



March 1, 2021

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Victoria Real Estate Market demand surges against limited supply

A total of 863 properties sold in the Victoria Real Estate Board region this February, 53.3 per cent more than the 563 properties sold in February 2020 and 33.6 per cent more than the previous month of January. Sales of condominiums were up 65.7 per cent from February 2020 with 290 units sold. Sales of single family homes were up 43.9 per cent from February 2020 with 390 sold.

“Our early spring market is in full swing carrying on from a fast start in January,” said Victoria Real Estate Board President David Langlois. “Our market remains one with tightly constrained inventory and high demand. The good news is that we have seen some stabilization in listings and condo pricing between January and February, but we continue to see huge pressure on single family homes – new listings are snapped up as soon as they are listed. As a result, the pressure on single family homes continues to ramp up. There is significant competition for desirable homes – and in our marketplace most homes are desirable – and people competing for properties pushes prices up.”

There were 1,318 active listings for sale on the Victoria Real Estate Board Multiple Listing Service® at the end of February 2021, 38 per cent fewer properties than the total available at the end of February 2020 and three properties fewer than the 1,321 active listings for sale at the end of January 2020.

“The theme for 2021 is going to be inventory - where does it come from and how much new supply can be approved - so that this situation does not persist,” adds Langlois. “We’ve seen the government attempt to influence the housing market in hopes of dampening the demand for home ownership. The foreign buyer tax has changed nothing – our market continues to zoom forward with almost no foreign buyers. The government adjusted mortgage qualification rules, those are absorbed by the market and buyers adjust. Demand-suppression measures have not worked and their failure to moderate housing prices in our community has only exacerbated the pressure on the supply that was constrained ten years ago but is now at historically low levels. If you are concerned about housing prices and availability of housing in general in our community, please support development in your municipality. Be vocal with your local council or neighbourhood association – these stakeholders hold the power in these negotiations - and help to make space in your community. Gentle density and the building of new homes are the only pathway to moderate housing prices in our area.”

The Multiple Listing Service® Home Price Index benchmark value for a single family home in the Victoria Core in February 2020 was \$870,300. The benchmark value for the same home in February 2021 increased by 9 per cent to \$948,200, a 1.7 per cent increase from the previous month of January. The MLS® HPI benchmark value for a condominium in the Victoria Core in February 2020 was \$525,600, while the benchmark for the same condominium in February 2021 remained close to last year’s value at \$525,400, a 0.38 per cent decrease.

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 1,409 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.

February 2021 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		
	February 2021									January 2021			February 2020		
	Units	LM%	LY%	Average\$	LM%	LY%	Median\$	LM%	LY%	Units	Average\$	Median\$	Units	Average\$	Median\$
Single Family Greater Victoria	373	31.8%	48.0%	\$1,160,541	-4.9%	29.0%	\$978,000	0.3%	22.3%	283	\$1,220,626	\$975,000	252	\$899,443	\$799,500
Single Family Other Areas	17	21.4%	-10.5%	\$1,169,647	32.1%	58.3%	\$898,000	29.5%	36.1%	14	\$885,249	\$693,255	19	\$738,942	\$660,000
Single Family Total All Areas	390	31.3%	43.9%	\$1,160,938	-3.6%	30.7%	\$955,000	-1.5%	20.1%	297	\$1,204,817	\$970,000	271	\$888,190	\$795,000
Condo Apartment	290	34.3%	65.7%	\$542,564	10.6%	9.4%	\$454,900	3.4%	3.4%	216	\$490,511	\$440,000	175	\$496,077	\$440,000
Row/Townhouse	102	56.9%	30.8%	\$682,071	5.4%	16.1%	\$630,000	3.3%	14.4%	65	\$647,345	\$610,000	78	\$587,288	\$550,900
Manufactured Home	18	100.0%	125.0%	\$346,211	4.8%	86.7%	\$192,500	-12.9%	3.6%	9	\$330,500	\$221,000	8	\$185,438	\$185,750
Total Residential	800	36.3%	50.4%							587			532		
Total Sales	863	33.6%	53.3%							646			563		
Active Listings	1,318	-0.2%	-38.0%							1,321			2,127		

Legend

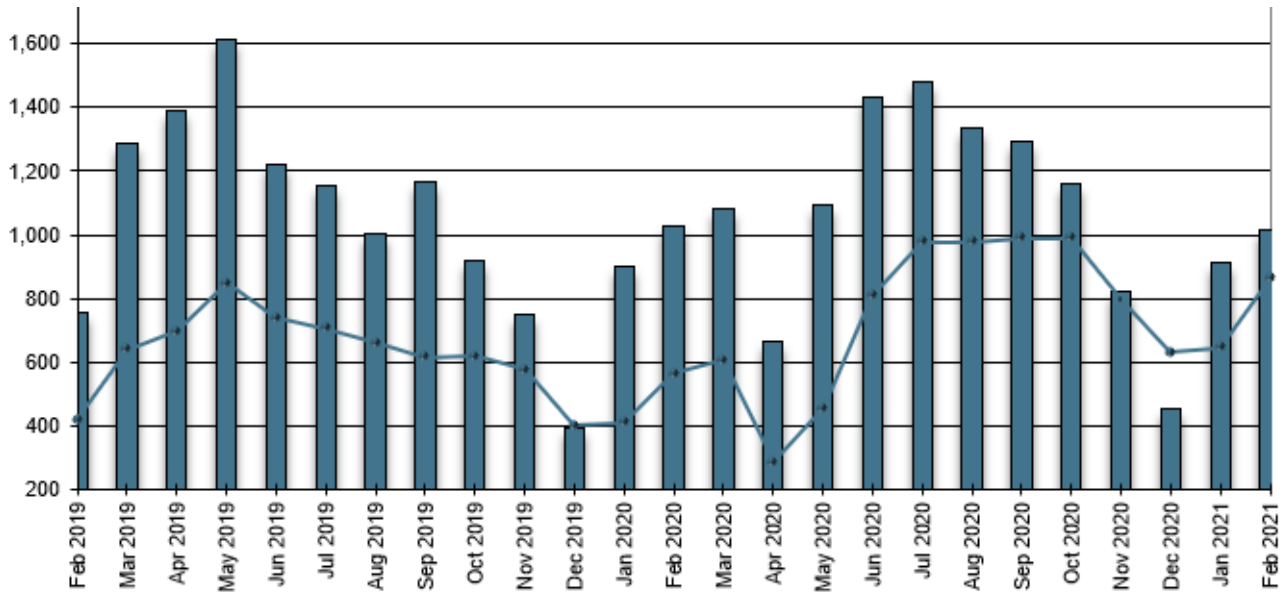
Units: net number of listings sold
 LM%: percentage change since Last Month
 LY%: percentage change since This Month Last Year
 Average\$: average selling price
 Median\$: median selling price
 Total Residential: includes sales of residential property types
 Total Sales: includes sales of all property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

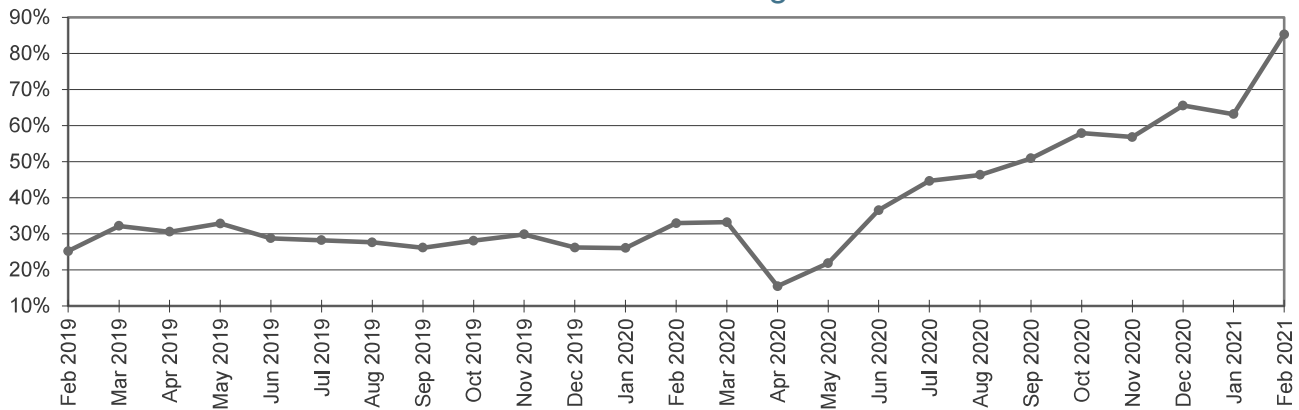
Benchmark Home by Property Type and Region	Feb 2021 Benchmark Price	Jan 2021 Benchmark Price	Feb 2020 Benchmark Price	Feb 2021 Benchmark Index	Jan 2021 Benchmark Index	Feb 2020 Benchmark Index	% Chg from Last Mth	% Chg from Last Yr
Single Family: Greater Victoria	\$851,200	\$839,800	\$768,000	238.4	235.2	215.1	1.4%	10.8%
Single Family: Core	\$948,200	\$932,000	\$870,300	245.8	241.6	225.6	1.7%	9.0%
Single Family: Westshore	\$736,000	\$732,300	\$667,900	237.6	236.4	215.8	0.5%	10.2%
Single Family: Peninsula	\$912,700	\$903,300	\$791,900	235.0	232.6	203.9	1.0%	15.3%
Condo Apartment: Greater Victoria	\$514,700	\$509,000	\$514,300	252.4	249.6	252.2	1.1%	0.1%
Condo Apartment: Core	\$525,400	\$518,800	\$525,600	255.8	252.6	256.3	1.3%	(0.0%)
Condo Apartment: Westshore	\$423,500	\$418,100	\$414,100	242.8	239.7	237.4	1.3%	2.3%
Condo Apartment: Peninsula	\$477,600	\$483,800	\$484,000	235.7	238.8	238.9	(1.3%)	(1.3%)
Row/Townhouse: Greater Victoria	\$634,600	\$625,100	\$587,600	228.0	224.6	211.1	1.5%	8.0%
Row/Townhouse: Core	\$701,600	\$692,700	\$652,200	244.4	241.3	227.2	1.3%	7.6%
Row/Townhouse: Westshore	\$535,900	\$531,000	\$502,500	200.3	198.5	188.0	0.9%	6.6%
Row/Townhouse: Peninsula	\$619,900	\$599,800	\$563,300	237.8	230.1	216.1	3.4%	10.0%

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](#)

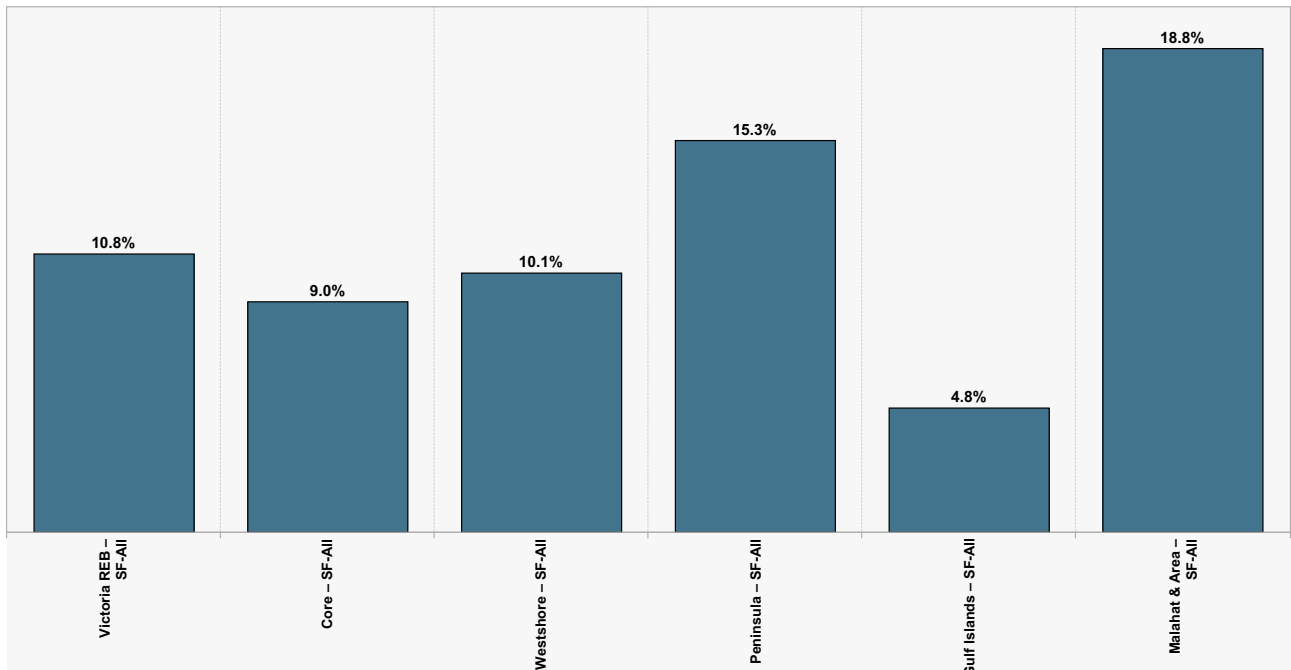
1. Area Group
VREB Area Summary

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

3. Area/Property Type Selection
All

% Difference from 12 Months Ago (February 2020 to February 2021)

Select Timeframe: 12 Months Ago



MLS® HPI benchmark and value - Condominium / Apartments

MLS®
Home Price Index

[Click here to learn more](#)

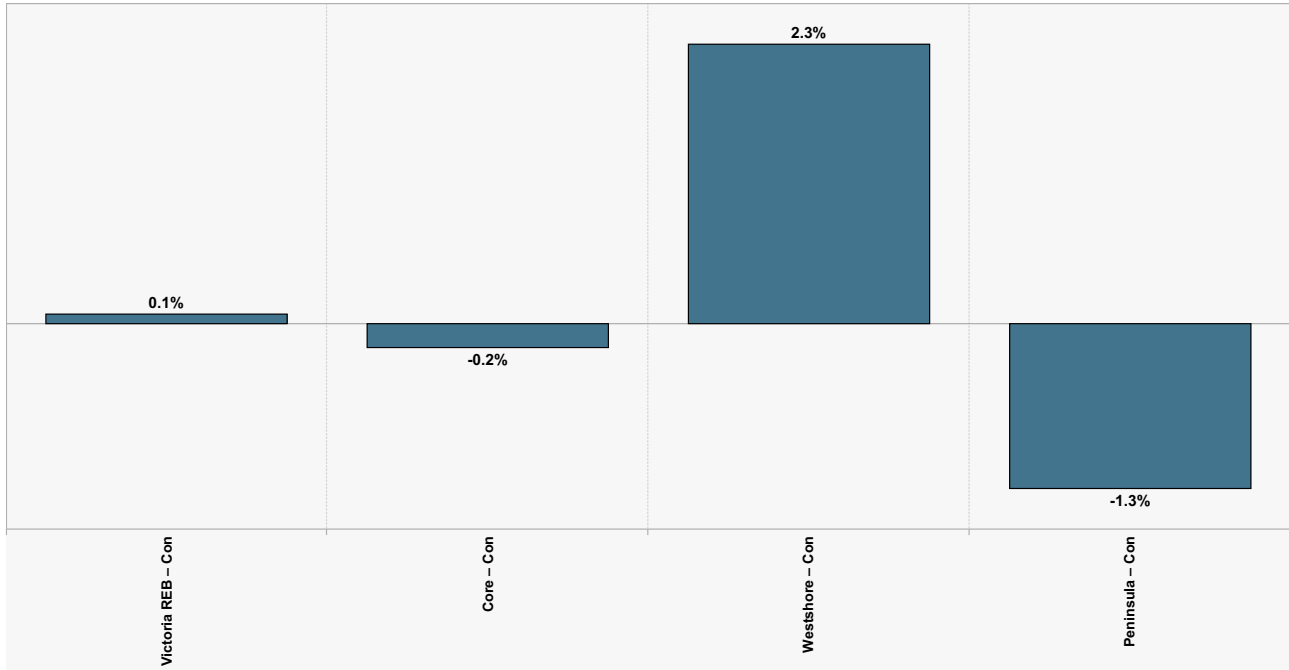
1. Area Group
VREB Area Summary

2. Property Type
Condo Apartment (Con)

3. Area/Property Type Selection
All

% Difference from 12 Months Ago (February 2020 to February 2021)

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

	February 2021	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – SF-All	\$851,200	\$839,800	\$813,700	\$795,500	\$768,000	\$732,300	\$557,700	\$357,100
Victoria – SF-All	\$918,500	\$905,800	\$870,300	\$853,600	\$839,100	\$824,300	\$622,900	\$370,800
Victoria West – SF-All	\$763,600	\$779,600	\$767,900	\$747,400	\$694,000	\$645,400	\$470,900	\$284,200
Oak Bay – SF-All	\$1,311,400	\$1,262,300	\$1,241,300	\$1,213,200	\$1,211,500	\$1,224,200	\$881,500	\$552,000
Esquimalt – SF-All	\$724,500	\$736,800	\$720,700	\$706,400	\$668,100	\$636,500	\$470,700	\$292,400
View Royal – SF-All	\$828,400	\$847,600	\$825,200	\$821,000	\$778,100	\$750,500	\$551,100	\$349,200
Saanich East – SF-All	\$970,500	\$941,700	\$904,200	\$899,500	\$884,900	\$877,400	\$663,200	\$394,500
Saanich West – SF-All	\$829,500	\$826,200	\$808,400	\$785,000	\$759,300	\$720,000	\$535,000	\$329,800
Sooke – SF-All	\$635,500	\$640,800	\$624,400	\$598,900	\$567,900	\$495,800	\$361,000	\$265,000
Langford – SF-All	\$730,800	\$728,700	\$715,400	\$693,900	\$678,200	\$616,000	\$453,700	\$308,000
Metchosin – SF-All	\$1,023,700	\$1,022,300	\$986,300	\$984,100	\$967,700	\$905,700	\$638,000	\$455,400
Colwood – SF-All	\$790,300	\$768,400	\$746,800	\$745,100	\$689,200	\$672,900	\$490,000	\$332,600
Highlands – SF-All	\$1,029,400	\$997,500	\$923,100	\$858,700	\$847,800	\$823,300	\$648,200	\$437,700
North Saanich – SF-All	\$1,077,400	\$1,077,000	\$1,045,800	\$983,400	\$940,000	\$927,300	\$711,500	\$487,300
Sidney – SF-All	\$733,800	\$737,400	\$723,200	\$698,500	\$662,200	\$657,300	\$499,200	\$321,400
Central Saanich – SF-All	\$922,200	\$892,500	\$840,100	\$816,100	\$762,900	\$738,300	\$563,700	\$357,000
ML Malahat & Area – SF-All	\$676,000	\$661,000	\$624,600	\$610,200	\$569,300	\$524,700	\$428,900	\$282,400
GI Gulf Islands – SF-All	\$550,600	\$548,600	\$541,600	\$536,900	\$525,200	\$430,500	\$341,000	\$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

	February 2021	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – SF-All	238.4	235.2	227.9	222.8	215.1	205.1	156.2	100.0
Victoria – SF-All	247.7	244.3	234.7	230.2	226.3	222.3	168.0	100.0
Victoria West – SF-All	268.7	274.3	270.2	263.0	244.2	227.1	165.7	100.0
Oak Bay – SF-All	237.6	228.7	224.9	219.8	219.5	221.8	159.7	100.0
Esquimalt – SF-All	247.8	252.0	246.5	241.6	228.5	217.7	161.0	100.0
View Royal – SF-All	237.2	242.7	236.3	235.1	222.8	214.9	157.8	100.0
Saanich East – SF-All	246.0	238.7	229.2	228.0	224.3	222.4	168.1	100.0
Saanich West – SF-All	251.5	250.5	245.1	238.0	230.2	218.3	162.2	100.0
Sooke – SF-All	239.8	241.8	235.6	226.0	214.3	187.1	136.2	100.0
Langford – SF-All	237.3	236.6	232.3	225.3	220.2	200.0	147.3	100.0
Metchosin – SF-All	224.8	224.5	216.6	216.1	212.5	198.9	140.1	100.0
Colwood – SF-All	237.6	231.0	224.5	224.0	207.2	202.3	147.3	100.0
Highlands – SF-All	235.2	227.9	210.9	196.2	193.7	188.1	148.1	100.0
North Saanich – SF-All	221.1	221.0	214.6	201.8	192.9	190.3	146.0	100.0
Sidney – SF-All	228.3	229.4	225.0	217.3	206.0	204.5	155.3	100.0
Central Saanich – SF-All	258.3	250.0	235.3	228.6	213.7	206.8	157.9	100.0
ML Malahat & Area – SF-All	239.4	234.1	221.2	216.1	201.6	185.8	151.9	100.0
GI Gulf Islands – SF-All	188.9	188.2	185.8	184.2	180.2	147.7	117.0	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

	February 2021	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	\$514,700	\$509,000	\$508,400	\$504,900	\$514,300	\$472,100	\$323,400	\$203,900
Victoria – Con	\$476,700	\$466,100	\$470,000	\$474,800	\$488,900	\$453,700	\$296,800	\$191,500
Victoria West – Con	\$844,200	\$833,300	\$813,700	\$780,500	\$820,800	\$783,900	\$570,500	\$338,800
Oak Bay – Con	\$611,400	\$611,900	\$601,700	\$614,100	\$615,600	\$503,800	\$348,900	\$253,000
Esquimalt – Con	\$405,800	\$398,800	\$387,900	\$369,000	\$384,900	\$352,700	\$271,100	\$155,700
View Royal – Con	\$538,200	\$530,800	\$543,900	\$528,700	\$519,700	\$472,400	\$356,400	\$210,400
Saanich East – Con	\$462,500	\$464,700	\$456,500	\$452,600	\$455,000	\$401,200	\$278,100	\$169,700
Saanich West – Con	\$436,400	\$437,400	\$429,500	\$426,600	\$429,000	\$397,900	\$278,500	\$161,300
Langford – Con	\$427,300	\$421,700	\$434,700	\$422,700	\$415,000	\$378,600	\$279,400	\$176,600
Colwood – Con	\$429,500	\$424,700	\$435,900	\$424,200	\$432,100	\$378,500	\$286,900	\$171,400
Sidney – Con	\$482,300	\$488,200	\$474,000	\$481,500	\$486,000	\$453,600	\$297,100	\$202,500
Central Saanich – Con	\$459,100	\$467,100	\$458,600	\$465,800	\$476,900	\$452,700	\$310,400	\$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

	February 2021	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Con	252.4	249.6	249.3	247.6	252.2	231.5	158.6	100.0
Victoria – Con	248.9	243.4	245.4	247.9	255.3	236.9	155.0	100.0
Victoria West – Con	249.2	246.0	240.2	230.4	242.3	231.4	168.4	100.0
Oak Bay – Con	241.6	241.8	237.8	242.7	243.3	199.1	137.9	100.0
Esquimalt – Con	260.6	256.1	249.1	237.0	247.2	226.5	174.1	100.0
View Royal – Con	255.8	252.3	258.5	251.3	247.0	224.5	169.4	100.0
Saanich East – Con	272.6	273.9	269.1	266.8	268.2	236.5	163.9	100.0
Saanich West – Con	270.6	271.2	266.3	264.5	266.0	246.7	172.7	100.0
Langford – Con	242.0	238.8	246.2	239.4	235.0	214.4	158.2	100.0
Colwood – Con	250.6	247.8	254.3	247.5	252.1	220.8	167.4	100.0
Sidney – Con	238.2	241.1	234.1	237.8	240.0	224.0	146.7	100.0
Central Saanich – Con	223.6	227.5	223.4	226.9	232.3	220.5	151.2	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

	February 2021	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	\$634,600	\$625,100	\$620,700	\$613,700	\$587,600	\$557,800	\$419,700	\$278,300
Victoria – Twn	\$700,000	\$698,200	\$683,300	\$673,500	\$658,900	\$577,400	\$440,800	\$287,700
Victoria West – Twn	\$760,900	\$737,600	\$722,700	\$717,800	\$670,700	\$602,400	\$428,100	\$247,600
Esquimalt – Twn	\$588,900	\$587,300	\$587,500	\$581,900	\$557,100	\$517,800	\$368,300	\$234,700
View Royal – Twn	\$688,200	\$677,000	\$660,500	\$664,500	\$613,500	\$604,700	\$416,900	\$250,100
Saanich East – Twn	\$745,000	\$728,200	\$726,600	\$732,100	\$696,600	\$648,500	\$497,500	\$322,600
Saanich West – Twn	\$597,100	\$585,400	\$596,300	\$595,800	\$573,700	\$544,600	\$415,900	\$266,600
Sooke – Twn	\$509,300	\$507,500	\$497,500	\$485,000	\$470,400	\$456,300	\$326,000	\$256,100
Langford – Twn	\$527,500	\$522,500	\$513,900	\$503,400	\$495,300	\$473,300	\$342,400	\$261,800
Colwood – Twn	\$652,100	\$642,100	\$634,700	\$624,000	\$627,400	\$601,900	\$416,600	\$334,600
Sidney – Twn	\$647,800	\$627,000	\$641,000	\$646,200	\$584,200	\$536,800	\$421,200	\$269,500
Central Saanich – Twn	\$572,300	\$552,900	\$561,200	\$563,200	\$528,600	\$479,400	\$377,200	\$245,700
ML Malahat & Area – Twn	\$652,400	\$638,400	\$633,300	\$588,800	\$538,500	\$510,900	\$341,100	\$241,900
GI Gulf Islands – Twn	\$725,400	\$723,500	\$712,100	\$597,700	\$516,500	\$494,400	\$345,700	\$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

	February 2021	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
Victoria REB – Twn	228.0	224.6	223.0	220.5	211.1	200.4	150.8	100.0
Victoria – Twn	243.3	242.7	237.5	234.1	225.2	200.7	153.2	100.0
Victoria West – Twn	307.3	297.9	291.9	289.9	270.9	243.3	172.9	100.0
Esquimalt – Twn	250.9	250.2	250.3	247.9	237.9	220.6	156.9	100.0
View Royal – Twn	275.2	270.7	264.1	265.7	245.3	241.8	166.7	100.0
Saanich East – Twn	230.9	225.7	225.2	226.9	215.9	201.0	154.2	100.0
Saanich West – Twn	224.0	219.6	223.7	223.5	215.2	204.3	156.0	100.0
Sooke – Twn	198.9	198.2	194.3	189.4	183.7	178.2	127.3	100.0
Langford – Twn	201.5	199.6	196.3	192.3	189.2	180.8	130.8	100.0
Colwood – Twn	194.9	191.9	189.7	186.5	187.5	179.9	124.5	100.0
Sidney – Twn	240.4	232.7	237.9	239.8	216.8	199.2	156.3	100.0
Central Saanich – Twn	232.9	225.0	228.4	229.2	215.1	195.1	153.5	100.0
ML Malahat & Area – Twn	269.7	263.9	261.8	243.4	222.6	211.2	141.0	100.0
GI Gulf Islands – Twn	272.6	271.9	267.6	224.6	194.1	185.8	129.9	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)

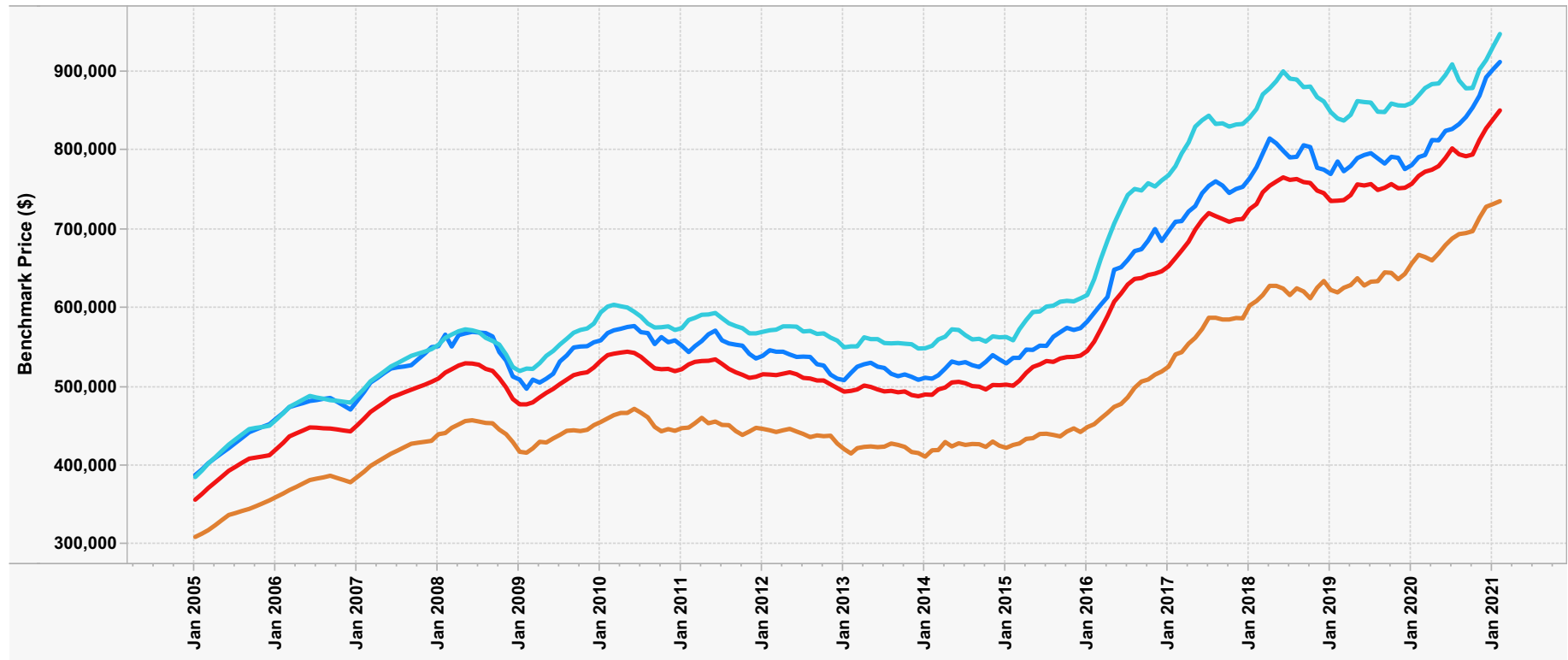
3. Area/Property Type Selection

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)

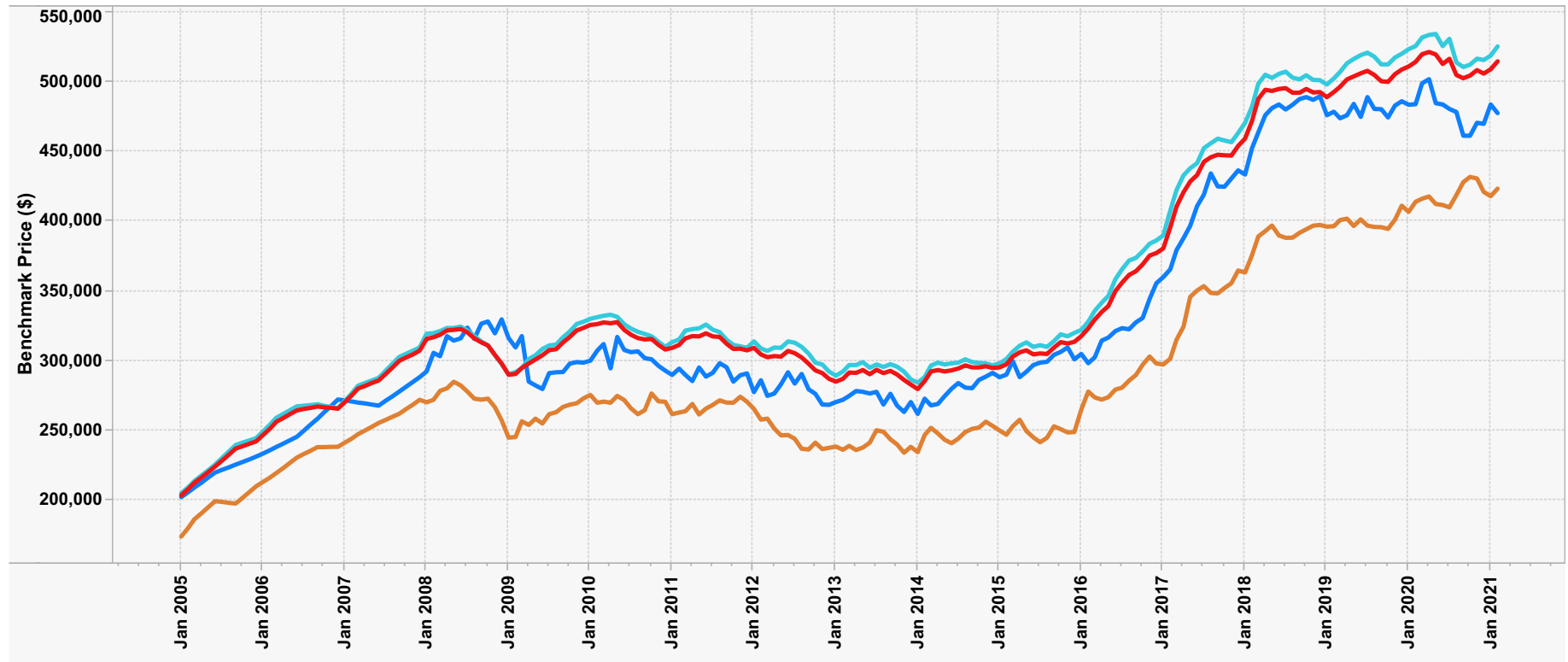
3. Area/Property Type Selection

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)

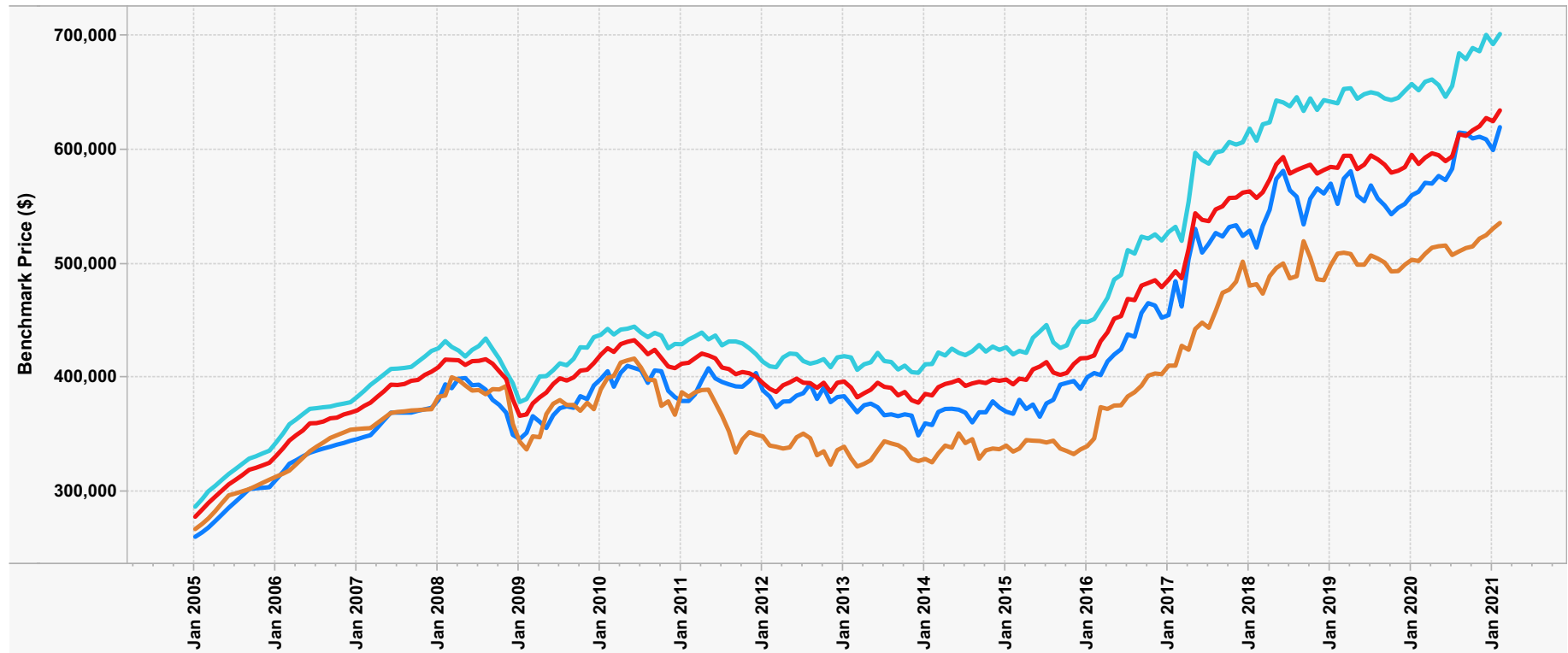
3. Area/Property Type Selection

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

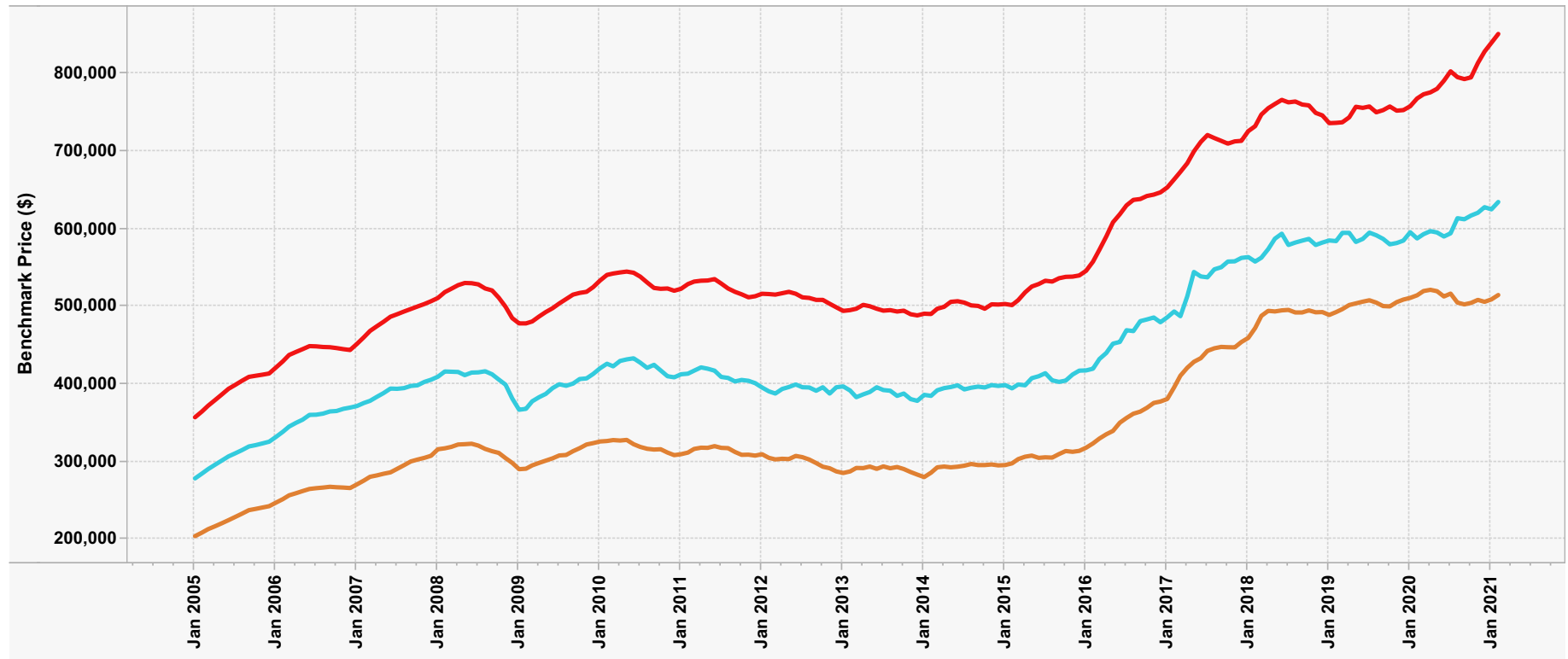
3. Area/Property Type Selection

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



District	Units	Total Volume
Residential		
● Single Family Detached		
Greater Victoria		
Victoria / Victoria West	53	\$62,521,550
Oak Bay	24	\$50,938,600
Esquimalt	4	\$3,288,000
View Royal	7	\$7,890,250
Saanich East	73	\$99,556,940
Saanich West	18	\$20,361,900
Central Saanich	14	\$23,151,975
North Saanich	10	\$12,728,927
Sidney	11	\$12,093,000
Highlands	3	\$3,790,000
Colwood	24	\$23,272,947
Langford	50	\$46,910,436
Metchosin	3	\$5,025,000
Sooke	46	\$41,335,468
Gulf Islands	33	\$20,016,750
Total Greater Victoria	373	\$432,881,743
Other Areas		
Malahat & Area	17	\$19,883,997
Total Other Areas	17	\$19,883,997
Total Single Family Detached	390	\$452,765,740
● Condo Apartment		
Greater Victoria		
Victoria / Victoria West	129	\$79,785,117
Oak Bay	1	\$392,500
Esquimalt	15	\$8,610,400
View Royal	7	\$3,496,290
Saanich East	39	\$18,487,400
Saanich West	12	\$5,600,900
Central Saanich	2	\$950,000
North Saanich	4	\$2,754,600
Sidney	15	\$8,013,588
Colwood	4	\$2,020,000
Langford	58	\$25,554,960
Sooke	3	\$1,347,900
Total Greater Victoria	289	\$157,013,655
Other Areas		
Malahat & Area	1	\$329,900
Total Other Areas	1	\$329,900
Total Condo Apartment	290	\$157,343,555

Monthly Sales Summary (Mark I)

Residential Waterfront Properties Integrated Into Their Own Districts

February 2021

Produced: 01-Mar-2021

District	Units	Total Volume
● Row/Townhouse		
Greater Victoria		
Victoria / Victoria West	22	\$17,767,850
Esquimalt	2	\$1,340,000
View Royal	2	\$905,000
Saanich East	11	\$8,894,795
Saanich West	12	\$7,848,500
Central Saanich	3	\$1,642,250
North Saanich	2	\$1,713,000
Sidney	4	\$2,414,500
Colwood	8	\$5,398,745
Langford	24	\$14,772,080
Sooke	9	\$4,917,600
Gulf Islands	3	\$1,956,900
Total Greater Victoria	102	\$69,571,220
Total Row/Townhouse	102	\$69,571,220
● Manufactured Home		
Greater Victoria		
Victoria / Victoria West	2	\$2,286,000
View Royal	4	\$669,000
Central Saanich	2	\$662,500
Sidney	1	\$485,000
Langford	2	\$386,000
Sooke	6	\$1,510,605
Gulf Islands	1	\$232,696
Total Greater Victoria	18	\$6,231,801
Total Manufactured Home	18	\$6,231,801
Total Residential	800	\$685,912,316

District	Units	Total Volume
Other Property		
● Lots & Acreage		
Greater Victoria		
Victoria / Victoria West	2	\$1,230,000
Oak Bay	1	\$1,550,000
Saanich East	3	\$2,250,900
Central Saanich	3	\$1,455,000
North Saanich	5	\$4,659,000
Highlands	1	\$410,000
Colwood	2	\$1,415,000
Langford	6	\$4,008,295
Sooke	9	\$3,029,000
Gulf Islands	9	\$2,593,400
Total Greater Victoria	41	\$22,600,595
Other Areas		
Malahat & Area	1	\$811,000
Total Other Areas	1	\$811,000
Total Lots & Acreage	42	\$23,411,595
● Commercial Land	2	\$2,312,500
● Other Commercial Properties	19	\$18,717,749
Grand Totals	863	\$730,354,159

Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

February 2021

Produced: 01-Mar-2021

District	Units	Total Volume
Residential		
● Single Family Detached		
Greater Victoria		
Victoria	48	\$56,506,650
Victoria West	4	\$3,534,900
Oak Bay	23	\$47,543,600
Esquimalt	4	\$3,288,000
View Royal	5	\$5,230,250
Saanich East	72	\$97,555,440
Saanich West	17	\$18,586,900
Central Saanich	14	\$23,151,975
North Saanich	10	\$12,728,927
Sidney	10	\$9,933,000
Highlands	3	\$3,790,000
Colwood	24	\$23,272,947
Langford	49	\$45,530,436
Metchosin	3	\$5,025,000
Sooke	37	\$26,848,468
Gulf Islands	27	\$17,570,750
Waterfront (all districts)	23	\$32,784,500
Total Greater Victoria	373	\$432,881,743
Other Areas		
Malahat & Area	13	\$11,635,997
Waterfront (all districts)	4	\$8,248,000
Total Other Areas	17	\$19,883,997
Total Single Family Detached	390	\$452,765,740

Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

February 2021

Produced: 01-Mar-2021

District	Units	Total Volume
● Condo Apartment		
Greater Victoria		
Victoria	113	\$66,980,217
Victoria West	8	\$6,960,900
Oak Bay	1	\$392,500
Esquimalt	14	\$7,627,400
View Royal	7	\$3,496,290
Saanich East	39	\$18,487,400
Saanich West	11	\$5,150,900
Central Saanich	1	\$425,000
North Saanich	4	\$2,754,600
Sidney	12	\$5,935,588
Colwood	4	\$2,020,000
Langford	58	\$25,554,960
Sooke	1	\$543,000
Waterfront (all districts)	16	\$10,684,900
Total Greater Victoria	289	\$157,013,655
Other Areas		
Malahat & Area	1	\$329,900
Total Other Areas	1	\$329,900
Total Condo Apartment	290	\$157,343,555
● Row/Townhouse		
Greater Victoria		
Victoria	13	\$10,088,200
Victoria West	9	\$7,679,650
Esquimalt	2	\$1,340,000
View Royal	2	\$905,000
Saanich East	11	\$8,894,795
Saanich West	12	\$7,848,500
Central Saanich	3	\$1,642,250
North Saanich	2	\$1,713,000
Sidney	4	\$2,414,500
Colwood	8	\$5,398,745
Langford	24	\$14,772,080
Sooke	9	\$4,917,600
Gulf Islands	3	\$1,956,900
Total Greater Victoria	102	\$69,571,220
Total Row/Townhouse	102	\$69,571,220

Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

February 2021

Produced: 01-Mar-2021

District	Units	Total Volume
● Manufactured Home		
Greater Victoria		
Victoria	1	\$2,110,000
Victoria West	1	\$176,000
View Royal	4	\$669,000
Central Saanich	2	\$662,500
Sidney	1	\$485,000
Langford	2	\$386,000
Sooke	6	\$1,510,605
Gulf Islands	1	\$232,696
Total Greater Victoria	18	\$6,231,801
Total Manufactured Home	18	\$6,231,801
Total Residential	800	\$685,912,316

Monthly Sales Summary (Mark II)

Waterfront Properties Segregated Into a 'Waterfront' District

February 2021

Produced: 01-Mar-2021

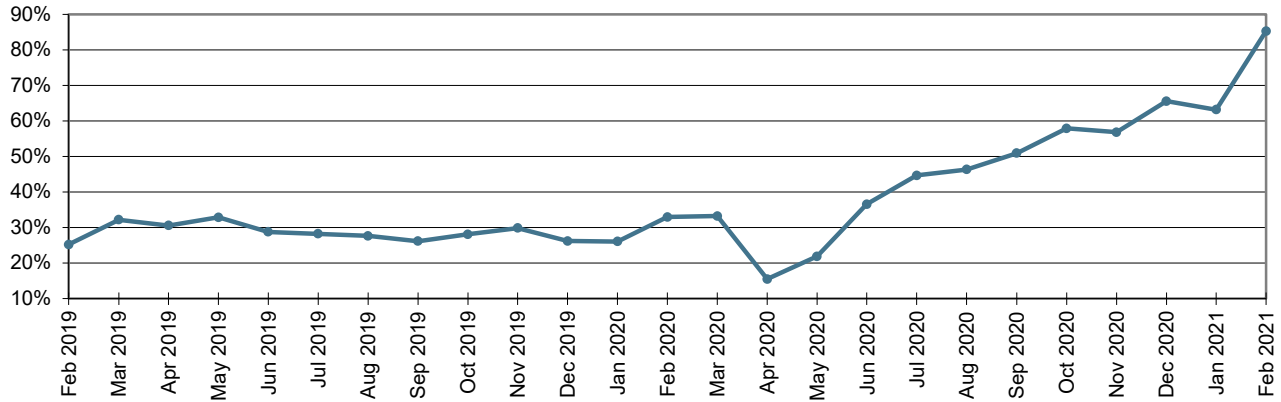
District	Units	Total Volume
Other Property		
● Lots & Acreage		
Greater Victoria		
Victoria / Victoria West	2	\$1,230,000
Oak Bay	1	\$1,550,000
Saanich East	3	\$2,250,900
Central Saanich	3	\$1,455,000
North Saanich	5	\$4,659,000
Highlands	1	\$410,000
Colwood	2	\$1,415,000
Langford	6	\$4,008,295
Sooke	9	\$3,029,000
Gulf Islands	9	\$2,593,400
Total Greater Victoria	41	\$22,600,595
Other Areas		
Malahat & Area	1	\$811,000
Total Other Areas	1	\$811,000
Total Lots & Acreage	42	\$23,411,595
● Commercial Land	2	\$2,312,500
● Other Commercial Properties	19	\$18,717,749
Grand Totals	863	\$730,354,159

Sales to Active Listings Ratio

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

February 2021

Produced: 01-Mar-2021



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

February 2021

Produced: 01-Mar-2021

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Single Family - Residential						
Units Listed	342	362	-6 %	622	666	-7 %
Units Sold	298	231	29 %	532	391	36 %
Sell/List Ratio	87 %	64 %		86 %	59 %	
Sales Dollars	\$334,528,954	\$197,152,861	70 %	\$595,521,335	\$339,770,462	75 %
Average Price / Unit	\$1,122,580	\$853,476	32 %	\$1,119,401	\$868,978	29 %
Price Ratio	102 %	98 %		102 %	98 %	
Days To Sell	27	44	-39 %	30	51	-41 %
Active Listings at Month End	256	561	-54 %			
Single Family - Residential Waterfront						
Units Listed	29	38	-24 %	52	66	-21 %
Units Sold	23	16	44 %	41	28	46 %
Sell/List Ratio	79 %	42 %		79 %	42 %	
Sales Dollars	\$40,356,500	\$20,107,875	101 %	\$82,545,900	\$38,558,375	114 %
Average Price / Unit	\$1,754,630	\$1,256,742	40 %	\$2,013,315	\$1,377,085	46 %
Price Ratio	99 %	98 %		97 %	95 %	
Days To Sell	56	49	15 %	96	98	-2 %
Active Listings at Month End	46	130	-65 %			
Single Family - Residential Acreage						
Units Listed	25	28	-11 %	59	55	7 %
Units Sold	27	16	69 %	52	35	49 %
Sell/List Ratio	108 %	57 %		88 %	64 %	
Sales Dollars	\$48,735,500	\$17,308,800	182 %	\$89,939,800	\$37,024,300	143 %
Average Price / Unit	\$1,805,019	\$1,081,800	67 %	\$1,729,612	\$1,057,837	64 %
Price Ratio	100 %	97 %		98 %	95 %	
Days To Sell	36	112	-67 %	73	99	-26 %
Active Listings at Month End	50	91	-45 %			
Condo Apartment						
Units Listed	356	318	12 %	679	613	11 %
Units Sold	290	175	66 %	506	293	73 %
Sell/List Ratio	81 %	55 %		75 %	48 %	
Sales Dollars	\$157,343,555	\$86,813,389	81 %	\$263,294,031	\$145,012,524	82 %
Average Price / Unit	\$542,564	\$496,077	9 %	\$520,344	\$494,923	5 %
Price Ratio	99 %	99 %		99 %	98 %	
Days To Sell	27	37	-28 %	35	41	-13 %
Active Listings at Month End	417	549	-24 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

February 2021

Produced: 01-Mar-2021

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Row/Townhouse						
Units Listed	114	129	-12 %	233	240	-3 %
Units Sold	102	78	31 %	167	128	30 %
Sell/List Ratio	89 %	60 %		72 %	53 %	
Sales Dollars	\$69,571,220	\$45,808,495	52 %	\$111,648,671	\$76,966,767	45 %
Average Price / Unit	\$682,071	\$587,288	16 %	\$668,555	\$601,303	11 %
Price Ratio	102 %	99 %		102 %	99 %	
Days To Sell	34	53	-35 %	33	57	-42 %
Active Listings at Month End	113	202	-44 %			
Half Duplex (Up and Down)						
Units Listed	1	0	%	2	1	100 %
Units Sold	1	0	%	2	1	100 %
Sell/List Ratio	100 %	%		100 %	100 %	
Sales Dollars	\$835,000	\$0	%	\$2,135,000	\$321,000	565 %
Average Price / Unit	\$835,000		%	\$1,067,500	\$321,000	233 %
Price Ratio	104 %	%		98 %	94 %	
Days To Sell	4		%	21	64	-67 %
Active Listings at Month End	1	2	-50 %			
Half Duplex (Side by Side)						
Units Listed	26	10	160 %	48	14	243 %
Units Sold	25	4	525 %	41	5	720 %
Sell/List Ratio	96 %	40 %		85 %	36 %	
Sales Dollars	\$16,372,436	\$2,479,000	560 %	\$26,666,063	\$3,264,000	717 %
Average Price / Unit	\$654,897	\$619,750	6 %	\$650,392	\$652,800	0 %
Price Ratio	102 %	98 %		102 %	99 %	
Days To Sell	19	60	-68 %	31	50	-38 %
Active Listings at Month End	24	12	100 %			
Half Duplex (Front and Back)						
Units Listed	3	2	50 %	5	4	25 %
Units Sold	4	1	300 %	6	4	50 %
Sell/List Ratio	133 %	50 %		120 %	100 %	
Sales Dollars	\$3,540,450	\$800,000	343 %	\$5,092,350	\$2,525,400	102 %
Average Price / Unit	\$885,113	\$800,000	11 %	\$848,725	\$631,350	34 %
Price Ratio	100 %	100 %		100 %	99 %	
Days To Sell	19	8	131 %	22	42	-48 %
Active Listings at Month End	2	2	0 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

February 2021

Produced: 01-Mar-2021

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Recreational						
Units Listed	3	1	200 %	5	3	67 %
Units Sold	6	0	%	7	2	250 %
Sell/List Ratio	200 %	0 %		140 %	67 %	
Sales Dollars	\$814,000	\$0	%	\$1,113,000	\$98,500	1030 %
Average Price / Unit	\$135,667		%	\$159,000	\$49,250	223 %
Price Ratio	95 %	%		96 %	90 %	
Days To Sell	179		%	483	251	92 %
Active Listings at Month End	7	13	-46 %			
Manufactured Home						
Units Listed	16	17	-6 %	30	35	-14 %
Units Sold	18	8	125 %	27	20	35 %
Sell/List Ratio	113 %	47 %		90 %	57 %	
Sales Dollars	\$6,231,801	\$1,483,500	320 %	\$9,206,301	\$3,551,800	159 %
Average Price / Unit	\$346,211	\$185,438	87 %	\$340,974	\$177,590	92 %
Price Ratio	96 %	95 %		97 %	95 %	
Days To Sell	54	34	57 %	54	67	-19 %
Active Listings at Month End	22	36	-39 %			
Residential Lots						
Units Listed	22	23	-4 %	44	58	-24 %
Units Sold	28	14	100 %	56	27	107 %
Sell/List Ratio	127 %	61 %		127 %	47 %	
Sales Dollars	\$14,384,695	\$8,298,074	73 %	\$24,937,495	\$10,980,474	127 %
Average Price / Unit	\$513,739	\$592,720	-13 %	\$445,312	\$406,684	9 %
Price Ratio	98 %	101 %		97 %	100 %	
Days To Sell	133	90	48 %	128	180	-29 %
Active Listings at Month End	52	135	-61 %			
Residential Lots - Waterfront						
Units Listed	6	14	-57 %	11	15	-27 %
Units Sold	3	2	50 %	11	2	450 %
Sell/List Ratio	50 %	14 %		100 %	13 %	
Sales Dollars	\$2,497,000	\$1,603,125	56 %	\$5,935,895	\$1,603,125	270 %
Average Price / Unit	\$832,333	\$801,563	4 %	\$539,627	\$801,563	-33 %
Price Ratio	95 %	89 %		98 %	89 %	
Days To Sell	598	500	20 %	308	500	-38 %
Active Listings at Month End	14	28	-50 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

February 2021

Produced: 01-Mar-2021

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Residential Acreage						
Units Listed	9	18	-50 %	21	32	-34 %
Units Sold	9	2	350 %	21	9	133 %
Sell/List Ratio	100 %	11 %		100 %	28 %	
Sales Dollars	\$5,405,900	\$1,030,000	425 %	\$10,992,780	\$8,239,000	33 %
Average Price / Unit	\$600,656	\$515,000	17 %	\$523,466	\$915,444	-43 %
Price Ratio	97 %	94 %		97 %	94 %	
Days To Sell	79	188	-58 %	106	127	-16 %
Active Listings at Month End	34	80	-58 %			
Residential Acreage - Waterfront						
Units Listed	3	3	0 %	5	6	-17 %
Units Sold	2	3	-33 %	6	4	50 %
Sell/List Ratio	67 %	100 %		120 %	67 %	
Sales Dollars	\$1,124,000	\$1,444,000	-22 %	\$3,735,000	\$1,769,000	111 %
Average Price / Unit	\$562,000	\$481,333	17 %	\$622,500	\$442,250	41 %
Price Ratio	95 %	92 %		95 %	94 %	
Days To Sell	202	122	66 %	223	95	135 %
Active Listings at Month End	18	22	-18 %			
Revenue - Duplex/Triplex						
Units Listed	12	10	20 %	15	11	36 %
Units Sold	6	3	100 %	6	5	20 %
Sell/List Ratio	50 %	30 %		40 %	45 %	
Sales Dollars	\$7,582,900	\$2,851,000	166 %	\$7,582,900	\$4,671,000	62 %
Average Price / Unit	\$1,263,817	\$950,333	33 %	\$1,263,817	\$934,200	35 %
Price Ratio	98 %	104 %		98 %	100 %	
Days To Sell	25	11	121 %	25	60	-58 %
Active Listings at Month End	11	8	38 %			
Revenue - Multi Units						
Units Listed	5	3	67 %	11	4	175 %
Units Sold	5	0	%	6	0	%
Sell/List Ratio	100 %	0 %		55 %	0 %	
Sales Dollars	\$10,602,000	\$0	%	\$12,452,000	\$0	%
Average Price / Unit	\$2,120,400	%		\$2,075,333	%	
Price Ratio	102 %	%		101 %	%	
Days To Sell	42	%		72	%	
Active Listings at Month End	20	8	150 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

February 2021

Produced: 01-Mar-2021

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Revenue - Apartment Block						
Units Listed	0	3	-100 %	0	4	-100 %
Units Sold	0	0	%	0	1	-100 %
Sell/List Ratio	%	0 %		%	25 %	
Sales Dollars	\$0	\$0	%	\$0	\$5,600,000	-100 %
Average Price / Unit			%		\$5,600,000	%
Price Ratio	%	%		%	95 %	
Days To Sell			%		114	%
Active Listings at Month End	0	6	-100 %			
Revenue - Commercial						
Units Listed	6	7	-14 %	10	12	-17 %
Units Sold	2	2	0 %	2	3	-33 %
Sell/List Ratio	33 %	29 %		20 %	25 %	
Sales Dollars	\$2,465,756	\$1,665,000	48 %	\$4,515,756	\$1,904,900	137 %
Average Price / Unit	\$1,232,878	\$832,500	48 %	\$2,257,878	\$634,967	256 %
Price Ratio	104 %	98 %		101 %	98 %	
Days To Sell	123	106	16 %	99	77	28 %
Active Listings at Month End	37	39	-5 %			
Revenue - Industrial						
Units Listed	6	0	%	9	1	800 %
Units Sold	3	0	%	6	0	%
Sell/List Ratio	50 %	%		67 %	0 %	
Sales Dollars	\$5,225,018	\$0	%	\$7,886,668	\$0	%
Average Price / Unit	\$1,741,673		%	\$1,314,445		%
Price Ratio	96 %	%		97 %	%	
Days To Sell	72		%	47		%
Active Listings at Month End	8	1	700 %			
Business with Land & Building						
Units Listed	2	10	-80 %	2	18	-89 %
Units Sold	0	1	-100 %	0	5	-100 %
Sell/List Ratio	%	10 %		0 %	28 %	
Sales Dollars	\$0	\$4,500,000	-100 %	\$0	\$9,481,000	-100 %
Average Price / Unit		\$4,500,000	%		\$1,896,200	%
Price Ratio	%	92 %		%	89 %	
Days To Sell		70	%		258	%
Active Listings at Month End	4	29	-86 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

February 2021

Produced: 01-Mar-2021

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Business Only						
Units Listed	4	16	-75 %	15	29	-48 %
Units Sold	2	2	0 %	3	5	-40 %
Sell/List Ratio	50 %	13 %		20 %	17 %	
Sales Dollars	\$424,000	\$160,000	165 %	\$491,500	\$316,000	56 %
Average Price / Unit	\$212,000	\$80,000	165 %	\$163,833	\$63,200	159 %
Price Ratio	82 %	91 %		83 %	83 %	
Days To Sell	249	51	393 %	186	111	68 %
Active Listings at Month End	31	67	-54 %			
Motel/Hotel						
Units Listed	0	0	%	0	1	-100 %
Units Sold	0	0	%	0	0	%
Sell/List Ratio	%	%		%	0 %	
Sales Dollars	\$0	\$0	%	\$0	\$0	%
Average Price / Unit			%			%
Price Ratio	%	%		%	%	
Days To Sell			%			%
Active Listings at Month End	0	3	-100 %			
Lease - Office						
Units Listed	13	4	225 %	25	10	150 %
Units Sold	1	2	-50 %	2	2	0 %
Sell/List Ratio	8 %	50 %		8 %	20 %	
Sales Dollars	\$835	\$40	1988 %	\$1,774	\$40	4335 %
Average Price / Unit	\$835	\$20	4075 %	\$887	\$20	4335 %
Price Ratio	93 %	%		96 %	%	
Days To Sell	26	402	-94 %	57	402	-86 %
Active Listings at Month End	83	28	196 %			
Lease - Retail						
Units Listed	7	3	133 %	16	9	78 %
Units Sold	6	3	100 %	7	4	75 %
Sell/List Ratio	86 %	100 %		44 %	44 %	
Sales Dollars	\$140	\$42	230 %	\$8,390	\$59	14161 %
Average Price / Unit	\$23	\$14	65 %	\$1,199	\$15	8049 %
Price Ratio	96 %	%		92 %	%	
Days To Sell	164	437	-62 %	146	351	-58 %
Active Listings at Month End	44	22	100 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

February 2021

Produced: 01-Mar-2021

	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	5	0	%	6	0	%
Units Sold	0	0	%	0	0	%
Sell/List Ratio	%	%		0 %	%	
Sales Dollars	\$0	\$0	%	\$0	\$0	%
Average Price / Unit			%			%
Price Ratio	%	%		%	%	
Days To Sell			%			%
Active Listings at Month End	9	0	%			
Lease - Other						
Units Listed	0	6	-100 %	0	14	-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	4	36	-89 %			
Commercial Land						
Units Listed	0	2	-100 %	1	7	-86 %
Units Sold	2	0	%	2	0	%
Sell/List Ratio	%	0 %		200 %	0 %	
Sales Dollars	\$2,312,500	\$0	%	\$2,312,500	\$0	%
Average Price / Unit	\$1,156,250		%	\$1,156,250		%
Price Ratio	88 %	%		88 %	%	
Days To Sell	529		%	529		%
Active Listings at Month End	11	17	-35 %			

Monthly Comparative Activity By Property Type

Includes All MLS® Property Types

February 2021

Produced: 01-Mar-2021

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Grand Totals						
Units Listed	1015	1027	-1 %	1926	1928	0 %
Units Sold	863	563	53 %	1509	974	55 %
Sell/List Ratio	85 %	55 %		78 %	51 %	
Sales Dollars	\$730,354,159	\$393,505,201	86 %	\$1,268,015,109	\$691,657,726	83 %
Average Price / Unit	\$846,297	\$698,944	21 %	\$840,302	\$710,121	18 %
Price Ratio	101 %	98 %		100 %	98 %	
Days To Sell	40	52	-24 %	47	61	-23 %
Active Listings at Month End	1318	2127	-38 %			