

Monthly Sales Summary

August 2007

September 4, 2007

Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
Residential					
● Single Family					
Greater Victoria					
Victoria	56	\$28,536,200	\$509,575	\$526,931	\$466,250
Victoria West	2	\$845,000	\$422,500	\$421,427	\$422,500
Oak Bay	15	\$10,417,400	\$694,493	\$812,923	\$699,900
Esquimalt	8	\$2,963,000	\$370,375	\$429,790	\$372,500
View Royal	12	\$6,548,800	\$545,733	\$544,369	\$586,000
Saanich East	92	\$55,710,465	\$605,549	\$598,790	\$569,502
Saanich West	44	\$25,535,450	\$580,351	\$495,709	\$491,950
Central Saanich	21	\$12,146,300	\$578,395	\$568,855	\$580,000
North Saanich	11	\$8,626,888	\$784,263	\$736,277	\$782,500
Sidney	13	\$5,656,500	\$435,115	\$457,513	\$418,000
Highlands	5	\$3,477,500	\$695,500	\$682,192	\$649,000
Colwood	26	\$14,167,700	\$544,912	\$489,439	\$478,000
Langford	46	\$21,831,028	\$474,588	\$475,546	\$434,000
Metchosin	7	\$4,723,500	\$674,786	\$647,920	\$540,000
Sooke	28	\$11,414,340	\$407,655	\$405,577	\$390,000
Waterfront (all districts)	13	\$17,475,900	\$1,344,300	\$1,200,257	\$1,230,000
Total Greater Victoria	399	\$230,075,971	\$576,632	\$566,094	\$515,000
Other Areas					
Shawnigan Lake / Malahat	4	\$1,752,500	\$438,125	\$380,530	\$430,750
Gulf Islands	27	\$12,164,200	\$450,526	\$477,747	\$399,000
Upland / Mainland	10	\$3,895,900	\$389,590	\$381,711	\$361,450
Waterfront (all districts)	3	\$2,710,000	\$903,333	\$823,438	\$570,000
Total Other Areas	44	\$20,522,600	\$466,423	\$519,855	\$411,250
Total Single Family	443	\$250,598,571	\$565,685	\$561,801	\$505,000
● Condominium					
Greater Victoria					
Victoria	94	\$28,034,400	\$298,238	\$318,611	\$269,500
Victoria West	9	\$3,509,899	\$389,989	\$410,081	\$367,000
Oak Bay	6	\$1,758,000	\$293,000	\$348,871	\$266,000
Esquimalt	9	\$3,263,280	\$362,587	\$274,893	\$317,500
View Royal	3	\$834,800	\$278,267	\$309,550	\$264,900
Saanich East	45	\$12,536,900	\$278,598	\$284,266	\$242,000
Saanich West	14	\$3,363,400	\$240,243	\$241,232	\$236,500
Central Saanich	1	\$227,500	\$227,500	\$265,734	\$227,500
North Saanich	1	\$299,900	\$299,900	\$333,233	\$299,900
Sidney	10	\$2,730,500	\$273,050	\$285,164	\$285,000
Colwood	4	\$1,078,700	\$269,675	\$260,379	\$268,950
Langford	13	\$3,328,300	\$256,023	\$275,382	\$270,400
Waterfront (all districts)	8	\$3,804,200	\$475,525	\$492,528	\$386,600
Total Greater Victoria	217	\$64,769,779	\$298,478	\$313,952	\$275,000
Other Areas					
Gulf Islands	1	\$380,000	\$380,000	\$344,333	\$380,000
Total Other Areas	1	\$380,000	\$380,000	\$278,750	\$380,000
Total Condominium	218	\$65,149,779	\$298,852	\$313,852	\$275,000

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● Townhouse					
Greater Victoria					
Victoria	17	\$6,979,700	\$410,571	\$414,778	\$399,900
Victoria West	2	\$749,000	\$374,500	\$325,253	\$374,500
Oak Bay	2	\$1,311,000	\$655,500	\$580,580	\$655,500
Esquimalt	4	\$1,586,600	\$396,650	\$345,555	\$426,500
View Royal	5	\$1,418,000	\$283,600	\$336,796	\$340,000
Saanich East	19	\$8,471,860	\$445,887	\$450,455	\$420,000
Saanich West	8	\$2,884,000	\$360,500	\$394,598	\$347,000
Central Saanich	7	\$2,940,500	\$420,071	\$391,618	\$427,000
North Saanich	1	\$555,000	\$555,000	\$561,200	\$555,000
Sidney	4	\$1,851,000	\$462,750	\$380,462	\$421,000
Colwood	5	\$1,822,700	\$364,540	\$381,186	\$389,900
Langford	19	\$6,419,900	\$337,889	\$340,810	\$334,950
Sooke	1	\$323,000	\$323,000	\$320,625	\$323,000
Waterfront (all districts)	1	\$320,000	\$320,000	\$553,715	\$320,000
Total Greater Victoria	95	\$37,632,260	\$396,129	\$398,730	\$378,950
Other Areas					
Gulf Islands	2	\$929,000	\$464,500	\$432,292	\$464,500
Upland / Mainland	1	\$212,000	\$212,000	\$155,950	\$212,000
Total Other Areas	3	\$1,141,000	\$380,333	\$383,287	\$419,000
Total Townhouse	98	\$38,773,260	\$395,646	\$398,299	\$379,000
● Manufactured Homes					
Greater Victoria					
View Royal	11	\$1,741,000	\$158,273	\$134,107	\$157,000
Central Saanich	2	\$384,000	\$192,000	\$169,029	\$192,000
Sidney	3	\$824,500	\$274,833	\$282,438	\$265,000
Langford	4	\$273,500	\$68,375	\$72,754	\$74,250
Sooke	3	\$166,250	\$55,417	\$81,550	\$57,500
Total Greater Victoria	23	\$3,389,250	\$147,359	\$122,507	\$148,000
Other Areas					
Gulf Islands	1	\$251,000	\$251,000	\$217,222	\$251,000
Total Other Areas	1	\$251,000	\$251,000	\$159,061	\$251,000
Total Manufactured Homes	24	\$3,640,250	\$151,677	\$128,131	\$152,500
Total Residential	783	\$358,161,860			

Monthly Sales Summary

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Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
Other Property					
● Lots & Acreage (Incl Wtrfrnt)					
Greater Victoria					
Victoria	1	\$325,000	\$325,000	\$454,750	\$325,000
Saanich West	2	\$470,000	\$235,000	\$291,500	\$235,000
North Saanich	1	\$355,000	\$355,000	\$453,429	\$355,000
Sidney	1	\$385,000	\$385,000	\$838,750	\$385,000
Colwood	3	\$688,000	\$229,333	\$279,206	\$230,000
Langford	2	\$530,000	\$265,000	\$283,294	\$265,000
Metchosin	2	\$2,282,000	\$1,141,000	\$797,500	\$1,141,000
Sooke	6	\$1,194,900	\$199,150	\$385,724	\$202,450
Total Greater Victoria	18	\$6,229,900	\$346,106	\$460,965	\$272,500
Other Areas					
Shawnigan Lake / Malahat	13	\$2,787,200	\$214,400	\$441,365	\$164,000
Gulf Islands	8	\$3,331,500	\$416,438	\$299,049	\$374,500
Upland / Mainland	4	\$999,800	\$249,950	\$242,299	\$199,900
Total Other Areas	25	\$7,118,500	\$284,740	\$331,052	\$209,900
Total Lots & Acreage (Incl Wtrfrnt)	43	\$13,348,400	\$310,428	\$413,350	\$230,000
● Commercial Land					
	1	\$975,000	\$975,000		
● Other Commercial Properties					
	19	\$4,760,225	\$250,538		
Grand Totals					
	846	\$377,245,485			