

Monthly Sales Summary

January 2008

February 1, 2008

Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
Residential					
● Single Family					
Greater Victoria					
Victoria	31	\$18,278,700	\$589,635	\$557,981	\$550,000
Victoria West	1	\$370,500	\$370,500	\$463,946	\$370,500
Oak Bay	10	\$8,468,000	\$846,800	\$885,669	\$840,000
Esquimalt	9	\$4,338,950	\$482,106	\$449,901	\$490,000
View Royal	4	\$1,803,000	\$450,750	\$542,281	\$468,500
Saanich East	51	\$30,968,500	\$607,225	\$625,197	\$549,000
Saanich West	22	\$13,297,500	\$604,432	\$542,950	\$529,500
Central Saanich	12	\$6,342,650	\$528,554	\$605,964	\$537,450
North Saanich	7	\$5,149,000	\$735,571	\$716,310	\$730,000
Sidney	4	\$1,932,900	\$483,225	\$468,128	\$469,950
Highlands	3	\$1,603,000	\$534,333	\$704,469	\$563,000
Colwood	17	\$9,307,888	\$547,523	\$520,701	\$539,900
Langford	28	\$14,187,370	\$506,692	\$482,669	\$494,018
Sooke	18	\$7,352,400	\$408,467	\$403,735	\$399,900
Waterfront (all districts)	11	\$14,869,900	\$1,351,809	\$1,262,720	\$1,125,000
Total Greater Victoria	228	\$138,270,258	\$606,449	\$586,338	\$530,200
Other Areas					
Shawnigan Lake / Malahat	1	\$334,700	\$334,700	\$470,255	\$334,700
Gulf Islands	10	\$4,704,500	\$470,450	\$478,085	\$446,000
Upland / Mainland	7	\$3,405,900	\$486,557	\$465,285	\$390,000
Waterfront (all districts)	3	\$7,740,000	\$2,580,000	\$1,124,000	\$2,090,000
Total Other Areas	21	\$16,185,100	\$770,719	\$580,621	\$450,000
Total Single Family	249	\$154,455,358	\$620,303	\$585,852	\$529,900
● Condominium					
Greater Victoria					
Victoria	48	\$16,363,100	\$340,898	\$330,146	\$291,500
Victoria West	6	\$2,688,900	\$448,150	\$414,084	\$392,000
Oak Bay	5	\$2,730,000	\$546,000	\$371,308	\$505,000
Esquimalt	6	\$1,424,400	\$237,400	\$303,683	\$245,500
View Royal	2	\$636,100	\$318,050	\$312,031	\$318,050
Saanich East	15	\$4,693,300	\$312,887	\$295,014	\$295,000
Saanich West	9	\$2,578,300	\$286,478	\$255,331	\$264,000
Central Saanich	5	\$1,592,300	\$318,460	\$277,880	\$334,900
North Saanich	1	\$299,900	\$299,900	\$346,567	\$299,900
Sidney	9	\$2,968,700	\$329,856	\$324,796	\$330,000
Colwood	4	\$1,201,700	\$300,425	\$281,767	\$312,400
Langford	8	\$2,318,900	\$289,863	\$287,115	\$294,500
Sooke	1	\$150,000	\$150,000	\$186,000	\$150,000
Waterfront (all districts)	6	\$3,985,000	\$664,167	\$572,205	\$602,500
Total Greater Victoria	125	\$43,630,600	\$349,045	\$326,346	\$304,450
Total Condominium	125	\$43,630,600	\$349,045	\$326,904	\$304,450

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● Townhouse					
Greater Victoria					
Victoria	2	\$970,000	\$485,000	\$457,964	\$485,000
Esquimalt	1	\$351,200	\$351,200	\$367,414	\$351,200
View Royal	2	\$493,000	\$246,500	\$343,125	\$246,500
Saanich East	6	\$2,765,500	\$460,917	\$480,365	\$470,000
Saanich West	4	\$1,690,000	\$422,500	\$386,910	\$420,000
Central Saanich	4	\$1,627,900	\$406,975	\$403,943	\$410,750
North Saanich	1	\$525,000	\$525,000	\$534,957	\$525,000
Sidney	3	\$1,302,813	\$434,271	\$440,764	\$319,313
Colwood	3	\$1,365,300	\$455,100	\$514,878	\$429,900
Langford	11	\$3,946,100	\$358,736	\$344,941	\$362,500
Sooke	2	\$625,465	\$312,733	\$324,895	\$312,732
Waterfront (all districts)	2	\$1,695,000	\$847,500	\$716,767	\$847,500
Total Greater Victoria	41	\$17,357,278	\$423,348	\$423,363	\$392,900
Other Areas					
Gulf Islands	2	\$865,000	\$432,500	\$426,685	\$432,500
Total Other Areas	2	\$865,000	\$432,500	\$336,159	\$432,500
Total Townhouse	43	\$18,222,278	\$423,774	\$419,926	\$392,950
● Manufactured Homes					
Greater Victoria					
Central Saanich	5	\$797,400	\$159,480	\$164,957	\$164,000
Sidney	1	\$230,000	\$230,000	\$264,188	\$230,000
Langford	5	\$308,000	\$61,600	\$77,707	\$65,000
Sooke	4	\$449,500	\$112,375	\$72,950	\$95,000
Total Greater Victoria	15	\$1,784,900	\$118,993	\$127,262	\$112,000
Other Areas					
Gulf Islands	1	\$172,000	\$172,000	\$190,750	\$172,000
Total Other Areas	1	\$172,000	\$172,000	\$145,500	\$172,000
Total Manufactured Homes	16	\$1,956,900	\$122,306	\$128,999	\$118,500
Total Residential	433	\$218,265,136			

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Other Property					
● Lots & Acreage (Incl Wtrfrnt)					
Greater Victoria					
Victoria	1	\$240,000	\$240,000	\$282,500	\$240,000
Oak Bay	1	\$1,010,000	\$1,010,000	\$1,010,000	\$1,010,000
Saanich East	1	\$325,000	\$325,000	\$814,986	\$325,000
Central Saanich	1	\$374,000	\$374,000	\$469,633	\$374,000
North Saanich	1	\$450,000	\$450,000	\$395,971	\$450,000
Highlands	1	\$365,000	\$365,000	\$361,164	\$365,000
Colwood	3	\$735,000	\$245,000	\$244,222	\$235,000
Langford	3	\$640,000	\$213,333	\$309,767	\$198,500
Metchosin	2	\$514,900	\$257,450	\$939,380	\$257,450
Sooke	1	\$169,900	\$169,900	\$228,416	\$169,900
Total Greater Victoria	15	\$4,823,800	\$321,587	\$415,349	\$252,500
Other Areas					
Shawnigan Lake / Malahat	3	\$800,000	\$266,667	\$243,391	\$240,000
Gulf Islands	1	\$420,000	\$420,000	\$332,319	\$420,000
Upland / Mainland	1	\$279,900	\$279,900	\$262,514	\$279,900
Total Other Areas	5	\$1,499,900	\$299,980	\$293,926	\$279,900
Total Lots & Acreage (Incl Wtrfrnt)	20	\$6,323,700	\$316,185	\$363,646	\$261,200
● Other Commercial Properties					
	11	\$4,083,050	\$371,186		
Grand Totals	464	\$228,671,886			