



	Single family homes	Condominiums	Townhomes
July 2025 total sales	318	225	97
Compared to July 2024 sales	-0.3%	5.6%	19.8%
MLS® HPI *Victoria Core	\$1,338,800	\$563,300	\$849,200

July 2025

Victoria real estate market offers good options over the summer months

A total of 680 properties sold in the Victoria Real Estate Board region this July, 4.6 per cent more than the 650 properties sold in July 2024 and 10.6 per cent fewer than in June 2025. Sales of condominiums increased by 5.6 per cent from July 2024 with 225 units sold. Sales of single family homes decreased by 0.3 per cent from July 2024 with 318 sold.

“Typically, as the school year wraps up and summer holidays begin, our housing market relaxes somewhat,” said 2025 Victoria Real Estate Board Chair Dirk VanderWal. “However, we did see a good pace of sales in July, and listing inventory remained at a stable level. This means that those shopping over the summer will have a good selection of homes to consider but it also means there is enough market activity that we could see some properties go into multiple offers.”

There were 3,703 active listings for sale on the Victoria Real Estate Board Multiple Listing Service® at the end of July 2025, a decrease of 2 per cent compared to the previous month of June and a 10.6 per cent increase from the 3,348 active listings for sale at the end of July 2024.

“The conclusion of July also signals the traditionally busy spring market is officially over,” adds Chair VanderWal. “Overall, I think the level of activity over the course of the spring surprised many, who were unsure how the real estate market would be impacted by economic and trade uncertainties. But throughout 2025, we have seen positive indicators of a healthy and stable market, with consistent levels of listing inventory higher than we’ve seen in recent years along with reasonably flat and predictable pricing. Moving into the late summer and then into fall when sales often increase, consumers should enjoy a good selection of properties and the time to make decisions. It’s a great time to connect with your favourite local REALTOR® for expert assistance and up-to-the-minute insights on the market if you are considering a sale or purchase.”

The Multiple Listing Service® Home Price Index benchmark value for a single family home in the Victoria Core in July 2024 was \$1,296,100. The benchmark value for the same home in July 2025 increased by 3.3 per cent to \$1,338,800, up from June’s value of \$1,325,400. The MLS® HPI benchmark value for a condominium in the Victoria Core area in July 2024 was \$567,800 while the benchmark value for the same condominium in July 2025 decreased by 0.8 per cent to \$563,300, up from the June value of \$562,800.

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 1,642 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.

July 2025 Statistics Package for Media

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

Sales by Property Type	This Month									Last Month			This Month Last Year		
	July 2025									June 2025			July 2024		
	Units	LM%	LY%	Average\$	LM%	LY%	Median\$	LM%	LY%	Units	Average\$	Median\$	Units	Average\$	Median\$
Single Family Greater Victoria	303	-20.1%	-0.3%	\$1,299,111	-1.7%	-1.3%	\$1,175,000	1.5%	2.2%	379	\$1,321,357	\$1,157,500	304	\$1,315,846	\$1,150,000
Single Family Other Areas	15	-34.8%	0.0%	\$1,130,120	7.2%	15.9%	\$1,165,000	18.9%	22.0%	23	\$1,054,057	\$980,000	15	\$975,467	\$955,000
Single Family Total All Areas	318	-20.9%	-0.3%	\$1,291,139	-1.1%	-0.7%	\$1,175,000	2.6%	4.0%	402	\$1,306,064	\$1,145,000	319	\$1,299,841	\$1,130,000
Condo Apartment	225	-9.6%	5.6%	\$591,663	1.8%	1.1%	\$540,000	-1.3%	2.9%	249	\$581,278	\$547,000	213	\$585,223	\$525,000
Row/Townhouse	97	29.3%	19.8%	\$838,147	-1.4%	-0.9%	\$800,000	-1.8%	1.9%	75	\$849,881	\$815,000	81	\$845,756	\$785,000
Manufactured Home	11	-21.4%	10.0%	\$305,682	4.4%	-6.3%	\$304,000	13.1%	-1.8%	14	\$292,764	\$268,750	10	\$326,140	\$309,500
Total Residential	651	-12.0%	4.5%							740			623		
Total Sales	680	-10.6%	4.6%							761			650		
Active Listings	3,703	-2.0%	10.6%							3,778			3,348		

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

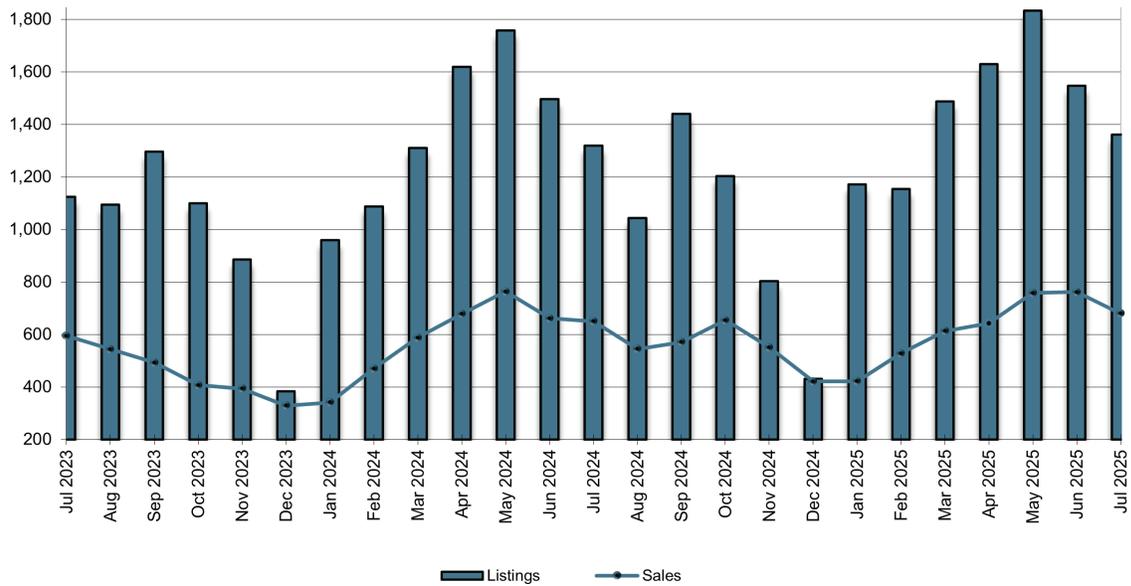
Benchmark Home by Property Type and Region	Jul 2025 Benchmark Price	Jun 2025 Benchmark Price	Jul 2024 Benchmark Price	Jul 2025 Benchmark Index	Jun 2025 Benchmark Index	Jul 2024 Benchmark Index	% Chg from Last Mth	% Chg from Last Yr
Single Family: Greater Victoria	\$1,183,500	\$1,174,900	\$1,152,100	320.6	318.2	312.1	0.7%	2.7%
Single Family: Core	\$1,338,800	\$1,325,400	\$1,296,100	333.4	330.1	322.8	1.0%	3.3%
Single Family: Westshore	\$1,032,700	\$1,035,700	\$1,017,100	328.5	329.4	323.5	(0.3%)	1.5%
Single Family: Peninsula	\$1,282,900	\$1,260,400	\$1,237,000	337.9	331.9	325.8	1.8%	3.7%
Condo Apartment: Greater Victoria	\$560,100	\$561,000	\$567,900	326.4	326.9	330.9	(0.2%)	(1.4%)
Condo Apartment: Core	\$563,300	\$562,800	\$567,800	330.6	330.3	333.2	0.1%	(0.8%)
Condo Apartment: Westshore	\$515,500	\$519,800	\$525,600	393.2	396.5	400.9	(0.8%)	(1.9%)
Condo Apartment: Peninsula	\$619,200	\$626,700	\$659,600	289.8	293.3	308.7	(1.2%)	(6.1%)
Row/Townhouse: Greater Victoria	\$792,800	\$797,500	\$789,300	302.0	303.8	300.7	(0.6%)	0.4%
Row/Townhouse: Core	\$849,200	\$853,300	\$856,700	308.9	310.4	311.6	(0.5%)	(0.9%)
Row/Townhouse: Westshore	\$721,600	\$726,700	\$709,700	297.8	299.9	292.9	(0.7%)	1.7%
Row/Townhouse: Peninsula	\$831,000	\$832,100	\$800,100	337.4	337.8	324.8	(0.1%)	3.9%

Legend

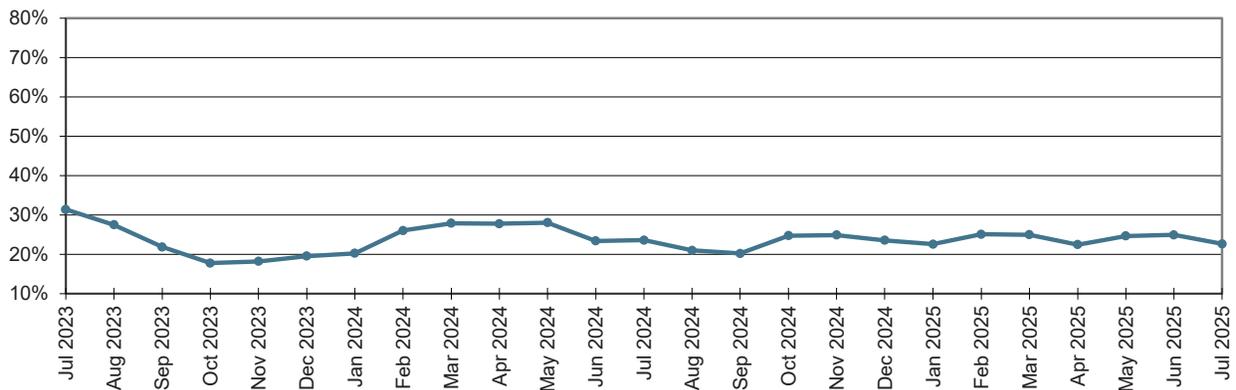
Benchmark Price: the calculated MLS® HPI Benchmark Price for this Benchmark Home
Benchmark Index: the percentage change in this Benchmark Price since **January 2005**
% Chg from Last Mth: the percentage change in this Benchmark Price since last month
% Chg from Last Yr: the percentage change in this 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

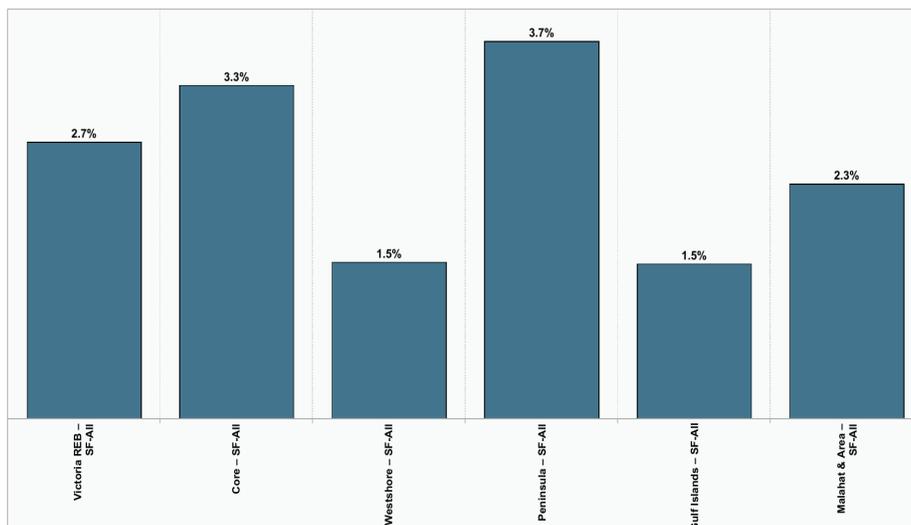
1. Area Group
VREB Area Summary

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

3. Area/Property Type Selection
All

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

Select Timeframe: 12 Months Ago



MLS® HPI benchmark and value - Condominium / Apartments

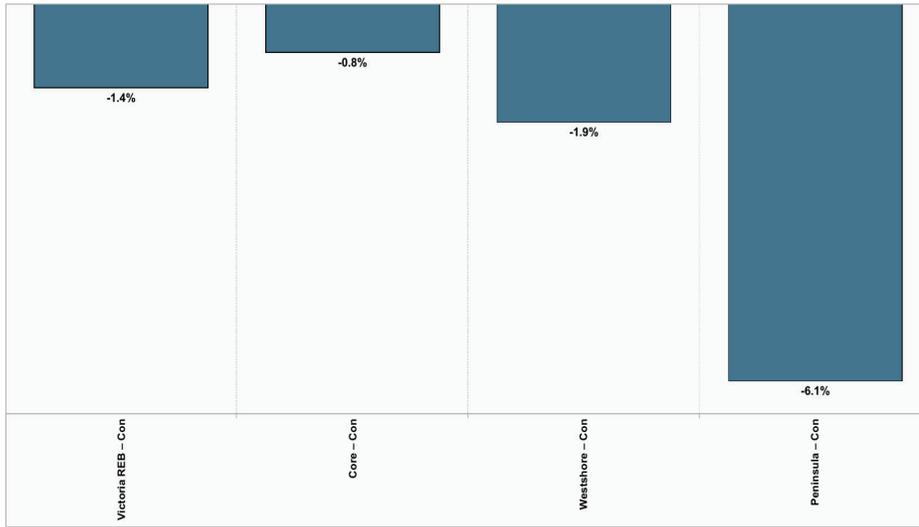
1. Area Group
VREB Area Summary

2. Property Type
- Condo Apartment (Con)

3. Area/Property Type Selection
All

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

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

	July 2025	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – SF-All	\$1,183,500	\$1,174,900	\$1,188,500	\$1,147,700	\$1,152,100	\$1,223,600	\$841,200	\$369,200
Victoria – SF-All	\$1,274,600	\$1,266,000	\$1,276,700	\$1,227,600	\$1,250,300	\$1,315,800	\$936,600	\$386,400
Victoria West – SF-All	\$1,020,900	\$1,015,000	\$1,037,100	\$971,500	\$959,400	\$982,700	\$730,900	\$283,300
Oak Bay – SF-All	\$1,867,500	\$1,836,800	\$1,897,900	\$1,849,800	\$1,831,300	\$1,951,400	\$1,356,300	\$598,700
Esquimalt – SF-All	\$1,080,900	\$1,077,900	\$1,113,600	\$1,050,900	\$1,043,000	\$1,055,600	\$801,200	\$309,600
View Royal – SF-All	\$1,085,600	\$1,089,100	\$1,084,200	\$1,037,900	\$1,033,900	\$1,067,400	\$796,600	\$338,200
Saanich East – SF-All	\$1,364,500	\$1,357,300	\$1,372,100	\$1,310,300	\$1,319,900	\$1,376,500	\$999,700	\$413,100
Saanich West – SF-All	\$1,093,500	\$1,082,600	\$1,090,900	\$1,026,600	\$1,044,900	\$1,091,000	\$787,000	\$322,200
Sooke – SF-All	\$869,400	\$862,900	\$869,600	\$859,800	\$853,800	\$863,000	\$583,300	\$272,100
Langford – SF-All	\$1,048,000	\$1,058,700	\$1,087,800	\$1,058,900	\$1,043,000	\$1,109,400	\$734,300	\$317,900
Metchosin – SF-All	\$1,363,500	\$1,323,300	\$1,350,500	\$1,392,000	\$1,338,200	\$1,306,500	\$851,100	\$422,700
Colwood – SF-All	\$1,085,500	\$1,085,600	\$1,132,600	\$1,079,800	\$1,043,200	\$1,086,500	\$728,500	\$329,900
Highlands – SF-All	\$1,653,400	\$1,618,500	\$1,555,500	\$1,514,600	\$1,491,100	\$1,492,300	\$1,013,100	\$466,100
North Saanich – SF-All	\$1,489,100	\$1,457,800	\$1,464,100	\$1,438,700	\$1,442,900	\$1,496,600	\$989,600	\$465,900
Sidney – SF-All	\$1,041,800	\$1,015,300	\$1,026,600	\$1,007,000	\$999,400	\$1,068,600	\$723,500	\$304,500
Central Saanich – SF-All	\$1,206,100	\$1,192,900	\$1,158,100	\$1,151,800	\$1,154,900	\$1,222,700	\$851,700	\$357,400
ML Malahat & Area – SF-All	\$902,300	\$901,500	\$893,400	\$855,000	\$881,900	\$970,800	\$602,800	\$286,700
GI Gulf Islands – SF-All	\$772,300	\$777,800	\$745,600	\$736,600	\$760,600	\$841,800	\$566,400	\$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

	July 2025	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – SF-All	320.6	318.2	321.9	310.9	312.1	331.4	227.8	100.0
Victoria – SF-All	329.9	327.6	330.4	317.7	323.6	340.5	242.4	100.0
Victoria West – SF-All	360.4	358.3	366.1	342.9	338.7	346.9	258.0	100.0
Oak Bay – SF-All	311.9	306.8	317.0	309.0	305.9	325.9	226.5	100.0
Esquimalt – SF-All	349.1	348.2	359.7	339.4	336.9	341.0	258.8	100.0
View Royal – SF-All	321.0	322.0	320.6	306.9	305.7	315.6	235.5	100.0
Saanich East – SF-All	330.3	328.6	332.1	317.2	319.5	333.2	242.0	100.0
Saanich West – SF-All	339.4	336.0	338.6	318.6	324.3	338.6	244.3	100.0
Sooke – SF-All	319.5	317.1	319.6	316.0	313.8	317.2	214.4	100.0
Langford – SF-All	329.7	333.0	342.2	333.1	328.1	349.0	231.0	100.0
Metchosin – SF-All	322.6	313.1	319.5	329.3	316.6	309.1	201.3	100.0
Colwood – SF-All	329.0	329.1	343.3	327.3	316.2	329.3	220.8	100.0
Highlands – SF-All	354.7	347.2	333.7	325.0	319.9	320.2	217.4	100.0
North Saanich – SF-All	319.6	312.9	314.3	308.8	309.7	321.2	212.4	100.0
Sidney – SF-All	342.1	333.4	337.1	330.7	328.2	350.9	237.6	100.0
Central Saanich – SF-All	337.5	333.8	324.0	322.3	323.1	342.1	238.3	100.0
ML Malahat & Area – SF-All	314.7	314.4	311.6	298.2	307.6	338.6	210.3	100.0
GI Gulf Islands – SF-All	260.6	262.5	251.6	248.6	256.7	284.1	191.2	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

	July 2025	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	\$560,100	\$561,000	\$565,800	\$549,700	\$567,900	\$593,900	\$434,500	\$171,600
Victoria – Con	\$524,600	\$526,200	\$532,500	\$508,800	\$537,400	\$571,700	\$428,400	\$163,900
Victoria West – Con	\$719,000	\$726,500	\$749,000	\$723,100	\$731,100	\$779,800	\$629,700	\$257,400
Oak Bay – Con	\$737,500	\$720,100	\$697,300	\$669,000	\$698,800	\$734,300	\$567,000	\$231,800
Esquimalt – Con	\$541,500	\$547,700	\$559,300	\$538,700	\$530,900	\$532,800	\$377,500	\$143,500
View Royal – Con	\$540,100	\$542,200	\$564,300	\$555,300	\$555,100	\$625,100	\$459,000	\$182,000
Saanich East – Con	\$595,900	\$584,200	\$569,500	\$566,600	\$587,400	\$589,600	\$405,000	\$144,600
Saanich West – Con	\$533,600	\$533,100	\$530,500	\$526,900	\$534,400	\$536,900	\$392,600	\$135,500
Sooke – Con	\$493,900	\$499,400	\$497,600	\$489,300	\$474,900	\$509,600	\$325,100	\$110,400
Langford – Con	\$518,200	\$522,400	\$535,200	\$525,800	\$530,500	\$586,700	\$398,600	\$148,400
Colwood – Con	\$498,900	\$503,300	\$507,900	\$498,000	\$496,000	\$529,600	\$376,800	\$111,100
North Saanich – Con	\$758,600	\$771,700	\$790,900	\$810,600	\$829,400	\$791,800	\$567,600	\$313,700
Sidney – Con	\$628,800	\$633,400	\$638,800	\$628,600	\$667,100	\$643,800	\$456,800	\$214,700
Central Saanich – Con	\$525,000	\$542,100	\$547,700	\$563,100	\$563,300	\$559,500	\$390,400	\$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

	July 2025	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	326.4	326.9	329.7	320.3	330.9	346.1	253.2	100.0
Victoria – Con	320.1	321.0	324.9	310.4	327.9	348.8	261.4	100.0
Victoria West – Con	279.3	282.2	291.0	280.9	284.0	303.0	244.6	100.0
Oak Bay – Con	318.2	310.7	300.8	288.6	301.5	316.8	244.6	100.0
Esquimalt – Con	377.4	381.7	389.8	375.4	370.0	371.3	263.1	100.0
View Royal – Con	296.8	297.9	310.1	305.1	305.0	343.5	252.2	100.0
Saanich East – Con	412.1	404.0	393.8	391.8	406.2	407.7	280.1	100.0
Saanich West – Con	393.8	393.4	391.5	388.9	394.4	396.2	289.7	100.0
Sooke – Con	447.4	452.4	450.7	443.2	430.2	461.6	294.5	100.0
Langford – Con	349.2	352.0	360.6	354.3	357.5	395.4	268.6	100.0
Colwood – Con	449.1	453.0	457.2	448.2	446.4	476.7	339.2	100.0
North Saanich – Con	241.8	246.0	252.1	258.4	264.4	252.4	180.9	100.0
Sidney – Con	292.9	295.0	297.5	292.8	310.7	299.9	212.8	100.0
Central Saanich – Con	275.3	284.3	287.2	295.3	295.4	293.4	204.7	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

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

	July 2025	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	\$792,800	\$797,500	\$791,200	\$785,800	\$789,300	\$820,400	\$579,100	\$262,500
Victoria – Twn	\$838,400	\$851,300	\$846,200	\$871,100	\$858,900	\$881,900	\$652,100	\$299,400
Victoria West – Twn	\$894,400	\$894,500	\$886,300	\$925,300	\$918,400	\$936,500	\$679,900	\$224,600
Esquimalt – Twn	\$766,000	\$763,700	\$759,700	\$783,400	\$766,800	\$803,500	\$590,500	\$213,100
View Royal – Twn	\$834,800	\$818,900	\$810,000	\$843,200	\$833,700	\$851,000	\$610,000	\$249,500
Saanich East – Twn	\$922,900	\$923,900	\$944,700	\$903,000	\$912,500	\$918,500	\$667,800	\$301,700
Saanich West – Twn	\$816,500	\$828,400	\$830,300	\$801,400	\$812,200	\$808,200	\$581,800	\$249,600
Sooke – Twn	\$668,200	\$669,800	\$648,900	\$658,000	\$671,000	\$727,900	\$481,600	\$231,100
Langford – Twn	\$722,800	\$728,400	\$706,000	\$709,500	\$713,600	\$765,900	\$511,600	\$238,700
Colwood – Twn	\$782,500	\$789,600	\$756,100	\$768,500	\$753,600	\$781,900	\$523,800	\$271,200
Sidney – Twn	\$883,500	\$883,400	\$898,700	\$826,000	\$841,400	\$865,600	\$651,400	\$260,800
Central Saanich – Twn	\$737,700	\$740,700	\$756,900	\$703,200	\$720,500	\$742,500	\$519,700	\$220,300
ML Malahat & Area – Twn	\$709,400	\$706,000	\$713,800	\$701,300	\$695,800	\$788,000	\$511,200	\$190,600
GI Gulf Islands – Twn	\$644,200	\$672,300	\$661,100	\$647,100	\$633,800	\$751,000	\$502,600	\$221,000

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

Source: Victoria Real Estate Board



MLS® Home Price Index

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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

	July 2025	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	303.8	301.4	299.4	300.7	312.5	220.6	100.0
Victoria – Twn	280.0	284.3	282.6	290.9	286.9	294.6	217.8	100.0
Victoria West – Twn	398.2	398.3	394.6	412.0	408.9	417.0	302.7	100.0
Esquimalt – Twn	359.5	358.4	356.5	367.6	359.8	377.1	277.1	100.0
View Royal – Twn	334.6	328.2	324.6	338.0	334.1	341.1	244.5	100.0
Saanich East – Twn	305.9	306.2	313.1	299.3	302.5	304.4	221.3	100.0
Saanich West – Twn	327.1	331.9	332.7	321.1	325.4	323.8	233.1	100.0
Sooke – Twn	289.1	289.8	280.8	284.7	290.4	315.0	208.4	100.0
Langford – Twn	302.8	305.2	295.8	297.2	299.0	320.9	214.3	100.0
Colwood – Twn	288.5	291.2	278.8	283.4	277.9	288.3	193.1	100.0
Sidney – Twn	338.8	338.7	344.6	316.7	322.6	331.9	249.8	100.0
Central Saanich – Twn	334.9	336.2	343.6	319.2	327.1	337.0	235.9	100.0
ML Malahat & Area – Twn	372.2	370.4	374.5	367.9	365.1	413.4	268.2	100.0
GI Gulf Islands – Twn	291.5	304.2	299.1	292.8	286.8	339.8	227.4	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)

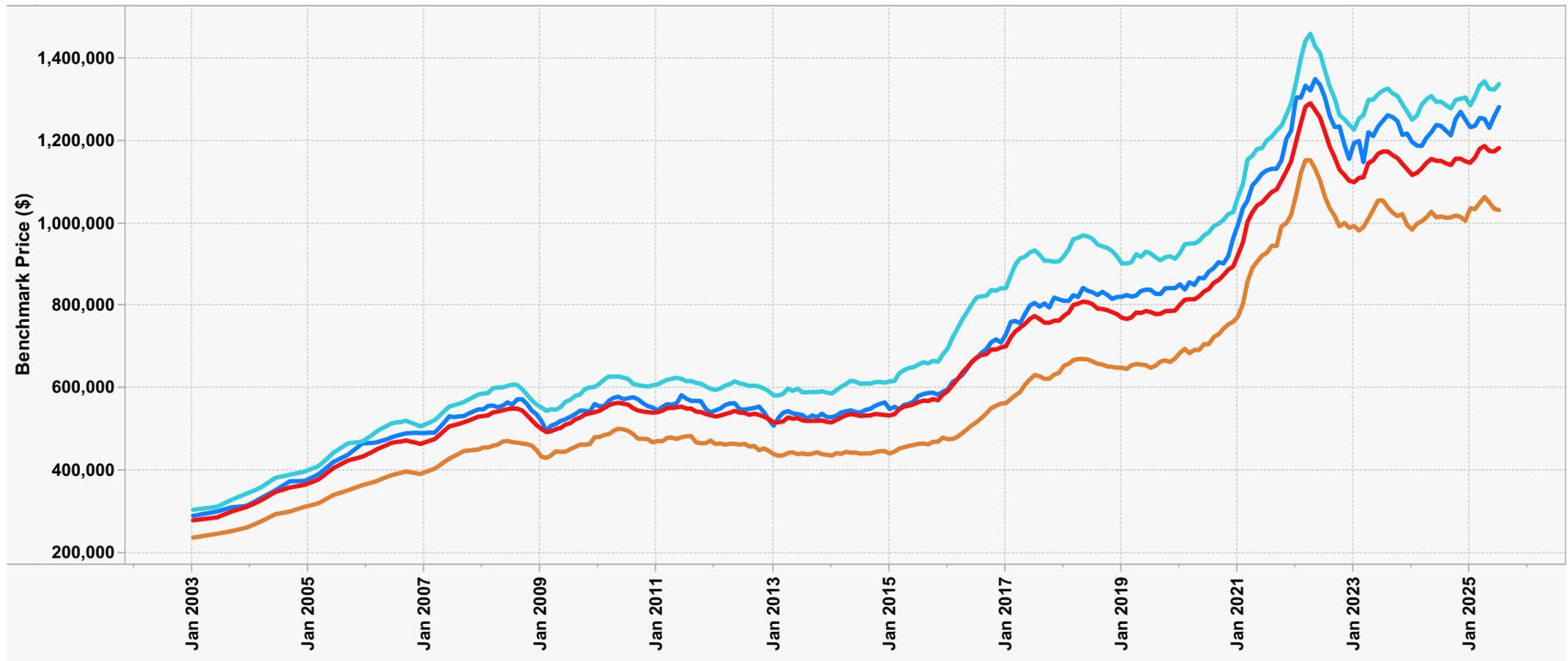
3. Area/Property Type Selection

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



1. Area Group

VREB Area Summary

2. Property Type

- Condo Apartment (Con)

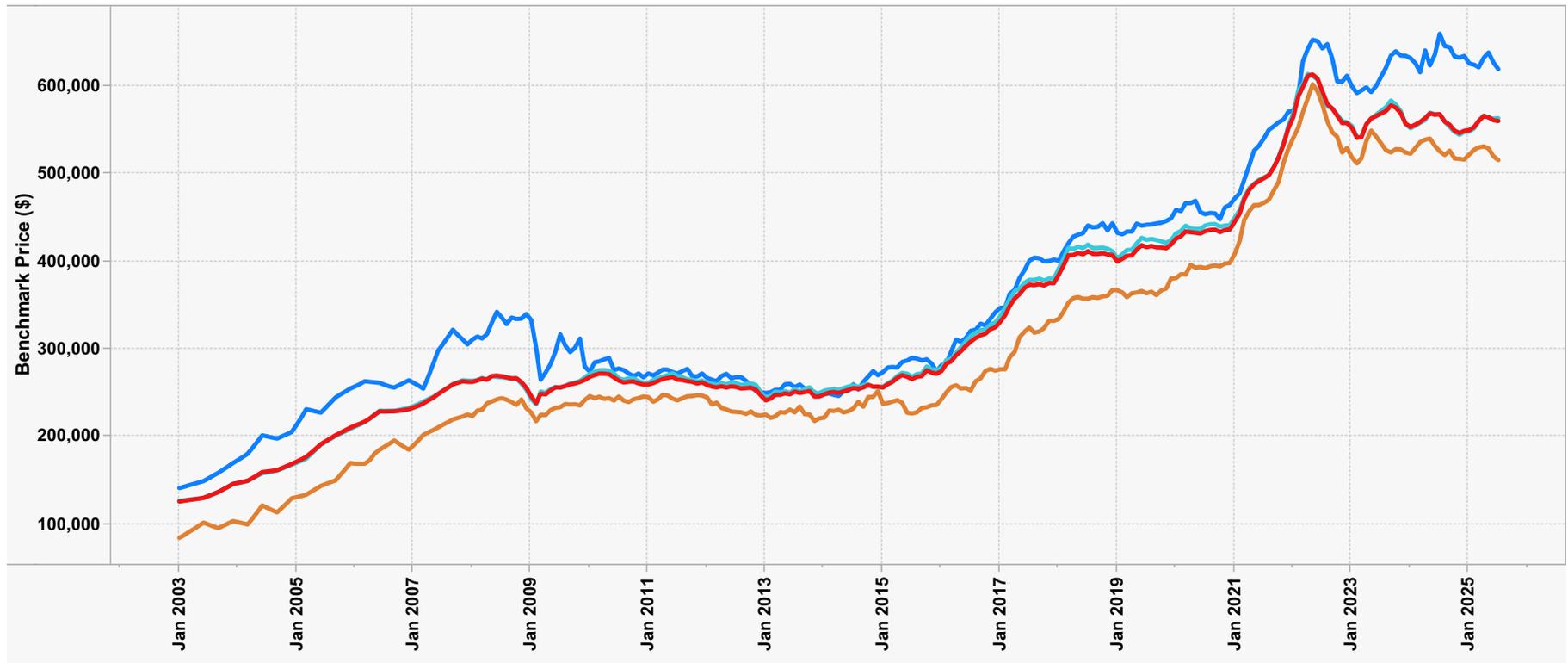
3. Area/Property Type Selection

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)

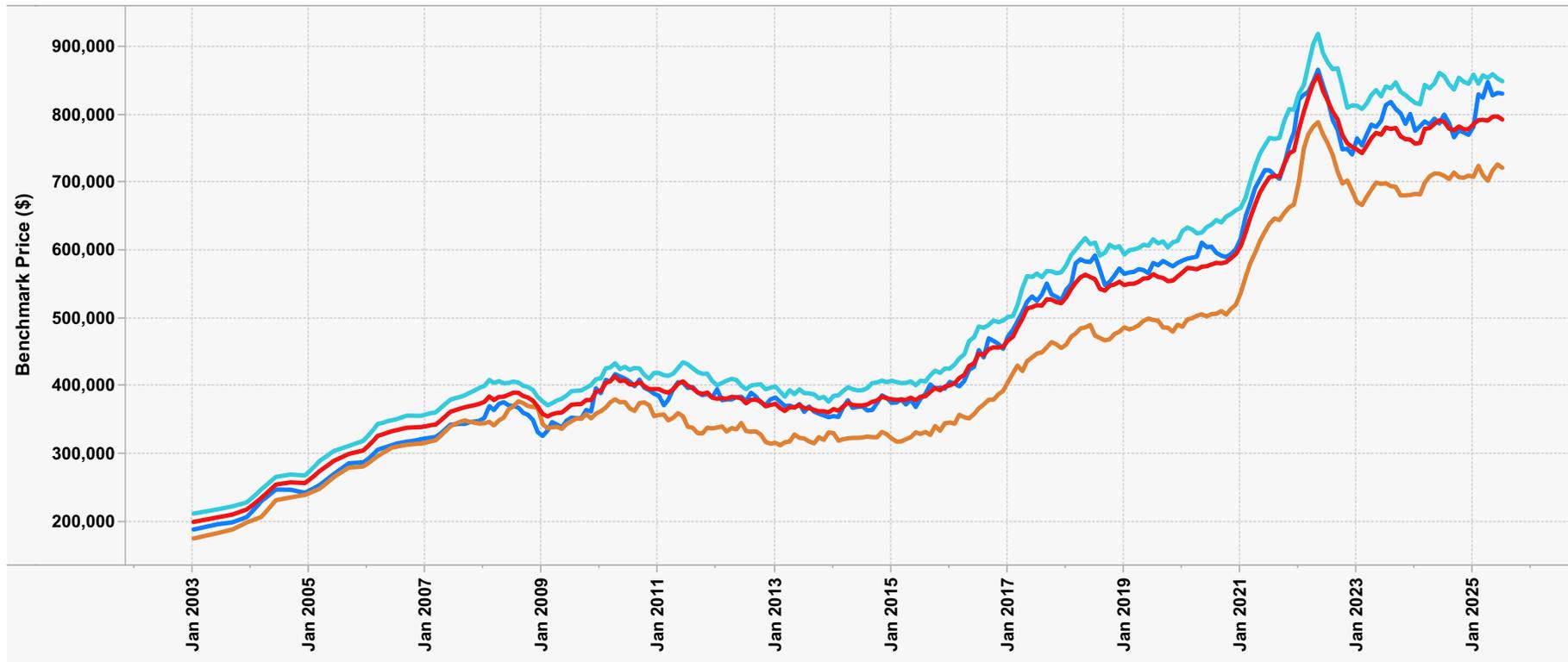
3. Area/Property Type Selection

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



1. Area Group

VREB Area Summary

2. Property Type

Multiple values

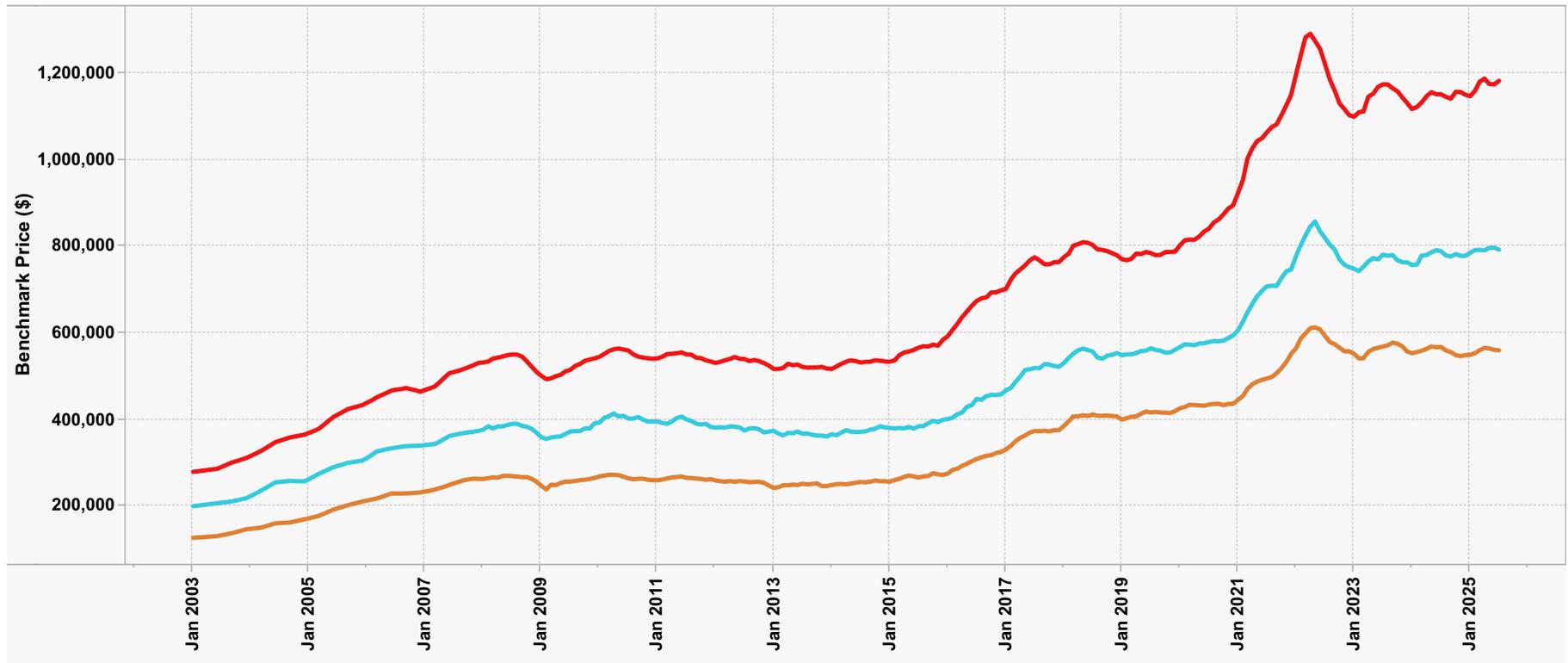
3. Area/Property Type Selection

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

July 2025

Produced: 01-Aug-2025

District	Units	Total Volume
Residential		
● Single Family Detached		
Greater Victoria		
Victoria / Victoria West	36	\$46,893,900
Oak Bay	23	\$40,488,100
Esquimalt	8	\$10,730,000
View Royal	5	\$5,692,500
Saanich East	65	\$96,295,299
Saanich West	17	\$19,499,400
Central Saanich	15	\$20,712,900
North Saanich	11	\$19,348,900
Sidney	15	\$15,412,000
Highlands	2	\$5,740,000
Colwood	16	\$19,744,999
Langford	47	\$51,956,583
Metchosin	3	\$3,856,500
Sooke	25	\$20,643,100
Gulf Islands	15	\$16,616,359
Total Greater Victoria	303	\$393,630,540
Other Areas		
Malahat & Area	15	\$16,951,800
Total Other Areas	15	\$16,951,800
Total Single Family Detached	318	\$410,582,340
● Condo Apartment		
Greater Victoria		
Victoria / Victoria West	108	\$63,922,550
Oak Bay	7	\$4,807,300
Esquimalt	10	\$5,379,400
View Royal	8	\$4,423,999
Saanich East	21	\$11,119,000
Saanich West	12	\$7,815,000
Central Saanich	9	\$5,242,900
Sidney	9	\$6,838,900
Colwood	9	\$5,571,055
Langford	31	\$17,414,080
Sooke	1	\$590,000
Total Greater Victoria	225	\$133,124,184
Total Condo Apartment	225	\$133,124,184

Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

July 2025

Produced: 01-Aug-2025

District	Units	Total Volume
● Row/Townhouse		
Greater Victoria		
Victoria / Victoria West	14	\$13,242,300
Esquimalt	4	\$3,314,950
View Royal	7	\$6,092,800
Saanich East	12	\$11,920,038
Saanich West	8	\$6,472,900
Central Saanich	3	\$2,012,900
North Saanich	1	\$1,040,000
Sidney	5	\$4,690,000
Colwood	9	\$7,552,457
Langford	27	\$20,237,999
Sooke	4	\$2,570,900
Gulf Islands	1	\$680,000
Total Greater Victoria	95	\$79,827,244
Other Areas		
Malahat & Area	2	\$1,473,000
Total Other Areas	2	\$1,473,000
Total Row/Townhouse	97	\$81,300,244
● Manufactured Home		
Greater Victoria		
View Royal	1	\$480,000
Central Saanich	2	\$547,500
Langford	3	\$1,036,000
Sooke	2	\$484,000
Gulf Islands	1	\$325,000
Total Greater Victoria	9	\$2,872,500
Other Areas		
Malahat & Area	2	\$490,000
Total Other Areas	2	\$490,000
Total Manufactured Home	11	\$3,362,500
Total Residential	651	\$628,369,268

Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

July 2025

Produced: 01-Aug-2025

District	Units	Total Volume
Other Property		
● Lots & Acreage		
Greater Victoria		
North Saanich	1	\$2,300,000
Sidney	1	\$4,200,000
Sooke	4	\$2,007,000
Gulf Islands	3	\$884,500
Total Greater Victoria	9	\$9,391,500
Other Areas		
Malahat & Area	1	\$424,000
Total Other Areas	1	\$424,000
Total Lots & Acreage	10	\$9,815,500
● Other Commercial Properties		
	19	\$8,338,341
Grand Totals	680	\$646,523,109

Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

July 2025

Produced: 01-Aug-2025

District	Units	Total Volume
Residential		
● Single Family Detached		
Greater Victoria		
Victoria	34	\$44,328,900
Victoria West	2	\$2,565,000
Oak Bay	23	\$40,488,100
Esquimalt	7	\$7,780,000
View Royal	4	\$4,232,500
Saanich East	62	\$86,415,299
Saanich West	17	\$19,499,400
Central Saanich	15	\$20,712,900
North Saanich	10	\$15,358,900
Sidney	15	\$15,412,000
Highlands	2	\$5,740,000
Colwood	16	\$19,744,999
Langford	45	\$49,761,583
Metchosin	2	\$2,045,500
Sooke	22	\$17,676,100
Gulf Islands	10	\$9,762,000
Waterfront (all districts)	17	\$32,107,359
Total Greater Victoria	303	\$393,630,540
Other Areas		
Malahat & Area	13	\$13,901,900
Waterfront (all districts)	2	\$3,049,900
Total Other Areas	15	\$16,951,800
Total Single Family Detached	318	\$410,582,340
● Condo Apartment		
Greater Victoria		
Victoria	84	\$47,473,050
Victoria West	17	\$11,187,500
Oak Bay	6	\$4,144,800
Esquimalt	9	\$4,779,400
View Royal	8	\$4,423,999
Saanich East	21	\$11,119,000
Saanich West	12	\$7,815,000
Central Saanich	9	\$5,242,900
Sidney	9	\$6,838,900
Colwood	9	\$5,571,055
Langford	31	\$17,414,080
Sooke	1	\$590,000
Waterfront (all districts)	9	\$6,524,500
Total Greater Victoria	225	\$133,124,184
Total Condo Apartment	225	\$133,124,184

Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

July 2025

Produced: 01-Aug-2025

District	Units	Total Volume
● Row/Townhouse		
Greater Victoria		
Victoria	10	\$9,323,300
Victoria West	3	\$3,259,000
Esquimalt	4	\$3,314,950
View Royal	7	\$6,092,800
Saanich East	12	\$11,920,038
Saanich West	8	\$6,472,900
Central Saanich	3	\$2,012,900
North Saanich	1	\$1,040,000
Sidney	3	\$2,242,000
Colwood	9	\$7,552,457
Langford	27	\$20,237,999
Sooke	3	\$1,795,900
Gulf Islands	1	\$680,000
Waterfront (all districts)	4	\$3,883,000
Total Greater Victoria	95	\$79,827,244
Other Areas		
Malahat & Area	2	\$1,473,000
Total Other Areas	2	\$1,473,000
Total Row/Townhouse	97	\$81,300,244
● Manufactured Home		
Greater Victoria		
View Royal	1	\$480,000
Central Saanich	2	\$547,500
Langford	3	\$1,036,000
Sooke	2	\$484,000
Gulf Islands	1	\$325,000
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Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

July 2025

Produced: 01-Aug-2025

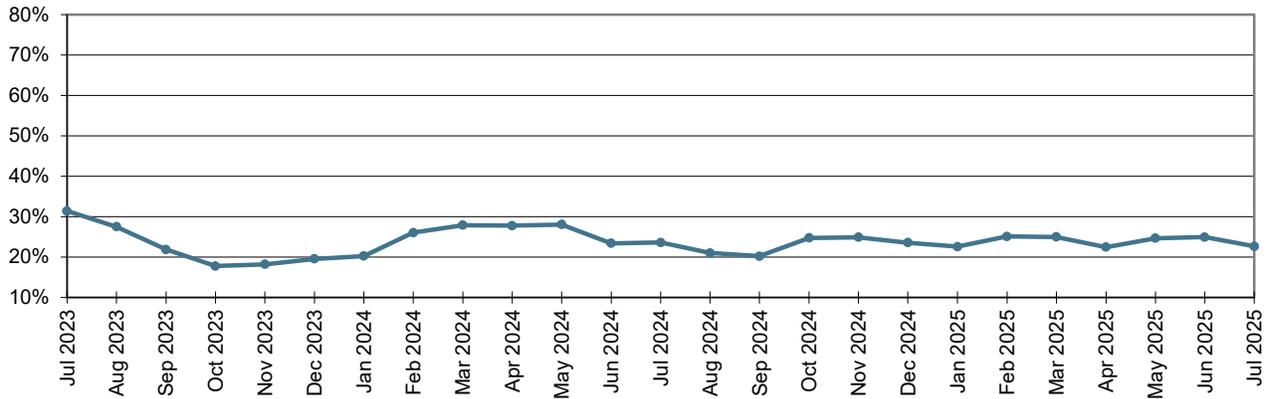
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Other Property		
● Lots & Acreage		
Greater Victoria		
North Saanich	1	\$2,300,000
Sidney	1	\$4,200,000
Sooke	4	\$2,007,000
Gulf Islands	3	\$884,500
Total Greater Victoria	9	\$9,391,500
Other Areas		
Malahat & Area	1	\$424,000
Total Other Areas	1	\$424,000
Total Lots & Acreage	10	\$9,815,500
● Other Commercial Properties		
	19	\$8,338,341
Grand Totals	680	\$646,523,109

Sales to Active Listings Ratio

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

July 2025

Produced: 01-Aug-2025



The Sales to Active Listings Ratio

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

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

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

- below 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

July 2025

Produced: 01-Aug-2025

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Single Family - Residential						
Units Listed	490	465	5 %	3650	3392	8 %
Units Sold	257	235	9 %	1730	1650	5 %
Sell/List Ratio	52 %	51 %		47 %	49 %	
Sales Dollars	\$325,538,881	\$294,278,752	11 %	\$2,205,949,062	\$2,044,503,922	8 %
Average Price / Unit	\$1,266,688	\$1,252,250	1 %	\$1,275,115	\$1,239,093	3 %
Price Ratio	97 %	98 %		98 %	98 %	
Days To Sell	38	39	-2 %	36	36	-2 %
Active Listings at Month End	1025	993	3 %			
Single Family - Residential Waterfront						
Units Listed	53	61	-13 %	362	385	-6 %
Units Sold	17	25	-32 %	113	109	4 %
Sell/List Ratio	32 %	41 %		31 %	28 %	
Sales Dollars	\$34,095,259	\$51,907,350	-34 %	\$245,371,184	\$230,897,349	6 %
Average Price / Unit	\$2,005,603	\$2,076,294	-3 %	\$2,171,426	\$2,118,324	3 %
Price Ratio	94 %	93 %		95 %	94 %	
Days To Sell	83	60	38 %	85	66	27 %
Active Listings at Month End	197	194	2 %			
Single Family - Residential Acreage						
Units Listed	67	63	6 %	465	453	3 %
Units Sold	22	30	-27 %	157	160	-2 %
Sell/List Ratio	33 %	48 %		34 %	35 %	
Sales Dollars	\$32,751,400	\$43,524,800	-25 %	\$229,768,259	\$237,461,499	-3 %
Average Price / Unit	\$1,488,700	\$1,450,827	3 %	\$1,463,492	\$1,484,134	-1 %
Price Ratio	96 %	96 %		96 %	96 %	
Days To Sell	53	72	-27 %	61	70	-12 %
Active Listings at Month End	242	218	11 %			
Condo Apartment						
Units Listed	391	414	-6 %	3016	2901	4 %
Units Sold	225	213	6 %	1422	1299	9 %
Sell/List Ratio	58 %	51 %		47 %	45 %	
Sales Dollars	\$133,124,184	\$124,652,602	7 %	\$871,986,240	\$780,365,502	12 %
Average Price / Unit	\$591,663	\$585,223	1 %	\$613,211	\$600,743	2 %
Price Ratio	97 %	98 %		98 %	98 %	
Days To Sell	45	39	16 %	42	39	9 %
Active Listings at Month End	888	829	7 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

July 2025

Produced: 01-Aug-2025

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Row/Townhouse						
Units Listed	164	122	34 %	1144	959	19 %
Units Sold	97	81	20 %	531	516	3 %
Sell/List Ratio	59 %	66 %		46 %	54 %	
Sales Dollars	\$81,300,244	\$68,506,204	19 %	\$438,516,704	\$422,882,450	4 %
Average Price / Unit	\$838,147	\$845,756	-1 %	\$825,832	\$819,540	1 %
Price Ratio	99 %	98 %		99 %	99 %	
Days To Sell	38	44	-15 %	37	39	-6 %
Active Listings at Month End	336	241	39 %			
Half Duplex (Up and Down)						
Units Listed	7	0	%	18	8	125 %
Units Sold	0	2	-100 %	5	4	25 %
Sell/List Ratio	%	%		28 %	50 %	
Sales Dollars	\$0	\$2,522,500	-100 %	\$4,793,000	\$4,468,000	7 %
Average Price / Unit		\$1,261,250	%	\$958,600	\$1,117,000	-14 %
Price Ratio	%	97 %		98 %	98 %	
Days To Sell		53	%	59	32	85 %
Active Listings at Month End	8	1	700 %			
Half Duplex (Side by Side)						
Units Listed	33	32	3 %	285	249	14 %
Units Sold	16	20	-20 %	135	113	19 %
Sell/List Ratio	48 %	63 %		47 %	45 %	
Sales Dollars	\$13,322,800	\$18,242,999	-27 %	\$127,217,268	\$107,793,013	18 %
Average Price / Unit	\$832,675	\$912,150	-9 %	\$942,350	\$953,920	-1 %
Price Ratio	99 %	99 %		99 %	99 %	
Days To Sell	37	34	11 %	35	35	0 %
Active Listings at Month End	78	74	5 %			
Half Duplex (Front and Back)						
Units Listed	5	4	25 %	35	25	40 %
Units Sold	5	2	150 %	21	13	62 %
Sell/List Ratio	100 %	50 %		60 %	52 %	
Sales Dollars	\$4,557,000	\$1,659,000	175 %	\$20,745,690	\$10,965,899	89 %
Average Price / Unit	\$911,400	\$829,500	10 %	\$987,890	\$843,531	17 %
Price Ratio	99 %	95 %		100 %	98 %	
Days To Sell	17	51	-66 %	27	70	-61 %
Active Listings at Month End	5	9	-44 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

July 2025

Produced: 01-Aug-2025

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Recreational						
Units Listed	3	3	0 %	21	26	-19 %
Units Sold	1	4	-75 %	3	7	-57 %
Sell/List Ratio	33 %	133 %		14 %	27 %	
Sales Dollars	\$317,000	\$1,263,900	-75 %	\$1,075,000	\$2,225,900	-52 %
Average Price / Unit	\$317,000	\$315,975	0 %	\$358,333	\$317,986	13 %
Price Ratio	96 %	96 %		100 %	97 %	
Days To Sell	86	65	33 %	42	49	-15 %
Active Listings at Month End	20	19	5 %			
Manufactured Home						
Units Listed	21	21	0 %	151	157	-4 %
Units Sold	11	10	10 %	71	84	-15 %
Sell/List Ratio	52 %	48 %		47 %	54 %	
Sales Dollars	\$3,362,500	\$3,261,400	3 %	\$24,711,900	\$28,988,255	-15 %
Average Price / Unit	\$305,682	\$326,140	-6 %	\$348,055	\$345,098	1 %
Price Ratio	95 %	98 %		96 %	97 %	
Days To Sell	83	31	170 %	61	58	5 %
Active Listings at Month End	76	62	23 %			
Residential Lots						
Units Listed	37	26	42 %	250	214	17 %
Units Sold	3	7	-57 %	46	35	31 %
Sell/List Ratio	8 %	27 %		18 %	16 %	
Sales Dollars	\$4,623,000	\$4,084,000	13 %	\$34,550,300	\$16,540,450	109 %
Average Price / Unit	\$1,541,000	\$583,429	164 %	\$751,093	\$472,584	59 %
Price Ratio	98 %	97 %		96 %	96 %	
Days To Sell	71	107	-33 %	63	92	-32 %
Active Listings at Month End	175	119	47 %			
Residential Lots - Waterfront						
Units Listed	3	10	-70 %	30	36	-17 %
Units Sold	2	1	100 %	5	5	0 %
Sell/List Ratio	67 %	10 %		17 %	14 %	
Sales Dollars	\$3,060,000	\$284,500	976 %	\$5,170,000	\$5,549,500	-7 %
Average Price / Unit	\$1,530,000	\$284,500	438 %	\$1,034,000	\$1,109,900	-7 %
Price Ratio	89 %	98 %		91 %	91 %	
Days To Sell	248	24	931 %	190	49	287 %
Active Listings at Month End	26	29	-10 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

July 2025

Produced: 01-Aug-2025

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Residential Acreage						
Units Listed	9	10	-10 %	103	114	-10 %
Units Sold	5	3	67 %	20	25	-20 %
Sell/List Ratio	56 %	30 %		19 %	22 %	
Sales Dollars	\$2,132,500	\$1,376,400	55 %	\$11,975,000	\$19,842,400	-40 %
Average Price / Unit	\$426,500	\$458,800	-7 %	\$598,750	\$793,696	-25 %
Price Ratio	96 %	96 %		92 %	92 %	
Days To Sell	75	68	11 %	98	122	-19 %
Active Listings at Month End	83	84	-1 %			
Residential Acreage - Waterfront						
Units Listed	3	6	-50 %	36	31	16 %
Units Sold	0	0	%	9	9	0 %
Sell/List Ratio	%	%		25 %	29 %	
Sales Dollars	\$0	\$0	%	\$6,329,000	\$8,069,000	-22 %
Average Price / Unit			%	\$703,222	\$896,556	-22 %
Price Ratio	%	%		93 %	95 %	
Days To Sell			%	189	64	198 %
Active Listings at Month End	32	23	39 %			
Revenue - Duplex/Triplex						
Units Listed	1	5	-80 %	38	40	-5 %
Units Sold	0	1	-100 %	12	14	-14 %
Sell/List Ratio	%	20 %		32 %	35 %	
Sales Dollars	\$0	\$1,250,000	-100 %	\$15,630,475	\$18,703,900	-16 %
Average Price / Unit		\$1,250,000	%	\$1,302,540	\$1,335,993	-3 %
Price Ratio	%	100 %		95 %	96 %	
Days To Sell		14	%	36	40	-10 %
Active Listings at Month End	11	17	-35 %			
Revenue - Multi Units						
Units Listed	8	5	60 %	66	64	3 %
Units Sold	2	0	%	9	10	-10 %
Sell/List Ratio	25 %	%		14 %	16 %	
Sales Dollars	\$3,006,500	\$0	%	\$19,146,500	\$22,825,000	-16 %
Average Price / Unit	\$1,503,250		%	\$2,127,389	\$2,282,500	-7 %
Price Ratio	94 %	%		93 %	92 %	
Days To Sell	114		%	79	115	-31 %
Active Listings at Month End	51	41	24 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

July 2025

Produced: 01-Aug-2025

	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	14	12	17 %	107	98	9 %
Units Sold	2	4	-50 %	27	19	42 %
Sell/List Ratio	14 %	33 %		25 %	19 %	
Sales Dollars	\$1,508,416	\$5,485,000	-72 %	\$37,460,516	\$28,042,000	34 %
Average Price / Unit	\$754,208	\$1,371,250	-45 %	\$1,387,427	\$1,475,895	-6 %
Price Ratio	99 %	93 %		95 %	94 %	
Days To Sell	131	119	9 %	97	132	-26 %
Active Listings at Month End	82	68	21 %			
Revenue - Industrial						
Units Listed	10	8	25 %	54	56	-4 %
Units Sold	3	3	0 %	14	10	40 %
Sell/List Ratio	30 %	38 %		26 %	18 %	
Sales Dollars	\$3,469,000	\$7,490,000	-54 %	\$17,820,871	\$17,397,280	2 %
Average Price / Unit	\$1,156,333	\$2,496,667	-54 %	\$1,272,919	\$1,739,728	-27 %
Price Ratio	95 %	98 %		98 %	98 %	
Days To Sell	41	61	-33 %	111	59	86 %
Active Listings at Month End	55	43	28 %			
Business with Land & Building						
Units Listed	1	0	%	4	7	-43 %
Units Sold	0	0	%	1	0	%
Sell/List Ratio	%	%		25 %	0 %	
Sales Dollars	\$0	\$0	%	\$2,400,000	\$0	%
Average Price / Unit			%	\$2,400,000		%
Price Ratio	%	%		84 %	%	
Days To Sell			%	70		%
Active Listings at Month End	6	7	-14 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

July 2025

Produced: 01-Aug-2025

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Business Only						
Units Listed	10	15	-33 %	84	86	-2 %
Units Sold	2	1	100 %	18	13	38 %
Sell/List Ratio	20 %	7 %		21 %	15 %	
Sales Dollars	\$350,000	\$65,000	438 %	\$2,793,888	\$2,794,300	0 %
Average Price / Unit	\$175,000	\$65,000	169 %	\$155,216	\$214,946	-28 %
Price Ratio	82 %	68 %		82 %	89 %	
Days To Sell	72	80	-10 %	103	130	-21 %
Active Listings at Month End	74	71	4 %			
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	11	10	10 %	91	79	15 %
Units Sold	5	5	0 %	23	23	0 %
Sell/List Ratio	45 %	50 %		25 %	29 %	
Sales Dollars	\$102	\$4,586	-98 %	\$975	\$344,552	-100 %
Average Price / Unit	\$20	\$917	-98 %	\$42	\$14,981	-100 %
Price Ratio	95 %	100 %		102 %	5591 %	
Days To Sell	101	127	-20 %	103	132	-22 %
Active Listings at Month End	86	77	12 %			
Lease - Retail						
Units Listed	9	15	-40 %	79	80	-1 %
Units Sold	1	1	0 %	20	21	-5 %
Sell/List Ratio	11 %	7 %		25 %	26 %	
Sales Dollars	\$1,820	\$32	5588 %	\$102,678	\$7,685	1236 %
Average Price / Unit	\$1,820	\$32	5588 %	\$5,134	\$366	1303 %
Price Ratio	98 %	100 %		2333 %	100 %	
Days To Sell	147	119	24 %	99	88	12 %
Active Listings at Month End	59	57	4 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

July 2025

Produced: 01-Aug-2025

	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	6	6	0 %	50	42	19 %
Units Sold	3	1	200 %	7	10	-30 %
Sell/List Ratio	50 %	17 %		14 %	24 %	
Sales Dollars	\$53	\$15	256 %	\$104,057	\$171,955	-39 %
Average Price / Unit	\$18	\$15	19 %	\$14,865	\$17,196	-14 %
Price Ratio	103 %	88 %		2628 %	4683 %	
Days To Sell	108	140	-23 %	146	123	19 %
Active Listings at Month End	49	34	44 %			
Lease - Other						
Units Listed	2	2	0 %	22	17	29 %
Units Sold	1	0	%	4	1	300 %
Sell/List Ratio	50 %	%		18 %	6 %	
Sales Dollars	\$2,450	\$0	%	\$3,497	\$21	16551 %
Average Price / Unit	\$2,450		%	\$874	\$21	4063 %
Price Ratio	104 %	%		103 %	0 %	
Days To Sell	56		%	48	67	-29 %
Active Listings at Month End	15	13	15 %			
Commercial Land						
Units Listed	4	4	0 %	24	31	-23 %
Units Sold	0	1	-100 %	1	1	0 %
Sell/List Ratio	%	25 %		4 %	3 %	
Sales Dollars	\$0	\$1,300,000	-100 %	\$1,075,000	\$1,225,000	-12 %
Average Price / Unit		\$1,300,000	%	\$1,075,000	\$1,225,000	-12 %
Price Ratio	%	93 %		93 %	83 %	
Days To Sell		35	%	112	147	-24 %
Active Listings at Month End	24	25	-4 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

July 2025

Produced: 01-Aug-2025

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Grand Totals						
Units Listed	1362	1319	3 %	10185	9550	7 %
Units Sold	680	650	5 %	4404	4151	6 %
Sell/List Ratio	50 %	49 %		43 %	43 %	
Sales Dollars	\$646,523,109	\$631,159,040	2 %	\$4,324,697,063	\$4,012,064,832	8 %
Average Price / Unit	\$950,769	\$971,014	-2 %	\$981,993	\$966,530	2 %
Price Ratio	97 %	97 %		98 %	98 %	
Days To Sell	45	44	2 %	43	43	1 %
Active Listings at Month End	3703	3348	11 %			