

Monthly Sales Summary

November 2008

December 1, 2008

Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
Residential					
● Single Family					
Greater Victoria					
Victoria	10	\$4,561,000	\$456,100	\$543,000	\$429,500
Victoria West	1	\$410,000	\$410,000	\$471,875	\$410,000
Oak Bay	4	\$3,782,500	\$945,625	\$872,645	\$882,500
Esquimalt	8	\$3,832,500	\$479,063	\$457,596	\$487,500
View Royal	3	\$1,778,500	\$592,833	\$559,809	\$487,000
Saanich East	38	\$21,685,900	\$570,682	\$618,174	\$552,500
Saanich West	21	\$9,793,550	\$466,360	\$500,060	\$460,000
Central Saanich	5	\$2,439,635	\$487,927	\$622,296	\$500,000
North Saanich	7	\$4,887,800	\$698,257	\$701,236	\$680,000
Sidney	6	\$2,391,000	\$398,500	\$476,154	\$401,000
Colwood	3	\$1,099,000	\$366,333	\$486,814	\$360,000
Langford	12	\$5,787,900	\$482,325	\$491,085	\$492,450
Metchosin	1	\$610,000	\$610,000	\$574,544	\$610,000
Sooke	5	\$2,420,900	\$484,180	\$430,785	\$500,000
Waterfront (all districts)	2	\$560,000	\$280,000	\$885,952	\$485,000
Total Greater Victoria	126	\$66,040,185	\$524,128	\$562,772	\$500,000
Other Areas					
Shawnigan Lake / Malahat	2	\$1,084,900	\$542,450	\$442,167	\$542,450
Gulf Islands	13	\$5,429,000	\$417,615	\$524,573	\$395,000
UpIsland / Mainland	8	\$2,914,509	\$364,314	\$469,079	\$402,804
Waterfront (all districts)	4	\$3,428,000	\$857,000	\$927,848	\$782,500
Total Other Areas	27	\$12,856,409	\$476,163	\$583,387	\$421,000
Total Single Family	153	\$78,896,594	\$515,664	\$564,650	\$495,000
● Condominium					
Greater Victoria					
Victoria	34	\$8,970,300	\$263,832	\$283,876	\$244,750
Victoria West	3	\$871,400	\$290,467	\$360,437	\$284,500
Oak Bay	3	\$687,000	\$229,000	\$344,526	\$235,000
Saanich East	12	\$3,608,000	\$300,667	\$321,639	\$282,000
Saanich West	3	\$534,001	\$178,000	\$253,284	\$190,000
Sidney	6	\$2,202,600	\$367,100	\$361,970	\$342,800
Colwood	3	\$660,225	\$220,075	\$263,336	\$250,000
Langford	10	\$2,745,500	\$274,550	\$286,955	\$265,000
Waterfront (all districts)	3	\$810,500	\$270,167	\$567,589	\$305,500
Total Greater Victoria	77	\$21,089,526	\$273,890	\$308,169	\$258,450
Total Condominium	77	\$21,089,526	\$273,890	\$308,133	\$258,450

Monthly Sales Summary

November 2008

December 1, 2008

Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
● Townhouse					
Greater Victoria					
Victoria	2	\$1,172,500	\$586,250	\$457,915	\$586,250
Oak Bay	1	\$540,000	\$540,000	\$570,000	\$540,000
Esquimalt	1	\$325,000	\$325,000	\$363,000	\$325,000
Saanich East	5	\$2,093,500	\$418,700	\$483,986	\$400,000
Saanich West	1	\$290,000	\$290,000	\$392,289	\$290,000
Central Saanich	2	\$754,000	\$377,000	\$364,750	\$377,000
North Saanich	1	\$559,900	\$559,900	\$497,967	\$559,900
Sidney	2	\$691,000	\$345,500	\$365,707	\$345,500
Langford	2	\$615,000	\$307,500	\$358,517	\$307,500
Waterfront (all districts)	2	\$1,719,000	\$859,500	\$638,742	\$859,500
Total Greater Victoria	19	\$8,759,900	\$461,047	\$428,099	\$382,500
Other Areas					
Waterfront (all districts)	1	\$187,500	\$187,500	\$347,875	\$187,500
Total Other Areas	1	\$187,500	\$187,500	\$366,763	\$187,500
Total Townhouse	20	\$8,947,400	\$447,370	\$425,086	\$372,250
● Manufactured Homes					
Greater Victoria					
View Royal	1	\$144,500	\$144,500	\$130,822	\$144,500
Sidney	2	\$512,000	\$256,000	\$251,929	\$256,000
Langford	1	\$50,000	\$50,000	\$71,056	\$50,000
Sooke	1	\$60,500	\$60,500	\$127,425	\$60,500
Total Greater Victoria	5	\$767,000	\$153,400	\$136,069	\$144,500
Other Areas					
Gulf Islands	2	\$365,000	\$182,500	\$164,750	\$182,500
Total Other Areas	2	\$365,000	\$182,500	\$149,300	\$182,500
Total Manufactured Homes	7	\$1,132,000	\$161,714	\$138,014	\$180,000
Total Residential	257	\$110,065,520			

Monthly Sales Summary

November 2008

December 1, 2008

Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
Other Property					
● Lots & Acreage (Incl Wtrfrnt)					
Greater Victoria					
Highlands	1	\$249,900	\$249,900	\$300,950	\$249,900
Sooke	3	\$766,900	\$255,633	\$261,950	\$199,900
Total Greater Victoria	4	\$1,016,800	\$254,200	\$343,191	\$224,900
Other Areas					
Gulf Islands	2	\$819,000	\$409,500	\$228,009	\$409,500
Upland / Mainland	1	\$285,000	\$285,000	\$177,833	\$285,000
Total Other Areas	3	\$1,104,000	\$368,000	\$227,338	\$289,000
Total Lots & Acreage (Incl Wtrfrnt)	7	\$2,120,800	\$302,971	\$301,815	\$285,000
● Other Commercial Properties					
	4	\$1,709,010	\$427,253		
Grand Totals	268	\$113,895,330			