

Monthly Sales Summary

April 2012

Tuesday, May 1, 2012

Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
Residential					
● Single Family					
Greater Victoria					
Victoria	39	\$24,344,320	\$624,213	\$604,026	\$565,520
Victoria West	3	\$1,594,500	\$531,500	\$481,042	\$550,000
Oak Bay	27	\$23,625,020	\$875,001	\$866,959	\$733,500
Esquimalt	13	\$6,399,818	\$492,294	\$466,149	\$472,000
View Royal	8	\$3,852,800	\$481,600	\$555,785	\$459,450
Saanich East	63	\$39,803,700	\$631,805	\$642,982	\$615,000
Saanich West	29	\$16,128,800	\$556,166	\$562,409	\$530,000
Central Saanich	14	\$7,072,300	\$505,164	\$566,780	\$505,000
North Saanich	13	\$8,826,255	\$678,943	\$691,234	\$630,000
Sidney	7	\$3,112,500	\$444,643	\$481,850	\$405,000
Highlands	2	\$1,548,000	\$774,000	\$715,311	\$774,000
Colwood	15	\$8,013,700	\$534,247	\$495,195	\$470,000
Langford	36	\$18,266,150	\$507,393	\$489,806	\$476,000
Metchosin	3	\$2,385,000	\$795,000	\$650,376	\$660,000
Sooke	15	\$6,351,700	\$423,447	\$387,602	\$417,500
Waterfront (all districts)	7	\$7,832,001	\$1,118,857	\$1,311,090	\$810,000
Total Greater Victoria	294	\$179,156,564	\$609,376	\$602,149	\$560,000
Other Areas					
Shawnigan Lake / Malahat	1	\$315,000	\$315,000	\$318,628	\$315,000
Gulf Islands	13	\$6,090,700	\$468,515	\$445,259	\$378,000
UpIsland / Mainland	2	\$991,500	\$495,750	\$469,798	\$495,750
Waterfront (all districts)	6	\$7,499,000	\$1,249,833	\$920,796	\$793,500
Total Other Areas	22	\$14,896,200	\$677,100	\$517,407	\$462,500
Total Single Family	316	\$194,052,764	\$614,091	\$595,630	\$554,000
● Condominium					
Greater Victoria					
Victoria	59	\$16,790,600	\$284,586	\$304,043	\$275,000
Victoria West	15	\$8,545,781	\$569,719	\$465,812	\$367,000
Oak Bay	4	\$1,334,900	\$333,725	\$335,927	\$325,000
Esquimalt	7	\$1,689,900	\$241,414	\$266,019	\$265,000
View Royal	11	\$3,131,280	\$284,662	\$284,679	\$280,000
Saanich East	17	\$4,497,648	\$264,568	\$258,455	\$250,000
Saanich West	6	\$1,848,400	\$308,067	\$284,954	\$299,750
Central Saanich	2	\$686,500	\$343,250	\$257,125	\$343,250
North Saanich	1	\$368,000	\$368,000	\$368,000	\$368,000
Sidney	10	\$2,910,500	\$291,050	\$306,177	\$287,250
Colwood	5	\$1,763,000	\$352,600	\$311,200	\$315,000
Langford	18	\$4,803,690	\$266,872	\$272,926	\$270,000
Waterfront (all districts)	14	\$7,594,000	\$542,429	\$525,781	\$280,000
Total Greater Victoria	169	\$55,964,199	\$331,149	\$320,877	\$278,500
Other Areas					
Waterfront (all districts)	2	\$119,500	\$59,750	\$59,750	\$59,750
Total Other Areas	2	\$119,500	\$59,750	\$178,500	\$59,750
Total Condominium	171	\$56,083,699	\$327,975	\$320,122	\$277,000

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● Townhouse					
Greater Victoria					
Victoria	6	\$2,598,000	\$433,000	\$437,744	\$449,000
Victoria West	1	\$300,000	\$300,000	\$358,700	\$300,000
Oak Bay	2	\$1,188,000	\$594,000	\$519,567	\$594,000
Esquimalt	2	\$724,500	\$362,250	\$359,800	\$362,250
View Royal	4	\$1,789,700	\$447,425	\$438,480	\$449,900
Saanich East	20	\$8,444,500	\$422,225	\$462,999	\$416,250
Saanich West	2	\$725,000	\$362,500	\$402,958	\$362,500
Central Saanich	3	\$1,291,000	\$430,333	\$366,889	\$380,000
Sidney	4	\$1,698,500	\$424,625	\$376,329	\$405,250
Colwood	4	\$1,717,500	\$429,375	\$370,986	\$440,000
Langford	4	\$1,432,300	\$358,075	\$353,973	\$356,200
Sooke	4	\$1,236,800	\$309,200	\$290,544	\$305,950
Waterfront (all districts)	5	\$3,054,900	\$610,980	\$620,322	\$595,000
Total Greater Victoria	61	\$26,200,700	\$429,520	\$406,370	\$417,500
Other Areas					
Upland / Mainland	1	\$350,000	\$350,000	\$280,500	\$350,000
Total Other Areas	1	\$350,000	\$350,000	\$302,425	\$350,000
Total Townhouse	62	\$26,550,700	\$428,237	\$402,435	\$416,250
● Manufactured Homes					
Greater Victoria					
View Royal	1	\$250,000	\$250,000	\$126,018	\$250,000
Central Saanich	6	\$1,003,000	\$167,167	\$155,289	\$170,500
Langford	4	\$311,500	\$77,875	\$90,160	\$77,000
Sooke	2	\$155,000	\$77,500	\$142,500	\$77,500
Total Greater Victoria	13	\$1,719,500	\$132,269	\$138,777	\$120,000
Other Areas					
Shawnigan Lake / Malahat	2	\$72,500	\$36,250	\$87,467	\$36,250
Gulf Islands	1	\$216,000	\$216,000	\$192,750	\$216,000
Total Other Areas	3	\$288,500	\$96,167	\$130,862	\$40,000
Total Manufactured Homes	16	\$2,008,000	\$125,500	\$137,910	\$116,000
Total Residential	565	\$278,695,163			

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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	\$380,000	\$380,000	\$380,000	\$380,000
Oak Bay	1	\$2,065,000	\$2,065,000	\$2,065,000	\$2,065,000
Saanich West	3	\$1,903,000	\$634,333	\$634,333	\$333,000
Central Saanich	1	\$740,000	\$740,000	\$569,250	\$740,000
Metchosin	1	\$408,000	\$408,000	\$408,000	\$408,000
Sooke	4	\$764,000	\$191,000	\$162,675	\$194,500
Total Greater Victoria	11	\$6,260,000	\$569,091	\$370,951	\$333,000
Other Areas					
Shawnigan Lake / Malahat	1	\$165,000	\$165,000	\$137,667	\$165,000
Gulf Islands	2	\$296,500	\$148,250	\$363,583	\$148,250
Total Other Areas	3	\$461,500	\$153,833	\$311,212	\$165,000
Total Lots & Acreage (Incl Wtrfrnt)	14	\$6,721,500	\$480,107	\$350,779	\$264,500
● Commercial Land	1	\$165,000	\$165,000		
● Other Commercial Properties	6	\$775,030	\$129,172		
Grand Totals	586	\$286,356,693			