

Monthly Sales Summary

June 2006

July 4, 2006

Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
Residential					
● Single Family					
Greater Victoria					
Victoria	59	\$31,688,286	\$537,090	\$500,590	\$487,450
Victoria West	3	\$1,259,500	\$419,833	\$381,522	\$388,500
Oak Bay	17	\$16,047,000	\$943,941	\$796,271	\$975,000
Esquimalt	16	\$6,331,800	\$395,738	\$376,611	\$394,500
View Royal	12	\$5,857,500	\$488,125	\$482,162	\$477,500
Saanich East	77	\$42,295,500	\$549,292	\$546,202	\$499,900
Saanich West	37	\$15,646,861	\$422,888	\$446,505	\$401,000
Central Saanich	13	\$6,889,400	\$529,954	\$542,012	\$486,000
North Saanich	17	\$10,252,250	\$603,074	\$604,547	\$550,000
Sidney	14	\$6,544,400	\$467,457	\$435,067	\$456,750
Highlands	1	\$390,000	\$390,000	\$640,167	\$390,000
Colwood	24	\$9,793,600	\$408,067	\$434,914	\$393,500
Langford	58	\$23,245,900	\$400,791	\$406,784	\$389,950
Metchosin	2	\$1,375,000	\$687,500	\$614,156	\$687,500
Sooke	43	\$15,765,252	\$366,634	\$339,085	\$342,000
Waterfront (all districts)	21	\$29,727,600	\$1,415,600	\$1,385,702	\$1,250,000
Total Greater Victoria	414	\$223,109,849	\$538,913	\$521,053	\$447,500
Other Areas					
Shawnigan Lake / Malahat	4	\$1,191,900	\$297,975	\$342,526	\$295,950
Gulf Islands	13	\$4,844,500	\$372,654	\$476,368	\$347,000
Upland / Mainland	6	\$2,601,000	\$433,500	\$379,887	\$410,000
Waterfront (all districts)	8	\$6,801,000	\$850,125	\$854,483	\$622,500
Total Other Areas	31	\$15,438,400	\$498,013	\$488,337	\$405,000
Total Single Family	445	\$238,548,249	\$536,063	\$518,606	\$444,000
● Condominium					
Greater Victoria					
Victoria	87	\$26,705,780	\$306,963	\$277,114	\$250,000
Victoria West	7	\$2,545,450	\$363,636	\$426,023	\$288,750
Oak Bay	4	\$1,496,000	\$374,000	\$357,512	\$280,500
Esquimalt	7	\$1,560,200	\$222,886	\$222,303	\$215,000
View Royal	1	\$139,000	\$139,000	\$205,111	\$139,000
Saanich East	32	\$8,140,680	\$254,396	\$250,059	\$224,000
Saanich West	13	\$2,649,400	\$203,800	\$212,323	\$185,000
Central Saanich	6	\$1,897,787	\$316,298	\$262,840	\$306,500
Sidney	6	\$1,803,500	\$300,583	\$269,580	\$288,750
Colwood	3	\$365,000	\$121,667	\$163,593	\$120,000
Langford	16	\$3,798,900	\$237,431	\$261,435	\$232,950
Sooke	3	\$487,500	\$162,500	\$151,483	\$156,000
Waterfront (all districts)	9	\$2,649,100	\$294,344	\$375,102	\$219,900
Total Greater Victoria	194	\$54,238,297	\$279,579	\$274,115	\$240,000
Other Areas					
Gulf Islands	2	\$1,045,000	\$522,500	\$522,500	\$522,500
Waterfront (all districts)	1	\$399,000	\$399,000	\$399,000	\$399,000
Total Other Areas	3	\$1,444,000	\$481,333	\$481,333	\$399,000
Total Condominium	197	\$55,682,297	\$282,651	\$274,636	\$241,000

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Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
● Townhouse					
Greater Victoria					
Victoria	11	\$3,998,894	\$363,536	\$388,401	\$315,000
Victoria West	1	\$659,000	\$659,000	\$458,786	\$659,000
Esquimalt	9	\$3,181,800	\$353,533	\$304,020	\$389,900
View Royal	9	\$3,175,400	\$352,822	\$336,254	\$385,000
Saanich East	9	\$3,734,000	\$414,889	\$422,225	\$368,000
Saanich West	10	\$3,240,900	\$324,090	\$340,589	\$305,500
Central Saanich	3	\$1,208,900	\$402,967	\$339,090	\$414,900
North Saanich	2	\$949,900	\$474,950	\$448,633	\$474,950
Sidney	2	\$580,000	\$290,000	\$335,642	\$290,000
Langford	10	\$3,059,737	\$305,974	\$272,919	\$284,496
Waterfront (all districts)	1	\$470,000	\$470,000	\$703,125	\$470,000
Total Greater Victoria	67	\$24,258,531	\$362,068	\$359,882	\$330,000
Other Areas					
Upland / Mainland	1	\$223,000	\$223,000	\$216,983	\$223,000
Waterfront (all districts)	1	\$885,000	\$885,000	\$857,500	\$885,000
Total Other Areas	2	\$1,108,000	\$554,000	\$384,264	\$554,000
Total Townhouse	69	\$25,366,531	\$367,631	\$360,556	\$330,000
● Manufactured Homes					
Greater Victoria					
View Royal	3	\$265,000	\$88,333	\$100,722	\$82,000
Central Saanich	1	\$210,000	\$210,000	\$155,595	\$210,000
Sidney	1	\$235,000	\$235,000	\$216,750	\$235,000
Langford	1	\$86,500	\$86,500	\$63,197	\$86,500
Sooke	7	\$658,900	\$94,129	\$82,041	\$100,000
Waterfront (all districts)	3	\$303,900	\$101,300	\$89,580	\$67,500
Total Greater Victoria	16	\$1,759,300	\$109,956	\$114,603	\$93,250
Other Areas					
Shawnigan Lake / Malahat	1	\$50,000	\$50,000	\$62,520	\$50,000
Gulf Islands	2	\$380,500	\$190,250	\$159,286	\$190,250
Total Other Areas	3	\$430,500	\$143,500	\$114,738	\$156,000
Total Manufactured Homes	19	\$2,189,800	\$115,253	\$114,618	\$100,000
Total Residential	730	\$321,786,877			
● Lots & Acreage (Incl Wtrfrnt)	18	\$6,031,900	\$335,106		
● Other Commercial Properties	14	\$5,311,200	\$379,371		
Grand Totals	762	\$333,129,977			