



# Robert's Real News

By Robert Nemish

November, 2006

## Our New and Improved Website!

In our ongoing efforts to serve you better we have added some new features to our website. Here are a few highlights.

**Market Conditions** – We post the latest MLS sales results so you can view overall market trends, and if you want to get more specific information you can click on the links for Average Selling Prices by Area and Type of Home and view new listing volumes.

**Featured Listing Google Maps** - For each of our listings we now provide you with the ability to see the location on a street map. You can also see a satellite map image with a click of your mouse. If you will be driving by a number of listings you can create your own custom map with the listings posted on your map.

**Our Buyer's Club** – When you become a member you get a unique user name and password that gives you access to real time searches of the entire Victoria MLS database. No more having to call for a street address!

Best of all, this information comes to you free of charge and we hope we have made it user friendly. Your comments and feedback are welcomed.

Robert E. Nemish  
Your Real Estate Consultant – *For Life!*

## CMHC OUTLOOK

- ◇ *Victoria's housing markets healthy, buoyed by strong regional economy*
- ◇ *Resale market sales edge down, prices to rise*
- ◇ *New homebuilding to ease in 2007*
- ◇ *New homemarket to see higher prices*
- ◇ *Economy to grow*
- ◇ *Mortgage rates have peaked*
- ◇ *Victoria rental vacancy rate 0.4%*

### What's Inside

Greetings from Robert

CMHC Outlook

Welcome New Clients

Market Report

Help Save Some Trees

*“Gratitude is not only the greatest of virtues, but the parent of all the others”*  
Winston Churchill

## Welcome To My New Clients

Here are some of the new clients who became members of our “Real Estate Family”.  
We would like to welcome you!

Maurice (previously active client)	Paul & Bev (referred by Grahame & Sylvia)
Gloria (referred by Jack & Rita)	Dave & Sue (previously active clients)
Frank & Joyce (workshop attendees)	Mavor (referred by Elke)
Mary Lynn (referred by George & Eileen)	Helen & Garth (referred by Laura)

We love giving recognition to our new clients who are kind enough to refer their friends, colleagues and family to us.

### CONDOMINIUMS

**Average Prices as of October 2006**

Victoria	\$281,805
Victoria West	\$277,000
Oak Bay	\$239,000
Esquimalt	\$252,750
View Royal	\$179,900
Saanich East	\$235,804
Saanich West	\$195,250
Central Saanich	\$288,750
Sidney	\$262,100
Colwood	\$216,467
Langford	\$253,769
Sooke	\$233,400
Waterfront (all districts)	\$448,482
<b>Greater Victoria</b>	<b>\$273,257</b>

Source Victoria Real Estate Board

### SINGLE FAMILY HOMES

(Single detached houses, duplexes and triplexes)

**WATCHING THE MARKET – October 2006**

Victoria Real Estate Board statistics are

available at <http://www.mls.ca/boards/vreb/>

All active MLS listings online at <http://www.mls.ca>

Area	Number of Sales	Average Price (\$)	6 Month Average (\$)
Victoria	38	\$459,539	\$503,400
Victoria West	2	\$434,450	\$377,820
Oak Bay	29	\$683,697	\$750,644
Esquimalt	15	\$427,767	\$405,891
View Royal	10	\$440,250	\$463,557
Saanich East	70	\$569,527	\$541,538
Saanich West	34	\$444,279	\$452,364
Central Saanich	15	\$549,710	\$552,814
North Saanich	8	\$651,250	\$623,119
Sidney	7	\$403,286	\$434,121
Highlands	1	\$760,000	\$525,400
Colwood	16	\$473,410	\$445,036
Langford	39	\$378,541	\$413,790
Metchosin	1	\$975,000	\$674,593
Sooke	14	\$333,986	\$363,417
Waterfront (all districts)	13	\$1,108,462	\$1,240,197
<b>Total Greater Victoria</b>	<b>312</b>	<b>\$ 523,677</b>	<b>\$ 524,017</b>

**MLS SALES & PRICES/MARKET SUMMARY** Last month’s sales included 312 single family homes, 143 condominiums, 49 townhomes and strata duplexes and 11 manufactured homes.

*A referral is sending someone you care about to someone you trust. Thank-you for trusting us with your referrals.*

Help us save some trees? If you would like to receive this communication by e-mail instead of via “snail mail” and help us do a little bit for the environment, just send us an e-mail to: [robert@robertnemish.com](mailto:robert@robertnemish.com)

### **Robert E. Nemish**

“Exceeding Expectations” with

- \* Trust
- \* Integrity
- \* Knowledge
- \* Service



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