

Monthly Sales Summary

January 2009

February 2, 2009

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

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Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
● Townhouse					
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
Total Greater Victoria	32	\$12,607,430	\$393,982	\$408,496	\$382,500
Total Townhouse	32	\$12,607,430	\$393,982	\$405,718	\$382,500
● Manufactured Homes					
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	4	\$358,500	\$89,625	\$125,691	\$98,500
Other Areas					
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	
Total Greater Victoria	1	(\$65,000)	(\$65,000)	\$296,728	\$165,000
Other Areas					
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
● Other Commercial Properties	5	\$521,009	\$104,202		
Grand Totals	247	\$104,025,990			