January 2, 2010

Victoria West 2 \$1,077,000 \$538,500 \$439,298 \$538,500 Oak Bay 13 \$10,957,900 \$842,915 \$864,928 \$794,000 Esquimalt 9 \$4,395,300 \$488,367 \$482,527 \$499,90 View Royal 5 \$3,216,400 \$643,280 \$545,704 \$683,00 Saanich Dest 35 \$22,431,688 \$640,903 \$641,671 \$615,00 Cantral Saanich 13 \$7,274,400 \$559,569 \$583,020 \$564,90 North Saanich 11 \$9,654,800 \$877,709 \$758,090 \$815,00 Sidney 12 \$6,064,677 \$505,390 \$483,316 \$625,00 Highlands 5 \$4,023,000 \$804,600 \$663,920 \$777,00 Colwood 14 \$7,159,000 \$511,357 \$540,022 \$500,00 Metchosin 1 \$1,379,000 \$1,379,000 \$755,623 \$1,379,00 Sooke 11 \$4,950,750 \$450,068 \$412,345 \$434	Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
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Gulf Islands Uplsland / Mainland Uplsland / M		212	\$138,078,916	\$651,316	\$601,237	\$555,000
Gulf Islands Uplsland / Mainland Uplsland / M	Shawnigan Lake / Malahat	10	\$4 087 800	\$408 780	\$400 628	\$432 500
UpIsland / Mainland Waterfront (all districts) 10 \$4,846,498 \$484,650 \$452,548 \$440,74 Waterfront (all districts) 3 \$1,945,000 \$648,333 \$831,574 \$840,00 Total Other Areas 34 \$17,271,798 \$507,994 \$507,249 \$441,25 Total Single Family 246 \$155,350,714 \$631,507 \$592,210 \$540,00 Condominium Greater Victoria Victoria 43 \$13,403,635 \$311,712 \$314,971 \$275,00 Victoria West 8 \$3,453,000 \$431,625 \$403,166 \$375,00 Oak Bay 3 \$1,140,000 \$380,000 \$358,926 \$365,00 Esquimalt 10 \$3,252,900 \$325,290 \$276,419 \$240,45 Saanich East 19 \$6,718,065 \$353,582 \$330,365 \$300,00 Saanich West 6 \$1,336,000 \$222,667 \$256,203 \$203,50 Sidney 1 \$290,000 \$306,900 \$270,275 \$306,90	_					
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Total Single Family 246 \$155,350,714 \$631,507 \$592,210 \$540,00 ● Condominium Greater Victoria Victoria 43 \$13,403,635 \$311,712 \$314,971 \$275,000 Victoria West 8 \$3,453,000 \$431,625 \$403,166 \$375,000 Oak Bay 3 \$1,140,000 \$380,000 \$358,926 \$365,000 Esquimalt 10 \$3,252,900 \$325,290 \$276,419 \$240,45 Saanich East 19 \$6,718,065 \$353,582 \$330,365 \$300,000 Saanich West 6 \$1,336,000 \$222,667 \$256,203 \$203,500 Sidney 1 \$290,000 \$290,000 \$318,162 \$290,000 Colwood 1 \$306,900 \$290,000 \$318,162 \$290,000 Colwood 1 \$306,900 \$290,000 \$318,162 \$290,000 Colwood 1 \$306,900 \$295,322 \$305,133 \$285,500 Waterfront (all districts) 5 \$4,518,000 \$903,600 \$508,409 \$360,000 Total Greater Victoria 114 \$39,734,300 \$348,546 \$325,948 \$289,500 Other Areas UpIsland / Mainland 1 \$45,000 \$45,000 \$23,330 \$45,000						\$840,000
Condominium Greater Victoria Victoria 43 \$13,403,635 \$311,712 \$314,971 \$275,00 Victoria West 8 \$3,453,000 \$431,625 \$403,166 \$375,00 Oak Bay 3 \$1,140,000 \$380,000 \$358,926 \$365,00 Esquimalt 10 \$3,252,900 \$325,290 \$276,419 \$240,45 Saanich East 19 \$6,718,065 \$353,582 \$330,365 \$300,00 Saanich West 6 \$1,336,000 \$222,667 \$256,203 \$203,50 Sidney 1 \$290,000 \$290,000 \$318,162 \$290,00 Colwood 1 \$306,900 \$306,900 \$270,275 \$306,90 Langford 18 \$5,315,800 \$295,322 \$305,133 \$285,50 Waterfront (all districts) 5 \$4,518,000 \$903,600 \$508,409 \$360,00 Total Greater Victoria 114 \$39,734,300 \$348,546 \$325,948 \$289,50 Other Areas Uplsland / Mainland 1 \$45,000 \$45,000	Total Other Areas	34	\$17,271,798	\$507,994	\$507,249	\$441,250
Greater Victoria Victoria 43 \$13,403,635 \$311,712 \$314,971 \$275,00 Victoria West 8 \$3,453,000 \$431,625 \$403,166 \$375,00 Oak Bay 3 \$1,140,000 \$380,000 \$358,926 \$365,00 Esquimalt 10 \$3,252,900 \$325,290 \$276,419 \$240,45 Saanich East 19 \$6,718,065 \$353,582 \$330,365 \$300,00 Saanich West 6 \$1,336,000 \$222,667 \$256,203 \$203,50 Sidney 1 \$290,000 \$290,000 \$318,162 \$290,00 Colwood 1 \$306,900 \$270,275 \$306,90 Langford 18 \$5,315,800 \$295,322 \$305,133 \$285,50 Waterfront (all districts) 5 \$4,518,000 \$903,600 \$508,409 \$360,00 Total Greater Victoria 114 \$39,734,300 \$348,546 \$325,948 \$289,50 Other Areas 1 \$45,000 \$45,00	Total Single Family	246	\$155,350,714	\$631,507	\$592,210	\$540,000
Victoria 43 \$13,403,635 \$311,712 \$314,971 \$275,00 Victoria West 8 \$3,453,000 \$431,625 \$403,166 \$375,00 Oak Bay 3 \$1,140,000 \$380,000 \$358,926 \$365,00 Esquimalt 10 \$3,252,900 \$325,290 \$276,419 \$240,45 Saanich East 19 \$6,718,065 \$353,582 \$330,365 \$300,00 Saanich West 6 \$1,336,000 \$222,667 \$256,203 \$203,50 Sidney 1 \$290,000 \$290,000 \$318,162 \$290,00 Colwood 1 \$306,900 \$270,275 \$306,90 Langford 18 \$5,315,800 \$295,322 \$305,133 \$285,50 Waterfront (all districts) 5 \$4,518,000 \$903,600 \$508,409 \$360,00 Total Greater Victoria 114 \$39,734,300 \$348,546 \$325,948 \$289,50 Other Areas Uplsland / Mainland 1 \$45,000 \$45,000 \$23,330 \$45,00 Total Other Areas 1 \$45,000 \$45,						
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Oak Bay 3 \$1,140,000 \$380,000 \$358,926 \$365,00 Esquimalt 10 \$3,252,900 \$325,290 \$276,419 \$240,45 Saanich East 19 \$6,718,065 \$353,582 \$330,365 \$300,00 Saanich West 6 \$1,336,000 \$222,667 \$256,203 \$203,50 Sidney 1 \$290,000 \$290,000 \$318,162 \$290,00 Colwood 1 \$306,900 \$306,900 \$270,275 \$306,90 Langford 18 \$5,315,800 \$295,322 \$305,133 \$285,50 Waterfront (all districts) 5 \$4,518,000 \$903,600 \$508,409 \$360,00 Total Greater Victoria 114 \$39,734,300 \$348,546 \$325,948 \$289,50 Other Areas Uplsland / Mainland 1 \$45,000 \$45,000 \$23,330 \$45,00 Total Other Areas 1 \$45,000 \$45,000 \$27,872 \$45,00	Victoria	43	\$13,403,635	\$311,712	\$314,971	\$275,000
Esquimalt 10 \$3,252,900 \$325,290 \$276,419 \$240,45 Saanich East 19 \$6,718,065 \$353,582 \$330,365 \$300,00 Saanich West 6 \$1,336,000 \$222,667 \$256,203 \$203,50 Sidney 1 \$290,000 \$290,000 \$318,162 \$290,00 Colwood 1 \$306,900 \$306,900 \$270,275 \$306,90 Langford 18 \$5,315,800 \$295,322 \$305,133 \$285,50 Waterfront (all districts) 5 \$4,518,000 \$903,600 \$508,409 \$360,00 Total Greater Victoria 114 \$39,734,300 \$348,546 \$325,948 \$289,50 Other Areas Uplsland / Mainland 1 \$45,000 \$45,000 \$23,330 \$45,00 Total Other Areas 1 \$45,000 \$45,000 \$27,872 \$45,00	Victoria West	8	\$3,453,000	\$431,625	\$403,166	\$375,000
Esquimalt 10 \$3,252,900 \$325,290 \$276,419 \$240,45 Saanich East 19 \$6,718,065 \$353,582 \$330,365 \$300,00 Saanich West 6 \$1,336,000 \$222,667 \$256,203 \$203,50 Sidney 1 \$290,000 \$290,000 \$318,162 \$290,00 Colwood 1 \$306,900 \$306,900 \$270,275 \$306,90 Langford 18 \$5,315,800 \$295,322 \$305,133 \$285,50 Waterfront (all districts) 5 \$4,518,000 \$903,600 \$508,409 \$360,00 Total Greater Victoria 114 \$39,734,300 \$348,546 \$325,948 \$289,50 Other Areas UpIsland / Mainland 1 \$45,000 \$45,000 \$23,330 \$45,00 Total Other Areas 1 \$45,000 \$45,000 \$27,872 \$45,00	Oak Bay	3	\$1,140,000	\$380,000	\$358,926	\$365,000
Saanich West 6 \$1,336,000 \$222,667 \$256,203 \$203,50 Sidney 1 \$290,000 \$290,000 \$318,162 \$290,00 Colwood 1 \$306,900 \$306,900 \$270,275 \$306,90 Langford 18 \$5,315,800 \$295,322 \$305,133 \$285,50 Waterfront (all districts) 5 \$4,518,000 \$903,600 \$508,409 \$360,00 Total Greater Victoria 114 \$39,734,300 \$348,546 \$325,948 \$289,50 Other Areas Uplsland / Mainland 1 \$45,000 \$45,000 \$23,330 \$45,00 Total Other Areas 1 \$45,000 \$45,000 \$27,872 \$45,00	Esquimalt	10	\$3,252,900	\$325,290	\$276,419	\$240,450
Sidney 1 \$290,000 \$290,000 \$318,162 \$290,000 Colwood 1 \$306,900 \$306,900 \$270,275 \$306,90 Langford 18 \$5,315,800 \$295,322 \$305,133 \$285,50 Waterfront (all districts) 5 \$4,518,000 \$903,600 \$508,409 \$360,00 Total Greater Victoria 114 \$39,734,300 \$348,546 \$325,948 \$289,50 Other Areas UpIsland / Mainland 1 \$45,000 \$45,000 \$23,330 \$45,00 Total Other Areas 1 \$45,000 \$45,000 \$27,872 \$45,00	Saanich East	19	\$6,718,065	\$353,582	\$330,365	\$300,000
Colwood 1 \$306,900 \$306,900 \$270,275 \$306,90 Langford 18 \$5,315,800 \$295,322 \$305,133 \$285,50 Waterfront (all districts) 5 \$4,518,000 \$903,600 \$508,409 \$360,00 Total Greater Victoria 114 \$39,734,300 \$348,546 \$325,948 \$289,50 Other Areas UpIsland / Mainland 1 \$45,000 \$45,000 \$23,330 \$45,00 Total Other Areas 1 \$45,000 \$45,000 \$27,872 \$45,00	Saanich West	6	\$1,336,000	\$222,667	\$256,203	\$203,500
Langford 18 \$5,315,800 \$295,322 \$305,133 \$285,50 Waterfront (all districts) 5 \$4,518,000 \$903,600 \$508,409 \$360,00 Total Greater Victoria 114 \$39,734,300 \$348,546 \$325,948 \$289,50 Other Areas UpIsland / Mainland 1 \$45,000 \$45,000 \$23,330 \$45,00 Total Other Areas 1 \$45,000 \$45,000 \$27,872 \$45,00	Sidney	1	\$290,000	\$290,000	\$318,162	\$290,000
Waterfront (all districts) 5 \$4,518,000 \$903,600 \$508,409 \$360,00 Total Greater Victoria 114 \$39,734,300 \$348,546 \$325,948 \$289,50 Other Areas UpIsland / Mainland 1 \$45,000 \$45,000 \$23,330 \$45,00 Total Other Areas 1 \$45,000 \$45,000 \$27,872 \$45,00	Colwood	1	\$306,900	\$306,900	\$270,275	\$306,900
Waterfront (all districts) 5 \$4,518,000 \$903,600 \$508,409 \$360,00 Total Greater Victoria 114 \$39,734,300 \$348,546 \$325,948 \$289,50 Other Areas UpIsland / Mainland 1 \$45,000 \$45,000 \$23,330 \$45,00 Total Other Areas 1 \$45,000 \$45,000 \$27,872 \$45,00	Langford	18	\$5,315,800	\$295,322	\$305,133	\$285,500
Other Areas UpIsland / Mainland 1 \$45,000 \$45,000 \$23,330 \$45,000 Total Other Areas 1 \$45,000 \$45,000 \$27,872 \$45,000	_			\$903,600	\$508,409	\$360,000
Total Other Areas 1 \$45,000 \$45,000 \$27,872 \$45,00		114	\$39,734,300	\$348,546	\$325,948	\$289,500
Total Other Areas 1 \$45,000 \$45,000 \$27,872 \$45,00	UpIsland / Mainland	1	\$45.000	\$45.000	\$23.330	\$45,000
Total Condominium 115 \$39,779,300 \$345,907 \$324,919 \$289,00						\$289,000

Monthly Sales Summary

December 2009

January 2, 2010

Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
Townhouse					
Greater Victoria					
Victoria	7	\$3,899,500	\$557,071	\$498,507	\$445,500
Victoria West	1	\$350,000	\$350,000	\$425,062	\$350,000
Oak Bay	1	\$721,000	\$721,000	\$528,250	\$721,000
Esquimalt	1	\$299,000	\$299,000	\$361,083	\$299,000
View Royal	3	\$1,533,500	\$511,167	\$403,328	\$462,000
Saanich East	8	\$4,086,300	\$510,788	\$500,424	\$507,500
Saanich West	5	\$2,252,000	\$450,400	\$428,103	\$437,500
Central Saanich	1	\$375,000	\$375,000	\$402,194	\$375,000
North Saanich	2	\$1,062,900	\$531,450	\$540,755	\$531,450
Sidney	1	\$310,000	\$310,000	\$401,107	\$310,000
Colwood	3	\$1,740,000	\$580,000	\$501,438	\$440,000
Langford	7	\$2,676,700	\$382,386	\$357,451	\$399,900
Sooke	1	\$345,000	\$345,000	\$337,563	\$345,000
Waterfront (all districts)	1	\$732,000	\$732,000	\$666,333	\$732,000
Total Greater Victoria	42	\$20,382,900	\$485,307	\$452,970	\$431,250
Other Areas					
Gulf Islands	1	\$350,000	\$350,000	\$422,469	\$350,000
UpIsland / Mainland	1	\$299,000	\$299,000	\$298,500	\$299,000
Total Other Areas	2	\$649,000	\$324,500	\$350,562	\$324,500
Total Townhouse	44	\$21,031,900	\$477,998	\$450,305	\$422,500
Manufactured Homes					
Greater Victoria					
View Royal	4	\$554,000	\$138,500	\$141,969	\$132,500
Central Saanich	3	\$526,900	\$175,633	\$155,020	\$162,900
Langford	5	\$304,750	\$60,950	\$65,575	\$54,750
Total Greater Victoria	12	\$1,385,650	\$115,471	\$125,712	\$128,000
Total Manufactured Homes	12	\$1,385,650	\$115,471	\$125,011	\$128,000

Monthly Sales Summary

December 2009

January 2, 2010

Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
Other Property					
Lots & Acreage (Incl Wtrfrnt)					
Greater Victoria					
Victoria	1	\$519,000	\$519,000	\$481,857	\$519,000
Esquimalt	1	\$350,000	\$350,000	\$350,000	\$350,000
View Royal	1	\$301,150	\$301,150	\$307,192	\$301,150
Saanich East	1	\$360,700	\$360,700	\$401,080	\$360,700
North Saanich	1	\$440,000	\$440,000	\$475,719	\$440,000
Highlands	2	\$479,850	\$239,925	\$346,950	\$239,925
Colwood	2	\$541,500	\$270,750	\$279,253	\$270,750
Langford	1	\$330,000	\$330,000	\$251,100	\$330,000
Sooke	4	\$517,400	\$129,350	\$172,054	\$112,450
Total Greater Victoria	14	\$3,839,600	\$274,257	\$337,411	\$275,525
Other Areas					
Gulf Islands	4	\$1,056,250	\$264,063	\$221,141	\$297,125
UpIsland / Mainland	1	\$1,550,000	\$1,550,000	\$352,450	\$1,550,000
Total Other Areas	5	\$2,606,250	\$521,250	\$284,000	\$400,000
Total Lots & Acreage (Incl Wtrfrnt)	19	\$6,445,850	\$339,255	\$322,968	\$301,150
Commercial Land	1	\$500,000	\$500,000		
Other Commercial Properties	16	\$4,454,455	\$278,403		
Grand Totals	453	\$228,947,869			