

Monthly Sales Summary

March 2006

April 3, 2006

Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
Residential					
● Single Family					
Greater Victoria					
Victoria	53	\$25,619,775	\$483,392	\$471,116	\$445,000
Victoria West	4	\$1,635,000	\$408,750	\$364,517	\$370,000
Oak Bay	20	\$15,043,300	\$752,165	\$715,718	\$673,250
Esquimalt	17	\$6,546,300	\$385,076	\$384,709	\$349,000
View Royal	13	\$6,539,595	\$503,046	\$480,841	\$519,000
Saanich East	79	\$41,753,300	\$528,523	\$526,195	\$491,500
Saanich West	31	\$13,291,844	\$428,769	\$420,043	\$430,000
Central Saanich	20	\$11,637,900	\$581,895	\$513,940	\$542,000
North Saanich	15	\$9,120,200	\$608,013	\$625,859	\$560,000
Sidney	12	\$5,047,100	\$420,592	\$400,954	\$412,400
Highlands	1	\$465,000	\$465,000	\$672,625	\$465,000
Colwood	38	\$17,067,700	\$449,150	\$420,320	\$402,450
Langford	53	\$20,909,250	\$394,514	\$394,443	\$372,000
Metchosin	5	\$2,377,400	\$475,480	\$512,620	\$424,900
Sooke	30	\$9,775,450	\$325,848	\$321,092	\$317,000
Waterfront (all districts)	22	\$46,605,400	\$2,118,427	\$1,579,542	\$1,238,750
Total Greater Victoria	413	\$233,434,514	\$565,217	\$506,273	\$439,500
Other Areas					
Shawnigan Lake / Malahat	3	\$906,000	\$302,000	\$326,519	\$332,000
Gulf Islands	14	\$7,185,500	\$513,250	\$487,157	\$419,000
Upland / Mainland	9	\$3,597,100	\$399,678	\$344,736	\$385,900
Waterfront (all districts)	2	\$625,525	\$312,763	\$758,041	\$549,900
Total Other Areas	28	\$12,314,125	\$439,790	\$462,835	\$402,950
Total Single Family	441	\$245,748,639	\$557,253	\$503,050	\$437,500
● Condominium					
Greater Victoria					
Victoria	112	\$30,103,656	\$268,783	\$268,487	\$246,000
Victoria West	12	\$5,482,200	\$456,850	\$419,222	\$276,450
Oak Bay	6	\$1,804,900	\$300,817	\$340,585	\$267,500
Esquimalt	12	\$2,785,549	\$232,129	\$216,601	\$206,324
View Royal	2	\$550,500	\$275,250	\$216,625	\$275,250
Saanich East	43	\$10,050,100	\$233,723	\$244,817	\$220,000
Saanich West	22	\$5,104,300	\$232,014	\$212,215	\$230,700
Central Saanich	2	\$505,000	\$252,500	\$247,383	\$252,500
Sidney	8	\$2,492,000	\$311,500	\$277,488	\$256,000
Colwood	3	\$589,900	\$196,633	\$180,980	\$205,000
Langford	14	\$3,183,900	\$227,421	\$213,958	\$229,900
Sooke	2	\$264,900	\$132,450	\$141,760	\$132,450
Waterfront (all districts)	9	\$5,388,500	\$598,722	\$465,861	\$366,000
Total Greater Victoria	247	\$68,305,405	\$276,540	\$268,378	\$240,000
Total Condominium	247	\$68,305,405	\$276,540	\$268,378	\$240,000

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Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
● Townhouse					
Greater Victoria					
Victoria	13	\$5,275,780	\$405,829	\$392,437	\$390,000
Victoria West	2	\$447,500	\$223,750	\$428,657	\$223,750
Oak Bay	2	\$1,194,900	\$597,450	\$531,386	\$597,450
Esquimalt	4	\$973,000	\$243,250	\$258,875	\$248,500
View Royal	10	\$3,381,450	\$338,145	\$314,894	\$349,900
Saanich East	15	\$6,590,000	\$439,333	\$411,348	\$395,000
Saanich West	9	\$3,205,900	\$356,211	\$337,059	\$345,000
Central Saanich	1	\$296,000	\$296,000	\$305,435	\$296,000
North Saanich	1	\$396,000	\$396,000	\$396,000	\$396,000
Sidney	8	\$2,859,500	\$357,438	\$342,152	\$342,500
Colwood	3	\$1,219,800	\$406,600	\$352,320	\$399,900
Langford	3	\$817,000	\$272,333	\$271,199	\$274,000
Sooke	1	\$269,500	\$269,500	\$267,914	\$269,500
Waterfront (all districts)	2	\$1,715,000	\$857,500	\$613,242	\$857,500
Total Greater Victoria	74	\$28,641,330	\$387,045	\$363,407	\$362,875
Other Areas					
Upland / Mainland	1	\$255,000	\$255,000	\$197,317	\$255,000
Total Other Areas	1	\$255,000	\$255,000	\$319,044	\$255,000
Total Townhouse	75	\$28,896,330	\$385,284	\$362,151	\$360,500
● Manufactured Homes					
Greater Victoria					
View Royal	2	\$152,000	\$76,000	\$116,550	\$76,000
Central Saanich	6	\$910,000	\$151,667	\$130,448	\$152,250
Sidney	2	\$429,000	\$214,500	\$208,273	\$214,500
Langford	4	\$361,750	\$90,438	\$73,408	\$90,000
Sooke	5	\$269,500	\$53,900	\$74,158	\$64,000
Total Greater Victoria	19	\$2,122,250	\$111,697	\$113,542	\$96,000
Other Areas					
Shawnigan Lake / Malahat	2	\$145,100	\$72,550	\$87,688	\$72,550
Gulf Islands	2	\$399,500	\$199,750	\$157,375	\$199,750
Total Other Areas	4	\$544,600	\$136,150	\$105,385	\$142,300
Total Manufactured Homes	23	\$2,666,850	\$115,950	\$112,512	\$100,100
Total Residential	786	\$345,617,224			
● Lots & Acreage (Incl Wtrfrnt)	35	\$9,560,100	\$273,146		
● Commercial Land	4	\$4,767,100	\$1,191,775		
● Other Commercial Properties	18	\$5,020,078	\$278,893		
Grand Totals	843	\$364,964,502			