



	Single family homes	Condominiums	Townhomes
October 2024 total sales	340	187	73
Compared to October 2023 sales	76.2%	32.6%	73.8%
MLS® HPI *Victoria Core	\$1,300,200	\$547,800	\$854,600

OCTOBER 2024

Victoria market exceeds expectations but remains balanced

A total of 654 properties sold in the Victoria Real Estate Board region this October, 60.7 per cent more than the 407 properties sold in October 2023 and a 14.5 per cent increase from September 2024. Sales of condominiums were up 32.6 per cent from October 2023 with 187 units sold. Sales of single family homes increased by 76.2 per cent from October 2023 with 340 sold.

“Sales did increase notably over last year, but it’s important to include some context,” said 2024 Victoria Real Estate Board Chair-Elect Dirk VanderWal. “October 2023 saw the fewest sales in that month since 2008, which distorts a year-over-year comparison; in fact, last month’s sales count was almost exactly on the ten-year average for the month. With that context, although we’ve certainly seen a notable increase in sales month over month, this does signal a return to a more average market for this time of year. The number of homes available on the market has remained relatively consistent, which has also created the benefit of a more balanced market for buyers and sellers, even with the increase in sales numbers.”

There were 3,161 active listings for sale on the Victoria Real Estate Board Multiple Listing Service® at the end of October 2024, a decrease of 6 per cent compared to the previous month of September and a 14.7 per cent increase from the 2,756 active listings for sale at the end of October 2023.

“I think it’s safe to say that many consumers have been watching the Bank of Canada rate announcements, and that could be influencing their decision making,” adds Chair-Elect VanderWal. “Recent rate drops likely encouraged a few more buyers and sellers to enter the market, and we may see that trend continue in November, the month which traditionally begins our market’s winter lull. Even though sales were higher last month, we are still experiencing a comfortable environment for buyers and sellers to negotiate. There are fewer multiple offers and more time for the decision-making process. It is hard to predict what the winter market will bring, so it’s a great idea to consult with your favourite local REALTOR® to discuss the current market.”

The Multiple Listing Service® Home Price Index benchmark value for a single family home in the Victoria Core in October 2023 was \$1,310,100. The benchmark value for the same home in October 2024 decreased by 0.8 per cent to \$1,300,200, up from September’s value of \$1,279,700. The MLS® HPI benchmark value for a condominium in the Victoria Core area in October 2023 was \$578,800 while the benchmark value for the same condominium in October 2024 decreased by 5.4 per cent to \$547,800, down from the September value of \$553,400.

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 1,664 local Realtors. If you are thinking about buying or selling a property, connect with your local Realtor for detailed information on the Victoria and area real estate market.

October 2024 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		
	October 2024									September 2024			October 2023		
	Units	LM%	LY%	Average\$	LM%	LY%	Median\$	LM%	LY%	Units	Average\$	Median\$	Units	Average\$	Median\$
Single Family Greater Victoria	320	22.6%	74.9%	\$1,260,156	1.8%	-0.3%	\$1,150,000	4.3%	3.1%	261	\$1,238,094	\$1,102,500	183	\$1,264,544	\$1,115,000
Single Family Other Areas	20	81.8%	100.0%	\$1,094,440	13.5%	-5.5%	\$986,000	1.6%	-17.5%	11	\$964,069	\$970,762	10	\$1,158,100	\$1,195,000
Single Family Total All Areas	340	25.0%	76.2%	\$1,250,408	1.9%	-0.7%	\$1,142,000	3.8%	1.5%	272	\$1,227,012	\$1,100,000	193	\$1,259,028	\$1,125,000
Condo Apartment	187	-1.1%	32.6%	\$591,661	-0.8%	-4.0%	\$513,750	-5.3%	-4.9%	189	\$596,209	\$542,750	141	\$616,545	\$540,000
Row/Townhouse	73	10.6%	73.8%	\$811,307	-2.1%	0.0%	\$771,450	0.5%	3.2%	66	\$828,563	\$767,500	42	\$811,235	\$747,648
Manufactured Home	15	36.4%	200.0%	\$350,121	6.3%	64.8%	\$335,000	3.1%	55.8%	11	\$329,255	\$325,000	5	\$212,400	\$215,000
Total Residential	615	14.3%	61.4%							538			381		
Total Sales	654	14.5%	60.7%							571			407		
Active Listings	3,161	-6.0%	14.7%							3,361			2,756		

Legend

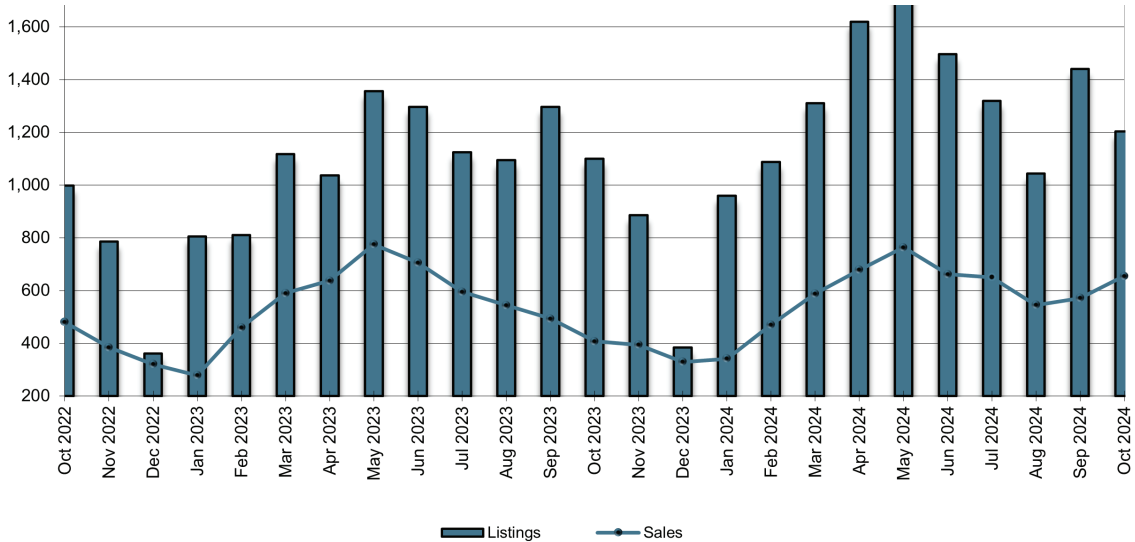
Units: net number of listings sold
 LM%: percentage change since Last Month
 LY%: percentage change since This Month Last Year
 Average\$: average selling price
 Median\$: median selling price
 Total Residential: includes sales of residential property types
 Total Sales: includes sales of all property 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

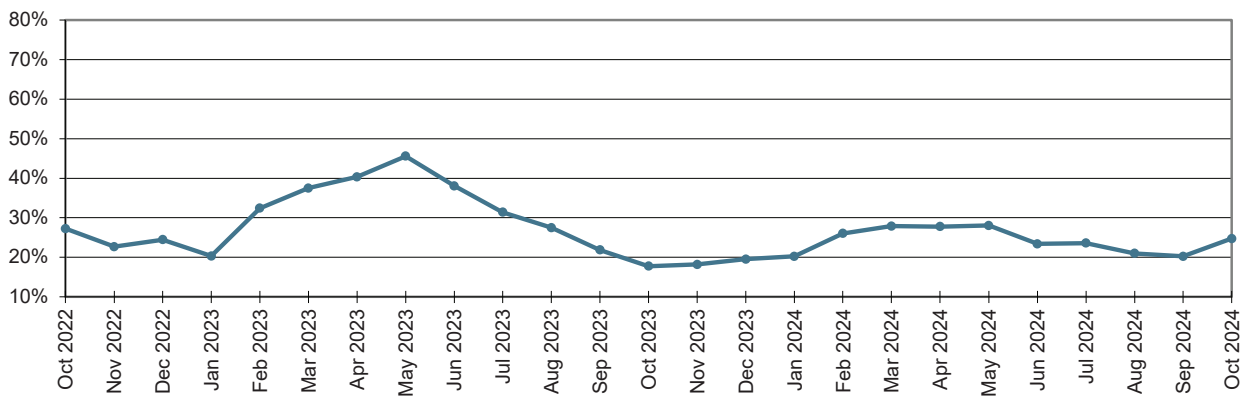
Benchmark Home by Property Type and Region	Oct 2024 Benchmark Price	Sep 2024 Benchmark Price	Oct 2023 Benchmark Price	Oct 2024 Benchmark Index	Sep 2024 Benchmark Index	Oct 2023 Benchmark Index	% Chg from Last Mth	% Chg from Last Yr	
Single Family: Greater Victoria	\$1,157,600	\$1,142,100	\$1,159,100	313.5	309.3	313.9	1.4%	(0.1%)	
Single Family: Core	\$1,300,200	\$1,279,700	\$1,310,100	323.8	318.7	326.3	1.6%	(0.8%)	
Single Family: Westshore	\$1,019,400	\$1,014,900	\$1,018,100	324.2	322.8	323.8	0.4%	0.1%	
Single Family: Peninsula	\$1,253,700	\$1,214,300	\$1,249,000	330.2	319.8	328.9	3.2%	0.4%	
Condo Apartment: Greater Victoria	\$549,200	\$555,800	\$575,300	320.0	323.9	335.3	(1.2%)	(4.5%)	
Condo Apartment: Core	\$547,800	\$553,400	\$578,800	321.5	324.8	339.7	(1.0%)	(5.4%)	
Condo Apartment: Westshore	\$517,400	\$526,300	\$528,000	394.7	401.4	402.7	(1.7%)	(2.0%)	
Condo Apartment: Peninsula	\$633,800	\$644,300	\$639,600	296.6	301.5	299.3	(1.6%)	(0.9%)	
Row/Townhouse: Greater Victoria	\$782,600	\$776,800	\$768,100	298.1	295.9	292.6	0.7%	1.9%	
Row/Townhouse: Core	\$854,600	\$837,000	\$833,700	310.9	304.5	303.3	2.1%	2.5%	
Row/Townhouse: Westshore	\$707,700	\$714,600	\$681,000	292.1	294.9	281.1	(1.0%)	3.9%	
Row/Townhouse: Peninsula	\$777,000	\$766,600	\$802,100	315.5	311.2	325.7	1.4%	(3.1%)	
Legend	Benchmark Price:	the calculated MLS® HPI Benchmark Price for this Benchmark Home							
	Benchmark Index:	the percentage change in this Benchmark Price since January 2005							
	% Chg from Last Mth:	the percentage change in this Benchmark Price since last month							
	% Chg from Last Yr:	the percentage change in this Benchmark Price since this month last year							
	Regions on the map:	visit vreb.org/vrebareas for map views of the VREB trading area							

For more information on the MLS® Home Price Index, visit vreb.org/mls-statistics

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



Sales to Active Listings Ratio



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

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

- below 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)

MLS® Home Price Index

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.

Why MLS® HPI?

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

MLS® HPI benchmark and value - Single Family Homes

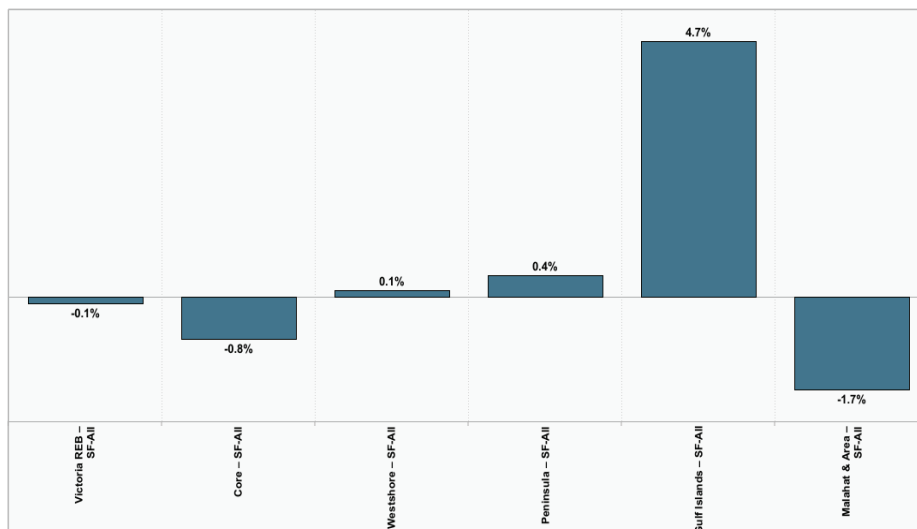
1. Area Group
VREB Area Summary

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

3. Area/Property Type Selection
All

% Difference from 12 Months Ago (October 2023 to October 2024)

Select Timeframe: 12 Months Ago



MLS® HPI benchmark and value - Condominium / Apartments

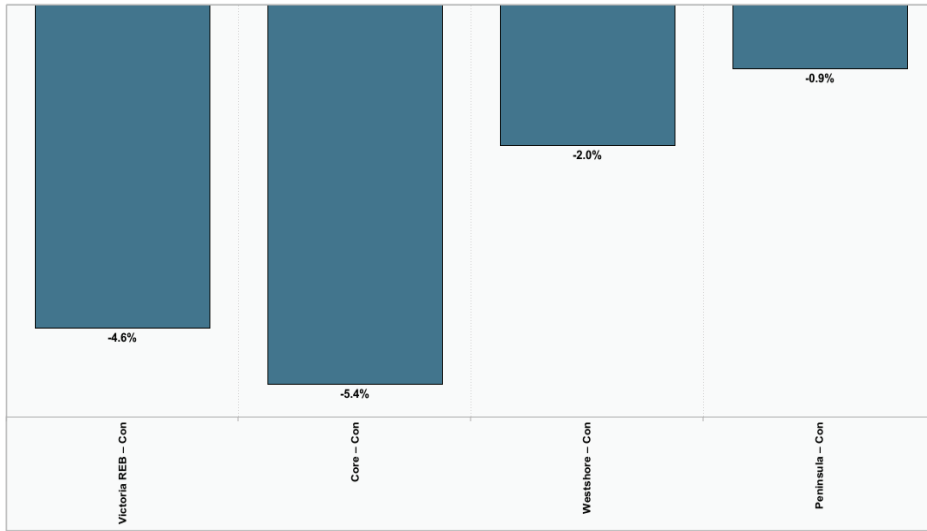
1. Area Group
VREB Area Summary

2. Property Type
- Condo Apartment (Con)

3. Area/Property Type Selection
All

% Difference from 12 Months Ago (October 2023 to October 2024)

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

	October 2024	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – SF-All	\$1,157,600	\$1,142,100	\$1,152,100	\$1,147,500	\$1,159,100	\$1,104,100	\$787,100	\$369,200
Victoria – SF-All	\$1,257,500	\$1,229,500	\$1,250,300	\$1,237,700	\$1,280,100	\$1,151,000	\$897,600	\$386,400
Victoria West – SF-All	\$972,400	\$972,100	\$959,400	\$1,047,900	\$964,900	\$971,300	\$678,100	\$283,300
Oak Bay – SF-All	\$1,859,500	\$1,821,100	\$1,831,300	\$1,843,500	\$1,840,700	\$1,704,900	\$1,289,900	\$598,700
Esquimalt – SF-All	\$1,039,700	\$1,048,100	\$1,043,000	\$1,090,500	\$1,040,900	\$1,033,400	\$734,100	\$309,600
View Royal – SF-All	\$1,039,900	\$1,026,100	\$1,033,900	\$1,102,300	\$1,035,600	\$1,051,200	\$731,700	\$338,200
Saanich East – SF-All	\$1,327,500	\$1,303,800	\$1,319,900	\$1,307,000	\$1,310,600	\$1,240,000	\$939,200	\$413,100
Saanich West – SF-All	\$1,031,400	\$1,027,600	\$1,044,900	\$1,064,300	\$1,069,300	\$1,030,000	\$722,800	\$322,200
Sooke – SF-All	\$859,800	\$848,400	\$853,800	\$831,000	\$853,100	\$811,700	\$549,500	\$272,100
Langford – SF-All	\$1,039,600	\$1,037,000	\$1,043,000	\$1,047,800	\$1,042,700	\$1,037,300	\$697,800	\$317,900
Metchosin – SF-All	\$1,367,000	\$1,309,200	\$1,338,200	\$1,300,000	\$1,303,800	\$1,161,500	\$806,700	\$422,700
Colwood – SF-All	\$1,048,400	\$1,054,300	\$1,043,200	\$1,057,300	\$1,051,400	\$1,008,400	\$690,800	\$329,900
Highlands – SF-All	\$1,581,600	\$1,502,200	\$1,491,100	\$1,467,600	\$1,551,200	\$1,325,600	\$985,300	\$466,100
North Saanich – SF-All	\$1,462,600	\$1,416,100	\$1,442,900	\$1,407,700	\$1,436,300	\$1,304,800	\$966,100	\$465,900
Sidney – SF-All	\$1,024,600	\$988,600	\$999,400	\$990,100	\$1,006,300	\$933,300	\$709,500	\$304,500
Central Saanich – SF-All	\$1,168,200	\$1,136,600	\$1,154,900	\$1,123,100	\$1,208,100	\$1,106,800	\$803,400	\$357,400
ML Malahat & Area – SF-All	\$875,700	\$880,500	\$881,900	\$872,700	\$890,900	\$849,400	\$551,500	\$286,700
GI Gulf Islands – SF-All	\$767,500	\$767,800	\$760,600	\$734,400	\$732,900	\$723,200	\$530,300	\$296,300

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

	October 2024	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – SF-All	313.5	309.3	312.1	310.8	313.9	299.1	213.2	100.0
Victoria – SF-All	325.4	318.2	323.6	320.3	331.3	297.9	232.3	100.0
Victoria West – SF-All	343.2	343.1	338.7	369.9	340.6	342.9	239.4	100.0
Oak Bay – SF-All	310.6	304.2	305.9	307.9	307.4	284.8	215.5	100.0
Esquimalt – SF-All	335.8	338.5	336.9	352.2	336.2	333.8	237.1	100.0
View Royal – SF-All	307.5	303.4	305.7	325.9	306.2	310.8	216.4	100.0
Saanich East – SF-All	321.4	315.6	319.5	316.4	317.3	300.2	227.4	100.0
Saanich West – SF-All	320.1	318.9	324.3	330.3	331.9	319.7	224.3	100.0
Sooke – SF-All	316.0	311.8	313.8	305.4	313.5	298.3	201.9	100.0
Langford – SF-All	327.0	326.2	328.1	329.6	328.0	326.3	219.5	100.0
Metchosin – SF-All	323.4	309.7	316.6	307.5	308.4	274.8	190.8	100.0
Colwood – SF-All	317.8	319.6	316.2	320.5	318.7	305.7	209.4	100.0
Highlands – SF-All	339.3	322.3	319.9	314.9	332.8	284.4	211.4	100.0
North Saanich – SF-All	313.9	303.9	309.7	302.1	308.3	280.1	207.4	100.0
Sidney – SF-All	336.5	324.7	328.2	325.2	330.5	306.5	233.0	100.0
Central Saanich – SF-All	326.9	318.0	323.1	314.2	338.0	309.7	224.8	100.0
ML Malahat & Area – SF-All	305.4	307.1	307.6	304.4	310.7	296.3	192.4	100.0
GI Gulf Islands – SF-All	259.0	259.1	256.7	247.9	247.4	244.1	179.0	100.0

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

Source: Victoria Real Estate Board



MLS® Home Price Index

[Click here to learn more](#)

HPI or Benchmark Price

- HPI
 Benchmark Price

Value or percent change

- Value
 Percent change

1. Area Group

VREB District Summary

2. Property Type

– Condo Apartment (Con)

3. Area/Property Type Selection

All

Benchmark Price by Timeframe and Property Type

	October 2024	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	\$549,200	\$555,800	\$567,900	\$563,500	\$575,300	\$518,300	\$415,800	\$171,600
Victoria – Con	\$514,700	\$518,600	\$537,400	\$520,400	\$544,500	\$490,400	\$413,800	\$163,900
Victoria West – Con	\$709,300	\$711,500	\$731,100	\$770,100	\$778,000	\$718,400	\$592,300	\$257,400
Oak Bay – Con	\$702,800	\$713,600	\$698,800	\$708,900	\$751,900	\$662,200	\$578,700	\$231,800
Esquimalt – Con	\$525,600	\$535,100	\$530,900	\$553,900	\$554,100	\$468,000	\$353,700	\$143,500
View Royal – Con	\$548,400	\$557,300	\$555,100	\$576,000	\$572,800	\$552,600	\$433,200	\$182,000
Saanich East – Con	\$560,700	\$571,100	\$587,400	\$575,300	\$598,900	\$521,800	\$387,600	\$144,600
Saanich West – Con	\$510,000	\$516,400	\$534,400	\$531,500	\$536,200	\$475,400	\$373,400	\$135,500
Sooke – Con	\$482,300	\$484,100	\$474,900	\$479,200	\$461,900	\$423,300	\$301,800	\$110,400
Langford – Con	\$521,300	\$530,700	\$530,500	\$544,900	\$534,200	\$498,200	\$372,900	\$148,400
Colwood – Con	\$492,000	\$503,200	\$496,000	\$501,600	\$496,200	\$450,600	\$358,000	\$111,100
North Saanich – Con	\$818,500	\$820,200	\$829,400	\$799,900	\$797,600	\$685,200	\$555,600	\$313,700
Sidney – Con	\$636,400	\$648,000	\$667,100	\$647,500	\$642,900	\$562,000	\$448,100	\$214,700
Central Saanich – Con	\$568,400	\$573,300	\$563,300	\$550,800	\$551,600	\$478,400	\$382,700	\$190,700

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

Source: Victoria Real Estate Board



1. Area Group

VREB District Summary

2. Property Type

– Condo Apartment (Con)

3. Area/Property Type Selection

All

HPI by Timeframe and Property Type

	October 2024	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	320.0	323.9	330.9	328.4	335.3	302.0	242.3	100.0
Victoria – Con	314.0	316.4	327.9	317.5	332.2	299.2	252.5	100.0
Victoria West – Con	275.6	276.4	284.0	299.2	302.3	279.1	230.1	100.0
Oak Bay – Con	303.2	307.9	301.5	305.8	324.4	285.7	249.7	100.0
Esquimalt – Con	366.3	372.9	370.0	386.0	386.1	326.1	246.5	100.0
View Royal – Con	301.3	306.2	305.0	316.5	314.7	303.6	238.0	100.0
Saanich East – Con	387.8	395.0	406.2	397.9	414.2	360.9	268.0	100.0
Saanich West – Con	376.4	381.1	394.4	392.3	395.7	350.8	275.6	100.0
Sooke – Con	436.9	438.5	430.2	434.1	418.4	383.4	273.4	100.0
Langford – Con	351.3	357.6	357.5	367.2	360.0	335.7	251.3	100.0
Colwood – Con	442.8	452.9	446.4	451.5	446.6	405.6	322.2	100.0
North Saanich – Con	260.9	261.5	264.4	255.0	254.3	218.4	177.1	100.0
Sidney – Con	296.4	301.8	310.7	301.6	299.4	261.8	208.7	100.0
Central Saanich – Con	298.1	300.6	295.4	288.8	289.3	250.9	200.7	100.0

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

Source: Victoria Real Estate Board



MLS® Home Price Index

[Click here to learn more](#)

HPI or Benchmark Price

- HPI
- Benchmark Price

Value or percent change

- Value
- Percent change

1. Area Group

VREB District Summary

2. Property Type

– Townhouse (Twn)

3. Area/Property Type Selection

All

Benchmark Price by Timeframe and Property Type

	October 2024	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	\$782,600	\$776,800	\$789,300	\$780,200	\$768,100	\$727,300	\$554,500	\$262,500
Victoria – Twn	\$871,200	\$839,200	\$858,900	\$845,500	\$818,200	\$806,200	\$618,100	\$299,400
Victoria West – Twn	\$931,900	\$892,700	\$918,400	\$895,800	\$897,700	\$861,200	\$661,600	\$224,600
Esquimalt – Twn	\$782,900	\$767,200	\$766,800	\$759,400	\$765,600	\$720,400	\$553,700	\$213,100
View Royal – Twn	\$838,900	\$824,600	\$833,700	\$813,600	\$812,200	\$742,900	\$583,000	\$249,500
Saanich East – Twn	\$890,600	\$886,800	\$912,500	\$882,200	\$887,600	\$818,400	\$628,900	\$301,700
Saanich West – Twn	\$786,200	\$783,500	\$812,200	\$787,900	\$799,100	\$728,300	\$547,100	\$249,600
Sooke – Twn	\$665,300	\$674,100	\$671,000	\$668,400	\$643,500	\$624,200	\$456,000	\$231,100
Langford – Twn	\$708,700	\$715,100	\$713,600	\$713,900	\$688,100	\$662,500	\$492,200	\$238,700
Colwood – Twn	\$763,900	\$772,300	\$753,600	\$754,300	\$721,900	\$686,500	\$511,800	\$271,200
Sidney – Twn	\$819,700	\$808,900	\$841,400	\$825,400	\$840,000	\$764,800	\$629,200	\$260,800
Central Saanich – Twn	\$696,800	\$688,700	\$720,500	\$708,000	\$729,800	\$654,600	\$485,400	\$220,300
ML Malahat & Area – Twn	\$704,300	\$715,500	\$695,800	\$745,000	\$710,700	\$714,200	\$477,800	\$190,600
GI Gulf Islands – Twn	\$635,900	\$659,200	\$633,800	\$658,300	\$649,200	\$691,300	\$451,400	\$221,000

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

Source: Victoria Real Estate Board



1. Area Group

VREB District Summary

2. Property Type

– Townhouse (Twn)

3. Area/Property Type Selection

All

HPI by Timeframe and Property Type

	October 2024	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	298.1	295.9	300.7	297.2	292.6	277.1	211.2	100.0
Victoria – Twn	291.0	280.3	286.9	282.4	273.3	269.3	206.4	100.0
Victoria West – Twn	414.9	397.5	408.9	398.8	399.7	383.4	294.6	100.0
Esquimalt – Twn	367.4	360.0	359.8	356.4	359.3	338.1	259.8	100.0
View Royal – Twn	336.2	330.5	334.1	326.1	325.5	297.8	233.7	100.0
Saanich East – Twn	295.2	293.9	302.5	292.4	294.2	271.3	208.5	100.0
Saanich West – Twn	315.0	313.9	325.4	315.7	320.2	291.8	219.2	100.0
Sooke – Twn	287.9	291.7	290.4	289.2	278.5	270.1	197.3	100.0
Langford – Twn	296.9	299.6	299.0	299.1	288.3	277.5	206.2	100.0
Colwood – Twn	281.7	284.8	277.9	278.1	266.2	253.1	188.7	100.0
Sidney – Twn	314.3	310.2	322.6	316.5	322.1	293.3	241.3	100.0
Central Saanich – Twn	316.3	312.6	327.1	321.4	331.3	297.1	220.3	100.0
ML Malahat & Area – Twn	369.5	375.4	365.1	390.9	372.9	374.7	250.7	100.0
GI Gulf Islands – Twn	287.7	298.3	286.8	297.9	293.8	312.8	204.3	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)

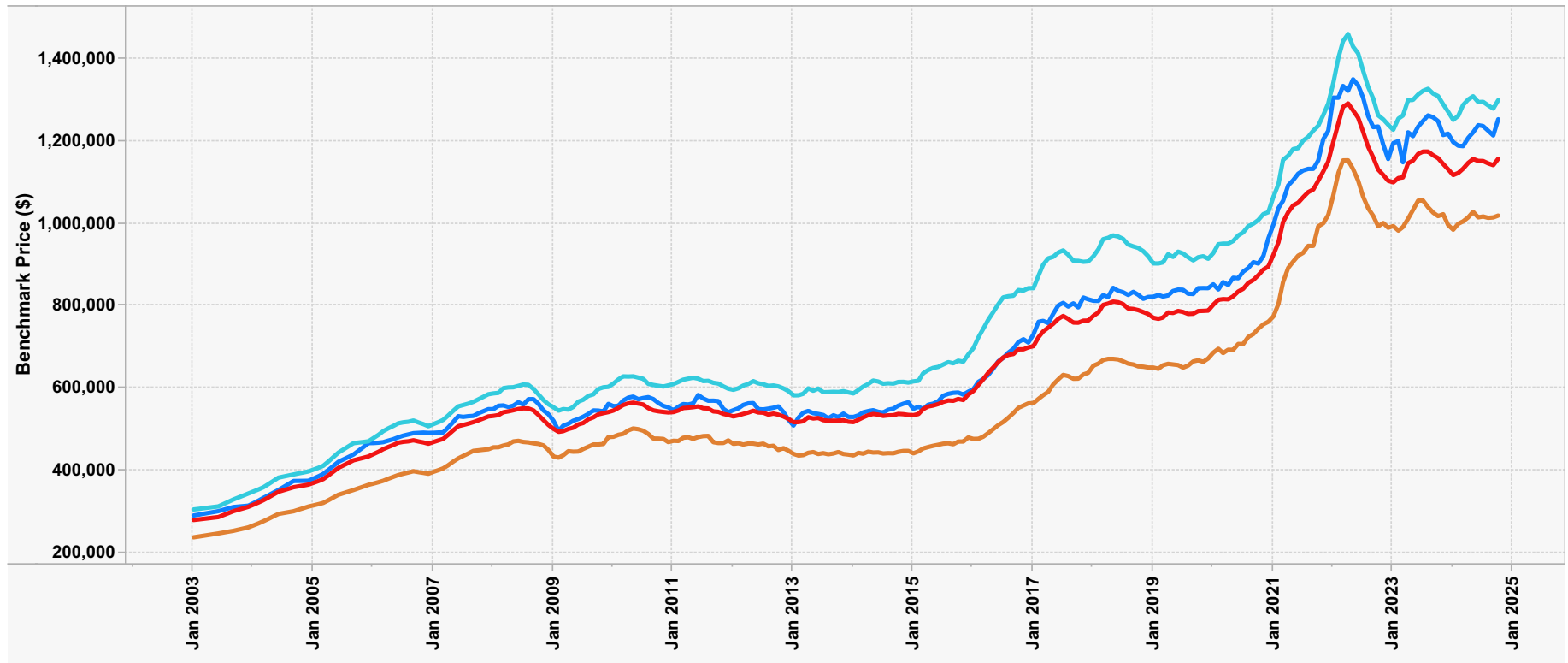
3. Area/Property Type Selection

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



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)

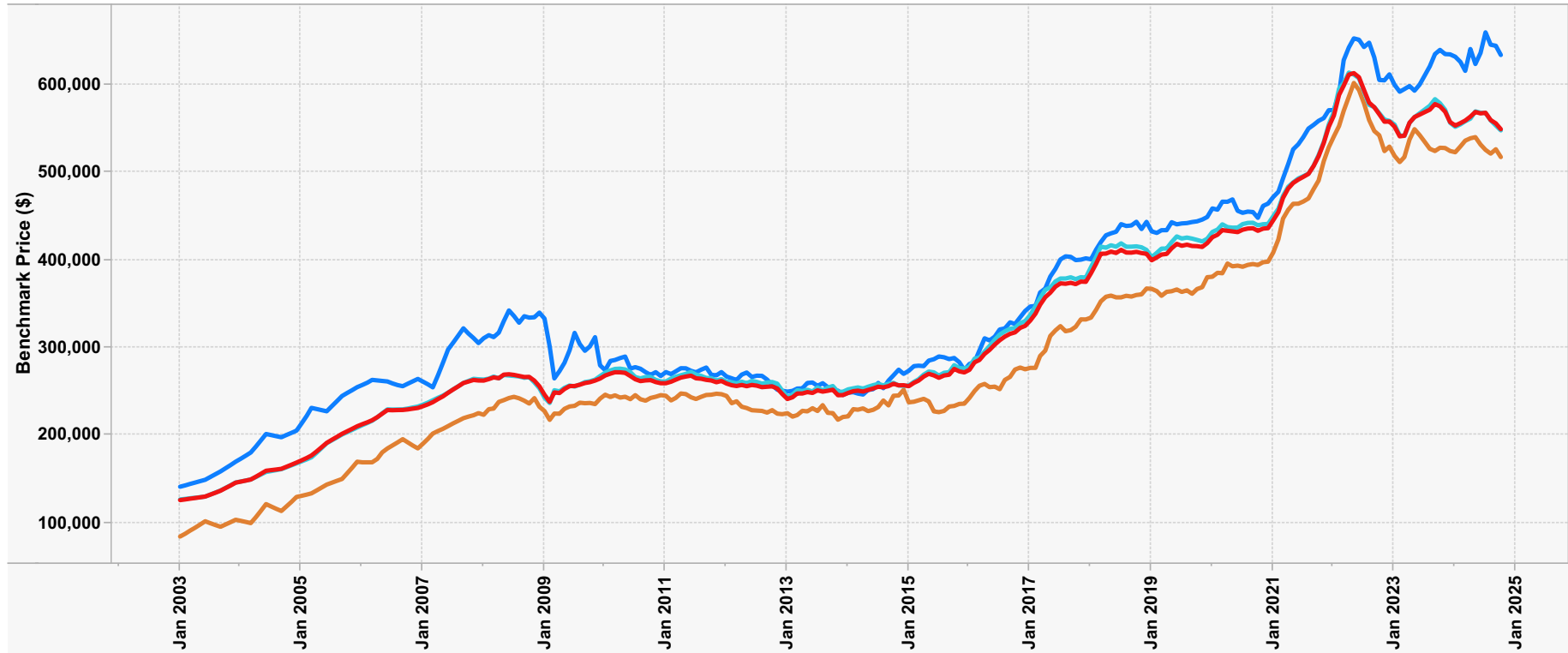
3. Area/Property Type Selection

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



[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

- Townhouse (Twn)

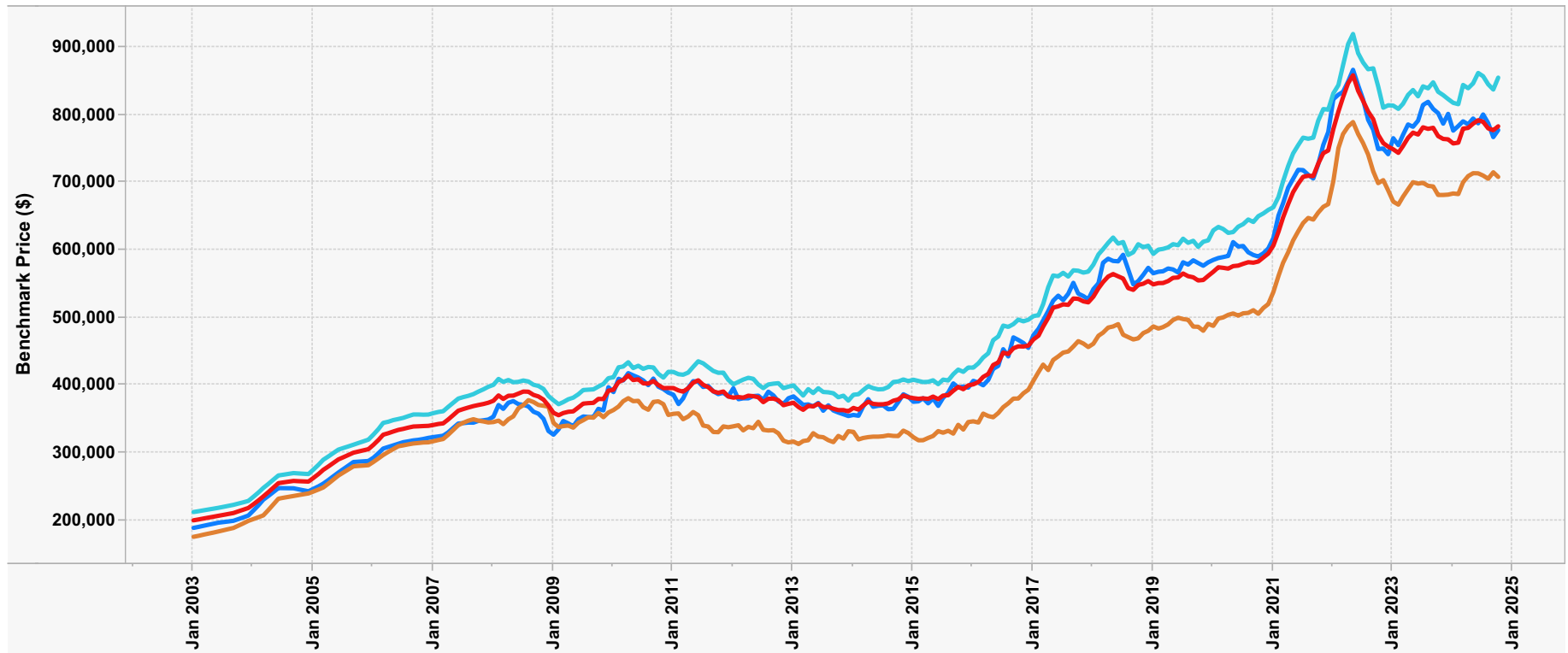
3. Area/Property Type Selection

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



1. Area Group

VREB Area Summary

2. Property Type

Multiple values

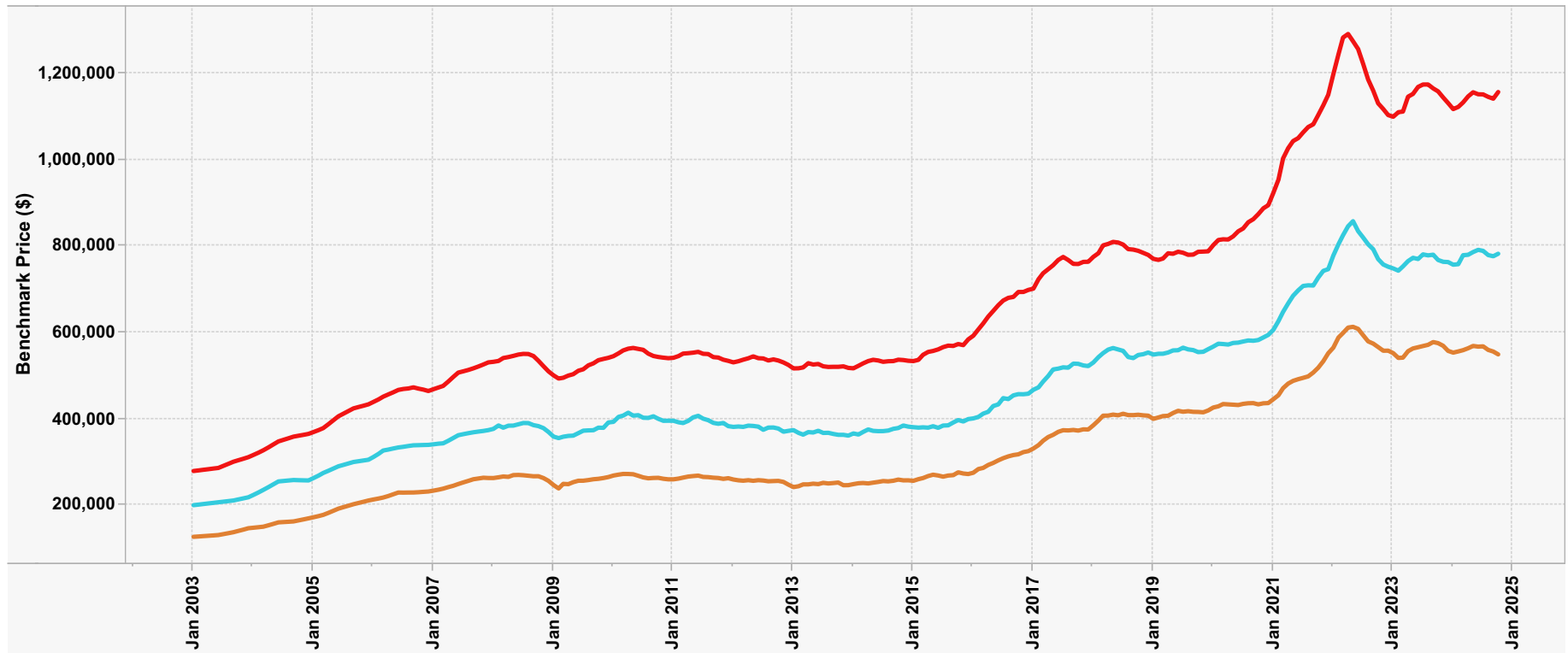
3. Area/Property Type Selection

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



District	Units	Total Volume
Residential		
● Single Family Detached		
Greater Victoria		
Victoria / Victoria West	29	\$35,307,787
Oak Bay	19	\$38,743,153
Esquimalt	6	\$6,181,400
View Royal	6	\$6,445,900
Saanich East	72	\$98,339,988
Saanich West	22	\$24,687,463
Central Saanich	13	\$19,108,400
North Saanich	16	\$27,840,500
Sidney	10	\$10,887,000
Highlands	3	\$4,127,150
Colwood	25	\$27,587,548
Langford	38	\$38,602,628
Metchosin	5	\$7,639,900
Sooke	34	\$29,500,299
Gulf Islands	22	\$28,250,900
Total Greater Victoria	320	\$403,250,016
Other Areas		
Malahat & Area	20	\$21,888,805
Total Other Areas	20	\$21,888,805
Total Single Family Detached	340	\$425,138,821
● Condo Apartment		
Greater Victoria		
Victoria / Victoria West	80	\$51,509,758
Oak Bay	2	\$1,219,000
Esquimalt	12	\$6,140,900
View Royal	1	\$360,800
Saanich East	17	\$10,217,700
Saanich West	6	\$3,107,500
Central Saanich	6	\$3,947,400
Sidney	11	\$7,337,000
Colwood	4	\$2,229,700
Langford	46	\$23,500,425
Sooke	2	\$1,070,500
Total Greater Victoria	187	\$110,640,683
Total Condo Apartment	187	\$110,640,683

Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

October 2024

Produced: 01-Nov-2024

District	Units	Total Volume
● Row/Townhouse		
Greater Victoria		
Victoria / Victoria West	10	\$8,763,000
Esquimalt	3	\$2,770,400
View Royal	2	\$1,625,000
Saanich East	-1	(\$712,218)
Saanich West	8	\$6,407,950
Central Saanich	6	\$4,522,500
Sidney	6	\$5,761,000
Colwood	8	\$6,865,015
Langford	27	\$20,847,783
Sooke	2	\$1,255,000
Gulf Islands	2	\$1,120,000
Total Greater Victoria	73	\$59,225,430
Total Row/Townhouse	73	\$59,225,430
● Manufactured Home		
Greater Victoria		
Victoria / Victoria West	1	\$17
View Royal	2	\$495,000
Central Saanich	2	\$834,800
Sidney	2	\$1,088,000
Langford	3	\$712,000
Sooke	2	\$508,000
Gulf Islands	2	\$1,129,000
Total Greater Victoria	14	\$4,766,817
Other Areas		
Malahat & Area	1	\$485,000
Total Other Areas	1	\$485,000
Total Manufactured Home	15	\$5,251,817
Total Residential	615	\$600,256,751

Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

October 2024

Produced: 01-Nov-2024

District	Units	Total Volume
Other Property		
● Lots & Acreage		
Greater Victoria		
Victoria / Victoria West	1	\$1,040,000
Saanich West	1	\$795,000
North Saanich	1	\$1,125,000
Highlands	1	\$900,000
Langford	2	\$1,332,500
Metchosin	1	\$725,000
Sooke	4	\$2,615,000
Gulf Islands	3	\$1,754,000
Total Greater Victoria	14	\$10,286,500
Other Areas		
Malahat & Area	1	\$420,000
Total Other Areas	1	\$420,000
Total Lots & Acreage	15	\$10,706,500
● Commercial Land	3	\$3,096,000
● Other Commercial Properties	21	\$17,308,405
Grand Totals	654	\$631,367,656

Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

October 2024

Produced: 01-Nov-2024

District	Units	Total Volume
Residential		
● Single Family Detached		
Greater Victoria		
Victoria	27	\$33,355,287
Victoria West	2	\$1,952,500
Oak Bay	19	\$38,743,153
Esquimalt	5	\$5,331,400
View Royal	6	\$6,445,900
Saanich East	69	\$88,679,988
Saanich West	22	\$24,687,463
Central Saanich	11	\$14,508,400
North Saanich	14	\$22,499,000
Sidney	10	\$10,887,000
Highlands	3	\$4,127,150
Colwood	25	\$27,587,548
Langford	37	\$36,977,628
Metchosin	5	\$7,639,900
Sooke	31	\$25,299,299
Gulf Islands	17	\$20,225,900
Waterfront (all districts)	17	\$34,302,500
Total Greater Victoria	320	\$403,250,016
Other Areas		
Malahat & Area	20	\$21,888,805
Total Other Areas	20	\$21,888,805
Total Single Family Detached	340	\$425,138,821
● Condo Apartment		
Greater Victoria		
Victoria	66	\$40,293,392
Victoria West	8	\$5,886,466
Oak Bay	2	\$1,219,000
Esquimalt	11	\$5,490,900
View Royal	1	\$360,800
Saanich East	17	\$10,217,700
Saanich West	5	\$2,774,000
Central Saanich	5	\$3,324,900
Sidney	10	\$6,397,000
Colwood	4	\$2,229,700
Langford	46	\$23,500,425
Waterfront (all districts)	12	\$8,946,400
Total Greater Victoria	187	\$110,640,683
Total Condo Apartment	187	\$110,640,683

Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

October 2024

Produced: 01-Nov-2024

District	Units	Total Volume
● Row/Townhouse		
Greater Victoria		
Victoria	9	\$8,028,000
Victoria West	1	\$735,000
Esquimalt	3	\$2,770,400
View Royal	2	\$1,625,000
Saanich East	-1	(\$712,218)
Saanich West	8	\$6,407,950
Central Saanich	5	\$3,887,500
Sidney	5	\$4,436,000
Colwood	8	\$6,865,015
Langford	27	\$20,847,783
Sooke	2	\$1,255,000
Gulf Islands	2	\$1,120,000
Waterfront (all districts)	2	\$1,960,000
Total Greater Victoria	73	\$59,225,430
Total Row/Townhouse	73	\$59,225,430
● Manufactured Home		
Greater Victoria		
Victoria	1	\$17
View Royal	2	\$495,000
Central Saanich	2	\$834,800
Sidney	2	\$1,088,000
Langford	2	\$347,000
Sooke	2	\$508,000
Gulf Islands	2	\$1,129,000
Waterfront (all districts)	1	\$365,000
Total Greater Victoria	14	\$4,766,817
Other Areas		
Malahat & Area	1	\$485,000
Total Other Areas	1	\$485,000
Total Manufactured Home	15	\$5,251,817
Total Residential	615	\$600,256,751

Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

October 2024

Produced: 01-Nov-2024

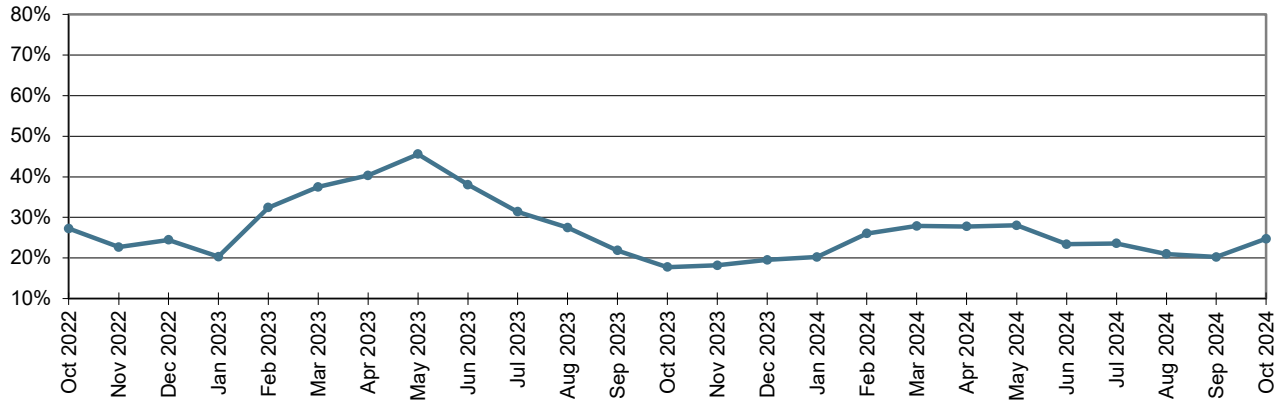
District	Units	Total Volume
Other Property		
● Lots & Acreage		
Greater Victoria		
Victoria / Victoria West	1	\$1,040,000
Saanich West	1	\$795,000
North Saanich	1	\$1,125,000
Highlands	1	\$900,000
Langford	2	\$1,332,500
Metchosin	1	\$725,000
Sooke	4	\$2,615,000
Gulf Islands	3	\$1,754,000
Total Greater Victoria	14	\$10,286,500
Other Areas		
Malahat & Area	1	\$420,000
Total Other Areas	1	\$420,000
Total Lots & Acreage	15	\$10,706,500
● Commercial Land	3	\$3,096,000
● Other Commercial Properties	21	\$17,308,405
Grand Totals	654	\$631,367,656

Sales to Active Listings Ratio

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

October 2024

Produced: 01-Nov-2024



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

October 2024

Produced: 01-Nov-2024

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Single Family - Residential						
Units Listed	391	374	5 %	4664	4022	16 %
Units Sold	258	151	71 %	2332	2090	12 %
Sell/List Ratio	66 %	40 %		50 %	52 %	
Sales Dollars	\$309,512,693	\$180,178,425	72 %	\$2,861,976,662	\$2,608,967,029	10 %
Average Price / Unit	\$1,199,662	\$1,193,235	1 %	\$1,227,263	\$1,248,310	-2 %
Price Ratio	98 %	97 %		98 %	98 %	
Days To Sell	50	41	21 %	39	34	14 %
Active Listings at Month End	874	826	6 %			
Single Family - Residential Waterfront						
Units Listed	31	28	11 %	513	433	18 %
Units Sold	15	11	36 %	159	137	16 %
Sell/List Ratio	48 %	39 %		31 %	32 %	
Sales Dollars	\$33,922,500	\$27,305,423	24 %	\$325,342,749	\$322,937,083	1 %
Average Price / Unit	\$2,261,500	\$2,482,311	-9 %	\$2,046,181	\$2,357,205	-13 %
Price Ratio	96 %	96 %		94 %	95 %	
Days To Sell	68	32	111 %	66	62	6 %
Active Listings at Month End	161	153	5 %			
Single Family - Residential Acreage						
Units Listed	46	45	2 %	610	537	14 %
Units Sold	33	18	83 %	224	219	2 %
Sell/List Ratio	72 %	40 %		37 %	41 %	
Sales Dollars	\$52,033,550	\$23,443,900	122 %	\$340,879,548	\$311,800,406	9 %
Average Price / Unit	\$1,576,774	\$1,302,439	21 %	\$1,521,784	\$1,423,746	7 %
Price Ratio	96 %	94 %		96 %	96 %	
Days To Sell	83	68	22 %	70	60	17 %
Active Listings at Month End	195	162	20 %			
Condo Apartment						
Units Listed	407	350	16 %	4078	3232	26 %
Units Sold	187	141	33 %	1856	1814	2 %
Sell/List Ratio	46 %	40 %		46 %	56 %	
Sales Dollars	\$110,640,683	\$86,932,849	27 %	\$1,111,794,008	\$1,151,565,977	-3 %
Average Price / Unit	\$591,661	\$616,545	-4 %	\$599,027	\$634,821	-6 %
Price Ratio	98 %	98 %		98 %	98 %	
Days To Sell	44	37	21 %	40	32	23 %
Active Listings at Month End	854	664	29 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

October 2024

Produced: 01-Nov-2024

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Row/Townhouse						
Units Listed	130	109	19 %	1353	1112	22 %
Units Sold	73	42	74 %	726	652	11 %
Sell/List Ratio	56 %	39 %		54 %	59 %	
Sales Dollars	\$59,225,430	\$34,071,864	74 %	\$594,769,975	\$524,515,929	13 %
Average Price / Unit	\$811,307	\$811,235	0 %	\$819,242	\$804,472	2 %
Price Ratio	98 %	99 %		99 %	99 %	
Days To Sell	48	33	46 %	40	34	18 %
Active Listings at Month End	250	209	20 %			
Half Duplex (Up and Down)						
Units Listed	4	0	%	14	11	27 %
Units Sold	1	0	%	6	5	20 %
Sell/List Ratio	25 %	%		43 %	45 %	
Sales Dollars	\$620,000	\$0	%	\$5,548,000	\$6,073,000	-9 %
Average Price / Unit	\$620,000	%		\$924,667	\$1,214,600	-24 %
Price Ratio	98 %	%		98 %	105 %	
Days To Sell	13	%		37	41	-9 %
Active Listings at Month End	6	2	200 %			
Half Duplex (Side by Side)						
Units Listed	27	35	-23 %	338	281	20 %
Units Sold	24	8	200 %	164	147	12 %
Sell/List Ratio	89 %	23 %		49 %	52 %	
Sales Dollars	\$21,350,078	\$6,564,750	225 %	\$155,584,387	\$131,898,926	18 %
Average Price / Unit	\$889,587	\$820,594	8 %	\$948,685	\$897,272	6 %
Price Ratio	97 %	99 %		99 %	100 %	
Days To Sell	48	45	6 %	37	30	21 %
Active Listings at Month End	68	54	26 %			
Half Duplex (Front and Back)						
Units Listed	1	4	-75 %	30	31	-3 %
Units Sold	1	1	0 %	17	19	-11 %
Sell/List Ratio	100 %	25 %		57 %	61 %	
Sales Dollars	\$1,510,000	\$745,000	103 %	\$14,835,449	\$15,471,750	-4 %
Average Price / Unit	\$1,510,000	\$745,000	103 %	\$872,673	\$814,303	7 %
Price Ratio	96 %	93 %		98 %	99 %	
Days To Sell	61	82	-26 %	73	40	85 %
Active Listings at Month End	1	6	-83 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

October 2024

Produced: 01-Nov-2024

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Recreational						
Units Listed	1	2	-50 %	32	24	33 %
Units Sold	4	1	300 %	11	14	-21 %
Sell/List Ratio	400 %	50 %		34 %	58 %	
Sales Dollars	\$1,210,000	\$70,000	1629 %	\$3,435,900	\$2,938,400	17 %
Average Price / Unit	\$302,500	\$70,000	332 %	\$312,355	\$209,886	49 %
Price Ratio	96 %	100 %		97 %	94 %	
Days To Sell	132	28	371 %	79	59	34 %
Active Listings at Month End	18	9	100 %			
Manufactured Home						
Units Listed	23	18	28 %	225	215	5 %
Units Sold	15	5	200 %	125	117	7 %
Sell/List Ratio	65 %	28 %		56 %	54 %	
Sales Dollars	\$5,251,817	\$1,062,000	395 %	\$42,483,272	\$39,128,600	9 %
Average Price / Unit	\$350,121	\$212,400	65 %	\$339,866	\$334,432	2 %
Price Ratio	95 %	99 %		96 %	97 %	
Days To Sell	40	26	57 %	54	47	14 %
Active Listings at Month End	58	59	-2 %			
Residential Lots						
Units Listed	19	32	-41 %	292	270	8 %
Units Sold	5	6	-17 %	48	49	-2 %
Sell/List Ratio	26 %	19 %		16 %	18 %	
Sales Dollars	\$3,587,500	\$2,842,000	26 %	\$26,827,750	\$29,058,320	-8 %
Average Price / Unit	\$717,500	\$473,667	51 %	\$558,911	\$593,027	-6 %
Price Ratio	97 %	92 %		96 %	95 %	
Days To Sell	82	145	-44 %	86	120	-28 %
Active Listings at Month End	112	117	-4 %			
Residential Lots - Waterfront						
Units Listed	7	1	600 %	49	23	113 %
Units Sold	0	0	%	6	3	100 %
Sell/List Ratio	%	%		12 %	13 %	
Sales Dollars	\$0	\$0	%	\$5,662,000	\$2,155,000	163 %
Average Price / Unit			%	\$943,667	\$718,333	31 %
Price Ratio	%	%		91 %	94 %	
Days To Sell			%	69	75	-8 %
Active Listings at Month End	28	15	87 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

October 2024

Produced: 01-Nov-2024

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Residential Acreage						
Units Listed	30	17	76 %	163	106	54 %
Units Sold	9	5	80 %	42	27	56 %
Sell/List Ratio	30 %	29 %		26 %	25 %	
Sales Dollars	\$6,764,000	\$3,154,000	114 %	\$31,606,950	\$18,887,000	67 %
Average Price / Unit	\$751,556	\$630,800	19 %	\$752,546	\$699,519	8 %
Price Ratio	96 %	91 %		93 %	96 %	
Days To Sell	88	88	-1 %	117	71	64 %
Active Listings at Month End	75	65	15 %			
Residential Acreage - Waterfront						
Units Listed	6	3	100 %	43	33	30 %
Units Sold	1	0	%	14	9	56 %
Sell/List Ratio	17 %	%		33 %	27 %	
Sales Dollars	\$355,000	\$0	%	\$10,783,000	\$7,085,300	52 %
Average Price / Unit	\$355,000	%		\$770,214	\$787,256	-2 %
Price Ratio	89 %	%		94 %	92 %	
Days To Sell	52	%		62	141	-56 %
Active Listings at Month End	25	23	9 %			
Revenue - Duplex/Triplex						
Units Listed	2	3	-33 %	58	56	4 %
Units Sold	4	3	33 %	22	25	-12 %
Sell/List Ratio	200 %	100 %		38 %	45 %	
Sales Dollars	\$4,980,000	\$4,685,000	6 %	\$28,303,900	\$37,523,000	-25 %
Average Price / Unit	\$1,245,000	\$1,561,667	-20 %	\$1,286,541	\$1,500,920	-14 %
Price Ratio	96 %	92 %		96 %	96 %	
Days To Sell	66	45	47 %	47	38	22 %
Active Listings at Month End	14	16	-13 %			
Revenue - Multi Units						
Units Listed	10	10	0 %	84	68	24 %
Units Sold	2	0	%	20	10	100 %
Sell/List Ratio	20 %	%		24 %	15 %	
Sales Dollars	\$4,321,000	\$0	%	\$48,931,000	\$17,402,500	181 %
Average Price / Unit	\$2,160,500	%		\$2,446,550	\$1,740,250	41 %
Price Ratio	98 %	%		93 %	95 %	
Days To Sell	44	%		102	96	6 %
Active Listings at Month End	27	33	-18 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

October 2024

Produced: 01-Nov-2024

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Revenue - Apartment Block						
Units Listed	0	0	%	0	0	%
Units Sold	0	0	%	0	0	%
Sell/List Ratio	%	%		%	%	
Sales Dollars	\$0	\$0	%	\$0	\$0	%
Average Price / Unit			%			%
Price Ratio	%	%		%	%	
Days To Sell			%			%
Active Listings at Month End	0	0	%			
Revenue - Commercial						
Units Listed	13	12	8 %	127	119	7 %
Units Sold	1	2	-50 %	24	28	-14 %
Sell/List Ratio	8 %	17 %		19 %	24 %	
Sales Dollars	\$650,000	\$1,430,000	-55 %	\$31,469,500	\$24,465,180	29 %
Average Price / Unit	\$650,000	\$715,000	-9 %	\$1,311,229	\$873,756	50 %
Price Ratio	100 %	88 %		94 %	93 %	
Days To Sell	50	88	-43 %	121	84	44 %
Active Listings at Month End	68	59	15 %			
Revenue - Industrial						
Units Listed	5	7	-29 %	71	42	69 %
Units Sold	6	3	100 %	17	12	42 %
Sell/List Ratio	120 %	43 %		24 %	29 %	
Sales Dollars	\$11,804,000	\$4,625,800	155 %	\$30,281,280	\$13,399,300	126 %
Average Price / Unit	\$1,967,333	\$1,541,933	28 %	\$1,781,252	\$1,116,608	60 %
Price Ratio	94 %	99 %		95 %	98 %	
Days To Sell	126	38	235 %	98	82	20 %
Active Listings at Month End	39	22	77 %			
Business with Land & Building						
Units Listed	1	0	%	9	6	50 %
Units Sold	1	0	%	1	0	%
Sell/List Ratio	100 %	%		11 %	0 %	
Sales Dollars	\$527,000	\$0	%	\$527,000	\$0	%
Average Price / Unit	\$527,000		%	\$527,000		%
Price Ratio	88 %	%		88 %	%	
Days To Sell	129		%	129		%
Active Listings at Month End	6	5	20 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

October 2024

Produced: 01-Nov-2024

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Business Only						
Units Listed	8	17	-53 %	122	116	5 %
Units Sold	0	2	-100 %	19	34	-44 %
Sell/List Ratio	%	12 %		16 %	29 %	
Sales Dollars	\$0	\$189,000	-100 %	\$3,641,800	\$4,866,100	-25 %
Average Price / Unit		\$94,500	%	\$191,674	\$143,121	34 %
Price Ratio	%	79 %		89 %	85 %	
Days To Sell		143	%	136	128	7 %
Active Listings at Month End	67	68	-1 %			
Motel/Hotel						
Units Listed	0	0	%	0	0	%
Units Sold	0	0	%	0	0	%
Sell/List Ratio	%	%		%	%	
Sales Dollars	\$0	\$0	%	\$0	\$0	%
Average Price / Unit			%			%
Price Ratio	%	%		%	%	
Days To Sell			%			%
Active Listings at Month End	0	0	%			
Lease - Office						
Units Listed	17	12	42 %	117	116	1 %
Units Sold	3	3	0 %	33	29	14 %
Sell/List Ratio	18 %	25 %		28 %	25 %	
Sales Dollars	\$2,438	\$62	3861 %	\$347,112	\$151,056	130 %
Average Price / Unit	\$813	\$21	3861 %	\$10,519	\$5,209	102 %
Price Ratio	100 %	95 %		3980 %	2517 %	
Days To Sell	87	155	-44 %	135	103	31 %
Active Listings at Month End	79	74	7 %			
Lease - Retail						
Units Listed	7	8	-13 %	118	93	27 %
Units Sold	5	5	0 %	32	26	23 %
Sell/List Ratio	71 %	63 %		27 %	28 %	
Sales Dollars	\$2,524	\$2,362	7 %	\$13,830	\$141,885	-90 %
Average Price / Unit	\$505	\$472	7 %	\$432	\$5,457	-92 %
Price Ratio	100 %	110 %		100 %	1924 %	
Days To Sell	156	133	17 %	109	128	-15 %
Active Listings at Month End	63	55	15 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

October 2024

Produced: 01-Nov-2024

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Lease - Warehouse						
Units Listed	0	0	%	0	0	%
Units Sold	0	0	%	0	0	%
Sell/List Ratio	%	%		%	%	
Sales Dollars	\$0	\$0	%	\$0	\$0	%
Average Price / Unit			%			%
Price Ratio	%	%		%	%	
Days To Sell			%			%
Active Listings at Month End	0	0	%			
Lease - Industrial						
Units Listed	7	5	40 %	56	51	10 %
Units Sold	2	0	%	15	15	0 %
Sell/List Ratio	29 %	%		27 %	29 %	
Sales Dollars	\$43	\$0	%	\$172,059	\$11,261	1428 %
Average Price / Unit	\$21		%	\$11,471	\$751	1428 %
Price Ratio	100 %	%		4558 %	84 %	
Days To Sell	134		%	117	80	47 %
Active Listings at Month End	30	25	20 %			
Lease - Other						
Units Listed	0	3	-100 %	22	19	16 %
Units Sold	1	0	%	4	2	100 %
Sell/List Ratio	%	%		18 %	11 %	
Sales Dollars	\$1,400	\$0	%	\$1,465	\$199,032	-99 %
Average Price / Unit	\$1,400		%	\$366	\$99,516	-100 %
Price Ratio	117 %	%		4 %	663441 %	
Days To Sell	48		%	89	86	3 %
Active Listings at Month End	13	13	0 %			
Commercial Land						
Units Listed	11	5	120 %	50	24	108 %
Units Sold	3	0	%	4	1	300 %
Sell/List Ratio	27 %	%		8 %	4 %	
Sales Dollars	\$3,096,000	\$0	%	\$4,321,000	\$1,250,000	246 %
Average Price / Unit	\$1,032,000		%	\$1,080,250	\$1,250,000	-14 %
Price Ratio	91 %	%		89 %	96 %	
Days To Sell	187		%	171	157	9 %
Active Listings at Month End	30	22	36 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

October 2024

Produced: 01-Nov-2024

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Grand Totals						
Units Listed	1204	1100	9 %	13238	11040	20 %
Units Sold	654	407	61 %	5921	5484	8 %
Sell/List Ratio	54 %	37 %		45 %	50 %	
Sales Dollars	\$631,367,656	\$377,302,434	67 %	\$5,679,539,596	\$5,271,892,034	8 %
Average Price / Unit	\$965,394	\$927,033	4 %	\$959,220	\$961,322	0 %
Price Ratio	97 %	97 %		98 %	98 %	
Days To Sell	54	44	21 %	45	39	16 %
Active Listings at Month End	3161	2756	15 %			