

Monthly Sales Summary

September 2009

October 1, 2009

Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
Residential					
● Single Family					
Greater Victoria					
Victoria	63	\$34,120,111	\$541,589	\$566,293	\$519,000
Victoria West	2	\$1,045,000	\$522,500	\$434,631	\$522,500
Oak Bay	21	\$18,540,722	\$882,892	\$820,454	\$695,000
Esquimalt	9	\$4,645,500	\$516,167	\$483,013	\$535,000
View Royal	13	\$6,060,900	\$466,223	\$514,745	\$452,000
Saanich East	78	\$51,913,064	\$665,552	\$616,457	\$599,950
Saanich West	37	\$19,714,100	\$532,814	\$518,783	\$508,000
Central Saanich	18	\$10,412,200	\$578,456	\$587,463	\$580,450
North Saanich	21	\$15,599,999	\$742,857	\$685,062	\$700,000
Sidney	15	\$7,347,500	\$489,833	\$478,664	\$500,000
Highlands	5	\$2,987,900	\$597,580	\$619,329	\$569,900
Colwood	19	\$10,899,911	\$573,680	\$527,450	\$505,000
Langford	43	\$20,946,436	\$487,126	\$486,320	\$456,900
Metchosin	2	\$2,103,466	\$1,051,733	\$718,854	\$1,051,733
Sooke	27	\$11,229,288	\$415,900	\$404,948	\$387,000
Waterfront (all districts)	16	\$23,589,000	\$1,474,313	\$1,289,353	\$1,291,000
Total Greater Victoria	389	\$241,155,097	\$619,936	\$581,498	\$550,000
Other Areas					
Shawnigan Lake / Malahat	15	\$6,331,857	\$422,124	\$390,078	\$410,000
Gulf Islands	23	\$12,226,500	\$531,587	\$458,630	\$435,000
UpIsland / Mainland	3	\$986,999	\$329,000	\$451,965	\$299,999
Waterfront (all districts)	7	\$4,116,500	\$588,071	\$960,852	\$725,000
Total Other Areas	48	\$23,661,856	\$492,955	\$527,434	\$415,000
Total Single Family	437	\$264,816,953	\$605,988	\$576,817	\$538,500

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● Condominium					
Greater Victoria					
Victoria	70	\$22,976,650	\$328,238	\$298,595	\$285,000
Victoria West	9	\$3,534,000	\$392,667	\$406,047	\$406,000
Oak Bay	7	\$2,639,000	\$377,000	\$386,358	\$418,000
Esquimalt	9	\$2,639,200	\$293,244	\$263,574	\$273,000
View Royal	2	\$731,800	\$365,900	\$346,174	\$351,900
Saanich East	19	\$5,890,700	\$310,037	\$319,942	\$295,000
Saanich West	15	\$3,778,400	\$251,893	\$264,005	\$239,900
Central Saanich	4	\$1,095,500	\$273,875	\$270,682	\$255,000
North Saanich	1	\$398,400	\$398,400	\$398,400	\$398,400
Sidney	9	\$3,017,900	\$335,322	\$306,893	\$330,000
Colwood	5	\$1,354,900	\$270,980	\$262,892	\$280,000
Langford	27	\$8,519,800	\$315,548	\$284,817	\$307,400
Sooke	3	\$588,800	\$196,267	\$210,633	\$219,900
Waterfront (all districts)	15	\$6,694,900	\$446,327	\$436,024	\$390,000
Total Greater Victoria	195	\$63,859,950	\$327,487	\$311,960	\$295,000
Other Areas					
Upland / Mainland	1	\$144,500	\$144,500	(\$282,610)	\$144,500
Waterfront (all districts)	1	\$41,500	\$41,500	\$41,500	\$41,500
Total Other Areas	2	\$186,000	\$93,000	(\$241,110)	\$93,000
Total Condominium	197	\$64,045,950	\$325,106	\$311,546	\$295,000
● Townhouse					
Greater Victoria					
Victoria	8	\$4,323,500	\$540,438	\$473,395	\$493,500
Esquimalt	4	\$1,507,000	\$376,750	\$356,353	\$370,250
View Royal	6	\$2,286,500	\$381,083	\$368,528	\$384,000
Saanich East	15	\$7,535,000	\$502,333	\$470,323	\$500,000
Saanich West	9	\$4,056,800	\$450,756	\$429,955	\$415,000
Central Saanich	1	\$427,500	\$427,500	\$383,076	\$427,500
North Saanich	1	\$549,900	\$549,900	\$535,733	\$549,900
Sidney	2	\$644,000	\$322,000	\$337,536	\$322,000
Colwood	11	\$5,675,000	\$515,909	\$477,761	\$485,000
Langford	12	\$4,236,800	\$353,067	\$338,066	\$367,500
Sooke	7	\$2,333,300	\$333,329	\$334,306	\$334,900
Waterfront (all districts)	3	\$1,340,000	\$446,667	\$615,000	\$417,000
Total Greater Victoria	79	\$34,915,300	\$441,966	\$428,908	\$415,000
Total Townhouse	79	\$34,915,300	\$441,966	\$426,521	\$415,000

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Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
● Manufactured Homes					
Greater Victoria					
View Royal	4	\$518,500	\$129,625	\$141,454	\$112,500
Central Saanich	6	\$914,500	\$152,417	\$153,571	\$150,000
Sidney	1	\$235,000	\$235,000	\$234,833	\$235,000
Langford	3	\$119,500	\$39,833	\$70,947	\$39,500
Sooke	2	\$202,000	\$101,000	\$109,278	\$101,000
Total Greater Victoria	16	\$1,989,500	\$124,344	\$127,133	\$147,500
Other Areas					
Gulf Islands	-1	(\$160,000)	(\$160,000)	\$163,375	
Total Other Areas	-1	(\$160,000)	\$160,000	\$136,045	
Total Manufactured Homes	15	\$1,829,500	\$121,967	\$128,406	\$147,500
Total Residential	728	\$365,607,703			
Other Property					
● Lots & Acreage (Incl Wtrfrnt)					
Greater Victoria					
Victoria	2	\$1,118,000	\$559,000	\$427,200	\$559,000
View Royal	1	\$285,000	\$285,000	\$291,333	\$285,000
Saanich East	7	\$3,077,225	\$439,604	\$417,491	\$412,125
Saanich West	1	\$355,000	\$355,000	\$397,500	\$355,000
Central Saanich	1	\$960,000	\$960,000	\$664,500	\$960,000
North Saanich	1	\$340,000	\$340,000	\$364,415	\$340,000
Colwood	3	\$822,500	\$274,167	\$233,291	\$262,500
Sooke	5	\$801,500	\$160,300	\$204,019	\$186,500
Total Greater Victoria	21	\$7,759,225	\$369,487	\$350,335	\$364,000
Other Areas					
Gulf Islands	7	\$1,651,150	\$235,879	\$213,286	\$253,000
UpIsland / Mainland	9	\$2,655,150	\$295,017	\$283,017	\$346,500
Total Other Areas	16	\$4,306,300	\$269,144	\$240,953	\$307,450
Total Lots & Acreage (Incl Wtrfrnt)	37	\$12,065,525	\$326,095	\$316,850	\$340,000
● Other Commercial Properties	11	\$4,775,054	\$434,096		
Grand Totals	776	\$382,448,282			