

# Monthly Sales Summary

April 2009

May 1, 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	42	\$23,570,600	\$561,205	\$521,885	\$531,950
Victoria West	4	\$1,634,000	\$408,500	\$393,500	\$343,750
Oak Bay	31	\$23,177,400	\$747,658	\$719,357	\$650,000
Esquimalt	14	\$6,513,400	\$465,243	\$452,930	\$450,500
View Royal	16	\$8,750,500	\$546,906	\$515,572	\$555,000
Saanich East	81	\$47,504,950	\$586,481	\$581,703	\$536,000
Saanich West	40	\$19,637,453	\$490,936	\$481,652	\$459,900
Central Saanich	18	\$8,791,400	\$488,411	\$541,199	\$499,450
North Saanich	11	\$7,347,175	\$667,925	\$658,420	\$625,000
Sidney	17	\$7,887,500	\$463,971	\$441,550	\$420,000
Colwood	21	\$10,449,850	\$497,612	\$494,726	\$470,000
Langford	65	\$31,289,550	\$481,378	\$483,599	\$462,000
Metchosin	8	\$5,125,500	\$640,688	\$636,781	\$567,000
Sooke	23	\$8,510,700	\$370,030	\$372,657	\$379,900
Waterfront (all districts)	9	\$10,104,500	\$1,122,722	\$965,650	\$1,020,000
<b>Total Greater Victoria</b>	<b>400</b>	<b>\$220,294,478</b>	<b>\$550,736</b>	<b>\$540,179</b>	<b>\$515,000</b>
<b>Other Areas</b>					
Shawnigan Lake / Malahat	4	\$1,389,900	\$347,475	\$395,056	\$327,500
Gulf Islands	11	\$4,486,000	\$407,818	\$405,327	\$365,000
UpIsland / Mainland	3	\$1,716,000	\$572,000	\$406,630	\$437,500
Waterfront (all districts)	3	\$4,435,000	\$1,478,333	\$1,130,389	\$1,100,000
<b>Total Other Areas</b>	<b>21</b>	<b>\$12,026,900</b>	<b>\$572,710</b>	<b>\$481,363</b>	<b>\$420,500</b>
<b>Total Single Family</b>	<b>421</b>	<b>\$232,321,378</b>	<b>\$551,832</b>	<b>\$536,661</b>	<b>\$509,900</b>
● <b>Condominium</b>					
<b>Greater Victoria</b>					
Victoria	82	\$22,873,705	\$278,948	\$280,074	\$261,500
Victoria West	10	\$3,866,900	\$386,690	\$345,585	\$351,450
Oak Bay	4	\$1,074,000	\$268,500	\$346,496	\$256,500
Esquimalt	9	\$2,404,900	\$267,211	\$262,563	\$220,000
View Royal	6	\$2,105,200	\$350,867	\$353,333	\$317,200
Saanich East	28	\$7,611,975	\$271,856	\$258,834	\$263,500
Saanich West	8	\$2,143,700	\$267,963	\$241,750	\$256,000
Central Saanich	4	\$1,175,000	\$293,750	\$284,800	\$279,750
Sidney	8	\$2,221,400	\$277,675	\$289,570	\$256,000
Colwood	3	\$688,250	\$229,417	\$241,107	\$254,000
Langford	27	\$7,433,900	\$275,330	\$270,608	\$285,000
Sooke	1	\$180,000	\$180,000	\$191,250	\$180,000
Waterfront (all districts)	14	\$5,840,500	\$417,179	\$378,224	\$377,500
<b>Total Greater Victoria</b>	<b>204</b>	<b>\$59,619,430</b>	<b>\$292,252</b>	<b>\$286,134</b>	<b>\$273,950</b>
<b>Total Condominium</b>	<b>204</b>	<b>\$59,619,430</b>	<b>\$292,252</b>	<b>\$285,848</b>	<b>\$273,950</b>

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<b>● Townhouse</b>					
<b>Greater Victoria</b>					
Victoria	11	\$4,377,682	\$397,971	\$418,082	\$427,000
Victoria West	6	\$2,688,900	\$448,150	\$475,986	\$402,500
Oak Bay	2	\$1,050,000	\$525,000	\$530,000	\$525,000
Esquimalt	3	\$1,132,000	\$377,333	\$364,167	\$377,000
View Royal	2	\$635,500	\$317,750	\$323,773	\$317,750
Saanich East	6	\$2,893,000	\$482,167	\$427,064	\$482,500
Saanich West	13	\$5,384,506	\$414,193	\$385,470	\$423,000
Central Saanich	3	\$1,281,018	\$427,006	\$384,414	\$424,000
Sidney	8	\$3,025,900	\$378,238	\$378,942	\$312,450
Colwood	5	\$2,061,000	\$412,200	\$440,000	\$408,000
Langford	9	\$2,843,000	\$315,889	\$324,371	\$335,000
Sooke	3	\$964,900	\$321,633	\$335,775	\$324,900
Waterfront (all districts)	1	\$705,000	\$705,000	\$593,500	\$705,000
<b>Total Greater Victoria</b>	<b>72</b>	<b>\$29,042,406</b>	<b>\$403,367</b>	<b>\$403,187</b>	<b>\$395,000</b>
<b>Other Areas</b>					
Gulf Islands	1	\$310,000	\$310,000	\$344,333	\$310,000
Upland / Mainland	1	\$299,000	\$299,000	\$263,133	\$299,000
<b>Total Other Areas</b>	<b>2</b>	<b>\$609,000</b>	<b>\$304,500</b>	<b>\$291,862</b>	<b>\$304,500</b>
<b>Total Townhouse</b>	<b>74</b>	<b>\$29,651,406</b>	<b>\$400,695</b>	<b>\$399,826</b>	<b>\$390,000</b>
<b>● Manufactured Homes</b>					
<b>Greater Victoria</b>					
View Royal	2	\$365,000	\$182,500	\$151,944	\$182,500
Central Saanich	1	\$92,000	\$92,000	\$137,571	\$92,000
Langford	2	\$278,400	\$139,200	\$96,288	\$139,200
Sooke	4	\$584,000	\$146,000	\$97,193	\$154,000
<b>Total Greater Victoria</b>	<b>9</b>	<b>\$1,319,400</b>	<b>\$146,600</b>	<b>\$127,813</b>	<b>\$150,000</b>
<b>Other Areas</b>					
Shawnigan Lake / Malahat	1	\$80,000	\$80,000	\$99,000	\$80,000
Gulf Islands	1	\$160,000	\$160,000	\$150,000	\$160,000
<b>Total Other Areas</b>	<b>2</b>	<b>\$240,000</b>	<b>\$120,000</b>	<b>\$125,500</b>	<b>\$120,000</b>
<b>Total Manufactured Homes</b>	<b>11</b>	<b>\$1,559,400</b>	<b>\$141,764</b>	<b>\$127,530</b>	<b>\$150,000</b>
<b>Total Residential</b>	<b>710</b>	<b>\$323,151,614</b>			

# Monthly Sales Summary

April 2009

May 1, 2009

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>					
Victoria	1	\$210,000	\$210,000	\$210,000	\$210,000
Oak Bay	1	\$1,100,000	\$1,100,000	\$1,100,000	\$1,100,000
View Royal	1	\$300,000	\$300,000	\$300,000	\$300,000
Saanich East	6	\$2,123,600	\$353,933	\$358,405	\$355,950
Central Saanich	1	\$380,000	\$380,000	\$315,900	\$380,000
North Saanich	1	\$243,000	\$243,000	\$278,333	\$243,000
Colwood	2	\$451,000	\$225,500	\$236,000	\$225,500
Langford	5	\$1,289,000	\$257,800	\$251,667	\$250,500
Sooke	5	\$691,000	\$138,200	\$237,707	\$100,000
<b>Total Greater Victoria</b>	<b>23</b>	<b>\$6,787,600</b>	<b>\$295,113</b>	<b>\$298,316</b>	<b>\$291,000</b>
<b>Other Areas</b>					
Gulf Islands	3	\$435,800	\$145,267	\$218,300	\$164,000
Upland / Mainland	2	\$549,379	\$274,690	\$278,126	\$274,690
<b>Total Other Areas</b>	<b>5</b>	<b>\$985,179</b>	<b>\$197,036</b>	<b>\$238,242</b>	<b>\$164,000</b>
<b>Total Lots &amp; Acreage (Incl Wtrfrnt)</b>	<b>28</b>	<b>\$7,772,779</b>	<b>\$277,599</b>	<b>\$289,596</b>	<b>\$246,750</b>
● <b>Other Commercial Properties</b>					
	9	\$1,313,682	\$145,965		
<b>Grand Totals</b>					
	<b>747</b>	<b>\$332,238,075</b>			