Tuesday, March 1, 2011

Pesidential ■ Single Family Greater Victoria Victoria Victoria West Oak Bay Esquimalt View Royal Saanich East Saanich West Central Saanich North Saanich Sidney Highlands Colwood Langford Metchosin Sooke	1 4 4 5 5 7 7 5 5 3 3 3 1 1 4 4 7 7	\$21,206,900 \$498,000 \$11,427,400 \$4,978,000 \$2,349,900 \$32,291,350 \$16,108,250 \$8,737,400 \$5,851,500 \$3,560,555 \$564,600 \$7,138,300 \$18,826,950 \$1,500,000	\$642,633 \$498,000 \$816,243 \$497,800 \$469,980 \$659,007 \$596,602 \$582,493 \$731,438 \$445,069 \$564,600 \$509,879 \$508,836	\$594,861 \$418,006 \$845,396 \$475,201 \$575,406 \$670,344 \$566,016 \$655,524 \$741,738 \$480,922 \$717,325 \$522,001	\$581,000 \$498,000 \$742,950 \$504,000 \$499,900 \$640,000 \$575,000 \$681,250 \$446,500
■ Single Family Greater Victoria Victoria Victoria West Oak Bay Esquimalt View Royal Saanich East Saanich West Central Saanich North Saanich Sidney Highlands Colwood Langford Metchosin 33 43 43 45 45 45 45 45 45 45	1 4 4 5 5 7 7 5 5 3 3 3 1 1 4 4 7 7	\$498,000 \$11,427,400 \$4,978,000 \$2,349,900 \$32,291,350 \$16,108,250 \$8,737,400 \$5,851,500 \$3,560,555 \$564,600 \$7,138,300 \$18,826,950	\$498,000 \$816,243 \$497,800 \$469,980 \$659,007 \$596,602 \$582,493 \$731,438 \$445,069 \$564,600 \$509,879	\$418,006 \$845,396 \$475,201 \$575,406 \$670,344 \$566,016 \$655,524 \$741,738 \$480,922 \$717,325	\$498,000 \$742,950 \$504,000 \$499,900 \$640,000 \$575,000 \$681,250 \$446,500 \$564,600
Greater Victoria Victoria Victoria West Oak Bay Esquimalt View Royal Saanich East Saanich West Central Saanich North Saanich Sidney Highlands Colwood Langford Metchosin 33 33 34 35 36 37 Metchosin	1 4 4 5 5 7 7 5 5 3 3 3 1 1 4 4 7 7	\$498,000 \$11,427,400 \$4,978,000 \$2,349,900 \$32,291,350 \$16,108,250 \$8,737,400 \$5,851,500 \$3,560,555 \$564,600 \$7,138,300 \$18,826,950	\$498,000 \$816,243 \$497,800 \$469,980 \$659,007 \$596,602 \$582,493 \$731,438 \$445,069 \$564,600 \$509,879	\$418,006 \$845,396 \$475,201 \$575,406 \$670,344 \$566,016 \$655,524 \$741,738 \$480,922 \$717,325	\$498,000 \$742,950 \$504,000 \$499,900 \$640,000 \$575,000 \$681,250 \$446,500 \$564,600
Victoria 33 Victoria West 1 Oak Bay 14 Esquimalt 10 View Royal 5 Saanich East 49 Saanich West 27 Central Saanich 15 North Saanich 8 Sidney 8 Highlands 1 Colwood 14 Langford 37 Metchosin 2	1 4 4 5 5 7 7 5 5 3 3 3 1 1 4 4 7 7	\$498,000 \$11,427,400 \$4,978,000 \$2,349,900 \$32,291,350 \$16,108,250 \$8,737,400 \$5,851,500 \$3,560,555 \$564,600 \$7,138,300 \$18,826,950	\$498,000 \$816,243 \$497,800 \$469,980 \$659,007 \$596,602 \$582,493 \$731,438 \$445,069 \$564,600 \$509,879	\$418,006 \$845,396 \$475,201 \$575,406 \$670,344 \$566,016 \$655,524 \$741,738 \$480,922 \$717,325	\$498,000 \$742,950 \$504,000 \$499,900 \$640,000 \$575,000 \$681,250 \$446,500 \$564,600
Victoria West Oak Bay Esquimalt View Royal Saanich East Saanich West Central Saanich North Saanich Sidney Highlands Colwood Langford Metchosin	1 4 4 5 5 7 7 5 5 3 3 3 1 1 4 4 7 7	\$498,000 \$11,427,400 \$4,978,000 \$2,349,900 \$32,291,350 \$16,108,250 \$8,737,400 \$5,851,500 \$3,560,555 \$564,600 \$7,138,300 \$18,826,950	\$498,000 \$816,243 \$497,800 \$469,980 \$659,007 \$596,602 \$582,493 \$731,438 \$445,069 \$564,600 \$509,879	\$418,006 \$845,396 \$475,201 \$575,406 \$670,344 \$566,016 \$655,524 \$741,738 \$480,922 \$717,325	\$498,000 \$742,950 \$504,000 \$499,900 \$640,000 \$575,000 \$681,250 \$446,500 \$564,600
Oak Bay 14 Esquimalt 10 View Royal 5 Saanich East 49 Saanich West 27 Central Saanich 15 North Saanich 8 Sidney 8 Highlands 1 Colwood 14 Langford 37 Metchosin 2	4 5 9 7 5 3 3 1 4 7	\$11,427,400 \$4,978,000 \$2,349,900 \$32,291,350 \$16,108,250 \$8,737,400 \$5,851,500 \$3,560,555 \$564,600 \$7,138,300 \$18,826,950	\$816,243 \$497,800 \$469,980 \$659,007 \$596,602 \$582,493 \$731,438 \$445,069 \$564,600 \$509,879	\$845,396 \$475,201 \$575,406 \$670,344 \$566,016 \$655,524 \$741,738 \$480,922 \$717,325	\$742,950 \$504,000 \$499,900 \$640,000 \$524,000 \$575,000 \$681,250 \$446,500 \$564,600
Esquimalt 10 View Royal 5 Saanich East 49 Saanich West 27 Central Saanich 15 North Saanich 8 Sidney 8 Highlands 1 Colwood 14 Langford 37 Metchosin 5	0 5 9 7 5 3 3 1 1 4 7	\$4,978,000 \$2,349,900 \$32,291,350 \$16,108,250 \$8,737,400 \$5,851,500 \$3,560,555 \$564,600 \$7,138,300 \$18,826,950	\$497,800 \$469,980 \$659,007 \$596,602 \$582,493 \$731,438 \$445,069 \$564,600 \$509,879	\$475,201 \$575,406 \$670,344 \$566,016 \$655,524 \$741,738 \$480,922 \$717,325	\$504,000 \$499,900 \$640,000 \$524,000 \$575,000 \$681,250 \$446,500 \$564,600
View Royal 5 Saanich East 49 Saanich West 27 Central Saanich 15 North Saanich 8 Sidney 8 Highlands 1 Colwood 14 Langford 37 Metchosin 2	5 7 5 3 3 1 4 7	\$2,349,900 \$32,291,350 \$16,108,250 \$8,737,400 \$5,851,500 \$3,560,555 \$564,600 \$7,138,300 \$18,826,950	\$469,980 \$659,007 \$596,602 \$582,493 \$731,438 \$445,069 \$564,600 \$509,879	\$575,406 \$670,344 \$566,016 \$655,524 \$741,738 \$480,922 \$717,325	\$499,900 \$640,000 \$524,000 \$575,000 \$681,250 \$446,500 \$564,600
Saanich East 49 Saanich West 27 Central Saanich 15 North Saanich 8 Sidney 8 Highlands 1 Colwood 14 Langford 37 Metchosin 22	9 7 5 3 3 1 4 7	\$32,291,350 \$16,108,250 \$8,737,400 \$5,851,500 \$3,560,555 \$564,600 \$7,138,300 \$18,826,950	\$659,007 \$596,602 \$582,493 \$731,438 \$445,069 \$564,600 \$509,879	\$670,344 \$566,016 \$655,524 \$741,738 \$480,922 \$717,325	\$640,000 \$524,000 \$575,000 \$681,250 \$446,500 \$564,600
Saanich West 27 Central Saanich 15 North Saanich 8 Sidney 8 Highlands 1 Colwood 14 Langford 37 Metchosin 22	7 5 3 3 1 4 7	\$16,108,250 \$8,737,400 \$5,851,500 \$3,560,555 \$564,600 \$7,138,300 \$18,826,950	\$596,602 \$582,493 \$731,438 \$445,069 \$564,600 \$509,879	\$566,016 \$655,524 \$741,738 \$480,922 \$717,325	\$524,000 \$575,000 \$681,250 \$446,500 \$564,600
Central Saanich 15 North Saanich 8 Sidney 8 Highlands 1 Colwood 14 Langford 37 Metchosin 2	5 3 3 1 4 7	\$8,737,400 \$5,851,500 \$3,560,555 \$564,600 \$7,138,300 \$18,826,950	\$582,493 \$731,438 \$445,069 \$564,600 \$509,879	\$655,524 \$741,738 \$480,922 \$717,325	\$575,000 \$681,250 \$446,500 \$564,600
North Saanich Sidney 8 Highlands 1 Colwood 14 Langford 37 Metchosin	3 3 1 4 7	\$5,851,500 \$3,560,555 \$564,600 \$7,138,300 \$18,826,950	\$731,438 \$445,069 \$564,600 \$509,879	\$741,738 \$480,922 \$717,325	\$681,250 \$446,500 \$564,600
Sidney 8 Highlands 1 Colwood 14 Langford 37 Metchosin 2	3 1 4 7 2	\$3,560,555 \$564,600 \$7,138,300 \$18,826,950	\$445,069 \$564,600 \$509,879	\$480,922 \$717,325	\$446,500 \$564,600
Highlands 1 Colwood 14 Langford 37 Metchosin 2	1 4 7 2	\$564,600 \$7,138,300 \$18,826,950	\$564,600 \$509,879	\$717,325	\$564,600
Colwood 14 Langford 37 Metchosin 2	4 7 2	\$7,138,300 \$18,826,950	\$509,879		
Langford 37 Metchosin 2	7 2	\$18,826,950		\$522,001	¢400.000
Metchosin 2	2		\$508 836		\$490,000
		\$1,500,000	φυσυ,σου	\$511,264	\$489,000
Sooke 15	5		\$750,000	\$630,708	\$750,000
COOKC		\$6,716,800	\$447,787	\$414,849	\$429,900
Waterfront (all districts)	9	\$9,766,000	\$1,085,111	\$1,345,498	\$944,000
Total Greater Victoria 248 Other Areas	в :	\$151,521,905	\$610,975	\$623,389	\$564,950
Chaumigan Laka / Malahat E	-	የ 2 225 000	£447.000	¢442.400	¢427 E00
Shawnigan Lake / Malahat 5		\$2,235,000	\$447,000	\$412,488 \$462,555	\$437,500
Gulf Islands 5		\$2,510,000	\$502,000	\$463,555	\$436,000
UpIsland / Mainland 5		\$3,046,710	\$609,342	\$606,748	\$668,710
Waterfront (all districts) 1		\$1,825,000	\$1,825,000	\$859,377	\$1,825,000
Total Other Areas 16		\$9,616,710	\$601,044	\$547,121	\$463,000
Total Single Family 264	4 \$	\$161,138,615	\$610,374	\$615,913	\$564,750
Condominium					
Greater Victoria					
Victoria 65	5	\$22,238,443	\$342,130	\$304,711	\$287,444
Victoria West 2		(\$229,900)	(\$114,950)	\$397,589	\$350,000
Oak Bay 5		\$1,838,000	\$367,600	\$384,536	\$385,000
Esquimalt 8		\$2,152,000	\$269,000	\$267,686	\$242,000
View Royal 1		\$240,147	\$240,147	\$268,598	\$240,14
Saanich East 18		\$5,335,800	\$296,433	\$268,939	\$276,000
Saanich West 6		\$1,232,200	\$205,367	\$249,677	\$265,250
Central Saanich 4		\$1,444,900	\$361,225	\$327,144	\$362,000
Sidney 4		\$1,147,000	\$286,750	\$312,537	\$305,000
Colwood 1		\$259,000	\$259,000	\$264,762	\$259,000
Langford 16		\$4,843,500	\$302,719	\$285,544	\$265,000
Sooke -1		(\$310,000)	(\$310,000)	(\$146,900)	Ψ200,000
Waterfront (all districts) 5		\$3,204,000	\$640,800	\$543,465	\$395,000
,					
Total Greater Victoria 134		\$43,395,090	\$323,844	\$320,717	\$285,444
Total Condominium 134	4	\$43,395,090	\$323,844	\$320,717	\$285,444

Monthly Sales Summary

February 2011

Tuesday, March 1, 2011

Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
● Townhouse					
Greater Victoria					
Victoria	10	\$4,264,900	\$426,490	\$484,108	\$396,500
Victoria West	1	\$297,000	\$297,000	\$426,812	\$297,000
Oak Bay	1	\$534,000	\$534,000	\$552,833	\$534,000
Esquimalt	2	\$781,500	\$390,750	\$375,000	\$390,750
View Royal	6	\$2,161,800	\$360,300	\$386,665	\$340,450
Saanich East	8	\$4,291,215	\$536,402	\$504,388	\$535,500
Saanich West	3	\$1,005,000	\$335,000	\$392,815	\$350,000
Central Saanich	6	\$2,372,100	\$395,350	\$359,975	\$378,100
North Saanich	1	\$490,500	\$490,500	\$510,900	\$490,500
Sidney	4	\$1,420,000	\$355,000	\$380,367	\$337,250
Colwood	6	\$2,798,900	\$466,483	\$432,558	\$475,950
Langford	3	\$968,800	\$322,933	\$303,700	\$334,900
Waterfront (all districts)	1	\$225,000	\$225,000	\$497,908	\$225,000
Total Greater Victoria	52	\$21,610,715	\$415,591	\$433,709	\$393,000
Total Townhouse	52	\$21,610,715	\$415,591	\$432,194	\$393,000
Manufactured Homes					
Greater Victoria					
View Royal	4	\$456,000	\$114,000	\$110,436	\$112,000
Central Saanich	3	\$604,000	\$201,333	\$144,340	\$230,000
Sidney	1	\$285,000	\$285,000	\$270,700	\$285,000
Langford	2	\$225,900	\$112,950	\$114,218	\$112,950
Metchosin	1	\$38,000	\$38,000	\$38,000	\$38,000
Sooke	3	\$241,500	\$80,500	\$100,367	\$25,000
Waterfront (all districts)	1	\$138,000	\$138,000	\$167,333	\$138,000
Total Greater Victoria	15	\$1,988,400	\$132,560	\$158,404	\$135,900
Other Areas					
Shawnigan Lake / Malahat	2	\$488,000	\$244,000	\$192,000	\$244,000
Total Other Areas	2	\$488,000	\$244,000	\$161,093	\$244,000
		•	A	£450.050	\$40F.004
Total Manufactured Homes	17	\$2,476,400	\$145,671	\$158,852	\$135,900

Monthly Sales Summary

February 2011

Tuesday, March 1, 2011

Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
ther Property					
■ Lots & Acreage (Incl Wtrfrnt)					
Greater Victoria					
Saanich East	1	\$838,000	\$838,000	\$601,962	\$838,000
Central Saanich	1	\$675,000	\$675,000	\$448,750	\$675,000
North Saanich	1	\$365,000	\$365,000	\$375,000	\$365,000
Colwood	1	\$222,500	\$222,500	\$861,250	\$222,500
Langford	1	\$235,000	\$235,000	\$442,556	\$235,000
Sooke	7	\$2,865,500	\$409,357	\$175,015	\$164,500
Total Greater Victoria	12	\$5,201,000	\$433,417	\$431,768	\$222,500
Other Areas					
Gulf Islands	4	\$2,829,000	\$707,250	\$371,417	\$440,000
UpIsland / Mainland	-1	(\$430,500)	(\$430,500)	\$330,030	
Total Other Areas	3	\$2,398,500	\$799,500	\$388,625	\$440,000
Total Lots & Acreage (Incl Wtrfrnt)	15	\$7,599,500	\$506,633	\$418,175	\$340,000
Other Commercial Properties	6	\$3,084,024	\$514,004		
Grand Totals		\$239,304,344			