

Monthly Sales Summary

July 2006

August 1, 2006

Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
Residential					
● Single Family					
Greater Victoria					
Victoria	45	\$23,427,700	\$520,616	\$509,326	\$436,500
Victoria West	2	\$681,000	\$340,500	\$379,842	\$340,500
Oak Bay	20	\$15,896,066	\$794,803	\$799,194	\$669,500
Esquimalt	13	\$5,775,650	\$444,281	\$386,200	\$400,000
View Royal	11	\$4,808,900	\$437,173	\$478,691	\$424,500
Saanich East	67	\$36,119,100	\$539,091	\$546,635	\$486,000
Saanich West	43	\$19,181,700	\$446,086	\$447,100	\$419,000
Central Saanich	10	\$4,690,000	\$469,000	\$538,242	\$447,500
North Saanich	15	\$9,039,900	\$602,660	\$602,642	\$560,000
Sidney	12	\$4,725,900	\$393,825	\$437,315	\$367,950
Highlands	1	\$450,000	\$450,000	\$599,611	\$450,000
Colwood	26	\$11,306,900	\$434,881	\$436,631	\$403,500
Langford	39	\$16,309,302	\$418,187	\$408,735	\$403,186
Metchosin	3	\$1,935,000	\$645,000	\$618,562	\$670,000
Sooke	24	\$9,005,941	\$375,248	\$346,135	\$354,900
Waterfront (all districts)	10	\$12,043,000	\$1,204,300	\$1,390,544	\$637,500
Total Greater Victoria	341	\$175,396,059	\$514,358	\$524,437	\$438,500
Other Areas					
Shawnigan Lake / Malahat	2	\$567,500	\$283,750	\$337,824	\$283,750
Gulf Islands	18	\$7,190,100	\$399,450	\$450,745	\$355,500
Upland / Mainland	6	\$3,007,840	\$501,307	\$404,187	\$329,920
Waterfront (all districts)	12	\$9,419,000	\$784,917	\$840,777	\$625,000
Total Other Areas	38	\$20,184,440	\$531,169	\$497,692	\$438,500
Total Single Family	379	\$195,580,499	\$516,044	\$522,318	\$438,500
● Condominium					
Greater Victoria					
Victoria	80	\$22,150,145	\$276,877	\$277,218	\$247,000
Victoria West	16	\$5,559,083	\$347,443	\$399,628	\$357,500
Oak Bay	3	\$889,500	\$296,500	\$355,752	\$245,000
Esquimalt	8	\$2,071,900	\$258,988	\$224,086	\$254,950
View Royal	1	\$325,000	\$325,000	\$208,111	\$325,000
Saanich East	29	\$7,576,300	\$261,252	\$250,848	\$247,000
Saanich West	14	\$2,862,900	\$204,493	\$213,387	\$194,000
Central Saanich	8	\$2,710,668	\$338,834	\$292,217	\$356,522
Sidney	9	\$2,490,000	\$276,667	\$277,875	\$260,000
Colwood	3	\$538,000	\$179,333	\$169,494	\$137,000
Langford	9	\$2,226,900	\$247,433	\$266,265	\$244,900
Sooke	1	\$130,000	\$130,000	\$147,067	\$130,000
Waterfront (all districts)	12	\$6,948,900	\$579,075	\$432,989	\$405,000
Total Greater Victoria	193	\$56,479,296	\$292,639	\$278,376	\$255,000
Total Condominium	193	\$56,479,296	\$292,639	\$278,866	\$255,000

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Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
● Townhouse					
Greater Victoria					
Victoria	6	\$2,149,100	\$358,183	\$383,180	\$338,500
Victoria West	3	\$1,160,000	\$386,667	\$392,389	\$408,000
Oak Bay	1	\$520,000	\$520,000	\$555,960	\$520,000
Esquimalt	4	\$1,620,000	\$405,000	\$317,948	\$388,500
View Royal	7	\$2,405,000	\$343,571	\$336,099	\$333,000
Saanich East	11	\$4,631,240	\$421,022	\$426,516	\$370,000
Saanich West	6	\$2,316,900	\$386,150	\$346,109	\$377,500
Central Saanich	1	\$350,000	\$350,000	\$349,965	\$350,000
North Saanich	1	\$480,000	\$480,000	\$456,475	\$480,000
Sidney	2	\$610,000	\$305,000	\$334,017	\$305,000
Colwood	2	\$744,900	\$372,450	\$364,613	\$372,450
Langford	14	\$4,821,800	\$344,414	\$288,953	\$327,000
Waterfront (all districts)	1	\$1,170,000	\$1,170,000	\$755,000	\$1,170,000
Total Greater Victoria	59	\$22,978,940	\$389,474	\$365,258	\$350,000
Other Areas					
Upland / Mainland	1	\$162,800	\$162,800	\$209,243	\$162,800
Waterfront (all districts)	1	\$122,000	\$122,000	\$503,500	\$122,000
Total Other Areas	2	\$284,800	\$142,400	\$303,336	\$142,400
Total Townhouse	61	\$23,263,740	\$381,373	\$363,636	\$348,900
● Manufactured Homes					
Greater Victoria					
View Royal	3	\$285,000	\$95,000	\$85,472	\$90,000
Central Saanich	3	\$430,300	\$143,433	\$156,871	\$147,900
Sidney	2	\$547,000	\$273,500	\$231,423	\$273,500
Langford	5	\$416,500	\$83,300	\$67,766	\$74,000
Sooke	4	\$343,300	\$85,825	\$82,456	\$76,700
Total Greater Victoria	17	\$2,022,100	\$118,947	\$111,742	\$101,500
Other Areas					
Shawnigan Lake / Malahat	1	\$61,000	\$61,000	\$62,267	\$61,000
Total Other Areas	1	\$61,000	\$61,000	\$102,892	\$61,000
Total Manufactured Homes	18	\$2,083,100	\$115,728	\$110,807	\$95,750
Total Residential	651	\$277,406,635			
● Lots & Acreage (Incl Wtrfrnt)	19	\$6,017,450	\$316,708		
● Commercial Land	1	\$965,000	\$965,000		
● Other Commercial Properties	6	\$2,281,136	\$380,189		
Grand Totals	677	\$286,670,221			