

FOR IMMEDIATE RELEASE

June 1, 2010

Spring Sales Soften in May Choices Increase for Buyers

The number of homes and other properties sold throughout the Victoria area softened in May while the choices for buyers increased with a further rise in the number of properties available for sale.

A total of 695 homes and other properties sold in May through the Victoria Real Estate Board's Multiple Listing Service® (MLS®), down from the 756 sales in April. There were 879 sales in May of last year. Prices were mixed depending on the property type.

Victoria Real Estate Board President Randi Masters noted that some softening in the number of sales was expected due to anticipated increases in interest rates and pressure on affordability as a result of rising prices. "So far this year sales are running nearly 14 per cent ahead of the first five months of last year but it's important to note that the first few months of this year were very strong compared to the same period a year ago when the effects of the recession were still being strongly felt." Masters added that further increases in the number of properties available for sale should temper upward price pressures as buyers enjoy a wider selection of properties from which to choose. "As of the end of May, there were 4,521 properties available for sale – up from 4,229 at the end of April. The available inventory is now 19 per cent higher than the 3,789 properties for sale at the end of May a year ago," she added.

Overall prices for single family homes rose last month while prices for condominiums and townhomes moderated. The average price for single-family homes sold in Greater Victoria last month was \$646,483 up from \$624,149 in April. The median price rose to \$594,500. The six-month average was \$635,477. There were 24 sales of over \$1 million including one sale in Oak Bay of over \$3.5 million. The overall average price for condominiums was \$324,005 last month, down from \$340,105 in April. The average for the last six months was \$327,064. The median price for condominiums in May declined to \$290,050. The average price of all townhomes sold last month was \$430,713 down from \$449,556 in April. The median price declined to \$418,000. The six month average was \$453,798.

MLS® sales last month included 394 single family homes, 202 condominiums, 63 townhomes and 12 manufactured homes.

- 30 -

While 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®.

FOR MORE INFORMATION, CONTACT

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Monthly Sales Summary

May 2010

June 1, 2010

Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
Residential					
● Single Family					
Greater Victoria					
Victoria	44	\$28,712,001	\$652,545	\$624,258	\$612,950
Victoria West	1	\$416,000	\$416,000	\$455,883	\$416,000
Oak Bay	29	\$27,217,400	\$938,531	\$931,455	\$774,000
Esquimalt	9	\$4,623,500	\$513,722	\$494,296	\$507,000
View Royal	8	\$4,412,000	\$551,500	\$587,173	\$540,000
Saanich East	81	\$52,418,238	\$647,139	\$660,809	\$636,500
Saanich West	38	\$23,042,400	\$606,379	\$568,754	\$549,500
Central Saanich	19	\$12,453,700	\$655,458	\$629,800	\$621,000
North Saanich	9	\$6,031,500	\$670,167	\$762,449	\$698,000
Sidney	7	\$3,784,400	\$540,629	\$505,009	\$491,000
Highlands	2	\$1,740,000	\$870,000	\$776,569	\$870,000
Colwood	15	\$7,831,100	\$522,073	\$526,659	\$546,000
Langford	61	\$34,800,306	\$570,497	\$536,265	\$539,900
Metchosin	5	\$3,412,500	\$682,500	\$759,171	\$754,000
Sooke	24	\$10,228,900	\$426,204	\$421,802	\$414,950
Waterfront (all districts)	12	\$14,196,000	\$1,183,000	\$1,367,686	\$841,500
Total Greater Victoria	364	\$235,319,945	\$646,483	\$635,477	\$594,500
Other Areas					
Shawnigan Lake / Malahat	6	\$2,687,408	\$447,901	\$424,403	\$428,950
Gulf Islands	15	\$8,078,000	\$538,533	\$556,918	\$392,000
Upland / Mainland	6	\$2,732,500	\$455,417	\$465,652	\$454,250
Waterfront (all districts)	3	\$2,027,500	\$675,833	\$757,676	\$792,500
Total Other Areas	30	\$15,525,408	\$517,514	\$524,843	\$428,500
Total Single Family	394	\$250,845,353	\$636,663	\$626,701	\$581,250
● Condominium					
Greater Victoria					
Victoria	87	\$26,790,500	\$307,937	\$316,487	\$285,000
Victoria West	17	\$7,757,600	\$456,329	\$419,743	\$428,000
Oak Bay	5	\$2,498,100	\$499,620	\$394,250	\$550,000
Esquimalt	8	\$2,337,500	\$292,188	\$304,244	\$294,000
View Royal	1	\$295,000	\$295,000	\$249,700	\$295,000
Saanich East	29	\$8,547,100	\$294,728	\$303,054	\$287,000
Saanich West	12	\$3,566,300	\$297,192	\$278,322	\$278,500
Central Saanich	4	\$1,157,000	\$289,250	\$282,261	\$267,500
Sidney	7	\$1,452,500	\$207,500	\$307,455	\$237,000
Langford	22	\$6,464,500	\$293,841	\$290,440	\$288,000
Waterfront (all districts)	10	\$4,583,000	\$458,300	\$519,233	\$362,500
Total Greater Victoria	202	\$65,449,100	\$324,005	\$327,784	\$290,050
Total Condominium	202	\$65,449,100	\$324,005	\$327,064	\$290,050

Monthly Sales Summary

May 2010

June 1, 2010

Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
● Townhouse					
Greater Victoria					
Victoria	9	\$4,114,950	\$457,217	\$516,624	\$422,000
Victoria West	3	\$1,146,500	\$382,167	\$367,000	\$322,000
Esquimalt	2	\$812,000	\$406,000	\$383,417	\$406,000
View Royal	5	\$2,195,200	\$439,040	\$440,161	\$419,900
Saanich East	8	\$3,728,600	\$466,075	\$485,648	\$429,000
Saanich West	6	\$2,630,888	\$438,481	\$423,805	\$429,944
Central Saanich	2	\$719,900	\$359,950	\$414,725	\$359,950
North Saanich	2	\$1,069,000	\$534,500	\$524,860	\$534,500
Sidney	6	\$2,293,000	\$382,167	\$394,920	\$356,500
Colwood	2	\$821,000	\$410,500	\$476,010	\$410,500
Langford	12	\$4,531,500	\$377,625	\$373,421	\$385,000
Sooke	2	\$757,900	\$378,950	\$395,675	\$378,950
Waterfront (all districts)	3	\$1,842,500	\$614,167	\$567,295	\$622,500
Total Greater Victoria	62	\$26,662,938	\$430,047	\$454,686	\$417,750
Other Areas					
Gulf Islands	1	\$472,000	\$472,000	\$413,200	\$472,000
Total Other Areas	1	\$472,000	\$472,000	\$394,167	\$472,000
Total Townhouse	63	\$27,134,938	\$430,713	\$453,798	\$418,000
● Manufactured Homes					
Greater Victoria					
View Royal	2	\$235,000	\$117,500	\$123,445	\$117,500
Central Saanich	4	\$604,900	\$151,225	\$147,147	\$160,750
Sidney	2	\$500,000	\$250,000	\$261,667	\$250,000
Langford	2	\$150,500	\$75,250	\$72,372	\$75,250
Total Greater Victoria	10	\$1,490,400	\$149,040	\$120,197	\$139,250
Other Areas					
Shawnigan Lake / Malahat	1	\$138,000	\$138,000	\$193,633	\$138,000
Gulf Islands	1	\$197,000	\$197,000	\$144,250	\$197,000
Total Other Areas	2	\$335,000	\$167,500	\$152,488	\$167,500
Total Manufactured Homes	12	\$1,825,400	\$152,117	\$124,111	\$145,750
Total Residential	671	\$345,254,791			

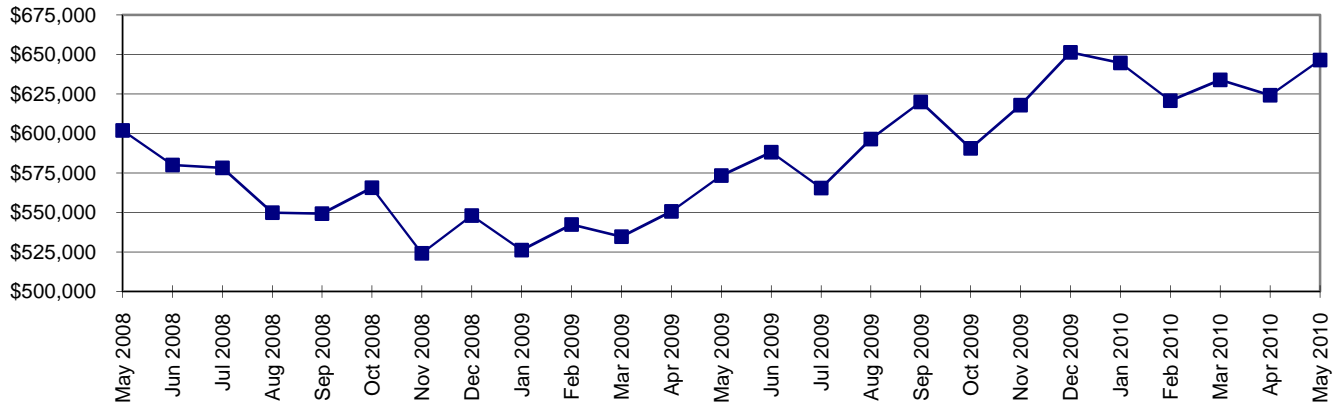
Monthly Sales Summary

May 2010

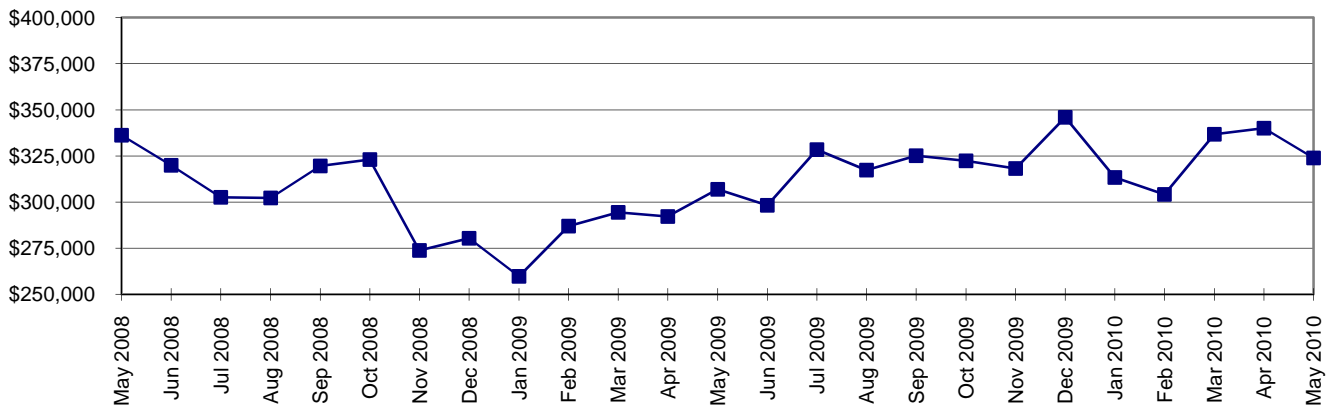
June 1, 2010

Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
Other Property					
● Lots & Acreage (Incl Wtrfrnt)					
Greater Victoria					
Victoria	1	\$366,000	\$366,000	\$489,583	\$366,000
Oak Bay	1	\$610,000	\$610,000	\$557,500	\$610,000
Saanich East	2	\$880,000	\$440,000	\$610,620	\$440,000
Central Saanich	1	\$343,000	\$343,000	\$593,833	\$343,000
Highlands	1	\$425,000	\$425,000	\$302,519	\$425,000
Colwood	1	\$219,000	\$219,000	\$253,500	\$219,000
Langford	2	\$456,725	\$228,363	\$295,232	\$228,362
Sooke	2	\$216,000	\$108,000	\$152,623	\$108,000
Total Greater Victoria	11	\$3,515,725	\$319,611	\$334,161	\$343,000
Other Areas					
Shawnigan Lake / Malahat	2	\$919,000	\$459,500	\$459,500	\$459,500
Gulf Islands	3	\$676,692	\$225,564	\$257,312	\$200,000
Upland / Mainland	1	\$260,000	\$260,000	\$324,669	\$260,000
Total Other Areas	6	\$1,855,692	\$309,282	\$283,225	\$309,500
Total Lots & Acreage (Incl Wtrfrnt)	17	\$5,371,417	\$315,966	\$321,006	\$343,000
● Other Commercial Properties					
	7	\$2,060,030	\$294,290		
Grand Totals	695	\$352,686,238			

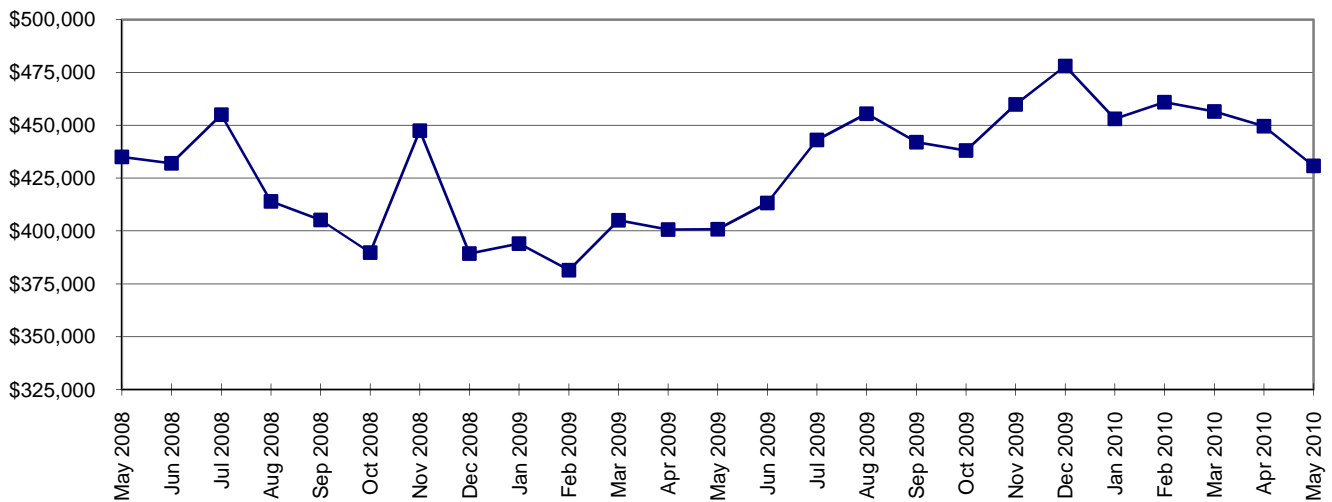
Single Family Homes (Greater Victoria Only)



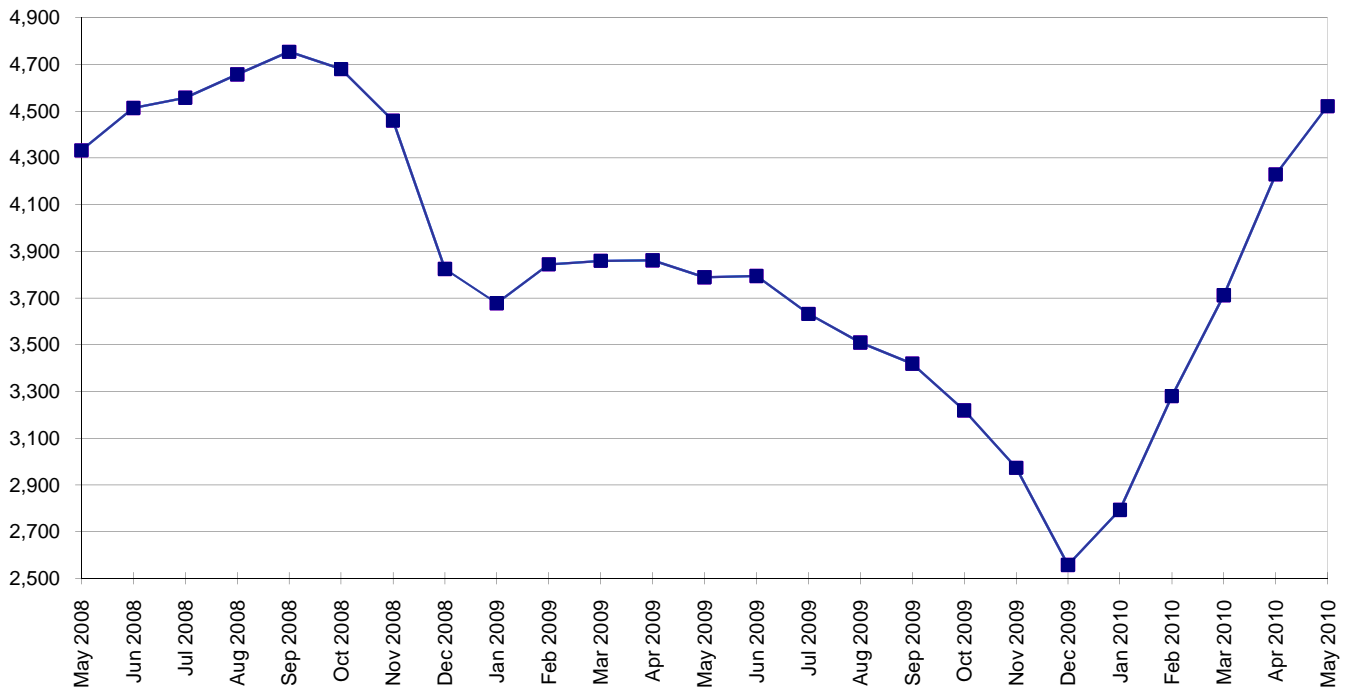
Condominiums (All Areas)



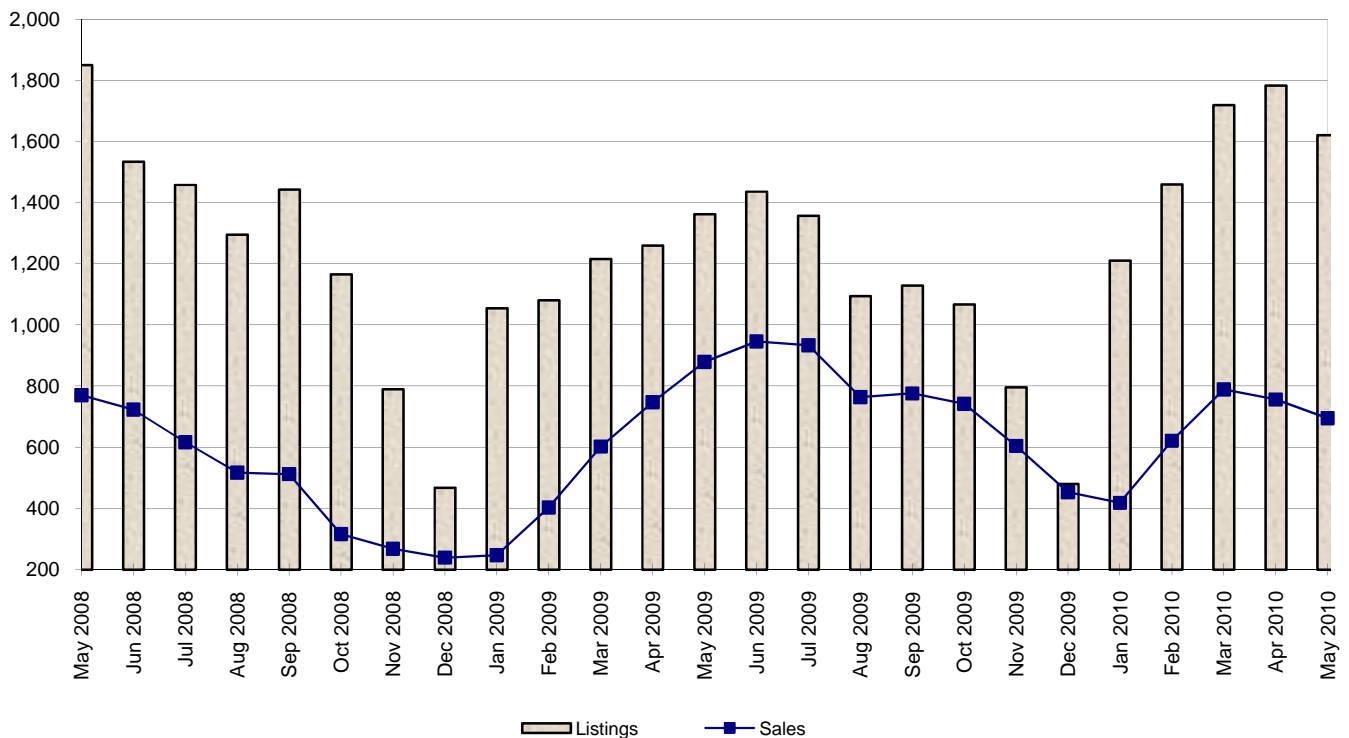
Townhomes (All Areas)



Total Active MLS® Listings



Total New MLS® Listings and Total MLS® Sales



Monthly Comparative Activity By Property Type

May 2010

01 June 2010

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Single Family - Residential						
Units Listed	741	558	33 %	3211	2367	36 %
Units Sold	332	445	-25 %	1523	1430	7 %
Sell/List Ratio	45 %	80 %		47 %	60 %	
Sales Dollars	\$202,265,853	\$245,892,857	-18 %	\$913,963,525	\$761,977,340	20 %
Average Price / Unit	\$609,234	\$552,568	10 %	\$600,107	\$532,851	13 %
Price Ratio	98 %	98 %		99 %	97 %	
Days To Sell	33	49	-32 %	34	53	-36 %
Active Listings at Month End	1449	1037	40 %			
Single Family - Residential Waterfront						
Units Listed	56	57	-2 %	318	238	34 %
Units Sold	15	23	-35 %	66	53	25 %
Sell/List Ratio	27 %	40 %		21 %	22 %	
Sales Dollars	\$16,223,500	\$23,965,000	-32 %	\$74,911,300	\$56,290,000	33 %
Average Price / Unit	\$1,081,567	\$1,041,957	4 %	\$1,135,020	\$1,062,075	7 %
Price Ratio	91 %	89 %		93 %	90 %	
Days To Sell	56	105	-47 %	85	105	-19 %
Active Listings at Month End	300	253	19 %			
Single Family - Residential Acreage						
Units Listed	80	68	18 %	425	303	40 %
Units Sold	30	28	7 %	113	91	24 %
Sell/List Ratio	38 %	41 %		27 %	30 %	
Sales Dollars	\$23,271,500	\$18,161,500	28 %	\$86,006,500	\$58,360,275	47 %
Average Price / Unit	\$775,717	\$648,625	20 %	\$761,119	\$641,322	19 %
Price Ratio	97 %	95 %		96 %	96 %	
Days To Sell	59	96	-39 %	80	88	-10 %
Active Listings at Month End	334	270	24 %			
Condominium						
Units Listed	407	381	7 %	2014	1523	32 %
Units Sold	202	223	-9 %	892	761	17 %
Sell/List Ratio	50 %	59 %		44 %	50 %	
Sales Dollars	\$65,449,100	\$68,454,465	-4 %	\$289,574,159	\$223,445,333	30 %
Average Price / Unit	\$324,005	\$306,971	6 %	\$324,635	\$293,621	11 %
Price Ratio	97 %	97 %		98 %	96 %	
Days To Sell	52	69	-24 %	47	71	-34 %
Active Listings at Month End	1015	926	10 %			

Monthly Comparative Activity By Property Type

May 2010

01 June 2010

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Townhouse						
Units Listed	131	109	20 %	710	571	24 %
Units Sold	63	88	-28 %	365	305	20 %
Sell/List Ratio	48 %	81 %		51 %	53 %	
Sales Dollars	\$27,134,938	\$35,269,307	-23 %	\$164,571,604	\$121,373,343	36 %
Average Price / Unit	\$430,713	\$400,788	7 %	\$450,881	\$397,945	13 %
Price Ratio	99 %	98 %		99 %	97 %	
Days To Sell	40	57	-30 %	41	67	-39 %
Active Listings at Month End	349	318	10 %			
Strata Duplex (Up and Down)						
Units Listed	3	0	%	7	1	600 %
Units Sold	0	0	%	1	0	%
Sell/List Ratio	0 %	%		14 %	0 %	
Sales Dollars	\$0	\$0	%	\$360,000	-\$1,280,000	-128 %
Average Price / Unit			%	\$360,000		%
Price Ratio	%	%		97 %	94 %	
Days To Sell			%	90	39	131 %
Active Listings at Month End	7	0	%			
Strata Duplex (Side by Side)						
Units Listed	18	11	64 %	76	73	4 %
Units Sold	12	14	-14 %	41	45	-9 %
Sell/List Ratio	67 %	127 %		54 %	62 %	
Sales Dollars	\$5,947,000	\$5,557,400	7 %	\$18,389,852	\$17,879,300	3 %
Average Price / Unit	\$495,583	\$396,957	25 %	\$448,533	\$397,318	13 %
Price Ratio	97 %	98 %		98 %	98 %	
Days To Sell	47	40	17 %	44	55	-19 %
Active Listings at Month End	30	27	11 %			
Strata Duplex (Front and Back)						
Units Listed	5	3	67 %	25	17	47 %
Units Sold	1	1	0 %	13	10	30 %
Sell/List Ratio	20 %	33 %		52 %	59 %	
Sales Dollars	\$414,000	\$240,000	73 %	\$5,677,900	\$3,544,000	60 %
Average Price / Unit	\$414,000	\$240,000	73 %	\$436,762	\$354,400	23 %
Price Ratio	104 %	93 %		100 %	97 %	
Days To Sell	12	220	-95 %	24	77	-69 %
Active Listings at Month End	12	4	200 %			

Monthly Comparative Activity By Property Type

May 2010

01 June 2010

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Recreational						
Units Listed	2	3	-33 %	10	14	-29 %
Units Sold	0	0	%	0	2	-100 %
Sell/List Ratio	0 %	0 %		0 %	14 %	
Sales Dollars	\$0	\$0	%	\$0	\$335,000	-100 %
Average Price / Unit			%		\$167,500	%
Price Ratio	%	%		%	92 %	
Days To Sell			%		121	%
Active Listings at Month End	14	16	-13 %			
Manufactured Home						
Units Listed	34	24	42 %	162	129	26 %
Units Sold	12	8	50 %	54	42	29 %
Sell/List Ratio	35 %	33 %		33 %	33 %	
Sales Dollars	\$1,825,400	\$1,443,000	27 %	\$6,805,700	\$5,857,100	16 %
Average Price / Unit	\$152,117	\$180,375	-16 %	\$126,031	\$139,455	-10 %
Price Ratio	96 %	95 %		94 %	94 %	
Days To Sell	83	157	-47 %	89	104	-14 %
Active Listings at Month End	122	94	30 %			
Residential Lots						
Units Listed	60	54	11 %	214	266	-20 %
Units Sold	11	21	-48 %	81	63	29 %
Sell/List Ratio	18 %	39 %		38 %	24 %	
Sales Dollars	\$3,466,417	\$4,650,798	-25 %	\$25,103,367	\$15,388,927	63 %
Average Price / Unit	\$315,129	\$221,467	42 %	\$309,918	\$244,269	27 %
Price Ratio	96 %	100 %		95 %	97 %	
Days To Sell	71	168	-58 %	140	136	3 %
Active Listings at Month End	202	254	-20 %			
Residential Lots - Waterfront						
Units Listed	7	3	133 %	48	38	26 %
Units Sold	0	1	-100 %	6	3	100 %
Sell/List Ratio	0 %	33 %		13 %	8 %	
Sales Dollars	\$0	\$660,000	-100 %	\$2,964,000	\$2,760,000	7 %
Average Price / Unit		\$660,000	%	\$494,000	\$920,000	-46 %
Price Ratio	%	92 %		95 %	89 %	
Days To Sell		143	%	56	147	-62 %
Active Listings at Month End	51	49	4 %			

Monthly Comparative Activity By Property Type

May 2010

01 June 2010

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Residential Acreage						
Units Listed	14	33	-58 %	152	112	36 %
Units Sold	6	9	-33 %	44	17	159 %
Sell/List Ratio	43 %	27 %		29 %	15 %	
Sales Dollars	\$1,905,000	\$2,805,900	-32 %	\$13,523,625	\$5,145,900	163 %
Average Price / Unit	\$317,500	\$311,767	2 %	\$307,355	\$302,700	2 %
Price Ratio	94 %	96 %		92 %	86 %	
Days To Sell	184	138	33 %	184	129	43 %
Active Listings at Month End	204	176	16 %			
Residential Acreage - Waterfront						
Units Listed	5	3	67 %	57	20	185 %
Units Sold	0	1	-100 %	1	1	0 %
Sell/List Ratio	0 %	33 %		2 %	5 %	
Sales Dollars	\$0	\$325,000	-100 %	\$435,000	\$325,000	34 %
Average Price / Unit		\$325,000	%	\$435,000	\$325,000	34 %
Price Ratio	%	93 %		89 %	93 %	
Days To Sell		322	%	14	322	-96 %
Active Listings at Month End	60	37	62 %			
Revenue - Duplex/Triplex						
Units Listed	6	5	20 %	32	19	68 %
Units Sold	4	3	33 %	14	11	27 %
Sell/List Ratio	67 %	60 %		44 %	58 %	
Sales Dollars	\$2,723,500	\$1,918,000	42 %	\$9,395,900	\$7,071,500	33 %
Average Price / Unit	\$680,875	\$639,333	6 %	\$671,136	\$642,864	4 %
Price Ratio	98 %	97 %		97 %	95 %	
Days To Sell	42	129	-68 %	41	89	-54 %
Active Listings at Month End	18	15	20 %			
Revenue - Multi Units						
Units Listed	8	3	167 %	26	19	37 %
Units Sold	1	3	-67 %	4	3	33 %
Sell/List Ratio	13 %	100 %		15 %	16 %	
Sales Dollars	\$910,000	\$2,150,000	-58 %	\$5,605,000	\$2,146,000	161 %
Average Price / Unit	\$910,000	\$716,667	27 %	\$1,401,250	\$715,333	96 %
Price Ratio	96 %	97 %		94 %	97 %	
Days To Sell	28	131	-79 %	43	110	-61 %
Active Listings at Month End	21	8	163 %			

Monthly Comparative Activity By Property Type

May 2010

01 June 2010

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Revenue - Apartment Block						
Units Listed	2	0	%	10	0	%
Units Sold	0	0	%	2	0	%
Sell/List Ratio	0 %	%		20 %	%	
Sales Dollars	\$0	\$0	%	\$3,495,000	\$0	%
Average Price / Unit			%	\$1,747,500		%
Price Ratio	%	%		95 %	%	
Days To Sell			%	43		%
Active Listings at Month End	8	1	700 %			
Revenue - Commercial						
Units Listed	6	4	50 %	48	22	118 %
Units Sold	2	2	0 %	9	4	125 %
Sell/List Ratio	33 %	50 %		19 %	18 %	
Sales Dollars	\$360,000	\$527,500	-32 %	\$3,476,500	\$1,557,500	123 %
Average Price / Unit	\$180,000	\$263,750	-32 %	\$386,278	\$389,375	-1 %
Price Ratio	92 %	89 %		91 %	84 %	
Days To Sell	225	65	248 %	133	108	23 %
Active Listings at Month End	43	24	79 %			
Revenue - Industrial						
Units Listed	0	0	%	1	1	0 %
Units Sold	0	0	%	1	0	%
Sell/List Ratio	%	%		100 %	0 %	
Sales Dollars	\$0	\$0	%	\$279,000	\$0	%
Average Price / Unit			%	\$279,000		%
Price Ratio	%	%		100 %	%	
Days To Sell			%	68		%
Active Listings at Month End	0	1	-100 %			
Business with Land & Building						
Units Listed	10	7	43 %	42	44	-5 %
Units Sold	2	1	100 %	12	8	50 %
Sell/List Ratio	20 %	14 %		29 %	18 %	
Sales Dollars	\$775,000	\$695,000	12 %	\$6,776,313	\$1,871,169	262 %
Average Price / Unit	\$387,500	\$695,000	-44 %	\$564,693	\$233,896	141 %
Price Ratio	91 %	96 %		99 %	81 %	
Days To Sell	110	74	48 %	91	65	39 %
Active Listings at Month End	42	48	-13 %			

Monthly Comparative Activity By Property Type

May 2010

01 June 2010

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Business Only						
Units Listed	10	13	-23 %	70	59	19 %
Units Sold	1	6	-83 %	15	17	-12 %
Sell/List Ratio	10 %	46 %		21 %	29 %	
Sales Dollars	\$15,000	\$676,000	-98 %	\$2,561,220	\$1,485,500	72 %
Average Price / Unit	\$15,000	\$112,667	-87 %	\$170,748	\$87,382	95 %
Price Ratio	60 %	79 %		87 %	79 %	
Days To Sell	56	129	-56 %	148	138	7 %
Active Listings at Month End	74	65	14 %			
Motel/Hotel						
Units Listed	0	1	-100 %	11	10	10 %
Units Sold	0	0	%	2	1	100 %
Sell/List Ratio	%	0 %		18 %	10 %	
Sales Dollars	\$0	\$0	%	\$2,437,500	\$90,000	2608 %
Average Price / Unit			%	\$1,218,750	\$90,000	1254 %
Price Ratio	%	%		89 %	91 %	
Days To Sell			%	186	229	-19 %
Active Listings at Month End	11	12	-8 %			
Lease - Office						
Units Listed	4	3	33 %	33	14	136 %
Units Sold	0	0	%	2	1	100 %
Sell/List Ratio	0 %	0 %		6 %	7 %	
Sales Dollars	\$0	\$0	%	\$36	\$9	294 %
Average Price / Unit			%	\$18	\$9	97 %
Price Ratio	%	%		%	%	
Days To Sell			%	212	95	123 %
Active Listings at Month End	34	23	48 %			
Lease - Retail						
Units Listed	6	2	200 %	33	28	18 %
Units Sold	1	1	0 %	7	5	40 %
Sell/List Ratio	17 %	50 %		21 %	18 %	
Sales Dollars	\$30	\$20	50 %	\$51,631	\$83	62181 %
Average Price / Unit	\$30	\$20	50 %	\$7,376	\$17	44386 %
Price Ratio	%	%		%	%	
Days To Sell	41	107	-62 %	93	141	-34 %
Active Listings at Month End	42	26	62 %			

Monthly Comparative Activity By Property Type

May 2010

01 June 2010

	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	%	2	4	-50 %
Units Sold	0	0	%	1	0	%
Sell/List Ratio	%	%		50 %	0 %	
Sales Dollars	\$0	\$0	%	\$13	\$0	%
Average Price / Unit			%	\$13		%
Price Ratio	0 %	%		-87 %	%	
Days To Sell	136		%	106		%
Active Listings at Month End	2	4	-50 %			
Lease - Other						
Units Listed	0	14	-100 %	34	54	-37 %
Units Sold	0	1	-100 %	3	5	-40 %
Sell/List Ratio	%	7 %		9 %	9 %	
Sales Dollars	\$0	\$14	-100 %	\$24,555	\$70	34759 %
Average Price / Unit		\$14	%	\$8,185	\$14	57998 %
Price Ratio	%	%		%	%	
Days To Sell		503	%	92	239	-61 %
Active Listings at Month End	45	60	-25 %			
Commercial Land						
Units Listed	6	3	100 %	23	28	-18 %
Units Sold	0	0	%	7	0	%
Sell/List Ratio	0 %	0 %		30 %	0 %	
Sales Dollars	\$0	\$0	%	\$6,902,510	\$0	%
Average Price / Unit			%	\$986,073		%
Price Ratio	%	%		93 %	%	
Days To Sell			%	237		%
Active Listings at Month End	32	41	-22 %			

Monthly Comparative Activity By Property Type

May 2010

01 June 2010

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
Grand Totals						
Units Listed	1621	1362	19 %	7794	5974	30 %
Units Sold	695	879	-21 %	3279	2878	14 %
Sell/List Ratio	43 %	65 %		42 %	48 %	
Sales Dollars	\$352,686,238	\$413,391,761	-15 %	\$1,643,291,709	\$1,285,623,349	28 %
Average Price / Unit	\$507,462	\$470,298	8 %	\$501,156	\$446,707	12 %
Price Ratio	98 %	97 %		98 %	97 %	
Days To Sell	45	65	-31 %	48	66	-27 %
Active Listings at Month End	4521	3789	19 %			

Reported Sales By Price Range - Single Family

May 2010

01 June 2010

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 -																																			
9,000,000 - 9,999,999																																			
8,000,000 - 8,999,999																																			
7,000,000 - 7,999,999																																			
6,000,000 - 6,999,999																																			
5,000,000 - 5,999,999																																			
4,500,000 - 4,999,999																																			
4,000,000 - 4,499,999																																			
3,500,000 - 3,999,999		.3	.1				1	1																											
3,000,000 - 3,499,999			.1					1																											
2,500,000 - 2,999,999			.2										2						1														1		
2,000,000 - 2,499,999		.3	.4					4								1	1	1								1									
1,750,000 - 1,999,999		.5	.5				1	2					1	1		1	1														1	1		1	
1,500,000 - 1,749,999		1.0	.7				4	8					2	-1																			1		
1,250,000 - 1,499,999		1.3	1.5	1	6	2	11		1						1	2	1		2										1	1		2			
1,000,000 - 1,249,999		2.8	3.0	3	8	1	8		1	1	5	1	11	2	3		3		8			1	1		1	2	3		1						
950,000 - 999,999		.8	1.1	1	2	1	7						1	4		1		1		2									1		1				
900,000 - 949,999		1.5	1.2	1	4		3						1	4	1	2	1	1		3	1	1									1	3			
850,000 - 899,999		1.5	1.8		4	1	6						3	7		2				5			1		1		2	1	1	1	1		1	1	
800,000 - 849,999		2.8	2.9	1	6	1	14		1		1	3	13	2	4	1	4	1	3			1				1			1	1	1	1	2		
750,000 - 799,999		8.4	4.9	4	10	6	16	1	1	1	3	8	24	5	7	2	5		4		1	1		1	2	6	2	3			2	4			
700,000 - 749,999		5.8	5.8	3	13	1	15		1		1	7	35	2	6		1	3	11	2	2		1	1	2	4	11		1			2	1		
650,000 - 699,999		9.9	8.0	6	23	4	8		2	1	3	12	50	1	7	3	6	2	10			1	1	1	7	8	21			1		2			
600,000 - 649,999		9.9	11.1	2	24	3	11	1	5	2	12	13	55	3	19	3	15	1	10	1	3		1	3	7	7	27		2		2	1	2		
550,000 - 599,999		12.2	12.1	2	28	3	5	2	7		12	15	52	4	26	5	11	1	9		7		1	3	12	8	27		1	1	7	1	2	3	7
500,000 - 549,999		10.9	13.0	8	26	1	4	1	3		11	10	42	7	37	1	16		2	1	12			2	21	8	35	1	1	3	14		4	3	
450,000 - 499,999		11.2	11.0	6	24			1	7	1	4	4	20	5	26	3	11				3	12			15	14	42	1	2	2	18	1	6	3	7
400,000 - 449,999		7.9	10.1	3	22				12	2	6	3	10	4	20		1			1	9			1	9	5	33			8	31	3	11	1	14
350,000 - 399,999		6.6	6.4	3	15			3	6	1	1	1	4	3	11				1	1	1			1	5	2	13			3	25	3	11	5	16
300,000 - 349,999		3.8	3.5	1	2				3								1					1		2	5	2	9			6	29	4	7		5
0 - 299,999		.8	1.0		1																	1		1	1		2			1	4	1	6		2
Total Units		394	1771	45	218	30	124	9	50	9	59	82	336	39	171	20	80	10	75	9	56	2	8	15	87	62	233	5	13	27	135	18	67	12	59
Percentages		100	100	11.4	12.3	7.6	7.0	2.3	2.8	2.3	3.3	20.8	19.0	9.9	9.7	5.1	4.5	2.5	4.2	2.3	3.2	.5	.5	3.8	4.9	15.7	13.2	1.3	.7	6.9	7.6	4.6	3.8	3.0	3.3

Reported Sales By Price Range - Condominium

May 2010

01 June 2010

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 -		.5	.3		1												1			1	1															
975,000 -	999,999		-.1		-1																															
950,000 -	974,999																																			
925,000 -	949,999		.1		1																															
900,000 -	924,999																																			
875,000 -	899,999	.5	.2						1											1	1															
850,000 -	874,999	.5	.1	1	1																															
825,000 -	849,999		.2																1		1															
800,000 -	824,999		.3		1				1				1																							
775,000 -	799,999	.5	.3		1	1	1															1														
750,000 -	774,999		.4		1								2									1														
725,000 -	749,999																																			
700,000 -	724,999		.1		1																															
675,000 -	699,999		.4		3								1																							
650,000 -	674,999		.1		1																															
625,000 -	649,999	1.0	.9	1	5	1	1		1				1																							
600,000 -	624,999	2.5	.8	5	6																	1														
575,000 -	599,999	1.0	1.2	1	8							1	1									2														
550,000 -	574,999	1.0	.6	1	3	1	2																													
525,000 -	549,999	1.0	.8	2	7																															
500,000 -	524,999	1.0	.7	2	5								1																							
475,000 -	499,999	1.5	2.0	3	14				1				1		1							1														
450,000 -	474,999	1.5	1.7	3	11		2		1													1														
425,000 -	449,999	2.5	2.2	4	12		4	-1					1	3	1	1																				
400,000 -	424,999	5.0	3.4	6	21			2	2				2	4								2														
375,000 -	399,999	4.5	4.1	4	23		1		1		-2		2	1	3			1			1	3														
350,000 -	374,999	2.5	5.4	2	27		2	1	3		1		3		1	1	2					5														
325,000 -	349,999	7.4	8.3	8	29	1	1		3				2	9	2	5						1														
300,000 -	324,999	10.9	12.4	12	54				2	4		2	4	12	1	10						3														
275,000 -	299,999	14.4	12.7	14	47		1	2	5	1	5	5	22	2	7							1	5													
250,000 -	274,999	12.4	15.7	9	32		3		7	1	1	4	23	2	10	3	6					1	4												1	
225,000 -	249,999	14.4	11.1	14	44		3	2	3				5	20	5	11						1	2													
200,000 -	224,999	6.9	6.8	6	28				1	6			5	12		4						2														
175,000 -	199,999	4.0	3.5	6	14	1	1		4				5		1							1	2											2		
150,000 -	174,999		1.5		5								3		1																				1	
0 -	149,999	3.0	1.6	4	5								2		1							2	2												1	
Total Units		202	892	108	410	5	22	9	43	2	7	29	128	14	56	4	14				1	9	41												3	
Percentages		100	100	53.5	46.0	2.5	2.5	4.5	4.8	1.0	.8	14.4	14.3	6.9	6.3	2.0	1.6				.1	4.5	4.6											.3		

Reported Sales By Price Range - Townhouse

May 2010

01 June 2010

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																			1														
975,000 -	999,999		.3										1																							
950,000 -	974,999																																			
925,000 -	949,999																																			
900,000 -	924,999																																			
875,000 -	899,999																																			
850,000 -	874,999		.3		1																															
825,000 -	849,999																																			
800,000 -	824,999																																			
775,000 -	799,999																																			
750,000 -	774,999		1.1		3																				1											
725,000 -	749,999		1.1		3																			1												
700,000 -	724,999	1.6	.5		1							1	1																							
675,000 -	699,999		1.1		2										1													1								
650,000 -	674,999	1.6	2.5		4		1						2	1	2																					
625,000 -	649,999	4.8	4.1	2	7								4		2	1	1							1												
600,000 -	624,999	1.6	2.2	1	6								1										1													
575,000 -	599,999	3.2	3.8	1	8							1	4										1													
550,000 -	574,999	1.6	1.9		3								1			1	1	1						1												
525,000 -	549,999	1.6	5.2		1								3			1		8	1	3						1				2						
500,000 -	524,999	3.2	3.3	1	3							2	3			1	1	1					1									1				
475,000 -	499,999	4.8	5.8		2					1	5		3		2		1		2	1	1			4	1	1										
450,000 -	474,999	6.3	5.5	1	2					1	8	1	2		2								1		2				2	1	1					
425,000 -	449,999	14.3	11.5	1	7			1	2		3	1	8	3	6		2		1		2			5	3	3				3						
400,000 -	424,999	17.5	10.1	2	5				2	3	4	2	7		3								2	5	1	9		1	2							
375,000 -	399,999	12.7	14.5	2	8			1	4		4		8		6	1	3				1	2		2	3	14			2							
350,000 -	374,999	7.9	5.8	1	5				3			2	2											1	1	6		1	2		2					
325,000 -	349,999	6.3	7.4		7		1						1	2	7	1	3					1	4		1	3										
300,000 -	324,999	6.3	4.7	2	5								2		1							1	3		2	1	4									
275,000 -	299,999	1.6	3.3		1								1		3								2		1	4				1						
250,000 -	274,999	1.6	2.2		1										1							1	2			4										
225,000 -	249,999		.3																															1		
200,000 -	224,999	1.6	.5																								1	1						1		
175,000 -	199,999		.3																															1		
150,000 -	174,999		.5									2																								
0 -	149,999																																			
Total Units		63	365	14	85			2	2	11	5	28	8	54	6	36	3	13	2	13	6	23			2	28	12	51				2	17	1	4	
Percentages		100	100	22.2	23.3			.5	3.2	3.0	7.9	7.7	12.7	14.8	9.5	9.9	4.8	3.6	3.2	3.6	9.5	6.3			3.2	7.7	19.0	14.0				3.2	4.7	1.6	1.1	

Reported Sales By Price Range - Manufactured Homes

May 2010

01 June 2010

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 -			3.7																														1				1
290,000 -	299,999																																				
280,000 -	289,999		1.9																			1															
270,000 -	279,999																																				
260,000 -	269,999	8.3	1.9																		1	1															
250,000 -	259,999																																				
240,000 -	249,999																																				
230,000 -	239,999	8.3	1.9																		1	1															
220,000 -	229,999																																				
210,000 -	219,999		1.9																																	1	
200,000 -	209,999																																				
190,000 -	199,999	8.3	3.7														1																1	1			
180,000 -	189,999		3.7																															2			
170,000 -	179,999	8.3	3.7														1	2																			
160,000 -	169,999	8.3	5.6														1	3																			
150,000 -	159,999	8.3	1.9														1	1																			
140,000 -	149,999		5.6																															1			
130,000 -	139,999	8.3	1.9																																	1	1
120,000 -	129,999	8.3	5.6								1	2																									
110,000 -	119,999	16.7	9.3								1	2				1	1																		1		
100,000 -	109,999		1.9																																		
90,000 -	99,999		7.4														2																			1	
80,000 -	89,999		5.6																																	1	
70,000 -	79,999	16.7	9.3								1																									2	
60,000 -	69,999		11.1																																	1	
50,000 -	59,999		5.6																																		
40,000 -	49,999		3.7														1																			1	
30,000 -	39,999		1.9																																	1	
20,000 -	29,999		1.9																																		
0 -	19,999																																				
Total Units		12	54								2	7					4	12															12	1	4	1	4
Percentages		100	100								16.7	13.0					33.3	22.2														22.2	8.3	7.4	8.3	7.4	