

Monthly Sales Summary

November 2009

December 1, 2009

Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
Residential					
● Single Family					
Greater Victoria					
Victoria	33	\$21,110,900	\$639,724	\$571,617	\$625,000
Victoria West	4	\$1,870,000	\$467,500	\$435,507	\$471,000
Oak Bay	19	\$15,664,000	\$824,421	\$852,945	\$750,000
Esquimalt	12	\$5,911,500	\$492,625	\$479,135	\$477,500
View Royal	4	\$2,469,700	\$617,425	\$531,571	\$614,900
Saanich East	55	\$36,102,650	\$656,412	\$632,387	\$622,000
Saanich West	31	\$15,856,700	\$511,506	\$527,864	\$475,000
Central Saanich	13	\$7,631,000	\$587,000	\$592,582	\$587,000
North Saanich	8	\$7,214,500	\$901,813	\$709,794	\$650,750
Sidney	9	\$4,146,700	\$460,744	\$474,600	\$489,900
Colwood	17	\$8,943,000	\$526,059	\$537,006	\$484,000
Langford	28	\$14,488,088	\$517,432	\$498,649	\$515,000
Metchosin	6	\$3,690,000	\$615,000	\$723,849	\$606,000
Sooke	27	\$11,246,790	\$416,548	\$412,326	\$402,450
Waterfront (all districts)	9	\$13,600,900	\$1,511,211	\$1,367,727	\$1,270,000
Total Greater Victoria	275	\$169,946,428	\$617,987	\$594,037	\$555,000
Other Areas					
Shawnigan Lake / Malahat	5	\$1,878,300	\$375,660	\$392,499	\$365,000
Gulf Islands	14	\$6,464,500	\$461,750	\$443,382	\$405,000
Upland / Mainland	2	\$945,000	\$472,500	\$445,662	\$472,500
Waterfront (all districts)	3	\$4,290,000	\$1,430,000	\$937,776	\$1,575,000
Total Other Areas	24	\$13,577,800	\$565,742	\$507,068	\$422,500
Total Single Family	299	\$183,524,228	\$613,793	\$585,924	\$545,000
● Condominium					
Greater Victoria					
Victoria	66	\$21,787,785	\$330,118	\$310,908	\$290,000
Victoria West	6	\$2,395,500	\$399,250	\$399,224	\$368,500
Oak Bay	5	\$1,621,500	\$324,300	\$368,176	\$375,000
Esquimalt	6	\$1,555,100	\$259,183	\$267,671	\$249,050
View Royal	3	\$874,500	\$291,500	\$344,059	\$313,500
Saanich East	19	\$5,164,700	\$271,826	\$319,291	\$264,000
Saanich West	10	\$2,477,400	\$247,740	\$259,072	\$253,750
Central Saanich	1	\$375,000	\$375,000	\$292,312	\$375,000
Sidney	10	\$2,885,929	\$288,593	\$315,147	\$270,000
Colwood	1	\$270,000	\$270,000	\$262,593	\$270,000
Langford	36	\$10,938,900	\$303,858	\$298,003	\$294,900
Sooke	3	\$790,000	\$263,333	\$223,870	\$270,000
Waterfront (all districts)	6	\$3,934,000	\$655,667	\$465,902	\$535,000
Total Greater Victoria	172	\$55,070,314	\$320,176	\$318,706	\$289,900
Other Areas					
Upland / Mainland	2	\$307,600	\$153,800	\$12,495	\$153,800
Total Other Areas	2	\$307,600	\$153,800	\$22,163	\$153,800
Total Condominium	174	\$55,377,914	\$318,264	\$318,014	\$285,000

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● Townhouse					
Greater Victoria					
Victoria	15	\$7,705,975	\$513,732	\$481,506	\$439,000
Victoria West	2	\$749,500	\$374,750	\$430,056	\$374,750
Oak Bay	1	\$625,000	\$625,000	\$523,400	\$625,000
Esquimalt	2	\$804,000	\$402,000	\$348,580	\$402,000
View Royal	3	\$977,000	\$325,667	\$390,015	\$375,000
Saanich East	10	\$5,096,500	\$509,650	\$486,312	\$513,750
Saanich West	9	\$4,005,500	\$445,056	\$432,015	\$373,000
Central Saanich	6	\$2,541,500	\$423,583	\$399,643	\$408,500
North Saanich	1	\$545,000	\$545,000	\$537,400	\$545,000
Colwood	4	\$1,775,000	\$443,750	\$480,854	\$474,000
Langford	8	\$2,936,500	\$367,063	\$353,900	\$358,000
Sooke	3	\$1,109,040	\$369,680	\$339,230	\$384,900
Waterfront (all districts)	2	\$1,486,000	\$743,000	\$660,429	\$743,000
Total Greater Victoria	66	\$30,356,515	\$459,947	\$442,509	\$418,000
Other Areas					
Gulf Islands	2	\$910,000	\$455,000	\$432,821	\$455,000
Total Other Areas	2	\$910,000	\$455,000	\$350,341	\$455,000
Total Townhouse	68	\$31,266,515	\$459,802	\$440,563	\$423,000
● Manufactured Homes					
Greater Victoria					
View Royal	3	\$475,000	\$158,333	\$145,493	\$105,000
Central Saanich	4	\$586,000	\$146,500	\$152,952	\$152,750
Sidney	1	\$310,000	\$310,000	\$265,250	\$310,000
Langford	5	\$352,000	\$70,400	\$62,566	\$67,000
Sooke	2	\$185,000	\$92,500	\$99,389	\$92,500
Total Greater Victoria	15	\$1,908,000	\$127,200	\$126,817	\$101,500
Total Manufactured Homes	15	\$1,908,000	\$127,200	\$126,522	\$101,500
Total Residential	556	\$272,076,657			

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Other Property					
● Lots & Acreage (Incl Wtrfrnt)					
Greater Victoria					
Oak Bay	1	\$1,300,000	\$1,300,000	\$1,406,250	\$1,300,000
Saanich East	2	\$1,079,000	\$539,500	\$422,696	\$539,500
Saanich West	2	\$867,500	\$433,750	\$451,050	\$433,750
North Saanich	2	\$910,000	\$455,000	\$460,774	\$455,000
Colwood	5	\$1,077,400	\$215,480	\$280,253	\$219,500
Langford	2	\$603,000	\$301,500	\$240,846	\$301,500
Sooke	15	\$2,240,000	\$149,333	\$190,629	\$130,000
Total Greater Victoria	29	\$8,076,900	\$278,514	\$368,606	\$190,000
Other Areas					
Shawnigan Lake / Malahat	1	\$625,000	\$625,000	\$442,500	\$625,000
Gulf Islands	2	\$409,900	\$204,950	\$222,479	\$204,950
Upland / Mainland	2	\$425,000	\$212,500	\$277,176	\$212,500
Total Other Areas	5	\$1,459,900	\$291,980	\$252,270	\$310,000
Total Lots & Acreage (Incl Wtrfrnt)	34	\$9,536,800	\$280,494	\$336,726	\$191,500
● Commercial Land	2	\$1,440,000	\$720,000		
● Other Commercial Properties	12	\$4,626,579	\$385,548		
Grand Totals	604	\$287,680,036			