



**Victoria
Real Estate
Board**

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News Release

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FOR IMMEDIATE RELEASE

January 2, 2008

Real Estate Records Broken in 2007

The value of all property transactions through the Victoria Real Estate Board's Multiple Listing Service® (MLS®) hit a new record of over \$4.1 billion in 2007, up from \$3.3 billion in 2006. The value of single family home sales was over \$2.5 billion while the value of condominium sales was over \$756 million. Victoria Real Estate Board President Tony Joe noted that both sales and prices for all major property types increased last year. "Last year was another exceptional year for the local real estate market. The total number of sales increased over 12 per cent while the overall average price for single family homes rose 8.5 per cent; the average for condominiums rose over 11 per cent and the average for townhomes rose 10.5 per cent," said Joe.

Meantime, the sale of 14 single family homes in Greater Victoria over \$1 million pushed the average price to a new record high of \$624,450 last month; the median price, however, was considerably lower at \$536,000. "It's always important to bear in mind that the average price in a given month can often be significantly affected by the sale of high-priced homes," noted Joe. The six-month average for single family homes in December was \$581,419.

The average price of all condominiums sold in December was \$332,793; the average for the last six months was \$319,980. The median was again lower at \$292,900. The average price for townhomes sold last month was \$445,960; the average for the last six-months was \$415,648. The median price was \$387,900.

There were 408 MLS® sales last month, up from 385 sales in December of last year. There were 623 sales in November. Sales last month included 202 single family homes, 120 condominiums, 46 townhomes and 8 manufactured homes.

There were 2,799 properties listed for sale on the MLS® system at the end of last month, up from the 2,650 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

December 2007

January 1, 2008

Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
Residential					
● Single Family					
Greater Victoria					
Victoria	32	\$19,272,400	\$602,263	\$544,570	\$568,500
Victoria West	1	\$550,000	\$550,000	\$460,600	\$550,000
Oak Bay	7	\$6,930,900	\$990,129	\$854,560	\$764,900
Esquimalt	6	\$3,425,800	\$570,967	\$444,721	\$506,000
View Royal	2	\$1,385,000	\$692,500	\$557,934	\$692,500
Saanich East	43	\$29,424,050	\$684,280	\$621,950	\$618,000
Saanich West	24	\$12,702,000	\$529,250	\$518,164	\$492,450
Central Saanich	11	\$5,961,900	\$541,991	\$612,274	\$552,500
North Saanich	2	\$1,804,000	\$902,000	\$726,834	\$902,000
Sidney	7	\$3,129,500	\$447,071	\$459,004	\$444,500
Highlands	2	\$1,535,000	\$767,500	\$733,389	\$767,500
Colwood	7	\$3,560,000	\$508,571	\$516,239	\$450,000
Langford	22	\$9,805,200	\$445,691	\$481,782	\$450,000
Sooke	12	\$4,943,400	\$411,950	\$405,368	\$422,500
Waterfront (all districts)	9	\$12,343,000	\$1,371,444	\$1,253,937	\$1,300,000
Total Greater Victoria	187	\$116,772,150	\$624,450	\$581,419	\$536,000
Other Areas					
Shawnigan Lake / Malahat	2	\$730,000	\$365,000	\$480,583	\$365,000
Gulf Islands	4	\$1,922,000	\$480,500	\$471,312	\$510,000
Upland / Mainland	6	\$2,581,000	\$430,167	\$443,249	\$380,000
Waterfront (all districts)	3	\$1,834,000	\$611,333	\$873,732	\$650,000
Total Other Areas	15	\$7,067,000	\$471,133	\$538,740	\$480,000
Total Single Family	202	\$123,839,150	\$613,065	\$577,715	\$533,000
● Condominium					
Greater Victoria					
Victoria	47	\$15,716,292	\$334,389	\$321,714	\$304,450
Victoria West	4	\$1,521,000	\$380,250	\$425,614	\$322,500
Oak Bay	2	\$839,500	\$419,750	\$337,156	\$419,750
Esquimalt	2	\$507,000	\$253,500	\$316,285	\$253,500
View Royal	1	\$365,900	\$365,900	\$327,795	\$365,900
Saanich East	16	\$5,214,399	\$325,900	\$291,435	\$290,000
Saanich West	9	\$2,601,300	\$289,033	\$249,009	\$319,900
Central Saanich	1	\$336,500	\$336,500	\$252,583	\$336,500
Sidney	5	\$1,347,400	\$269,480	\$311,112	\$291,500
Colwood	17	\$4,710,500	\$277,088	\$278,233	\$274,900
Langford	10	\$2,934,400	\$293,440	\$285,773	\$292,450
Sooke	1	\$171,000	\$171,000	\$178,200	\$171,000
Waterfront (all districts)	5	\$3,670,000	\$734,000	\$531,349	\$575,000
Total Greater Victoria	120	\$39,935,191	\$332,793	\$319,419	\$292,900
Total Condominium	120	\$39,935,191	\$332,793	\$319,980	\$292,900

Monthly Sales Summary

December 2007

January 1, 2008

Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
● Townhouse					
Greater Victoria					
Victoria	3	\$2,395,750	\$798,583	\$447,727	\$972,750
Victoria West	2	\$564,000	\$282,000	\$313,281	\$282,000
View Royal	3	\$984,000	\$328,000	\$355,605	\$370,000
Saanich East	8	\$3,448,888	\$431,111	\$459,946	\$380,750
Saanich West	6	\$2,400,000	\$400,000	\$394,606	\$359,500
Central Saanich	2	\$957,800	\$478,900	\$403,080	\$478,900
North Saanich	1	\$520,000	\$520,000	\$548,062	\$520,000
Sidney	1	\$409,000	\$409,000	\$428,315	\$409,000
Colwood	8	\$3,782,600	\$472,825	\$490,510	\$402,450
Langford	8	\$3,229,300	\$403,663	\$347,023	\$389,900
Sooke	1	\$349,800	\$349,800	\$329,760	\$349,800
Waterfront (all districts)	1	\$980,000	\$980,000	\$655,738	\$980,000
Total Greater Victoria	44	\$20,021,138	\$455,026	\$419,096	\$387,900
Other Areas					
Gulf Islands	1	\$408,000	\$408,000	\$428,623	\$408,000
Upland / Mainland	1	\$85,000	\$85,000	\$173,086	\$85,000
Total Other Areas	2	\$493,000	\$246,500	\$329,247	\$246,500
Total Townhouse	46	\$20,514,138	\$445,960	\$415,648	\$387,900
● Manufactured Homes					
Greater Victoria					
Langford	6	\$597,000	\$99,500	\$83,050	\$96,500
Sooke	1	\$54,000	\$54,000	\$61,953	\$54,000
Total Greater Victoria	7	\$651,000	\$93,000	\$126,083	\$93,000
Other Areas					
Gulf Islands	1	\$155,000	\$155,000	\$197,000	\$155,000
Total Other Areas	1	\$155,000	\$155,000	\$134,100	\$155,000
Total Manufactured Homes	8	\$806,000	\$100,750	\$126,805	\$96,500
Total Residential	376	\$185,094,479			

Monthly Sales Summary

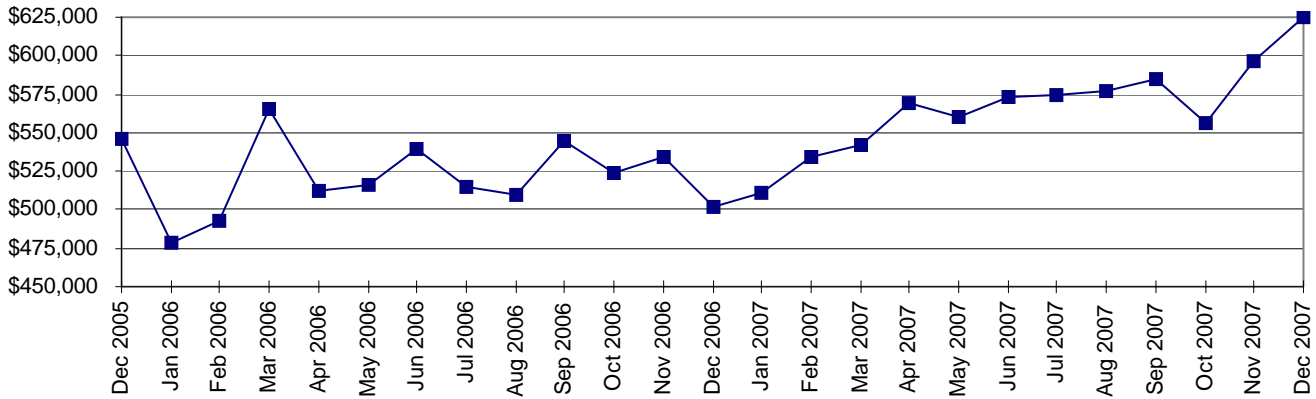
December 2007

January 1, 2008

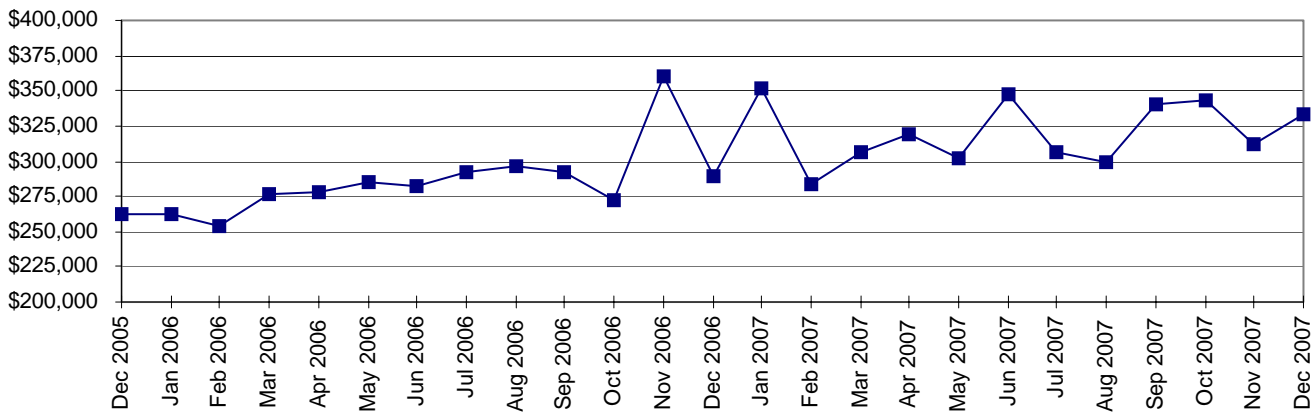
Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
Other Property					
● Lots & Acreage (Incl Wtrfrnt)					
Greater Victoria					
Central Saanich	1	\$383,000	\$383,000	\$583,078	\$383,000
North Saanich	2	\$733,000	\$366,500	\$399,543	\$366,500
Highlands	1	\$365,000	\$365,000	\$360,525	\$365,000
Colwood	2	\$450,000	\$225,000	\$267,571	\$225,000
Metchosin	1	\$1,900,000	\$1,900,000	\$1,394,000	\$1,900,000
Sooke	3	\$578,900	\$192,967	\$332,579	\$185,000
Total Greater Victoria	10	\$4,409,900	\$440,990	\$432,419	\$272,000
Other Areas					
Shawnigan Lake / Malahat	1	\$190,000	\$190,000	\$245,177	\$190,000
Gulf Islands	8	\$2,410,000	\$301,250	\$344,047	\$294,000
Total Other Areas	9	\$2,600,000	\$288,889	\$300,116	\$289,000
Total Lots & Acreage (Incl Wtrfrnt)	19	\$7,009,900	\$368,942	\$377,417	\$289,000
● Other Commercial Properties					
	13	\$2,471,996	\$190,154		
Grand Totals					
	408	\$194,576,375			

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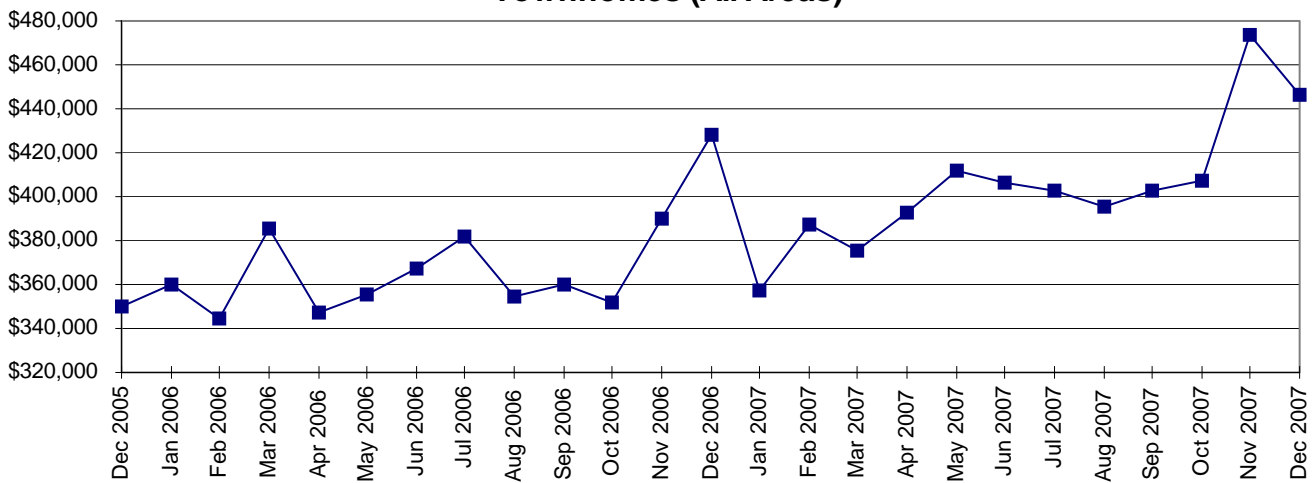
Single Family Homes (Greater Victoria Only)



Condominiums (All Areas)

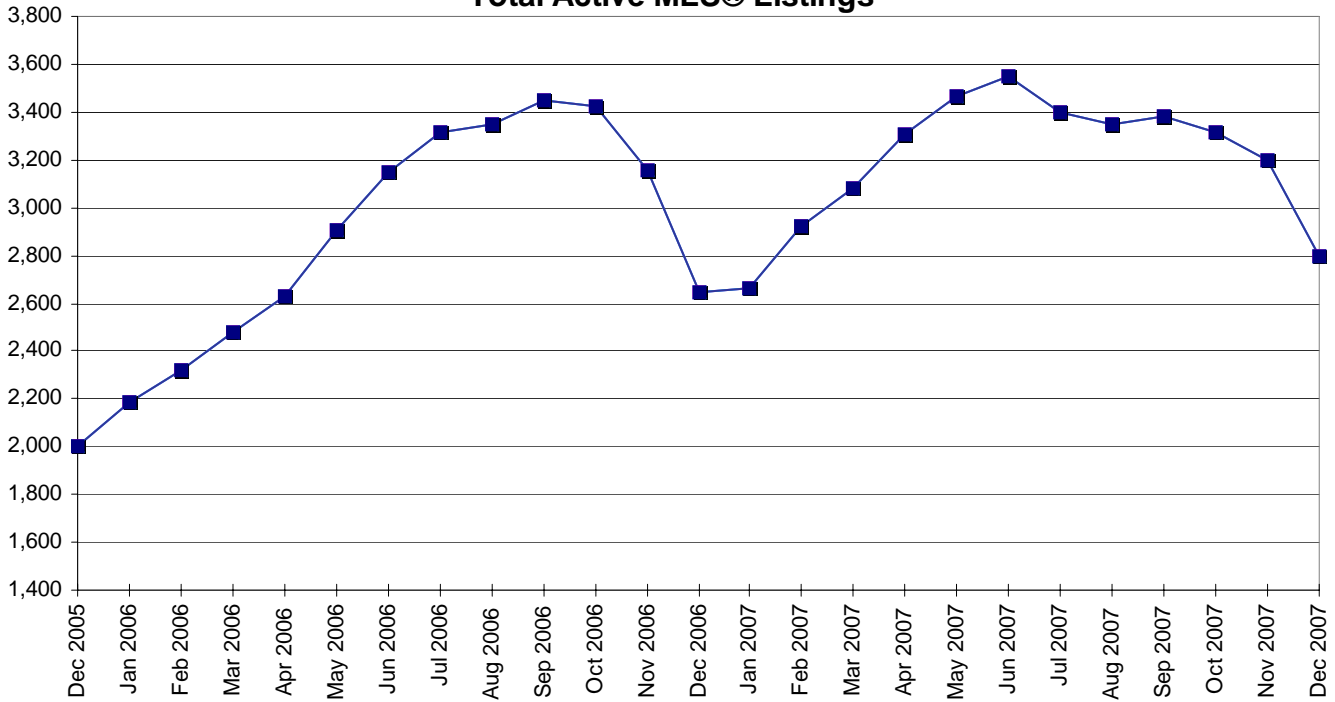


Townhomes (All Areas)

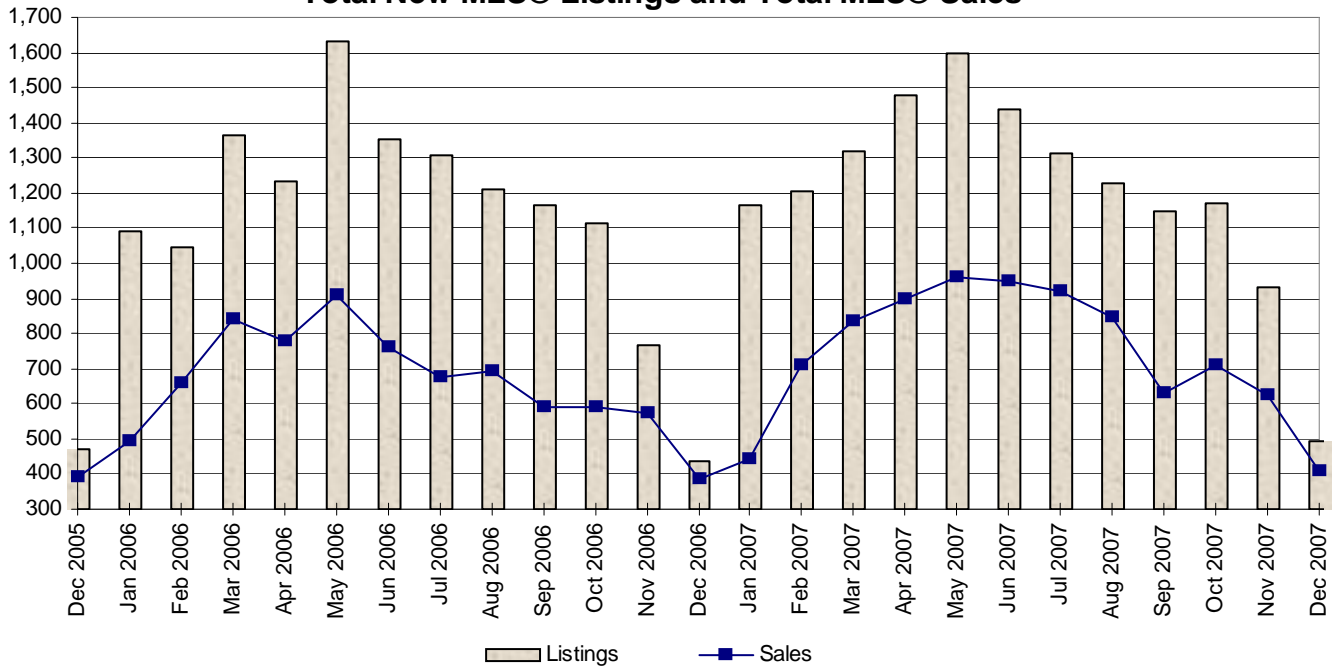


01-Jan-08

Total Active MLS® Listings



Total New MLS® Listings and Total MLS® Sales



Monthly Comparative Activity By Property Type

December 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	147	167	-12 %	5703	5708	0 %
Units Sold	162	170	-5 %	4041	3650	11 %
Sell/List Ratio	110 %	102 %		71 %	64 %	
Sales Dollars	\$90,710,950	\$80,043,119	13 %	\$2,132,646,540	\$1,752,527,554	22 %
Average Price / Unit	\$559,944	\$470,842	19 %	\$527,752	\$480,145	10 %
Price Ratio	97 %	98 %		98 %	98 %	
Days To Sell	52	59	-11 %	41	43	-4 %
Active Listings at Month End	557	662	-16 %			
Single Family - Residential Waterfront						
Units Listed	13	10	30 %	489	479	2 %
Units Sold	12	9	33 %	222	212	5 %
Sell/List Ratio	92 %	90 %		45 %	44 %	
Sales Dollars	\$14,177,000	\$14,741,000	-4 %	\$252,440,655	\$257,131,268	-2 %
Average Price / Unit	\$1,181,417	\$1,637,889	-28 %	\$1,137,120	\$1,212,883	-6 %
Price Ratio	93 %	92 %		93 %	94 %	
Days To Sell	85	117	-27 %	96	78	23 %
Active Listings at Month End	160	138	16 %			
Single Family - Residential Acreage						
Units Listed	19	17	12 %	677	580	17 %
Units Sold	16	13	23 %	346	288	20 %
Sell/List Ratio	84 %	76 %		51 %	50 %	
Sales Dollars	\$12,687,800	\$7,530,500	68 %	\$246,959,913	\$187,425,696	32 %
Average Price / Unit	\$792,988	\$579,269	37 %	\$713,757	\$650,784	10 %
Price Ratio	91 %	95 %		96 %	96 %	
Days To Sell	89	95	-6 %	76	80	-4 %
Active Listings at Month End	166	148	12 %			
Condominium						
Units Listed	184	106	74 %	3815	3645	5 %
Units Sold	120	107	12 %	2378	2147	11 %
Sell/List Ratio	65 %	101 %		62 %	59 %	
Sales Dollars	\$39,935,191	\$31,004,450	29 %	\$756,129,494	\$614,167,186	23 %
Average Price / Unit	\$332,793	\$289,761	15 %	\$317,969	\$286,058	11 %
Price Ratio	98 %	97 %		98 %	98 %	
Days To Sell	70	62	12 %	51	46	11 %
Active Listings at Month End	849	753	13 %			

Monthly Comparative Activity By Property Type

December 2007

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	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Townhouse						
Units Listed	44	29	52 %	1324	1033	28 %
Units Sold	46	30	53 %	905	708	28 %
Sell/List Ratio	105 %	103 %		68 %	69 %	
Sales Dollars	\$20,514,138	\$12,851,820	60 %	\$366,071,817	\$259,121,073	41 %
Average Price / Unit	\$445,960	\$428,394	4 %	\$404,499	\$365,990	11 %
Price Ratio	98 %	98 %		98 %	98 %	
Days To Sell	73	63	15 %	45	41	10 %
Active Listings at Month End	231	179	29 %			
Strata Duplex (Up and Down)						
Units Listed	0	0	%	9	12	-25 %
Units Sold	0	0	%	4	6	-33 %
Sell/List Ratio	%	%		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	7	3	133 %	195	222	-12 %
Units Sold	5	16	-69 %	144	147	-2 %
Sell/List Ratio	71 %	533 %		74 %	66 %	
Sales Dollars	\$2,466,500	\$5,684,800	-57 %	\$56,966,661	\$48,714,500	17 %
Average Price / Unit	\$493,300	\$355,300	39 %	\$395,602	\$331,391	19 %
Price Ratio	98 %	97 %		98 %	98 %	
Days To Sell	64	84	-24 %	44	39	15 %
Active Listings at Month End	20	20	0 %			
Strata Duplex (Front and Back)						
Units Listed	2	2	0 %	47	43	9 %
Units Sold	2	1	100 %	32	24	33 %
Sell/List Ratio	100 %	50 %		68 %	56 %	
Sales Dollars	\$732,000	\$325,000	125 %	\$12,564,922	\$9,114,800	38 %
Average Price / Unit	\$366,000	\$325,000	13 %	\$392,654	\$379,783	3 %
Price Ratio	99 %	96 %		98 %	99 %	
Days To Sell	10	79	-88 %	33	32	4 %
Active Listings at Month End	2	5	-60 %			

Monthly Comparative Activity By Property Type

December 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 %	74	86	-14 %
Units Sold	1	0	%	34	36	-6 %
Sell/List Ratio	50 %	0 %		46 %	42 %	
Sales Dollars	\$320,000	\$0	%	\$14,004,600	\$16,306,483	-14 %
Average Price / Unit	\$320,000		%	\$411,900	\$452,958	-9 %
Price Ratio	97 %	%		96 %	92 %	
Days To Sell	51		%	119	132	-9 %
Active Listings at Month End	20	19	5 %			
Manufactured Home						
Units Listed	8	12	-33 %	341	308	11 %
Units Sold	8	13	-38 %	205	223	-8 %
Sell/List Ratio	100 %	108 %		60 %	72 %	
Sales Dollars	\$806,000	\$1,799,500	-55 %	\$26,239,825	\$25,649,200	2 %
Average Price / Unit	\$100,750	\$138,423	-27 %	\$127,999	\$115,019	11 %
Price Ratio	94 %	95 %		96 %	95 %	
Days To Sell	73	82	-11 %	58	60	-3 %
Active Listings at Month End	66	40	65 %			
Residential Lots						
Units Listed	17	42	-60 %	574	495	16 %
Units Sold	8	1	700 %	210	182	15 %
Sell/List Ratio	47 %	2 %		37 %	37 %	
Sales Dollars	\$2,337,900	\$83,500	2700 %	\$57,814,288	\$44,833,500	29 %
Average Price / Unit	\$292,238	\$83,500	250 %	\$275,306	\$246,338	12 %
Price Ratio	98 %	98 %		96 %	97 %	
Days To Sell	232	120	94 %	106	79	34 %
Active Listings at Month End	203	198	3 %			
Residential Lots - Waterfront						
Units Listed	2	2	0 %	68	48	42 %
Units Sold	1	1	0 %	23	13	77 %
Sell/List Ratio	50 %	50 %		34 %	27 %	
Sales Dollars	\$225,000	\$205,000	10 %	\$13,224,300	\$5,391,550	145 %
Average Price / Unit	\$225,000	\$205,000	10 %	\$574,970	\$414,735	39 %
Price Ratio	79 %	93 %		96 %	93 %	
Days To Sell	974	28	3379 %	146	79	84 %
Active Listings at Month End	29	19	53 %			

Monthly Comparative Activity By Property Type

December 2007

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	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Residential Acreage						
Units Listed	15	4	275 %	298	257	16 %
Units Sold	10	4	150 %	102	104	-2 %
Sell/List Ratio	67 %	100 %		34 %	40 %	
Sales Dollars	\$4,447,000	\$1,024,000	334 %	\$51,652,706	\$37,064,175	39 %
Average Price / Unit	\$444,700	\$256,000	74 %	\$506,399	\$356,386	42 %
Price Ratio	98 %	89 %		94 %	93 %	
Days To Sell	251	140	80 %	151	142	7 %
Active Listings at Month End	155	134	16 %			
Residential Acreage - Waterfront						
Units Listed	6	1	500 %	68	62	10 %
Units Sold	0	0	%	24	22	9 %
Sell/List Ratio	0 %	0 %		35 %	35 %	
Sales Dollars	\$0	\$0	%	\$23,177,200	\$17,214,350	35 %
Average Price / Unit			%	\$965,717	\$782,470	23 %
Price Ratio	%	%		92 %	89 %	
Days To Sell			%	144	97	48 %
Active Listings at Month End	28	30	-7 %			
Revenue - Duplex/Triplex						
Units Listed	2	2	0 %	113	113	0 %
Units Sold	4	2	100 %	65	39	67 %
Sell/List Ratio	200 %	100 %		58 %	35 %	
Sales Dollars	\$2,744,900	\$871,666	215 %	\$37,141,800	\$19,637,166	89 %
Average Price / Unit	\$686,225	\$435,833	57 %	\$571,412	\$503,517	13 %
Price Ratio	98 %	95 %		98 %	97 %	
Days To Sell	81	238	-66 %	54	52	4 %
Active Listings at Month End	9	20	-55 %			
Revenue - Multi Units						
Units Listed	1	2	-50 %	53	51	4 %
Units Sold	1	2	-50 %	27	20	35 %
Sell/List Ratio	100 %	100 %		51 %	39 %	
Sales Dollars	\$649,900	\$1,029,666	-37 %	\$21,002,300	\$12,071,866	74 %
Average Price / Unit	\$649,900	\$514,833	26 %	\$777,863	\$603,593	29 %
Price Ratio	100 %	99 %		96 %	95 %	
Days To Sell	12	169	-93 %	43	89	-52 %
Active Listings at Month End	11	9	22 %			

Monthly Comparative Activity By Property Type

December 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	0	2	-100 %	14	21	-33 %
Units Sold	0	1	-100 %	5	11	-55 %
Sell/List Ratio	%	50 %		36 %	52 %	
Sales Dollars	\$0	\$2,350,000	-100 %	\$10,349,000	\$13,662,900	-24 %
Average Price / Unit		\$2,350,000	%	\$2,069,800	\$1,242,082	67 %
Price Ratio	%	98 %		97 %	97 %	
Days To Sell		125	%	74	69	6 %
Active Listings at Month End	4	6	-33 %			
Revenue - Commercial						
Units Listed	3	1	200 %	78	70	11 %
Units Sold	0	1	-100 %	34	24	42 %
Sell/List Ratio	0 %	100 %		44 %	34 %	
Sales Dollars	\$0	\$55,000	-100 %	\$30,267,282	\$16,524,000	83 %
Average Price / Unit		\$55,000	%	\$890,214	\$688,500	29 %
Price Ratio	%	93 %		100 %	94 %	
Days To Sell		29	%	150	135	11 %
Active Listings at Month End	28	32	-13 %			
Revenue - Industrial						
Units Listed	0	0	%	1	0	%
Units Sold	0	0	%	0	0	%
Sell/List Ratio	%	%		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	5	14	-64 %	67	77	-13 %
Units Sold	5	6	-17 %	28	18	56 %
Sell/List Ratio	100 %	43 %		42 %	23 %	
Sales Dollars	\$1,005,033	\$1,180,000	-15 %	\$5,712,981	\$6,383,468	-11 %
Average Price / Unit	\$201,007	\$196,667	2 %	\$204,035	\$354,637	-42 %
Price Ratio	95 %	90 %		100 %	87 %	
Days To Sell	62	149	-58 %	101	123	-18 %
Active Listings at Month End	39	39	0 %			

Monthly Comparative Activity By Property Type

December 2007

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	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Business Only						
Units Listed	8	8	0 %	194	172	13 %
Units Sold	5	5	0 %	44	35	26 %
Sell/List Ratio	63 %	63 %		23 %	20 %	
Sales Dollars	\$804,500	\$479,000	68 %	\$5,040,975	\$3,651,752	38 %
Average Price / Unit	\$160,900	\$95,800	68 %	\$114,568	\$104,336	10 %
Price Ratio	90 %	78 %		85 %	85 %	
Days To Sell	80	238	-66 %	124	144	-14 %
Active Listings at Month End	82	84	-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	2	5	-60 %			
Lease - Office						
Units Listed	1	4	-75 %	35	35	0 %
Units Sold	0	0	%	1	8	-88 %
Sell/List Ratio	0 %	0 %		3 %	23 %	
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	20	15	33 %			
Lease - Retail						
Units Listed	0	0	%	43	17	153 %
Units Sold	1	0	%	9	6	50 %
Sell/List Ratio	%	%		21 %	35 %	
Sales Dollars	\$12,540	\$0	%	\$225,154	\$89	254024 %
Average Price / Unit	\$12,540		%	\$25,017	\$15	169316 %
Price Ratio	%	%		%	%	
Days To Sell	134		%	86	143	-40 %
Active Listings at Month End	20	9	122 %			

Monthly Comparative Activity By Property Type

December 2007

01-Jan-08 09:45:15

	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	1	1	0 %	109	113	-4 %
Units Sold	1	0	%	29	11	164 %
Sell/List Ratio	100 %	0 %		27 %	10 %	
Sales Dollars	\$23	\$0	%	\$339,142	\$159	212795 %
Average Price / Unit	\$23		%	\$11,695	\$14	80653 %
Price Ratio	%	%		%	%	
Days To Sell	202		%	144	240	-40 %
Active Listings at Month End	60	60	0 %			
Commercial Land						
Units Listed	4	4	0 %	89	64	39 %
Units Sold	0	3	-100 %	16	20	-20 %
Sell/List Ratio	0 %	75 %		18 %	31 %	
Sales Dollars	\$0	\$2,416,666	-100 %	\$22,200,500	\$20,682,766	7 %
Average Price / Unit		\$805,555	%	\$1,387,531	\$1,034,138	34 %
Price Ratio	%	92 %		86 %	92 %	
Days To Sell		146	%	127	106	20 %
Active Listings at Month End	35	25	40 %			

Monthly Comparative Activity By Property Type

December 2007

01-Jan-08 09:45:15

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Grand Totals						
Units Listed	491	435	13 %	14486	13719	6 %
Units Sold	408	385	6 %	8931	7958	12 %
Sell/List Ratio	83 %	89 %		62 %	58 %	
Sales Dollars	\$194,576,375	\$163,674,687	19 %	\$4,146,651,569	\$3,373,171,099	23 %
Average Price / Unit	\$476,903	\$425,129	12 %	\$464,299	\$423,872	10 %
Price Ratio	97 %	97 %		98 %	97 %	
Days To Sell	74	71	4 %	53	51	4 %
Active Listings at Month End	2799	2650	6 %			

Reported Sales By Price Range - Single Family

December 2007

01-Jan-2008

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							1																												
1,000,000 - 4,999,999		6.4	4.7	2	12	2	40				1	5	54	14		16	3	34	2	7		2		2	-1	2		7		8		23		7	
975,000 - 999,999			.4		4		1				1		6		1		3		1		1					2				-1				1	
950,000 - 974,999			.3		1		2						6				1									1				3		1		1	
925,000 - 949,999			.5		4		2				1		5		1		1		2		1				2		2						2		
900,000 - 924,999		2.0	.7		2	1	7	1	1			1	6	5		3		3				1		1	1	3		1				1		1	
875,000 - 899,999		1.0	.7		5		2				1	2	13		2		1		1				1				2					7		1	
850,000 - 874,999		.5	.8	1	3		6				1		10		4		1		7					1		1		2				2			
825,000 - 849,999		1.0	.9	1	7		7		2		2		6	1	2		1		8				1		2		3		3				2		
800,000 - 824,999		1.0	1.1		6		4		1		4	1	15		3		2		4			1	2		1		4		1		1		2		2
775,000 - 799,999		2.0	1.2	1	14		6		1	1	3		15	2	2				4			1			7		2						3		
750,000 - 774,999		3.0	1.6	1	12	1	14		1		3	2	13		4		2		4		1		2	1	6		5		1		4		4	1	2
725,000 - 749,999		2.5	1.9	1	14		12				4	4	30		7		3		7						4		4		2		3		1		
700,000 - 724,999		1.5	1.9	1	10		11				3	1	31		7		3		8			1	1		4		7		1		2		5		1
675,000 - 699,999		3.0	2.9		25		17				5	3	40		6		3		14		3		1		4		5			4	3	12		1	
650,000 - 674,999		2.5	2.7		13	1	17				9	2	42		8	1	7		9				1		5		2		2		3	1	9		3
625,000 - 649,999		4.5	3.8	4	25		17	2	4		7	2	54	1	11		9		18		1		1		10		10		5		4		9		2
600,000 - 624,999		6.4	3.2	2	20		8		1	1	5	4	42	3	15		12	1	10		5		1		4	2	19		6		1		4		2
575,000 - 599,999		4.0	4.6	1	31		20		3		11	2	63		12	2	20		6		5		2	1	7	2	28		7		3		6		2
550,000 - 574,999		6.4	4.7	4	33		16		1		9	1	67	2	27	5	23		3		4		1		4		18		3		5		12	1	2
525,000 - 549,999		6.4	5.2	3	35	1	6		12		7	3	71	2	33	1	17		9		7		1		8	2	21		5	1	8		12		3
500,000 - 524,999		7.4	4.8	3	25		7	2	10	1	5	3	69		29		15		7	2	9		1		9	2	24		3	1	11	1	8		3
475,000 - 499,999		4.5	6.1	1	44		3		12		9		60	3	40		11		4	1	17		3	1	18	1	40		2	1	16		16	1	2
450,000 - 474,999		6.4	7.3	1	46		4		12		17	3	67	3	64		14		4		19		3	2	29	3	39		3	1	15		15		6
425,000 - 449,999		6.9	8.0	1	50	1	3	1	16		13	2	63	1	46	1	11		2	2	28		1		30	3	67		1	2	30		19		11
400,000 - 424,999		6.9	8.4	2	58			1	28		10	2	32	3	51	1	15		1	1	36			1	38	1	69			2	51		18		6
375,000 - 399,999		5.0	7.7	1	64		1		22		6	2	33	2	52		12				21			1	22	2	68			1	48		17	1	12
350,000 - 374,999		3.0	4.7		42				18		5		10	1	25		3				8				9	3	41			1	37		17	1	17
325,000 - 349,999		2.5	3.6	1	13				14		3		9		14		1			1	3				11	1	28		2	1	42	1	19		17
300,000 - 324,999		.5	2.5	1	6				8		3		1		19						5				12		12				32		18		7
275,000 - 299,999		1.0	1.5		8				2						5						1				7		13				22		7	2	7
250,000 - 274,999		.5	.8		3				1						3		1								2	1	1		1		13		8		6
225,000 - 249,999		.5	.3																								1				5		5	1	3
0 - 224,999		1.0	.4		2				3																					1	2	1	10		2
Total Units		202	4888	33	637	7	234	7	173	3	148	45	933	24	512	11	208	4	173	9	184	2	28	7	259	23	544		58	12	373	7	294	8	130
Percentages		100	100	16.3	13.0	3.5	4.8	3.5	3.5	1.5	3.0	22.3	19.1	11.9	10.5	5.4	4.3	2.0	3.5	4.5	3.8	1.0	.6	3.5	5.3	11.4	11.1		1.2	5.9	7.6	3.5	6.0	4.0	2.7

Reported Sales By Price Range - Condominium

December 2007

01-Jan-2008

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 -		1.7	1.0	1	16							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		.3		6							1																							
850,000 -	874,999		.3		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	.8	.3	1	6				1																										
725,000 -	749,999		.3		6							1																							
700,000 -	724,999		.2		4																														
675,000 -	699,999	.8	.6	1	11				1												2														
650,000 -	674,999	.8	.7	1	13							2									1														
625,000 -	649,999		.6		10				1			3																							
600,000 -	624,999		.6		7		3					4																							
575,000 -	599,999	.8	.6		6		2	1	2			3									1		1												
550,000 -	574,999	1.7	.8	1	17							1	2																						
525,000 -	549,999	.8	1.1	1	18		1		1		2	3																							
500,000 -	524,999		.7		13		2					1									1														
475,000 -	499,999	.8	.8		14							1	2								1														
450,000 -	474,999	.8	1.1	1	23		1														2														
425,000 -	449,999	3.3	2.1	1	34	1	3		3			1	5	1	1					1	3														
400,000 -	424,999	1.7	2.0	1	32	1	3		1		1	6								1	2														
375,000 -	399,999	5.8	3.8	4	62		5		5	1	2	1	9				-1		1		3					1	4						1		
350,000 -	374,999	5.8	4.3	3	62		3			1	4		18	1	7						4						2	3							
325,000 -	349,999	10.0	6.4	7	81		6		9		6	2	15	2	10	1	6				6			1			12						1		
300,000 -	324,999	10.8	7.9	6	95		2		11		6		26	1	12						5		3	9	1	15							3		
275,000 -	299,999	13.3	11.7	3	131		6		3		2	4	40		19						2		2	1	11		5	15	3	48					
250,000 -	274,999	15.8	12.4	6	137		3	1	14		1	4	47	1	22						11		5	20	2	41									
225,000 -	249,999	9.2	15.1	4	158		14	1	18		1	2	59		34						14		4	26		28						1			
200,000 -	224,999	8.3	9.3	7	104		6		20		3		32	1	23						4		4		10						3				
175,000 -	199,999	4.2	8.4	3	101		2		9		3		43	2	27						5				4						3			1	
150,000 -	174,999	1.7	3.8	1	42				3		1		21		9										1			1	12					2	
0 -	149,999	.8	1.6		10				5				5		4						7				1	1					3			4	
Total Units		120	2378	53	1240	2	63	3	111	2	32	16	352	9	168	1	20	1	8	5	102		17	76	10	171			1	22		5		8	
Percentages		100	100	44.2	52.1	1.7	2.6	2.5	4.7	1.7	1.3	13.3	14.8	7.5	7.1	.8	.8	.8	.3	4.2	4.3		14.2	3.2	8.3	7.2			.8	.9		.2		.3	

Reported Sales By Price Range - Townhouse

December 2007

01-Jan-2008

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 -		2.2	.4	1	2																2															
975,000 -	999,999	2.2	.2	1	1																1															
950,000 -	974,999	2.2	.2	1	1							1																								
925,000 -	949,999		.2									1											1													
900,000 -	924,999																																			
875,000 -	899,999		.2									1												1												
850,000 -	874,999		.1		1																															
825,000 -	849,999		.2		1							1																								
800,000 -	824,999		.2									1												1												
775,000 -	799,999	2.2	.4		1							1								1			1	1												
750,000 -	774,999		.4									3												1												
725,000 -	749,999		.4				2					1												1												
700,000 -	724,999		.2									1			1																					
675,000 -	699,999		.9		2							1									4			1												
650,000 -	674,999	2.2	1.3		1		1					1	8		1		1																			
625,000 -	649,999	2.2	.8		1		1						4	1	1																					
600,000 -	624,999		2.4		4		1						7		5							2		1			2									
575,000 -	599,999	6.5	1.8		-2		3					1	8			1	2			1		1	1	2		1										
550,000 -	574,999		2.1		3		2						8								3		1				2									
525,000 -	549,999	2.2	2.5		3		1						5		1						3			5	1	3								2		
500,000 -	524,999	2.2	2.3		4		1		1		3		7		1		1	1	1			1												1		
475,000 -	499,999	2.2	4.9		12				1		3		9		1		9		1			5		2	1	1										
450,000 -	474,999		2.9		3						1		9		7		1					3		1											1	
425,000 -	449,999	4.3	6.0		11		1		1		3		15	1	9		1					3			1	5					1			4		
400,000 -	424,999	10.9	7.4		11				7		1	1	16		10		6			1	2		2	5	3						1			6		
375,000 -	399,999	19.6	9.9		9		1		-1	1	12	2	24		7		11				4		4	6	2	16								1		
350,000 -	374,999	17.4	13.4	1	25				4	1	4	1	15	2	11	1	11					1		2	2	45					1			2		
325,000 -	349,999	10.9	11.6	1	19				4		3	2	9	1	9		8					4		9		35			1		3			2		
300,000 -	324,999		9.0		13				1				15		3		7					10		9		19					2			2		
275,000 -	299,999	2.2	8.1		16				4		4		6	1	5		1					6		3		24					2			2		
250,000 -	274,999		3.8		6								2		9							4				13										
225,000 -	249,999	6.5	2.9	1	2				3	1	1				2		1								1	16									1	
200,000 -	224,999		1.0														1								4							1			3	
175,000 -	199,999		.6						1		1																					1			2	
150,000 -	174,999		.8								4		2																			1				
0 -	149,999	2.2	.4								1																								1	3
Total Units		46	905	6	150		14		26	3	41	8	181	6	82	2	62	1	9	1	55		8	52	8	189			1	12	1	22	1	10		
Percentages		100	100	13.0	16.6		1.5		2.9	6.5	4.5	17.4	20.0	13.0	9.1	4.3	6.9	2.2	1.0	2.2	6.1		17.4	5.7	17.4	20.9			2.2	1.3	2.2	2.4	2.2	1.1		

Reported Sales By Price Range - Manufactured Homes

December 2007

01-Jan-2008

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 -			3.4																		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		2.4								3										2														
250,000 -	259,999		3.4													2					4											1			
240,000 -	249,999		1.5									2				1																			
230,000 -	239,999		1.0													1					1														
220,000 -	229,999		1.0																		2														
210,000 -	219,999		1.5								1					2																			
200,000 -	209,999																																		
190,000 -	199,999		1.0								1																				1				
180,000 -	189,999		2.0									2				1																	1		
170,000 -	179,999		2.0												2																		2		
160,000 -	169,999	12.5	4.9								2				4								1	1			1				2		3		
150,000 -	159,999	12.5	6.3								5				3													2	1		3				
140,000 -	149,999		4.9								3				1											1			2					3	
130,000 -	139,999		5.4								1				2											2			2		1			3	
120,000 -	129,999		6.8								4																6			1				3	
110,000 -	119,999	12.5	4.9								3					2									1	4			1						
100,000 -	109,999	12.5	4.4								2				1										1	4								2	
90,000 -	99,999	12.5	6.3								4					3									1	3			2					1	
80,000 -	89,999	12.5	5.4								1													1	4			1		3				2	
70,000 -	79,999		3.4								1															4				2					
60,000 -	69,999		4.9								1															6				3					
50,000 -	59,999	12.5	5.9																							6			1	5				1	
40,000 -	49,999	12.5	7.8								2														1	9			4					1	
30,000 -	39,999		3.4								1																4			2					
20,000 -	29,999		3.9								1																3			3					1
0 -	19,999		.5																																
Total Units		8	205								40					26					16				6	58		1	1	35	1	12		17	
Percentages		100	100								19.5					12.7					7.8				75.0	28.3		.5	12.5	17.1	12.5	5.9		8.3	