



“The Dallas News”



Market Update for Summer

What is happening in the current Real Estate market?

Things have slowed a little in the last couple of weeks and this is typical of the season. As summer approaches, homeowners think more about which summer camp their kids should go to than putting their house up for sale. The market has, however, been extremely buoyant in 2005.

In the Greater Victoria area we have had 93 sales, over \$1,000,000 this year so far. 16 of these have been in Oak Bay. This is a smaller proportion than in the past, indicating that prices are rising across the board in all of Victoria. Of the 93 sales, only 47 were waterfront, whereas only recently it was axiomatic that if a house was listed at over \$1,000,000 it must be waterfront. The most telling statistic I believe, is that there are

148 properties currently for sale for over \$1,000,000

on the Victoria Real Estate Board. This surely indicates that all prices are rising, pushing the top end higher and higher. How much higher can it go, you say? I recently met someone from California who sold there and bought 2 properties here because he thought Victoria was so undervalued. We tend not to see ourselves as others see us. On the world stage we are still bit players! Even if we see our home prices plateau in the near future, I predict that it will be a temporary flattening on an upward graph.

Just ask those buyers from Alberta, the U.S. and Europe!



New Listing!
2134 Granite Street
\$499,900

Two bedroom/2 bath
townhouse in Oak Bay!

RE/MAX Camosun

4440 Chatterton Way, Victoria, BC, V8X 5J2

DALLAS

Email: dallas@dallaschapple.com
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Phone: (250) 744-3301
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Special Points of Interest!

- The Market - My Point of View page 1
- Check out Dallas' Sales page 2
- Thanks for the referrals page 3
- Testimonial Letter page 3
- Try out the delicious recipe page 3

SOLD LISTINGS!



Sold in 1 Day!
1662 Donnelly Road



Sold in 2 Days!
3552 Henderson Road



Sold in 3 Days!
657 Cornwall Street

3546 Redwood Avenue
2632 Pinnacle Street
T505- 66/68 Songhees Road
Lot A - Foul Bay Road
1039 Foul Bay Road
3316 Keats Street
#303 - 1148 Goodwin Street
#301 - 1217 Pandora Avenue
#404 - 1061 Fort Street
3300 Maryanne Crescent
3103 Antrobus Crescent
751 Fairfield Road
2022 Haultain Street
#406 - 2119 Oak Bay Avenue
#304 - 1100 Union Street
#306 - 1217 Pandora Avenue
#1102 - 160 Wilson Street
#712 - 160 Wilson Street
3375 Billhurst Place
4026 South Valley Drive
4248 Kincaid Street
#8 - 1717 Blair Avenue



713 Oliver Street
1859 Forrester Street
#108 - 1501 Richmond Road
#405 - 1501 Richmond Road
#301 - 1155 Yates Street
#306 - 1400 Newport Avenue
#28 - 5110 Cordova Bay Road
1009 Greig Avenue
#202 - 1032 Inverness Road
1101 Donwood Drive
#6 - 4341 Crownwood Lane
#4 - 974 Sutcliffe Road
1122 Newport Avenue
650 Cornwall Street
810 Lawndale Avenue
1121 Woodstock Avenue
1160 Lands End Road
2611 Victor Street
2649 Musgrave Street
#1 - 172 Belmont Street
2142 Pentland Road
657 Cornwall Street

Urgently Needed!
Listings!

Thinking of Selling?

Now is the perfect time to get top dollar.

Call Dallas for a free computerized
market evaluation

744-3301



Sweet Potato and Chive Soup

5 tbsp olive oil
 2 cloves garlic, roughly chopped
 2 sticks celery, roughly chopped
 ½ tsp finely chopped fresh ginger
 ½ tsp cayenne pepper or to taste
 4 large parsley sprigs
 salt and freshly ground black pepper
 285 ml creme fraiche (or sour cream)
 3 tbsp finely chopped chives
 1.25 kg. Sweet potatoes, peeled and diced

2 onions, diced
 1 bay leaf

Heat the olive oil in a large saucepan. Add the onion, garlic, celery, ginger and cayenne pepper and gently saute until soft. Mix in the sweet potato and saute for 10-15 minutes before adding the bay leaf, parsley, stock and seasoning. Bring to boil then simmer gently for 30 minutes.

Remove the bay leaf, puree the soup in a blender and transfer to a clean saucepan. Stir in the creme fraiche and adjust the seasoning. Reheat when ready to serve and sprinkle with chives.

Maurice and Claire Tugwell

Testimonial Letter

April 7, 2005

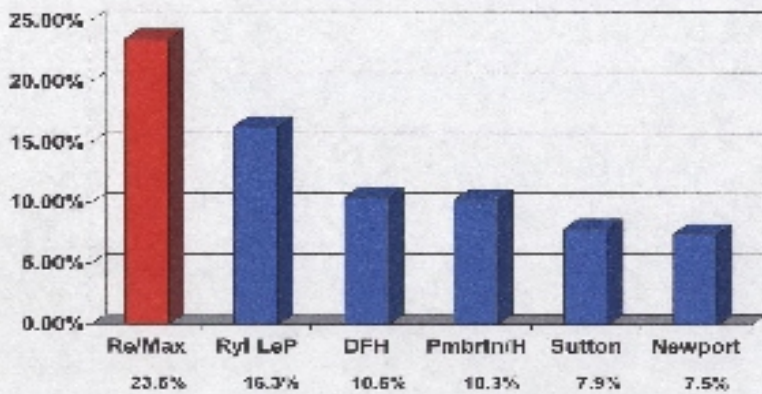
Dear Dallas,

Never did I think buying a condo could be such fun. Each condo you showed me was an experience and I really enjoyed seeing all types, from the impossible to the perfect one you found for me. I only hope I did not exhaust you. There were times when I felt so guilty with my insistence on where the direction of the condo should face! I am so happy here and never for a moment look back with regret, in fact, the joy of being out of that house and the responsibilities connected with the house and nearly an acre of garden, is a great relief. Thank you again and again for being so patient and never showing any sign of intolerance. Also, I would like to thank you once more for the delicious chocolate truffles you gave me for Christmas. I've managed to eke them out as long as possible. Please remember me to your kind and long-suffering husband.

With love,
 Betty Davies

P.S. My love to Arlene - I certainly enjoyed my chats with her, I shall miss both of you.

Victoria MLS Market Share YTD June 30, 2005



Victoria Multiple Listing Sales Market Share



Have a great summer!

Referrals are the lifeline of my business. Each issue of **“The Dallas News”** features the names of those clients who have shown their confidence in me through the referral of friends and acquaintances (and/or through using my services a 2nd, 3rd, or 4th time).

Lynette & Chris Douglas
 Gerry Adair
 Shirley McDowell

Rod Hayes
 Wayne McStravick
 Muriel Honey-Richards