

# Monthly Sales Summary

July 2012

Wednesday, August 1, 2012

Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
<b>Residential</b>					
● Single Family					
<b>Greater Victoria</b>					
Victoria	31	\$21,455,000	\$692,097	\$633,584	\$593,000
Victoria West	3	\$1,589,000	\$529,667	\$492,547	\$435,000
Oak Bay	9	\$7,019,500	\$779,944	\$901,340	\$741,000
Esquimalt	12	\$5,564,250	\$463,688	\$463,490	\$452,375
View Royal	9	\$4,716,350	\$524,039	\$539,026	\$546,000
Saanich East	59	\$39,204,000	\$664,475	\$647,086	\$628,000
Saanich West	29	\$15,204,400	\$524,290	\$566,240	\$490,000
Central Saanich	8	\$4,376,000	\$547,000	\$570,596	\$532,500
North Saanich	9	\$5,567,000	\$618,556	\$700,710	\$642,000
Sidney	6	\$2,861,500	\$476,917	\$467,530	\$478,250
Highlands	1	\$585,000	\$585,000	\$680,279	\$585,000
Colwood	18	\$8,720,700	\$484,483	\$496,678	\$460,000
Langford	42	\$21,089,115	\$502,122	\$492,141	\$504,022
Metchosin	4	\$2,303,000	\$575,750	\$594,143	\$599,000
Sooke	23	\$8,591,752	\$373,554	\$385,670	\$360,000
Waterfront (all districts)	10	\$9,970,000	\$997,000	\$1,189,388	\$862,500
<b>Total Greater Victoria</b>	<b>273</b>	<b>\$158,816,567</b>	<b>\$581,746</b>	<b>\$605,545</b>	<b>\$532,500</b>
<b>Other Areas</b>					
Shawnigan Lake / Malahat	4	\$1,603,500	\$400,875	\$411,339	\$414,250
Gulf Islands	8	\$4,698,000	\$587,250	\$481,684	\$644,500
Upland / Mainland	4	\$1,836,900	\$459,225	\$467,175	\$466,000
Waterfront (all districts)	4	\$3,150,000	\$787,500	\$1,018,631	\$812,500
<b>Total Other Areas</b>	<b>20</b>	<b>\$11,288,400</b>	<b>\$564,420</b>	<b>\$544,845</b>	<b>\$486,000</b>
<b>Total Single Family</b>	<b>293</b>	<b>\$170,104,967</b>	<b>\$580,563</b>	<b>\$600,955</b>	<b>\$530,000</b>
● Condominium					
<b>Greater Victoria</b>					
Victoria	59	\$19,066,412	\$323,160	\$307,927	\$290,000
Victoria West	8	\$3,912,800	\$489,100	\$486,277	\$486,450
Oak Bay	7	\$2,995,500	\$427,929	\$366,079	\$383,000
Esquimalt	8	\$1,861,500	\$232,688	\$253,137	\$235,250
View Royal	3	\$870,155	\$290,052	\$289,688	\$287,000
Saanich East	21	\$6,540,900	\$311,471	\$293,543	\$235,000
Saanich West	4	\$1,168,000	\$292,000	\$277,424	\$277,000
Central Saanich	3	\$819,550	\$273,183	\$286,047	\$304,900
Sidney	9	\$2,149,200	\$238,800	\$288,954	\$264,000
Colwood	3	\$1,102,000	\$367,333	\$298,200	\$295,000
Langford	9	\$2,117,600	\$235,289	\$267,324	\$245,000
Waterfront (all districts)	9	\$4,133,500	\$459,278	\$509,784	\$345,000
<b>Total Greater Victoria</b>	<b>143</b>	<b>\$46,737,117</b>	<b>\$326,833</b>	<b>\$322,575</b>	<b>\$278,000</b>
<b>Total Condominium</b>	<b>143</b>	<b>\$46,737,117</b>	<b>\$326,833</b>	<b>\$321,590</b>	<b>\$278,000</b>

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Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
● Townhouse					
Greater Victoria					
Victoria	12	\$5,213,900	\$434,492	\$464,525	\$394,500
Victoria West	1	\$290,000	\$290,000	\$390,825	\$290,000
Esquimalt	1	\$375,000	\$375,000	\$353,600	\$375,000
View Royal	3	\$692,000	\$230,667	\$396,475	\$108,000
Saanich East	14	\$6,152,000	\$439,429	\$466,152	\$401,250
Saanich West	3	\$981,850	\$327,283	\$394,164	\$332,500
Central Saanich	5	\$1,889,750	\$377,950	\$385,706	\$395,000
Sidney	3	\$944,500	\$314,833	\$368,871	\$295,000
Colwood	2	\$595,500	\$297,750	\$375,824	\$297,750
Langford	3	\$959,900	\$319,967	\$339,074	\$345,000
Sooke	4	\$1,247,300	\$311,825	\$302,253	\$301,200
Waterfront (all districts)	1	\$599,900	\$599,900	\$634,977	\$599,900
<b>Total Greater Victoria</b>	<b>52</b>	<b>\$19,941,600</b>	<b>\$383,492</b>	<b>\$413,287</b>	<b>\$358,500</b>
Other Areas					
Gulf Islands	2	\$735,000	\$367,500	\$409,111	\$367,500
Upland / Mainland	1	\$199,700	\$199,700	\$242,925	\$199,700
<b>Total Other Areas</b>	<b>3</b>	<b>\$934,700</b>	<b>\$311,567</b>	<b>\$357,977</b>	<b>\$315,000</b>
<b>Total Townhouse</b>	<b>55</b>	<b>\$20,876,300</b>	<b>\$379,569</b>	<b>\$411,359</b>	<b>\$355,000</b>
● Manufactured Homes					
Greater Victoria					
View Royal	3	\$413,900	\$137,967	\$139,240	\$140,000
Central Saanich	0	(\$56,300)	(\$56,300)	\$152,825	(\$56,300)
Sidney	3	\$637,500	\$212,500	\$213,492	\$217,500
Metchosin	2	\$849,800	\$424,900	\$424,900	\$424,900
Sooke	3	(\$387,000)	(\$129,000)	\$21,455	\$144,000
<b>Total Greater Victoria</b>	<b>11</b>	<b>\$1,457,900</b>	<b>\$132,536</b>	<b>\$138,140</b>	<b>\$170,000</b>
Other Areas					
Shawnigan Lake / Malahat	1	\$135,000	\$135,000	\$56,375	\$135,000
<b>Total Other Areas</b>	<b>1</b>	<b>\$135,000</b>	<b>\$135,000</b>	<b>\$98,500</b>	<b>\$135,000</b>
<b>Total Manufactured Homes</b>	<b>12</b>	<b>\$1,592,900</b>	<b>\$132,742</b>	<b>\$132,949</b>	<b>\$164,450</b>
<b>Total Residential</b>	<b>503</b>	<b>\$239,311,284</b>			

# Monthly Sales Summary

July 2012

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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>					
View Royal	1	\$857,000	\$857,000	\$460,533	\$857,000
North Saanich	1	\$339,000	\$339,000	\$524,667	\$339,000
Langford	2	\$526,000	\$263,000	\$232,333	\$263,000
Sooke	0	(\$6,000)	(\$6,000)	\$157,032	(\$6,000)
<b>Total Greater Victoria</b>	<b>4</b>	<b>\$1,716,000</b>	<b>\$429,000</b>	<b>\$359,054</b>	<b>\$339,000</b>
<b>Other Areas</b>					
Shawnigan Lake / Malahat	1	(\$1,020,000)	(\$1,020,000)	(\$110,000)	\$165,000
Gulf Islands	2	\$164,000	\$82,000	\$217,188	\$82,000
Upland / Mainland	1	\$138,000	\$138,000	\$249,602	\$138,000
<b>Total Other Areas</b>	<b>4</b>	<b>(\$718,000)</b>	<b>(\$179,500)</b>	<b>\$179,947</b>	<b>\$138,000</b>
<b>Total Lots &amp; Acreage (Incl Wtrfrnt)</b>	<b>8</b>	<b>\$998,000</b>	<b>\$124,750</b>	<b>\$293,527</b>	<b>\$161,500</b>
● Commercial Land	1	\$240,000	\$240,000		
● Other Commercial Properties	11	\$1,893,135	\$172,103		
<b>Grand Totals</b>	<b>523</b>	<b>\$242,442,419</b>			