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Victoria Real Estate Market Sees Slow Increase in Inventory

June 1, 2017 - "This month we have seen an increase in inventory – which means that buyers have more choice – and it means that now in some areas sellers are competing for buyers," says 2017 Victoria Real Estate Board President Ara Balabanian.

There were 1,896 active listings for sale on the Victoria Real Estate Board Multiple Listing Service® at the end of May 2017, an increase of 12.2 per cent compared to the month of April, but 21.2 per cent fewer than the 2,406 active listings for sale at the end of May 2016.

A total of 1,006 properties sold in the Victoria Real Estate Board region this May, 22 per cent fewer than the 1,289 properties sold in May last year. The ten year average for sales in May is 815 properties.

"There are many different market conditions in Victoria, because we have so many different neighbourhoods and different levels of demand for those neighbourhoods," adds President Balabanian. "The market won't change immediately, but we can track a shift as more inventory enters the market to meet the demand from buyers. Overall, pressure on pricing is easing because of the increase in inventory and the rate of increase of price is normalizing. As we have predicted, we are seeing the beginning of a gradual return to a balanced market in the Victoria area. In conditions such as the ones we see now, it's more important than ever to have an expert REALTOR® on your side whether you are buying or selling a property."

The Multiple Listing Service® Home Price Index benchmark value for a single family home in the Victoria Core in May 2016 was \$706,500. The benchmark value for the same home in May 2017 has increased by 16.8 per cent to \$825,500.

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 1,363 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.

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May 2017

Statistics Package for Media

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

Sales by Property Type	This Month 2017 - May									Last Month 2017 - April			This Month Last Year 2016 - May		
	Units	LM%	LY%	Average\$	LM%	LY%	Median\$	LM%	LY%	Units	Average\$	Median\$	Units	Average\$	Median\$
Single Family Greater Victoria	467	15.9%	-27.1%	\$876,910	5.2%	14.9%	\$770,000	5.5%	15.8%	403	\$833,853	\$730,000	641	\$763,517	\$665,000
Single Family Other Areas	60	11.1%	-6.3%	\$587,301	-3.2%	10.0%	\$520,000	1.6%	7.7%	54	\$606,672	\$511,950	64	\$533,850	\$482,938
Single Family Total All Areas	527	15.3%	-25.2%	\$843,938	4.6%	13.6%	\$749,950	5.6%	17.2%	457	\$807,009	\$710,000	705	\$742,668	\$640,000
Condos	287	0.0%	-24.3%	\$422,402	4.2%	19.5%	\$365,000	4.0%	15.2%	287	\$405,232	\$351,000	379	\$353,560	\$316,900
Townhouses	120	46.3%	-5.5%	\$582,527	10.4%	22.3%	\$510,000	4.4%	18.2%	82	\$527,816	\$488,500	127	\$476,283	\$431,500
Manufactured Homes	17	-15.0%	-15.0%	\$184,853	11.7%	12.4%	\$164,100	8.0%	4.9%	20	\$165,545	\$152,000	20	\$164,525	\$156,500
Total Residential	951	12.4%	-22.7%							846			1,231		
Total Sales	1,006	13.7%	-22.0%							885			1,289		
Active Listings	1,896	12.2%	-21.2%							1,690			2,406		

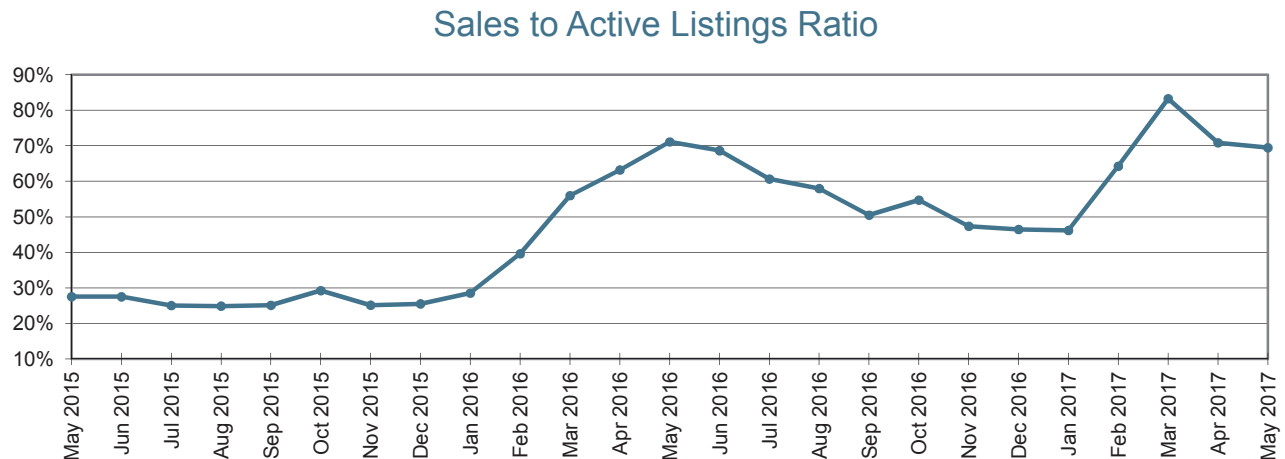
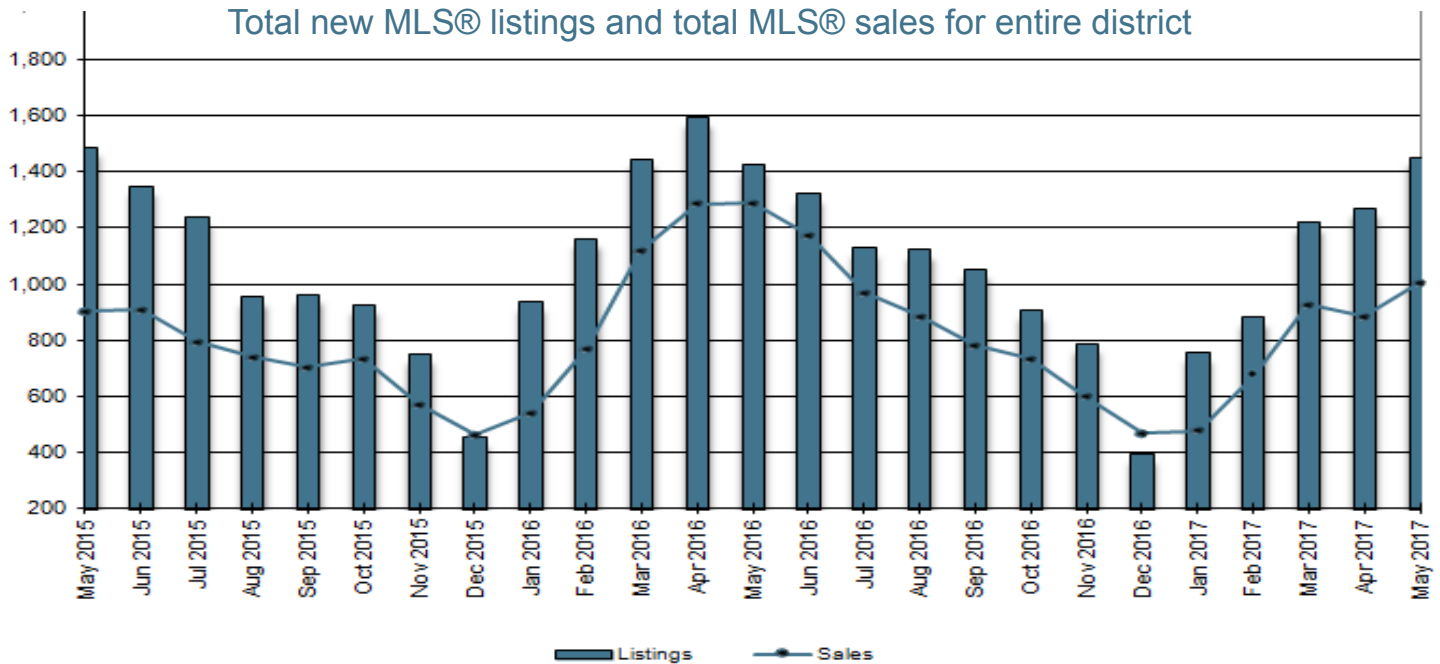
Legend

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
 Active Listings: total listings 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

Commonly Quoted Benchmark Home	May 2017 Benchmark Price	April 2017 Benchmark Price	May 2016 Benchmark Price	May 2017 Index Value	April 2017 Index Value	May 2016 Index Value	LM%	LY%
Single Family Benchmark Home: Greater Victoria	\$681,800	\$663,500	\$584,700	196.6	191.3	168.6	2.8%	16.6%
Single Family Benchmark Home: Core	\$825,500	\$805,100	\$706,500	214.3	209.0	183.4	2.5%	16.8%
Single Family Benchmark Home: Westshore	\$556,700	\$541,400	\$460,500	181.6	176.6	150.2	2.8%	20.9%
Single Family Benchmark Home: Peninsula	\$760,300	\$741,800	\$646,800	197.6	192.8	168.1	2.5%	17.5%
Condo Benchmark Home: Greater Victoria	\$417,500	\$408,600	\$332,800	206.6	202.2	164.7	2.2%	25.5%
Townhouse Benchmark Home: Greater Victoria	\$553,800	\$529,200	\$457,100	191.2	182.7	157.8	4.6%	21.2%

Legend	Current Month:	May 2017
	Last Month:	April 2017
	Last Year:	May 2016
	LM%:	Percentage change between current month and last month
	LY%:	Percentage change between current month and same month last year



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  **HPI or Benchmark**
(Applies to all tabs)
☐ HPI
☒ Benchmark

Area
VREB Area Summary

Property Type
Single Family - All

% Difference of Benchmark from 12 Months Ago (May '16 to May '17): Single Family - All

Select Timeframe: 12 Months Ago

