

Monthly Sales Summary

April 2011

Monday, May 2, 2011

Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
Residential					
● Single Family					
Greater Victoria					
Victoria	37	\$24,852,450	\$671,688	\$618,403	\$590,000
Victoria West	5	\$1,955,000	\$391,000	\$429,887	\$407,000
Oak Bay	15	\$13,202,000	\$880,133	\$851,881	\$732,500
Esquimalt	7	\$3,350,000	\$478,571	\$487,864	\$467,000
View Royal	5	\$2,573,500	\$514,700	\$563,164	\$515,000
Saanich East	56	\$39,232,850	\$700,587	\$679,632	\$641,500
Saanich West	37	\$19,518,439	\$527,525	\$563,921	\$497,500
Central Saanich	13	\$7,238,400	\$556,800	\$599,524	\$550,000
North Saanich	11	\$8,223,000	\$747,545	\$743,357	\$767,000
Sidney	8	\$4,321,166	\$540,146	\$507,266	\$539,383
Highlands	1	\$839,000	\$839,000	\$679,762	\$839,000
Colwood	20	\$10,428,100	\$521,405	\$506,608	\$492,000
Langford	33	\$17,289,734	\$523,931	\$511,292	\$482,500
Metchosin	3	\$1,945,000	\$648,333	\$690,366	\$675,000
Sooke	22	\$8,853,020	\$402,410	\$424,081	\$387,500
Waterfront (all districts)	11	\$10,989,657	\$999,060	\$1,199,981	\$867,000
Total Greater Victoria	284	\$174,811,316	\$615,533	\$621,412	\$556,000
Other Areas					
Shawnigan Lake / Malahat	3	\$1,396,000	\$465,333	\$416,360	\$376,000
Gulf Islands	12	\$5,399,812	\$449,984	\$437,993	\$462,500
Upland / Mainland	11	\$4,476,700	\$406,973	\$519,056	\$450,000
Waterfront (all districts)	5	\$3,513,500	\$702,700	\$981,109	\$720,000
Total Other Areas	31	\$14,786,012	\$476,968	\$513,812	\$475,000
Total Single Family	315	\$189,597,328	\$601,896	\$611,296	\$546,750
● Condominium					
Greater Victoria					
Victoria	70	\$21,669,015	\$309,557	\$306,185	\$285,000
Victoria West	6	\$2,945,588	\$490,931	\$402,659	\$359,450
Oak Bay	3	\$1,415,000	\$471,667	\$403,246	\$345,000
Esquimalt	5	\$1,169,900	\$233,980	\$254,377	\$225,500
View Royal	5	\$1,513,000	\$302,600	\$306,858	\$315,000
Saanich East	22	\$8,373,900	\$380,632	\$305,810	\$314,750
Saanich West	6	\$1,538,138	\$256,356	\$246,675	\$280,500
Sidney	16	\$5,177,500	\$323,594	\$316,093	\$294,000
Langford	9	\$2,956,000	\$328,444	\$313,640	\$319,900
Waterfront (all districts)	11	\$7,382,300	\$671,118	\$590,938	\$399,000
Total Greater Victoria	153	\$54,140,341	\$353,858	\$332,674	\$301,000
Total Condominium	153	\$54,140,341	\$353,858	\$331,108	\$301,000

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● Townhouse					
Greater Victoria					
Victoria	3	\$1,894,900	\$631,633	\$501,523	\$449,900
Victoria West	1	\$650,000	\$650,000	\$437,000	\$650,000
Oak Bay	1	\$559,000	\$559,000	\$570,625	\$559,000
Esquimalt	1	\$465,000	\$465,000	\$379,850	\$465,000
View Royal	5	\$2,160,800	\$432,160	\$402,547	\$480,000
Saanich East	18	\$9,984,500	\$554,694	\$505,085	\$540,000
Saanich West	5	\$1,796,500	\$359,300	\$382,222	\$390,000
Central Saanich	5	\$2,333,800	\$466,760	\$387,678	\$372,000
North Saanich	2	\$1,060,000	\$530,000	\$512,083	\$530,000
Sidney	3	\$1,265,000	\$421,667	\$397,079	\$420,000
Colwood	4	\$1,496,000	\$374,000	\$418,169	\$370,500
Langford	4	\$1,438,000	\$359,500	\$354,395	\$357,500
Sooke	4	\$1,409,800	\$352,450	\$376,013	\$343,950
Waterfront (all districts)	3	\$2,037,850	\$679,283	\$525,238	\$752,500
Total Greater Victoria	59	\$28,551,150	\$483,918	\$440,508	\$460,000
Other Areas					
Gulf Islands	1	\$461,750	\$461,750	\$385,875	\$461,750
Upland / Mainland	1	\$305,000	\$305,000	\$229,000	\$305,000
Total Other Areas	2	\$766,750	\$383,375	\$333,583	\$383,375
Total Townhouse	61	\$29,317,900	\$480,621	\$439,450	\$460,000
● Manufactured Homes					
Greater Victoria					
View Royal	4	\$364,000	\$91,000	\$95,044	\$87,500
Central Saanich	1	\$219,900	\$219,900	\$144,400	\$219,900
Sidney	2	\$479,000	\$239,500	\$261,786	\$239,500
Langford	2	\$124,400	\$62,200	\$85,982	\$62,200
Sooke	2	\$80,000	\$40,000	\$91,692	\$40,000
Total Greater Victoria	11	\$1,267,300	\$115,209	\$123,721	\$88,000
Total Manufactured Homes	11	\$1,267,300	\$115,209	\$130,365	\$88,000
Total Residential	540	\$274,322,869			

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Other Property					
● Lots & Acreage (Incl Wtrfrnt)					
Greater Victoria					
Oak Bay	2	\$1,572,500	\$786,250	\$840,833	\$786,250
View Royal	2	\$640,000	\$320,000	\$320,000	\$320,000
Saanich East	1	\$504,000	\$504,000	\$515,091	\$504,000
Saanich West	2	\$699,800	\$349,900	\$349,900	\$349,900
Central Saanich	1	\$816,000	\$816,000	\$522,200	\$816,000
North Saanich	1	\$790,000	\$790,000	\$626,750	\$790,000
Colwood	2	\$4,220,000	\$2,110,000	\$1,485,625	\$2,110,000
Sooke	4	\$536,500	\$134,125	\$338,868	\$131,750
Total Greater Victoria	15	\$9,778,800	\$651,920	\$541,997	\$349,900
Other Areas					
Gulf Islands	3	\$574,500	\$191,500	\$326,481	\$121,500
Upland / Mainland	2	\$390,000	\$195,000	\$295,307	\$195,000
Total Other Areas	5	\$964,500	\$192,900	\$352,435	\$190,000
Total Lots & Acreage (Incl Wtrfrnt)	20	\$10,743,300	\$537,165	\$477,269	\$302,500
● Other Commercial Properties					
	14	\$5,281,575	\$377,255		
Grand Totals	574	\$290,347,744			