

Monthly Sales Summary

July 2007

August 1, 2007

Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
Residential					
● Single Family					
Greater Victoria					
Victoria	58	\$29,924,601	\$515,941	\$534,210	\$478,750
Victoria West	5	\$2,169,400	\$433,880	\$429,947	\$416,500
Oak Bay	26	\$19,714,400	\$758,246	\$799,009	\$683,000
Esquimalt	14	\$6,256,950	\$446,925	\$432,208	\$435,000
View Royal	12	\$7,017,800	\$584,817	\$539,164	\$582,950
Saanich East	98	\$59,018,190	\$602,226	\$593,779	\$554,250
Saanich West	52	\$23,835,690	\$458,379	\$476,051	\$436,500
Central Saanich	30	\$17,887,300	\$596,243	\$559,227	\$536,450
North Saanich	9	\$7,202,500	\$800,278	\$722,108	\$720,000
Sidney	22	\$9,556,300	\$434,377	\$454,562	\$440,000
Highlands	5	\$3,532,500	\$706,500	\$644,080	\$750,000
Colwood	23	\$11,878,699	\$516,465	\$482,382	\$473,000
Langford	37	\$18,339,865	\$495,672	\$473,975	\$458,000
Metchosin	8	\$5,165,800	\$645,725	\$652,487	\$567,950
Sooke	35	\$14,488,700	\$413,963	\$398,742	\$385,000
Waterfront (all districts)	19	\$24,374,400	\$1,282,863	\$1,181,661	\$1,175,000
Total Greater Victoria	453	\$260,363,095	\$574,753	\$560,393	\$515,000
Other Areas					
Shawnigan Lake / Malahat	2	\$928,900	\$464,450	\$372,910	\$464,450
Gulf Islands	26	\$11,615,600	\$446,754	\$480,594	\$418,500
Upland / Mainland	8	\$3,099,900	\$387,488	\$378,693	\$387,950
Waterfront (all districts)	10	\$7,098,900	\$709,890	\$842,608	\$682,500
Total Other Areas	46	\$22,743,300	\$494,420	\$535,664	\$420,000
Total Single Family	499	\$283,106,395	\$567,347	\$558,218	\$500,000
● Condominium					
Greater Victoria					
Victoria	99	\$29,110,900	\$294,049	\$317,126	\$260,000
Victoria West	13	\$6,164,000	\$474,154	\$401,517	\$345,000
Oak Bay	6	\$2,247,500	\$374,583	\$355,102	\$289,000
Esquimalt	10	\$3,168,400	\$316,840	\$263,400	\$233,750
View Royal	6	\$2,199,500	\$366,583	\$321,830	\$334,950
Saanich East	44	\$12,654,562	\$287,604	\$281,721	\$246,500
Saanich West	16	\$3,878,800	\$242,425	\$245,066	\$239,000
Central Saanich	1	\$329,000	\$329,000	\$259,479	\$329,000
North Saanich	1	\$309,900	\$309,900	\$349,900	\$309,900
Sidney	6	\$1,419,600	\$236,600	\$287,377	\$231,250
Colwood	4	\$1,049,700	\$262,425	\$260,186	\$267,400
Langford	22	\$6,223,100	\$282,868	\$275,547	\$272,500
Sooke	2	\$297,000	\$148,500	\$159,317	\$148,500
Waterfront (all districts)	10	\$4,517,000	\$451,700	\$475,983	\$378,500
Total Greater Victoria	240	\$73,568,962	\$306,537	\$311,871	\$267,750
Other Areas					
Gulf Islands	1	\$338,000	\$338,000	\$318,750	\$338,000
Total Other Areas	1	\$338,000	\$338,000	\$241,417	\$338,000
Total Condominium	241	\$73,906,962	\$306,668	\$311,568	\$268,000

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● Townhouse					
Greater Victoria					
Victoria	11	\$4,518,400	\$410,764	\$393,195	\$408,000
Victoria West	3	\$864,000	\$288,000	\$368,862	\$285,000
Oak Bay	1	\$435,000	\$435,000	\$530,380	\$435,000
Esquimalt	3	\$1,106,500	\$368,833	\$335,382	\$367,000
View Royal	1	\$387,000	\$387,000	\$363,415	\$387,000
Saanich East	35	\$14,735,900	\$421,026	\$454,686	\$379,900
Saanich West	12	\$5,108,500	\$425,708	\$402,053	\$412,500
Central Saanich	6	\$2,414,200	\$402,367	\$379,719	\$387,600
North Saanich	2	\$1,164,800	\$582,400	\$563,267	\$582,400
Sidney	8	\$3,170,500	\$396,313	\$370,782	\$357,000
Colwood	5	\$1,664,000	\$332,800	\$380,513	\$314,000
Langford	14	\$5,199,500	\$371,393	\$335,144	\$354,000
Waterfront (all districts)	1	\$490,000	\$490,000	\$591,487	\$490,000
Total Greater Victoria	102	\$41,258,300	\$404,493	\$398,160	\$379,900
Other Areas					
Gulf Islands	3	\$1,313,000	\$437,667	\$406,708	\$429,000
Upland / Mainland	1	\$99,900	\$99,900	\$238,700	\$99,900
Total Other Areas	4	\$1,412,900	\$353,225	\$373,853	\$427,000
Total Townhouse	106	\$42,671,200	\$402,558	\$397,434	\$379,900
● Manufactured Homes					
Greater Victoria					
View Royal	1	\$245,000	\$245,000	\$112,912	\$245,000
Central Saanich	5	\$765,000	\$153,000	\$169,769	\$167,000
Sidney	1	\$293,000	\$293,000	\$272,562	\$293,000
Langford	6	\$546,000	\$91,000	\$83,182	\$96,000
Sooke	7	\$470,400	\$67,200	\$84,884	\$46,000
Waterfront (all districts)	1	\$110,000	\$110,000	\$100,900	\$110,000
Total Greater Victoria	21	\$2,429,400	\$115,686	\$121,284	\$115,000
Other Areas					
Shawnigan Lake / Malahat	1	\$58,000	\$58,000	\$113,871	\$58,000
Total Other Areas	1	\$58,000	\$58,000	\$152,058	\$58,000
Total Manufactured Homes	22	\$2,487,400	\$113,064	\$126,600	\$112,500
Total Residential	868	\$402,171,957			

Monthly Sales Summary

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Other Property					
● Lots & Acreage (Incl Wtrfrnt)					
Greater Victoria					
Esquimalt	1	\$199,000	\$199,000	\$252,667	\$199,000
View Royal	1	\$205,000	\$205,000	\$933,700	\$205,000
Saanich East	3	\$940,000	\$313,333	\$530,500	\$310,000
Saanich West	3	\$819,700	\$273,233	\$298,781	\$269,900
Central Saanich	4	\$2,803,900	\$700,975	\$817,173	\$662,950
North Saanich	1	\$475,000	\$475,000	\$724,143	\$475,000
Sidney	1	\$570,000	\$570,000	\$990,000	\$570,000
Colwood	1	\$410,000	\$410,000	\$288,010	\$410,000
Langford	4	\$931,900	\$232,975	\$285,845	\$231,450
Sooke	11	\$5,474,800	\$497,709	\$408,050	\$194,900
Total Greater Victoria	30	\$12,829,300	\$427,643	\$464,854	\$285,000
Other Areas					
Shawnigan Lake / Malahat	2	\$595,900	\$297,950	\$663,392	\$297,950
Gulf Islands	8	\$3,250,500	\$406,313	\$271,079	\$304,000
Upland / Mainland	3	\$463,000	\$154,333	\$296,976	\$159,000
Total Other Areas	13	\$4,309,400	\$331,492	\$350,770	\$285,000
Total Lots & Acreage (Incl Wtrfrnt)	43	\$17,138,700	\$398,574	\$430,848	\$285,000
● Commercial Land	3	\$8,025,000	\$2,675,000		
● Other Commercial Properties	8	\$5,060,038	\$632,505		
Grand Totals	922	\$432,395,695			