

# Monthly Sales Summary

April 1, 2009

March 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	49	\$24,316,788	\$496,261	\$503,598	\$500,000
Victoria West	2	\$710,000	\$355,000	\$392,727	\$355,000
Oak Bay	23	\$16,070,500	\$698,717	\$766,677	\$645,000
Esquimalt	11	\$4,730,402	\$430,037	\$445,245	\$410,000
View Royal	9	\$4,806,000	\$534,000	\$498,797	\$548,750
Saanich East	68	\$39,294,865	\$577,866	\$585,965	\$539,500
Saanich West	32	\$15,723,500	\$491,359	\$477,087	\$472,500
Central Saanich	15	\$8,215,400	\$547,693	\$554,230	\$473,000
North Saanich	9	\$5,790,000	\$643,333	\$653,934	\$635,000
Sidney	14	\$6,326,400	\$451,886	\$444,370	\$441,000
Highlands	4	\$2,617,250	\$654,313	\$653,571	\$611,125
Colwood	20	\$10,021,875	\$501,094	\$488,924	\$477,000
Langford	42	\$20,562,875	\$489,592	\$485,103	\$462,500
Metchosin	3	\$1,978,000	\$659,333	\$589,182	\$618,000
Sooke	15	\$5,107,900	\$340,527	\$376,323	\$330,000
Waterfront (all districts)	8	\$6,967,500	\$870,938	\$909,462	\$812,500
<b>Total Greater Victoria</b>	<b>324</b>	<b>\$173,239,255</b>	<b>\$534,689</b>	<b>\$540,244</b>	<b>\$503,751</b>
<b>Other Areas</b>					
Shawnigan Lake / Malahat	1	\$307,500	\$307,500	\$433,312	\$307,500
Gulf Islands	11	\$4,229,000	\$384,455	\$402,869	\$375,000
UpIsland / Mainland	6	\$2,584,988	\$430,831	\$395,562	\$419,804
Waterfront (all districts)	1	\$465,000	\$465,000	\$809,833	\$465,000
<b>Total Other Areas</b>	<b>19</b>	<b>\$7,586,488</b>	<b>\$399,289</b>	<b>\$449,505</b>	<b>\$394,379</b>
<b>Total Single Family</b>	<b>343</b>	<b>\$180,825,743</b>	<b>\$527,189</b>	<b>\$534,113</b>	<b>\$500,000</b>
<b>● Condominium</b>					
<b>Greater Victoria</b>					
Victoria	53	\$14,584,580	\$275,181	\$282,407	\$255,000
Victoria West	6	\$2,021,900	\$336,983	\$331,062	\$342,500
Oak Bay	8	\$4,277,900	\$534,738	\$353,686	\$394,000
Esquimalt	4	\$919,750	\$229,938	\$265,224	\$235,875
View Royal	4	\$1,494,600	\$373,650	\$394,920	\$389,900
Saanich East	21	\$5,353,118	\$254,910	\$266,145	\$245,000
Saanich West	13	\$3,319,400	\$255,338	\$233,344	\$258,000
Colwood	7	\$1,813,338	\$259,048	\$245,945	\$250,000
Langford	29	\$8,429,100	\$290,659	\$265,407	\$284,900
Waterfront (all districts)	17	\$5,677,400	\$333,965	\$395,093	\$310,000
<b>Total Greater Victoria</b>	<b>162</b>	<b>\$47,891,086</b>	<b>\$295,624</b>	<b>\$289,020</b>	<b>\$266,750</b>
<b>Other Areas</b>					
UpIsland / Mainland	1	\$95,000	\$95,000	\$95,000	\$95,000
<b>Total Other Areas</b>	<b>1</b>	<b>\$95,000</b>	<b>\$95,000</b>	<b>\$95,000</b>	<b>\$95,000</b>
<b>Total Condominium</b>	<b>163</b>	<b>\$47,986,086</b>	<b>\$294,393</b>	<b>\$288,661</b>	<b>\$266,500</b>

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<b>● Townhouse</b>					
<b>Greater Victoria</b>					
Victoria	12	\$5,209,500	\$434,125	\$425,887	\$352,750
Victoria West	1	\$643,000	\$643,000	\$417,250	\$643,000
Esquimalt	1	\$375,000	\$375,000	\$355,318	\$375,000
View Royal	5	\$1,809,500	\$361,900	\$298,273	\$348,000
Saanich East	17	\$7,179,400	\$422,318	\$421,520	\$355,000
Saanich West	7	\$2,552,000	\$364,571	\$361,977	\$368,000
Central Saanich	7	\$2,614,900	\$373,557	\$374,585	\$350,000
Sidney	3	\$1,342,500	\$447,500	\$383,667	\$489,000
Colwood	3	\$1,717,500	\$572,500	\$473,364	\$535,000
Langford	5	\$1,499,400	\$299,880	\$323,950	\$320,000
Waterfront (all districts)	2	\$652,500	\$326,250	\$597,050	\$326,250
<b>Total Greater Victoria</b>	<b>63</b>	<b>\$25,595,200</b>	<b>\$406,273</b>	<b>\$401,022</b>	<b>\$357,900</b>
<b>Other Areas</b>					
Waterfront (all districts)	1	\$325,000	\$325,000	\$256,250	\$325,000
<b>Total Other Areas</b>	<b>1</b>	<b>\$325,000</b>	<b>\$325,000</b>	<b>\$317,271</b>	<b>\$325,000</b>
<b>Total Townhouse</b>	<b>64</b>	<b>\$25,920,200</b>	<b>\$405,003</b>	<b>\$398,320</b>	<b>\$356,450</b>
<b>● Manufactured Homes</b>					
<b>Greater Victoria</b>					
View Royal	2	\$316,000	\$158,000	\$143,600	\$158,000
Central Saanich	3	\$434,000	\$144,667	\$151,125	\$164,000
Sidney	1	\$248,000	\$248,000	\$253,333	\$248,000
Langford	2	\$154,900	\$77,450	\$80,557	\$77,450
Sooke	2	\$177,300	\$88,650	\$77,670	\$88,650
<b>Total Greater Victoria</b>	<b>10</b>	<b>\$1,330,200</b>	<b>\$133,020</b>	<b>\$125,536</b>	<b>\$111,150</b>
<b>Other Areas</b>					
Uplisland / Mainland	1	\$105,000	\$105,000	\$105,000	\$105,000
<b>Total Other Areas</b>	<b>1</b>	<b>\$105,000</b>	<b>\$105,000</b>	<b>\$137,750</b>	<b>\$105,000</b>
<b>Total Manufactured Homes</b>	<b>11</b>	<b>\$1,435,200</b>	<b>\$130,473</b>	<b>\$127,129</b>	<b>\$105,000</b>
<b>Total Residential</b>	<b>581</b>	<b>\$256,167,229</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>					
Greater Victoria					
Saanich East	4	\$1,523,850	\$380,963	\$369,808	\$366,450
Central Saanich	2	\$571,000	\$285,500	\$293,700	\$285,500
North Saanich	1	\$357,000	\$357,000	\$296,000	\$357,000
Langford	1	\$325,000	\$325,000	\$221,000	\$325,000
Metchosin	3	\$1,000,000	\$333,333	\$333,333	\$333,000
Sooke	1	\$250,000	\$250,000	\$292,989	\$250,000
<b>Total Greater Victoria</b>	<b>12</b>	<b>\$4,026,850</b>	<b>\$335,571</b>	<b>\$316,059</b>	<b>\$333,500</b>
<b>Total Lots &amp; Acreage (Incl Wtrfrnt)</b>	<b>12</b>	<b>\$4,026,850</b>	<b>\$335,571</b>	<b>\$306,611</b>	<b>\$333,500</b>
● <b>Other Commercial Properties</b>					
	9	\$1,964,029	\$218,225		
<b>Grand Totals</b>	<b>602</b>	<b>\$262,158,108</b>			