

# Monthly Sales Summary

February 2009

March 2, 2009

Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
<b>Residential</b>					
● <b>Single Family</b>					
<b>Greater Victoria</b>					
Victoria	18	\$10,312,149	\$572,897	\$522,362	\$499,950
Victoria West	2	\$798,000	\$399,000	\$401,111	\$399,000
Oak Bay	10	\$5,865,000	\$586,500	\$783,819	\$581,250
Esquimalt	8	\$3,562,000	\$445,250	\$462,058	\$375,000
View Royal	9	\$4,555,500	\$506,167	\$499,603	\$465,000
Saanich East	53	\$31,670,000	\$597,547	\$598,424	\$550,000
Saanich West	21	\$9,326,300	\$444,110	\$472,494	\$425,000
Central Saanich	6	\$4,234,000	\$705,667	\$580,215	\$520,000
North Saanich	8	\$5,854,000	\$731,750	\$673,965	\$621,750
Sidney	5	\$2,224,900	\$444,980	\$434,979	\$379,900
Highlands	3	\$2,165,900	\$721,967	\$653,200	\$835,000
Colwood	17	\$8,190,888	\$481,817	\$475,578	\$451,000
Langford	37	\$17,877,349	\$483,172	\$483,418	\$469,000
Metchosin	1	\$690,000	\$690,000	\$580,667	\$690,000
Sooke	12	\$4,454,000	\$371,167	\$393,878	\$382,000
Waterfront (all districts)	6	\$5,377,500	\$896,250	\$916,182	\$875,000
<b>Total Greater Victoria</b>	<b>216</b>	<b>\$117,157,486</b>	<b>\$542,396</b>	<b>\$544,357</b>	<b>\$485,250</b>
<b>Other Areas</b>					
Shawnigan Lake / Malahat	-1	(\$469,900)	(\$469,900)	\$435,790	
Gulf Islands	7	\$2,680,900	\$382,986	\$483,958	\$350,000
Waterfront (all districts)	1	\$1,600,000	\$1,600,000	\$884,458	\$1,600,000
<b>Total Other Areas</b>	<b>7</b>	<b>\$3,811,000</b>	<b>\$544,429</b>	<b>\$517,431</b>	<b>\$380,000</b>
<b>Total Single Family</b>	<b>223</b>	<b>\$120,968,486</b>	<b>\$542,460</b>	<b>\$542,391</b>	<b>\$485,000</b>
● <b>Condominium</b>					
<b>Greater Victoria</b>					
Victoria	53	\$15,872,452	\$299,480	\$288,800	\$261,000
Victoria West	4	\$1,282,500	\$320,625	\$346,195	\$302,500
Oak Bay	2	\$381,500	\$190,750	\$242,269	\$190,750
Esquimalt	4	\$819,000	\$204,750	\$259,771	\$184,500
Saanich East	13	\$3,227,500	\$248,269	\$281,466	\$247,500
Saanich West	4	\$766,500	\$191,625	\$227,638	\$184,250
Central Saanich	1	\$249,000	\$249,000	\$262,833	\$249,000
Sidney	9	\$2,476,000	\$275,111	\$327,096	\$265,000
Langford	10	\$2,428,400	\$242,840	\$257,013	\$231,200
Sooke	1	\$202,500	\$202,500	\$202,500	\$202,500
Waterfront (all districts)	8	\$3,576,000	\$447,000	\$491,293	\$391,000
<b>Total Greater Victoria</b>	<b>109</b>	<b>\$31,281,352</b>	<b>\$286,985</b>	<b>\$293,775</b>	<b>\$250,000</b>
<b>Total Condominium</b>	<b>109</b>	<b>\$31,281,352</b>	<b>\$286,985</b>	<b>\$293,775</b>	<b>\$250,000</b>

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<b>● Townhouse</b>					
<b>Greater Victoria</b>					
Victoria	6	\$2,009,000	\$334,833	\$457,516	\$334,500
View Royal	2	\$502,500	\$251,250	\$265,929	\$251,250
Saanich East	9	\$3,570,900	\$396,767	\$420,873	\$375,950
Saanich West	6	\$2,233,400	\$372,233	\$361,258	\$383,750
Central Saanich	2	\$760,000	\$380,000	\$366,838	\$380,000
North Saanich	1	\$412,500	\$412,500	\$445,280	\$412,500
Sidney	3	\$1,034,500	\$344,833	\$349,867	\$325,000
Colwood	4	\$1,580,000	\$395,000	\$448,023	\$387,500
Langford	7	\$2,500,500	\$357,214	\$346,367	\$360,000
Sooke	1	\$378,200	\$378,200	\$302,932	\$378,200
Waterfront (all districts)	3	\$2,040,000	\$680,000	\$654,290	\$650,000
<b>Total Greater Victoria</b>	<b>44</b>	<b>\$17,021,500</b>	<b>\$386,852</b>	<b>\$401,894</b>	<b>\$360,000</b>
<b>Other Areas</b>					
Gulf Islands	2	\$723,000	\$361,500	\$397,625	\$361,500
Upland / Mainland	1	\$180,500	\$180,500	\$269,800	\$180,500
<b>Total Other Areas</b>	<b>3</b>	<b>\$903,500</b>	<b>\$301,167</b>	<b>\$313,600</b>	<b>\$340,000</b>
<b>Total Townhouse</b>	<b>47</b>	<b>\$17,925,000</b>	<b>\$381,383</b>	<b>\$398,036</b>	<b>\$360,000</b>
<b>● Manufactured Homes</b>					
<b>Greater Victoria</b>					
View Royal	2	\$430,000	\$215,000	\$143,711	\$215,000
Central Saanich	1	\$127,000	\$127,000	\$169,765	\$127,000
Langford	2	\$160,500	\$80,250	\$85,062	\$73,500
Sooke	1	\$65,500	\$65,500	\$77,156	\$65,500
<b>Total Greater Victoria</b>	<b>6</b>	<b>\$783,000</b>	<b>\$130,500</b>	<b>\$128,191</b>	<b>\$123,000</b>
<b>Other Areas</b>					
Gulf Islands	1	\$160,000	\$160,000	\$159,833	\$160,000
<b>Total Other Areas</b>	<b>1</b>	<b>\$160,000</b>	<b>\$160,000</b>	<b>\$153,857</b>	<b>\$160,000</b>
<b>Total Manufactured Homes</b>	<b>7</b>	<b>\$943,000</b>	<b>\$134,714</b>	<b>\$132,014</b>	<b>\$125,000</b>
<b>Total Residential</b>	<b>386</b>	<b>\$171,117,838</b>			

# Monthly Sales Summary

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Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
<b>Other Property</b>					
● <b>Lots &amp; Acreage (Incl Wtrfrnt)</b>					
<b>Greater Victoria</b>					
Saanich East	1	\$295,000	\$295,000	\$341,000	\$295,000
Central Saanich	2	\$628,500	\$314,250	\$299,167	\$314,250
North Saanich	1	\$235,000	\$235,000	\$235,000	\$235,000
Colwood	1	\$290,000	\$290,000	\$279,000	\$290,000
Langford	1	\$420,000	\$420,000	\$317,950	\$420,000
Sooke	4	\$1,520,000	\$380,000	\$289,267	\$210,000
<b>Total Greater Victoria</b>	<b>10</b>	<b>\$3,388,500</b>	<b>\$338,850</b>	<b>\$313,406</b>	<b>\$293,500</b>
<b>Total Lots &amp; Acreage (Incl Wtrfrnt)</b>	<b>10</b>	<b>\$3,388,500</b>	<b>\$338,850</b>	<b>\$294,856</b>	<b>\$293,500</b>
● <b>Other Commercial Properties</b>	7	(\$696,924)	(\$99,561)		
<b>Grand Totals</b>	<b>403</b>	<b>\$173,809,414</b>			