

Monthly Sales Summary

January 2006

February 1, 2006

Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
Residential					
● Single Family					
Greater Victoria					
Victoria	36	\$16,196,800	\$449,911	\$468,095	\$440,000
Victoria West	3	\$1,106,200	\$368,733	\$332,506	\$357,000
Oak Bay	14	\$10,753,000	\$768,071	\$759,796	\$615,500
Esquimalt	9	\$3,387,000	\$376,333	\$380,524	\$350,000
View Royal	10	\$4,621,740	\$462,174	\$445,044	\$388,000
Saanich East	34	\$17,896,200	\$526,359	\$510,248	\$475,000
Saanich West	27	\$11,904,797	\$440,918	\$422,416	\$414,900
Central Saanich	15	\$7,765,700	\$517,713	\$505,463	\$445,800
North Saanich	6	\$3,736,100	\$622,683	\$597,056	\$610,000
Sidney	11	\$4,106,500	\$373,318	\$388,369	\$369,500
Highlands	1	\$815,000	\$815,000	\$559,500	\$815,000
Colwood	10	\$4,080,400	\$408,040	\$385,597	\$409,500
Langford	35	\$14,054,092	\$401,545	\$387,890	\$367,000
Sooke	27	\$8,634,327	\$319,790	\$328,983	\$310,000
Waterfront (all districts)	8	\$8,816,500	\$1,102,063	\$1,256,205	\$715,750
Total Greater Victoria	246	\$117,874,356	\$479,164	\$492,786	\$417,000
Other Areas					
Gulf Islands	7	\$4,230,500	\$604,357	\$458,794	\$405,000
Upland / Mainland	9	\$2,883,892	\$320,432	\$321,434	\$312,000
Waterfront (all districts)	2	\$1,395,000	\$697,500	\$732,007	\$697,500
Total Other Areas	18	\$8,509,392	\$472,744	\$470,015	\$345,000
Total Single Family	264	\$126,383,748	\$478,726	\$490,598	\$413,500
● Condominium					
Greater Victoria					
Victoria	64	\$17,661,893	\$275,967	\$265,110	\$245,000
Victoria West	7	\$3,361,400	\$480,200	\$379,834	\$449,500
Oak Bay	5	\$1,645,000	\$329,000	\$354,383	\$275,000
Esquimalt	2	\$632,900	\$316,450	\$216,434	\$349,900
View Royal	1	\$298,000	\$298,000	\$191,167	\$298,000
Saanich East	20	\$5,173,500	\$258,675	\$250,909	\$225,500
Saanich West	13	\$2,558,000	\$196,769	\$185,442	\$195,000
Central Saanich	5	\$1,217,100	\$243,420	\$238,400	\$232,500
Sidney	3	\$499,250	\$166,417	\$269,874	\$172,250
Colwood	1	\$116,400	\$116,400	\$170,486	\$116,400
Langford	15	\$3,172,400	\$211,493	\$202,846	\$209,900
Sooke	1	\$156,500	\$156,500	\$140,543	\$156,500
Waterfront (all districts)	6	\$993,500	\$165,583	\$417,608	\$163,250
Total Greater Victoria	143	\$37,485,843	\$262,139	\$260,256	\$230,000
Total Condominium	143	\$37,485,843	\$262,139	\$260,476	\$230,000

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Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
● Townhouse					
Greater Victoria					
Victoria	3	\$1,281,500	\$427,167	\$364,933	\$385,000
Victoria West	1	\$840,000	\$840,000	\$347,308	\$840,000
Oak Bay	1	\$620,000	\$620,000	\$489,271	\$620,000
View Royal	1	\$394,000	\$394,000	\$316,524	\$394,000
Saanich East	5	\$1,797,500	\$359,500	\$413,410	\$320,000
Saanich West	6	\$2,057,500	\$342,917	\$324,210	\$309,000
Central Saanich	5	\$1,521,500	\$304,300	\$305,238	\$325,000
Sidney	3	\$996,000	\$332,000	\$321,006	\$331,000
Colwood	5	\$1,565,665	\$313,133	\$346,686	\$269,900
Langford	7	\$1,789,000	\$255,571	\$264,534	\$239,900
Total Greater Victoria	37	\$12,862,665	\$347,640	\$348,220	\$309,000
Other Areas					
Gulf Islands	1	\$345,000	\$345,000	\$400,500	\$345,000
Waterfront (all districts)	1	\$830,000	\$830,000	\$830,000	\$830,000
Total Other Areas	2	\$1,175,000	\$587,500	\$411,656	\$587,500
Total Townhouse	39	\$14,037,665	\$359,940	\$349,929	\$310,000
● Manufactured Homes					
Greater Victoria					
View Royal	3	\$559,500	\$186,500	\$120,384	\$234,000
Central Saanich	3	\$403,500	\$134,500	\$118,219	\$140,000
Sidney	3	\$573,000	\$191,000	\$206,200	\$185,000
Sooke	4	\$330,000	\$82,500	\$69,437	\$85,000
Waterfront (all districts)	1	\$127,000	\$127,000	\$79,333	\$127,000
Total Greater Victoria	14	\$1,993,000	\$142,357	\$103,219	\$133,500
Other Areas					
Gulf Islands	1	\$215,000	\$215,000	\$138,750	\$215,000
Total Other Areas	1	\$215,000	\$215,000	\$111,290	\$215,000
Total Manufactured Homes	15	\$2,208,000	\$147,200	\$103,973	\$140,000
Total Residential	461	\$180,115,256			
● Lots & Acreage (Incl Wtrfrnt)	28	\$13,537,700	\$483,489		
● Other Commercial Properties	7	\$44,940	\$6,420		
Grand Totals	496	\$193,697,896			