

Monthly Sales Summary

February 2008

March 3, 2008

Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
Residential					
● Single Family					
Greater Victoria					
Victoria	40	\$23,935,673	\$598,392	\$578,392	\$545,000
Victoria West	6	\$2,827,500	\$471,250	\$471,400	\$466,250
Oak Bay	19	\$14,183,700	\$746,511	\$888,396	\$720,000
Esquimalt	16	\$7,660,388	\$478,774	\$466,292	\$467,000
View Royal	9	\$4,866,500	\$540,722	\$541,049	\$517,000
Saanich East	65	\$43,580,450	\$670,468	\$639,293	\$629,000
Saanich West	38	\$20,630,650	\$542,912	\$534,546	\$522,500
Central Saanich	10	\$6,245,875	\$624,588	\$616,592	\$586,000
North Saanich	11	\$8,648,150	\$786,195	\$716,683	\$780,000
Sidney	5	\$2,626,900	\$525,380	\$479,667	\$417,000
Highlands	3	\$2,018,900	\$672,967	\$700,921	\$629,000
Colwood	16	\$8,690,200	\$543,138	\$518,197	\$478,000
Langford	31	\$15,595,795	\$503,090	\$487,902	\$450,000
Metchosin	1	\$710,000	\$710,000	\$743,467	\$710,000
Sooke	22	\$9,169,350	\$416,789	\$404,967	\$409,900
Waterfront (all districts)	3	\$1,862,000	\$620,667	\$1,202,986	\$563,000
Total Greater Victoria	295	\$173,252,031	\$587,295	\$588,826	\$543,500
Other Areas					
Shawnigan Lake / Malahat	2	\$830,000	\$415,000	\$472,256	\$415,000
Gulf Islands	13	\$6,658,450	\$512,188	\$493,116	\$450,000
Upland / Mainland	2	\$822,000	\$411,000	\$490,223	\$411,000
Waterfront (all districts)	4	\$8,235,000	\$2,058,750	\$1,281,179	\$1,975,000
Total Other Areas	21	\$16,545,450	\$787,879	\$646,657	\$572,000
Total Single Family	316	\$189,797,481	\$600,625	\$593,358	\$545,000
● Condominium					
Greater Victoria					
Victoria	67	\$21,869,840	\$326,416	\$336,901	\$295,000
Victoria West	4	\$2,431,900	\$607,975	\$440,200	\$398,000
Oak Bay	2	\$856,000	\$428,000	\$400,470	\$428,000
Esquimalt	4	\$1,053,100	\$263,275	\$282,721	\$229,050
View Royal	5	\$1,889,500	\$377,900	\$335,956	\$354,900
Saanich East	31	\$10,088,883	\$325,448	\$308,690	\$292,000
Saanich West	10	\$2,402,900	\$240,290	\$256,253	\$235,000
Central Saanich	4	\$1,347,300	\$336,825	\$299,892	\$343,700
North Saanich	1	\$299,900	\$299,900	\$346,567	\$299,900
Sidney	7	\$2,051,400	\$293,057	\$331,826	\$255,000
Colwood	9	\$2,780,287	\$308,921	\$287,866	\$289,900
Langford	26	\$8,306,677	\$319,488	\$301,773	\$324,000
Waterfront (all districts)	6	\$3,414,500	\$569,083	\$592,603	\$577,250
Total Greater Victoria	176	\$58,792,187	\$334,047	\$334,221	\$299,900
Other Areas					
Upland / Mainland	1	\$221,000	\$221,000	\$152,850	\$221,000
Total Other Areas	1	\$221,000	\$221,000	\$382,443	\$221,000
Total Condominium	177	\$59,013,187	\$333,408	\$334,577	\$299,450

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● Townhouse					
Greater Victoria					
Victoria	7	\$3,027,900	\$432,557	\$474,933	\$370,000
Victoria West	1	\$438,000	\$438,000	\$323,047	\$438,000
Esquimalt	3	\$1,144,400	\$381,467	\$354,950	\$419,500
View Royal	4	\$1,385,000	\$346,250	\$359,447	\$382,500
Saanich East	10	\$4,552,900	\$455,290	\$487,336	\$453,200
Saanich West	11	\$4,772,000	\$433,818	\$406,566	\$395,000
Central Saanich	2	\$889,500	\$444,750	\$402,206	\$444,750
North Saanich	1	\$515,000	\$515,000	\$529,243	\$515,000
Sidney	12	\$4,782,500	\$398,542	\$420,944	\$400,000
Colwood	4	\$1,799,447	\$449,862	\$533,087	\$434,224
Langford	12	\$4,345,200	\$362,100	\$348,519	\$365,000
Waterfront (all districts)	2	\$1,615,000	\$807,500	\$774,590	\$807,500
Total Greater Victoria	69	\$29,266,847	\$424,157	\$430,621	\$392,000
Other Areas					
Gulf Islands	4	\$1,583,500	\$395,875	\$410,112	\$469,750
Total Other Areas	4	\$1,583,500	\$395,875	\$342,415	\$469,750
Total Townhouse	73	\$30,850,347	\$422,607	\$426,685	\$395,000
● Manufactured Homes					
Greater Victoria					
View Royal	3	\$601,000	\$200,333	\$159,482	\$167,000
Central Saanich	2	\$209,000	\$104,500	\$152,457	\$104,500
Sidney	2	\$540,000	\$270,000	\$261,286	\$270,000
Langford	1	\$210,000	\$210,000	\$84,231	\$210,000
Sooke	5	\$447,500	\$89,500	\$80,912	\$91,500
Total Greater Victoria	13	\$2,007,500	\$154,423	\$125,978	\$130,000
Total Manufactured Homes	13	\$2,007,500	\$154,423	\$126,724	\$130,000
Total Residential	579	\$281,668,515			

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Other Property					
● Lots & Acreage (Incl Wtrfrnt)					
Greater Victoria					
Saanich East	3	\$1,304,900	\$434,967	\$700,980	\$325,000
Saanich West	1	\$630,000	\$630,000	\$637,014	\$630,000
Central Saanich	3	\$974,700	\$324,900	\$421,389	\$334,900
North Saanich	3	\$1,129,000	\$376,333	\$393,978	\$398,000
Sidney	-1	(\$549,000)	(\$549,000)	\$549,000	
Colwood	3	\$1,167,500	\$389,167	\$297,500	\$405,000
Langford	2	\$653,000	\$326,500	\$317,967	\$326,500
Sooke	7	\$1,279,200	\$182,743	\$221,210	\$177,450
Total Greater Victoria	21	\$6,589,300	\$313,776	\$405,711	\$318,000
Other Areas					
Gulf Islands	2	\$757,000	\$378,500	\$312,967	\$378,500
Upland / Mainland	1	\$525,000	\$525,000	\$340,700	\$525,000
Total Other Areas	3	\$1,282,000	\$427,333	\$308,241	\$437,500
Total Lots & Acreage (Incl Wtrfrnt)	24	\$7,871,300	\$327,971	\$374,177	\$322,250
● Commercial Land					
	1	\$2,850,000	\$2,850,000		
● Other Commercial Properties					
	15	\$2,021,357	\$134,757		
Grand Totals					
	619	\$294,411,172			