

Monthly Sales Summary

April 1, 2008

March 2008

Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
Residential					
● Single Family					
Greater Victoria					
Victoria	45	\$27,870,000	\$619,333	\$591,833	\$525,000
Victoria West	5	\$2,394,400	\$478,880	\$471,739	\$510,000
Oak Bay	19	\$15,905,500	\$837,132	\$858,307	\$770,000
Esquimalt	5	\$2,730,700	\$546,140	\$482,199	\$506,000
View Royal	8	\$4,288,500	\$536,063	\$534,664	\$481,750
Saanich East	78	\$49,902,000	\$639,769	\$643,485	\$621,000
Saanich West	52	\$27,677,112	\$532,252	\$537,977	\$498,500
Central Saanich	19	\$9,970,800	\$524,779	\$568,316	\$532,000
North Saanich	6	\$4,727,500	\$787,917	\$730,185	\$716,000
Sidney	13	\$5,745,500	\$441,962	\$466,908	\$430,000
Highlands	3	\$2,017,000	\$672,333	\$695,876	\$680,000
Colwood	12	\$5,556,900	\$463,075	\$500,491	\$460,000
Langford	56	\$26,875,733	\$479,924	\$485,398	\$450,000
Metchosin	5	\$2,816,000	\$563,200	\$676,400	\$555,000
Sooke	36	\$16,569,061	\$460,252	\$419,395	\$446,000
Waterfront (all districts)	12	\$18,297,000	\$1,524,750	\$1,303,415	\$1,320,000
Total Greater Victoria	374	\$223,343,706	\$597,176	\$591,439	\$529,625
Other Areas					
Shawnigan Lake / Malahat	5	\$3,146,500	\$629,300	\$499,780	\$417,500
Gulf Islands	19	\$11,502,000	\$605,368	\$525,983	\$565,000
Upland / Mainland	7	\$3,120,500	\$445,786	\$488,106	\$369,000
Waterfront (all districts)	2	\$2,820,000	\$1,410,000	\$1,315,704	\$1,410,000
Total Other Areas	33	\$20,589,000	\$623,909	\$662,190	\$565,000
Total Single Family	407	\$243,932,706	\$599,343	\$596,921	\$532,000
● Condominium					
Greater Victoria					
Victoria	80	\$26,968,322	\$337,104	\$339,249	\$296,000
Victoria West	11	\$3,780,200	\$343,655	\$415,659	\$310,000
Oak Bay	3	\$1,237,500	\$412,500	\$400,845	\$475,000
Esquimalt	5	\$1,487,900	\$297,580	\$276,935	\$305,000
View Royal	3	\$1,093,798	\$364,599	\$352,567	\$344,900
Saanich East	22	\$6,825,700	\$310,259	\$312,389	\$300,000
Saanich West	10	\$2,624,000	\$262,400	\$261,221	\$262,550
Central Saanich	3	\$1,047,000	\$349,000	\$318,969	\$336,000
Sidney	3	\$1,294,000	\$431,333	\$342,421	\$429,000
Colwood	9	\$2,775,200	\$308,356	\$291,084	\$284,900
Langford	14	\$4,176,220	\$298,301	\$304,288	\$305,560
Sooke	2	\$436,000	\$218,000	\$193,400	\$218,000
Waterfront (all districts)	5	\$2,139,000	\$427,800	\$494,424	\$485,000
Total Greater Victoria	170	\$55,884,840	\$328,734	\$331,830	\$300,000
Total Condominium	170	\$55,884,840	\$328,734	\$332,552	\$300,000

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● Townhouse					
Greater Victoria					
Victoria	7	\$3,203,250	\$457,607	\$486,080	\$403,000
Victoria West	5	\$2,559,000	\$511,800	\$414,182	\$560,000
Esquimalt	2	\$797,900	\$398,950	\$361,178	\$398,950
View Royal	4	\$1,080,000	\$270,000	\$315,667	\$193,500
Saanich East	14	\$7,014,800	\$501,057	\$486,440	\$515,000
Saanich West	6	\$2,977,900	\$496,317	\$424,360	\$484,000
Central Saanich	2	\$913,395	\$456,698	\$422,100	\$456,698
North Saanich	4	\$2,208,700	\$552,175	\$537,582	\$564,900
Sidney	2	\$1,030,000	\$515,000	\$421,447	\$515,000
Colwood	5	\$2,295,700	\$459,140	\$511,819	\$385,900
Langford	9	\$3,259,400	\$362,156	\$358,422	\$356,000
Sooke	3	\$1,064,645	\$354,882	\$352,614	\$344,900
Waterfront (all districts)	3	\$1,780,000	\$593,333	\$758,718	\$620,000
Total Greater Victoria	66	\$30,184,690	\$457,344	\$440,472	\$407,622
Other Areas					
Gulf Islands	2	\$985,000	\$492,500	\$418,792	\$492,500
Total Other Areas	2	\$985,000	\$492,500	\$367,353	\$492,500
Total Townhouse	68	\$31,169,690	\$458,378	\$437,523	\$411,500
● Manufactured Homes					
Greater Victoria					
Central Saanich	4	\$591,000	\$147,750	\$154,435	\$158,000
Sidney	1	\$307,500	\$307,500	\$267,357	\$307,500
Langford	4	\$296,500	\$74,125	\$85,091	\$73,000
Sooke	6	\$659,000	\$109,833	\$88,275	\$88,000
Total Greater Victoria	15	\$1,854,000	\$123,600	\$128,121	\$84,000
Other Areas					
Upland / Mainland	1	\$143,000	\$143,000	\$143,000	\$143,000
Total Other Areas	1	\$143,000	\$143,000	\$134,333	\$143,000
Total Manufactured Homes	16	\$1,997,000	\$124,813	\$128,749	\$90,500
Total Residential	661	\$332,984,236			

Monthly Sales Summary

March 2008

April 1, 2008

Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
Other Property					
● Lots & Acreage (Incl Wtrfrnt)					
Greater Victoria					
Victoria	1	\$299,900	\$299,900	\$269,950	\$299,900
View Royal	4	\$1,110,585	\$277,646	\$352,264	\$278,145
Saanich East	2	\$841,130	\$420,565	\$653,103	\$420,565
Saanich West	2	\$1,152,000	\$576,000	\$708,650	\$576,000
Central Saanich	5	\$1,705,700	\$341,140	\$399,938	\$349,900
Langford	5	\$1,154,500	\$230,900	\$318,375	\$255,000
Sooke	4	\$603,900	\$150,975	\$203,411	\$147,450
Total Greater Victoria	23	\$6,867,715	\$298,596	\$393,209	\$283,395
Other Areas					
Shawnigan Lake / Malahat	3	\$511,800	\$170,600	\$207,350	\$170,000
Gulf Islands	6	\$1,369,000	\$228,167	\$296,293	\$255,000
Upland / Mainland	1	\$1,182,000	\$1,182,000	\$508,960	\$1,182,000
Total Other Areas	10	\$3,062,800	\$306,280	\$304,669	\$198,450
Total Lots & Acreage (Incl Wtrfrnt)	33	\$9,930,515	\$300,925	\$366,262	\$272,895
● Commercial Land					
	2	\$4,020,000	\$2,010,000		
● Other Commercial Properties					
	11	\$2,615,104	\$237,737		
Grand Totals					
	707	\$349,549,855			