

Monthly Sales Summary

September 2008

October 1, 2008

Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
Residential					
● Single Family					
Greater Victoria					
Victoria	46	\$25,020,200	\$543,917	\$567,518	\$502,500
Oak Bay	23	\$17,270,400	\$750,887	\$881,980	\$625,000
Esquimalt	6	\$3,059,000	\$509,833	\$477,175	\$506,000
View Royal	8	\$4,337,000	\$542,125	\$560,491	\$555,750
Saanich East	53	\$33,433,268	\$630,816	\$632,624	\$580,000
Saanich West	36	\$16,979,600	\$471,656	\$533,116	\$446,000
Central Saanich	7	\$4,717,000	\$673,857	\$632,577	\$565,000
North Saanich	5	\$3,915,400	\$783,080	\$722,898	\$707,500
Sidney	11	\$4,674,000	\$424,909	\$484,416	\$417,500
Colwood	14	\$6,247,500	\$446,250	\$509,206	\$442,500
Langford	46	\$22,257,300	\$483,854	\$506,027	\$469,950
Metchosin	4	\$2,465,000	\$616,250	\$638,747	\$620,000
Sooke	23	\$9,242,000	\$401,826	\$427,349	\$390,000
Waterfront (all districts)	4	\$3,477,500	\$869,375	\$1,029,947	\$838,750
Total Greater Victoria	286	\$157,095,168	\$549,284	\$585,643	\$500,000
Other Areas					
Shawnigan Lake / Malahat	3	\$1,198,900	\$399,633	\$440,770	\$404,000
Gulf Islands	12	\$7,875,400	\$656,283	\$565,397	\$505,000
Upland / Mainland	4	\$2,226,000	\$556,500	\$486,766	\$482,500
Waterfront (all districts)	4	\$3,790,000	\$947,500	\$1,012,274	\$867,500
Total Other Areas	23	\$15,090,300	\$656,100	\$624,859	\$522,500
Total Single Family	309	\$172,185,468	\$557,235	\$588,588	\$500,000
● Condominium					
Greater Victoria					
Victoria	46	\$13,982,126	\$303,959	\$294,980	\$269,186
Victoria West	5	\$1,993,500	\$398,700	\$385,894	\$320,000
Esquimalt	9	\$2,115,000	\$235,000	\$282,322	\$214,500
View Royal	1	\$294,000	\$294,000	\$321,025	\$294,000
Saanich East	12	\$3,938,295	\$328,191	\$324,236	\$327,450
Saanich West	10	\$2,482,400	\$248,240	\$264,585	\$252,500
Central Saanich	2	\$539,500	\$269,750	\$285,562	\$269,750
Sidney	5	\$2,079,000	\$415,800	\$352,054	\$395,000
Colwood	2	\$464,900	\$232,450	\$272,276	\$232,450
Langford	15	\$4,251,700	\$283,447	\$292,920	\$268,000
Waterfront (all districts)	4	\$3,331,000	\$832,750	\$705,191	\$788,000
Total Greater Victoria	111	\$35,471,421	\$319,562	\$318,578	\$276,000
Total Condominium	111	\$35,471,421	\$319,562	\$318,315	\$276,000

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● Townhouse					
Greater Victoria					
Victoria	6	\$3,444,900	\$574,150	\$447,317	\$485,000
Victoria West	1	\$322,000	\$322,000	\$433,347	\$322,000
Esquimalt	1	\$355,000	\$355,000	\$365,100	\$355,000
View Royal	1	\$390,000	\$390,000	\$379,896	\$390,000
Saanich East	9	\$3,779,400	\$419,933	\$496,127	\$392,500
Saanich West	5	\$1,810,800	\$362,160	\$412,892	\$380,000
Central Saanich	2	\$680,000	\$340,000	\$354,065	\$340,000
Sidney	3	\$936,900	\$312,300	\$409,686	\$307,900
Colwood	5	\$2,334,800	\$466,960	\$467,512	\$350,000
Langford	13	\$4,763,500	\$366,423	\$363,409	\$370,000
Sooke	2	\$511,530	\$255,765	\$342,706	\$255,765
Waterfront (all districts)	2	\$1,224,900	\$612,450	\$604,255	\$612,450
Total Greater Victoria	50	\$20,553,730	\$411,075	\$429,026	\$372,500
Other Areas					
Gulf Islands	1	\$372,500	\$372,500	\$419,938	\$372,500
Upland / Mainland	1	\$319,000	\$319,000	\$336,781	\$319,000
Waterfront (all districts)	1	\$235,000	\$235,000	\$401,333	\$235,000
Total Other Areas	3	\$926,500	\$308,833	\$387,305	\$319,000
Total Townhouse	53	\$21,480,230	\$405,287	\$427,207	\$370,000
● Manufactured Homes					
Greater Victoria					
View Royal	2	\$317,000	\$158,500	\$121,875	\$158,500
Central Saanich	4	\$752,888	\$188,222	\$185,590	\$163,944
Langford	3	\$271,500	\$90,500	\$71,932	\$65,000
Sooke	1	\$95,000	\$95,000	\$101,765	\$95,000
Total Greater Victoria	10	\$1,436,388	\$143,639	\$135,648	\$145,500
Other Areas					
Gulf Islands	2	\$355,500	\$177,750	\$172,250	\$177,750
Total Other Areas	2	\$355,500	\$177,750	\$152,773	\$177,750
Total Manufactured Homes	12	\$1,791,888	\$149,324	\$137,570	\$147,444
Total Residential	485	\$230,929,007			

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Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
Other Property					
● Lots & Acreage (Incl Wtrfrnt)					
Greater Victoria					
Saanich East	2	\$669,000	\$334,500	\$541,050	\$334,500
Saanich West	2	\$575,000	\$287,500	\$367,000	\$287,500
Langford	2	\$739,900	\$369,950	\$339,448	\$369,950
Metchosin	1	\$480,000	\$480,000	\$379,067	\$480,000
Sooke	1	\$216,500	\$216,500	\$283,915	\$216,500
Total Greater Victoria	8	\$2,680,400	\$335,050	\$389,186	\$327,000
Other Areas					
Shawnigan Lake / Malahat	1	\$111,000	\$111,000	\$264,658	\$111,000
Gulf Islands	2	\$601,500	\$300,750	\$227,113	\$300,750
Upland / Mainland	1	\$152,000	\$152,000	\$170,857	\$152,000
Total Other Areas	4	\$864,500	\$216,125	\$228,607	\$198,500
Total Lots & Acreage (Incl Wtrfrnt)	12	\$3,544,900	\$295,408	\$337,474	\$307,450
● Commercial Land					
	1	\$749,000	\$749,000		
● Other Commercial Properties					
	14	\$4,105,086	\$293,220		
Grand Totals					
	512	\$239,327,993			