

# Monthly Sales Summary

February 2011

Tuesday, March 1, 2011

Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
<b>Residential</b>					
● Single Family					
<b>Greater Victoria</b>					
Victoria	33	\$21,206,900	\$642,633	\$594,861	\$581,000
Victoria West	1	\$498,000	\$498,000	\$418,006	\$498,000
Oak Bay	14	\$11,427,400	\$816,243	\$845,396	\$742,950
Esquimalt	10	\$4,978,000	\$497,800	\$475,201	\$504,000
View Royal	5	\$2,349,900	\$469,980	\$575,406	\$499,900
Saanich East	49	\$32,291,350	\$659,007	\$670,344	\$640,000
Saanich West	27	\$16,108,250	\$596,602	\$566,016	\$524,000
Central Saanich	15	\$8,737,400	\$582,493	\$655,524	\$575,000
North Saanich	8	\$5,851,500	\$731,438	\$741,738	\$681,250
Sidney	8	\$3,560,555	\$445,069	\$480,922	\$446,500
Highlands	1	\$564,600	\$564,600	\$717,325	\$564,600
Colwood	14	\$7,138,300	\$509,879	\$522,001	\$490,000
Langford	37	\$18,826,950	\$508,836	\$511,264	\$489,000
Metchosin	2	\$1,500,000	\$750,000	\$630,708	\$750,000
Sooke	15	\$6,716,800	\$447,787	\$414,849	\$429,900
Waterfront (all districts)	9	\$9,766,000	\$1,085,111	\$1,345,498	\$944,000
<b>Total Greater Victoria</b>	<b>248</b>	<b>\$151,521,905</b>	<b>\$610,975</b>	<b>\$623,389</b>	<b>\$564,950</b>
<b>Other Areas</b>					
Shawnigan Lake / Malahat	5	\$2,235,000	\$447,000	\$412,488	\$437,500
Gulf Islands	5	\$2,510,000	\$502,000	\$463,555	\$436,000
Upland / Mainland	5	\$3,046,710	\$609,342	\$606,748	\$668,710
Waterfront (all districts)	1	\$1,825,000	\$1,825,000	\$859,377	\$1,825,000
<b>Total Other Areas</b>	<b>16</b>	<b>\$9,616,710</b>	<b>\$601,044</b>	<b>\$547,121</b>	<b>\$463,000</b>
<b>Total Single Family</b>	<b>264</b>	<b>\$161,138,615</b>	<b>\$610,374</b>	<b>\$615,913</b>	<b>\$564,750</b>
● Condominium					
<b>Greater Victoria</b>					
Victoria	65	\$22,238,443	\$342,130	\$304,711	\$287,444
Victoria West	2	(\$229,900)	(\$114,950)	\$397,589	\$350,000
Oak Bay	5	\$1,838,000	\$367,600	\$384,536	\$385,000
Esquimalt	8	\$2,152,000	\$269,000	\$267,686	\$242,000
View Royal	1	\$240,147	\$240,147	\$268,598	\$240,147
Saanich East	18	\$5,335,800	\$296,433	\$268,939	\$276,000
Saanich West	6	\$1,232,200	\$205,367	\$249,677	\$265,250
Central Saanich	4	\$1,444,900	\$361,225	\$327,144	\$362,000
Sidney	4	\$1,147,000	\$286,750	\$312,537	\$305,000
Colwood	1	\$259,000	\$259,000	\$264,762	\$259,000
Langford	16	\$4,843,500	\$302,719	\$285,544	\$265,000
Sooke	-1	(\$310,000)	(\$310,000)	(\$146,900)	
Waterfront (all districts)	5	\$3,204,000	\$640,800	\$543,465	\$395,000
<b>Total Greater Victoria</b>	<b>134</b>	<b>\$43,395,090</b>	<b>\$323,844</b>	<b>\$320,717</b>	<b>\$285,444</b>
<b>Total Condominium</b>	<b>134</b>	<b>\$43,395,090</b>	<b>\$323,844</b>	<b>\$320,717</b>	<b>\$285,444</b>

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Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
● Townhouse					
Greater Victoria					
Victoria	10	\$4,264,900	\$426,490	\$484,108	\$396,500
Victoria West	1	\$297,000	\$297,000	\$426,812	\$297,000
Oak Bay	1	\$534,000	\$534,000	\$552,833	\$534,000
Esquimalt	2	\$781,500	\$390,750	\$375,000	\$390,750
View Royal	6	\$2,161,800	\$360,300	\$386,665	\$340,450
Saanich East	8	\$4,291,215	\$536,402	\$504,388	\$535,500
Saanich West	3	\$1,005,000	\$335,000	\$392,815	\$350,000
Central Saanich	6	\$2,372,100	\$395,350	\$359,975	\$378,100
North Saanich	1	\$490,500	\$490,500	\$510,900	\$490,500
Sidney	4	\$1,420,000	\$355,000	\$380,367	\$337,250
Colwood	6	\$2,798,900	\$466,483	\$432,558	\$475,950
Langford	3	\$968,800	\$322,933	\$303,700	\$334,900
Waterfront (all districts)	1	\$225,000	\$225,000	\$497,908	\$225,000
<b>Total Greater Victoria</b>	<b>52</b>	<b>\$21,610,715</b>	<b>\$415,591</b>	<b>\$433,709</b>	<b>\$393,000</b>
<b>Total Townhouse</b>	<b>52</b>	<b>\$21,610,715</b>	<b>\$415,591</b>	<b>\$432,194</b>	<b>\$393,000</b>
● Manufactured Homes					
Greater Victoria					
View Royal	4	\$456,000	\$114,000	\$110,436	\$112,000
Central Saanich	3	\$604,000	\$201,333	\$144,340	\$230,000
Sidney	1	\$285,000	\$285,000	\$270,700	\$285,000
Langford	2	\$225,900	\$112,950	\$114,218	\$112,950
Metchosin	1	\$38,000	\$38,000	\$38,000	\$38,000
Sooke	3	\$241,500	\$80,500	\$100,367	\$25,000
Waterfront (all districts)	1	\$138,000	\$138,000	\$167,333	\$138,000
<b>Total Greater Victoria</b>	<b>15</b>	<b>\$1,988,400</b>	<b>\$132,560</b>	<b>\$158,404</b>	<b>\$135,900</b>
Other Areas					
Shawnigan Lake / Malahat	2	\$488,000	\$244,000	\$192,000	\$244,000
<b>Total Other Areas</b>	<b>2</b>	<b>\$488,000</b>	<b>\$244,000</b>	<b>\$161,093</b>	<b>\$244,000</b>
<b>Total Manufactured Homes</b>	<b>17</b>	<b>\$2,476,400</b>	<b>\$145,671</b>	<b>\$158,852</b>	<b>\$135,900</b>
<b>Total Residential</b>	<b>467</b>	<b>\$228,620,820</b>			

# Monthly Sales Summary

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Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
<b>Other Property</b>					
● Lots & Acreage (Incl Wtrfrnt)					
<b>Greater Victoria</b>					
Saanich East	1	\$838,000	\$838,000	\$601,962	\$838,000
Central Saanich	1	\$675,000	\$675,000	\$448,750	\$675,000
North Saanich	1	\$365,000	\$365,000	\$375,000	\$365,000
Colwood	1	\$222,500	\$222,500	\$861,250	\$222,500
Langford	1	\$235,000	\$235,000	\$442,556	\$235,000
Sooke	7	\$2,865,500	\$409,357	\$175,015	\$164,500
<b>Total Greater Victoria</b>	<b>12</b>	<b>\$5,201,000</b>	<b>\$433,417</b>	<b>\$431,768</b>	<b>\$222,500</b>
<b>Other Areas</b>					
Gulf Islands	4	\$2,829,000	\$707,250	\$371,417	\$440,000
Upland / Mainland	-1	(\$430,500)	(\$430,500)	\$330,030	
<b>Total Other Areas</b>	<b>3</b>	<b>\$2,398,500</b>	<b>\$799,500</b>	<b>\$388,625</b>	<b>\$440,000</b>
<b>Total Lots &amp; Acreage (Incl Wtrfrnt)</b>	<b>15</b>	<b>\$7,599,500</b>	<b>\$506,633</b>	<b>\$418,175</b>	<b>\$340,000</b>
● Other Commercial Properties					
	6	\$3,084,024	\$514,004		
<b>Grand Totals</b>	<b>488</b>	<b>\$239,304,344</b>			