



Single family homes



Condominiums



Townhomes

June 2025 total sales	402	249	75
Compared to June 2024 sales	17.5%	23.3%	-7.4%
MLS® HPI *Victoria Core	\$1,325,400	\$562,800	\$853,300

June 2025

Victoria real estate market kicks off summer with strong fundamentals

A total of 761 properties sold in the Victoria Real Estate Board region this June, 15.1 per cent more than the 661 properties sold in June 2024 and 0.4 per cent more than in May 2025. Sales of condominiums increased by 23.3 per cent from June 2024 with 249 units sold. Sales of single family homes increased by 17.5 per cent from June 2024 with 402 sold.

“We observed a fairly robust real estate market in the month of June,” said 2025 Victoria Real Estate Board Chair Dirk VanderWal. “Recent market trends suggest that we have finally transitioned from a pandemic-driven market to more conventional patterns. We have experienced consecutive months of a healthy and balanced market that includes listing inventory levels we have not seen in a decade paired with steady sales. Despite economic uncertainties weighing on consumer confidence, Victoria continues to demonstrate resilient market conditions.”

There were 3,778 active listings for sale on the Victoria Real Estate Board Multiple Listing Service® at the end of June 2025, an increase of 1.7 per cent compared to the previous month of May and an 9.2 per cent increase from the 3,460 active listings for sale at the end of June 2024.

“Noteworthy this past month is a large uptick in the number of condos sold,” adds Chair VanderWal. “Earlier in the spring, fewer condos were sold compared to the previous year. It seems that condo buyers were back in the market and very active in June. It will be interesting to see if this continues through the summer and becomes a trend. Regardless of the type of property, 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 this summer.”

The Multiple Listing Service® Home Price Index benchmark value for a single family home in the Victoria Core in June 2024 was \$1,295,500. The benchmark value for the same home in June 2025 increased by 2.3 per cent to \$1,325,400, down from May’s value of \$1,326,600. The MLS® HPI benchmark value for a condominium in the Victoria Core area in June 2024 was \$567,900 while the benchmark value for the same condominium in June 2025 decreased by 0.9 per cent to \$562,800, down from the May value of \$564,100.

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.

June 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		
	June 2025									May 2025			June 2024		
	Units	LM%	LY%	Average\$	LM%	LY%	Median\$	LM%	LY%	Units	Average\$	Median\$	Units	Average\$	Median\$
Single Family Greater Victoria	379	-1.3%	16.6%	\$1,321,357	0.7%	3.9%	\$1,157,500	-3.5%	-1.6%	384	\$1,311,675	\$1,200,000	325	\$1,271,792	\$1,176,500
Single Family Other Areas	23	35.3%	35.3%	\$1,054,057	-7.2%	-12.2%	\$980,000	-2.0%	-24.7%	17	\$1,135,347	\$1,000,000	17	\$1,200,347	\$1,302,000
Single Family Total All Areas	402	0.2%	17.5%	\$1,306,064	0.1%	3.0%	\$1,145,000	-4.5%	-3.4%	401	\$1,304,200	\$1,199,000	342	\$1,268,241	\$1,185,000
Condo Apartment	249	12.7%	23.3%	\$581,278	-3.7%	-1.0%	\$547,000	2.2%	-0.5%	221	\$603,493	\$535,000	202	\$586,978	\$549,950
Row/Townhouse	75	-16.7%	-7.4%	\$849,881	1.0%	7.1%	\$815,000	0.9%	5.8%	90	\$841,587	\$807,750	81	\$793,271	\$770,000
Manufactured Home	14	-17.6%	7.7%	\$292,764	-21.1%	-21.8%	\$268,750	-29.1%	-17.3%	17	\$371,253	\$379,000	13	\$374,223	\$325,000
Total Residential	740	1.5%	16.0%							729			638		
Total Sales	761	0.4%	15.1%							758			661		
Active Listings	3,778	1.7%	9.2%							3,716			3,460		

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

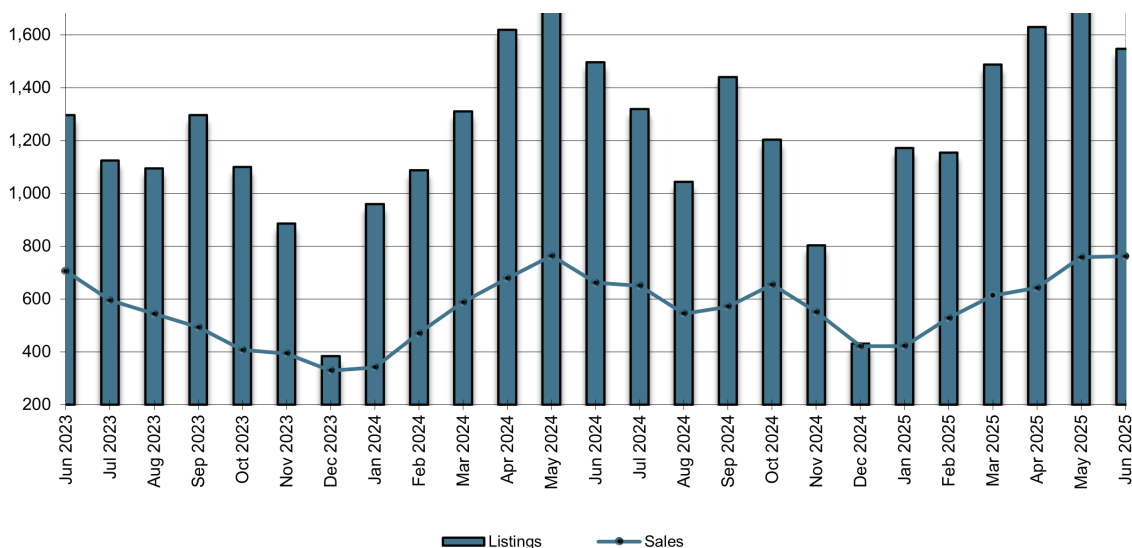
Benchmark Home by Property Type and Region	Jun 2025 Benchmark Price	May 2025 Benchmark Price	Jun 2024 Benchmark Price	Jun 2025 Benchmark Index	May 2025 Benchmark Index	Jun 2024 Benchmark Index	% Chg from Last Mth	% Chg from Last Yr
Single Family: Greater Victoria	\$1,174,900	\$1,175,900	\$1,152,400	318.2	318.5	312.1	(0.1%)	2.0%
Single Family: Core	\$1,325,400	\$1,326,600	\$1,295,500	330.1	330.4	322.7	(0.1%)	2.3%
Single Family: Westshore	\$1,035,700	\$1,051,200	\$1,015,000	329.4	334.4	322.8	(1.5%)	2.0%
Single Family: Peninsula	\$1,260,400	\$1,232,500	\$1,239,200	331.9	324.6	326.4	2.3%	1.7%
Condo Apartment: Greater Victoria	\$561,000	\$564,300	\$567,200	326.9	328.8	330.5	(0.6%)	(1.1%)
Condo Apartment: Core	\$562,800	\$564,100	\$567,900	330.3	331.0	333.3	(0.2%)	(0.9%)
Condo Apartment: Westshore	\$519,800	\$528,800	\$531,700	396.5	403.4	405.6	(1.7%)	(2.2%)
Condo Apartment: Peninsula	\$626,700	\$638,200	\$636,100	293.3	298.6	297.7	(1.8%)	(1.5%)
Row/Townhouse: Greater Victoria	\$797,500	\$796,900	\$791,600	303.8	303.6	301.6	0.1%	0.7%
Row/Townhouse: Core	\$853,300	\$859,700	\$861,500	310.4	312.7	313.4	(0.7%)	(1.0%)
Row/Townhouse: Westshore	\$726,700	\$717,700	\$713,000	299.9	296.2	294.3	1.3%	1.9%
Row/Townhouse: Peninsula	\$832,100	\$828,400	\$787,000	337.8	336.3	319.5	0.4%	5.7%

Legend

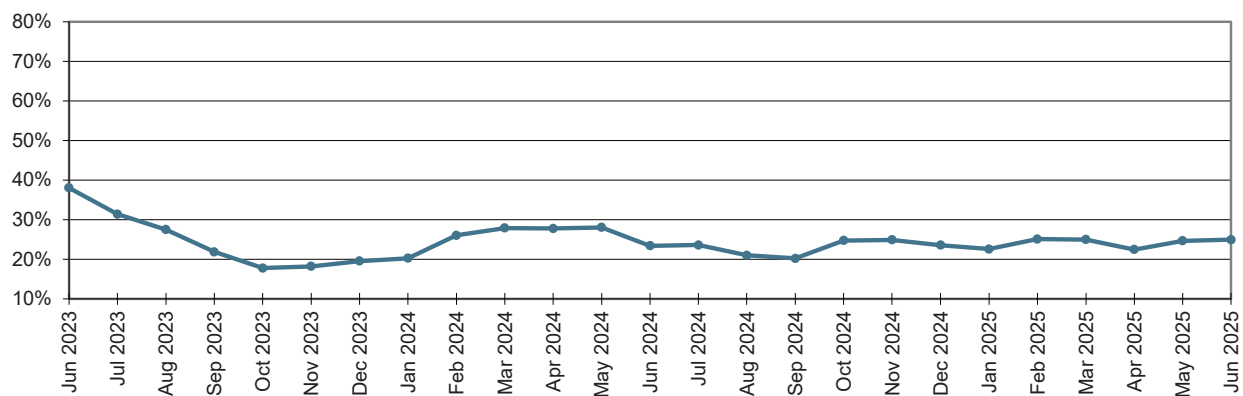
Benchmark Price: the calculated MLS® HPI Benchmark Price for this Benchmark Home
Benchmark Index: the percentage change in this Benchmark Price since **January 2005**
% Chg from Last Mth: the percentage change in this Benchmark Price since last month
% Chg from Last Yr: the percentage change in this Benchmark Price since this month last year
Regions on the map: visit vreb.org/vrebareas for map views of the VREB trading area

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

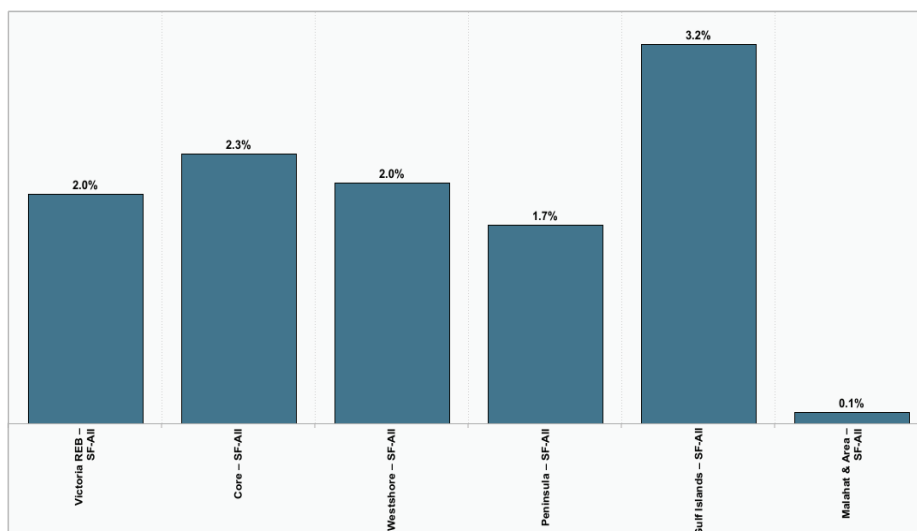
1. Area Group
VREB Area Summary

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

3. Area/Property Type Selection
All

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

Select Timeframe: 12 Months Ago



MLS® HPI benchmark and value - Condominium / Apartments

