78		%
Active Listings at Month End	2	9	-78 %			
<b>Lease - Other</b>						
Units Listed	0	0	%	0	1	-100 %
Units Sold	0	1	-100 %	1	1	0 %
Sell/List Ratio	%	%		%	100 %	
Sales Dollars	\$0	\$2,890,580	-100 %	\$23	\$2,890,580	-100 %
Average Price / Unit		\$2,890,580	%	\$23	\$2,890,580	-100 %
Price Ratio	%	19270533 %		100 %	19270533 %	
Days To Sell		169	%	157	169	-7 %
Active Listings at Month End	3	2	50 %			
<b>Commercial Land</b>						
Units Listed	3	1	200 %	14	5	180 %
Units Sold	0	2	-100 %	2	4	-50 %
Sell/List Ratio	%	200 %		14 %	80 %	
Sales Dollars	\$0	\$8,500,000	-100 %	\$18,025,000	\$10,812,500	67 %
Average Price / Unit		\$4,250,000	%	\$9,012,500	\$2,703,125	233 %
Price Ratio	%	98 %		99 %	96 %	
Days To Sell		121	%	131	325	-60 %
Active Listings at Month End	21	8	163 %			

# Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

April 2022

Produced: 02-May-2022

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Grand Totals</b>						
Units Listed	1368	1516	-10 %	4209	4861	-13 %
Units Sold	824	1116	-26 %	2849	3798	-25 %
Sell/List Ratio	60 %	74 %		68 %	78 %	
Sales Dollars	\$888,832,845	\$980,913,914	-9 %	\$2,980,274,873	\$3,286,484,116	-9 %
Average Price / Unit	\$1,078,681	\$878,955	23 %	\$1,046,078	\$865,320	21 %
Price Ratio	103 %	104 %		104 %	102 %	
Days To Sell	16	24	-34 %	18	35	-47 %
Active Listings at Month End	1365	1454	-6 %			