February 2, 2009

Victoria West         1         \$405,000         \$405,000         \$430,800         \$405,000           Oak Bay         11         \$7,550,000         \$686,364         \$812,108         \$630           Esquimalt         4         \$1,716,500         \$429,125         \$463,662         \$452           View Royal         6         \$2,644,400         \$440,733         \$500,214         \$414           Saanich East         33         \$19,145,600         \$580,170         \$603,477         \$576           Saanich West         16         \$7,205,000         \$450,313         \$482,575         \$440           Central Saanich         7         \$4,366,000         \$652,143         \$460,947         \$585           North Saanich         7         \$4,566,000         \$652,143         \$460,947         \$585           Sidney         2         \$781,275         \$390,638         \$456,214         \$390           Highlands         1         \$670,000         \$670,000         \$592,450         \$670           Colwood         7         \$3,607,000         \$580,008         \$488,210         \$417           Metchosin         2         \$1,160,000         \$580,000         \$570,727         \$580           So	Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
Victoria   17   \$7,458,388   \$438,729   \$527,620   \$425	dential					
Victoria   17   \$7,458,388   \$438,729   \$527,620   \$425	Single Family					
Victoria West         1         \$405,000         \$405,000         \$430,800         \$405,000           Oak Bay         11         \$7,550,000         \$686,364         \$812,108         \$630           Esquimalt         4         \$1,716,500         \$429,125         \$463,662         \$452           View Royal         6         \$2,644,400         \$440,733         \$500,214         \$414           Saanich East         33         \$19,145,600         \$580,170         \$603,477         \$576           Saanich West         16         \$7,205,000         \$450,313         \$482,575         \$440           Central Saanich         7         \$4,366,000         \$652,143         \$460,947         \$585           North Saanich         7         \$4,566,000         \$652,143         \$460,947         \$585           Sidney         2         \$781,275         \$390,638         \$456,214         \$390           Highlands         1         \$670,000         \$670,000         \$592,450         \$670           Colwood         7         \$3,607,000         \$580,008         \$488,210         \$417           Metchosin         2         \$1,160,000         \$580,000         \$570,727         \$580           So	•					
Victoria West         1         \$405,000         \$405,000         \$430,800         \$405,000           Oak Bay         11         \$7,550,000         \$686,364         \$812,108         \$630           Esquimalt         4         \$1,716,500         \$429,125         \$463,662         \$452           View Royal         6         \$2,644,400         \$440,733         \$500,214         \$414           Saanich East         33         \$19,145,600         \$580,170         \$603,477         \$576           Saanich West         16         \$7,205,000         \$450,313         \$482,575         \$440           Central Saanich         7         \$4,366,000         \$652,143         \$460,947         \$585           North Saanich         7         \$4,566,000         \$652,143         \$460,947         \$585           Sidney         2         \$781,275         \$390,638         \$456,214         \$390           Highlands         1         \$670,000         \$670,000         \$592,450         \$670           Colwood         7         \$3,607,000         \$580,008         \$488,210         \$417           Metchosin         2         \$1,160,000         \$580,000         \$570,727         \$580           So	Victoria	17	\$7 458 388	\$438 729	\$527 620	\$425,000
Oak Bay         11         \$7,550,000         \$686,364         \$812,108         \$630           Esquimalt         4         \$1,716,500         \$429,125         \$463,662         \$452           View Royal         6         \$2,644,400         \$440,733         \$500,214         \$414           Saanich East         33         \$19,145,600         \$580,170         \$603,477         \$576           Saanich West         16         \$7,205,000         \$450,313         \$482,575         \$440           Central Saanich         7         \$4,331,500         \$618,786         \$571,732         \$485           North Saanich         7         \$4,565,000         \$652,143         \$640,947         \$585           Sidney         2         \$781,275         \$390,638         \$456,214         \$390           Highlands         1         \$670,000         \$670,000         \$92,450         \$670           Colwood         7         \$3,607,000         \$515,286         \$482,434         \$520           Langford         15         \$6,598,288         \$439,886         \$488,210         \$417           Metchosin         2         \$2,210,000         \$1,05,000         \$570,727         \$580           Sooke <td></td> <td></td> <td></td> <td></td> <td></td> <td>\$405,000</td>						\$405,000
Esquimalt 4 \$1,716,500 \$429,125 \$463,662 \$452 View Royal 6 \$2,644,400 \$440,733 \$500,214 \$414 Saanich East 33 \$19,145,600 \$580,170 \$603,477 \$576 Saanich West 16 \$7,205,000 \$450,313 \$482,575 \$440 Central Saanich 7 \$4,331,500 \$618,786 \$571,732 \$485 North Saanich 7 \$4,565,000 \$652,143 \$640,947 \$585 Sidney 2 \$781,275 \$390,638 \$456,214 \$390 Highlands 1 \$670,000 \$670,000 \$592,450 \$670 Colwood 7 \$3,607,000 \$515,286 \$482,434 \$520 Langford 15 \$6,598,288 \$439,886 \$448,210 \$417 Metchosin 2 \$1,160,000 \$580,000 \$570,727 \$580 Sooke 7 \$2,560,500 \$365,786 \$406,793 \$390 Waterfront (all districts) 2 \$2,210,000 \$1,105,000 \$897,921 \$1,410  Total Greater Victoria 138 \$72,608,451 \$526,148 \$545,984 \$475 Other Areas  Shawnigan Lake / Malahat 1 \$466,100 \$466,100 \$436,571 \$468 Uplsland / Mainland 2 \$1,007,000 \$503,500 \$423,938 \$503 Waterfront (all districts) 0 \$245,500 \$245,500 \$851,059 \$245  Total Other Areas 3 \$1,718,600 \$572,867 \$547,320 \$485  Total Single Family 141 \$74,327,051 \$527,142 \$546,098 \$476  Condominium  Greater Victoria 2 \$488,000 \$273,882 \$289,941 \$249 Victoria West 2 \$690,000 \$345,000 \$275,357 \$294 Esquimalt 2 \$488,000 \$244,000 \$225,479 \$244 Saanich East 7 \$1,242,100 \$177,443 \$294,187 \$251 Saanich West 1 \$138,000 \$235,300 \$233,000 \$237,079 \$138 Sidney 3 \$705,900 \$235,300 \$233,300 \$239,977 \$226 Colwood 1 \$288,000 \$258,000 \$239,977 \$226 Colwood 1 \$288,000 \$256,000 \$239,977 \$226 Colwood 1 \$288,000 \$256,000 \$239,977 \$226 Colwood 2 \$111,900 \$559,500 \$260,881 \$274						\$630,000
View Royal         6         \$2,644,400         \$440,733         \$500,214         \$414           Saanich East         33         \$19,145,600         \$580,170         \$603,477         \$576           Saanich West         16         \$7,205,000         \$450,313         \$482,575         \$440           Central Saanich         7         \$4,331,500         \$618,786         \$571,732         \$485           North Saanich         7         \$4,565,000         \$652,143         \$640,947         \$585           Sidney         2         \$781,275         \$390,638         \$456,214         \$390           Highlands         1         \$670,000         \$670,000         \$592,450         \$670           Colwood         7         \$3,607,000         \$575,286         \$482,434         \$520           Langford         15         \$6,598,288         \$439,886         \$488,210         \$417           Metchosin         2         \$1,160,000         \$580,000         \$577,727         \$580           Sooke         7         \$2,560,500         \$365,786         \$406,793         \$390           Waterfront (all districts)         2         \$2,210,000         \$1,105,000         \$897,921         \$1,410	•					\$452,000
Saanich West Central Saanich         16         \$7,205,000         \$450,313         \$482,575         \$4440           Central Saanich         7         \$4,331,500         \$618,786         \$571,732         \$485           North Saanich         7         \$4,565,000         \$652,143         \$640,947         \$585           Sidney         2         \$781,275         \$390,638         \$456,214         \$390           Highlands         1         \$670,000         \$670,000         \$592,450         \$670           Colwood         7         \$3,607,000         \$515,286         \$482,434         \$520           Langford         15         \$6,598,288         \$439,886         \$488,210         \$417           Metchosin         2         \$1,160,000         \$580,000         \$570,727         \$580           Sooke         7         \$2,560,500         \$365,786         \$406,793         \$390           Waterfront (all districts)         2         \$2,210,000         \$1,105,000         \$897,921         \$1,410           Total Greater Victoria         138         \$72,608,451         \$526,148         \$545,984         \$475           Other Areas         3         \$1,007,000         \$503,500         \$423		6				\$414,250
Central Saanich         7         \$4,331,500         \$618,786         \$571,732         \$485           North Saanich         7         \$4,565,000         \$652,143         \$640,947         \$585           Sidney         2         \$781,275         \$390,638         \$456,214         \$390           Highlands         1         \$670,000         \$670,000         \$592,450         \$670           Colwood         7         \$3,607,000         \$515,286         \$482,434         \$520           Langford         15         \$6,598,288         \$439,886         \$488,210         \$417           Metchosin         2         \$1,160,000         \$580,000         \$570,727         \$580           Sooke         7         \$2,560,500         \$365,786         \$406,793         \$390           Waterfront (all districts)         2         \$2,210,000         \$1,105,000         \$897,921         \$1,410           Total Greater Victoria         138         \$72,608,451         \$526,148         \$545,984         \$475           Other Areas         3         \$1,007,000         \$503,500         \$423,938         \$503           Waterfront (all districts)         0         \$245,500         \$257,867         \$547,320 </td <td>Saanich East</td> <td>33</td> <td>\$19,145,600</td> <td>\$580,170</td> <td>\$603,477</td> <td>\$576,000</td>	Saanich East	33	\$19,145,600	\$580,170	\$603,477	\$576,000
North Saanich 7 \$4,565,000 \$652,143 \$640,947 \$585 Sidney 2 \$781,275 \$390,638 \$456,214 \$390 Highlands 1 \$670,000 \$670,000 \$592,450 \$670 Colwood 7 \$3,607,000 \$515,286 \$482,434 \$520 Langford 15 \$6,598,288 \$439,886 \$488,210 \$417 Metchosin 2 \$1,160,000 \$580,000 \$570,727 \$580 Sooke 7 \$2,560,500 \$365,786 \$406,793 \$390 Waterfront (all districts) 2 \$2,210,000 \$1,105,000 \$897,921 \$1,410 Total Greater Victoria 138 \$72,608,451 \$526,148 \$545,984 \$475 Other Areas  Shawnigan Lake / Malahat 1 \$466,100 \$466,100 \$436,571 \$468 Uplsland / Mainland 2 \$1,007,000 \$503,500 \$423,938 \$503 Waterfront (all districts) 0 \$245,500 \$245,500 \$851,059 \$245 Total Other Areas  **Total Other Areas**  **Total Other Areas**  **Total Single Family**  **Other Areas**  **Total Single Family**  **Victoria**  **Greater Victoria**  **Greater Victoria**  **Outher Areas**  **South of the Areas**  **Total Single Family**  **Outher Areas**  **South of the Areas**  **South of	Saanich West	16			\$482,575	\$440,000
Sidney         2         \$781,275         \$390,638         \$456,214         \$390           Highlands         1         \$670,000         \$670,000         \$592,450         \$670           Colwood         7         \$3,607,000         \$515,286         \$482,434         \$520           Langford         15         \$6,598,288         \$439,886         \$488,210         \$417           Metchosin         2         \$1,160,000         \$580,000         \$570,727         \$580           Sooke         7         \$2,560,500         \$365,786         \$406,793         \$390           Waterfront (all districts)         2         \$2,210,000         \$1,105,000         \$897,921         \$1,410           Total Greater Victoria         138         \$72,608,451         \$526,148         \$545,984         \$475           Other Areas           Shawnigan Lake / Malahat         1         \$466,100         \$436,571         \$468           Uplsland / Mainland         2         \$1,007,000         \$503,500         \$423,938         \$503           Waterfront (all districts)         0         \$245,500         \$253,500         \$851,059         \$245           Total Other Areas         3 <td< td=""><td>Central Saanich</td><td>7</td><td>\$4,331,500</td><td>\$618,786</td><td>\$571,732</td><td>\$485,000</td></td<>	Central Saanich	7	\$4,331,500	\$618,786	\$571,732	\$485,000
Highlands 1 \$670,000 \$670,000 \$592,450 \$670 Colwood 7 \$3,607,000 \$515,286 \$482,434 \$520 Langford 15 \$6,598,288 \$439,886 \$488,210 \$417 Metchosin 2 \$1,160,000 \$580,000 \$570,727 \$580 Sooke 7 \$2,560,500 \$365,786 \$406,793 \$390 Waterfront (all districts) 2 \$2,210,000 \$1,105,000 \$897,921 \$1,410  Total Greater Victoria 138 \$72,608,451 \$526,148 \$545,984 \$475 Other Areas  Shawnigan Lake / Malahat 1 \$466,100 \$466,100 \$436,571 \$468 Uplsland / Mainland 2 \$1,007,000 \$503,500 \$423,938 \$503 Waterfront (all districts) 0 \$245,500 \$245,500 \$851,059 \$245  Total Other Areas 3 \$1,718,600 \$572,867 \$547,320 \$485  Total Single Family 141 \$74,327,051 \$527,142 \$546,098 \$476  ◆ Condominium  Greater Victoria 33 \$9,038,100 \$273,882 \$289,941 \$249 Victoria West 2 \$690,000 \$345,000 \$345,900 \$345,900 \$345,900 \$345,000 \$275,357 \$294 Esquimalt 2 \$488,000 \$244,000 \$275,357 \$294 Esquimalt 2 \$488,000 \$244,000 \$227,079 \$138 Saanich East 7 \$1,242,100 \$177,443 \$294,187 \$251 Saanich West 1 \$138,000 \$138,000 \$237,079 \$138 Sidney 3 \$705,900 \$235,300 \$338,020 \$220 Colwood 1 \$285,000 \$285,000 \$239,977 \$285 Langford 2 \$111,900 \$55,950 \$260,881 \$274	North Saanich	7	\$4,565,000	\$652,143	\$640,947	\$585,000
Colwood         7         \$3,607,000         \$515,286         \$482,434         \$520           Langford         15         \$6,598,288         \$439,886         \$488,210         \$417           Metchosin         2         \$1,160,000         \$580,000         \$570,727         \$580           Sooke         7         \$2,560,500         \$365,786         \$406,793         \$390           Waterfront (all districts)         2         \$2,210,000         \$1,105,000         \$897,921         \$1,410           Total Greater Victoria         138         \$72,608,451         \$526,148         \$545,984         \$475           Other Areas         3         \$1,007,000         \$503,500         \$423,938         \$503           Waterfront (all districts)         0         \$245,500         \$245,500         \$851,059         \$245           Total Other Areas         3         \$1,718,600         \$572,867         \$547,320         \$485           Total Single Family         141         \$74,327,051         \$527,142         \$546,098         \$476           Condominium           Greater Victoria         3         \$9,038,100         \$273,882         \$289,941         \$249	Sidney	2	\$781,275	\$390,638	\$456,214	\$390,638
Langford 15 \$6,598,288 \$439,886 \$488,210 \$4177 Metchosin 2 \$1,160,000 \$580,000 \$570,727 \$580 Sooke 7 \$2,560,500 \$365,786 \$406,793 \$390 Waterfront (all districts) 2 \$2,210,000 \$1,105,000 \$897,921 \$1,410 Total Greater Victoria 138 \$72,608,451 \$526,148 \$545,984 \$475 Other Areas  Shawnigan Lake / Malahat 1 \$466,100 \$466,100 \$436,571 \$468 Uplsland / Mainland 2 \$1,007,000 \$503,500 \$423,938 \$503 Waterfront (all districts) 0 \$245,500 \$245,500 \$851,059 \$245 Total Other Areas 3 \$1,718,600 \$572,867 \$547,320 \$485 Total Single Family 141 \$74,327,051 \$527,142 \$546,098 \$476 Condominium  Greater Victoria 33 \$9,038,100 \$273,882 \$289,941 \$249 Victoria West 2 \$690,000 \$345,000 \$345,900 \$345,900 \$345 Oak Bay 5 \$1,320,000 \$264,000 \$275,357 \$294 Esquimalt 2 \$488,000 \$244,000 \$2275,357 \$294 Esquimalt 2 \$488,000 \$244,000 \$2275,357 \$294 Sanich East 7 \$1,242,100 \$177,443 \$294,187 \$251 Sanich West 1 \$138,000 \$138,000 \$237,079 \$138 Sidney 3 \$705,900 \$235,300 \$338,020 \$220 Colwood 1 \$285,000 \$285,000 \$239,977 \$285 Langford 2 \$111,900 \$55,950 \$260,881 \$274	Highlands	1	\$670,000	\$670,000	\$592,450	\$670,000
Metchosin         2         \$1,160,000         \$580,000         \$570,727         \$580           Sooke         7         \$2,560,500         \$365,786         \$406,793         \$390           Waterfront (all districts)         2         \$2,210,000         \$1,105,000         \$897,921         \$1,410           Total Greater Victoria         138         \$72,608,451         \$526,148         \$545,984         \$475           Other Areas         3         \$1,007,000         \$503,500         \$436,571         \$468         \$400         \$466,100         \$436,571         \$468         \$400         \$423,938         \$503         \$503         \$423,938         \$503         \$503         \$423,938         \$503         \$503         \$423,938         \$503         \$503         \$423,938         \$503         \$503         \$423,938         \$503         \$503         \$4243,938         \$503	Colwood	7	\$3,607,000	\$515,286	\$482,434	\$520,000
Sooke         7         \$2,560,500         \$365,786         \$406,793         \$390           Waterfront (all districts)         2         \$2,210,000         \$1,105,000         \$897,921         \$1,410           Total Greater Victoria         138         \$72,608,451         \$526,148         \$545,984         \$475           Other Areas           Shawnigan Lake / Malahat         1         \$466,100         \$466,100         \$436,571         \$468           UpIsland / Mainland         2         \$1,007,000         \$503,500         \$423,938         \$503           Waterfront (all districts)         0         \$245,500         \$245,500         \$851,059         \$245           Total Other Areas         3         \$1,718,600         \$572,867         \$547,320         \$485           Total Single Family         141         \$74,327,051         \$527,142         \$546,098         \$476           Condominium           Greater Victoria           Victoria West         2         \$690,000         \$345,000         \$345,990         \$345           Oak Bay         5         \$1,320,000         \$264,000         \$275,357         \$294           Esquimalt	Langford	15	\$6,598,288	\$439,886	\$488,210	\$417,000
Waterfront (all districts)         2         \$2,210,000         \$1,105,000         \$897,921         \$1,410           Total Greater Victoria Other Areas         138         \$72,608,451         \$526,148         \$545,984         \$475           Shawnigan Lake / Malahat Uplsland / Mainland         1         \$466,100         \$436,571         \$468           Uplsland / Mainland         2         \$1,007,000         \$503,500         \$423,938         \$503           Waterfront (all districts)         0         \$245,500         \$245,500         \$851,059         \$245           Total Other Areas         3         \$1,718,600         \$572,867         \$547,320         \$485           Total Single Family         141         \$74,327,051         \$527,142         \$546,098         \$476           Condominium         Greater Victoria           Victoria         33         \$9,038,100         \$273,882         \$289,941         \$249           Victoria West         2         \$690,000         \$345,000         \$345,990         \$345           Oak Bay         5         \$1,320,000         \$264,000         \$275,357         \$294           Esquimalt         2         \$488,000         \$244,000         \$282,479         \$244	Metchosin	2	\$1,160,000	\$580,000	\$570,727	\$580,000
Total Greater Victoria Other Areas         138         \$72,608,451         \$526,148         \$545,984         \$475 Other Areas           Shawnigan Lake / Malahat UpIsland / Mainland UpIsland / Mainland Waterfront (all districts)         2         \$1,007,000         \$503,500         \$423,938         \$503 Waterfront (all districts)         0         \$245,500         \$245,500         \$851,059         \$245 Section	Sooke	7	\$2,560,500	\$365,786	\$406,793	\$390,000
Other Areas           Shawnigan Lake / Malahat         1         \$466,100         \$436,571         \$468           UpIsland / Mainland         2         \$1,007,000         \$503,500         \$423,938         \$503           Waterfront (all districts)         0         \$245,500         \$245,500         \$851,059         \$245           Total Other Areas         3         \$1,718,600         \$572,867         \$547,320         \$485           Total Single Family         141         \$74,327,051         \$527,142         \$546,098         \$476           Condominium           Greater Victoria           Victoria         33         \$9,038,100         \$273,882         \$289,941         \$249           Victoria West         2         \$690,000         \$345,000         \$345,990         \$345           Oak Bay         5         \$1,320,000         \$264,000         \$275,357         \$294           Esquimalt         2         \$488,000         \$244,000         \$282,479         \$244           Saanich East         7         \$1,242,100         \$177,443         \$294,187         \$251           Saanich West         1         \$138,000         \$235,300         \$338,020         \$220 </td <td>Waterfront (all districts)</td> <td>2</td> <td>\$2,210,000</td> <td>\$1,105,000</td> <td>\$897,921</td> <td>\$1,410,000</td>	Waterfront (all districts)	2	\$2,210,000	\$1,105,000	\$897,921	\$1,410,000
UpIsland / Mainland         2         \$1,007,000         \$503,500         \$423,938         \$503           Waterfront (all districts)         0         \$245,500         \$245,500         \$851,059         \$245           Total Other Areas         3         \$1,718,600         \$572,867         \$547,320         \$485           Total Single Family         141         \$74,327,051         \$527,142         \$546,098         \$476           Condominium           Greater Victoria         33         \$9,038,100         \$273,882         \$289,941         \$249           Victoria West         2         \$690,000         \$345,000         \$345,990         \$345           Oak Bay         5         \$1,320,000         \$264,000         \$275,357         \$294           Esquimalt         2         \$488,000         \$244,000         \$282,479         \$244           Saanich East         7         \$1,242,100         \$177,443         \$294,187         \$251           Saanich West         1         \$138,000         \$235,300         \$338,020         \$220           Colwood         1         \$285,000         \$285,000         \$239,977         \$285           Langford         2         \$111		138	\$72,608,451	\$526,148	\$545,984	\$475,000
UpIsland / Mainland         2         \$1,007,000         \$503,500         \$423,938         \$503           Waterfront (all districts)         0         \$245,500         \$245,500         \$851,059         \$245           Total Other Areas         3         \$1,718,600         \$572,867         \$547,320         \$485           Total Single Family         141         \$74,327,051         \$527,142         \$546,098         \$476           Condominium           Greater Victoria         33         \$9,038,100         \$273,882         \$289,941         \$249           Victoria West         2         \$690,000         \$345,000         \$345,990         \$345           Oak Bay         5         \$1,320,000         \$264,000         \$275,357         \$294           Esquimalt         2         \$488,000         \$244,000         \$282,479         \$244           Saanich East         7         \$1,242,100         \$177,443         \$294,187         \$251           Saanich West         1         \$138,000         \$235,300         \$338,020         \$220           Colwood         1         \$285,000         \$285,000         \$239,977         \$285           Langford         2         \$111	Shawnigan Lake / Malahat	1	\$466,100	\$466,100	\$436.571	\$468,000
Waterfront (all districts)         0         \$245,500         \$245,500         \$851,059         \$245           Total Other Areas         3         \$1,718,600         \$572,867         \$547,320         \$485           Total Single Family         141         \$74,327,051         \$527,142         \$546,098         \$476           Condominium           Greater Victoria         33         \$9,038,100         \$273,882         \$289,941         \$249           Victoria West         2         \$690,000         \$345,000         \$345,990         \$345           Oak Bay         5         \$1,320,000         \$264,000         \$275,357         \$294           Esquimalt         2         \$488,000         \$244,000         \$282,479         \$244           Saanich East         7         \$1,242,100         \$177,443         \$294,187         \$251           Saanich West         1         \$138,000         \$138,000         \$237,079         \$138           Sidney         3         \$705,900         \$235,300         \$338,020         \$220           Colwood         1         \$285,000         \$285,000         \$239,977         \$285           Langford         2         \$111,900	•					\$503,500
Total Single Family  141 \$74,327,051 \$527,142 \$546,098 \$476  Condominium  Greater Victoria  Victoria 33 \$9,038,100 \$273,882 \$289,941 \$249  Victoria West 2 \$690,000 \$345,000 \$345,990 \$345  Oak Bay 5 \$1,320,000 \$264,000 \$275,357 \$294  Esquimalt 2 \$488,000 \$244,000 \$282,479 \$244  Saanich East 7 \$1,242,100 \$177,443 \$294,187 \$251  Saanich West 1 \$138,000 \$138,000 \$237,079 \$138  Sidney 3 \$705,900 \$235,300 \$338,020 \$220  Colwood 1 \$285,000 \$285,000 \$239,977 \$285  Langford 2 \$111,900 \$55,950 \$260,881 \$274						\$245,500
Condominium         Greater Victoria         Victoria       33       \$9,038,100       \$273,882       \$289,941       \$249         Victoria West       2       \$690,000       \$345,000       \$345,990       \$345         Oak Bay       5       \$1,320,000       \$264,000       \$275,357       \$294         Esquimalt       2       \$488,000       \$244,000       \$282,479       \$244         Saanich East       7       \$1,242,100       \$177,443       \$294,187       \$251         Saanich West       1       \$138,000       \$138,000       \$237,079       \$138         Sidney       3       \$705,900       \$235,300       \$338,020       \$220         Colwood       1       \$285,000       \$285,000       \$239,977       \$285         Langford       2       \$111,900       \$55,950       \$260,881       \$274	Total Other Areas	3	\$1,718,600	\$572,867	\$547,320	\$485,000
Condominium         Greater Victoria         Victoria       33       \$9,038,100       \$273,882       \$289,941       \$249         Victoria West       2       \$690,000       \$345,000       \$345,990       \$345         Oak Bay       5       \$1,320,000       \$264,000       \$275,357       \$294         Esquimalt       2       \$488,000       \$244,000       \$282,479       \$244         Saanich East       7       \$1,242,100       \$177,443       \$294,187       \$251         Saanich West       1       \$138,000       \$138,000       \$237,079       \$138         Sidney       3       \$705,900       \$235,300       \$338,020       \$220         Colwood       1       \$285,000       \$285,000       \$239,977       \$285         Langford       2       \$111,900       \$55,950       \$260,881       \$274	Total Single Family	141	\$74,327,051	\$527,142	\$546,098	\$476,944
Victoria       33       \$9,038,100       \$273,882       \$289,941       \$249         Victoria West       2       \$690,000       \$345,000       \$345,990       \$345         Oak Bay       5       \$1,320,000       \$264,000       \$275,357       \$294         Esquimalt       2       \$488,000       \$244,000       \$282,479       \$244         Saanich East       7       \$1,242,100       \$177,443       \$294,187       \$251         Saanich West       1       \$138,000       \$138,000       \$237,079       \$138         Sidney       3       \$705,900       \$235,300       \$338,020       \$220         Colwood       1       \$285,000       \$285,000       \$239,977       \$285         Langford       2       \$111,900       \$55,950       \$260,881       \$274	-					
Victoria West       2       \$690,000       \$345,000       \$345,990       \$345         Oak Bay       5       \$1,320,000       \$264,000       \$275,357       \$294         Esquimalt       2       \$488,000       \$244,000       \$282,479       \$244         Saanich East       7       \$1,242,100       \$177,443       \$294,187       \$251         Saanich West       1       \$138,000       \$138,000       \$237,079       \$138         Sidney       3       \$705,900       \$235,300       \$338,020       \$220         Colwood       1       \$285,000       \$285,000       \$239,977       \$285         Langford       2       \$111,900       \$55,950       \$260,881       \$274	Greater Victoria					
Oak Bay       5       \$1,320,000       \$264,000       \$275,357       \$294         Esquimalt       2       \$488,000       \$244,000       \$282,479       \$244         Saanich East       7       \$1,242,100       \$177,443       \$294,187       \$251         Saanich West       1       \$138,000       \$138,000       \$237,079       \$138         Sidney       3       \$705,900       \$235,300       \$338,020       \$220         Colwood       1       \$285,000       \$285,000       \$239,977       \$285         Langford       2       \$111,900       \$55,950       \$260,881       \$274	Victoria	33	\$9,038,100	\$273,882	\$289,941	\$249,500
Esquimalt       2       \$488,000       \$244,000       \$282,479       \$244         Saanich East       7       \$1,242,100       \$177,443       \$294,187       \$251         Saanich West       1       \$138,000       \$138,000       \$237,079       \$138         Sidney       3       \$705,900       \$235,300       \$338,020       \$220         Colwood       1       \$285,000       \$285,000       \$239,977       \$285         Langford       2       \$111,900       \$55,950       \$260,881       \$274	Victoria West	2	\$690,000	\$345,000	\$345,990	\$345,000
Saanich East       7       \$1,242,100       \$177,443       \$294,187       \$251         Saanich West       1       \$138,000       \$138,000       \$237,079       \$138         Sidney       3       \$705,900       \$235,300       \$338,020       \$220         Colwood       1       \$285,000       \$285,000       \$239,977       \$285         Langford       2       \$111,900       \$55,950       \$260,881       \$274	Oak Bay	5	\$1,320,000	\$264,000	\$275,357	\$294,000
Saanich West       1       \$138,000       \$138,000       \$237,079       \$138         Sidney       3       \$705,900       \$235,300       \$338,020       \$220         Colwood       1       \$285,000       \$285,000       \$239,977       \$285         Langford       2       \$111,900       \$55,950       \$260,881       \$274	Esquimalt	2	\$488,000	\$244,000	\$282,479	\$244,000
Sidney       3       \$705,900       \$235,300       \$338,020       \$220         Colwood       1       \$285,000       \$285,000       \$239,977       \$285         Langford       2       \$111,900       \$55,950       \$260,881       \$274	Saanich East	7	\$1,242,100	\$177,443	\$294,187	\$251,250
Colwood         1         \$285,000         \$285,000         \$239,977         \$285           Langford         2         \$111,900         \$55,950         \$260,881         \$274	Saanich West	1	\$138,000	\$138,000	\$237,079	\$138,000
Langford 2 \$111,900 \$55,950 \$260,881 \$274	Sidney	3	\$705,900	\$235,300	\$338,020	\$220,000
	Colwood	1	\$285,000	\$285,000	\$239,977	\$285,000
Waterfront (all districts) 6 \$2,085,000 \$347,500 \$526,160 \$347	Langford	2	\$111,900	\$55,950	\$260,881	\$274,900
	Waterfront (all districts)	6	\$2,085,000	\$347,500	\$526,160	\$347,500
Total Greater Victoria 62 \$16,104,000 \$259,742 \$297,649 \$255	<b>Total Greater Victoria</b>	62	\$16,104,000	\$259,742	\$297,649	\$255,000
Total Condominium 62 \$16,104,000 \$259,742 \$297,649 \$255	Total Condominium	62	\$16,104,000	\$259,742	\$297,649	\$255,000

## **Monthly Sales Summary**

January 2009

February 2, 2009

Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
<ul><li>Townhouse</li></ul>					
Greater Victoria					
Victoria	6	\$2,397,500	\$399,583	\$458,042	\$373,750
Esquimalt	6	\$2,213,000	\$368,833	\$355,269	\$379,000
View Royal	1	\$399,000	\$399,000	\$307,333	\$399,000
Saanich East	8	\$3,458,730	\$432,341	\$445,599	\$422,865
Saanich West	4	\$1,564,000	\$391,000	\$345,736	\$371,000
Central Saanich	2	\$740,700	\$370,350	\$360,212	\$370,350
North Saanich	1	\$395,000	\$395,000	\$453,475	\$395,000
Sidney	1	\$470,000	\$470,000	\$351,544	\$470,000
Langford	3	\$969,500	\$323,167	\$348,616	\$360,000
<b>Total Greater Victoria</b>	32	\$12,607,430	\$393,982	\$408,496	\$382,500
Total Townhouse	32	\$12,607,430	\$393,982	\$405,718	\$382,500
<ul><li>Manufactured Homes</li></ul>					
Greater Victoria					
View Royal	2	\$112,000	\$56,000	\$123,550	\$56,000
Central Saanich	1	\$120,000	\$120,000	\$173,435	\$120,000
Langford	1	\$126,500	\$126,500	\$78,562	\$126,500
Total Greater Victoria Other Areas	4	\$358,500	\$89,625	\$125,691	\$98,500
Shawnigan Lake / Malahat	1	\$118,000	\$118,000	\$118,000	\$118,000
Total Other Areas	1	\$118,000	\$118,000	\$152,833	\$118,000
Total Manufactured Homes	5	\$476,500	\$95,300	\$129,084	\$118,000
Total Residential	240	\$103,514,981			
Other Property					
Lots & Acreage (Incl Wtrfrnt)     Greater Victoria					
Colwood	2	\$330,000	\$165,000	\$266,000	\$165,000
Langford	-1	(\$395,000)	(\$395,000)	\$247,620	φ100,000
Total Greater Victoria Other Areas	1	(\$65,000)	(\$65,000)	\$296,728	\$165,000
Gulf Islands	1	\$55,000	\$55,000	\$218,250	\$55,000
Total Other Areas	1	\$55,000	\$55,000	\$199,367	\$55,000
Total Lots & Acreage (Incl Wtrfrnt)	2	(\$10,000)	(\$5,000)	\$265,655	\$150,000
	5	\$521,009	\$104,202		
<ul> <li>Other Commercial Properties</li> </ul>	3	Ψ321,003	<b>4.0.</b> ,202		