VICTORIA REAL ESTATE BOARD

	Single family homes	Condominiums	Townhomes
July 2026 total sales	331	209	82
Compared to July 2025 sales	4.1%	-7.1%	-15.5%
MLS® HPI **Victoria Core*	$1,311,000	$548,600	$857,300

Victoria Real Estate Market Report for July 2026

A total of 673 properties were sold in the Victoria Real Estate Board region this July, 1 per cent fewer than the 680 properties sold in July 2025 and 6.4 per cent fewer than sold in June 2026. Sales of condominiums decreased by 7.1 per cent from July 2025, with 209 units sold. Sales of single family homes increased by 4.1 per cent from July 2025, with 331 sold.

"It was a solid month for sales," said Victoria Real Estate Board Chair Fergus Kyne. "We ended the month above the five-year average for number of sales in a July. What's different about this market is the availability of inventory, and how the generous number of homes for sale impact both the seller and buyer experience. Buyers are taking more time to make decisions because of all the options available. Some buyers may even feel overwhelmed as they navigate a market with so much choice. If you're shopping for homes right now, your REALTOR® can help explore the properties that have the best current and future potential, identify where smart compromises may be made, and focus on what features matter the most."

There were 3,847 active listings for sale on the Victoria Real Estate Board Multiple Listing Service® at the end of July 2026, a decrease of 5.1 per cent compared to the previous month of June and a 3.9 per cent increase from the 3,703 active listings for sale at the end of July 2025.

"On the other hand, if you're a seller wondering where your buyer is, your Realtor can help determine the best approach in your specific situation," notes Chair Kyne. "Your Realtor will have up to date market data and local insights to help you navigate your next steps. Sometimes simple things, like ensuring all maintenance is up to date, and that your home is presented beautifully, can be the difference in competitive markets. Whether you're buying or selling, your Realtor works for you and can provide you with updates, options, and suggestions to navigate current market conditions."

The Multiple Listing Service® Home Price Index benchmark value for a single family home in the Victoria Core in July 2025 was $1,348,400. The benchmark value for the same home in July 2026 decreased by 2.8 per cent to $1,311,000, down from June's value of $1,326,500. The MLS® HPI benchmark value for a condominium in the Victoria Core area in July 2025 was $561,200, while the benchmark value for the same condominium in July 2026 decreased by 2.2 per cent to $548,600, down from the June value of $549,200.

VICTORIA REAL ESTATE BOARD

July 2026

Statistics Package for Media

Unit Sales, Average Prices and Median Prices

Sales by Property Type	This Month									Last Month			This Month Last Year		
	July 2026									June 2026			July 2025		
	Units	LM%	LY%	Average$	LM%	LY%	Median$	LM%	LY%	Units	Average$	Median$	Units	Average$	Median$
Single Family Greater Victoria	315	-14.9%	4.0%	$1,300,632	1.4%	0.1%	$1,165,000	3.6%	-0.9%	370	$1,282,414	$1,125,000	303	$1,299,111	$1,175,000
Single Family Other Areas	16	-11.1%	6.7%	$1,341,413	13.9%	18.7%	$1,140,000	4.8%	-2.1%	18	$1,177,556	$1,087,500	15	$1,130,120	$1,165,000
Single Family Total All Areas	331	-14.7%	4.1%	$1,302,603	2.0%	0.9%	$1,165,000	3.6%	-0.9%	388	$1,277,549	$1,125,000	318	$1,291,139	$1,175,000
Condo Apartment	209	14.8%	-7.1%	$610,731	3.3%	3.2%	$525,000	0.0%	-2.8%	182	$591,135	$524,895	225	$591,663	$540,000
Row/Townhouse	82	-12.8%	-15.5%	$872,098	-1.9%	4.1%	$794,950	-3.8%	-0.6%	94	$889,326	$826,000	97	$838,147	$800,000
Manufactured Home	18	-10.0%	63.6%	$313,506	-15.8%	2.6%	$304,750	-2.3%	0.2%	20	$372,168	$312,000	11	$305,682	$304,000
Total Residential	**640**	-6.4%	-1.7%							**684**			**651**		
Total Sales	**673**	-6.4%	-1.0%							**719**			**680**		
Active Listings	**3,847**	-5.1%	3.9%							**4,054**			**3,703**		

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

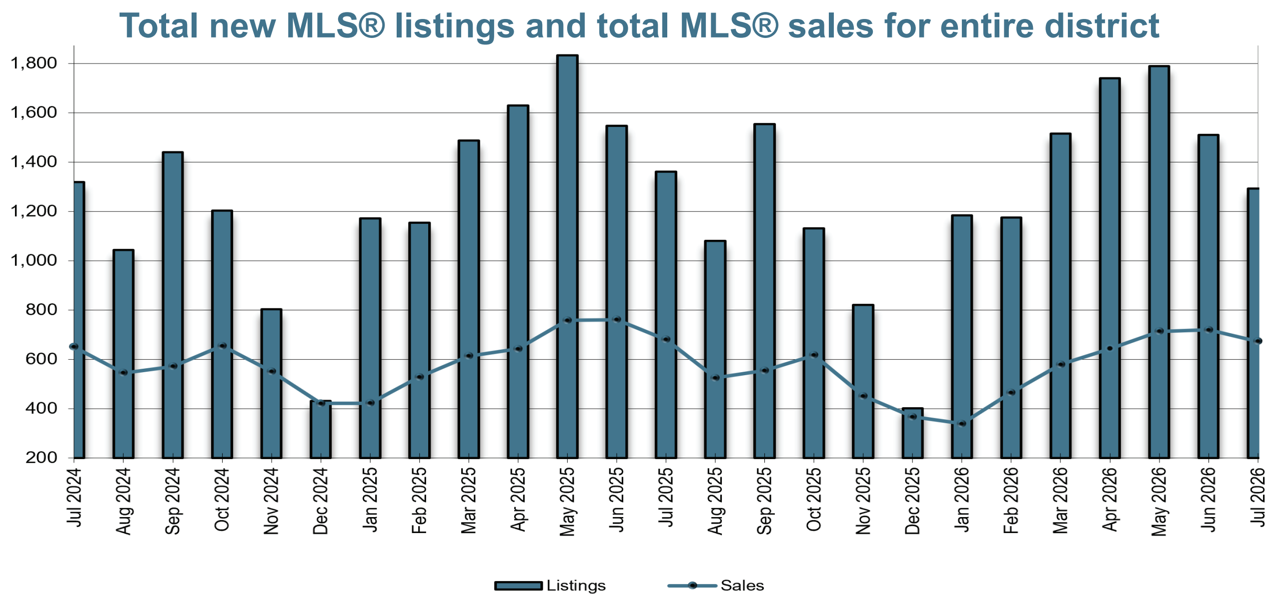
MLS® HPI Benchmark Prices and MLS® HPI Index Values

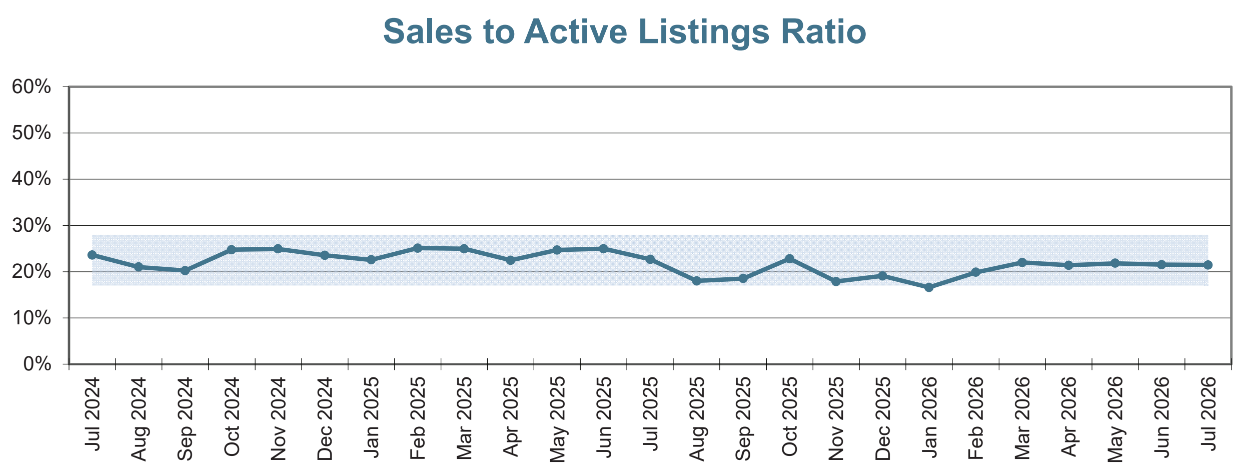
Benchmark Home by Property Type and Region	Jul 2026 Benchmark Price	Jun 2026 Benchmark Price	Jul 2025 Benchmark Price	Jul 2026 Benchmark Index	Jun 2026 Benchmark Index	Jul 2025 Benchmark Index	% Chg from Last Mth	% Chg from Last Yr
Single Family: Greater Victoria	$1,170,200	$1,174,100	$1,189,000	315.4	316.5	320.5	(0.3%)	(1.6%)
Single Family: Core	$1,311,000	$1,326,500	$1,348,400	324.5	328.3	333.8	(1.2%)	(2.8%)
Single Family: Westshore	$1,034,200	$1,023,400	$1,037,500	329.0	325.6	330.1	1.1%	(0.3%)
Single Family: Peninsula	$1,275,100	$1,282,000	$1,289,100	331.7	333.5	335.4	(0.5%)	(1.1%)
Condo Apartment: Greater Victoria	$544,400	$547,700	$555,900	319.9	321.8	326.6	(0.6%)	(2.1%)
Condo Apartment: Core	$548,600	$549,200	$561,200	324.6	325.0	332.1	(0.1%)	(2.2%)
Condo Apartment: Westshore	$493,600	$503,900	$502,600	380.9	388.8	387.8	(2.0%)	(1.8%)
Condo Apartment: Peninsula	$618,900	$629,700	$611,700	292.8	297.9	289.4	(1.7%)	1.2%
Row/Townhouse: Greater Victoria	$795,500	$782,300	$789,100	306.9	301.8	304.4	1.7%	0.8%
Row/Townhouse: Core	$857,300	$841,200	$841,500	316.7	310.7	310.9	1.9%	1.9%
Row/Townhouse: Westshore	$721,000	$712,900	$720,800	299.9	296.5	299.8	1.1%	0.0%
Row/Townhouse: Peninsula	$842,100	$826,800	$836,100	341.1	334.9	338.6	1.9%	0.7%

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**

VICTORIA REAL ESTATE BOARD





This chart tracks the ratio of total residential sales over total active residential listings at month-end for each of the last 25 months.

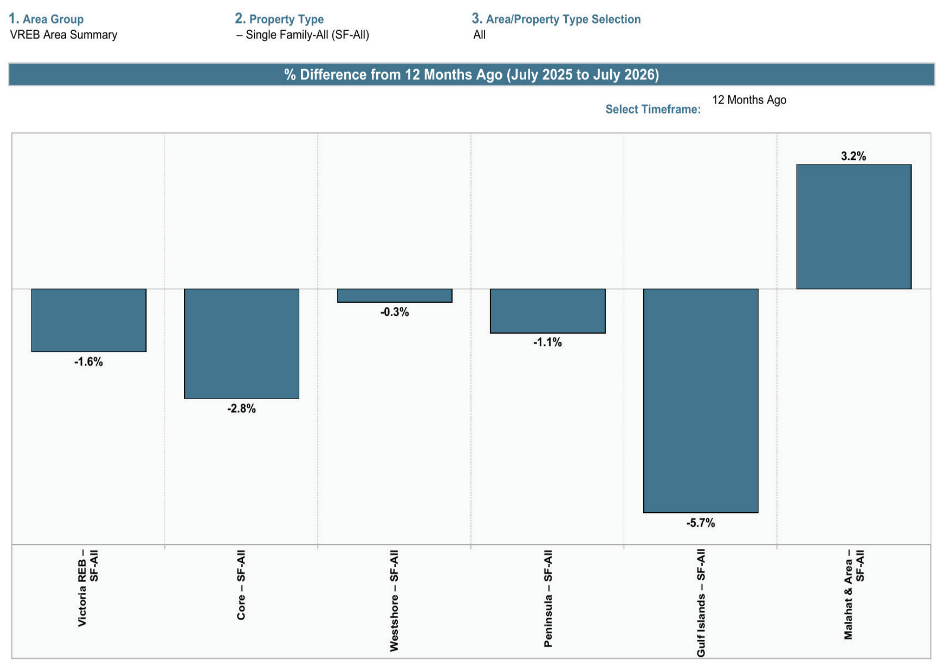
Based on a regression analysis performed by the economics department at the BC Real Estate Association in each market area of the province, the Sales to Active Listings Ratio for Victoria can be interpreted as follows:

- 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