

Monthly Sales Summary

May 2008

June 2, 2008

Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
Residential					
● Single Family					
Greater Victoria					
Victoria	63	\$38,015,968	\$603,428	\$596,783	\$525,000
Victoria West	2	\$1,017,500	\$508,750	\$482,359	\$508,750
Oak Bay	24	\$21,927,000	\$913,625	\$884,648	\$817,500
Esquimalt	21	\$10,856,700	\$516,986	\$502,087	\$490,200
View Royal	13	\$7,473,750	\$574,904	\$543,097	\$585,000
Saanich East	90	\$56,734,052	\$630,378	\$646,825	\$623,000
Saanich West	37	\$21,922,650	\$592,504	\$560,454	\$535,000
Central Saanich	21	\$12,466,900	\$593,662	\$571,406	\$529,000
North Saanich	20	\$14,420,550	\$721,028	\$756,187	\$687,500
Sidney	13	\$6,580,600	\$506,200	\$478,230	\$499,800
Highlands	2	\$1,150,000	\$575,000	\$638,253	\$575,000
Colwood	23	\$12,542,700	\$545,335	\$529,005	\$490,000
Langford	69	\$35,887,190	\$520,104	\$503,237	\$490,000
Metchosin	2	\$1,331,500	\$665,750	\$653,654	\$665,750
Sooke	31	\$13,150,500	\$424,210	\$426,674	\$419,000
Waterfront (all districts)	10	\$9,959,000	\$995,900	\$1,269,929	\$845,000
Total Greater Victoria	441	\$265,436,560	\$601,897	\$606,985	\$545,000
Other Areas					
Shawnigan Lake / Malahat	5	\$2,410,000	\$482,000	\$487,012	\$450,000
Gulf Islands	14	\$7,602,500	\$543,036	\$545,990	\$512,500
Upland / Mainland	3	\$1,143,500	\$381,167	\$448,418	\$295,000
Waterfront (all districts)	7	\$7,367,000	\$1,052,429	\$1,420,955	\$899,000
Total Other Areas	29	\$18,523,000	\$638,724	\$648,913	\$540,000
Total Single Family	470	\$283,959,560	\$604,169	\$609,987	\$545,000
● Condominium					
Greater Victoria					
Victoria	64	\$20,054,485	\$313,351	\$324,332	\$286,000
Victoria West	15	\$6,192,200	\$412,813	\$415,213	\$397,000
Oak Bay	2	\$1,131,900	\$565,950	\$440,615	\$565,950
Esquimalt	8	\$2,653,688	\$331,711	\$281,953	\$264,944
View Royal	5	\$1,424,800	\$284,960	\$332,600	\$304,900
Saanich East	19	\$5,250,517	\$276,343	\$321,365	\$286,500
Saanich West	10	\$2,578,400	\$257,840	\$272,040	\$251,250
Central Saanich	2	\$550,000	\$275,000	\$320,594	\$275,000
Sidney	3	\$1,018,000	\$339,333	\$325,942	\$268,000
Colwood	8	\$1,966,600	\$245,825	\$287,881	\$273,950
Langford	24	\$6,861,400	\$285,892	\$297,924	\$300,000
Sooke	1	\$189,500	\$189,500	\$182,750	\$189,500
Waterfront (all districts)	7	\$6,602,900	\$943,271	\$697,511	\$436,500
Total Greater Victoria	168	\$56,474,390	\$336,157	\$333,573	\$295,500
Total Condominium	168	\$56,474,390	\$336,157	\$333,208	\$295,500

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● Townhouse					
Greater Victoria					
Victoria	6	\$2,379,800	\$396,633	\$471,519	\$398,500
Victoria West	3	\$1,075,000	\$358,333	\$412,993	\$307,500
Esquimalt	2	\$746,500	\$373,250	\$367,778	\$373,250
View Royal	5	\$1,610,900	\$322,180	\$331,252	\$385,000
Saanich East	16	\$7,791,500	\$486,969	\$483,359	\$441,250
Saanich West	9	\$3,592,000	\$399,111	\$431,626	\$390,000
Central Saanich	2	\$644,000	\$322,000	\$401,614	\$322,000
Sidney	6	\$3,244,000	\$540,667	\$433,172	\$403,500
Colwood	4	\$2,042,900	\$510,725	\$455,395	\$474,000
Langford	10	\$3,793,300	\$379,330	\$365,933	\$381,500
Sooke	3	\$1,044,300	\$348,100	\$353,156	\$354,900
Waterfront (all districts)	3	\$2,034,900	\$678,300	\$736,809	\$685,000
Total Greater Victoria	69	\$29,999,100	\$434,770	\$435,081	\$394,900
Other Areas					
Gulf Islands	2	\$890,000	\$445,000	\$431,423	\$445,000
Total Other Areas	2	\$890,000	\$445,000	\$403,900	\$445,000
Total Townhouse	71	\$30,889,100	\$435,058	\$433,854	\$394,900
● Manufactured Homes					
Greater Victoria					
View Royal	3	\$278,000	\$92,667	\$146,722	\$84,500
Central Saanich	7	\$1,185,900	\$169,414	\$172,786	\$178,000
Sidney	3	\$774,000	\$258,000	\$271,688	\$260,000
Langford	4	\$289,500	\$72,375	\$83,500	\$70,000
Sooke	3	\$262,000	\$87,333	\$92,634	\$50,000
Total Greater Victoria	20	\$2,789,400	\$139,470	\$131,319	\$147,500
Other Areas					
Shawnigan Lake / Malahat	3	\$472,000	\$157,333	\$157,333	\$130,000
Gulf Islands	2	\$394,000	\$197,000	\$180,250	\$197,000
Total Other Areas	5	\$866,000	\$173,200	\$167,000	\$179,000
Total Manufactured Homes	25	\$3,655,400	\$146,216	\$134,232	\$150,000
Total Residential	734	\$374,978,450			

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June 2, 2008

Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
Other Property					
● Lots & Acreage (Incl Wtrfrnt)					
Greater Victoria					
Victoria	1	\$825,000	\$825,000	\$454,967	\$825,000
Esquimalt	1	\$715,000	\$715,000	\$715,000	\$715,000
Saanich East	1	\$1,125,000	\$1,125,000	\$518,703	\$1,125,000
Saanich West	1	\$652,000	\$652,000	\$554,600	\$652,000
Central Saanich	2	\$1,123,000	\$561,500	\$396,954	\$561,500
North Saanich	2	\$830,500	\$415,250	\$440,833	\$415,250
Sidney	1	\$407,500	\$407,500	\$235,250	\$407,500
Highlands	2	\$1,155,000	\$577,500	\$448,000	\$577,500
Colwood	2	\$447,000	\$223,500	\$279,950	\$223,500
Metchosin	1	\$432,200	\$432,200	\$614,420	\$432,200
Sooke	6	\$1,942,900	\$323,817	\$225,408	\$206,450
Total Greater Victoria	20	\$9,655,100	\$482,755	\$368,741	\$416,250
Other Areas					
Shawnigan Lake / Malahat	2	\$430,000	\$215,000	\$233,882	\$215,000
Gulf Islands	2	\$731,000	\$365,500	\$283,000	\$365,500
Upland / Mainland	2	\$414,000	\$207,000	\$480,180	\$207,000
Total Other Areas	6	\$1,575,000	\$262,500	\$294,140	\$267,500
Total Lots & Acreage (Incl Wtrfrnt)	26	\$11,230,100	\$431,927	\$348,018	\$389,000
● Other Commercial Properties					
	10	\$6,658,546	\$665,855		
Grand Totals	770	\$392,867,096			