

Monthly Sales Summary

June 2008

July 1, 2008

Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
Residential					
● Single Family					
Greater Victoria					
Victoria	39	\$20,299,300	\$520,495	\$585,027	\$478,000
Victoria West	1	\$365,000	\$365,000	\$473,950	\$365,000
Oak Bay	21	\$18,631,988	\$887,238	\$879,132	\$698,000
Esquimalt	14	\$6,523,000	\$465,929	\$490,874	\$445,000
View Royal	12	\$7,397,200	\$616,433	\$552,784	\$630,000
Saanich East	70	\$45,661,200	\$652,303	\$643,945	\$604,000
Saanich West	49	\$26,353,377	\$537,824	\$558,854	\$490,000
Central Saanich	15	\$10,000,999	\$666,733	\$590,260	\$618,000
North Saanich	8	\$6,052,500	\$756,563	\$751,814	\$657,500
Sidney	12	\$5,633,000	\$469,417	\$480,134	\$469,000
Highlands	3	\$1,691,900	\$563,967	\$608,169	\$549,000
Colwood	20	\$9,564,300	\$478,215	\$520,693	\$457,500
Langford	42	\$22,036,100	\$524,669	\$511,143	\$488,000
Metchosin	8	\$4,699,700	\$587,463	\$628,438	\$589,500
Sooke	37	\$16,567,200	\$447,762	\$432,405	\$401,000
Waterfront (all districts)	7	\$6,200,500	\$885,786	\$1,205,596	\$617,000
Total Greater Victoria	358	\$207,677,264	\$580,104	\$600,740	\$538,000
Other Areas					
Shawnigan Lake / Malahat	4	\$1,667,000	\$416,750	\$485,063	\$434,000
Gulf Islands	16	\$8,383,000	\$523,938	\$544,933	\$513,500
Upland / Mainland	10	\$5,297,100	\$529,710	\$473,349	\$544,000
Waterfront (all districts)	7	\$5,005,000	\$715,000	\$1,324,308	\$580,000
Total Other Areas	37	\$20,352,100	\$550,057	\$643,014	\$510,000
Total Single Family	395	\$228,029,364	\$577,290	\$603,922	\$535,500
● Condominium					
Greater Victoria					
Victoria	46	\$13,702,900	\$297,889	\$320,012	\$303,950
Victoria West	11	\$4,257,900	\$387,082	\$412,185	\$353,000
Oak Bay	5	\$1,460,500	\$292,100	\$410,143	\$249,000
Esquimalt	10	\$2,720,000	\$272,000	\$281,006	\$256,000
View Royal	7	\$2,437,400	\$348,200	\$335,411	\$354,900
Saanich East	35	\$12,238,300	\$349,666	\$327,067	\$294,500
Saanich West	19	\$5,258,800	\$276,779	\$271,166	\$274,900
Central Saanich	1	\$359,000	\$359,000	\$321,918	\$359,000
North Saanich	1	\$322,500	\$322,500	\$307,433	\$322,500
Sidney	8	\$2,784,900	\$348,113	\$337,728	\$342,500
Colwood	6	\$1,706,856	\$284,476	\$291,673	\$295,000
Langford	23	\$7,008,600	\$304,722	\$299,460	\$289,000
Sooke	2	\$437,000	\$218,500	\$194,643	\$218,500
Waterfront (all districts)	6	\$2,895,000	\$482,500	\$657,714	\$455,000
Total Greater Victoria	180	\$57,589,656	\$319,943	\$331,330	\$295,000
Total Condominium	180	\$57,589,656	\$319,943	\$330,992	\$295,000

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● Townhouse					
Greater Victoria					
Victoria	8	\$3,294,888	\$411,861	\$436,794	\$382,000
Victoria West	2	\$1,258,300	\$629,150	\$470,852	\$629,150
Esquimalt	2	\$765,000	\$382,500	\$370,455	\$382,500
View Royal	10	\$3,953,900	\$395,390	\$352,957	\$418,950
Saanich East	14	\$7,271,700	\$519,407	\$495,827	\$482,450
Saanich West	6	\$2,863,400	\$477,233	\$442,402	\$411,750
North Saanich	1	\$525,000	\$525,000	\$534,212	\$525,000
Sidney	5	\$2,049,500	\$409,900	\$430,291	\$325,000
Colwood	7	\$3,509,900	\$501,414	\$461,289	\$486,950
Langford	15	\$5,535,300	\$369,020	\$362,283	\$385,000
Sooke	2	\$700,800	\$350,400	\$353,012	\$350,400
Waterfront (all districts)	3	\$1,357,000	\$452,333	\$652,454	\$320,000
Total Greater Victoria	75	\$33,084,688	\$441,129	\$434,013	\$407,444
Other Areas					
Gulf Islands	2	\$885,000	\$442,500	\$434,679	\$442,500
Upland / Mainland	3	\$911,686	\$303,895	\$319,172	\$308,000
Waterfront (all districts)	1	\$110,000	\$110,000	\$110,000	\$110,000
Total Other Areas	6	\$1,906,686	\$317,781	\$393,273	\$328,950
Total Townhouse	81	\$34,991,374	\$431,992	\$432,152	\$399,500
● Manufactured Homes					
Greater Victoria					
View Royal	3	\$301,000	\$100,333	\$135,125	\$80,000
Central Saanich	2	\$271,000	\$135,500	\$169,679	\$135,500
Sidney	4	\$1,005,500	\$251,375	\$264,917	\$247,750
Langford	7	\$448,000	\$64,000	\$73,391	\$65,000
Sooke	3	\$527,000	\$175,667	\$101,916	\$175,000
Waterfront (all districts)	1	\$105,000	\$105,000	\$105,000	\$105,000
Total Greater Victoria	20	\$2,657,500	\$132,875	\$134,225	\$104,000
Other Areas					
Gulf Islands	2	\$284,000	\$142,000	\$170,000	\$142,000
Upland / Mainland	1	\$86,000	\$86,000	\$114,500	\$86,000
Total Other Areas	3	\$370,000	\$123,333	\$155,100	\$105,000
Total Manufactured Homes	23	\$3,027,500	\$131,630	\$136,073	\$105,000
Total Residential	679	\$323,637,894			

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Other Property					
● Lots & Acreage (Incl Wtrfrnt)					
Greater Victoria					
Victoria	1	\$524,895	\$524,895	\$472,449	\$524,895
Esquimalt	1	\$223,000	\$223,000	\$469,000	\$223,000
View Royal	-1	(\$249,900)	(\$249,900)	\$368,921	
Saanich West	1	\$185,000	\$185,000	\$493,000	\$185,000
North Saanich	3	\$1,071,600	\$357,200	\$430,610	\$325,000
Highlands	2	\$589,900	\$294,950	\$410,817	\$294,950
Langford	4	\$1,445,000	\$361,250	\$276,088	\$297,500
Sooke	5	\$988,900	\$197,780	\$223,838	\$183,500
Total Greater Victoria	16	\$4,778,395	\$298,650	\$351,977	\$279,900
Other Areas					
Shawnigan Lake / Malahat	6	\$1,849,000	\$308,167	\$264,481	\$236,000
Gulf Islands	5	\$1,188,000	\$237,600	\$265,238	\$177,500
Upland / Mainland	2	\$335,000	\$167,500	\$390,843	\$167,500
Total Other Areas	13	\$3,372,000	\$259,385	\$284,945	\$190,000
Total Lots & Acreage (Incl Wtrfrnt)	29	\$8,150,395	\$281,048	\$332,825	\$261,750
● Commercial Land					
	3	\$1,685,000	\$561,667		
● Other Commercial Properties					
	12	\$7,420,900	\$618,408		
Grand Totals					
	723	\$340,894,189			