

Monthly Sales Summary

May 2011

Wednesday, June 1, 2011

Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
Residential					
● Single Family					
Greater Victoria					
Victoria	41	\$25,707,800	\$627,020	\$636,347	\$585,000
Victoria West	2	\$943,000	\$471,500	\$428,284	\$471,500
Oak Bay	26	\$23,720,288	\$912,319	\$880,788	\$725,000
Esquimalt	15	\$6,883,500	\$458,900	\$482,422	\$442,500
View Royal	7	\$4,138,390	\$591,199	\$565,626	\$523,750
Saanich East	67	\$43,168,550	\$644,307	\$661,128	\$617,500
Saanich West	27	\$17,455,435	\$646,498	\$580,014	\$515,000
Central Saanich	17	\$11,810,000	\$694,706	\$620,897	\$565,000
North Saanich	11	\$7,715,500	\$701,409	\$721,425	\$675,000
Sidney	11	\$4,845,400	\$440,491	\$499,213	\$475,500
Highlands	1	\$570,000	\$570,000	\$546,871	\$570,000
Colwood	15	\$7,893,300	\$526,220	\$500,269	\$476,000
Langford	46	\$23,431,120	\$509,372	\$509,500	\$485,000
Metchosin	3	\$1,865,000	\$621,667	\$708,462	\$587,000
Sooke	23	\$8,475,034	\$368,480	\$410,782	\$353,000
Waterfront (all districts)	11	\$14,370,888	\$1,306,444	\$1,130,612	\$1,115,000
Total Greater Victoria	323	\$202,993,205	\$628,462	\$620,488	\$553,000
Other Areas					
Shawnigan Lake / Malahat	2	\$947,000	\$473,500	\$429,838	\$473,500
Gulf Islands	12	\$5,409,800	\$450,817	\$440,929	\$425,000
Upland / Mainland	9	\$3,818,900	\$424,322	\$457,040	\$390,000
Waterfront (all districts)	7	\$6,655,000	\$950,714	\$999,823	\$935,000
Total Other Areas	30	\$16,830,700	\$561,023	\$514,291	\$495,450
Total Single Family	353	\$219,823,905	\$622,731	\$610,658	\$550,000
● Condominium					
Greater Victoria					
Victoria	47	\$15,132,200	\$321,962	\$309,383	\$310,000
Victoria West	7	\$2,880,500	\$411,500	\$417,067	\$445,000
Oak Bay	6	\$2,673,000	\$445,500	\$411,963	\$434,500
Esquimalt	10	\$2,822,500	\$282,250	\$256,191	\$244,500
View Royal	4	\$1,165,195	\$291,299	\$299,113	\$300,000
Saanich East	16	\$4,342,400	\$271,400	\$306,766	\$263,900
Saanich West	5	\$1,379,500	\$275,900	\$246,508	\$270,000
Central Saanich	1	\$293,000	\$293,000	\$311,062	\$293,000
Sidney	4	\$1,671,700	\$417,925	\$336,606	\$371,350
Colwood	1	\$286,000	\$286,000	\$210,125	\$286,000
Langford	12	\$3,466,100	\$288,842	\$319,424	\$281,500
Waterfront (all districts)	9	\$4,072,400	\$452,489	\$538,875	\$407,500
Total Greater Victoria	122	\$40,184,495	\$329,381	\$329,471	\$295,000
Other Areas					
Waterfront (all districts)	1	\$202,000	\$202,000	\$86,333	\$202,000
Total Other Areas	1	\$202,000	\$202,000	\$63,200	\$202,000
Total Condominium	123	\$40,386,495	\$328,345	\$327,757	\$294,000

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● Townhouse					
Greater Victoria					
Victoria	6	\$2,903,300	\$483,883	\$505,944	\$389,750
Victoria West	1	\$285,000	\$285,000	\$410,667	\$285,000
Oak Bay	1	\$562,000	\$562,000	\$569,250	\$562,000
Esquimalt	3	\$1,263,500	\$421,167	\$400,000	\$407,000
View Royal	3	\$1,444,800	\$481,600	\$402,147	\$479,900
Saanich East	10	\$5,164,075	\$516,408	\$517,293	\$473,500
Saanich West	4	\$1,827,500	\$456,875	\$383,580	\$447,500
Central Saanich	5	\$2,040,900	\$408,180	\$411,232	\$373,000
North Saanich	2	\$1,049,000	\$524,500	\$509,071	\$524,500
Sidney	4	\$1,601,800	\$400,450	\$397,665	\$381,000
Colwood	2	\$926,000	\$463,000	\$423,272	\$463,000
Langford	2	\$710,000	\$355,000	\$348,815	\$355,000
Sooke	3	\$1,031,232	\$343,744	\$328,969	\$309,000
Waterfront (all districts)	4	\$2,540,000	\$635,000	\$551,275	\$647,000
Total Greater Victoria	50	\$23,349,107	\$466,982	\$448,668	\$431,166
Other Areas					
Gulf Islands	1	\$460,000	\$460,000	\$410,583	\$460,000
Total Other Areas	1	\$460,000	\$460,000	\$365,188	\$460,000
Total Townhouse	51	\$23,809,107	\$466,845	\$447,581	\$432,332
● Manufactured Homes					
Greater Victoria					
View Royal	2	\$372,500	\$186,250	\$105,347	\$186,250
Sidney	3	\$675,500	\$225,167	\$249,556	\$222,500
Langford	7	\$451,400	\$64,486	\$78,513	\$54,500
Sooke	3	\$108,000	\$36,000	\$76,750	\$40,000
Total Greater Victoria	15	\$1,607,400	\$107,160	\$122,851	\$70,000
Other Areas					
Shawnigan Lake / Malahat	1	\$89,000	\$89,000	\$213,600	\$89,000
Upland / Mainland	1	\$128,000	\$128,000	\$82,900	\$128,000
Total Other Areas	2	\$217,000	\$108,500	\$165,780	\$108,500
Total Manufactured Homes	17	\$1,824,400	\$107,318	\$128,575	\$89,000
Total Residential	544	\$285,843,907			

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Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
Other Property					
● Lots & Acreage (Incl Wtrfrnt)					
Greater Victoria					
Victoria	1	\$330,000	\$330,000	\$385,000	\$330,000
Oak Bay	1	\$449,500	\$449,500	\$743,000	\$449,500
Esquimalt	1	\$495,000	\$495,000	\$385,000	\$495,000
View Royal	1	\$560,000	\$560,000	\$400,000	\$560,000
Saanich West	3	\$480,000	\$160,000	\$235,960	\$160,000
North Saanich	1	\$430,000	\$430,000	\$598,643	\$430,000
Langford	1	\$245,000	\$245,000	\$504,975	\$245,000
Sooke	2	\$702,000	\$351,000	\$360,167	\$158,000
Total Greater Victoria	11	\$3,691,500	\$335,591	\$540,042	\$287,500
Other Areas					
Shawnigan Lake / Malahat	1	\$237,000	\$237,000	\$611,633	\$237,000
Gulf Islands	3	\$850,500	\$283,500	\$329,500	\$270,000
Upland / Mainland	2	\$365,900	\$182,950	\$215,967	\$182,950
Total Other Areas	6	\$1,453,400	\$242,233	\$335,007	\$211,000
Total Lots & Acreage (Incl Wtrfrnt)	17	\$5,144,900	\$302,641	\$466,815	\$241,000
● Other Commercial Properties					
	11	\$2,266,579	\$206,053		
Grand Totals					
	572	\$293,255,386			