

Monthly Sales Summary

November 2011

Thursday, December 1, 2011

Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
Residential					
● Single Family					
Greater Victoria					
Victoria	46	\$26,422,057	\$574,393	\$598,324	\$550,500
Victoria West	1	\$550,000	\$550,000	\$454,092	\$550,000
Oak Bay	19	\$15,541,800	\$817,989	\$915,266	\$710,000
Esquimalt	10	\$4,622,400	\$462,240	\$453,846	\$442,500
View Royal	9	\$5,013,500	\$557,056	\$579,588	\$530,000
Saanich East	60	\$38,189,808	\$636,497	\$639,258	\$589,500
Saanich West	28	\$13,403,400	\$478,693	\$552,854	\$452,500
Central Saanich	16	\$8,277,888	\$517,368	\$573,735	\$497,000
North Saanich	10	\$7,103,500	\$710,350	\$686,913	\$645,250
Sidney	7	\$3,343,800	\$477,686	\$475,818	\$499,900
Colwood	16	\$8,365,778	\$522,861	\$508,357	\$496,750
Langford	20	\$9,338,698	\$466,935	\$503,351	\$447,758
Metchosin	3	\$2,155,000	\$718,333	\$661,621	\$600,000
Sooke	20	\$7,858,634	\$392,932	\$380,058	\$389,000
Waterfront (all districts)	6	\$10,255,000	\$1,709,167	\$1,223,736	\$875,000
Total Greater Victoria	271	\$160,441,263	\$592,034	\$613,259	\$530,000
Other Areas					
Shawnigan Lake / Malahat	1	\$161,650	\$161,650	\$388,763	\$161,650
Gulf Islands	9	\$3,953,000	\$439,222	\$423,280	\$427,500
Upland / Mainland	8	\$3,386,471	\$423,309	\$466,220	\$387,000
Waterfront (all districts)	4	\$3,539,000	\$884,750	\$913,375	\$862,500
Total Other Areas	22	\$11,040,121	\$501,824	\$526,379	\$428,000
Total Single Family	293	\$171,481,384	\$585,261	\$605,046	\$526,500
● Condominium					
Greater Victoria					
Victoria	41	\$12,314,200	\$300,346	\$319,089	\$280,000
Victoria West	5	\$2,162,000	\$432,400	\$365,051	\$437,000
Oak Bay	2	\$686,000	\$343,000	\$380,543	\$343,000
Esquimalt	4	\$987,000	\$246,750	\$300,877	\$273,500
View Royal	1	\$420,000	\$420,000	\$291,639	\$420,000
Saanich East	15	\$3,837,600	\$255,840	\$290,301	\$228,000
Saanich West	6	\$1,801,400	\$300,233	\$272,616	\$292,000
Central Saanich	0	(\$205,000)	(\$205,000)	\$269,282	(\$205,000)
Sidney	10	\$3,471,500	\$347,150	\$310,033	\$337,500
Colwood	1	\$299,000	\$299,000	\$252,942	\$299,000
Langford	9	\$2,670,800	\$296,756	\$288,879	\$292,000
Waterfront (all districts)	10	\$4,893,500	\$489,350	\$506,966	\$537,500
Total Greater Victoria	104	\$33,338,000	\$320,558	\$322,252	\$296,000
Total Condominium	104	\$33,338,000	\$320,558	\$321,941	\$296,000

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Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
● Townhouse					
Greater Victoria					
Victoria	6	\$2,256,000	\$376,000	\$493,581	\$372,000
Victoria West	1	\$291,500	\$291,500	\$545,850	\$291,500
Oak Bay	1	\$305,000	\$305,000	\$524,200	\$305,000
Esquimalt	2	\$790,000	\$395,000	\$360,213	\$395,000
View Royal	3	\$1,289,900	\$429,967	\$371,782	\$415,000
Saanich East	7	\$3,828,500	\$546,929	\$494,801	\$495,000
Saanich West	3	\$1,028,500	\$342,833	\$410,336	\$342,500
Central Saanich	3	\$1,173,500	\$391,167	\$387,536	\$338,500
Sidney	3	\$1,053,500	\$351,167	\$412,570	\$325,000
Colwood	3	\$992,500	\$330,833	\$357,406	\$320,000
Langford	13	\$4,621,400	\$355,492	\$332,576	\$340,000
Sooke	1	\$253,500	\$253,500	\$293,100	\$253,500
Total Greater Victoria	46	\$17,883,800	\$388,778	\$432,376	\$360,000
Other Areas					
Gulf Islands	2	\$388,600	\$194,300	\$309,508	\$194,300
Total Other Areas	2	\$388,600	\$194,300	\$294,035	\$194,300
Total Townhouse	48	\$18,272,400	\$380,675	\$425,095	\$360,000
● Manufactured Homes					
Greater Victoria					
View Royal	1	\$75,000	\$75,000	\$133,357	\$75,000
Central Saanich	4	\$659,000	\$164,750	\$148,514	\$177,000
Langford	1	\$76,500	\$76,500	\$97,643	\$76,500
Sooke	2	\$990,000	\$495,000	\$130,811	\$495,000
Total Greater Victoria	8	\$1,800,500	\$225,063	\$155,462	\$125,250
Other Areas					
Shawnigan Lake / Malahat	1	\$189,900	\$189,900	\$117,950	\$189,900
Gulf Islands	1	\$170,000	\$170,000	\$199,450	\$170,000
Total Other Areas	2	\$359,900	\$179,950	\$169,009	\$179,950
Total Manufactured Homes	10	\$2,160,400	\$216,040	\$157,449	\$172,000
Total Residential	455	\$225,252,184			

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Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
Other Property					
● Lots & Acreage (Incl Wtrfrnt)					
Greater Victoria					
Saanich East	1	\$480,000	\$480,000	\$546,167	\$480,000
North Saanich	2	\$685,000	\$342,500	\$426,250	\$342,500
Highlands	1	\$242,500	\$242,500	\$242,500	\$242,500
Colwood	1	\$203,500	\$203,500	(\$16,500)	\$203,500
Sooke	4	\$739,000	\$184,750	\$207,488	\$165,000
Total Greater Victoria	9	\$2,350,000	\$261,111	\$300,385	\$242,500
Other Areas					
Shawnigan Lake / Malahat	1	\$60,000	\$60,000	\$129,667	\$60,000
Gulf Islands	4	\$1,195,000	\$298,750	\$263,929	\$292,500
Upland / Mainland	1	\$325,000	\$325,000	\$244,723	\$325,000
Other	1	\$82,000	\$82,000	\$82,000	\$82,000
Total Other Areas	7	\$1,662,000	\$237,429	\$236,187	\$210,000
Total Lots & Acreage (Incl Wtrfrnt)	16	\$4,012,000	\$250,750	\$278,463	\$226,250
● Commercial Land					
	-1	(\$235,000)			
● Other Commercial Properties					
	12	\$5,237,603	\$436,467		
Grand Totals	482	\$234,266,787			