

Monthly Sales Summary

October 2009

November 1, 2009

Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
Residential					
● Single Family					
Greater Victoria					
Victoria	44	\$25,577,200	\$581,300	\$569,327	\$540,000
Victoria West	2	\$827,000	\$413,500	\$437,462	\$413,500
Oak Bay	19	\$17,876,200	\$940,853	\$851,794	\$715,000
Esquimalt	18	\$8,454,050	\$469,669	\$483,091	\$447,500
View Royal	7	\$4,201,900	\$600,271	\$515,852	\$642,000
Saanich East	82	\$51,864,188	\$632,490	\$623,572	\$597,750
Saanich West	36	\$19,181,688	\$532,825	\$525,313	\$516,250
Central Saanich	18	\$10,612,700	\$589,594	\$603,581	\$564,750
North Saanich	7	\$4,636,500	\$662,357	\$685,387	\$667,500
Sidney	13	\$6,191,500	\$476,269	\$481,015	\$480,000
Highlands	2	\$1,223,000	\$611,500	\$618,350	\$611,500
Colwood	22	\$11,406,300	\$518,468	\$530,349	\$477,500
Langford	64	\$33,044,143	\$516,315	\$492,614	\$488,750
Metchosin	2	\$1,550,000	\$775,000	\$750,925	\$775,000
Sooke	24	\$9,676,553	\$403,190	\$408,470	\$395,000
Waterfront (all districts)	7	\$10,415,000	\$1,487,857	\$1,325,022	\$1,150,000
Total Greater Victoria	367	\$216,737,922	\$590,567	\$587,623	\$536,000
Other Areas					
Shawnigan Lake / Malahat	5	\$1,888,050	\$377,610	\$392,197	\$385,000
Gulf Islands	12	\$4,571,000	\$380,917	\$455,202	\$379,750
Upland / Mainland	10	\$4,598,999	\$459,900	\$446,668	\$457,000
Waterfront (all districts)	6	\$4,230,000	\$705,000	\$890,681	\$723,500
Total Other Areas	33	\$15,288,049	\$463,274	\$515,496	\$415,000
Total Single Family	400	\$232,025,971	\$580,065	\$581,024	\$529,450
● Condominium					
Greater Victoria					
Victoria	78	\$25,878,650	\$331,778	\$306,877	\$316,000
Victoria West	7	\$2,634,000	\$376,286	\$405,797	\$352,000
Oak Bay	5	\$1,230,500	\$246,100	\$380,146	\$240,000
Esquimalt	9	\$2,462,500	\$273,611	\$264,550	\$290,000
View Royal	4	\$1,423,800	\$355,950	\$346,516	\$367,450
Saanich East	18	\$4,944,800	\$274,711	\$322,714	\$264,250
Saanich West	12	\$2,881,400	\$240,117	\$260,303	\$217,450
Central Saanich	2	\$611,000	\$305,500	\$268,167	\$305,500
Sidney	19	\$6,384,800	\$336,042	\$319,009	\$293,000
Colwood	3	\$707,000	\$235,667	\$263,933	\$255,000
Langford	32	\$10,300,000	\$321,875	\$292,487	\$308,500
Sooke	2	\$364,900	\$182,450	\$206,957	\$182,450
Waterfront (all districts)	12	\$5,613,500	\$467,792	\$444,741	\$451,500
Total Greater Victoria	203	\$65,436,850	\$322,349	\$316,554	\$297,000
Total Condominium	203	\$65,436,850	\$322,349	\$316,137	\$297,000

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● Townhouse					
Greater Victoria					
Victoria	12	\$5,361,499	\$446,792	\$479,400	\$434,500
Oak Bay	1	\$397,000	\$397,000	\$485,833	\$397,000
Esquimalt	1	\$332,000	\$332,000	\$351,218	\$332,000
View Royal	1	\$394,000	\$394,000	\$373,821	\$394,000
Saanich East	15	\$7,419,100	\$494,607	\$473,345	\$475,000
Saanich West	11	\$4,180,800	\$380,073	\$425,431	\$424,900
Central Saanich	3	\$1,275,000	\$425,000	\$382,775	\$400,000
North Saanich	2	\$1,094,800	\$547,400	\$537,855	\$547,400
Sidney	6	\$2,820,500	\$470,083	\$357,957	\$429,500
Colwood	7	\$3,332,000	\$476,000	\$483,395	\$489,000
Langford	12	\$4,726,700	\$393,892	\$349,358	\$369,500
Sooke	4	\$1,269,000	\$317,250	\$332,529	\$327,250
Waterfront (all districts)	1	\$690,000	\$690,000	\$613,929	\$690,000
Total Greater Victoria	76	\$33,292,399	\$438,058	\$433,680	\$409,500
Total Townhouse	76	\$33,292,399	\$438,058	\$431,675	\$409,500
● Manufactured Homes					
Greater Victoria					
View Royal	2	\$375,500	\$187,750	\$142,262	\$187,750
Central Saanich	4	\$568,000	\$142,000	\$154,471	\$153,000
Sidney	2	\$562,500	\$281,250	\$246,438	\$281,250
Langford	1	\$108,000	\$108,000	\$64,317	\$108,000
Sooke	2	\$267,500	\$133,750	\$102,748	\$133,750
Total Greater Victoria	11	\$1,881,500	\$171,045	\$131,660	\$153,500
Other Areas					
Shawnigan Lake / Malahat	1	\$80,000	\$80,000	\$63,167	\$80,000
Total Other Areas	1	\$80,000	\$80,000	\$133,650	\$80,000
Total Manufactured Homes	12	\$1,961,500	\$163,458	\$131,915	\$152,250
Total Residential	691	\$332,716,720			

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Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
Other Property					
● Lots & Acreage (Incl Wtrfrnt)					
Greater Victoria					
Victoria	2	\$928,000	\$464,000	\$475,667	\$464,000
View Royal	2	\$684,000	\$342,000	\$304,571	\$342,000
Saanich East	5	\$1,904,000	\$380,800	\$423,875	\$375,000
Saanich West	3	\$1,513,000	\$504,333	\$433,111	\$576,000
North Saanich	6	\$3,522,000	\$587,000	\$461,543	\$420,000
Sidney	1	\$342,000	\$342,000	\$342,000	\$342,000
Highlands	3	\$1,254,900	\$418,300	\$398,725	\$345,000
Colwood	5	\$1,946,700	\$389,340	\$290,136	\$235,000
Langford	1	\$200,000	\$200,000	\$230,061	\$200,000
Sooke	5	\$1,267,350	\$253,470	\$222,030	\$300,000
Total Greater Victoria	33	\$13,561,950	\$410,968	\$372,739	\$354,000
Other Areas					
Shawnigan Lake / Malahat	1	\$260,000	\$260,000	\$195,000	\$260,000
Gulf Islands	4	\$792,000	\$198,000	\$217,369	\$179,750
Total Other Areas	5	\$1,052,000	\$210,400	\$242,066	\$192,500
Total Lots & Acreage (Incl Wtrfrnt)	38	\$14,613,950	\$384,578	\$334,679	\$343,500
● Commercial Land	1	\$718,000	\$718,000		
● Other Commercial Properties	12	\$1,653,468	\$137,789		
Grand Totals	742	\$349,702,138			