

Monthly Sales Summary

April 2006

May 1, 2006

Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
Residential					
● Single Family					
Greater Victoria					
Victoria	61	\$32,177,105	\$527,494	\$479,641	\$457,000
Victoria West	9	\$3,296,400	\$366,267	\$365,267	\$360,000
Oak Bay	22	\$16,426,000	\$746,636	\$731,014	\$705,000
Esquimalt	18	\$6,612,300	\$367,350	\$384,082	\$374,950
View Royal	13	\$5,919,830	\$455,372	\$471,638	\$445,000
Saanich East	78	\$46,173,048	\$591,962	\$543,321	\$518,500
Saanich West	33	\$16,044,500	\$486,197	\$430,577	\$401,000
Central Saanich	21	\$12,198,400	\$580,876	\$530,020	\$462,000
North Saanich	6	\$3,202,400	\$533,733	\$605,673	\$550,000
Sidney	14	\$6,528,000	\$466,286	\$419,567	\$414,500
Highlands	3	\$1,991,500	\$663,833	\$670,227	\$680,000
Colwood	25	\$11,207,500	\$448,300	\$433,471	\$420,000
Langford	65	\$26,692,074	\$410,647	\$402,327	\$402,500
Metchosin	4	\$2,848,900	\$712,225	\$552,194	\$577,500
Sooke	38	\$12,730,247	\$335,007	\$325,057	\$342,000
Waterfront (all districts)	12	\$12,372,000	\$1,031,000	\$1,536,350	\$965,000
Total Greater Victoria	422	\$216,420,204	\$512,844	\$513,676	\$445,000
Other Areas					
Shawnigan Lake / Malahat	2	\$813,500	\$406,750	\$344,753	\$406,750
Gulf Islands	21	\$9,781,400	\$465,781	\$495,714	\$405,000
Upland / Mainland	12	\$4,780,400	\$398,367	\$356,654	\$369,000
Waterfront (all districts)	7	\$5,363,000	\$766,143	\$783,028	\$745,000
Total Other Areas	42	\$20,738,300	\$493,769	\$468,747	\$408,500
Total Single Family	464	\$237,158,504	\$511,117	\$510,135	\$441,000
● Condominium					
Greater Victoria					
Victoria	83	\$24,317,477	\$292,982	\$276,848	\$245,000
Victoria West	9	\$3,402,000	\$378,000	\$417,718	\$315,000
Oak Bay	3	\$1,185,000	\$395,000	\$344,176	\$405,000
Esquimalt	8	\$1,491,200	\$186,400	\$218,464	\$208,000
View Royal	1	\$140,000	\$140,000	\$209,750	\$140,000
Saanich East	37	\$9,011,600	\$243,557	\$243,974	\$240,000
Saanich West	11	\$2,433,700	\$221,245	\$215,277	\$209,900
Central Saanich	3	\$733,000	\$244,333	\$246,773	\$225,500
Sidney	6	\$1,779,400	\$296,567	\$276,446	\$269,000
Colwood	3	\$477,000	\$159,000	\$168,400	\$122,000
Langford	12	\$2,839,730	\$236,644	\$218,616	\$239,900
Waterfront (all districts)	12	\$4,354,500	\$362,875	\$439,674	\$307,500
Total Greater Victoria	188	\$52,164,607	\$277,471	\$271,872	\$244,950
Total Condominium	188	\$52,164,607	\$277,471	\$271,872	\$244,950

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● Townhouse					
Greater Victoria					
Victoria	5	\$1,780,000	\$356,000	\$383,639	\$340,000
Victoria West	1	\$525,000	\$525,000	\$394,767	\$525,000
Esquimalt	7	\$2,163,700	\$309,100	\$282,836	\$287,000
View Royal	3	\$1,214,900	\$404,967	\$319,453	\$409,900
Saanich East	13	\$4,914,800	\$378,062	\$406,247	\$350,000
Saanich West	6	\$2,013,000	\$335,500	\$335,842	\$324,750
Central Saanich	2	\$590,000	\$295,000	\$298,600	\$295,000
Sidney	9	\$2,695,500	\$299,500	\$329,600	\$289,000
Colwood	5	\$1,774,800	\$354,960	\$353,054	\$325,000
Langford	5	\$1,305,900	\$261,180	\$266,687	\$287,000
Sooke	2	\$579,900	\$289,950	\$278,329	\$289,950
Waterfront (all districts)	2	\$1,310,000	\$655,000	\$647,033	\$655,000
Total Greater Victoria	60	\$20,867,500	\$347,792	\$359,895	\$327,000
Other Areas					
Gulf Islands	1	\$315,000	\$315,000	\$390,833	\$315,000
Total Other Areas	1	\$315,000	\$315,000	\$342,378	\$315,000
Total Townhouse	61	\$21,182,500	\$347,254	\$359,417	\$325,000
● Manufactured Homes					
Greater Victoria					
View Royal	4	\$246,000	\$61,500	\$111,000	\$59,000
Central Saanich	2	\$279,000	\$139,500	\$135,829	\$139,500
Sidney	5	\$1,144,000	\$228,800	\$218,538	\$223,000
Langford	6	\$333,600	\$55,600	\$65,831	\$50,550
Sooke	7	\$499,000	\$71,286	\$75,417	\$44,000
Waterfront (all districts)	1	\$17,000	\$17,000	\$72,000	\$17,000
Total Greater Victoria	25	\$2,518,600	\$100,744	\$112,761	\$66,000
Other Areas					
Gulf Islands	1	\$60,000	\$60,000	\$137,900	\$60,000
Total Other Areas	1	\$60,000	\$60,000	\$107,000	\$60,000
Total Manufactured Homes	26	\$2,578,600	\$99,177	\$112,092	\$63,000
Total Residential	739	\$313,084,211			
● Lots & Acreage (Incl Wtrfrnt)	32	\$8,804,100	\$275,128		
● Commercial Land	2	\$2,010,000	\$1,005,000		
● Other Commercial Properties	7	\$3,348,206	\$478,315		
Grand Totals	780	\$327,246,517			