



PRESIDENT
Sandi-Jo Ayers
PRESIDENT ELECT
David Langlois
TREASURER
Karen Dinnie-Smyth
PAST PRESIDENT
Cheryl Woolley

DIRECTORS
Sheila Aujla
Robert Cole
Jackie Ngai
Graden Sol
Patrick Novotny
EXECUTIVE OFFICER
David Corey

August 4, 2020

Victoria real estate market continues to adapt in the changing times

A total of 979 properties sold in the Victoria Real Estate Board region this July, 38.7 per cent more than the 706 properties sold in July 2019 and 21.2 per cent more than the previous month of June 2020. Sales of condominiums were up 11.2 per cent from July 2019 with 239 units sold. Sales of single family homes were up 61.1 per cent from July 2019 with 559 sold.

“If we look at the numbers alone, June and July were unseasonably busy months and the number of sales this month are on the higher end of our market for a typical July,” says Victoria Real Estate Board President Sandi-Jo Ayers. “But we are not in a typical season. We cannot derive an ongoing trend nor forecast by looking at activity because we know the market is subjected to unusual factors amidst a health crisis. Our spring market was delayed because of the pandemic. It is likely that our spring demand moved into summer now that folks are moving around our community more freely. Time will tell if these factors are resulting in a very compressed cycle of activity or if this trend will persist in the fall.”

There were 2,653 active listings for sale on the Victoria Real Estate Board Multiple Listing Service® at the end of July 2020, 10 percent fewer properties than the total available at the end of July 2019 and a 1.7 per cent decrease from the 2,698 active listings for sale at the end of June 2020.

“A big factor in our market right now is that we continue to see this very long term, very low supply of inventory which puts pressure on our market and prices,” adds Ayers. “Though we had a good number of new listings come to market this month, many of those listings were snapped up by buyers. Our average active listings for July over the past ten years is 3,767 but our current local inventory is more than a thousand properties less than that. Right now we have a lot of demand for single family homes – without the numbers to meet demand - prospective buyers are often entering into multiple offer, competitive situations or are unable to find appropriate properties. It’s a challenging market to navigate, but your REALTOR® is standing by to help should you wish to discuss a strategy to buy or sell a home in our current market.”

The Multiple Listing Service® Home Price Index benchmark value for a single family home in the Victoria Core in July 2019 was \$861,100. The benchmark value for the same home in July 2020 increased by 5.7 per cent to \$910,400, 1.6 per cent more than June’s value of \$896,200. The MLS® HPI benchmark value for a condominium in the Victoria Core area in July 2019 was \$520,900, while the benchmark value for the same condominium in July 2020 increased by 1.7 per cent to \$529,900, 0.8 per cent more than the June value of \$525,600.

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 1,374 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.

VICTORIA REAL ESTATE BOARD
3035 Nanaimo Street
Victoria, BC
V8T 4W2

T 250.385.7766
F 250.385.8773
www.vreb.org
www.openhousesvictoria.ca

July 2020 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 2020										June 2020			July 2019		
	Units	LM%	LY%	Average\$	LM%	LY%	Median\$	LM%	LY%	Units	Average\$	Median\$	Units	Average\$	Median\$	
Single Family Greater Victoria	533	33.6%	75.9%	\$1,033,706	1.9%	23.4%	\$865,000	-0.1%	15.3%	399	\$1,014,746	\$865,750	303	\$837,781	\$750,000	
Single Family Other Areas	26	-57.4%	-40.9%	\$767,473	1.2%	17.0%	\$757,500	1.0%	43.3%	61	\$758,283	\$750,000	44	\$655,800	\$528,750	
Single Family Total All Areas	559	21.5%	61.1%	\$1,021,323	4.1%	25.4%	\$850,000	1.3%	15.2%	460	\$980,737	\$839,000	347	\$814,706	\$737,750	
Condo Apartment	239	14.4%	11.2%	\$480,614	0.1%	5.2%	\$432,000	1.6%	4.1%	209	\$480,097	\$425,000	215	\$456,850	\$415,000	
Row/Townhouse	124	24.0%	39.3%	\$589,594	-0.6%	2.6%	\$549,900	-2.7%	4.7%	100	\$593,408	\$564,900	89	\$574,679	\$525,000	
Manufactured Home	14	27.3%	-26.3%	\$246,149	-41.2%	-10.2%	\$249,450	18.8%	-1.8%	11	\$418,500	\$210,000	19	\$274,053	\$254,000	
Total Residential	936	20.0%	39.7%							780			670			
Total Sales	979	21.2%	38.7%							808			706			
Active Listings	2,653	-1.7%	-10.0%							2,698			2,949			

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

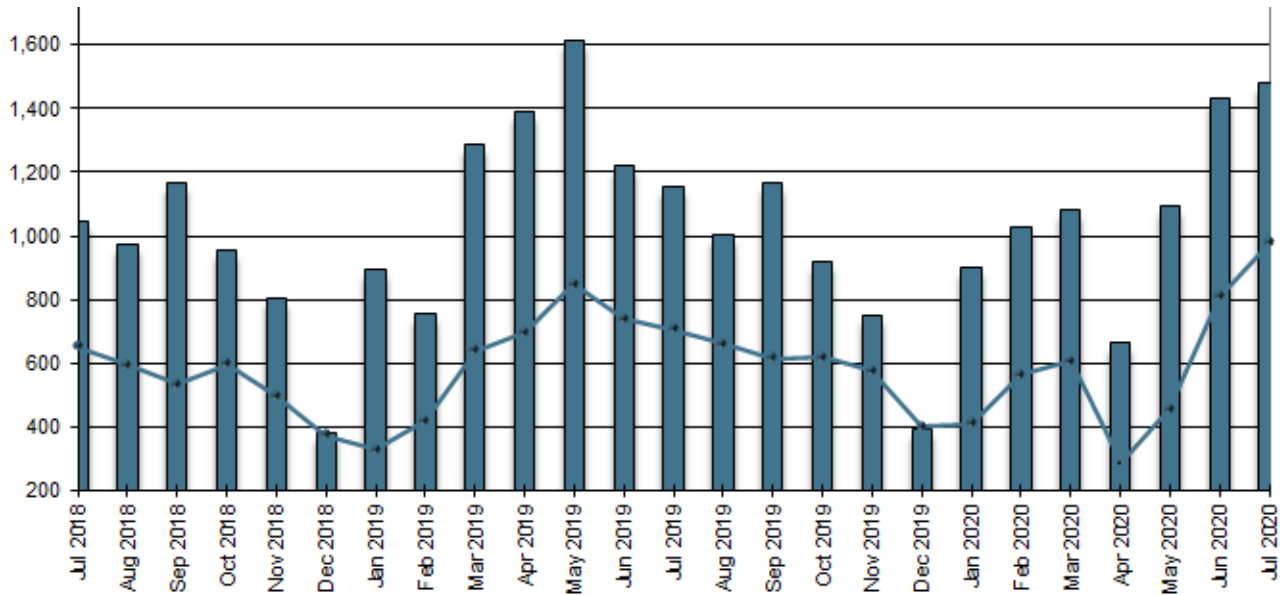
Previous Periods Comparison of MLS® HPI Benchmark Prices and MLS® HPI Index Values

Benchmark Home by Property Type and Region	Jul 2020 Benchmark Price	Jun 2020 Benchmark Price	Jul 2019 Benchmark Price	Jul 2020 Benchmark Index	Jun 2020 Benchmark Index	Jul 2019 Benchmark Index	% Chg from Last Mth	% Chg from Last Yr
Single Family: Greater Victoria	\$800,500	\$790,900	\$757,700	224.2	221.5	212.2	1.2%	5.6%
Single Family: Core	\$910,400	\$896,200	\$861,100	236.0	232.3	223.2	1.6%	5.7%
Single Family: Westshore	\$685,500	\$680,300	\$633,800	221.3	219.6	204.8	0.8%	8.2%
Single Family: Peninsula	\$827,600	\$825,300	\$796,900	213.1	212.5	205.2	0.3%	3.9%
Condo Apartment: Greater Victoria	\$516,100	\$512,800	\$507,900	253.1	251.5	249.1	0.6%	1.6%
Condo Apartment: Core	\$529,900	\$525,600	\$520,900	258.0	255.9	253.6	0.8%	1.7%
Condo Apartment: Westshore	\$411,800	\$411,800	\$397,000	236.1	236.1	227.6	0.0%	3.7%
Condo Apartment: Peninsula	\$480,600	\$483,800	\$489,100	237.2	238.8	241.4	(0.7%)	(1.7%)
Row/Townhouse: Greater Victoria	\$597,000	\$590,100	\$595,100	214.5	212.0	213.8	1.2%	0.3%
Row/Townhouse: Core	\$657,400	\$646,500	\$650,500	229.0	225.2	226.6	1.7%	1.1%
Row/Townhouse: Westshore	\$511,000	\$516,100	\$507,400	191.0	192.9	189.8	(1.0%)	0.7%
Row/Townhouse: Peninsula	\$584,400	\$573,500	\$568,800	224.2	220.0	218.2	1.9%	2.7%

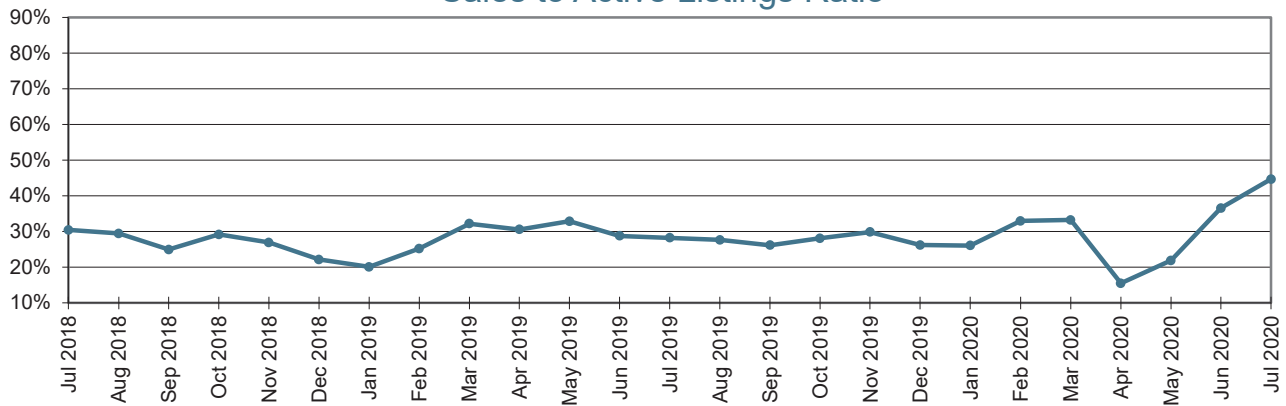
Legend

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

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.

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

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

MLS® HPI benchmark and value - Single Family Homes

The Victoria Real Estate Board uses the MLS® Home Price Index (MLS® HPI) to report on 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 ten years of Victoria Real Estate Board MLS® sales data, the MLS® HPI defined benchmark homes for Victoria in each category (single family homes, townhouses, condos) and for each neighbourhood. The benchmark starting point was 2005, where each type of property and neighbourhood was assigned an index value of 100.

MLS® Home Price Index

[Click here to learn more](#)

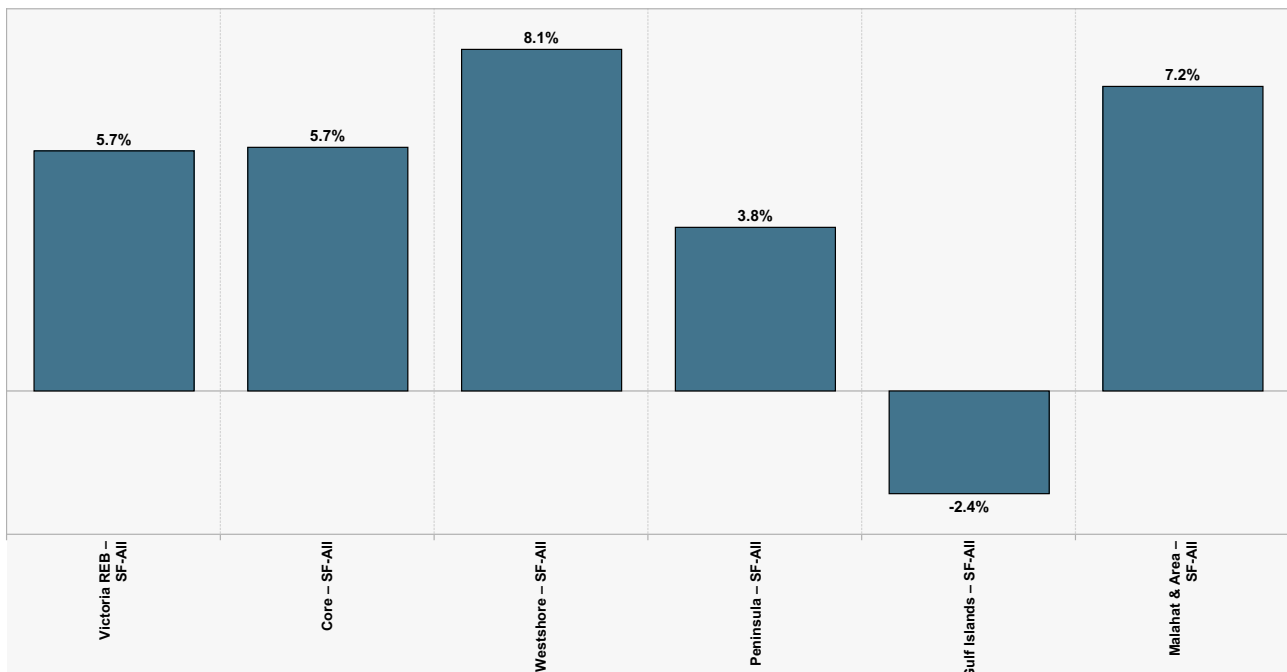
1. Area Group
VREB Area Summary

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

3. Area/Property Type Selection
All

% Difference from 12 Months Ago (July 2019 to July 2020)

Select Timeframe: 12 Months Ago



MLS® HPI benchmark and value - Condominium / Apartments

MLS®
Home Price Index 

[Click here to learn more](#)

1. Area Group

VREB Area Summary

2. Property Type

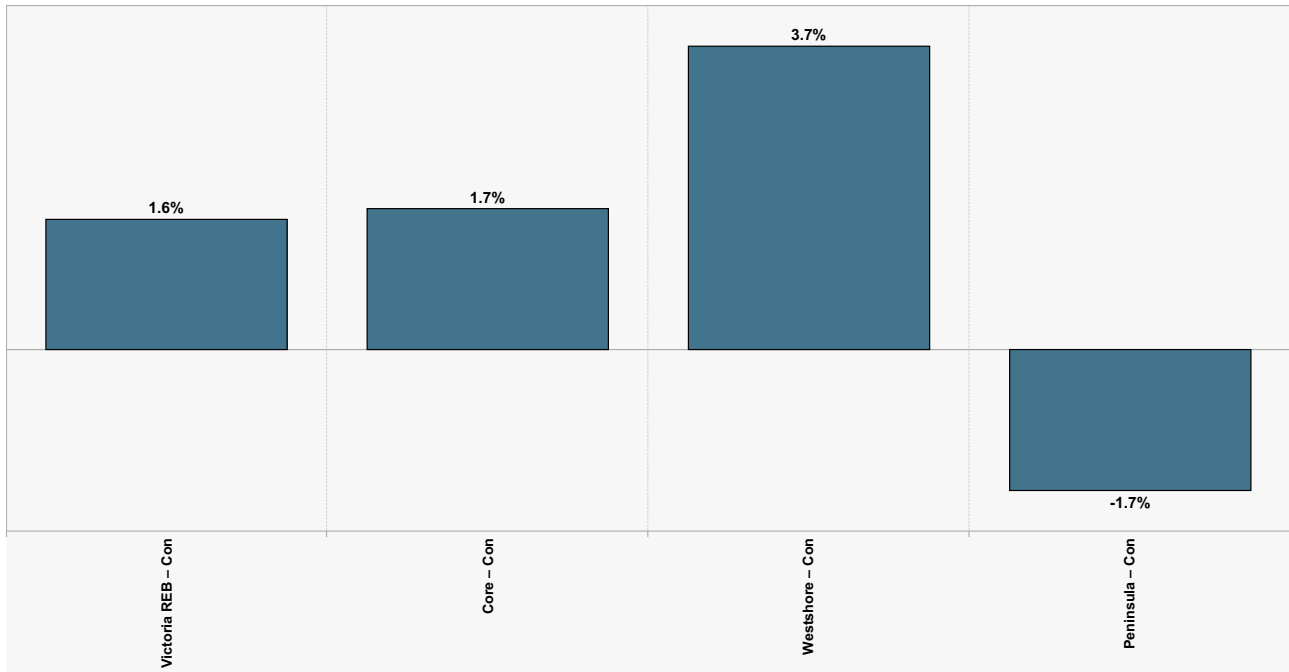
Condo Apartment (Con)

3. Area/Property Type Selection

All

% Difference from 12 Months Ago (July 2019 to July 2020)

Select Timeframe: 12 Months Ago



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 2020	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – SF-All	\$800,500	\$790,900	\$775,900	\$758,000	\$757,700	\$720,900	\$533,100	\$357,100
Victoria – SF-All	\$871,400	\$865,100	\$842,800	\$833,900	\$831,700	\$805,000	\$582,500	\$370,800
Victoria West – SF-All	\$744,900	\$729,800	\$723,300	\$682,600	\$673,300	\$625,200	\$452,400	\$284,200
Oak Bay – SF-All	\$1,234,700	\$1,232,500	\$1,229,200	\$1,185,600	\$1,212,600	\$1,219,300	\$829,600	\$552,000
Esquimalt – SF-All	\$707,900	\$697,300	\$692,700	\$656,700	\$657,300	\$623,100	\$456,400	\$292,400
View Royal – SF-All	\$820,700	\$802,900	\$783,300	\$778,800	\$769,400	\$714,500	\$529,100	\$349,200
Saanich East – SF-All	\$927,900	\$909,000	\$897,900	\$873,100	\$871,100	\$875,800	\$622,100	\$394,500
Saanich West – SF-All	\$808,100	\$791,300	\$783,400	\$755,600	\$754,300	\$718,700	\$515,900	\$329,800
Sooke – SF-All	\$596,000	\$575,600	\$555,700	\$553,400	\$541,400	\$479,400	\$359,600	\$265,000
Langford – SF-All	\$688,300	\$691,100	\$667,100	\$664,300	\$637,500	\$591,900	\$438,000	\$308,000
Metchosin – SF-All	\$1,021,900	\$986,300	\$960,400	\$941,700	\$933,100	\$856,100	\$620,200	\$455,400
Colwood – SF-All	\$708,500	\$705,200	\$702,200	\$703,900	\$665,600	\$648,000	\$479,700	\$332,600
Highlands – SF-All	\$874,100	\$880,600	\$871,400	\$848,700	\$838,600	\$816,700	\$626,300	\$437,700
North Saanich – SF-All	\$994,100	\$989,200	\$974,600	\$934,700	\$958,000	\$900,100	\$657,900	\$487,300
Sidney – SF-All	\$698,500	\$697,800	\$676,600	\$646,700	\$679,200	\$629,400	\$454,800	\$321,400
Central Saanich – SF-All	\$789,400	\$785,100	\$782,200	\$753,700	\$744,700	\$722,600	\$534,400	\$357,000
ML Malahat & Area – SF-All	\$612,800	\$601,500	\$581,700	\$550,900	\$571,800	\$517,300	\$415,100	\$282,400
GI Gulf Islands – SF-All	\$538,100	\$529,900	\$524,100	\$511,200	\$551,500	\$440,700	\$363,200	\$291,500

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

Single Family-All (SF-All)

3. Area/Property Type Selection

All

HPI by Timeframe and Property Type

	July 2020	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – SF-All	224.2	221.5	217.3	212.3	212.2	201.9	149.3	100.0
Victoria – SF-All	235.0	233.3	227.3	224.9	224.3	217.1	157.1	100.0
Victoria West – SF-All	262.1	256.8	254.5	240.2	236.9	220.0	159.2	100.0
Oak Bay – SF-All	223.7	223.3	222.7	214.8	219.7	220.9	150.3	100.0
Esquimalt – SF-All	242.1	238.5	236.9	224.6	224.8	213.1	156.1	100.0
View Royal – SF-All	235.0	229.9	224.3	223.0	220.3	204.6	151.5	100.0
Saanich East – SF-All	235.2	230.4	227.6	221.3	220.8	222.0	157.7	100.0
Saanich West – SF-All	245.0	239.9	237.5	229.1	228.7	217.9	156.4	100.0
Sooke – SF-All	224.9	217.2	209.7	208.8	204.3	180.9	135.7	100.0
Langford – SF-All	223.5	224.4	216.6	215.7	207.0	192.2	142.2	100.0
Metchosin – SF-All	224.4	216.6	210.9	206.8	204.9	188.0	136.2	100.0
Colwood – SF-All	213.0	212.0	211.1	211.6	200.1	194.8	144.2	100.0
Highlands – SF-All	199.7	201.2	199.1	193.9	191.6	186.6	143.1	100.0
North Saanich – SF-All	204.0	203.0	200.0	191.8	196.6	184.7	135.0	100.0
Sidney – SF-All	217.3	217.1	210.5	201.2	211.3	195.8	141.5	100.0
Central Saanich – SF-All	221.1	219.9	219.1	211.1	208.6	202.4	149.7	100.0
ML Malahat & Area – SF-All	217.0	213.0	206.0	195.1	202.5	183.2	147.0	100.0
GI Gulf Islands – SF-All	184.6	181.8	179.8	175.4	189.2	151.2	124.6	100.0

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

Benchmark Price by Timeframe and Property Type

	July 2020	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	\$516,100	\$512,800	\$521,400	\$511,000	\$507,900	\$442,700	\$305,500	\$203,900
Victoria – Con	\$495,800	\$493,500	\$497,900	\$488,000	\$492,000	\$427,500	\$285,900	\$191,500
Victoria West – Con	\$809,300	\$814,700	\$836,000	\$808,900	\$790,000	\$721,900	\$535,600	\$338,800
Oak Bay – Con	\$620,700	\$608,100	\$639,400	\$622,700	\$617,700	\$487,600	\$329,200	\$253,000
Esquimalt – Con	\$384,900	\$385,200	\$393,000	\$376,500	\$363,400	\$323,300	\$259,100	\$155,700
View Royal – Con	\$522,000	\$521,600	\$527,100	\$511,700	\$492,800	\$444,000	\$319,000	\$210,400
Saanich East – Con	\$457,200	\$446,900	\$455,700	\$453,600	\$448,100	\$378,000	\$259,400	\$169,700
Saanich West – Con	\$428,700	\$420,500	\$426,900	\$422,100	\$417,600	\$369,300	\$257,400	\$161,300
Langford – Con	\$412,100	\$412,100	\$418,000	\$408,800	\$399,300	\$355,800	\$242,300	\$176,600
Colwood – Con	\$431,900	\$430,600	\$439,300	\$421,000	\$407,900	\$359,100	\$253,200	\$171,400
Sidney – Con	\$482,700	\$486,600	\$504,600	\$485,800	\$491,000	\$420,400	\$297,300	\$202,500
Central Saanich – Con	\$473,600	\$473,400	\$491,700	\$475,700	\$483,100	\$418,000	\$312,700	\$205,300

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 2020	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	253.1	251.5	255.7	250.6	249.1	217.1	149.8	100.0
Victoria – Con	258.9	257.7	260.0	254.8	256.9	223.2	149.3	100.0
Victoria West – Con	238.9	240.5	246.8	238.8	233.2	213.1	158.1	100.0
Oak Bay – Con	245.3	240.3	252.7	246.1	244.1	192.7	130.1	100.0
Esquimalt – Con	247.2	247.4	252.4	241.8	233.4	207.6	166.4	100.0
View Royal – Con	248.1	247.9	250.5	243.2	234.2	211.0	151.6	100.0
Saanich East – Con	269.5	263.4	268.6	267.4	264.1	222.8	152.9	100.0
Saanich West – Con	265.8	260.7	264.7	261.7	258.9	229.0	159.6	100.0
Langford – Con	233.4	233.4	236.7	231.5	226.1	201.5	137.2	100.0
Colwood – Con	252.0	251.2	256.3	245.6	238.0	209.5	147.7	100.0
Sidney – Con	238.4	240.3	249.2	239.9	242.5	207.6	146.8	100.0
Central Saanich – Con	230.7	230.6	239.5	231.7	235.3	203.6	152.3	100.0

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

Benchmark Price by Timeframe and Property Type

	July 2020	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	\$597,000	\$590,100	\$597,000	\$595,600	\$595,100	\$537,500	\$413,900	\$278,300
Victoria – Twn	\$640,700	\$628,000	\$647,000	\$653,900	\$631,500	\$582,300	\$425,200	\$287,700
Victoria West – Twn	\$687,300	\$681,600	\$692,800	\$685,600	\$671,200	\$550,200	\$463,300	\$247,600
Esquimalt – Twn	\$574,400	\$560,300	\$570,800	\$576,000	\$561,000	\$474,800	\$381,400	\$234,700
View Royal – Twn	\$627,200	\$623,200	\$626,000	\$636,500	\$621,000	\$552,700	\$431,600	\$250,100
Saanich East – Twn	\$700,800	\$689,800	\$704,600	\$701,400	\$697,200	\$645,600	\$482,300	\$322,600
Saanich West – Twn	\$579,800	\$564,600	\$589,900	\$575,000	\$581,100	\$527,300	\$401,500	\$266,600
Sooke – Twn	\$477,000	\$481,100	\$479,900	\$468,300	\$468,100	\$422,000	\$322,900	\$256,100
Langford – Twn	\$504,200	\$509,200	\$506,800	\$498,200	\$501,900	\$435,600	\$339,000	\$261,800
Colwood – Twn	\$633,700	\$639,100	\$639,700	\$620,700	\$635,700	\$553,700	\$410,500	\$334,600
Sidney – Twn	\$607,100	\$597,400	\$591,500	\$581,800	\$590,400	\$541,600	\$393,700	\$269,500
Central Saanich – Twn	\$547,000	\$534,700	\$535,200	\$524,400	\$532,700	\$481,100	\$351,600	\$245,700
ML Malahat & Area – Twn	\$576,400	\$535,300	\$550,300	\$556,100	\$554,200	\$466,100	\$359,000	\$241,900
GI Gulf Islands – Twn	\$555,900	\$512,500	\$522,100	\$534,600	\$529,800	\$459,600	\$368,500	\$266,100

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

	July 2020	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	214.5	212.0	214.5	214.0	213.8	193.1	148.7	100.0
Victoria – Twn	222.7	218.3	224.9	223.5	219.5	202.4	147.8	100.0
Victoria West – Twn	277.6	275.3	279.8	276.9	271.1	222.2	187.1	100.0
Esquimalt – Twn	244.7	238.7	243.2	246.0	239.0	202.3	162.5	100.0
View Royal – Twn	250.8	249.2	250.3	254.5	248.3	221.0	172.6	100.0
Saanich East – Twn	217.2	213.8	218.4	217.4	216.1	200.1	149.5	100.0
Saanich West – Twn	217.5	211.8	221.3	215.7	218.0	197.8	150.6	100.0
Sooke – Twn	186.3	187.9	187.4	182.9	182.8	164.8	126.1	100.0
Langford – Twn	192.6	194.5	193.6	190.3	191.7	166.4	129.5	100.0
Colwood – Twn	189.4	191.0	191.2	185.5	190.0	165.5	122.7	100.0
Sidney – Twn	225.3	221.7	219.5	215.9	219.1	201.0	146.1	100.0
Central Saanich – Twn	222.6	217.6	217.8	213.4	216.8	195.8	143.1	100.0
ML Malahat & Area – Twn	238.3	221.3	227.5	229.9	229.1	192.7	148.4	100.0
GI Gulf Islands – Twn	208.9	192.6	196.2	200.9	199.1	172.7	138.5	100.0

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

Source: Victoria Real Estate Board



[Click here to learn more](#)

1. Area Group

VREB Area Summary

2. Property Type

Single Family-All (SF-All)

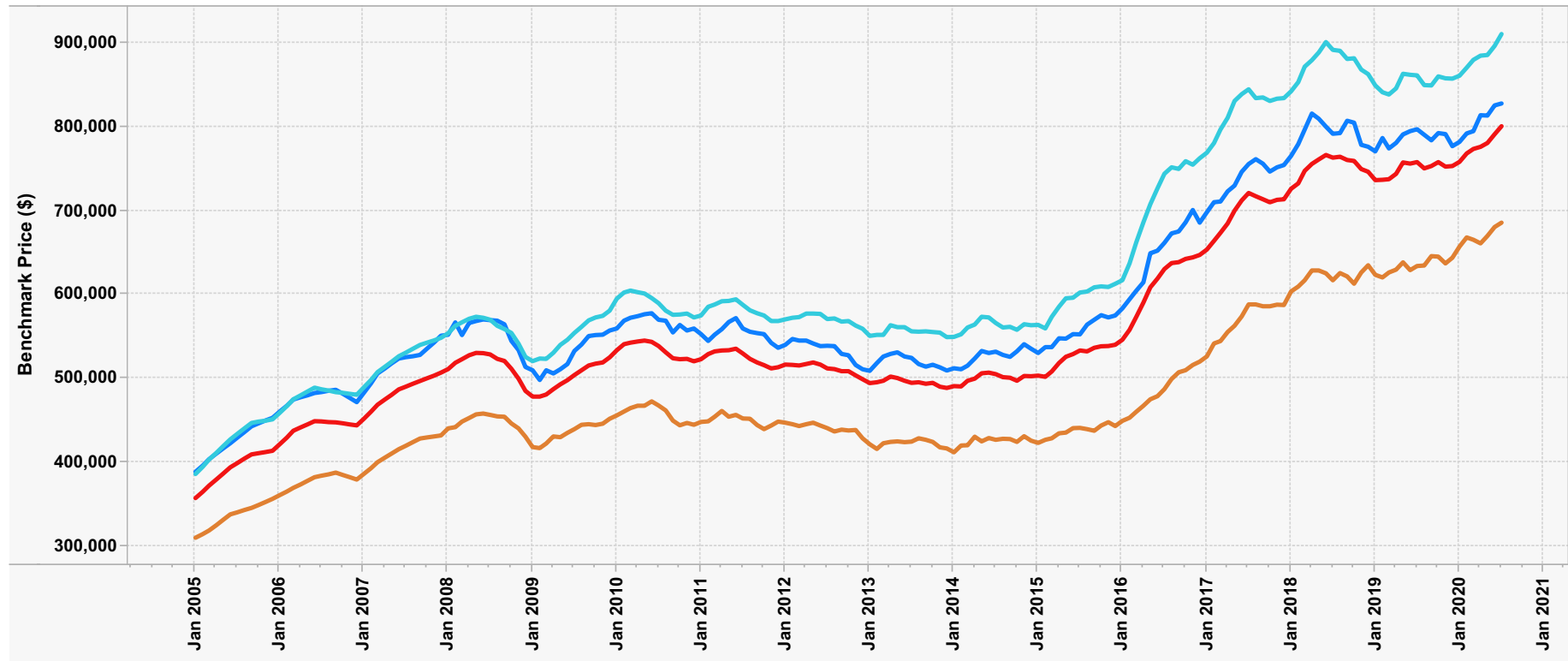
3. Area/Property Type Selection

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](#)

1. Area Group

VREB Area Summary

2. Property Type

Condo Apartment (Con)

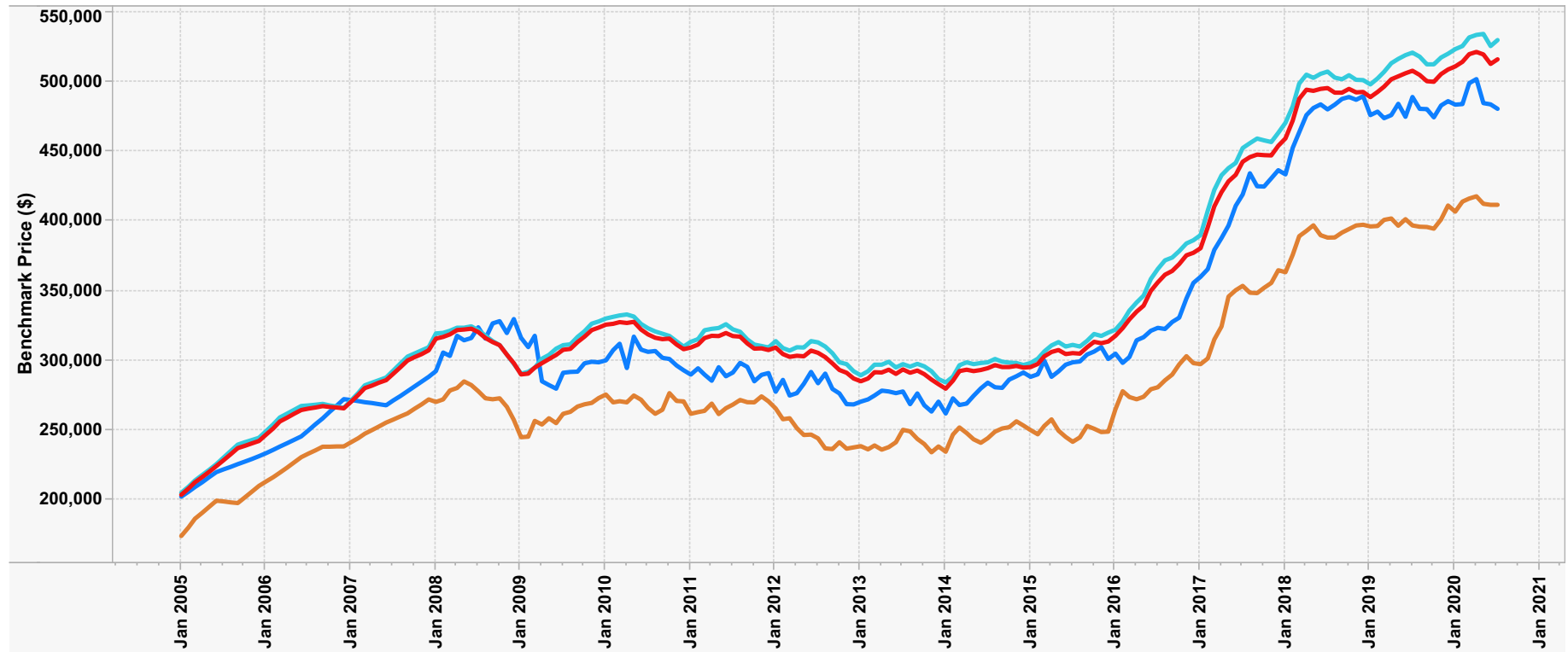
3. Area/Property Type Selection

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](#)

1. Area Group

VREB Area Summary

2. Property Type

Townhouse (Twn)

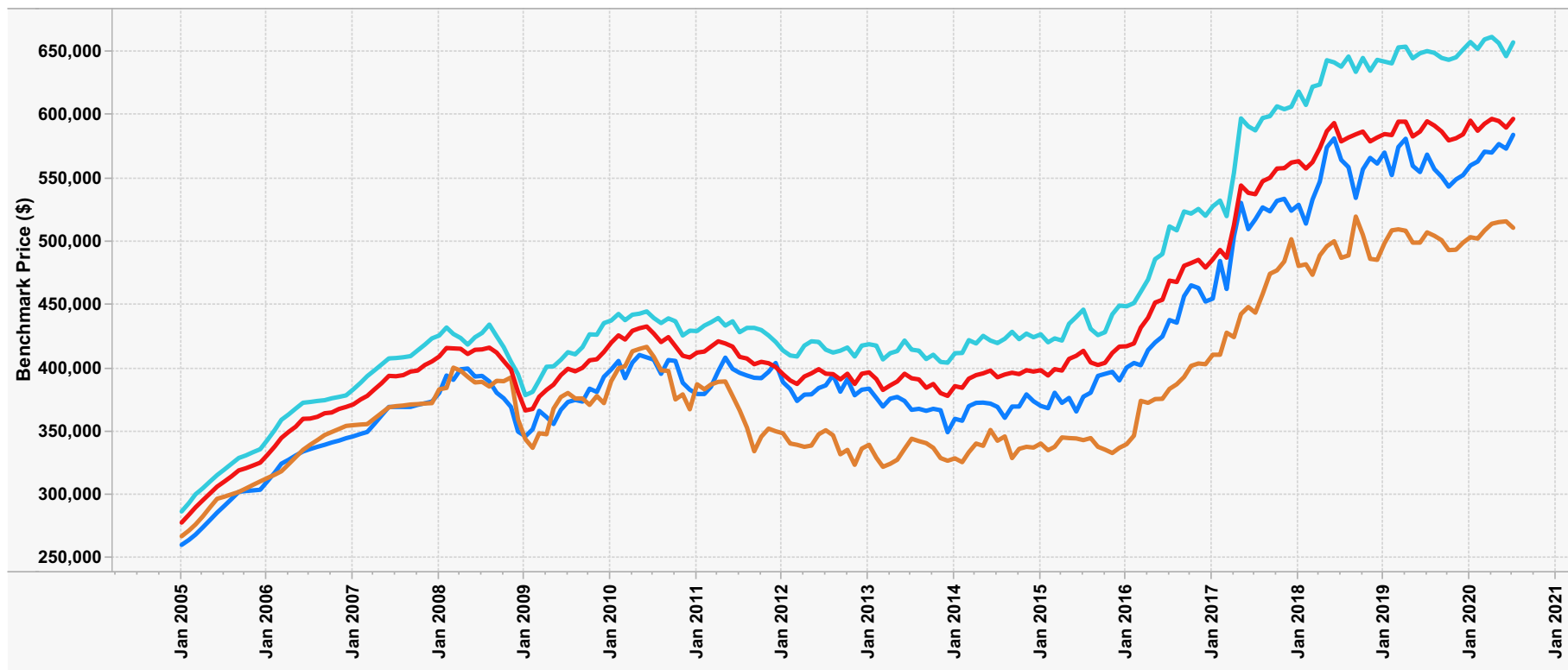
3. Area/Property Type Selection

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](#)

1. Area Group

VREB Area Summary

2. Property Type

Multiple values

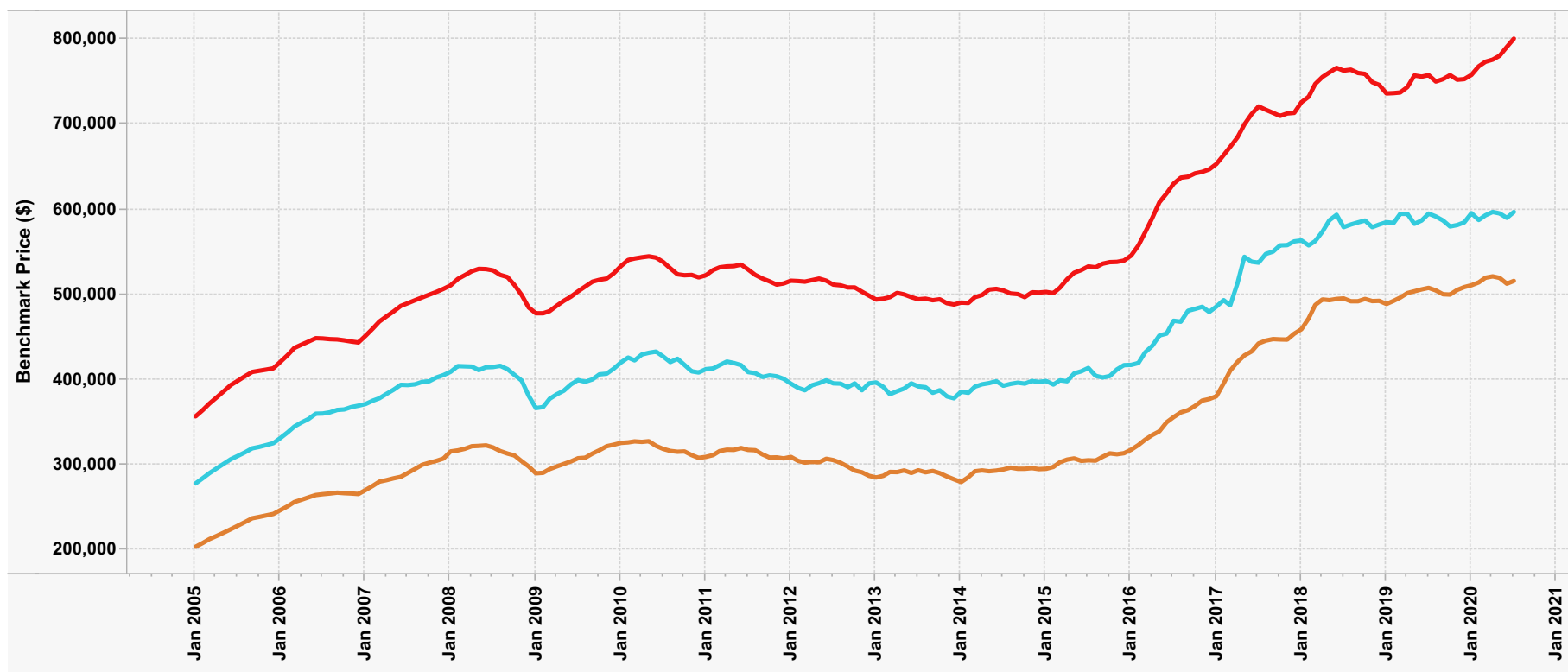
3. Area/Property Type Selection

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 2020

Produced: 04-Aug-2020

District	Units	Total Volume
Residential		
● Single Family Detached		
Greater Victoria		
Victoria / Victoria West	59	\$64,381,600
Oak Bay	24	\$44,513,380
Esquimalt	11	\$8,705,900
View Royal	11	\$9,230,800
Saanich East	101	\$125,496,438
Saanich West	36	\$37,086,179
Central Saanich	22	\$27,132,900
North Saanich	44	\$56,178,241
Sidney	21	\$18,867,400
Highlands	9	\$9,115,000
Colwood	27	\$20,313,169
Langford	85	\$68,489,395
Metchosin	2	\$1,402,500
Sooke	44	\$29,943,920
Gulf Islands	37	\$30,108,522
Total Greater Victoria	533	\$550,965,344
Other Areas		
Malahat & Area	26	\$19,954,300
Total Other Areas	26	\$19,954,300
Total Single Family Detached	559	\$570,919,644
● Condo Apartment		
Greater Victoria		
Victoria / Victoria West	97	\$49,428,975
Oak Bay	5	\$3,230,000
Esquimalt	14	\$5,263,800
View Royal	6	\$2,765,900
Saanich East	30	\$15,047,400
Saanich West	14	\$5,960,888
Central Saanich	10	\$4,607,900
Sidney	17	\$8,575,756
Colwood	6	\$2,897,900
Langford	32	\$13,686,345
Sooke	6	\$2,496,900
Total Greater Victoria	237	\$113,961,764
Other Areas		
Malahat & Area	2	\$904,900
Total Other Areas	2	\$904,900
Total Condo Apartment	239	\$114,866,664

Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

July 2020

Produced: 04-Aug-2020

District	Units	Total Volume
● Row/Townhouse		
Greater Victoria		
Victoria / Victoria West	17	\$12,528,400
Oak Bay	2	\$1,330,000
Esquimalt	3	\$1,559,000
View Royal	1	\$549,000
Saanich East	15	\$11,568,788
Saanich West	10	\$6,814,800
Central Saanich	8	\$3,904,900
Sidney	9	\$4,495,500
Colwood	12	\$6,685,655
Langford	33	\$17,451,845
Sooke	12	\$5,439,211
Gulf Islands	2	\$782,500
Total Greater Victoria	124	\$73,109,599
Total Row/Townhouse	124	\$73,109,599
● Manufactured Home		
Greater Victoria		
View Royal	3	\$802,000
Central Saanich	5	\$1,508,900
Sidney	1	\$374,900
Langford	3	\$538,900
Sooke	1	\$185,000
Gulf Islands	1	\$36,384
Total Greater Victoria	14	\$3,446,084
Total Manufactured Home	14	\$3,446,084
Total Residential	936	\$762,341,991

Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

July 2020

Produced: 04-Aug-2020

District	Units	Total Volume
Other Property		
● Lots & Acreage		
Greater Victoria		
Oak Bay	1	\$1,000,000
Saanich East	3	\$2,308,000
Central Saanich	3	\$4,420,000
North Saanich	3	\$1,902,500
Colwood	2	\$750,000
Langford	4	\$1,423,900
Sooke	4	\$874,700
Gulf Islands	10	\$3,197,000
Total Greater Victoria	30	\$15,876,100
Other Areas		
Malahat & Area	4	\$1,142,600
Total Other Areas	4	\$1,142,600
Total Lots & Acreage	34	\$17,018,700
● Commercial Land	1	\$1,750,000
● Other Commercial Properties	8	\$2,757,610
Grand Totals	979	\$783,868,301

Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

July 2020

Produced: 04-Aug-2020

District	Units	Total Volume
Residential		
● Single Family Detached		
Greater Victoria		
Victoria	52	\$53,869,600
Victoria West	5	\$3,952,000
Oak Bay	23	\$40,513,380
Esquimalt	11	\$8,705,900
View Royal	10	\$8,065,800
Saanich East	96	\$106,986,438
Saanich West	35	\$36,146,379
Central Saanich	21	\$24,632,900
North Saanich	40	\$47,111,241
Sidney	19	\$14,767,400
Highlands	8	\$7,920,000
Colwood	27	\$20,313,169
Langford	84	\$67,184,395
Metchosin	2	\$1,402,500
Sooke	40	\$26,488,920
Gulf Islands	28	\$20,254,622
Waterfront (all districts)	32	\$62,650,700
Total Greater Victoria	533	\$550,965,344
Other Areas		
Malahat & Area	24	\$17,449,300
Waterfront (all districts)	2	\$2,505,000
Total Other Areas	26	\$19,954,300
Total Single Family Detached	559	\$570,919,644
● Condo Apartment		
Greater Victoria		
Victoria	77	\$36,700,575
Victoria West	13	\$7,459,500
Oak Bay	4	\$2,644,000
Esquimalt	12	\$4,432,800
View Royal	5	\$2,200,900
Saanich East	30	\$15,047,400
Saanich West	14	\$5,960,888
Central Saanich	10	\$4,607,900
Sidney	16	\$8,125,756
Colwood	5	\$2,590,900
Langford	32	\$13,686,345
Sooke	1	\$360,000
Waterfront (all districts)	18	\$10,144,800
Total Greater Victoria	237	\$113,961,764
Other Areas		
Waterfront (all districts)	2	\$904,900
Total Other Areas	2	\$904,900
Total Condo Apartment	239	\$114,866,664

Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

July 2020

Produced: 04-Aug-2020

District	Units	Total Volume
● Row/Townhouse		
Greater Victoria		
Victoria	16	\$12,043,400
Victoria West	1	\$485,000
Oak Bay	2	\$1,330,000
Esquimalt	3	\$1,559,000
View Royal	1	\$549,000
Saanich East	15	\$11,568,788
Saanich West	10	\$6,814,800
Central Saanich	8	\$3,904,900
Sidney	9	\$4,495,500
Colwood	12	\$6,685,655
Langford	33	\$17,451,845
Sooke	12	\$5,439,211
Gulf Islands	1	\$715,000
Waterfront (all districts)	1	\$67,500
Total Greater Victoria	124	\$73,109,599
Total Row/Townhouse	124	\$73,109,599
● Manufactured Home		
Greater Victoria		
View Royal	3	\$802,000
Central Saanich	5	\$1,508,900
Sidney	1	\$374,900
Langford	3	\$538,900
Sooke	1	\$185,000
Waterfront (all districts)	1	\$36,384
Total Greater Victoria	14	\$3,446,084
Total Manufactured Home	14	\$3,446,084
Total Residential	936	\$762,341,991

Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

July 2020

Produced: 04-Aug-2020

District	Units	Total Volume
Other Property		
● Lots & Acreage		
Greater Victoria		
Oak Bay	1	\$1,000,000
Saanich East	3	\$2,308,000
Central Saanich	3	\$4,420,000
North Saanich	3	\$1,902,500
Colwood	2	\$750,000
Langford	4	\$1,423,900
Sooke	4	\$874,700
Gulf Islands	10	\$3,197,000
Total Greater Victoria	30	\$15,876,100
Other Areas		
Malahat & Area	4	\$1,142,600
Total Other Areas	4	\$1,142,600
Total Lots & Acreage	34	\$17,018,700
● Commercial Land	1	\$1,750,000
● Other Commercial Properties	8	\$2,757,610
Grand Totals	979	\$783,868,301

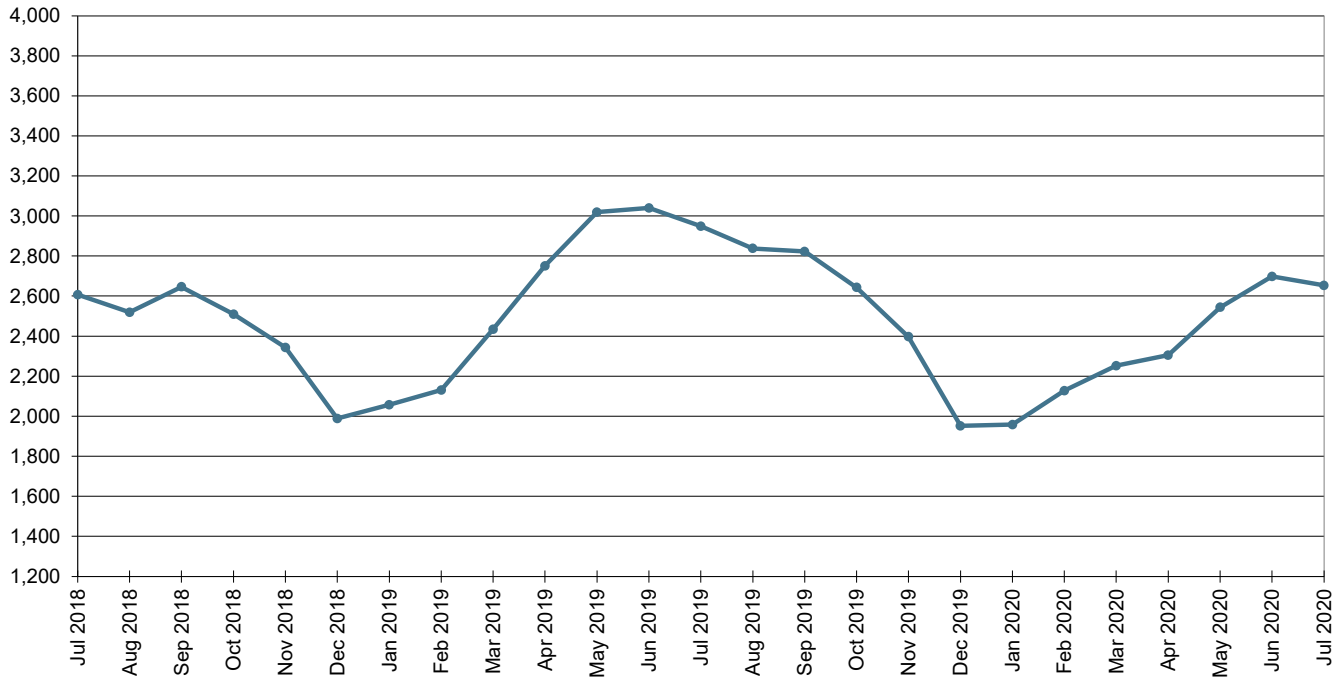
Active Listings, New Listings and Sales

The last 25 months of counts of active listings, new listings and new sales (all property types)

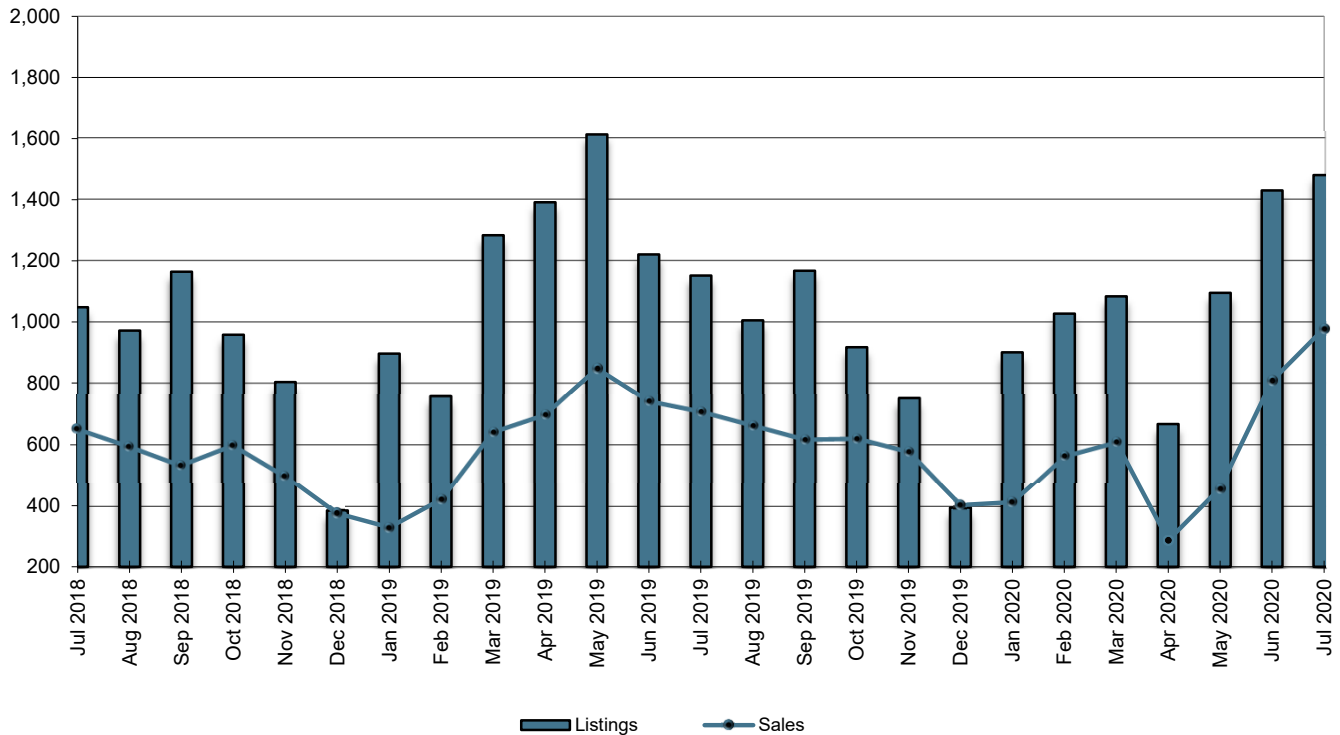
July 2020

Produced: 04-Aug-2020

Total Active MLS® Listings



Total New MLS® Listings and Total MLS® Sales

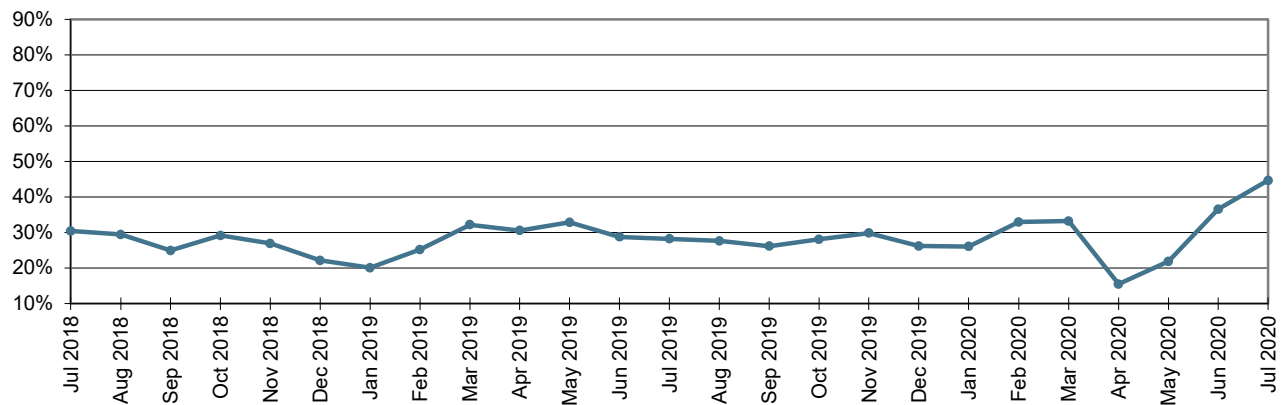


Sales to Active Listings Ratio

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

July 2020

Produced: 04-Aug-2020



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 2020

Produced: 04-Aug-2020

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Single Family - Residential						
Units Listed	606	482	26 %	2905	3532	-18 %
Units Sold	447	283	58 %	1815	1914	-5 %
Sell/List Ratio	74 %	59 %		62 %	54 %	
Sales Dollars	\$424,909,995	\$222,527,688	91 %	\$1,618,590,425	\$1,567,674,749	3 %
Average Price / Unit	\$950,582	\$786,317	21 %	\$891,785	\$819,057	9 %
Price Ratio	99 %	98 %		99 %	98 %	
Days To Sell	34	39	-13 %	38	39	-4 %
Active Listings at Month End	679	992	-32 %			
Single Family - Residential Waterfront						
Units Listed	45	52	-13 %	271	311	-13 %
Units Sold	32	24	33 %	125	101	24 %
Sell/List Ratio	71 %	46 %		46 %	32 %	
Sales Dollars	\$64,852,800	\$27,422,700	136 %	\$220,538,363	\$132,154,661	67 %
Average Price / Unit	\$2,026,650	\$1,142,613	77 %	\$1,764,307	\$1,308,462	35 %
Price Ratio	95 %	95 %		94 %	95 %	
Days To Sell	75	69	9 %	87	93	-6 %
Active Listings at Month End	138	206	-33 %			
Single Family - Residential Acreage						
Units Listed	73	51	43 %	328	352	-7 %
Units Sold	46	24	92 %	174	150	16 %
Sell/List Ratio	63 %	47 %		53 %	43 %	
Sales Dollars	\$58,092,149	\$25,235,387	130 %	\$191,469,598	\$138,804,471	38 %
Average Price / Unit	\$1,262,873	\$1,051,474	20 %	\$1,100,400	\$925,363	19 %
Price Ratio	99 %	95 %		97 %	96 %	
Days To Sell	44	80	-45 %	62	71	-13 %
Active Listings at Month End	148	199	-26 %			
Condo Apartment						
Units Listed	406	308	32 %	2313	2201	5 %
Units Sold	239	215	11 %	1100	1314	-16 %
Sell/List Ratio	59 %	70 %		48 %	60 %	
Sales Dollars	\$114,866,664	\$98,222,783	17 %	\$528,740,644	\$610,278,135	-13 %
Average Price / Unit	\$480,614	\$456,850	5 %	\$480,673	\$464,443	3 %
Price Ratio	98 %	98 %		98 %	98 %	
Days To Sell	43	42	3 %	40	38	4 %
Active Listings at Month End	769	619	24 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

July 2020

Produced: 04-Aug-2020

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Row/Townhouse						
Units Listed	160	119	34 %	847	883	-4 %
Units Sold	124	89	39 %	523	497	5 %
Sell/List Ratio	78 %	75 %		62 %	56 %	
Sales Dollars	\$73,109,599	\$51,146,419	43 %	\$309,918,653	\$300,912,630	3 %
Average Price / Unit	\$589,594	\$574,679	3 %	\$592,579	\$605,458	-2 %
Price Ratio	99 %	99 %		99 %	98 %	
Days To Sell	44	39	14 %	47	38	24 %
Active Listings at Month End	245	235	4 %			
Half Duplex (Up and Down)						
Units Listed	0	1	-100 %	3	1	200 %
Units Sold	0	0	%	2	0	%
Sell/List Ratio	%	0 %		67 %	0 %	
Sales Dollars	\$0	\$0	%	\$691,000	\$0	%
Average Price / Unit			%	\$345,500		%
Price Ratio	%	%		95 %	%	
Days To Sell			%	172		%
Active Listings at Month End	0	1	-100 %			
Half Duplex (Side by Side)						
Units Listed	41	12	242 %	101	80	26 %
Units Sold	25	8	213 %	58	48	21 %
Sell/List Ratio	61 %	67 %		57 %	60 %	
Sales Dollars	\$16,514,300	\$4,279,000	286 %	\$37,862,200	\$30,603,840	24 %
Average Price / Unit	\$660,572	\$534,875	24 %	\$652,797	\$637,580	2 %
Price Ratio	100 %	99 %		99 %	98 %	
Days To Sell	24	34	-31 %	32	51	-36 %
Active Listings at Month End	51	25	104 %			
Half Duplex (Front and Back)						
Units Listed	6	4	50 %	14	23	-39 %
Units Sold	1	2	-50 %	8	14	-43 %
Sell/List Ratio	17 %	50 %		57 %	61 %	
Sales Dollars	\$472,500	\$1,376,500	-66 %	\$5,077,900	\$9,738,000	-48 %
Average Price / Unit	\$472,500	\$688,250	-31 %	\$634,738	\$695,571	-9 %
Price Ratio	103 %	95 %		99 %	98 %	
Days To Sell	55	34	62 %	35	36	-3 %
Active Listings at Month End	7	5	40 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

July 2020

Produced: 04-Aug-2020

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Recreational						
Units Listed	7	4	75 %	23	30	-23 %
Units Sold	3	5	-40 %	8	12	-33 %
Sell/List Ratio	43 %	125 %		35 %	40 %	
Sales Dollars	\$467,900	\$846,600	-45 %	\$887,900	\$1,620,100	-45 %
Average Price / Unit	\$155,967	\$169,320	-8 %	\$110,988	\$135,008	-18 %
Price Ratio	96 %	92 %		94 %	93 %	
Days To Sell	43	32	34 %	273	48	473 %
Active Listings at Month End	18	21	-14 %			
Manufactured Home						
Units Listed	19	28	-32 %	118	147	-20 %
Units Sold	14	19	-26 %	80	100	-20 %
Sell/List Ratio	74 %	68 %		68 %	68 %	
Sales Dollars	\$3,446,084	\$5,207,000	-34 %	\$18,731,209	\$20,898,788	-10 %
Average Price / Unit	\$246,149	\$274,053	-10 %	\$234,140	\$208,988	12 %
Price Ratio	95 %	95 %		95 %	95 %	
Days To Sell	74	51	47 %	63	53	17 %
Active Listings at Month End	41	48	-15 %			
Residential Lots						
Units Listed	52	32	63 %	200	251	-20 %
Units Sold	22	15	47 %	75	82	-9 %
Sell/List Ratio	42 %	47 %		38 %	33 %	
Sales Dollars	\$8,240,600	\$4,219,750	95 %	\$32,677,274	\$24,360,470	34 %
Average Price / Unit	\$374,573	\$281,317	33 %	\$435,697	\$297,079	47 %
Price Ratio	97 %	97 %		99 %	94 %	
Days To Sell	118	100	18 %	131	141	-7 %
Active Listings at Month End	136	192	-29 %			
Residential Lots - Waterfront						
Units Listed	2	3	-33 %	42	30	40 %
Units Sold	1	4	-75 %	7	10	-30 %
Sell/List Ratio	50 %	133 %		17 %	33 %	
Sales Dollars	\$1,050,000	\$1,452,444	-28 %	\$5,163,125	\$6,115,944	-16 %
Average Price / Unit	\$1,050,000	\$363,111	189 %	\$737,589	\$611,594	21 %
Price Ratio	81 %	94 %		91 %	95 %	
Days To Sell	32	428	-93 %	233	269	-13 %
Active Listings at Month End	35	21	67 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

July 2020

Produced: 04-Aug-2020

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Residential Acreage						
Units Listed	8	14	-43 %	96	107	-10 %
Units Sold	9	5	80 %	43	32	34 %
Sell/List Ratio	113 %	36 %		45 %	30 %	
Sales Dollars	\$5,599,100	\$6,041,500	-7 %	\$25,255,100	\$18,224,500	39 %
Average Price / Unit	\$622,122	\$1,208,300	-49 %	\$587,328	\$569,516	3 %
Price Ratio	93 %	94 %		93 %	93 %	
Days To Sell	114	122	-7 %	139	153	-9 %
Active Listings at Month End	69	95	-27 %			
Residential Acreage - Waterfront						
Units Listed	4	6	-33 %	26	29	-10 %
Units Sold	2	0	%	12	8	50 %
Sell/List Ratio	50 %	0 %		46 %	28 %	
Sales Dollars	\$2,129,000	\$0	%	\$11,818,182	\$16,525,000	-28 %
Average Price / Unit	\$1,064,500	%		\$984,849	\$2,065,625	-52 %
Price Ratio	97 %	%		90 %	96 %	
Days To Sell	284	%		152	298	-49 %
Active Listings at Month End	33	31	6 %			
Revenue - Duplex/Triplex						
Units Listed	5	5	0 %	34	27	26 %
Units Sold	5	1	400 %	22	9	144 %
Sell/List Ratio	100 %	20 %		65 %	33 %	
Sales Dollars	\$5,610,000	\$1,015,000	453 %	\$21,800,950	\$8,711,800	150 %
Average Price / Unit	\$1,122,000	\$1,015,000	11 %	\$990,952	\$967,978	2 %
Price Ratio	95 %	97 %		96 %	97 %	
Days To Sell	47	80	-41 %	43	39	12 %
Active Listings at Month End	10	14	-29 %			
Revenue - Multi Units						
Units Listed	5	2	150 %	25	11	127 %
Units Sold	1	0	%	2	4	-50 %
Sell/List Ratio	20 %	0 %		8 %	36 %	
Sales Dollars	\$2,650,000	\$0	%	\$4,400,000	\$6,488,000	-32 %
Average Price / Unit	\$2,650,000	%		\$2,200,000	\$1,622,000	36 %
Price Ratio	89 %	%		88 %	97 %	
Days To Sell	124	%		77	70	10 %
Active Listings at Month End	21	8	163 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

July 2020

Produced: 04-Aug-2020

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Revenue - Apartment Block						
Units Listed	0	0	%	9	8	13 %
Units Sold	0	1	-100 %	3	3	0 %
Sell/List Ratio	%	%		33 %	38 %	
Sales Dollars	\$0	\$2,850,000	-100 %	\$8,498,900	\$11,280,000	-25 %
Average Price / Unit		\$2,850,000	%	\$2,832,967	\$3,760,000	-25 %
Price Ratio	%	92 %		93 %	93 %	
Days To Sell		110	%	128	89	44 %
Active Listings at Month End	0	2	-100 %			
Revenue - Commercial						
Units Listed	10	9	11 %	50	56	-11 %
Units Sold	0	5	-100 %	9	21	-57 %
Sell/List Ratio	%	56 %		18 %	38 %	
Sales Dollars	\$0	\$2,859,000	-100 %	\$7,440,900	\$12,144,120	-39 %
Average Price / Unit		\$571,800	%	\$826,767	\$578,291	43 %
Price Ratio	%	94 %		96 %	94 %	
Days To Sell		45	%	90	95	-5 %
Active Listings at Month End	51	39	31 %			
Revenue - Industrial						
Units Listed	1	0	%	2	2	0 %
Units Sold	0	0	%	0	1	-100 %
Sell/List Ratio	%	%		0 %	50 %	
Sales Dollars	\$0	\$0	%	\$0	\$249,000	-100 %
Average Price / Unit			%		\$249,000	%
Price Ratio	%	%		%	100 %	
Days To Sell			%		21	%
Active Listings at Month End	13	1	1200 %			
Business with Land & Building						
Units Listed	1	1	0 %	41	34	21 %
Units Sold	0	0	%	17	9	89 %
Sell/List Ratio	%	0 %		41 %	26 %	
Sales Dollars	\$0	\$0	%	\$27,563,992	\$6,770,059	307 %
Average Price / Unit			%	\$1,621,411	\$752,229	116 %
Price Ratio	%	%		91 %	106 %	
Days To Sell			%	144	139	4 %
Active Listings at Month End	9	32	-72 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

July 2020

Produced: 04-Aug-2020

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Business Only						
Units Listed	12	9	33 %	70	88	-20 %
Units Sold	2	4	-50 %	14	22	-36 %
Sell/List Ratio	17 %	44 %		20 %	25 %	
Sales Dollars	\$107,500	\$264,900	-59 %	\$1,103,000	\$1,821,500	-39 %
Average Price / Unit	\$53,750	\$66,225	-19 %	\$78,786	\$82,795	-5 %
Price Ratio	67 %	82 %		76 %	73 %	
Days To Sell	91	116	-21 %	114	106	7 %
Active Listings at Month End	47	73	-36 %			
Motel/Hotel						
Units Listed	0	0	%	2	1	100 %
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	0	1	-100 %			
Lease - Office						
Units Listed	10	0	%	53	29	83 %
Units Sold	1	1	0 %	3	10	-70 %
Sell/List Ratio	10 %	%		6 %	34 %	
Sales Dollars	\$14	\$25	-44 %	\$54	\$200	-73 %
Average Price / Unit	\$14	\$25	-44 %	\$18	\$20	-10 %
Price Ratio	88 %	%		338 %	%	
Days To Sell	76	298	-74 %	293	183	61 %
Active Listings at Month End	66	18	267 %			
Lease - Retail						
Units Listed	6	4	50 %	34	30	13 %
Units Sold	3	0	%	9	6	50 %
Sell/List Ratio	50 %	0 %		26 %	20 %	
Sales Dollars	\$82	\$0	%	\$1,822	\$116	1467 %
Average Price / Unit	\$27		%	\$202	\$19	945 %
Price Ratio	92 %	%		111 %	2 %	
Days To Sell	236		%	234	110	112 %
Active Listings at Month End	45	27	67 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

July 2020

Produced: 04-Aug-2020

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Lease - Warehouse						
Units Listed	0	0	%	1	1	0 %
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	0	1	-100 %			
Lease - Industrial						
Units Listed	0	0	%	1	1	0 %
Units Sold	1	0	%	1	1	0 %
Sell/List Ratio	%	%		100 %	100 %	
Sales Dollars	\$14	\$0	%	\$14	\$9	56 %
Average Price / Unit	\$14		%	\$14	\$9	56 %
Price Ratio	111 %	%		111 %	%	
Days To Sell	304		%	304	45	576 %
Active Listings at Month End	7	0	%			
Lease - Other						
Units Listed	0	3	-100 %	51	31	65 %
Units Sold	0	1	-100 %	2	10	-80 %
Sell/List Ratio	%	33 %		4 %	32 %	
Sales Dollars	\$0	\$25	-100 %	\$30	\$212	-86 %
Average Price / Unit		\$25	%	\$15	\$21	-29 %
Price Ratio	%	%		%	%	
Days To Sell		51	%	61	140	-57 %
Active Listings at Month End	1	25	-96 %			
Commercial Land						
Units Listed	1	3	-67 %	24	20	20 %
Units Sold	1	0	%	1	2	-50 %
Sell/List Ratio	100 %	0 %		4 %	10 %	
Sales Dollars	\$1,750,000	\$0	%	\$1,750,000	\$1,520,000	15 %
Average Price / Unit	\$1,750,000		%	\$1,750,000	\$760,000	130 %
Price Ratio	100 %	%		100 %	84 %	
Days To Sell	472		%	472	250	89 %
Active Listings at Month End	14	18	-22 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

July 2020

Produced: 04-Aug-2020

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Grand Totals						
Units Listed	1480	1152	28 %	7684	8316	-8 %
Units Sold	979	706	39 %	4113	4380	-6 %
Sell/List Ratio	66 %	61 %		54 %	53 %	
Sales Dollars	\$783,868,301	\$454,966,721	72 %	\$3,079,981,235	\$2,926,896,304	5 %
Average Price / Unit	\$800,683	\$644,429	24 %	\$748,841	\$668,241	12 %
Price Ratio	98 %	98 %		98 %	98 %	
Days To Sell	45	48	-7 %	48	47	3 %
Active Listings at Month End	2653	2949	-10 %			