

Monthly Sales Summary

October 2008

November 5, 2008

Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
Residential					
● Single Family					
Greater Victoria					
Victoria	15	\$7,266,900	\$484,460	\$562,322	\$434,000
Victoria West	1	\$445,000	\$445,000	\$486,944	\$445,000
Oak Bay	12	\$12,822,000	\$1,068,500	\$879,049	\$844,500
Esquimalt	6	\$2,597,900	\$432,983	\$472,960	\$442,500
View Royal	7	\$3,472,900	\$496,129	\$561,513	\$545,000
Saanich East	37	\$22,975,600	\$620,962	\$626,149	\$575,000
Saanich West	25	\$11,782,800	\$471,312	\$519,172	\$480,000
Central Saanich	7	\$3,411,600	\$487,371	\$623,167	\$469,000
North Saanich	2	\$1,237,500	\$618,750	\$709,249	\$618,750
Sidney	3	\$1,810,100	\$603,367	\$490,430	\$487,500
Highlands	2	\$1,329,900	\$664,950	\$575,255	\$664,950
Colwood	12	\$5,597,000	\$466,417	\$501,661	\$421,500
Langford	21	\$10,224,800	\$486,895	\$499,617	\$450,000
Metchosin	3	\$1,418,000	\$472,667	\$583,188	\$459,000
Sooke	10	\$3,871,500	\$387,150	\$427,515	\$400,000
Waterfront (all districts)	5	\$4,781,000	\$956,200	\$945,218	\$1,025,000
Total Greater Victoria	168	\$95,044,500	\$565,741	\$574,848	\$495,000
Other Areas					
Shawnigan Lake / Malahat	3	\$1,300,900	\$433,633	\$442,108	\$445,450
Gulf Islands	6	\$2,363,500	\$393,917	\$548,822	\$394,250
Upland / Mainland	4	\$1,857,000	\$464,250	\$489,593	\$435,000
Waterfront (all districts)	3	\$1,550,000	\$516,667	\$961,832	\$500,000
Total Other Areas	16	\$7,071,400	\$441,963	\$612,606	\$430,000
Total Single Family	184	\$102,115,900	\$554,978	\$577,776	\$489,700
● Condominium					
Greater Victoria					
Victoria	24	\$7,147,450	\$297,810	\$292,522	\$295,000
Victoria West	5	\$1,834,000	\$366,800	\$379,221	\$358,000
Oak Bay	2	\$532,000	\$266,000	\$388,383	\$266,000
Esquimalt	2	\$617,500	\$308,750	\$284,910	\$308,750
View Royal	2	\$899,800	\$449,900	\$337,988	\$384,900
Saanich East	15	\$4,780,900	\$318,727	\$317,579	\$265,000
Saanich West	3	\$708,000	\$236,000	\$257,460	\$243,000
Sidney	2	\$828,500	\$414,250	\$359,068	\$414,250
Colwood	3	\$770,500	\$256,833	\$262,954	\$287,000
Langford	13	\$3,286,500	\$252,808	\$287,885	\$259,000
Waterfront (all districts)	5	\$3,145,000	\$629,000	\$681,203	\$660,000
Total Greater Victoria	76	\$24,550,150	\$323,028	\$316,696	\$280,000
Total Condominium	76	\$24,550,150	\$323,028	\$316,644	\$280,000

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● Townhouse					
Greater Victoria					
Victoria	3	\$1,275,000	\$425,000	\$443,395	\$405,000
Victoria West	3	\$1,026,000	\$342,000	\$418,745	\$288,000
Esquimalt	2	\$670,500	\$335,250	\$368,318	\$335,250
View Royal	2	\$355,000	\$177,500	\$356,096	\$177,500
Saanich East	2	\$902,000	\$451,000	\$489,570	\$451,000
Saanich West	3	\$919,000	\$306,333	\$396,966	\$305,000
North Saanich	1	\$409,000	\$409,000	\$467,000	\$409,000
Sidney	1	\$430,000	\$430,000	\$426,272	\$430,000
Colwood	2	\$1,108,000	\$554,000	\$498,830	\$554,000
Langford	3	\$887,500	\$295,833	\$364,156	\$292,500
Sooke	1	\$322,000	\$322,000	\$329,848	\$322,000
Waterfront (all districts)	2	\$1,334,000	\$667,000	\$613,908	\$667,000
Total Greater Victoria	25	\$9,638,000	\$385,520	\$427,582	\$350,000
Other Areas					
Gulf Islands	1	\$495,000	\$495,000	\$425,357	\$495,000
Total Other Areas	1	\$495,000	\$495,000	\$389,146	\$495,000
Total Townhouse	26	\$10,133,000	\$389,731	\$425,866	\$369,500
● Manufactured Homes					
Greater Victoria					
View Royal	2	\$289,900	\$144,950	\$119,173	\$144,950
Central Saanich	2	\$338,000	\$169,000	\$170,885	\$169,000
Langford	1	\$72,000	\$72,000	\$72,310	\$72,000
Waterfront (all districts)	1	\$145,000	\$145,000	\$125,000	\$145,000
Total Greater Victoria	6	\$844,900	\$140,817	\$135,813	\$147,500
Other Areas					
Gulf Islands	2	\$313,500	\$156,750	\$168,375	\$156,750
Total Other Areas	2	\$313,500	\$156,750	\$153,385	\$156,750
Total Manufactured Homes	8	\$1,158,400	\$144,800	\$138,469	\$147,500
Total Residential	294	\$137,957,450			

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Other Property					
● Lots & Acreage (Incl Wtrfrnt)					
Greater Victoria					
Oak Bay	1	\$690,000	\$690,000	\$937,500	\$690,000
Saanich East	1	\$400,000	\$400,000	\$514,800	\$400,000
Central Saanich	1	\$269,000	\$269,000	\$464,000	\$269,000
Highlands	1	\$249,900	\$249,900	\$387,257	\$249,900
Colwood	1	\$430,000	\$430,000	\$275,500	\$430,000
Total Greater Victoria	5	\$2,038,900	\$407,780	\$388,152	\$400,000
Other Areas					
Gulf Islands	2	\$350,000	\$175,000	\$222,509	\$175,000
Total Other Areas	2	\$350,000	\$175,000	\$220,944	\$175,000
Total Lots & Acreage (Incl Wtrfrnt)	7	\$2,388,900	\$341,271	\$334,580	\$295,000
● Commercial Land					
	1	\$412,500	\$412,500		
● Other Commercial Properties					
	14	\$3,149,186	\$224,942		
Grand Totals					
	316	\$143,908,036			