

# Monthly Sales Summary

June 2009

July 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	42	\$23,476,235	\$558,958	\$547,701	\$503,500
Victoria West	3	\$1,432,900	\$477,633	\$430,806	\$519,900
Oak Bay	30	\$24,055,900	\$801,863	\$752,580	\$682,500
Esquimalt	25	\$11,773,088	\$470,924	\$469,329	\$445,000
View Royal	19	\$9,979,972	\$525,262	\$512,382	\$490,900
Saanich East	94	\$55,769,199	\$593,289	\$589,867	\$559,000
Saanich West	42	\$22,621,400	\$538,605	\$495,714	\$475,000
Central Saanich	16	\$10,027,500	\$626,719	\$592,943	\$547,500
North Saanich	21	\$13,420,300	\$639,062	\$664,309	\$619,900
Sidney	15	\$6,756,300	\$450,420	\$464,225	\$450,000
Highlands	5	\$3,242,800	\$648,560	\$672,211	\$583,000
Colwood	39	\$20,222,544	\$518,527	\$500,491	\$498,500
Langford	60	\$30,424,747	\$507,079	\$485,070	\$467,000
Metchosin	5	\$3,638,900	\$727,780	\$674,221	\$755,000
Sooke	44	\$18,554,000	\$421,682	\$388,620	\$411,000
Waterfront (all districts)	24	\$29,286,399	\$1,220,267	\$1,117,884	\$919,999
<b>Total Greater Victoria</b>	<b>484</b>	<b>\$284,682,184</b>	<b>\$588,186</b>	<b>\$559,827</b>	<b>\$529,900</b>
<b>Other Areas</b>					
Shawnigan Lake / Malahat	8	\$2,888,250	\$361,031	\$361,488	\$372,750
Gulf Islands	28	\$10,848,550	\$387,448	\$422,199	\$405,000
UpIsland / Mainland	13	\$5,880,508	\$452,347	\$464,400	\$420,000
Waterfront (all districts)	6	\$8,263,000	\$1,377,167	\$1,124,023	\$812,500
<b>Total Other Areas</b>	<b>55</b>	<b>\$27,880,308</b>	<b>\$506,915</b>	<b>\$530,368</b>	<b>\$405,304</b>
<b>Total Single Family</b>	<b>539</b>	<b>\$312,562,492</b>	<b>\$579,893</b>	<b>\$557,882</b>	<b>\$519,900</b>
● <b>Condominium</b>					
<b>Greater Victoria</b>					
Victoria	99	\$29,030,450	\$293,237	\$288,629	\$275,000
Victoria West	9	\$3,643,300	\$404,811	\$387,714	\$377,000
Oak Bay	6	\$2,559,000	\$426,500	\$389,227	\$362,500
Esquimalt	4	\$1,130,700	\$282,675	\$249,696	\$275,000
View Royal	13	\$4,061,500	\$312,423	\$330,262	\$329,900
Saanich East	38	\$11,045,900	\$290,682	\$277,543	\$257,000
Saanich West	13	\$3,347,500	\$257,500	\$252,358	\$257,500
Sidney	7	\$1,994,000	\$284,857	\$282,024	\$250,000
Colwood	4	\$1,002,500	\$250,625	\$256,368	\$248,250
Langford	40	\$10,688,300	\$267,208	\$270,789	\$264,950
Waterfront (all districts)	9	\$3,661,150	\$406,794	\$393,993	\$505,000
<b>Total Greater Victoria</b>	<b>242</b>	<b>\$72,164,300</b>	<b>\$298,200</b>	<b>\$294,925</b>	<b>\$275,000</b>
<b>Total Condominium</b>	<b>242</b>	<b>\$72,164,300</b>	<b>\$298,200</b>	<b>\$294,725</b>	<b>\$275,000</b>

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<b>● Townhouse</b>					
<b>Greater Victoria</b>					
Victoria	11	\$4,448,400	\$404,400	\$425,723	\$366,000
Victoria West	2	\$820,000	\$410,000	\$443,790	\$410,000
Oak Bay	2	\$1,225,000	\$612,500	\$533,000	\$612,500
Esquimalt	4	\$1,194,700	\$298,675	\$358,928	\$296,350
View Royal	5	\$2,073,900	\$414,780	\$344,036	\$405,000
Saanich East	21	\$9,307,602	\$443,219	\$430,730	\$438,000
Saanich West	15	\$6,814,700	\$454,313	\$410,030	\$445,000
Central Saanich	4	\$1,528,000	\$382,000	\$379,527	\$352,000
North Saanich	2	\$1,026,000	\$513,000	\$476,700	\$513,000
Sidney	6	\$1,797,500	\$299,583	\$352,016	\$293,250
Colwood	10	\$4,097,400	\$409,740	\$437,429	\$346,250
Langford	17	\$5,988,450	\$352,262	\$335,564	\$345,000
Sooke	1	\$375,000	\$375,000	\$339,143	\$375,000
Waterfront (all districts)	3	\$1,982,000	\$660,667	\$564,955	\$630,000
<b>Total Greater Victoria</b>	<b>103</b>	<b>\$42,678,652</b>	<b>\$414,356</b>	<b>\$403,757</b>	<b>\$375,000</b>
<b>Other Areas</b>					
Upland / Mainland	1	\$296,000	\$296,000	\$270,875	\$296,000
<b>Total Other Areas</b>	<b>1</b>	<b>\$296,000</b>	<b>\$296,000</b>	<b>\$305,188</b>	<b>\$296,000</b>
<b>Total Townhouse</b>	<b>104</b>	<b>\$42,974,652</b>	<b>\$413,218</b>	<b>\$401,829</b>	<b>\$375,000</b>
<b>● Manufactured Homes</b>					
<b>Greater Victoria</b>					
View Royal	3	\$464,900	\$154,967	\$152,492	\$155,000
Central Saanich	4	\$638,500	\$159,625	\$141,150	\$165,750
Langford	4	\$182,000	\$45,500	\$85,858	\$42,500
Sooke	3	\$436,722	\$145,574	\$127,229	\$135,000
<b>Total Greater Victoria</b>	<b>14</b>	<b>\$1,722,122</b>	<b>\$123,009</b>	<b>\$134,882</b>	<b>\$142,500</b>
<b>Other Areas</b>					
Shawnigan Lake / Malahat	1	\$53,000	\$53,000	\$83,667	\$53,000
Gulf Islands	3	\$489,000	\$163,000	\$165,143	\$164,000
<b>Total Other Areas</b>	<b>4</b>	<b>\$542,000</b>	<b>\$135,500</b>	<b>\$137,455</b>	<b>\$159,500</b>
<b>Total Manufactured Homes</b>	<b>18</b>	<b>\$2,264,122</b>	<b>\$125,785</b>	<b>\$135,354</b>	<b>\$152,500</b>
<b>Total Residential</b>	<b>903</b>	<b>\$429,965,566</b>			

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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>					
Oak Bay	1	\$2,935,000	\$2,935,000	\$2,017,500	\$2,935,000
View Royal	1	\$365,000	\$365,000	\$296,667	\$365,000
Saanich East	6	\$2,992,950	\$498,825	\$423,636	\$415,000
Saanich West	3	\$1,350,000	\$450,000	\$401,250	\$480,000
North Saanich	2	\$661,650	\$330,825	\$299,330	\$330,825
Highlands	1	\$340,000	\$340,000	\$340,000	\$340,000
Langford	4	\$950,000	\$237,500	\$252,450	\$235,000
Metchosin	1	\$585,000	\$585,000	\$355,000	\$585,000
Sooke	3	\$1,069,800	\$356,600	\$259,105	\$349,900
<b>Total Greater Victoria</b>	<b>22</b>	<b>\$11,249,400</b>	<b>\$511,336</b>	<b>\$350,267</b>	<b>\$361,500</b>
<b>Other Areas</b>					
Gulf Islands	7	\$1,762,500	\$251,786	\$196,988	\$315,000
Upland / Mainland	2	\$171,150	\$85,575	\$216,088	\$85,575
<b>Total Other Areas</b>	<b>9</b>	<b>\$1,933,650</b>	<b>\$214,850</b>	<b>\$199,058</b>	<b>\$110,000</b>
<b>Total Lots &amp; Acreage (Incl Wtrfrnt)</b>	<b>31</b>	<b>\$13,183,050</b>	<b>\$425,260</b>	<b>\$320,025</b>	<b>\$349,900</b>
● <b>Other Commercial Properties</b>					
	12	\$4,480,562	\$373,380		
<b>Grand Totals</b>					
	<b>946</b>	<b>\$447,629,178</b>			