

Monthly Sales Summary

July 2009

August 4, 2009

Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
Residential					
● Single Family					
Greater Victoria					
Victoria	46	\$26,515,420	\$576,422	\$560,345	\$504,500
Victoria West	7	\$2,821,900	\$403,129	\$423,173	\$420,000
Oak Bay	25	\$21,699,500	\$867,980	\$776,831	\$740,000
Esquimalt	23	\$10,556,469	\$458,977	\$468,571	\$444,500
View Royal	9	\$4,677,500	\$519,722	\$518,582	\$491,000
Saanich East	92	\$57,914,738	\$629,508	\$598,097	\$583,000
Saanich West	50	\$26,348,901	\$526,978	\$505,626	\$504,950
Central Saanich	23	\$13,412,700	\$583,161	\$588,843	\$578,700
North Saanich	14	\$9,740,500	\$695,750	\$670,638	\$620,500
Sidney	22	\$10,635,900	\$483,450	\$470,703	\$469,500
Highlands	2	\$1,077,900	\$538,950	\$654,590	\$538,950
Colwood	29	\$15,255,480	\$526,051	\$504,858	\$488,000
Langford	59	\$27,763,698	\$470,571	\$484,553	\$456,000
Metchosin	8	\$5,491,500	\$686,438	\$683,760	\$684,250
Sooke	49	\$19,583,550	\$399,664	\$392,603	\$397,000
Waterfront (all districts)	13	\$12,840,400	\$987,723	\$1,094,740	\$852,500
Total Greater Victoria	471	\$266,336,056	\$565,469	\$562,909	\$520,000
Other Areas					
Shawnigan Lake / Malahat	8	\$3,177,000	\$397,125	\$368,172	\$370,500
Gulf Islands	15	\$7,013,000	\$467,533	\$430,199	\$385,000
Upland / Mainland	13	\$6,058,108	\$466,008	\$463,067	\$510,000
Waterfront (all districts)	9	\$8,069,450	\$896,606	\$1,050,079	\$642,000
Total Other Areas	45	\$24,317,558	\$540,390	\$532,107	\$450,000
Total Single Family	516	\$290,653,614	\$563,282	\$560,668	\$516,500
● Condominium					
Greater Victoria					
Victoria	103	\$30,251,700	\$293,706	\$290,787	\$273,000
Victoria West	15	\$6,257,300	\$417,153	\$397,296	\$412,000
Oak Bay	8	\$3,522,000	\$440,250	\$420,570	\$305,000
Esquimalt	11	\$3,004,250	\$273,114	\$255,809	\$257,500
View Royal	6	\$2,197,000	\$366,167	\$337,443	\$356,900
Saanich East	41	\$15,090,100	\$368,051	\$302,609	\$285,000
Saanich West	11	\$3,124,500	\$284,045	\$259,067	\$265,000
Central Saanich	1	\$257,000	\$257,000	\$266,375	\$257,000
Sidney	14	\$4,104,500	\$293,179	\$288,609	\$263,250
Colwood	2	\$604,500	\$302,250	\$259,524	\$302,250
Langford	27	\$8,075,800	\$299,104	\$277,855	\$309,900
Waterfront (all districts)	14	\$6,705,499	\$478,964	\$413,838	\$504,500
Total Greater Victoria	253	\$83,194,149	\$328,831	\$303,944	\$290,000
Other Areas					
Upland / Mainland	-1	(\$427,110)	(\$427,110)	(\$332,110)	
Total Other Areas	-1	(\$427,110)	\$427,110	(\$332,110)	
Total Condominium	252	\$82,767,039	\$328,441	\$303,665	\$290,000

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● Townhouse					
Greater Victoria					
Victoria	20	\$10,335,300	\$516,765	\$452,092	\$487,500
Victoria West	3	\$1,057,000	\$352,333	\$422,685	\$295,000
Oak Bay	1	\$370,000	\$370,000	\$509,714	\$370,000
Esquimalt	2	\$625,000	\$312,500	\$348,050	\$312,500
View Royal	1	\$455,000	\$455,000	\$346,582	\$455,000
Saanich East	21	\$10,004,300	\$476,395	\$441,242	\$472,000
Saanich West	12	\$4,756,410	\$396,368	\$408,699	\$374,750
Central Saanich	3	\$1,208,500	\$402,833	\$383,205	\$421,000
North Saanich	4	\$2,120,800	\$530,200	\$513,662	\$535,450
Sidney	4	\$1,494,000	\$373,500	\$350,871	\$329,500
Colwood	13	\$5,978,500	\$459,885	\$444,914	\$492,500
Langford	11	\$3,382,900	\$307,536	\$331,046	\$290,000
Sooke	2	\$749,800	\$374,900	\$347,089	\$374,900
Waterfront (all districts)	2	\$1,590,000	\$795,000	\$600,346	\$795,000
Total Greater Victoria	99	\$44,127,510	\$445,732	\$413,305	\$421,000
Other Areas					
Gulf Islands	3	\$1,357,750	\$452,583	\$398,458	\$454,000
Waterfront (all districts)	1	\$155,000	\$155,000	\$240,000	\$155,000
Total Other Areas	4	\$1,512,750	\$378,188	\$329,521	\$409,500
Total Townhouse	103	\$45,640,260	\$443,109	\$411,210	\$421,000
● Manufactured Homes					
Greater Victoria					
View Royal	2	\$262,500	\$131,250	\$165,033	\$131,250
Central Saanich	2	\$335,000	\$167,500	\$147,864	\$167,500
Sidney	1	\$180,000	\$180,000	\$223,600	\$180,000
Langford	1	\$100,000	\$100,000	\$83,650	\$100,000
Sooke	4	\$343,000	\$85,750	\$116,168	\$81,500
Total Greater Victoria	10	\$1,220,500	\$122,050	\$135,840	\$113,750
Other Areas					
Shawnigan Lake / Malahat	1	\$56,500	\$56,500	\$63,167	\$56,500
Gulf Islands	3	\$471,000	\$157,000	\$162,700	\$157,000
Total Other Areas	4	\$527,500	\$131,875	\$137,250	\$151,000
Total Manufactured Homes	14	\$1,748,000	\$124,857	\$136,126	\$130,000
Total Residential	885	\$420,808,913			

Monthly Sales Summary

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August 4, 2009

Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
Other Property					
● Lots & Acreage (Incl Wtrfrnt)					
Greater Victoria					
Victoria	1	\$479,000	\$479,000	\$344,500	\$479,000
Oak Bay	1	\$540,000	\$540,000	\$1,525,000	\$540,000
View Royal	1	\$355,000	\$355,000	\$311,250	\$355,000
Saanich East	7	\$2,547,500	\$363,929	\$408,709	\$350,000
Saanich West	1	\$425,000	\$425,000	\$406,000	\$425,000
Central Saanich	1	\$1,040,000	\$1,040,000	\$413,929	\$1,040,000
North Saanich	2	\$753,000	\$376,500	\$321,379	\$376,500
Colwood	4	\$917,700	\$229,425	\$225,967	\$239,900
Langford	2	\$453,000	\$226,500	\$258,116	\$226,500
Metchosin	2	\$820,000	\$410,000	\$367,222	\$410,000
Sooke	10	\$1,928,900	\$192,890	\$237,745	\$135,000
Total Greater Victoria	32	\$10,259,100	\$320,597	\$345,924	\$333,375
Other Areas					
Gulf Islands	5	\$1,246,500	\$249,300	\$217,165	\$225,000
Total Other Areas	5	\$1,246,500	\$249,300	\$213,697	\$225,000
Total Lots & Acreage (Incl Wtrfrnt)	37	\$11,505,600	\$310,962	\$322,123	\$330,750
● Commercial Land					
	2	\$685,000	\$342,500		
● Other Commercial Properties					
	9	\$1,462,569	\$162,508		
Grand Totals	933	\$434,462,082			