

VICTORIA REAL ESTATE BOARD

DECEMBER 2024



INTRODUCTION

Use data as a basis for decision making...

At Knew Realty Research (Knew) we have meticulously and methodically taken the time to comb through statistics provided by real estate boards to create this report. Gone are the days of just numbers on a page, through visual analytics allows us to help you identify general market trends in your area and benchmark it to the performance of other regions.

By utilizing our maps and intuitive charting techniques, you will be able to quickly and easily understand your market.

We hope you enjoy our creative approach to monitoring activity in your region.



Let us do the data collection and analysis for you

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MARKET RESEARCH TOOL

KNEW
HOME DATA

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SINGLE FAMILY

CURRENTLY IN THE VICTORIA REAL ESTATE BOARD IT IS A SELLERS MARKET FOR SINGLE FAMILY STYLE HOMES.

155 Single Family style homes sold in the Victoria Real Estate Board in December 2024. This represents a decrease of 57 unit sales, or -27% when compared to the 212 sales observed last month. When comparing the current month's sales (155 sales) to the 129 sales observed in December of 2023, sales have increased by 26 units, or 20%.

521 Single Family style homes were available for purchase in Victoria Real Estate Board in December 2024; this represents a decrease of 194 units, or -27% when compared to the 715 units observed in inventory last month. When comparing this month's inventory (521 units) to the 560 units of available inventory observed in December of 2023, inventory has decreased by 39 units, or -7%.

\$1,240,023 is the average price for a Single Family style home sold in December 2024. This represents an increase of \$23,275 in the average sales price, or 1.9% when compared to the average price of sales observed last month (\$1,216,748). When comparing the current month's average sale price (\$1,240,023) to the average sale price \$1,226,151 observed in December of 2023, the sale price has increased by \$13,872, or 1%.

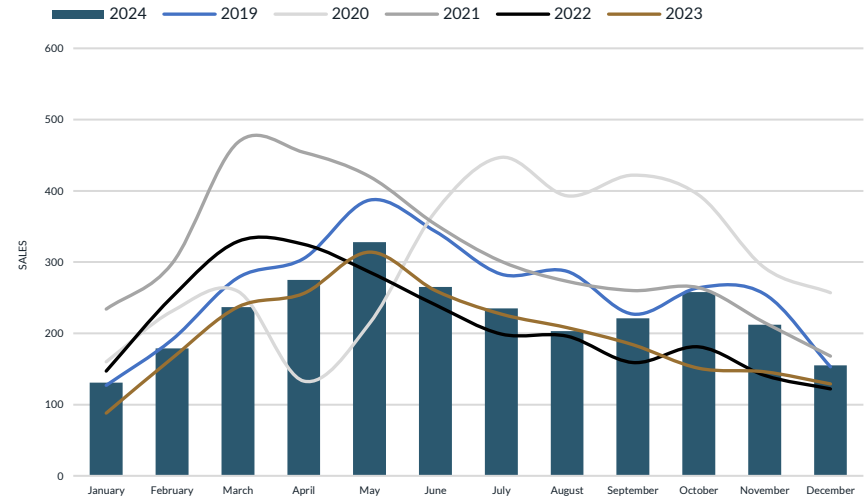


Chart 1: Victoria Single Family Sales

Source: Victoria Real Estate Board®

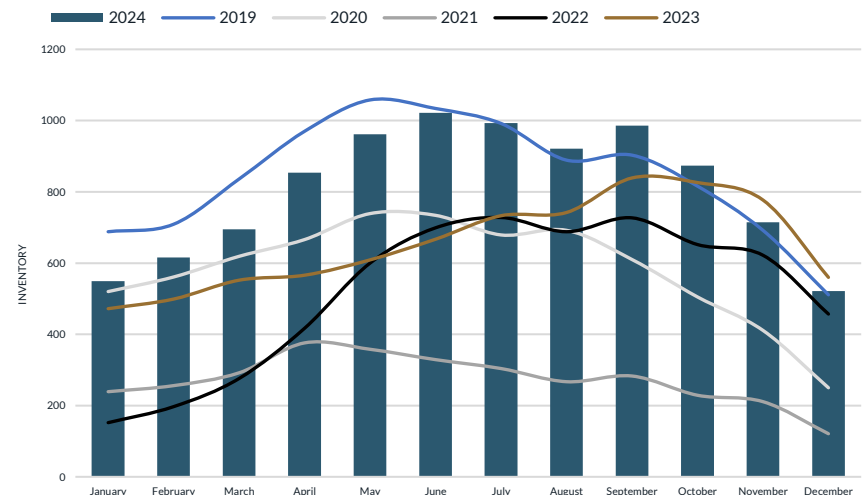


Chart 2: Victoria Single Family Inventory

Source: Victoria Real Estate Board®



Chart 3: Historical Single Family Average Sales Price

50 Days is the Average time it takes to sell a Single Family style home in the Victoria Real Estate Board based on observed sales in December of 2024. This represents a decrease of 2 days, or -4% when compared to the average of 52 days to sell a single family home observed last month. When comparing the current months average days on market (50 days) to the average of 52 days on market observed in December of 2023, the average days to sell a home have decreased by 2 days , or -4%.

When looking at December YTD Single Family sales for each respective year since 2015, 2024 sales currently rank 5th.

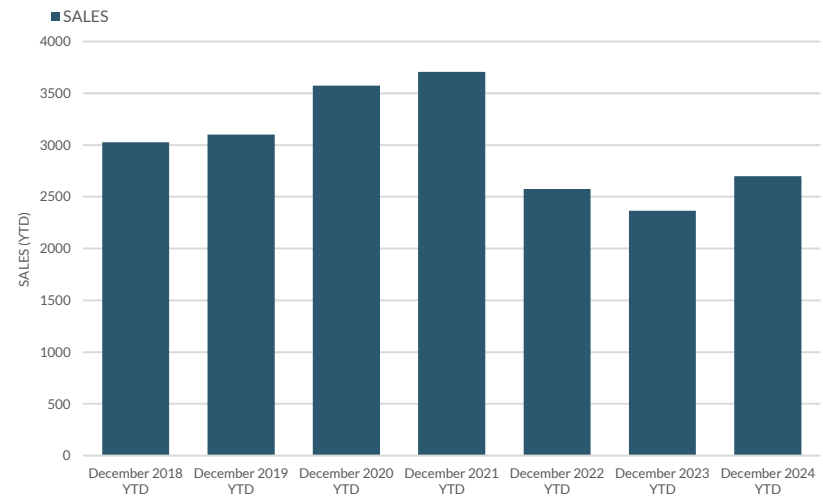


Chart 4: Victoria Single Family Sales YTD Comparison

Source: Victoria Real Estate Board®



TOWNHOME

CURRENTLY IN THE VICTORIA REAL ESTATE BOARD IT IS A SELLERS MARKET FOR TOWNHOME STYLE HOMES.

51 Townhome style homes sold in the Victoria Real Estate Board in December 2024. This represents a decrease of 24 unit sales, or -32% when compared to the 75 sales observed last month. When comparing the current months sales (51 sales) to the 39 sales observed in December of 2023, sales have increased by 12 units, or 31%.

162 Townhome style homes were available for purchase in Victoria Real Estate Board in December 2024; this represents a decrease of 53 units, or -25% when compared to the 215 units observed in inventory last month. When comparing this months inventory (162 units) to the 164 units of available inventory observed in December of 2023, inventory has decreased by 2 units, or -1%.

\$843,788 is the average price for a Townhome style home sold in December 2024; this represents an increase of \$11,287 in the average sales price, or 1.4% when compared to the average price of sales observed last month (\$832,501). When comparing the current months average sale price (\$843,788) to the average sale price \$734,172 observed in December of 2023, the sale price has increased by \$109,616, or 15%.

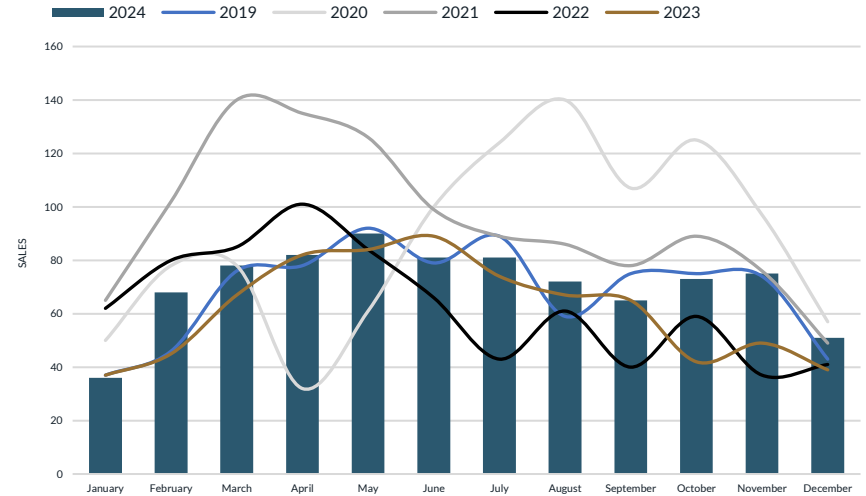


Chart 5: Victoria Townhome Sales

Source: Victoria Real Estate Board®

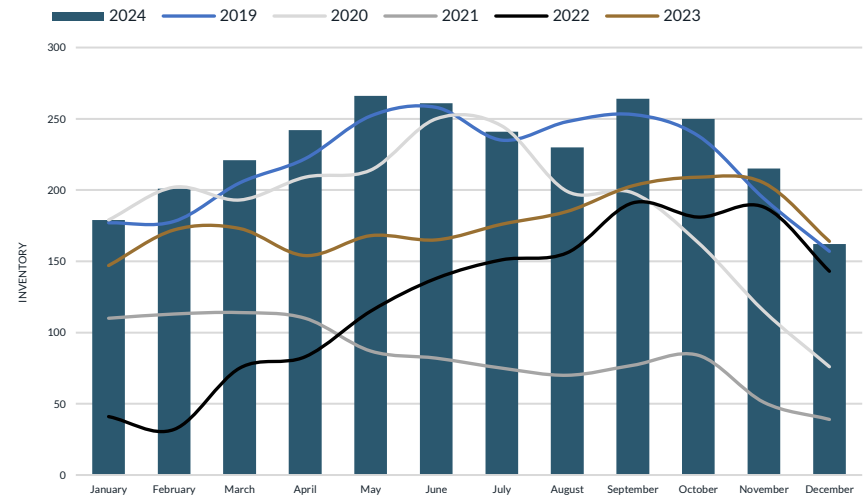


Chart 6: Victoria Townhome Inventory

Source: Victoria Real Estate Board®

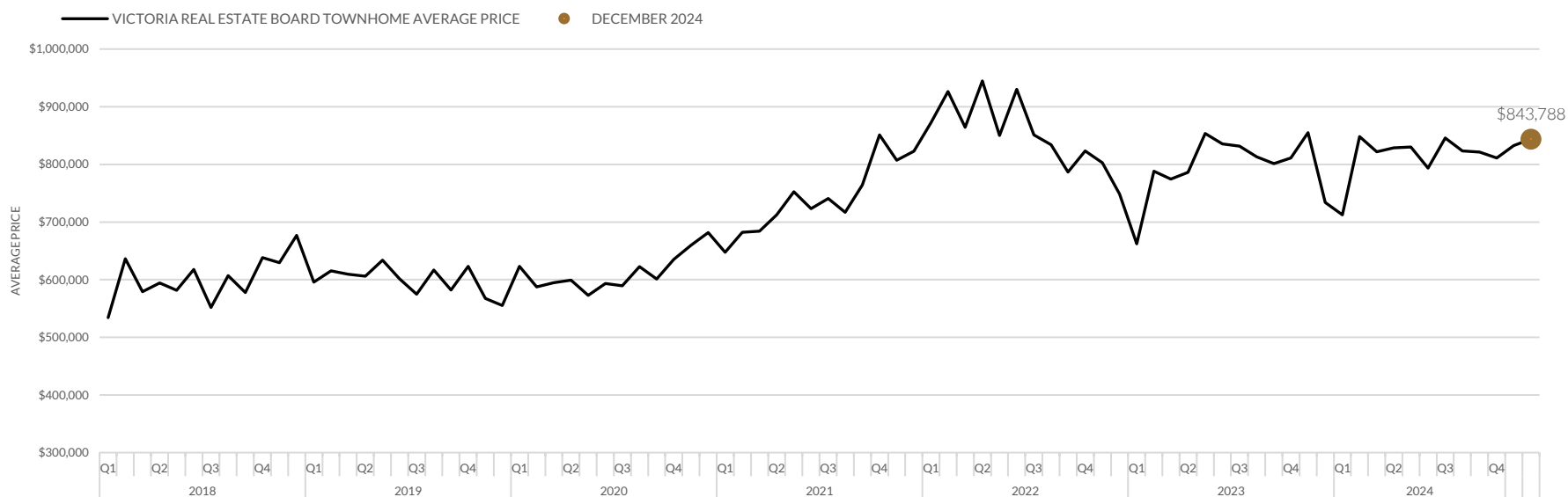


Chart 7: Historical Townhome Average Sales Price

Source: Victoria Real Estate Board®

47 Days is the Average time it takes to sell a Townhome style home in the Victoria Real Estate Board based on observed sales in December of 2024. This represents an increase of 1 day, or 2% when compared to the average of 46 days to sell a townhome observed last month. When comparing the current months average days on market (47 days) to the average of 51 days on market observed in December of 2023, the average days to sell a home have decreased by 4 days, or -8%.

When looking at December YTD Townhome sales for each respective year since 2015, 2024 sales currently rank 3rd.

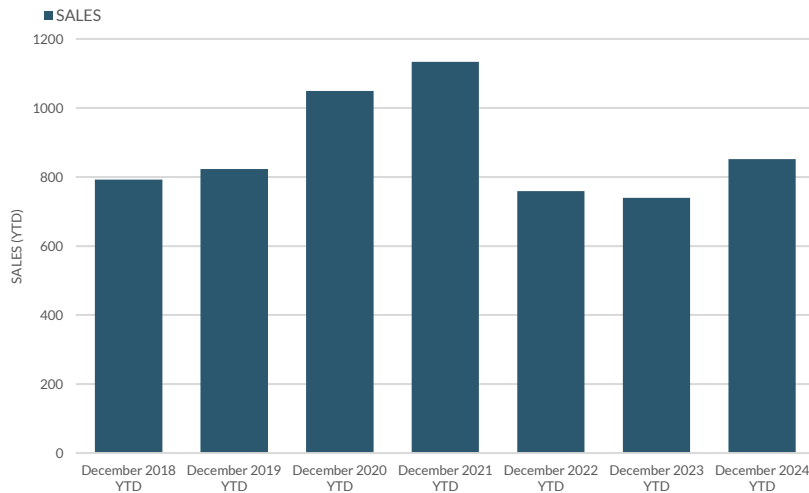


Chart 8: Victoria Townhome Sales YTD Comparison

Source: Victoria Real Estate Board®



CONDOMINIUM

CURRENTLY IN THE VICTORIA REAL ESTATE BOARD IT IS A SELLERS MARKET FOR CONDOMINIUM STYLE HOMES.

135 Condominium style homes sold in the Victoria Real Estate Board in December 2024. This represents a decrease of 51 unit sales, or -27% when compared to the 186 sales observed last month. When comparing the current months sales (135 sales) to the 108 sales observed in December of 2023, sales have increased by 27 units, or 25%.

608 Condominium style homes were available for purchase in Victoria Real Estate Board in December 2024; this represents a decrease of 155 units, or -20%, when compared to the 763 units observed in inventory last month. When comparing this months inventory (608 units) to the 538 units of available inventory observed in December of 2023, inventory has increased by 70 units, or 13%.

\$569,078 is the average price for a Condominium style home sold in December 2024; this represents a decrease of \$44,380 in the average sales price, or -7.2% when compared to the average price of sales observed last month (\$613,458). When comparing the current months average sale price (\$569,078) to the average sale price \$556,293 observed in December of 2023, the sale price has increased by \$12,785, or 2%.

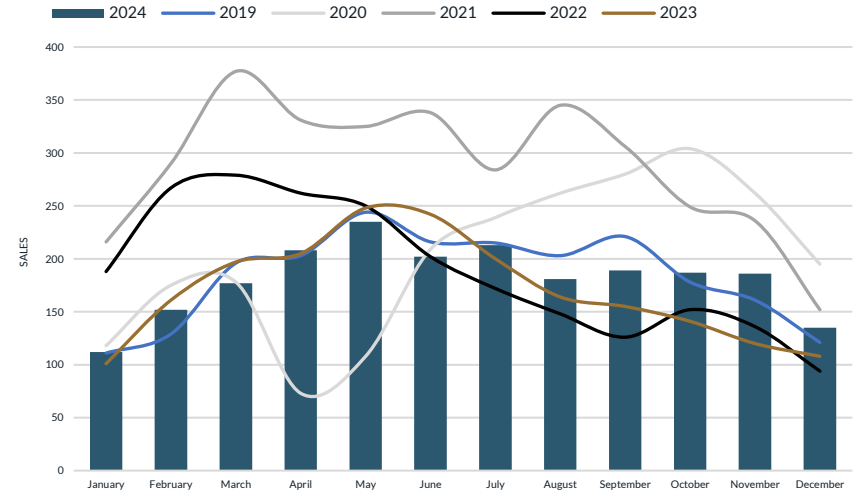


Chart 9: Victoria Condominium Sales

Source: Victoria Real Estate Board®

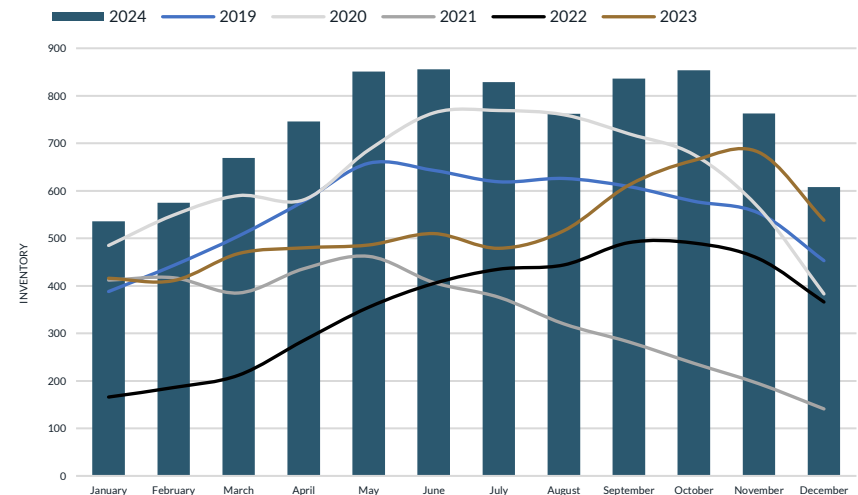


Chart 10: Victoria Condominium Inventory

Source: Victoria Real Estate Board®

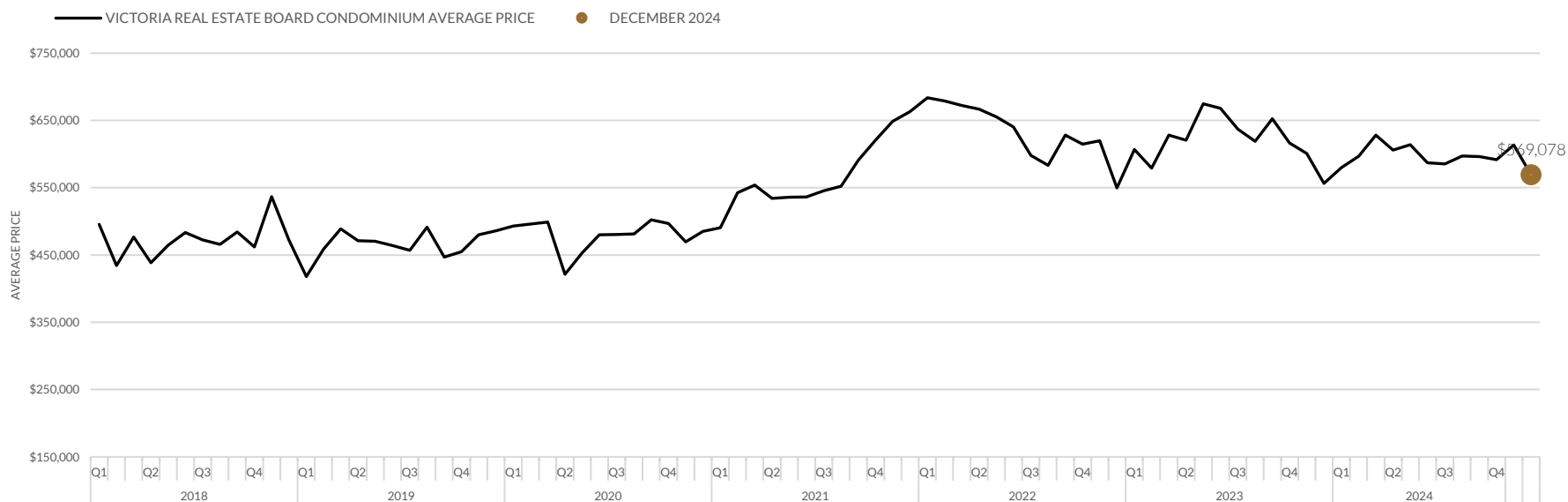


Chart 11: Historical Condominium Average Sales Price

Source: Victoria Real Estate Board®

57 Days is the Average time it takes to sell a Condominium style home in the Victoria Real Estate Board based on observed sales in December of 2024. This represents an increase of 14 days, or 33% when compared to the average of 43 days to sell a condominium observed last month. When comparing the current months average days on market (57 days) to the average of 44 days on market observed in December of 2023, the average days to sell a home have increased by 13 days, or 30%.

When looking at December YTD Condominium sales for each respective year since 2015, 2024 sales currently rank 5th.

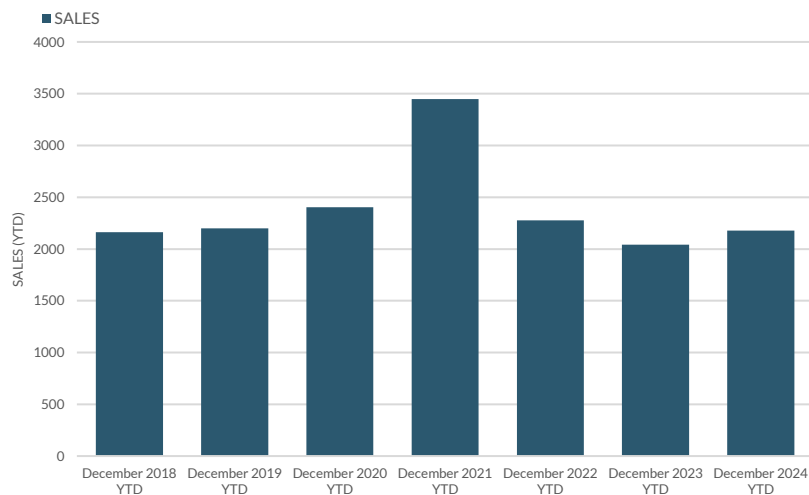


Chart 12: Victoria Condominium Sales YTD Comparison

Source: Victoria Real Estate Board®





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