	Single family homes	Condominiums	Townhomes
August 2026 total sales	309	175	63
Compared to August 2025 sales	15.3%	15.1%	-4.5%
MLS® HPI *Victoria Core*	$1,301,800	$553,600	$856,300

Victoria Real Estate Market Report for August 2026

A total of 591 properties were sold in the Victoria Real Estate Board region this August, 12.6 per cent more than the 525 properties sold in August 2025 and 12.2 per cent fewer than July 2026. Sales of condominiums increased by 15.1 per cent from August 2025, with 175 units sold. Sales of single family homes increased by 15.3 per cent from August 2025, with 309 sold.

“The August real estate market in Greater Victoria continued to demonstrate steady momentum,” said Victoria Real Estate Board Chair Fergus Kyne. “Sales activity for the month was stronger than we’ve seen in five years, while inventory remained at healthy levels. These conditions continue to support our stable, balanced market.”

There were 3,662 active listings for sale on the Victoria Real Estate Board Multiple Listing Service® at the end of August 2026, a decrease of 4.8 per cent compared to the previous month of July and a 1.7 per cent increase from the 3,600 active listings for sale at the end of August 2025.

“Just like in the spring, buyers continue to be selective, and homes that are well-priced and well-presented are attracting the strongest interest,” notes Chair Kyne. “The current level of inventory gives buyers time to evaluate their options, but it also means that sellers need to understand how their property compares to others on the market. Working with a REALTOR® is the best way to understand your home’s current market value and how to position your home for sale.”

The Multiple Listing Service® Home Price Index benchmark value for a single family home in the Victoria Core in August 2025 was $1,317,200. The benchmark value for the same home in August 2026 decreased by 0.6 per cent to $1,301,800, down from July’s value of $1,311,000. The MLS® HPI benchmark value for a condominium in the Victoria Core area in August 2025 was $548,900, while the benchmark value for the same condominium in August 2026 increased by 0.9 per cent to $553,600, up from the July value of $548,600.

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 1,612 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

August 2026

Statistics Package for Media

Unit Sales, Average Prices and Median Prices

Sales by Property Type	This Month									Last Month			This Month Last Year		
	August 2026									July 2026			August 2025		
	Units	LM%	LY%	Average$	LM%	LY%	Median$	LM%	LY%	Units	Average$	Median$	Units	Average$	Median$
Single Family Greater Victoria	293	-7.0%	12.3%	$1,327,344	2.1%	1.9%	$1,150,000	-1.3%	0.9%	315	$1,300,632	$1,165,000	261	$1,302,554	$1,140,000
Single Family Other Areas	16	0.0%	128.6%	$1,040,688	-22.4%	5.1%	$886,000	-22.3%	-11.1%	16	$1,341,413	$1,140,000	7	$990,643	$997,000
Single Family Total All Areas	309	-6.6%	15.3%	$1,312,501	0.8%	1.4%	$1,149,900	-1.3%	1.1%	331	$1,302,603	$1,165,000	268	$1,294,407	$1,137,500
Condo Apartment	175	-16.3%	15.1%	$625,363	2.4%	7.2%	$512,500	-2.4%	-2.7%	209	$610,731	$525,000	152	$583,282	$526,500
Row/Townhouse	63	-23.2%	-4.5%	$843,966	-3.2%	-3.1%	$742,450	-6.6%	-7.2%	82	$872,098	$794,950	66	$870,978	$799,950
Manufactured Home	20	11.1%	42.9%	$359,540	14.7%	-21.9%	$382,950	25.7%	1.8%	18	$313,506	$304,750	14	$460,464	$376,250
Total Residential	**567**	-11.4%	13.4%							**640**			**500**		
Total Sales	**591**	-12.2%	12.6%							**673**			**525**		
Active Listings	**3,662**	-4.8%	1.7%							**3,847**			**3,600**		

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

MLS® HPI Benchmark Prices and MLS® HPI Index Values

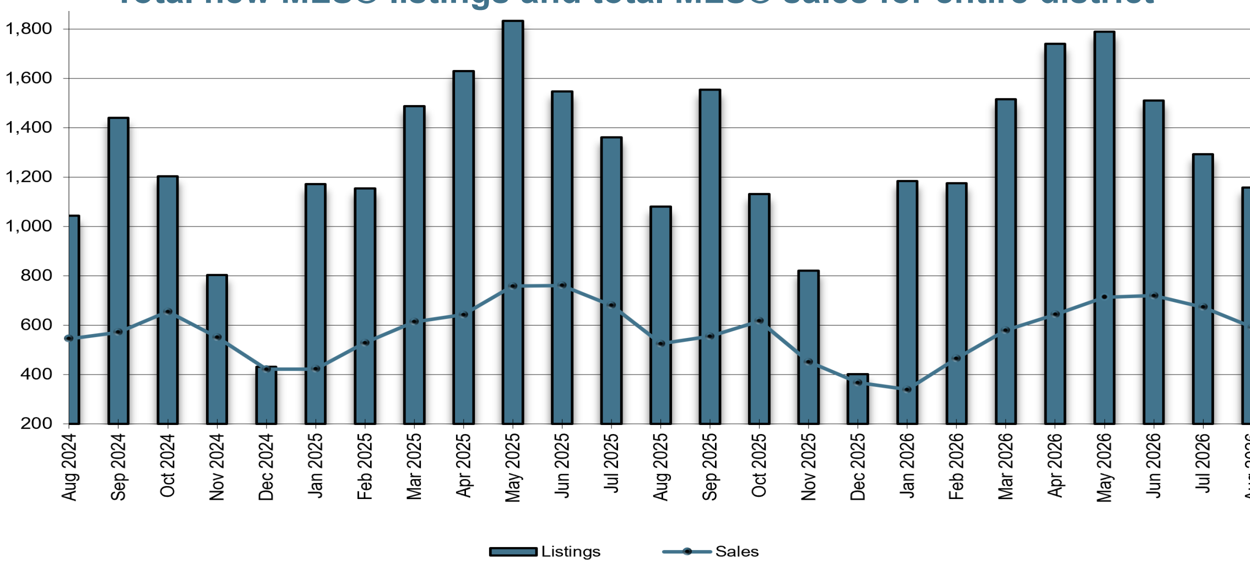
Benchmark Home by Property Type and Region	Aug 2026 Benchmark Price	Jul 2026 Benchmark Price	Aug 2025 Benchmark Price	Aug 2026 Benchmark Index	Jul 2026 Benchmark Index	Aug 2025 Benchmark Index	% Chg from Last Mth	% Chg from Last Yr
Single Family: Greater Victoria	$1,163,100	$1,170,200	$1,169,900	313.5	315.4	315.3	(0.6%)	(0.6%)
Single Family: Core	$1,301,800	$1,311,000	$1,317,200	322.2	324.5	326.0	(0.7%)	(1.2%)
Single Family: Westshore	$1,031,900	$1,034,200	$1,027,200	328.3	329.0	326.8	(0.2%)	0.5%
Single Family: Peninsula	$1,266,000	$1,275,100	$1,290,100	329.3	331.7	335.6	(0.7%)	(1.9%)
Condo Apartment: Greater Victoria	$547,500	$544,400	$546,800	321.7	319.9	321.3	0.6%	0.1%
Condo Apartment: Core	$553,600	$548,600	$548,900	327.6	324.6	324.8	0.9%	0.9%
Condo Apartment: Westshore	$485,400	$493,600	$504,600	374.5	380.9	389.4	(1.7%)	(3.8%)
Condo Apartment: Peninsula	$630,300	$618,900	$610,400	298.2	292.8	288.7	1.8%	3.3%
Row/Townhouse: Greater Victoria	$792,800	$795,500	$782,500	305.9	306.9	301.9	(0.3%)	1.3%
Row/Townhouse: Core	$856,300	$857,300	$841,600	316.3	316.7	310.9	(0.1%)	1.7%
Row/Townhouse: Westshore	$713,700	$721,000	$707,700	296.9	299.9	294.4	(1.0%)	0.8%
Row/Townhouse: Peninsula	$844,300	$842,100	$826,500	342.0	341.1	334.8	0.3%	2.2%

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

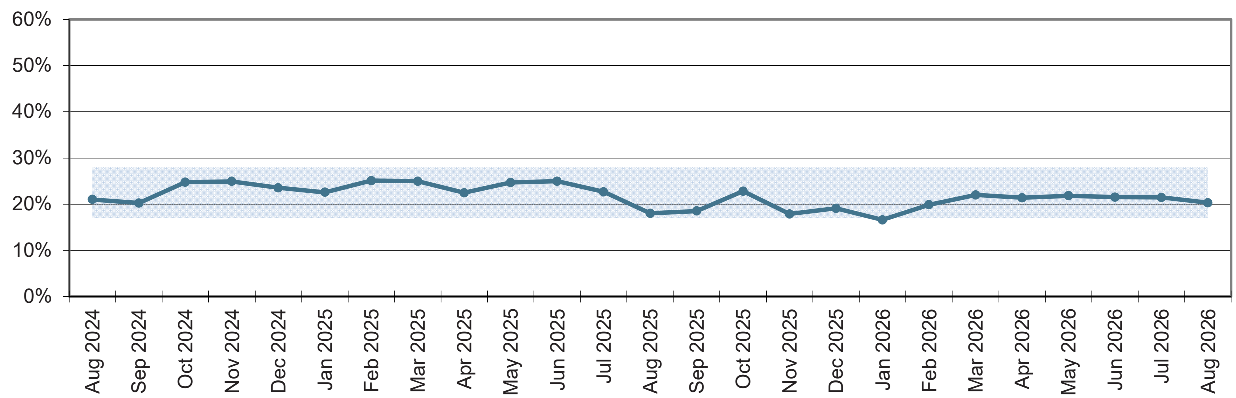
For more information on the MLS® Home Price Index, visit **vreb.org/mls-statistics**

VICTORIA REAL ESTATE BOARD

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.

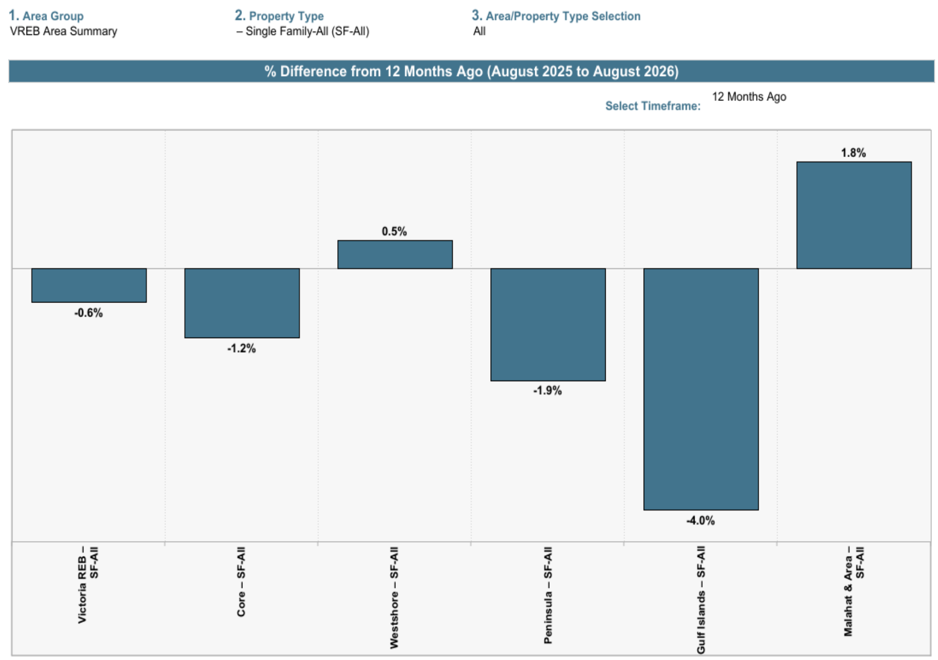
Based on a regression analysis performed by the economics department at the BC Real Estate Association in each market area of the province, the Sales to Active Listings Ratio for Victoria can be interpreted as follows:

- below 17%, there is downward pressure on prices (buyers' market)
- above 28%, there is upward pressure on prices (sellers' market)
- in the 17-28% range, there is little pressure on prices either way (balanced market)

MLS® Home Price Index

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



MLS® HPI benchmark and value - Condominium / Apartments