

# Monthly Sales Summary

July 2008

August 1, 2008

Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
<b>Residential</b>					
<b>● Single Family</b>					
<b>Greater Victoria</b>					
Victoria	43	\$25,049,900	\$582,556	\$584,137	\$531,000
Victoria West	2	\$1,059,000	\$529,500	\$483,278	\$529,500
Oak Bay	16	\$14,816,400	\$926,025	\$887,390	\$860,000
Esquimalt	16	\$6,919,300	\$432,456	\$481,258	\$436,500
View Royal	9	\$5,247,500	\$583,056	\$563,255	\$590,000
Saanich East	73	\$43,498,396	\$595,868	\$640,291	\$595,000
Saanich West	34	\$17,588,850	\$517,319	\$548,665	\$470,000
Central Saanich	19	\$12,521,000	\$659,000	\$610,726	\$570,000
North Saanich	12	\$8,545,500	\$712,125	\$746,707	\$675,000
Sidney	9	\$4,587,678	\$509,742	\$484,104	\$512,178
Highlands	3	\$1,661,000	\$553,667	\$611,794	\$542,000
Colwood	26	\$13,669,350	\$525,744	\$517,844	\$498,750
Langford	38	\$17,352,300	\$456,639	\$504,289	\$444,000
Sooke	25	\$11,009,700	\$440,388	\$436,028	\$417,000
Waterfront (all districts)	10	\$10,163,500	\$1,016,350	\$1,141,945	\$997,500
<b>Total Greater Victoria</b>	<b>335</b>	<b>\$193,689,374</b>	<b>\$578,177</b>	<b>\$596,659</b>	<b>\$529,900</b>
<b>Other Areas</b>					
Shawnigan Lake / Malahat	3	\$1,439,900	\$479,967	\$491,495	\$479,900
Gulf Islands	9	\$4,010,500	\$445,611	\$543,179	\$411,000
Upland / Mainland	5	\$2,145,000	\$429,000	\$464,371	\$400,000
Waterfront (all districts)	7	\$9,535,800	\$1,362,257	\$1,207,593	\$870,000
<b>Total Other Areas</b>	<b>24</b>	<b>\$17,131,200</b>	<b>\$713,800</b>	<b>\$637,266</b>	<b>\$491,250</b>
<b>Total Single Family</b>	<b>359</b>	<b>\$210,820,574</b>	<b>\$587,244</b>	<b>\$599,624</b>	<b>\$529,900</b>
<b>● Condominium</b>					
<b>Greater Victoria</b>					
Victoria	58	\$14,134,600	\$243,700	\$306,474	\$277,500
Victoria West	8	\$2,812,750	\$351,594	\$400,107	\$333,750
Oak Bay	6	\$2,779,500	\$463,250	\$395,117	\$409,750
Esquimalt	6	\$1,672,900	\$278,817	\$286,528	\$256,450
View Royal	2	\$689,800	\$344,900	\$337,400	\$344,900
Saanich East	40	\$12,680,123	\$317,003	\$326,046	\$283,500
Saanich West	9	\$2,343,400	\$260,378	\$267,903	\$282,000
Central Saanich	1	\$259,000	\$259,000	\$318,408	\$259,000
Sidney	8	\$3,075,900	\$384,488	\$349,437	\$407,500
Colwood	4	\$1,183,900	\$295,975	\$291,259	\$270,750
Langford	19	\$5,944,700	\$312,879	\$301,796	\$298,950
Waterfront (all districts)	5	\$2,660,900	\$532,180	\$639,203	\$329,900
<b>Total Greater Victoria</b>	<b>166</b>	<b>\$50,237,473</b>	<b>\$302,635</b>	<b>\$324,946</b>	<b>\$285,000</b>
<b>Other Areas</b>					
Upland / Mainland	2	\$588,610	\$294,305	\$245,322	\$294,305
<b>Total Other Areas</b>	<b>2</b>	<b>\$588,610</b>	<b>\$294,305</b>	<b>\$245,322</b>	<b>\$294,305</b>
<b>Total Condominium</b>	<b>168</b>	<b>\$50,826,083</b>	<b>\$302,536</b>	<b>\$324,583</b>	<b>\$285,000</b>

# Monthly Sales Summary

July 2008

August 1, 2008

Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
<b>● Townhouse</b>					
<b>Greater Victoria</b>					
Victoria	11	\$5,275,118	\$479,556	\$444,127	\$430,000
Victoria West	1	\$499,900	\$499,900	\$473,086	\$499,900
Esquimalt	2	\$784,500	\$392,250	\$375,692	\$392,250
View Royal	5	\$1,751,500	\$350,300	\$359,006	\$385,000
Saanich East	11	\$5,748,900	\$522,627	\$502,210	\$505,000
Saanich West	5	\$2,502,000	\$500,400	\$450,802	\$560,000
Central Saanich	2	\$777,000	\$388,500	\$386,057	\$388,500
Sidney	3	\$1,012,500	\$337,500	\$421,219	\$307,500
Colwood	2	\$981,000	\$490,500	\$463,855	\$490,500
Langford	6	\$2,132,400	\$355,400	\$362,248	\$389,950
Sooke	2	\$676,900	\$338,450	\$356,441	\$338,450
Waterfront (all districts)	1	\$655,000	\$655,000	\$620,158	\$655,000
<b>Total Greater Victoria</b>	<b>51</b>	<b>\$22,796,718</b>	<b>\$446,994</b>	<b>\$436,714</b>	<b>\$415,000</b>
<b>Other Areas</b>					
Waterfront (all districts)	1	\$859,000	\$859,000	\$484,500	\$859,000
<b>Total Other Areas</b>	<b>1</b>	<b>\$859,000</b>	<b>\$859,000</b>	<b>\$414,788</b>	<b>\$859,000</b>
<b>Total Townhouse</b>	<b>52</b>	<b>\$23,655,718</b>	<b>\$454,918</b>	<b>\$435,786</b>	<b>\$417,450</b>
<b>● Manufactured Homes</b>					
<b>Greater Victoria</b>					
Central Saanich	3	\$533,888	\$177,963	\$173,127	\$180,000
Sidney	1	\$246,000	\$246,000	\$266,250	\$246,000
Langford	4	\$329,000	\$82,250	\$77,682	\$74,500
Sooke	1	\$142,900	\$142,900	\$101,886	\$142,900
<b>Total Greater Victoria</b>	<b>9</b>	<b>\$1,251,788</b>	<b>\$139,088</b>	<b>\$137,032</b>	<b>\$142,900</b>
<b>Other Areas</b>					
Shawnigan Lake / Malahat	1	\$89,000	\$89,000	\$140,250	\$89,000
<b>Total Other Areas</b>	<b>1</b>	<b>\$89,000</b>	<b>\$89,000</b>	<b>\$146,800</b>	<b>\$89,000</b>
<b>Total Manufactured Homes</b>	<b>10</b>	<b>\$1,340,788</b>	<b>\$134,079</b>	<b>\$137,945</b>	<b>\$126,450</b>
<b>Total Residential</b>	<b>589</b>	<b>\$286,643,163</b>			

# Monthly Sales Summary

July 2008

August 1, 2008

Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
<b>Other Property</b>					
● <b>Lots &amp; Acreage (Incl Wtrfrnt)</b>					
<b>Greater Victoria</b>					
Oak Bay	1	\$1,185,000	\$1,185,000	\$1,185,000	\$1,185,000
View Royal	1	\$249,900	\$249,900	\$345,117	\$249,900
Saanich East	1	\$380,000	\$380,000	\$524,814	\$380,000
Saanich West	2	\$895,000	\$447,500	\$481,625	\$447,500
Langford	3	\$1,359,720	\$453,240	\$321,070	\$435,000
Sooke	2	\$780,000	\$390,000	\$238,144	\$390,000
<b>Total Greater Victoria</b>	<b>10</b>	<b>\$4,849,620</b>	<b>\$484,962</b>	<b>\$368,984</b>	<b>\$410,000</b>
<b>Other Areas</b>					
Gulf Islands	2	\$332,650	\$166,325	\$249,211	\$166,325
Upland / Mainland	1	\$180,000	\$180,000	\$376,571	\$180,000
<b>Total Other Areas</b>	<b>3</b>	<b>\$512,650</b>	<b>\$170,883</b>	<b>\$275,008</b>	<b>\$180,000</b>
<b>Total Lots &amp; Acreage (Incl Wtrfrnt)</b>	<b>13</b>	<b>\$5,362,270</b>	<b>\$412,482</b>	<b>\$342,134</b>	<b>\$380,000</b>
● <b>Other Commercial Properties</b>					
	14	\$4,091,559	\$292,254		
<b>Grand Totals</b>					
	<b>616</b>	<b>\$296,096,992</b>			