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Total Single Family 223 \$120,968,486 \$542,460 \$542,391 \$485,000 \$ Condominium Greater Victoria 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 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,500 \$202,50	Waterfront (all districts)	1	\$1,600,000	\$1,600,000	\$884,458	\$1,600,000
Condominium Greater Victoria 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 Total Greater Victoria 109 \$31,281,352 \$286,985 \$293,775	Total Other Areas	7	\$3,811,000	\$544,429	\$517,431	\$380,000
Condominium Greater Victoria 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 Total Greater Victoria 109 \$31,281,352 \$286,985 \$293,775	Total Single Family	223	\$120,968,486	\$542,460	\$542,391	\$485,000
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 \$292,500 Waterfront (all districts) 8 \$3,576,000 \$447,000 \$491,293 \$391,000 Total Greater Victoria 109 \$31,281,352 \$286,985 <t< td=""><td>Condominium</td><td></td><td></td><td></td><td></td><td></td></t<>	Condominium					
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 Total Greater Victoria 109 \$31,281,352 \$286,985 \$293,775 \$250,000	Greater Victoria					
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 Total Greater Victoria 109 \$31,281,352 \$286,985 \$293,775 \$250,000	Victoria	53	\$15,872,452	\$299,480	\$288,800	\$261,000
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 Total Greater Victoria 109 \$31,281,352 \$286,985 \$293,775 \$250,000	Victoria West	4			\$346,195	\$302,500
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 Total Greater Victoria 109 \$31,281,352 \$286,985 \$293,775 \$250,000	Oak Bay	2	\$381,500			\$190,750
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 Total Greater Victoria 109 \$31,281,352 \$286,985 \$293,775 \$250,000	Esquimalt	4		\$204,750	\$259,771	\$184,500
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 Total Greater Victoria 109 \$31,281,352 \$286,985 \$293,775 \$250,000		13	\$3,227,500			\$247,500
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 Total Greater Victoria 109 \$31,281,352 \$286,985 \$293,775 \$250,000	Saanich West	4	\$766,500		\$227,638	\$184,250
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 Total Greater Victoria 109 \$31,281,352 \$286,985 \$293,775 \$250,000	Central Saanich	1	\$249,000		\$262,833	\$249,000
Sooke 1 \$202,500 \$202,500 \$202,500 \$202,500 Waterfront (all districts) 8 \$3,576,000 \$447,000 \$491,293 \$391,000 Total Greater Victoria 109 \$31,281,352 \$286,985 \$293,775 \$250,000	Sidney	9		\$275,111	\$327,096	\$265,000
Waterfront (all districts) 8 \$3,576,000 \$447,000 \$491,293 \$391,000 Total Greater Victoria 109 \$31,281,352 \$286,985 \$293,775 \$250,000	Langford	10	\$2,428,400	\$242,840	\$257,013	\$231,200
Total Greater Victoria 109 \$31,281,352 \$286,985 \$293,775 \$250,000	Sooke	1	\$202,500	\$202,500	\$202,500	\$202,500
	Waterfront (all districts)	8	\$3,576,000	\$447,000	\$491,293	\$391,000
Total Condominium 109 \$31.281.352 \$286.985 \$293.775 \$250.000	Total Greater Victoria	109	\$31,281,352	\$286,985	\$293,775	\$250,000
	Total Condominium	109	\$31,281,352	\$286,985	\$293,775	\$250,000

Monthly Sales Summary March 2, 2009

February 2009

Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
● Townhouse					
Greater Victoria					
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
Total Greater Victoria	44	\$17,021,500	\$386,852	\$401,894	\$360,000
Other Areas					
Gulf Islands	2	\$723,000	\$361,500	\$397,625	\$361,500
UpIsland / Mainland	1	\$180,500	\$180,500	\$269,800	\$180,500
Total Other Areas	3	\$903,500	\$301,167	\$313,600	\$340,000
Total Townhouse	47	\$17,925,000	\$381,383	\$398,036	\$360,000
Manufactured Homes					
Greater Victoria					
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
Total Greater Victoria Other Areas	6	\$783,000	\$130,500	\$128,191	\$123,000
Gulf Islands	1	\$160,000	\$160,000	\$159,833	\$160,000
Total Other Areas	1	\$160,000	\$160,000	\$153,857	\$160,000
Total Manufactured Homes	7	\$943,000	\$134,714	\$132,014	\$125,000
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February 2009

Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
Other Property					
● Lots & Acreage (Incl Wtrfrnt)					
Greater Victoria					
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
Total Greater Victoria	10	\$3,388,500	\$338,850	\$313,406	\$293,500
Total Lots & Acreage (Incl Wtrfrnt)	10	\$3,388,500	\$338,850	\$294,856	\$293,500
Other Commercial Properties	7	(\$696,924)	(\$99,561)		
Grand Totals	403	\$173,809,414			