

Monthly Sales Summary

May 2007

June 1, 2007

Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
Residential					
● Single Family					
Greater Victoria					
Victoria	59	\$31,910,158	\$540,850	\$538,073	\$515,000
Victoria West	6	\$2,285,000	\$380,833	\$418,332	\$383,000
Oak Bay	32	\$24,715,200	\$772,350	\$736,294	\$632,000
Esquimalt	23	\$10,125,788	\$440,252	\$423,476	\$412,500
View Royal	12	\$7,002,400	\$583,533	\$520,297	\$554,250
Saanich East	102	\$60,378,087	\$591,942	\$580,349	\$549,500
Saanich West	46	\$21,775,350	\$473,377	\$474,954	\$455,000
Central Saanich	27	\$15,122,100	\$560,078	\$530,832	\$540,000
North Saanich	21	\$15,454,500	\$735,929	\$701,914	\$677,000
Sidney	18	\$8,003,500	\$444,639	\$448,976	\$437,750
Colwood	32	\$15,156,622	\$473,644	\$465,051	\$443,350
Langford	71	\$35,745,094	\$503,452	\$461,415	\$439,000
Metchosin	7	\$4,281,000	\$611,571	\$609,017	\$605,000
Sooke	45	\$17,471,910	\$388,265	\$386,155	\$385,000
Waterfront (all districts)	20	\$22,632,600	\$1,131,630	\$1,223,607	\$997,500
Total Greater Victoria	521	\$292,059,309	\$560,574	\$544,321	\$485,000
Other Areas					
Shawnigan Lake / Malahat	5	\$1,885,900	\$377,180	\$372,210	\$357,000
Gulf Islands	29	\$16,630,550	\$573,467	\$493,490	\$510,000
Upland / Mainland	9	\$3,226,061	\$358,451	\$366,740	\$325,000
Waterfront (all districts)	11	\$11,455,000	\$1,041,364	\$943,548	\$885,000
Total Other Areas	54	\$33,197,511	\$614,769	\$558,207	\$491,750
Total Single Family	575	\$325,256,820	\$565,664	\$545,500	\$485,000
● Condominium					
Greater Victoria					
Victoria	94	\$28,170,380	\$299,685	\$307,310	\$275,000
Victoria West	12	\$4,115,700	\$342,975	\$374,801	\$329,600
Oak Bay	6	\$1,937,500	\$322,917	\$337,306	\$256,250
Esquimalt	18	\$3,899,200	\$216,622	\$247,032	\$215,500
View Royal	2	\$566,250	\$283,125	\$320,244	\$283,125
Saanich East	36	\$9,293,632	\$258,156	\$272,573	\$245,000
Saanich West	14	\$3,280,200	\$234,300	\$239,688	\$224,000
Sidney	11	\$3,416,400	\$310,582	\$292,081	\$255,000
Colwood	9	\$2,154,700	\$239,411	\$258,350	\$227,000
Langford	11	\$3,434,900	\$312,264	\$268,394	\$293,500
Waterfront (all districts)	14	\$8,235,950	\$588,282	\$525,111	\$574,000
Total Greater Victoria	227	\$68,504,812	\$301,783	\$307,660	\$257,000
Total Condominium	227	\$68,504,812	\$301,783	\$307,006	\$257,000

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● Townhouse					
Greater Victoria					
Victoria	16	\$6,398,700	\$399,919	\$385,194	\$363,750
Victoria West	3	\$1,300,000	\$433,333	\$460,988	\$435,000
Esquimalt	2	\$484,959	\$242,480	\$318,697	\$325,000
View Royal	5	\$1,720,000	\$344,000	\$330,806	\$362,000
Saanich East	20	\$9,509,988	\$475,499	\$478,198	\$480,000
Saanich West	8	\$3,377,900	\$422,238	\$394,181	\$401,750
Central Saanich	5	\$1,825,900	\$365,180	\$368,074	\$360,000
Sidney	2	\$782,500	\$391,250	\$356,897	\$391,250
Colwood	3	\$1,558,150	\$519,383	\$391,774	\$533,150
Langford	14	\$5,214,600	\$372,471	\$321,986	\$327,500
Sooke	2	\$630,500	\$315,250	\$273,125	\$315,250
Waterfront (all districts)	3	\$1,384,500	\$461,500	\$557,936	\$464,500
Total Greater Victoria	83	\$34,187,697	\$411,900	\$394,074	\$371,700
Other Areas					
Gulf Islands	2	\$845,000	\$422,500	\$356,875	\$422,500
Total Other Areas	2	\$845,000	\$422,500	\$319,533	\$422,500
Total Townhouse	85	\$35,032,697	\$412,149	\$391,637	\$378,750
● Manufactured Homes					
Greater Victoria					
View Royal	1	\$266,000	\$266,000	\$135,627	\$266,000
Central Saanich	4	\$636,900	\$159,225	\$172,700	\$150,000
Langford	4	\$190,400	\$47,600	\$80,781	\$44,250
Sooke	2	\$199,000	\$99,500	\$94,150	\$99,500
Total Greater Victoria	11	\$1,292,300	\$117,482	\$133,259	\$98,000
Other Areas					
Shawnigan Lake / Malahat	2	\$207,000	\$103,500	\$120,270	\$103,500
Gulf Islands	1	\$352,500	\$352,500	\$197,200	\$352,500
Upland / Mainland	1	\$25,000	\$25,000	\$84,000	\$25,000
Total Other Areas	4	\$584,500	\$146,125	\$137,382	\$103,500
Total Manufactured Homes	15	\$1,876,800	\$125,120	\$133,938	\$102,000
Total Residential	902	\$430,671,129			

Monthly Sales Summary

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June 1, 2007

Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
Other Property					
● Lots & Acreage (Incl Wtrfrnt)					
Greater Victoria					
Oak Bay	1	\$1,125,000	\$1,125,000	\$1,125,000	\$1,125,000
View Royal	1	\$274,900	\$274,900	\$261,267	\$274,900
Saanich East	8	\$6,069,000	\$758,625	\$549,500	\$369,000
Saanich West	2	\$569,900	\$284,950	\$308,150	\$284,950
Central Saanich	1	\$1,115,000	\$1,115,000	\$586,625	\$1,115,000
Highlands	1	\$375,000	\$375,000	\$357,500	\$375,000
Colwood	6	\$1,530,000	\$255,000	\$292,700	\$251,500
Langford	6	\$1,951,500	\$325,250	\$305,890	\$314,750
Sooke	3	\$1,285,000	\$428,333	\$263,617	\$160,000
Total Greater Victoria	29	\$14,295,300	\$492,941	\$409,243	\$324,000
Other Areas					
Shawnigan Lake / Malahat	3	\$1,610,000	\$536,667	\$352,201	\$535,000
Gulf Islands	8	\$1,921,500	\$240,188	\$302,731	\$245,500
Upland / Mainland	2	\$530,000	\$265,000	\$327,613	\$265,000
Total Other Areas	13	\$4,061,500	\$312,423	\$317,478	\$259,000
Total Lots & Acreage (Incl Wtrfrnt)	42	\$18,356,800	\$437,067	\$384,053	\$314,000
● Commercial Land					
	2	\$2,100,000	\$1,050,000		
● Other Commercial Properties					
	17	\$3,752,038	\$220,708		
Grand Totals					
	963	\$454,879,967			