

Monthly Sales Summary

April 2007

May 1, 2007

Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
Residential					
● Single Family					
Greater Victoria					
Victoria	59	\$32,995,900	\$559,253	\$528,916	\$527,500
Victoria West	2	\$940,000	\$470,000	\$430,468	\$470,000
Oak Bay	22	\$19,342,515	\$879,205	\$775,206	\$723,750
Esquimalt	21	\$9,086,838	\$432,707	\$409,192	\$430,000
View Royal	13	\$6,539,700	\$503,054	\$499,404	\$490,000
Saanich East	94	\$56,212,288	\$598,003	\$569,652	\$548,250
Saanich West	53	\$24,884,310	\$469,515	\$471,476	\$455,000
Central Saanich	18	\$9,080,250	\$504,458	\$521,211	\$487,450
North Saanich	12	\$8,960,650	\$746,721	\$677,058	\$658,000
Sidney	20	\$9,978,800	\$498,940	\$442,153	\$444,900
Highlands	1	\$832,500	\$832,500	\$624,909	\$832,500
Colwood	34	\$15,886,700	\$467,256	\$465,626	\$425,750
Langford	60	\$27,082,198	\$451,370	\$443,820	\$423,750
Metchosin	2	\$1,425,000	\$712,500	\$608,039	\$712,500
Sooke	32	\$13,627,300	\$425,853	\$388,579	\$389,950
Waterfront (all districts)	24	\$28,712,500	\$1,196,354	\$1,196,650	\$905,000
Total Greater Victoria	467	\$265,587,449	\$568,710	\$538,534	\$489,000
Other Areas					
Shawnigan Lake / Malahat	5	\$1,756,000	\$351,200	\$393,763	\$359,000
Gulf Islands	30	\$14,579,216	\$485,974	\$468,317	\$420,000
Upland / Mainland	5	\$2,130,500	\$426,100	\$363,218	\$425,000
Waterfront (all districts)	15	\$10,659,600	\$710,640	\$944,079	\$650,000
Total Other Areas	55	\$29,125,316	\$529,551	\$548,088	\$440,000
Total Single Family	522	\$294,712,765	\$564,584	\$539,316	\$480,100
● Condominium					
Greater Victoria					
Victoria	106	\$33,378,900	\$314,895	\$324,270	\$275,000
Victoria West	15	\$5,407,500	\$360,500	\$375,540	\$327,000
Oak Bay	6	\$1,980,000	\$330,000	\$342,500	\$326,000
Esquimalt	6	\$1,678,900	\$279,817	\$258,184	\$252,200
View Royal	2	\$884,900	\$442,450	\$320,782	\$442,450
Saanich East	39	\$11,049,100	\$283,310	\$283,854	\$260,000
Saanich West	15	\$3,669,800	\$244,653	\$241,862	\$251,000
Central Saanich	4	\$908,000	\$227,000	\$250,395	\$220,500
Sidney	9	\$2,817,149	\$313,017	\$292,936	\$250,000
Colwood	10	\$2,449,100	\$244,910	\$260,067	\$234,400
Langford	11	\$2,863,025	\$260,275	\$256,766	\$256,500
Waterfront (all districts)	15	\$8,740,700	\$582,713	\$503,982	\$395,000
Total Greater Victoria	238	\$75,827,074	\$318,601	\$316,404	\$272,500
Total Condominium	238	\$75,827,074	\$318,601	\$315,646	\$272,500

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● Townhouse					
Greater Victoria					
Victoria	12	\$5,026,188	\$418,849	\$386,069	\$372,450
Victoria West	3	\$896,800	\$298,933	\$430,594	\$272,900
Oak Bay	2	\$1,156,900	\$578,450	\$573,083	\$578,450
Esquimalt	3	\$957,900	\$319,300	\$344,945	\$323,000
View Royal	4	\$883,900	\$220,975	\$317,050	\$167,500
Saanich East	8	\$4,422,400	\$552,800	\$486,202	\$529,450
Saanich West	5	\$1,609,000	\$321,800	\$381,179	\$333,000
Central Saanich	4	\$1,809,800	\$452,450	\$366,237	\$452,450
North Saanich	1	\$525,000	\$525,000	\$525,000	\$525,000
Sidney	5	\$1,694,000	\$338,800	\$347,397	\$295,000
Colwood	8	\$3,131,552	\$391,444	\$375,833	\$338,250
Langford	12	\$3,639,300	\$303,275	\$315,745	\$307,250
Waterfront (all districts)	3	\$1,768,800	\$589,600	\$600,311	\$510,000
Total Greater Victoria	70	\$27,521,540	\$393,165	\$388,870	\$347,250
Other Areas					
Gulf Islands	1	\$373,000	\$373,000	\$342,857	\$373,000
Total Other Areas	1	\$373,000	\$373,000	\$307,218	\$373,000
Total Townhouse	71	\$27,894,540	\$392,881	\$386,172	\$352,500
● Manufactured Homes					
Greater Victoria					
View Royal	4	\$417,900	\$104,475	\$115,454	\$117,450
Central Saanich	1	\$257,000	\$257,000	\$166,036	\$257,000
Sidney	2	\$614,000	\$307,000	\$278,850	\$307,000
Langford	4	\$408,000	\$102,000	\$81,583	\$108,500
Sooke	2	\$300,500	\$150,250	\$89,367	\$150,250
Total Greater Victoria	13	\$1,997,400	\$153,646	\$126,012	\$129,900
Other Areas					
Shawnigan Lake / Malahat	2	\$266,500	\$133,250	\$108,142	\$133,250
Gulf Islands	2	\$334,000	\$167,000	\$158,375	\$167,000
Upland / Mainland	1	\$86,000	\$86,000	\$103,667	\$86,000
Total Other Areas	5	\$686,500	\$137,300	\$122,565	\$144,500
Total Manufactured Homes	18	\$2,683,900	\$149,106	\$125,531	\$136,450
Total Residential	849	\$401,118,279			

Monthly Sales Summary

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May 1, 2007

Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
Other Property					
● Lots & Acreage (Incl Wtrfrnt)					
Greater Victoria					
Esquimalt	1	\$195,000	\$195,000	\$311,333	\$195,000
View Royal	1	\$254,900	\$254,900	\$254,450	\$254,900
Saanich East	2	\$1,605,000	\$802,500	\$401,115	\$802,500
Saanich West	1	\$520,000	\$520,000	\$312,790	\$520,000
Central Saanich	1	\$305,000	\$305,000	\$480,950	\$305,000
North Saanich	4	\$1,539,000	\$384,750	\$589,600	\$382,500
Colwood	4	\$1,525,700	\$381,425	\$324,657	\$381,850
Langford	1	\$233,000	\$233,000	\$289,685	\$233,000
Sooke	5	\$1,114,700	\$222,940	\$250,450	\$180,900
Total Greater Victoria	20	\$7,292,300	\$364,615	\$375,255	\$337,500
Other Areas					
Shawnigan Lake / Malahat	2	\$393,396	\$196,698	\$248,115	\$196,698
Gulf Islands	8	\$1,949,000	\$243,625	\$319,675	\$262,500
Upland / Mainland	2	\$729,788	\$364,894	\$352,658	\$364,894
Total Other Areas	12	\$3,072,184	\$256,015	\$309,175	\$245,000
Total Lots & Acreage (Incl Wtrfrnt)	32	\$10,364,484	\$323,890	\$358,605	\$298,000
● Commercial Land					
	3	\$2,647,500	\$882,500		
● Other Commercial Properties					
	14	\$2,526,981	\$180,499		
Grand Totals					
	898	\$416,657,244			