

Monthly Sales Summary

December 2008

January 1, 2009

| Region District | Units | Total Volume | Average Price | 6 Month Average | Median Price |
|-------------------------------|------------|---------------------|------------------|--------------------|------------------|
| Residential | | | | | |
| ● Single Family | | | | | |
| Greater Victoria | | | | | |
| Victoria | 12 | \$7,020,100 | \$585,008 | \$551,530 | \$598,750 |
| Victoria West | 4 | \$1,552,000 | \$388,000 | \$451,091 | \$389,750 |
| Oak Bay | 10 | \$7,577,400 | \$757,740 | \$853,743 | \$712,500 |
| Esquimalt | 1 | \$480,000 | \$480,000 | \$455,455 | \$480,000 |
| View Royal | 4 | \$1,697,000 | \$424,250 | \$528,482 | \$363,500 |
| Saanich East | 21 | \$11,719,300 | \$558,062 | \$604,290 | \$550,000 |
| Saanich West | 23 | \$12,006,900 | \$522,039 | \$492,331 | \$410,000 |
| Central Saanich | 4 | \$1,754,000 | \$438,500 | \$596,338 | \$427,000 |
| North Saanich | 8 | \$4,477,000 | \$559,625 | \$660,838 | \$554,000 |
| Sidney | 7 | \$2,908,000 | \$415,429 | \$468,983 | \$389,000 |
| Highlands | 2 | \$1,059,800 | \$529,900 | \$568,212 | \$529,900 |
| Colwood | 10 | \$5,220,000 | \$522,000 | \$492,976 | \$467,000 |
| Langford | 15 | \$7,833,450 | \$522,230 | \$485,297 | \$550,000 |
| Metchosin | 1 | \$625,000 | \$625,000 | \$568,667 | \$625,000 |
| Sooke | 7 | \$2,659,300 | \$379,900 | \$419,599 | \$384,900 |
| Waterfront (all districts) | 3 | \$3,750,000 | \$1,250,000 | \$926,444 | \$1,400,000 |
| Total Greater Victoria | 132 | \$72,339,250 | \$548,025 | \$556,458 | \$507,500 |
| Other Areas | | | | | |
| Shawnigan Lake / Malahat | 2 | \$777,000 | \$388,500 | \$441,868 | \$388,500 |
| Gulf Islands | 2 | \$1,009,500 | \$504,750 | \$524,017 | \$504,750 |
| UpIsland / Mainland | 4 | \$1,130,000 | \$282,500 | \$418,982 | \$297,000 |
| Total Other Areas | 8 | \$2,916,500 | \$364,563 | \$579,181 | \$378,500 |
| Total Single Family | 140 | \$75,255,750 | \$537,541 | \$558,435 | \$487,450 |
| ● Condominium | | | | | |
| Greater Victoria | | | | | |
| Victoria | 25 | \$7,081,500 | \$283,260 | \$281,193 | \$257,000 |
| Victoria West | 1 | \$252,500 | \$252,500 | \$347,500 | \$252,500 |
| Oak Bay | 1 | \$229,000 | \$229,000 | \$354,300 | \$229,000 |
| Esquimalt | 7 | \$2,195,000 | \$313,571 | \$283,820 | \$220,000 |
| View Royal | -1 | (\$419,800) | \$419,800 | \$365,950 | (\$419,800) |
| Saanich East | 5 | \$1,217,000 | \$243,400 | \$309,496 | \$243,000 |
| Saanich West | 3 | \$834,400 | \$278,133 | \$244,431 | \$240,000 |
| Sidney | 1 | \$212,500 | \$212,500 | \$360,683 | \$212,500 |
| Colwood | 3 | \$652,000 | \$217,333 | \$249,396 | \$205,000 |
| Langford | 5 | \$1,311,700 | \$262,340 | \$279,770 | \$299,900 |
| Waterfront (all districts) | 3 | \$1,300,000 | \$433,333 | \$572,079 | \$285,000 |
| Total Greater Victoria | 53 | \$14,865,800 | \$280,487 | \$302,592 | \$253,750 |
| Total Condominium | 53 | \$14,865,800 | \$280,487 | \$302,566 | \$253,750 |

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| Region District | Units | Total Volume | Average Price | 6 Month Average | Median Price |
|--|------------|----------------------|------------------|--------------------|------------------|
| ● Townhouse | | | | | |
| Greater Victoria | | | | | |
| Victoria | 2 | \$1,139,000 | \$569,500 | \$475,842 | \$569,500 |
| Esquimalt | 1 | \$325,000 | \$325,000 | \$354,444 | \$325,000 |
| View Royal | 1 | \$215,000 | \$215,000 | \$319,650 | \$215,000 |
| Saanich East | 10 | \$4,293,000 | \$429,300 | \$463,933 | \$403,500 |
| Saanich West | 5 | \$1,853,000 | \$370,600 | \$368,515 | \$370,000 |
| North Saanich | 1 | \$450,000 | \$450,000 | \$472,967 | \$450,000 |
| Sidney | 2 | \$636,000 | \$318,000 | \$336,945 | \$318,000 |
| Colwood | 2 | \$801,500 | \$400,750 | \$475,027 | \$400,750 |
| Langford | 2 | \$655,000 | \$327,500 | \$352,059 | \$327,500 |
| Waterfront (all districts) | 1 | \$225,000 | \$225,000 | \$653,290 | \$225,000 |
| Total Greater Victoria | 27 | \$10,592,500 | \$392,315 | \$419,383 | \$370,000 |
| Other Areas | | | | | |
| Upland / Mainland | 1 | \$309,900 | \$309,900 | \$351,300 | \$309,900 |
| Total Other Areas | 1 | \$309,900 | \$309,900 | \$393,100 | \$309,900 |
| Total Townhouse | 28 | \$10,902,400 | \$389,371 | \$418,364 | \$368,000 |
| ● Manufactured Homes | | | | | |
| Greater Victoria | | | | | |
| Esquimalt | 1 | \$124,450 | \$124,450 | \$124,450 | \$124,450 |
| Central Saanich | 1 | \$190,000 | \$190,000 | \$178,590 | \$190,000 |
| Sooke | 6 | \$473,400 | \$78,900 | \$87,800 | \$84,250 |
| Waterfront (all districts) | 1 | \$150,000 | \$150,000 | \$147,500 | \$150,000 |
| Total Greater Victoria | 9 | \$937,850 | \$104,206 | \$131,326 | \$86,000 |
| Other Areas | | | | | |
| Gulf Islands | -1 | (\$235,000) | (\$235,000) | \$159,800 | |
| Total Other Areas | -1 | (\$235,000) | \$235,000 | \$148,000 | |
| Total Manufactured Homes | 8 | \$702,850 | \$87,856 | \$133,214 | \$86,000 |
| Total Residential | 229 | \$101,726,800 | | | |
| Other Property | | | | | |
| ● Lots & Acreage (Incl Wtrfrnt) | | | | | |
| Greater Victoria | | | | | |
| Saanich West | 1 | \$340,000 | \$340,000 | \$350,000 | \$340,000 |
| Colwood | 1 | \$345,000 | \$345,000 | \$333,333 | \$345,000 |
| Langford | 0 | (\$129,000) | (\$129,000) | \$332,536 | (\$129,000) |
| Sooke | 1 | \$100,000 | \$100,000 | \$277,840 | \$100,000 |
| Total Greater Victoria | 3 | \$656,000 | \$218,667 | \$351,461 | \$264,500 |
| Total Lots & Acreage (Incl Wtrfrnt) | 3 | \$656,000 | \$218,667 | \$307,898 | \$264,500 |
| ● Other Commercial Properties | 7 | \$403,068 | \$57,581 | | |
| Grand Totals | 239 | \$102,785,868 | | | |