

Monthly Sales Summary

May 2009

June 1, 2009

Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
Residential					
● Single Family					
Greater Victoria					
Victoria	54	\$32,455,514	\$601,028	\$547,571	\$493,500
Victoria West	4	\$1,913,000	\$478,250	\$412,471	\$465,000
Oak Bay	30	\$24,879,500	\$829,317	\$740,172	\$676,500
Esquimalt	21	\$10,658,900	\$507,567	\$468,834	\$520,000
View Royal	18	\$8,717,050	\$484,281	\$502,749	\$463,250
Saanich East	94	\$56,128,998	\$597,117	\$587,039	\$569,000
Saanich West	46	\$23,141,950	\$503,086	\$488,995	\$488,750
Central Saanich	21	\$13,614,500	\$648,310	\$576,631	\$610,000
North Saanich	20	\$13,511,000	\$675,550	\$659,431	\$638,500
Sidney	15	\$7,590,900	\$506,060	\$461,983	\$462,000
Highlands	1	\$715,000	\$715,000	\$657,086	\$715,000
Colwood	20	\$9,568,700	\$478,435	\$495,351	\$474,250
Langford	81	\$38,768,150	\$478,619	\$482,077	\$455,000
Metchosin	5	\$3,588,900	\$717,780	\$658,370	\$635,000
Sooke	33	\$12,888,000	\$390,545	\$372,994	\$380,000
Waterfront (all districts)	12	\$14,245,000	\$1,187,083	\$1,066,362	\$1,175,000
Total Greater Victoria	475	\$272,385,062	\$573,442	\$550,756	\$525,000
Other Areas					
Shawnigan Lake / Malahat	7	\$2,647,900	\$378,271	\$365,607	\$318,000
Gulf Islands	13	\$7,309,500	\$562,269	\$448,066	\$390,000
UpIsland / Mainland	8	\$3,672,295	\$459,037	\$439,578	\$451,500
Waterfront (all districts)	11	\$9,720,000	\$883,636	\$1,029,094	\$715,000
Total Other Areas	39	\$23,349,695	\$598,710	\$529,992	\$464,000
Total Single Family	514	\$295,734,757	\$575,359	\$549,626	\$525,000
● Condominium					
Greater Victoria					
Victoria	78	\$23,475,250	\$300,965	\$286,807	\$277,500
Victoria West	11	\$4,779,400	\$434,491	\$379,212	\$391,500
Oak Bay	5	\$2,064,400	\$412,880	\$373,872	\$421,000
Esquimalt	12	\$2,977,000	\$248,083	\$257,991	\$227,500
View Royal	1	\$265,000	\$265,000	\$344,500	\$265,000
Saanich East	35	\$10,930,515	\$312,300	\$271,396	\$279,000
Saanich West	20	\$5,174,000	\$258,700	\$252,571	\$237,000
Central Saanich	2	\$450,000	\$225,000	\$267,714	\$225,000
Sidney	7	\$2,191,500	\$313,071	\$278,832	\$340,000
Colwood	4	\$1,081,900	\$270,475	\$251,138	\$273,450
Langford	36	\$9,902,000	\$275,056	\$271,716	\$272,500
Waterfront (all districts)	12	\$5,163,500	\$430,292	\$394,040	\$359,250
Total Greater Victoria	223	\$68,454,465	\$306,971	\$293,009	\$279,500
Total Condominium	223	\$68,454,465	\$306,971	\$292,766	\$279,500

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● Townhouse					
Greater Victoria					
Victoria	15	\$7,527,000	\$501,800	\$435,763	\$495,000
Victoria West	1	\$286,000	\$286,000	\$452,238	\$286,000
Oak Bay	2	\$923,000	\$461,500	\$493,250	\$461,500
Esquimalt	4	\$1,546,000	\$386,500	\$372,733	\$362,000
View Royal	7	\$2,148,400	\$306,914	\$317,217	\$309,900
Saanich East	16	\$6,756,600	\$422,288	\$426,540	\$390,250
Saanich West	13	\$5,233,150	\$402,550	\$392,084	\$405,000
Central Saanich	5	\$1,804,500	\$360,900	\$379,006	\$330,000
North Saanich	1	\$550,000	\$550,000	\$451,875	\$550,000
Sidney	4	\$1,130,000	\$282,500	\$363,757	\$277,500
Colwood	4	\$1,917,257	\$479,314	\$448,736	\$499,500
Langford	11	\$3,648,500	\$331,682	\$327,457	\$335,000
Sooke	2	\$655,900	\$327,950	\$333,167	\$327,950
Waterfront (all districts)	2	\$835,000	\$417,500	\$495,278	\$417,500
Total Greater Victoria	87	\$34,961,307	\$401,854	\$399,447	\$375,000
Other Areas					
Upland / Mainland	1	\$308,000	\$308,000	\$274,350	\$308,000
Total Other Areas	1	\$308,000	\$308,000	\$306,925	\$308,000
Total Townhouse	88	\$35,269,307	\$400,788	\$397,224	\$375,000
● Manufactured Homes					
Greater Victoria					
View Royal	1	\$142,000	\$142,000	\$151,667	\$142,000
Sidney	3	\$690,000	\$230,000	\$234,500	\$247,500
Langford	1	\$128,000	\$128,000	\$106,038	\$128,000
Sooke	1	\$136,000	\$136,000	\$102,586	\$136,000
Total Greater Victoria	6	\$1,096,000	\$182,667	\$132,385	\$167,250
Other Areas					
Gulf Islands	2	\$347,000	\$173,500	\$144,000	\$173,500
Total Other Areas	2	\$347,000	\$173,500	\$122,500	\$173,500
Total Manufactured Homes	8	\$1,443,000	\$180,375	\$131,199	\$170,750
Total Residential	833	\$400,901,529			

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June 1, 2009

Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
Other Property					
● Lots & Acreage (Incl Wtrfrnt)					
Greater Victoria					
Esquimalt	1	\$240,000	\$240,000	\$240,000	\$240,000
View Royal	1	\$225,000	\$225,000	\$262,500	\$225,000
Saanich East	4	\$1,960,950	\$490,238	\$393,560	\$472,500
Saanich West	1	\$255,000	\$255,000	\$297,500	\$255,000
Central Saanich	1	\$278,000	\$278,000	\$309,583	\$278,000
Colwood	2	\$375,000	\$187,500	\$223,875	\$187,500
Langford	3	\$692,850	\$230,950	\$244,761	\$228,500
Metchosin	3	\$900,000	\$300,000	\$316,667	\$325,000
Sooke	8	\$1,910,400	\$238,800	\$235,337	\$219,500
Total Greater Victoria	24	\$6,837,200	\$284,883	\$296,317	\$257,175
Other Areas					
Shawnigan Lake / Malahat	1	\$130,000	\$130,000	\$130,000	\$130,000
Gulf Islands	5	\$898,500	\$179,700	\$154,367	\$167,000
Upland / Mainland	2	\$575,998	\$287,999	\$281,344	\$287,999
Total Other Areas	8	\$1,604,498	\$200,562	\$188,906	\$152,000
Total Lots & Acreage (Incl Wtrfrnt)	32	\$8,441,698	\$263,803	\$279,032	\$247,500
● Other Commercial Properties					
	14	\$4,048,534	\$289,181		
Grand Totals					
	879	\$413,391,761			