

Monthly Sales Summary

October 2006

November 1, 2006

Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
Residential					
● Single Family					
Greater Victoria					
Victoria	38	\$17,462,500	\$459,539	\$503,400	\$409,500
Victoria West	2	\$868,900	\$434,450	\$377,820	\$434,450
Oak Bay	29	\$19,827,200	\$683,697	\$750,644	\$600,000
Esquimalt	15	\$6,416,500	\$427,767	\$405,891	\$426,000
View Royal	10	\$4,402,500	\$440,250	\$463,557	\$429,300
Saanich East	70	\$39,866,900	\$569,527	\$541,538	\$537,450
Saanich West	34	\$15,105,500	\$444,279	\$452,364	\$419,500
Central Saanich	15	\$8,245,650	\$549,710	\$562,814	\$429,000
North Saanich	8	\$5,210,000	\$651,250	\$623,119	\$620,000
Sidney	7	\$2,823,000	\$403,286	\$434,121	\$377,000
Highlands	1	\$760,000	\$760,000	\$525,400	\$760,000
Colwood	16	\$7,574,560	\$473,410	\$445,036	\$463,280
Langford	39	\$14,763,088	\$378,541	\$413,790	\$368,500
Metchosin	1	\$975,000	\$975,000	\$674,593	\$975,000
Sooke	14	\$4,675,800	\$333,986	\$363,417	\$323,750
Waterfront (all districts)	13	\$14,410,000	\$1,108,462	\$1,240,197	\$730,000
Total Greater Victoria	312	\$163,387,098	\$523,677	\$524,017	\$450,500
Other Areas					
Shawnigan Lake / Malahat	1	\$228,000	\$228,000	\$361,327	\$228,000
Gulf Islands	21	\$9,192,500	\$437,738	\$439,238	\$412,500
Upland / Mainland	7	\$2,316,095	\$330,871	\$410,663	\$340,595
Waterfront (all districts)	8	\$6,122,000	\$765,250	\$858,113	\$696,000
Total Other Areas	37	\$17,858,595	\$482,665	\$516,213	\$415,000
Total Single Family	349	\$181,245,693	\$519,329	\$523,231	\$449,000
● Condominium					
Greater Victoria					
Victoria	56	\$15,781,080	\$281,805	\$279,454	\$265,500
Victoria West	5	\$1,385,000	\$277,000	\$395,149	\$210,000
Oak Bay	2	\$478,000	\$239,000	\$368,295	\$239,000
Esquimalt	4	\$1,011,000	\$252,750	\$237,737	\$210,000
View Royal	1	\$179,900	\$179,900	\$308,745	\$179,900
Saanich East	24	\$5,659,300	\$235,804	\$273,925	\$247,500
Saanich West	10	\$1,952,500	\$195,250	\$212,454	\$187,500
Central Saanich	4	\$1,155,000	\$288,750	\$314,036	\$300,000
Sidney	9	\$2,358,900	\$262,100	\$267,795	\$269,900
Colwood	3	\$649,400	\$216,467	\$181,600	\$215,000
Langford	13	\$3,299,000	\$253,769	\$273,021	\$256,000
Sooke	1	\$233,400	\$233,400	\$175,483	\$233,400
Waterfront (all districts)	11	\$4,933,300	\$448,482	\$429,299	\$325,900
Total Greater Victoria	143	\$39,075,780	\$273,257	\$286,881	\$255,000
Other Areas					
Upland / Mainland	1	\$124,500	\$124,500	\$108,500	\$124,500
Total Other Areas	1	\$124,500	\$124,500	\$332,200	\$124,500
Total Condominium	144	\$39,200,280	\$272,224	\$287,079	\$252,500

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Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
● Townhouse					
Greater Victoria					
Victoria	9	\$3,435,800	\$381,756	\$364,477	\$355,000
Victoria West	1	\$592,000	\$592,000	\$450,750	\$592,000
Esquimalt	2	\$563,500	\$281,750	\$335,764	\$281,750
View Royal	5	\$1,424,000	\$284,800	\$326,968	\$286,000
Saanich East	11	\$4,592,400	\$417,491	\$430,153	\$422,000
Saanich West	5	\$1,699,000	\$339,800	\$344,516	\$285,000
Central Saanich	1	\$390,000	\$390,000	\$357,660	\$390,000
Sidney	3	\$995,500	\$331,833	\$339,855	\$329,000
Colwood	3	\$863,500	\$287,833	\$322,013	\$278,000
Langford	8	\$2,422,800	\$302,850	\$301,286	\$316,000
Sooke	1	\$295,000	\$295,000	\$303,167	\$295,000
Total Greater Victoria	49	\$17,273,500	\$352,520	\$359,401	\$330,000
Other Areas					
Gulf Islands	2	\$788,000	\$394,000	\$488,429	\$394,000
Upland / Mainland	1	\$225,000	\$225,000	\$244,283	\$225,000
Total Other Areas	3	\$1,013,000	\$337,667	\$404,483	\$388,000
Total Townhouse	52	\$18,286,500	\$351,663	\$361,476	\$335,000
● Manufactured Homes					
Greater Victoria					
View Royal	5	\$509,000	\$101,800	\$107,670	\$111,000
Sidney	1	\$200,000	\$200,000	\$240,250	\$200,000
Langford	5	\$451,900	\$90,380	\$71,272	\$86,000
Sooke	0	\$62,000	\$62,000	\$84,576	\$62,000
Total Greater Victoria	11	\$1,222,900	\$111,173	\$117,148	\$102,450
Other Areas					
Shawnigan Lake / Malahat	-1	(\$138,000)	(\$138,000)	\$50,000	
Total Other Areas	-1	(\$138,000)	\$138,000	\$118,167	
Total Manufactured Homes	10	\$1,084,900	\$108,490	\$117,232	\$102,450
Total Residential	555	\$239,817,373			
● Lots & Acreage (Incl Wtrfrnt)					
	21	\$7,535,300	\$358,824		
● Commercial Land					
	2	\$3,031,000	\$1,515,500		
● Other Commercial Properties					
	12	\$4,099,973	\$341,664		
Grand Totals	590	\$254,483,646			