

# Monthly Sales Summary

March 2011

Friday, April 1, 2011

Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
<b>Residential</b>					
● Single Family					
<b>Greater Victoria</b>					
Victoria	35	\$21,330,400	\$609,440	\$595,492	\$541,000
Victoria West	5	\$2,418,300	\$483,660	\$435,820	\$445,000
Oak Bay	19	\$16,681,400	\$877,968	\$860,308	\$835,000
Esquimalt	13	\$6,361,800	\$489,369	\$482,961	\$506,500
View Royal	6	\$3,339,500	\$556,583	\$570,439	\$550,000
Saanich East	74	\$48,625,200	\$657,097	\$666,620	\$612,000
Saanich West	33	\$18,129,399	\$549,376	\$569,901	\$493,500
Central Saanich	13	\$8,426,650	\$648,204	\$649,826	\$560,000
North Saanich	13	\$9,562,000	\$735,538	\$731,062	\$750,000
Sidney	12	\$6,384,500	\$532,042	\$495,256	\$484,500
Highlands	3	\$1,395,500	\$465,167	\$628,410	\$487,000
Colwood	21	\$9,685,200	\$461,200	\$512,335	\$448,000
Langford	29	\$14,623,400	\$504,255	\$511,980	\$490,000
Metchosin	4	\$2,865,500	\$716,375	\$693,057	\$663,000
Sooke	19	\$8,503,333	\$447,544	\$423,836	\$407,000
Waterfront (all districts)	14	\$15,501,000	\$1,107,214	\$1,351,029	\$1,057,500
<b>Total Greater Victoria</b>	<b>313</b>	<b>\$193,833,082</b>	<b>\$619,275</b>	<b>\$625,992</b>	<b>\$568,500</b>
<b>Other Areas</b>					
Shawnigan Lake / Malahat	9	\$3,722,500	\$413,611	\$408,697	\$412,000
Gulf Islands	16	\$7,014,250	\$438,391	\$449,743	\$409,000
Upsland / Mainland	13	\$5,650,962	\$434,689	\$540,962	\$409,000
<b>Total Other Areas</b>	<b>38</b>	<b>\$16,387,712</b>	<b>\$431,256</b>	<b>\$519,617</b>	<b>\$410,500</b>
<b>Total Single Family</b>	<b>351</b>	<b>\$210,220,794</b>	<b>\$598,920</b>	<b>\$615,497</b>	<b>\$549,900</b>
● Condominium					
<b>Greater Victoria</b>					
Victoria	87	\$25,928,720	\$298,031	\$303,117	\$290,200
Victoria West	8	\$3,731,000	\$466,375	\$411,875	\$436,500
Oak Bay	8	\$3,683,500	\$460,438	\$402,158	\$435,000
Esquimalt	7	\$1,668,900	\$238,414	\$259,332	\$225,000
View Royal	3	\$979,244	\$326,415	\$285,892	\$338,000
Saanich East	28	\$8,596,160	\$307,006	\$278,672	\$276,400
Saanich West	11	\$2,711,500	\$246,500	\$242,083	\$239,250
Central Saanich	2	\$624,500	\$312,250	\$316,714	\$312,250
Sidney	7	\$2,380,950	\$340,136	\$320,393	\$309,000
Colwood	2	\$295,500	\$147,750	\$240,188	\$220,000
Langford	-9	(\$2,379,600)	\$264,400	\$311,678	\$300,000
Sooke	-1	(\$343,800)	\$343,800	(\$285,800)	(\$343,800)
Waterfront (all districts)	15	\$8,009,400	\$533,960	\$561,433	\$298,000
<b>Total Greater Victoria</b>	<b>168</b>	<b>\$55,885,974</b>	<b>\$332,655</b>	<b>\$326,775</b>	<b>\$290,100</b>
<b>Other Areas</b>					
Upsland / Mainland	2	\$57,000	\$28,500	\$28,500	\$28,500
Waterfront (all districts)	2	\$57,000	\$28,500	\$28,500	\$28,500
<b>Total Other Areas</b>	<b>4</b>	<b>\$114,000</b>	<b>\$28,500</b>	<b>\$28,500</b>	<b>\$28,500</b>
<b>Total Condominium</b>	<b>172</b>	<b>\$55,999,974</b>	<b>\$325,581</b>	<b>\$325,188</b>	<b>\$290,000</b>

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Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
● Townhouse					
Greater Victoria					
Victoria	12	\$5,903,300	\$491,942	\$492,990	\$440,450
Oak Bay	1	\$622,000	\$622,000	\$574,500	\$622,000
Esquimalt	2	\$790,000	\$395,000	\$372,350	\$395,000
View Royal	4	\$1,821,900	\$455,475	\$396,327	\$450,000
Saanich East	19	\$9,098,750	\$478,882	\$500,752	\$427,000
Saanich West	7	\$2,692,500	\$384,643	\$388,621	\$325,000
Central Saanich	5	\$2,014,900	\$402,980	\$376,766	\$364,900
Sidney	6	\$2,448,500	\$408,083	\$397,529	\$392,500
Colwood	4	\$1,745,000	\$436,250	\$438,423	\$422,500
Langford	8	\$2,888,000	\$361,000	\$344,218	\$367,000
Sooke	4	\$1,249,600	\$312,400	\$373,814	\$274,900
Waterfront (all districts)	2	\$1,012,500	\$506,250	\$488,533	\$506,250
<b>Total Greater Victoria</b>	<b>74</b>	<b>\$32,286,950</b>	<b>\$436,310</b>	<b>\$433,683</b>	<b>\$408,575</b>
Other Areas					
Gulf Islands	1	\$310,000	\$310,000	\$335,625	\$310,000
<b>Total Other Areas</b>	<b>1</b>	<b>\$310,000</b>	<b>\$310,000</b>	<b>\$333,922</b>	<b>\$310,000</b>
<b>Total Townhouse</b>	<b>75</b>	<b>\$32,596,950</b>	<b>\$434,626</b>	<b>\$431,975</b>	<b>\$408,150</b>
● Manufactured Homes					
Greater Victoria					
View Royal	1	\$60,000	\$60,000	\$96,150	\$60,000
Central Saanich	3	\$521,000	\$173,667	\$143,442	\$189,000
Langford	2	\$280,000	\$140,000	\$100,658	\$140,000
Sooke	2	\$238,000	\$119,000	\$109,250	\$33,000
Waterfront (all districts)	1	\$167,500	\$167,500	\$113,167	\$167,500
<b>Total Greater Victoria</b>	<b>9</b>	<b>\$1,266,500</b>	<b>\$140,722</b>	<b>\$152,752</b>	<b>\$151,250</b>
Other Areas					
Gulf Islands	1	\$197,000	\$197,000	\$166,800	\$197,000
<b>Total Other Areas</b>	<b>1</b>	<b>\$197,000</b>	<b>\$197,000</b>	<b>\$168,650</b>	<b>\$197,000</b>
<b>Total Manufactured Homes</b>	<b>10</b>	<b>\$1,463,500</b>	<b>\$146,350</b>	<b>\$155,107</b>	<b>\$167,500</b>
<b>Total Residential</b>	<b>608</b>	<b>\$300,281,218</b>			

# Monthly Sales Summary

March 2011

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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	0	\$134,080	\$134,080	\$696,663	\$134,080
North Saanich	3	\$2,250,500	\$750,167	\$594,100	\$400,000
Langford	1	\$239,900	\$239,900	\$422,238	\$239,900
Sooke	-3	(\$349,000)	\$116,333	\$391,377	(\$349,000)
<b>Total Greater Victoria</b>	<b>1</b>	<b>\$2,275,480</b>	<b>\$2,275,480</b>	<b>\$537,090</b>	<b>\$375,250</b>
<b>Other Areas</b>					
Gulf Islands	4	\$606,500	\$151,625	\$342,567	\$165,000
Upland / Mainland	2	\$472,000	\$236,000	\$303,164	\$236,000
<b>Total Other Areas</b>	<b>6</b>	<b>\$1,078,500</b>	<b>\$179,750</b>	<b>\$357,880</b>	<b>\$200,000</b>
<b>Total Lots &amp; Acreage (Incl Wtrfrnt)</b>	<b>7</b>	<b>\$3,353,980</b>	<b>\$479,140</b>	<b>\$469,886</b>	<b>\$272,000</b>
● Commercial Land	1	\$320,000	\$320,000		
● Other Commercial Properties	6	\$1,081,086	\$180,181		
<b>Grand Totals</b>	<b>622</b>	<b>\$305,036,284</b>			