



**Victoria
Real Estate
Board**

3035 NANAIMO STREET
VICTORIA, BC V8T 4W2
Web: www.vreb.org

News Release

*For more information
contact:
Michael Sampson
Manager, Communications
& Business Conduct
Phone: (250) 385-7766
Fax: (250) 385-8773
E-mail:
msampson@vreb.org*

FOR IMMEDIATE RELEASE

December 3, 2007

November Real Estate Market Strong Sales, Record Prices

The Victoria area real estate market continued to show exceptional strength last month with strong sales and record average prices for single family homes and townhomes. There were 623 sales through the Victoria Real Estate Board's Multiple Listing Service® (MLS®) in November, up from the 571 sales in the same month a year ago. There were 708 sales in October of this year.

Victoria Real Estate Board President, Bev McIvor, noted that 16 sales of over \$1 million pushed the average price of single family homes in Greater Victoria to a new record high of \$596,586. "As always, it's important to note that high end sales have a significant impact on the average price and that the median, or mid-range price, was considerably lower at \$510,000." McIvor noted there were also three sales over \$1 million on the Gulf Islands last month and that the average price of all townhomes sold also reached a new record high of \$473,758. "The high demand and robust prices show continued strong consumer confidence in the market," added McIvor.

The six-month average for single family homes was \$576,230. The average price of all condominiums sold in November was \$311,844; the average for the last six months was \$324,255. The median was again lower at \$292,000. The six month average of all townhomes sold last month was \$411,262. The median price was \$421,750.

MLS® sales last month included 335 single family homes, 179 condominiums, 63 townhomes and 14 manufactured homes.

There were 3,196 properties listed for sale on the MLS® system at the end of last month, up slightly from the 3,158 properties in the same month a year ago.

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The use of average price information can be useful in establishing trends when applied over a period of time, i.e. six months or longer. The Victoria Real Estate Board cautions that an average price does not indicate the actual value of any particular property. Those requiring specific information on property values should contact a REALTOR®.

Monthly Sales Summary

November 2007

December 2, 2007

Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
Residential					
● Single Family					
Greater Victoria					
Victoria	41	\$23,805,730	\$580,628	\$529,380	\$510,000
Victoria West	4	\$1,824,000	\$456,000	\$451,145	\$450,000
Oak Bay	15	\$14,588,900	\$972,593	\$882,930	\$717,500
Esquimalt	14	\$6,423,000	\$458,786	\$429,194	\$434,200
View Royal	6	\$2,915,500	\$485,917	\$556,544	\$463,000
Saanich East	55	\$35,086,362	\$637,934	\$614,083	\$564,750
Saanich West	40	\$20,582,200	\$514,555	\$515,146	\$469,000
Central Saanich	15	\$9,698,888	\$646,593	\$609,565	\$580,500
North Saanich	12	\$8,566,500	\$713,875	\$716,228	\$662,500
Sidney	15	\$6,990,000	\$466,000	\$462,647	\$450,000
Highlands	3	\$2,782,500	\$927,500	\$729,125	\$985,000
Colwood	18	\$9,257,900	\$514,328	\$510,822	\$478,500
Langford	32	\$14,593,606	\$456,050	\$482,951	\$430,500
Metchosin	5	\$3,345,000	\$669,000	\$692,897	\$620,000
Sooke	28	\$10,994,800	\$392,671	\$408,855	\$387,500
Waterfront (all districts)	7	\$13,486,900	\$1,926,700	\$1,173,820	\$1,347,500
Total Greater Victoria	310	\$184,941,786	\$596,586	\$576,230	\$510,000
Other Areas					
Shawnigan Lake / Malahat	-1	(\$465,900)	(\$465,900)	\$434,305	
Gulf Islands	14	\$7,637,350	\$545,525	\$461,368	\$476,250
Upland / Mainland	3	\$1,261,900	\$420,633	\$434,569	\$323,900
Waterfront (all districts)	9	\$8,495,000	\$943,889	\$898,438	\$795,000
Total Other Areas	25	\$16,928,350	\$677,134	\$536,933	\$525,975
Total Single Family	335	\$201,870,136	\$602,597	\$572,748	\$510,000
● Condominium					
Greater Victoria					
Victoria	82	\$27,481,760	\$335,143	\$333,097	\$300,000
Victoria West	6	\$2,465,600	\$410,933	\$431,977	\$400,000
Oak Bay	1	\$413,000	\$413,000	\$335,213	\$413,000
Esquimalt	8	\$2,082,200	\$260,275	\$310,295	\$245,500
View Royal	3	\$1,114,700	\$371,567	\$312,800	\$369,900
Saanich East	26	\$8,136,899	\$312,958	\$290,772	\$245,000
Saanich West	15	\$3,883,800	\$258,920	\$243,481	\$260,000
Central Saanich	-1	(\$379,500)	(\$379,500)	\$235,800	
North Saanich	2	\$719,800	\$359,900	\$354,186	\$359,900
Sidney	8	\$3,265,000	\$408,125	\$316,934	\$355,000
Colwood	5	\$1,371,600	\$274,320	\$275,024	\$274,900
Langford	13	\$3,585,900	\$275,838	\$281,978	\$282,000
Sooke	1	\$210,000	\$210,000	\$171,667	\$210,000
Waterfront (all districts)	8	\$1,167,900	\$145,988	\$518,887	\$325,000
Total Greater Victoria	177	\$55,518,659	\$313,665	\$323,778	\$293,450
Other Areas					
Upland / Mainland	2	\$301,500	\$150,750	\$139,220	\$150,750
Total Other Areas	2	\$301,500	\$150,750	\$396,762	\$150,750
Total Condominium	179	\$55,820,159	\$311,844	\$324,255	\$292,000

Monthly Sales Summary

November 2007

December 2, 2007

Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
● Townhouse					
Greater Victoria					
Victoria	9	\$4,808,265	\$534,252	\$427,001	\$435,000
Victoria West	2	\$567,000	\$283,500	\$309,031	\$283,500
Oak Bay	1	\$620,000	\$620,000	\$588,333	\$620,000
Esquimalt	1	\$237,600	\$237,600	\$366,757	\$318,750
View Royal	2	\$723,000	\$361,500	\$379,083	\$361,500
Saanich East	11	\$5,540,000	\$503,636	\$460,029	\$450,000
Saanich West	5	\$1,971,800	\$394,360	\$390,539	\$427,000
Central Saanich	3	\$1,143,000	\$381,000	\$396,738	\$387,000
North Saanich	1	\$549,900	\$549,900	\$552,071	\$549,900
Sidney	4	\$1,836,000	\$459,000	\$420,931	\$467,500
Colwood	5	\$3,713,019	\$742,604	\$478,589	\$772,000
Langford	14	\$4,982,788	\$355,913	\$343,349	\$349,450
Sooke	1	\$429,000	\$429,000	\$325,600	\$429,000
Waterfront (all districts)	3	\$2,275,900	\$758,633	\$637,355	\$615,900
Total Greater Victoria	62	\$29,397,272	\$474,150	\$413,395	\$421,000
Other Areas					
Gulf Islands	1	\$449,500	\$449,500	\$431,873	\$449,500
Total Other Areas	1	\$449,500	\$449,500	\$354,787	\$449,500
Total Townhouse	63	\$29,846,772	\$473,758	\$411,262	\$421,750
● Manufactured Homes					
Greater Victoria					
View Royal	4	\$563,400	\$140,850	\$144,612	\$133,950
Central Saanich	2	\$320,500	\$160,250	\$166,033	\$160,250
Sidney	1	\$227,000	\$227,000	\$272,062	\$227,000
Langford	2	\$184,000	\$92,000	\$76,321	\$92,000
Sooke	3	\$107,500	\$35,833	\$67,193	\$49,000
Total Greater Victoria	12	\$1,402,400	\$116,867	\$122,794	\$126,950
Other Areas					
Shawnigan Lake / Malahat	1	\$45,000	\$45,000	\$110,969	\$45,000
Gulf Islands	1	\$185,000	\$185,000	\$207,643	\$185,000
Total Other Areas	2	\$230,000	\$115,000	\$156,083	\$115,000
Total Manufactured Homes	14	\$1,632,400	\$116,600	\$126,789	\$126,950
Total Residential	591	\$289,169,467			

Monthly Sales Summary

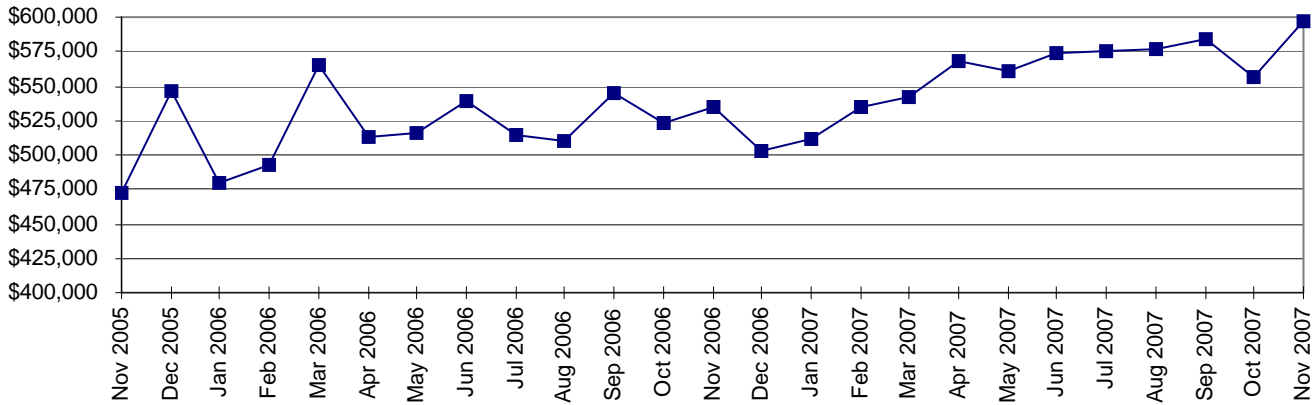
November 2007

December 2, 2007

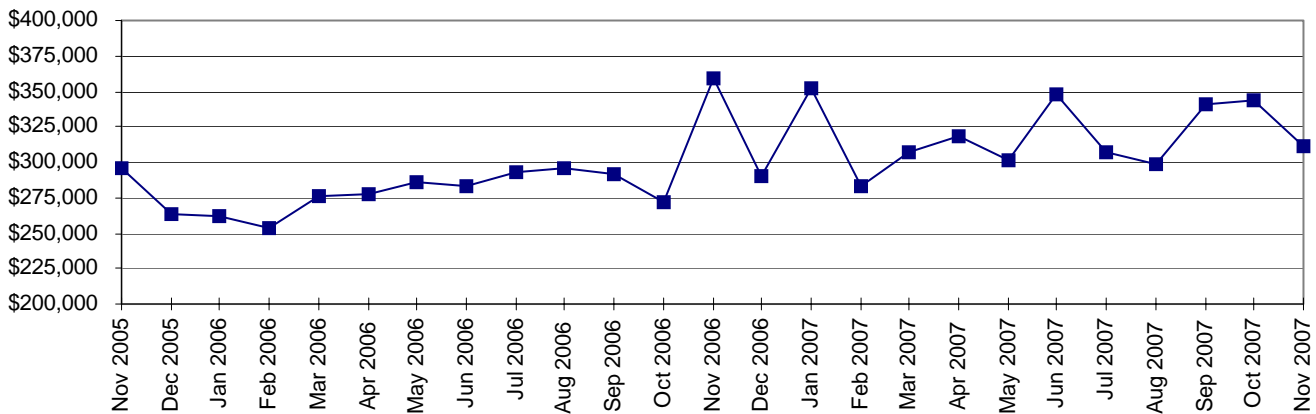
Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
Other Property					
● Lots & Acreage (Incl Wtrfrnt)					
Greater Victoria					
Saanich East	1	\$1,575,000	\$1,575,000	\$672,090	\$1,575,000
Saanich West	3	\$2,469,900	\$823,300	\$448,483	\$650,000
Central Saanich	1	\$1,106,000	\$1,106,000	\$778,970	\$395,900
North Saanich	1	\$380,000	\$380,000	\$478,133	\$380,000
Highlands	2	\$833,250	\$416,625	\$359,630	\$416,625
Langford	1	\$194,000	\$194,000	\$308,383	\$194,000
Sooke	2	\$779,900	\$389,950	\$371,224	\$389,950
Total Greater Victoria	11	\$7,338,050	\$667,095	\$479,206	\$395,900
Other Areas					
Shawnigan Lake / Malahat	1	\$157,000	\$157,000	\$422,778	\$157,000
Gulf Islands	5	\$1,588,000	\$317,600	\$316,473	\$365,000
Total Other Areas	6	\$1,745,000	\$290,833	\$337,210	\$261,000
Total Lots & Acreage (Incl Wtrfrnt)	17	\$9,083,050	\$534,297	\$421,819	\$393,250
● Commercial Land					
	1	\$525,000	\$525,000		
● Other Commercial Properties					
	14	\$5,001,958	\$357,283		
Grand Totals					
	623	\$303,779,475			

02-Dec-07

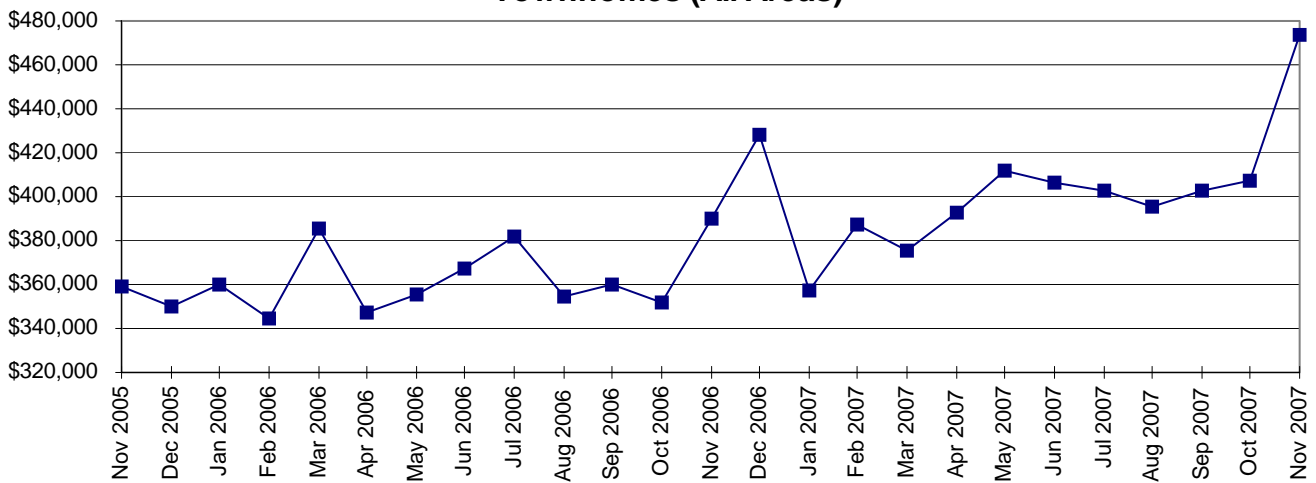
Single Family Homes (Greater Victoria Only)



Condominiums (All Areas)

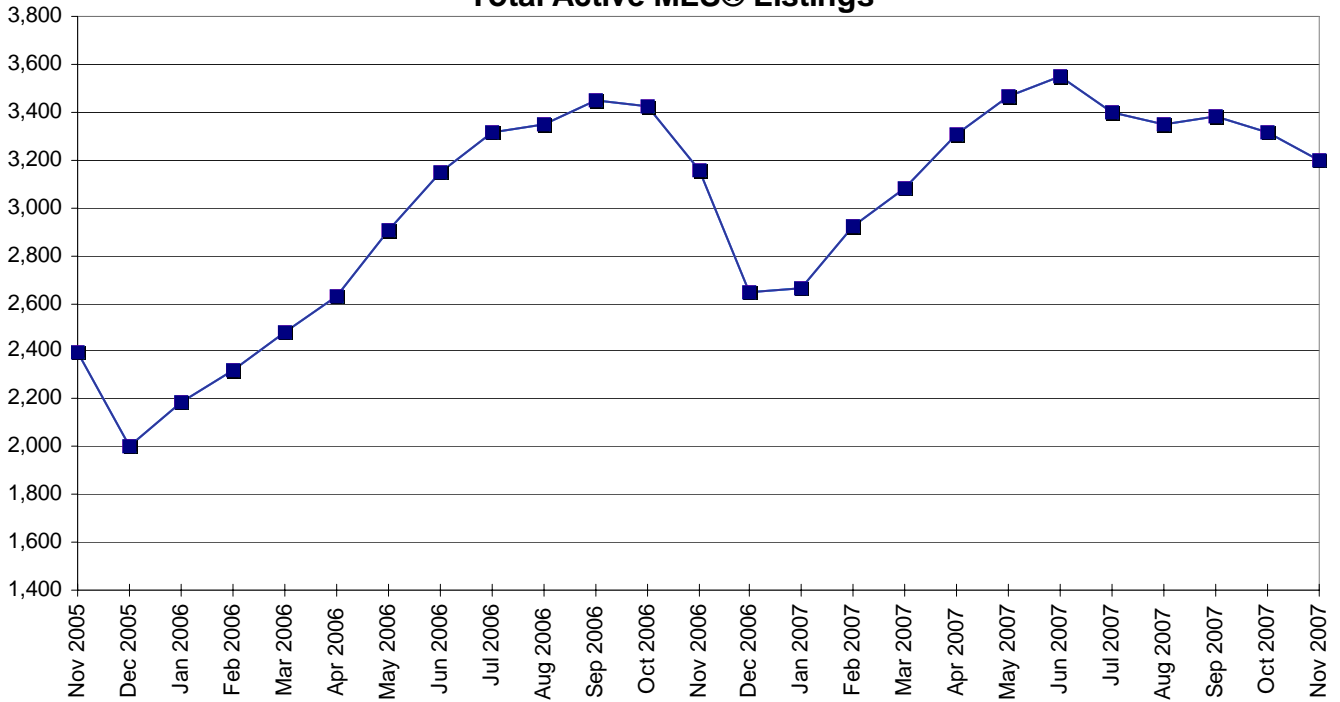


Townhomes (All Areas)

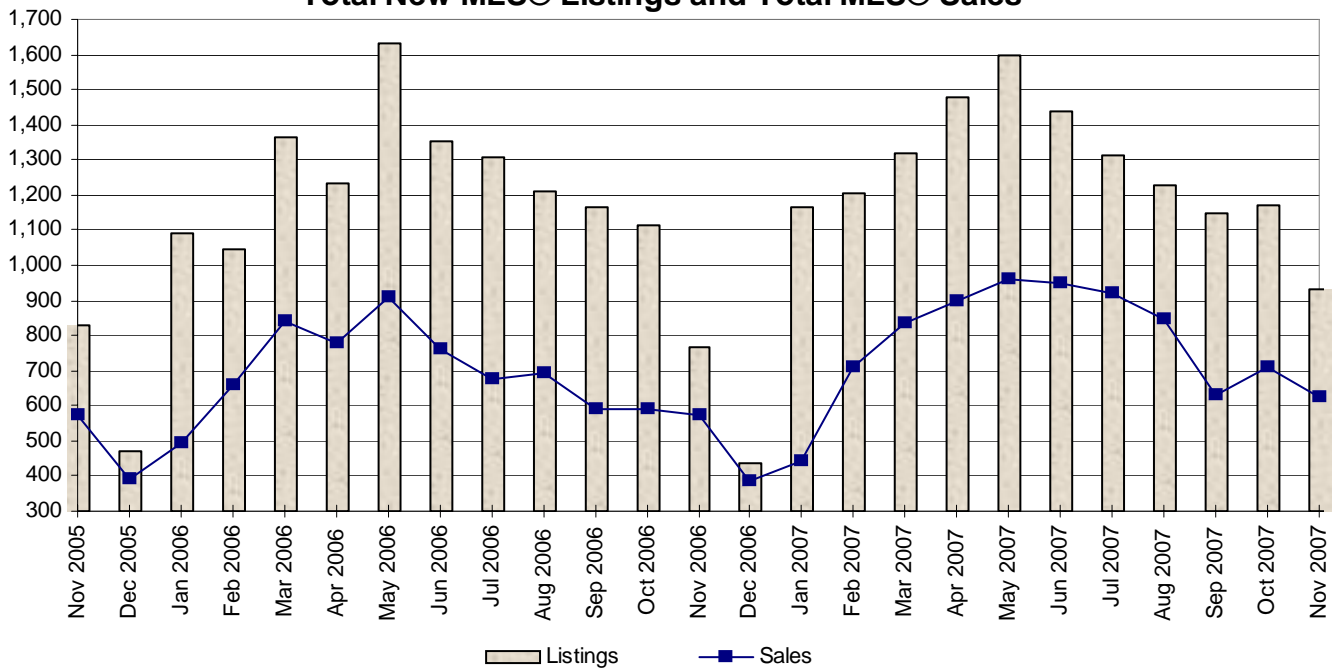


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Total Active MLS® Listings



Total New MLS® Listings and Total MLS® Sales



Monthly Comparative Activity By Property Type

November 2007

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	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Single Family - Residential						
Units Listed	312	289	8 %	5556	5541	0 %
Units Sold	276	264	5 %	3879	3480	11 %
Sell/List Ratio	88 %	91 %		70 %	63 %	
Sales Dollars	\$154,153,436	\$133,976,421	15 %	\$2,041,935,590	\$1,672,484,435	22 %
Average Price / Unit	\$558,527	\$507,486	10 %	\$526,408	\$480,599	10 %
Price Ratio	98 %	98 %		98 %	98 %	
Days To Sell	46	50	-7 %	41	42	-3 %
Active Listings at Month End	708	859	-18 %			
Single Family - Residential Waterfront						
Units Listed	31	29	7 %	476	469	1 %
Units Sold	14	18	-22 %	210	203	3 %
Sell/List Ratio	45 %	62 %		44 %	43 %	
Sales Dollars	\$20,955,900	\$18,691,400	12 %	\$238,263,655	\$242,390,268	-2 %
Average Price / Unit	\$1,496,850	\$1,038,411	44 %	\$1,134,589	\$1,194,041	-5 %
Price Ratio	90 %	96 %		93 %	94 %	
Days To Sell	117	70	68 %	97	77	27 %
Active Listings at Month End	186	167	11 %			
Single Family - Residential Acreage						
Units Listed	42	29	45 %	658	563	17 %
Units Sold	23	26	-12 %	330	275	20 %
Sell/List Ratio	55 %	90 %		50 %	49 %	
Sales Dollars	\$16,573,300	\$16,525,899	0 %	\$234,272,113	\$179,895,196	30 %
Average Price / Unit	\$720,578	\$635,612	13 %	\$709,915	\$654,164	9 %
Price Ratio	95 %	95 %		97 %	97 %	
Days To Sell	75	95	-21 %	76	79	-4 %
Active Listings at Month End	199	177	12 %			
Condominium						
Units Listed	259	196	32 %	3631	3539	3 %
Units Sold	179	152	18 %	2258	2040	11 %
Sell/List Ratio	69 %	78 %		62 %	58 %	
Sales Dollars	\$55,820,159	\$54,680,748	2 %	\$716,194,303	\$583,162,736	23 %
Average Price / Unit	\$311,844	\$359,742	-13 %	\$317,181	\$285,864	11 %
Price Ratio	98 %	98 %		98 %	98 %	
Days To Sell	51	52	-3 %	50	45	11 %
Active Listings at Month End	900	888	1 %			

Monthly Comparative Activity By Property Type

November 2007

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	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Townhouse						
Units Listed	97	64	52 %	1280	1004	27 %
Units Sold	63	51	24 %	859	678	27 %
Sell/List Ratio	65 %	80 %		67 %	68 %	
Sales Dollars	\$29,846,772	\$19,897,410	50 %	\$345,557,679	\$246,269,253	40 %
Average Price / Unit	\$473,758	\$390,145	21 %	\$402,279	\$363,229	11 %
Price Ratio	98 %	98 %		99 %	98 %	
Days To Sell	44	43	1 %	44	40	9 %
Active Listings at Month End	260	210	24 %			
Strata Duplex (Up and Down)						
Units Listed	2	1	100 %	9	12	-25 %
Units Sold	0	0	%	4	6	-33 %
Sell/List Ratio	0 %	0 %		44 %	50 %	
Sales Dollars	\$0	\$0	%	\$1,814,000	\$1,785,500	2 %
Average Price / Unit			%	\$453,500	\$297,583	52 %
Price Ratio	%	%		96 %	98 %	
Days To Sell			%	35	49	-27 %
Active Listings at Month End	2	1	100 %			
Strata Duplex (Side by Side)						
Units Listed	15	10	50 %	188	219	-14 %
Units Sold	13	5	160 %	139	131	6 %
Sell/List Ratio	87 %	50 %		74 %	60 %	
Sales Dollars	\$5,580,500	\$1,699,100	228 %	\$54,500,161	\$43,029,700	27 %
Average Price / Unit	\$429,269	\$339,820	26 %	\$392,087	\$328,471	19 %
Price Ratio	99 %	98 %		98 %	98 %	
Days To Sell	35	66	-46 %	44	33	32 %
Active Listings at Month End	19	41	-54 %			
Strata Duplex (Front and Back)						
Units Listed	0	4	-100 %	45	41	10 %
Units Sold	2	2	0 %	30	23	30 %
Sell/List Ratio	%	50 %		67 %	56 %	
Sales Dollars	\$853,000	\$702,500	21 %	\$11,832,922	\$8,789,800	35 %
Average Price / Unit	\$426,500	\$351,250	21 %	\$394,431	\$382,165	3 %
Price Ratio	98 %	98 %		98 %	99 %	
Days To Sell	30	47	-37 %	35	30	16 %
Active Listings at Month End	1	6	-83 %			

Monthly Comparative Activity By Property Type

November 2007

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	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Recreational						
Units Listed	2	2	0 %	72	84	-14 %
Units Sold	2	4	-50 %	33	36	-8 %
Sell/List Ratio	100 %	200 %		46 %	43 %	
Sales Dollars	\$899,000	\$1,163,183	-23 %	\$13,684,600	\$16,306,483	-16 %
Average Price / Unit	\$449,500	\$290,796	55 %	\$414,685	\$452,958	-8 %
Price Ratio	95 %	91 %		96 %	92 %	
Days To Sell	161	117	38 %	121	132	-8 %
Active Listings at Month End	24	20	20 %			
Manufactured Home						
Units Listed	32	14	129 %	333	296	13 %
Units Sold	14	23	-39 %	197	210	-6 %
Sell/List Ratio	44 %	164 %		59 %	71 %	
Sales Dollars	\$1,632,400	\$2,166,400	-25 %	\$25,433,825	\$23,849,700	7 %
Average Price / Unit	\$116,600	\$94,191	24 %	\$129,106	\$113,570	14 %
Price Ratio	95 %	93 %		96 %	95 %	
Days To Sell	47	57	-18 %	58	58	-2 %
Active Listings at Month End	75	50	50 %			
Residential Lots						
Units Listed	68	48	42 %	557	453	23 %
Units Sold	8	12	-33 %	202	181	12 %
Sell/List Ratio	12 %	25 %		36 %	40 %	
Sales Dollars	\$2,284,900	\$3,690,000	-38 %	\$55,476,388	\$44,750,000	24 %
Average Price / Unit	\$285,613	\$307,500	-7 %	\$274,636	\$247,238	11 %
Price Ratio	95 %	96 %		96 %	97 %	
Days To Sell	90	58	54 %	102	79	28 %
Active Listings at Month End	238	209	14 %			
Residential Lots - Waterfront						
Units Listed	3	6	-50 %	66	46	43 %
Units Sold	0	1	-100 %	22	12	83 %
Sell/List Ratio	0 %	17 %		33 %	26 %	
Sales Dollars	\$0	\$742,500	-100 %	\$12,999,300	\$5,186,550	151 %
Average Price / Unit		\$742,500	%	\$590,877	\$432,213	37 %
Price Ratio	%	93 %		96 %	93 %	
Days To Sell		53	%	108	83	30 %
Active Listings at Month End	30	21	43 %			

Monthly Comparative Activity By Property Type

November 2007

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	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Residential Acreage						
Units Listed	8	14	-43 %	283	253	12 %
Units Sold	8	3	167 %	92	100	-8 %
Sell/List Ratio	100 %	21 %		33 %	40 %	
Sales Dollars	\$5,823,150	\$707,000	724 %	\$47,205,706	\$36,040,175	31 %
Average Price / Unit	\$727,894	\$235,667	209 %	\$513,106	\$360,402	42 %
Price Ratio	84 %	90 %		93 %	93 %	
Days To Sell	72	155	-53 %	140	142	-1 %
Active Listings at Month End	173	144	20 %			
Residential Acreage - Waterfront						
Units Listed	5	1	400 %	62	61	2 %
Units Sold	1	0	%	24	22	9 %
Sell/List Ratio	20 %	0 %		39 %	36 %	
Sales Dollars	\$975,000	\$0	%	\$23,177,200	\$17,214,350	35 %
Average Price / Unit	\$975,000		%	\$965,717	\$782,470	23 %
Price Ratio	100 %	%		92 %	89 %	
Days To Sell	43		%	144	97	48 %
Active Listings at Month End	31	33	-6 %			
Revenue - Duplex/Triplex						
Units Listed	7	8	-13 %	111	111	0 %
Units Sold	5	2	150 %	61	37	65 %
Sell/List Ratio	71 %	25 %		55 %	33 %	
Sales Dollars	\$2,855,000	\$795,000	259 %	\$34,396,900	\$18,765,500	83 %
Average Price / Unit	\$571,000	\$397,500	44 %	\$563,884	\$507,176	11 %
Price Ratio	96 %	96 %		97 %	97 %	
Days To Sell	42	24	77 %	53	42	24 %
Active Listings at Month End	17	25	-32 %			
Revenue - Multi Units						
Units Listed	4	4	0 %	52	49	6 %
Units Sold	2	2	0 %	26	18	44 %
Sell/List Ratio	50 %	50 %		50 %	37 %	
Sales Dollars	\$1,295,000	\$1,490,000	-13 %	\$20,352,400	\$11,042,200	84 %
Average Price / Unit	\$647,500	\$745,000	-13 %	\$782,785	\$613,456	28 %
Price Ratio	97 %	96 %		96 %	94 %	
Days To Sell	34	164	-80 %	44	81	-45 %
Active Listings at Month End	11	11	0 %			

Monthly Comparative Activity By Property Type

November 2007

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	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Revenue - Apartment Block						
Units Listed	1	2	-50 %	14	19	-26 %
Units Sold	0	1	-100 %	5	10	-50 %
Sell/List Ratio	0 %	50 %		36 %	53 %	
Sales Dollars	\$0	\$1,400,000	-100 %	\$10,349,000	\$11,312,900	-9 %
Average Price / Unit		\$1,400,000	%	\$2,069,800	\$1,131,290	83 %
Price Ratio	%	93 %		97 %	96 %	
Days To Sell		59	%	74	64	16 %
Active Listings at Month End	4	6	-33 %			
Revenue - Commercial						
Units Listed	8	10	-20 %	75	69	9 %
Units Sold	2	0	%	34	23	48 %
Sell/List Ratio	25 %	0 %		45 %	33 %	
Sales Dollars	\$2,700,000	\$0	%	\$30,267,282	\$16,469,000	84 %
Average Price / Unit	\$1,350,000		%	\$890,214	\$716,043	24 %
Price Ratio	88 %	%		100 %	94 %	
Days To Sell	340		%	150	140	7 %
Active Listings at Month End	30	37	-19 %			
Revenue - Industrial						
Units Listed	1	0	%	1	0	%
Units Sold	0	0	%	0	0	%
Sell/List Ratio	0 %	%		0 %	%	
Sales Dollars	\$0	\$0	%	\$0	\$0	%
Average Price / Unit			%			%
Price Ratio	%	%		%	%	
Days To Sell			%			%
Active Listings at Month End	1	0	%			
Business with Land & Building						
Units Listed	10	3	233 %	62	63	-2 %
Units Sold	1	0	%	23	12	92 %
Sell/List Ratio	10 %	0 %		37 %	19 %	
Sales Dollars	\$239,900	\$0	%	\$4,707,948	\$5,203,468	-10 %
Average Price / Unit	\$239,900		%	\$204,693	\$433,622	-53 %
Price Ratio	100 %	%		101 %	86 %	
Days To Sell	78		%	109	114	-4 %
Active Listings at Month End	40	40	0 %			

Monthly Comparative Activity By Property Type

November 2007

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	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Business Only						
Units Listed	15	9	67 %	186	164	13 %
Units Sold	5	2	150 %	39	30	30 %
Sell/List Ratio	33 %	22 %		21 %	18 %	
Sales Dollars	\$767,000	\$170,000	351 %	\$4,236,475	\$3,172,752	34 %
Average Price / Unit	\$153,400	\$85,000	80 %	\$108,628	\$105,758	3 %
Price Ratio	88 %	85 %		84 %	86 %	
Days To Sell	68	304	-78 %	129	129	0 %
Active Listings at Month End	91	93	-2 %			
Motel/Hotel						
Units Listed	0	0	%	7	7	0 %
Units Sold	0	0	%	3	3	0 %
Sell/List Ratio	%	%		43 %	43 %	
Sales Dollars	\$0	\$0	%	\$2,665,500	\$4,110,000	-35 %
Average Price / Unit			%	\$888,500	\$1,370,000	-35 %
Price Ratio	%	%		77 %	86 %	
Days To Sell			%	191	131	46 %
Active Listings at Month End	3	5	-40 %			
Lease - Office						
Units Listed	2	2	0 %	34	31	10 %
Units Sold	0	0	%	1	8	-88 %
Sell/List Ratio	0 %	0 %		3 %	26 %	
Sales Dollars	\$0	\$0	%	\$14	\$87	-84 %
Average Price / Unit			%	\$14	\$11	28 %
Price Ratio	%	%		%	%	
Days To Sell			%	163	134	21 %
Active Listings at Month End	27	14	93 %			
Lease - Retail						
Units Listed	3	3	0 %	43	17	153 %
Units Sold	1	0	%	8	6	33 %
Sell/List Ratio	33 %	0 %		19 %	35 %	
Sales Dollars	\$17	\$0	%	\$212,614	\$89	239871 %
Average Price / Unit	\$17		%	\$26,577	\$15	179878 %
Price Ratio	%	%		%	%	
Days To Sell	64		%	80	143	-44 %
Active Listings at Month End	25	11	127 %			

Monthly Comparative Activity By Property Type

November 2007

02-Dec-07 15:54:25

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Lease - Warehouse						
Units Listed	0	0	%	0	0	%
Units Sold	0	0	%	0	0	%
Sell/List Ratio	%	%		%	%	
Sales Dollars	\$0	\$0	%	\$0	\$0	%
Average Price / Unit			%			%
Price Ratio	%	%		%	%	
Days To Sell			%			%
Active Listings at Month End	0	0	%			
Lease - Industrial						
Units Listed	0	0	%	1	1	0 %
Units Sold	0	0	%	0	1	-100 %
Sell/List Ratio	%	%		0 %	100 %	
Sales Dollars	\$0	\$0	%	\$0	\$11	-100 %
Average Price / Unit			%		\$11	%
Price Ratio	%	%		%	%	
Days To Sell			%		138	%
Active Listings at Month End	0	0	%			
Lease - Other						
Units Listed	4	15	-73 %	108	112	-4 %
Units Sold	3	0	%	28	11	155 %
Sell/List Ratio	75 %	0 %		26 %	10 %	
Sales Dollars	\$41	\$0	%	\$339,119	\$159	212781 %
Average Price / Unit	\$14		%	\$12,111	\$14	83532 %
Price Ratio	%	%		%	%	
Days To Sell	177		%	142	240	-41 %
Active Listings at Month End	61	64	-5 %			
Commercial Land						
Units Listed	2	5	-60 %	85	60	42 %
Units Sold	1	3	-67 %	16	17	-6 %
Sell/List Ratio	50 %	60 %		19 %	28 %	
Sales Dollars	\$525,000	\$1,570,000	-67 %	\$22,200,500	\$18,266,100	22 %
Average Price / Unit	\$525,000	\$523,333	0 %	\$1,387,531	\$1,074,476	29 %
Price Ratio	88 %	95 %		86 %	92 %	
Days To Sell	52	111	-53 %	127	99	28 %
Active Listings at Month End	40	26	54 %			

Monthly Comparative Activity By Property Type

November 2007

02-Dec-07 15:54:25

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Grand Totals						
Units Listed	933	768	21 %	13995	13284	5 %
Units Sold	623	571	9 %	8523	7573	13 %
Sell/List Ratio	67 %	74 %		61 %	57 %	
Sales Dollars	\$303,779,475	\$260,067,561	17 %	\$3,952,075,193	\$3,209,496,412	23 %
Average Price / Unit	\$487,608	\$455,460	7 %	\$463,695	\$423,808	9 %
Price Ratio	97 %	97 %		98 %	97 %	
Days To Sell	53	56	-5 %	52	50	4 %
Active Listings at Month End	3196	3158	1 %			

Reported Sales By Price Range - Single Family

November 2007

02-Dec-2007

Price Ranges		Percentages		Vic / VicW		Oak Bay		Esquimalt		View Royal		Saanich E		Saanich W		C Saanich		N Saanich		Sidney		Highlands		Colwood		Langford		Metchosin		Sooke		Gulf Is		Other		
Min	Max	CM	YTD	CM	YTD	CM	YTD	CM	YTD	CM	YTD	CM	YTD	CM	YTD	CM	YTD	CM	YTD	CM	YTD	CM	YTD	CM	YTD	CM	YTD	CM	YTD	CM	YTD	CM	YTD			
10,000,000 -																																				
5,000,000 - 9,999,999		.3					1																													
1,000,000 - 4,999,999		5.7	4.6	2	10	3	38				1	4	49	1	14	2	16	1	31	1	5	1	2		2		3		7	1	8	3	23		7	
975,000 - 999,999		.6	.4		4		1				1	1	6		1		1		3		1	1	1				2								1	
950,000 - 974,999		.6	.3		1		2						6					1	1								1				3	1	1		1	
925,000 - 949,999		.6	.5		4		2				1		5		1		1	1	2		1				2		2						1	2		
900,000 - 924,999		.9	.7		2	1	6						5	1	5		3		3				1		1		2	1	1				1	1	1	
875,000 - 899,999		1.2	.7	1	5		2				1	2	11		2		1		1				1				2					1	7		1	
850,000 - 874,999		.9	.8		2		6				1	2	10		4		1		7					1	1		1		2					2		
825,000 - 849,999		.9	.9	2	6	1	7		2		2		6		1		1		8				1		2		3		3					2		
800,000 - 824,999		.9	1.1		6		4		1		4	1	14		3		2	1	4				1		1		4		1		1	1	2		2	
775,000 - 799,999		1.2	1.2	2	13		6	1	1		2		15						4		1		1		7		2					1	3			
750,000 - 774,999		1.5	1.5	2	11		13		1		3		11		4	1	2		4		1		2	1	5		5		1		4	1	4		1	
725,000 - 749,999		2.4	1.8	1	13	1	12				4	3	26	1	7		3		7						4	1	4	1	2		3		1			
700,000 - 724,999		2.7	1.9		9	3	11			1	3	2	30	2	7	1	3								4		7		1		2		5		1	
675,000 - 699,999		2.4	2.9	2	25	2	17				5	3	37		6		3	1	14		3		1		4		5				4		9		1	
650,000 - 674,999		2.1	2.7		13	1	16				9	1	40	1	8	1	6	2	9				1	1		5		2		2		3		8	3	
625,000 - 649,999		3.9	3.8	2	21		17	1	2		7	3	52	1	10		9	2	18		1		1	1	10	1	10		5		4	2	9		2	
600,000 - 624,999		3.0	3.0	1	18		8		1		4	1	38	1	12	1	12		9		5		1	2	4	2	17	1	6		1		4	1	2	
575,000 - 599,999		5.7	4.7	3	30	2	20		3		11	4	61	2	12	2	18		6	3	5		2		6	1	26	1	7	1	3		6		2	
550,000 - 574,999		3.0	4.6		29	1	16		1		9	5	66	1	25	1	18		3	1	4		1		4		18		3		5	1	12		1	
525,000 - 549,999		5.4	5.2	2	32		5	2	12		7	6	68	4	31		16	2	9		7		1	1	8	1	19		5		7		12		3	
500,000 - 524,999		6.6	4.7	5	22		7	1	8		4	6	66	3	29	1	15	1	7		7		1	2	9	2	22		3	1	10		7		3	
475,000 - 499,999		6.6	6.1	3	43		3	2	12	1	9	2	60		37	1	11		4	3	16	1	3	1	17	3	39	1	2	1	15	3	16		1	
450,000 - 474,999		8.1	7.3	4	45		4		12	2	17	4	64	9	61	3	14		4	1	19		3	1	27	2	36		3	1	14	1	15	-1	6	
425,000 - 449,999		6.6	8.0	4	49		2	1	15	1	13	3	61	2	45		10		2	2	26		1	2	30	4	64		1	2	28	1	19		11	
400,000 - 424,999		8.4	8.5	3	56			3	27		10	2	30	3	48	1	14				35			4	37	5	68			6	49		18		6	
375,000 - 399,999		8.1	7.9	7	63		1	2	22		6	1	31	2	50		12				21				21	6	66			4	47	2	17		11	
350,000 - 374,999		3.6	4.8		42		2	18	1	5		10	1	24		3			1	8				1	9	2	38			4	36		17		16	
325,000 - 349,999		3.6	3.6		12			14		3		9	4	14		1				2				1	11	1	27		2	5	41	1	18		17	
300,000 - 324,999		1.2	2.6		5			8		3		1	1	19						5					12		12			1	32		18	2	7	
275,000 - 299,999		.9	1.5		8			2												5										2	22		7		5	
250,000 - 274,999		.3	.8		3			1																						1		13	1	8		6
225,000 - 249,999			.3																													5		5		2
0 - 224,999		.6	.4		2				3																						1	2	9		2	
Total Units		335	4686	46	604	15	227	15	166	6	145	56	888	40	488	15	197	12	169	16	175	4	26	18	252	32	521	5	58	30	361	23	287	2	122	
Percentages		100	100	13.7	12.9	4.5	4.8	4.5	3.5	1.8	3.1	16.7	19.0	11.9	10.4	4.5	4.2	3.6	3.6	4.8	3.7	1.2	.6	5.4	5.4	9.6	11.1	1.5	1.2	9.0	7.7	6.9	6.1	.6	2.6	

Reported Sales By Price Range - Condominium

November 2007

02-Dec-2007

Price Ranges		Percentages		Vic / VicW		Oak Bay		Esquimalt		View Royal		Saanich E		Saanich W		C Saanich		N Saanich		Sidney		Highlands		Colwood		Langford		Metchosin		Sooke		Gulf Is		Other				
Min	Max	CM	YTD	CM	YTD	CM	YTD	CM	YTD	CM	YTD	CM	YTD	CM	YTD	CM	YTD	CM	YTD	CM	YTD	CM	YTD	CM	YTD	CM	YTD	CM	YTD	CM	YTD	CM	YTD					
1,000,000 -		-6	1.0		15				1				1					-1			4													1				
975,000 -	999,999		.2		2																2																	
950,000 -	974,999		.2		3				1																													
925,000 -	949,999		.1		2																																	
900,000 -	924,999		.2		4								1																									
875,000 -	899,999	.6	.3	1	6								1																									
850,000 -	874,999	.6	.3	1	3				1				1								1																	
825,000 -	849,999		.1		1				1												1																	
800,000 -	824,999		.2		3																1																	
775,000 -	799,999		.3		3	1							1								1																	
750,000 -	774,999		.3		5				1																													
725,000 -	749,999		.3		6								1																									
700,000 -	724,999	.6	.2	1	4																																	
675,000 -	699,999	.6	.6		10				1											1	2																	
650,000 -	674,999	.6	.7	1	12								2								1																	
625,000 -	649,999	.6	.6	1	10				1				3																									
600,000 -	624,999	.6	.6		7	3						1	4																									
575,000 -	599,999	2.2	.6	1	6	2	1	1				1	3							1	1			1														
550,000 -	574,999	2.8	.8	4	16							1	1																									
525,000 -	549,999	1.7	1.1	2	17	1		1		2	1	3																										
500,000 -	524,999	.6	.8		13	2						1	1								1																	
475,000 -	499,999	.6	.8		14							1									1	1																
450,000 -	474,999	1.7	1.2	3	22		1															2																
425,000 -	449,999	.6	2.1		33	2		3				1	4						1		3																	
400,000 -	424,999	3.4	2.0	4	31	1	2		1		1		6						1	1	2																	
375,000 -	399,999	5.0	3.7	7	58	1	5		5	1	1	1	8				-1	-1		1	3													1				
350,000 -	374,999	7.8	4.2	7	59		3			2	3	2	18	1	6						2	4																
325,000 -	349,999	6.7	6.2	8	74		6	2	9		6	-1	13	1	8							6		1	1	1	12							1				
300,000 -	324,999	8.4	7.7	9	89		2	1	11		6	1	26	2	11							3				6	2	14						3				
275,000 -	299,999	12.3	11.6	10	128		6		3		2	1	36	3	19						2	1	10		1	10	5	45										
250,000 -	274,999	7.3	12.3	7	131		3	1	13		1		43	1	21						2	11			1	15	1	39										
225,000 -	249,999	14.0	15.4	8	154		14	1	17		1	8	57	3	34						6		1	14		2	22	2	28					1				
200,000 -	224,999	7.3	9.4	3	97		6	3	20		3	3	32	1	22							11			4	2	10							1	3			
175,000 -	199,999	10.6	8.6	11	98		2		9		3	4	43	2	25							5						4						1	3			
150,000 -	174,999	2.8	3.9	1	41				3		1	1	21	1	9												1								2			
0 -	149,999	1.1	1.7	1	10				5				5		4																					3		
Total Units		179	2258	91	1187	2	61	9	108	3	30	26	336	15	159	-1	19	1	7	9	97			5	59	13	161							4	21	5	2	8
Percentages		100	100	50.8	52.6	1.1	2.7	5.0	4.8	1.7	1.3	14.5	14.9	8.4	7.0	-6	.8	.6	.3	5.0	4.3			2.8	2.6	7.3	7.1						2.2	.9	.2	1.1	.4	

Reported Sales By Price Range - Townhouse

November 2007

02-Dec-2007

Price Ranges		Percentages		Vic / VicW		Oak Bay		Esquimalt		View Royal		Saanich E		Saanich W		C Saanich		N Saanich		Sidney		Highlands		Colwood		Langford		Metchosin		Sooke		Gulf Is		Other	
Min	Max	CM	YTD	CM	YTD	CM	YTD	CM	YTD	CM	YTD	CM	YTD	CM	YTD	CM	YTD	CM	YTD	CM	YTD	CM	YTD	CM	YTD	CM	YTD	CM	YTD	CM	YTD	CM	YTD		
1,000,000 -		3.2	.3	1	1															1	2														
975,000 - 999,999			.1																		1														
950,000 - 974,999			.1									1																							
925,000 - 949,999		1.6	.2									1											1	1											
900,000 - 924,999																																			
875,000 - 899,999		1.6	.2									1											1	1											
850,000 - 874,999			.1			1																													
825,000 - 849,999		1.6	.2	1	1							1																							
800,000 - 824,999			.2									1												1											
775,000 - 799,999			.3			1						1								1															
750,000 - 774,999		1.6	.5									3											1	1											
725,000 - 749,999		1.6	.5					2				1	1											1											
700,000 - 724,999			.2									1				1																			
675,000 - 699,999		1.6	.9			2						1										4		1	1										
650,000 - 674,999		1.6	1.3			1		1				1	7		1		1																		
625,000 - 649,999		1.6	.7			1		1				1	4																						
600,000 - 624,999		4.8	2.6			4	1	1				1	7		5						1	2		1			2								
575,000 - 599,999		1.6	1.5			-2		3				7					1		1	1	1			1		1									
550,000 - 574,999		1.6	2.2			3		2				8							3		1					1	2								
525,000 - 549,999		4.8	2.6	1	3			1				1	5		1			1	3					5		2							2		
500,000 - 524,999		3.2	2.3	1	4			1		1		3		7		1		1			1	1											1		
475,000 - 499,999		1.6	5.0			12				1		3		9		1		9		1	1	5			2										
450,000 - 474,999		3.2	3.0			3						1	1	9	1	7						3			1									1	
425,000 - 449,999		12.7	6.1	1	11			1		1		3	1	15	2	8				1		3				1	4			1	1	1	4		
400,000 - 424,999		3.2	7.2			11				7		1		15		10	1	6				1		1	3		3							5	
375,000 - 399,999		9.5	9.4	1	9			1	-1	-1	1	11	2	22	1	7	1	11				4			2	1	14							1	
350,000 - 374,999		6.3	13.2			24				4		3	1	14		9		10				1			2	3	43			1			2		
325,000 - 349,999		15.9	11.6	2	18			1	4	1	3	1	7	8	1	8						4			9	4	35				2			2	
300,000 - 324,999		4.8	9.4	1	13					1				15	3	7				1	10			9	1	19				2			2		
275,000 - 299,999		7.9	8.4	2	16			1	4			4		6	4	1						6		3	2	24				2			2		
250,000 - 274,999		3.2	4.0			6								2	1	9						4			1	13									
225,000 - 249,999			2.7			1				3																	15								1
200,000 - 224,999			1.0																								4				1				3
175,000 - 199,999			.6							1		1																				1			2
150,000 - 174,999			.8									4		2																		1			
0 - 149,999			.3									1																							2
Total Units		63	859	11	144	1	14	1	26	2	38	11	173	5	76	3	60	1	8	7	54			5	44	14	181			1	11	1	21		9
Percentages		100	100	17.5	16.8	1.6	1.6	1.6	3.0	3.2	4.4	17.5	20.1	7.9	8.8	4.8	7.0	1.6	.9	11.1	6.3			7.9	5.1	22.2	21.1			1.6	1.3	1.6	2.4		1.0

Reported Sales By Price Range - Manufactured Homes

November 2007

02-Dec-2007

Price Ranges		Percentages		Vic / VicW		Oak Bay		Esquimalt		View Royal		Saanich E		Saanich W		C Saanich		N Saanich		Sidney		Highlands		Colwood		Langford		Metchosin		Sooke		Gulf Is		Other	
Min	Max	CM	YTD	CM	YTD	CM	YTD	CM	YTD	CM	YTD	CM	YTD	CM	YTD	CM	YTD	CM	YTD	CM	YTD	CM	YTD	CM	YTD	CM	YTD	CM	YTD	CM	YTD	CM	YTD		
300,000 -			3.6																		5												2		
290,000 -	299,999		.5																		1														
280,000 -	289,999		.5																							1									
270,000 -	279,999		1.0													1					1														
260,000 -	269,999		2.5								3										2														
250,000 -	259,999		3.6														2																1		
240,000 -	249,999		1.5														1																		
230,000 -	239,999		1.0														1					1													
220,000 -	229,999	7.1	1.0																		1	2													
210,000 -	219,999		1.5																																
200,000 -	209,999																																		
190,000 -	199,999		1.0																														1		
180,000 -	189,999	14.3	2.0								1	2					1															1	1		
170,000 -	179,999		2.0														2																	2	
160,000 -	169,999	7.1	4.6													1	4														1	2			
150,000 -	159,999	7.1	6.1													1	3														2	2			
140,000 -	149,999	7.1	5.1								1	3					1									1					2			3	
130,000 -	139,999		5.6																								2				2	1		3	
120,000 -	129,999	14.3	7.1								1	4													1	6				1				3	
110,000 -	119,999		4.6																								3				1				
100,000 -	109,999	7.1	4.1								1	2					1										3							2	
90,000 -	99,999		6.1																								2				2			1	
80,000 -	89,999		5.1																								3			1	3			2	
70,000 -	79,999		3.6																								4				2				
60,000 -	69,999		5.1																								6				3				
50,000 -	59,999	14.3	5.6																							1	6			1	4			1	
40,000 -	49,999	14.3	7.6									2															8			1	4			1	
30,000 -	39,999		3.6									1															4				2				
20,000 -	29,999		4.1									1															3				3			1	
0 -	19,999	7.1	.5																											1	1				
Total Units		14	197								4	40					2	26			1	16				2	52		1	3	34	1	11	1	17
Percentages		100	100								28.6	20.3					14.3	13.2			7.1	8.1				14.3	26.4		.5	21.4	17.3	7.1	5.6	7.1	8.6