



	Single family homes	Condominiums	Townhomes
March 2026 total sales	285	164	88
Compared to March 2025 sales	-2.4%	-18.8%	11.4%
MLS® HPI *Victoria Core	\$1,330,200	\$553,800	\$848,500

## Victoria Real Estate Market Report for March 2026

A total of 579 properties sold in the Victoria Real Estate Board region this March, 5.5 per cent fewer than the 613 properties sold in March 2025 and 24.5 per cent more than in February 2026. Sales of condominiums decreased by 18.8 per cent from March 2025 with 164 units sold. Sales of single family homes decreased by 2.4 per cent from March 2025 with 285 sold.

“Our market is following a fairly typical spring market trend,” said Victoria Real Estate Board Chair Fergus Kyne. “With sales and listings both increasing from the previous month, we’re tracking a seasonal pattern that generally builds to the peak of the market in May or June.”

There were 3,261 active listings for sale on the Victoria Real Estate Board Multiple Listing Service® at the end of March 2026, an increase of 12.3 per cent compared to the previous month of February and a 7.9 per cent increase from the 3,023 active listings for sale at the end of March 2025.

“We continue to observe a market which offers plentiful opportunity for both buyers and sellers. The current conditions of good supply and a reasonable level of consumer demand have created fewer high-pressure transactions and allowed time for both sides of the sale to make decisions and undertake due diligence,” notes Chair Kyne. “Every listing is unique in our market. Greater Victoria is a relatively small area which consists of many micro markets with varying conditions and demand. It’s a good time to connect with your favourite local REALTOR® to ensure your property or your purchase gets the correct analysis and strategy it deserves.”

The Multiple Listing Service® Home Price Index benchmark value for a single family home in the Victoria Core in March 2025 was \$1,344,900. The benchmark value for the same home in March 2026 decreased by 1.1 per cent to \$1,330,200, up from February’s value of \$1,307,400. The MLS® HPI benchmark value for a condominium in the Victoria Core area in March 2025 was \$558,100, while the benchmark value for the same condominium in March 2026 decreased by 0.8 per cent to \$553,800, up from the February value of \$545,600.

*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 1,625 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.*

## Unit Sales, Average Prices and Median Prices

Sales by Property Type	This Month									Last Month			This Month Last Year		
	March 2026									February 2026			March 2025		
	Units	LM%	LY%	Average\$	LM%	LY%	Median\$	LM%	LY%	Units	Average\$	Median\$	Units	Average\$	Median\$
Single Family Greater Victoria	269	36.5%	-3.2%	\$1,351,035	-1.3%	5.0%	\$1,185,000	-1.3%	0.0%	197	\$1,368,841	\$1,200,000	278	\$1,286,825	\$1,185,000
Single Family Other Areas	16	77.8%	14.3%	\$1,187,656	-23.8%	-3.0%	\$1,180,000	15.1%	-7.8%	9	\$1,559,457	\$1,025,000	14	\$1,224,607	\$1,280,000
Single Family Total All Areas	285	38.3%	-2.4%	\$1,341,863	-2.6%	4.5%	\$1,185,000	-1.3%	-0.4%	206	\$1,377,169	\$1,200,000	292	\$1,283,842	\$1,189,900
Condo Apartment	164	6.5%	-18.8%	\$634,393	-1.2%	-1.2%	\$540,000	-2.4%	-4.4%	154	\$641,879	\$553,000	202	\$642,059	\$565,000
Row/Townhouse	88	33.3%	11.4%	\$837,192	-0.4%	4.0%	\$775,000	-3.1%	-0.6%	66	\$840,475	\$799,999	79	\$804,796	\$779,900
Manufactured Home	13	85.7%	85.7%	\$398,115	9.9%	-9.1%	\$309,500	-19.7%	-24.7%	7	\$362,114	\$385,500	7	\$438,071	\$411,000
<b>Total Residential</b>	<b>550</b>	<b>27.0%</b>	<b>-5.2%</b>							<b>433</b>			<b>580</b>		
<b>Total Sales</b>	<b>579</b>	<b>24.5%</b>	<b>-5.5%</b>							<b>465</b>			<b>613</b>		
<b>Active Listings</b>	<b>3,261</b>	<b>12.3%</b>	<b>7.9%</b>							<b>2,903</b>			<b>3,023</b>		

### 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

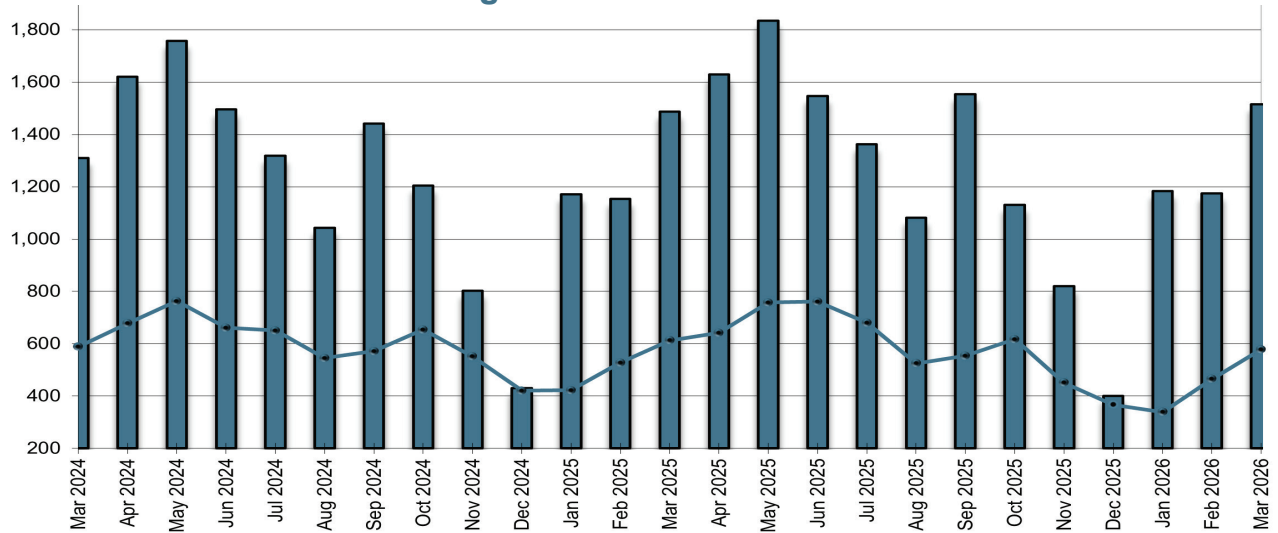
## MLS® HPI Benchmark Prices and MLS® HPI Index Values

Benchmark Home by Property Type and Region	Mar 2026 Benchmark Price	Feb 2026 Benchmark Price	Mar 2025 Benchmark Price	Mar 2026 Benchmark Index	Feb 2026 Benchmark Index	Mar 2025 Benchmark Index	% Chg from Last Mth	% Chg from Last Yr
<b>Single Family: Greater Victoria</b>	\$1,168,300	\$1,150,100	\$1,186,700	314.9	310.0	319.9	1.6%	(1.6%)
<b>Single Family: Core</b>	\$1,330,200	\$1,307,400	\$1,344,900	329.3	323.6	332.9	1.7%	(1.1%)
<b>Single Family: Westshore</b>	\$1,027,900	\$1,004,800	\$1,055,000	327.0	319.7	335.7	2.3%	(2.6%)
<b>Single Family: Peninsula</b>	\$1,250,900	\$1,238,700	\$1,262,400	325.4	322.2	328.4	1.0%	(0.9%)
<b>Condo Apartment: Greater Victoria</b>	\$550,900	\$544,300	\$555,600	323.7	319.8	326.4	1.2%	(0.8%)
<b>Condo Apartment: Core</b>	\$553,800	\$545,600	\$558,100	327.7	322.8	330.2	1.5%	(0.8%)
<b>Condo Apartment: Westshore</b>	\$514,400	\$510,200	\$516,600	396.9	393.7	398.6	0.8%	(0.4%)
<b>Condo Apartment: Peninsula</b>	\$603,600	\$605,300	\$613,300	285.5	286.3	290.1	(0.3%)	(1.6%)
<b>Row/Townhouse: Greater Victoria</b>	\$788,500	\$775,900	\$790,000	304.2	299.3	304.8	1.6%	(0.2%)
<b>Row/Townhouse: Core</b>	\$848,500	\$842,800	\$851,700	313.4	311.3	314.6	0.7%	(0.4%)
<b>Row/Townhouse: Westshore</b>	\$722,500	\$709,000	\$710,900	300.5	294.9	295.7	1.9%	1.6%
<b>Row/Townhouse: Peninsula</b>	\$814,700	\$781,100	\$831,100	330.0	316.4	336.6	4.3%	(2.0%)

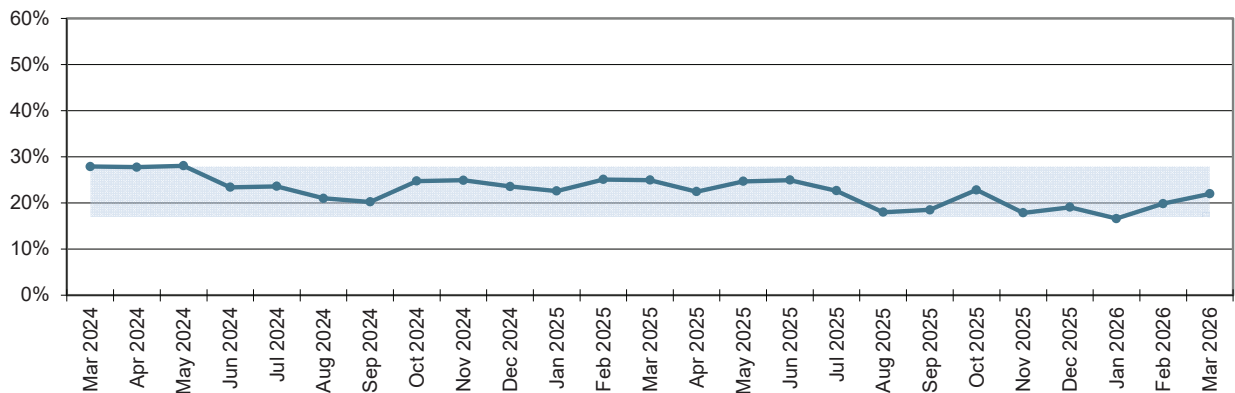
Legend	<b>Benchmark Price:</b>	the calculated MLS® HPI Benchmark Price for this Benchmark Home
	<b>Benchmark Index:</b>	the percentage change in this Benchmark Price since <b>January 2005</b>
	<b>% Chg from Last Mth:</b>	the percentage change in this Benchmark Price since last month
	<b>% Chg from Last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

For more information on the MLS® Home Price Index, visit [vreb.org/mls-statistics](http://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.

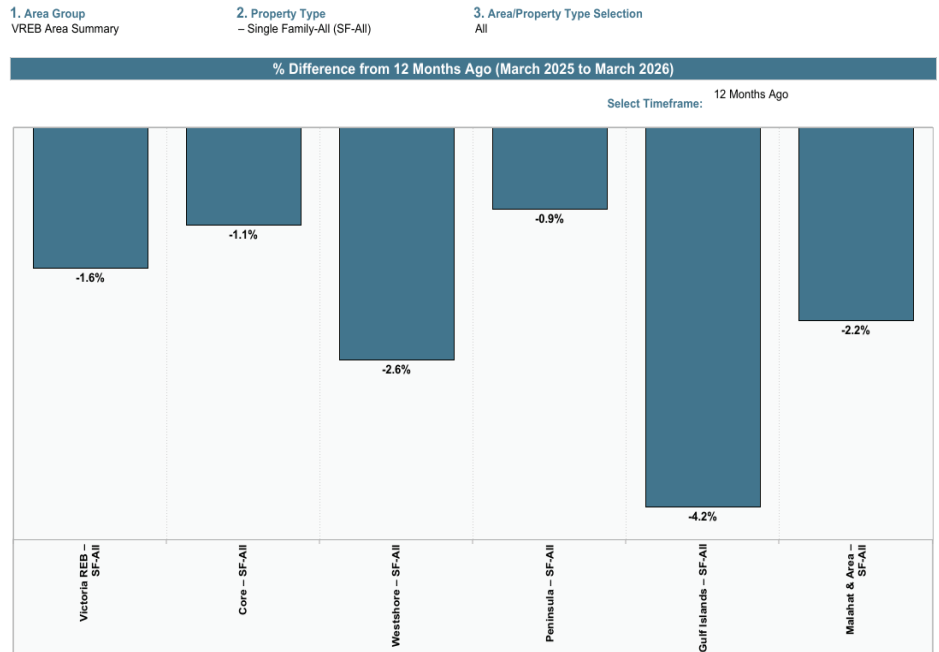
Based on a regression analysis performed by the economics department at the BC Real Estate Association in each market area of the province, the Sales to Active Listings Ratio for Victoria can be interpreted as follows:

- below 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

