

Monthly Sales Summary

April 2008

May 1, 2008

Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
Residential					
● Single Family					
Greater Victoria					
Victoria	50	\$28,387,500	\$567,750	\$592,259	\$533,500
Victoria West	7	\$3,452,000	\$493,143	\$475,767	\$515,000
Oak Bay	31	\$29,896,150	\$964,392	\$890,823	\$765,000
Esquimalt	17	\$8,141,900	\$478,935	\$488,369	\$477,000
View Royal	14	\$7,338,100	\$524,150	\$525,502	\$508,250
Saanich East	72	\$47,474,224	\$659,364	\$649,548	\$627,500
Saanich West	27	\$15,860,900	\$587,441	\$545,568	\$485,000
Central Saanich	16	\$9,867,000	\$616,688	\$579,363	\$606,750
North Saanich	14	\$10,622,000	\$758,714	\$759,945	\$710,000
Sidney	12	\$5,809,000	\$484,083	\$468,461	\$473,750
Highlands	2	\$1,249,900	\$624,950	\$700,394	\$624,950
Colwood	17	\$9,010,750	\$530,044	\$521,651	\$489,000
Langford	48	\$25,470,950	\$530,645	\$490,915	\$482,500
Metchosin	5	\$3,640,000	\$728,000	\$656,938	\$630,000
Sooke	23	\$9,403,050	\$408,828	\$420,375	\$377,000
Waterfront (all districts)	13	\$16,325,000	\$1,255,769	\$1,403,342	\$1,350,000
Total Greater Victoria	368	\$231,948,424	\$630,295	\$606,429	\$558,000
Other Areas					
Shawnigan Lake / Malahat	2	\$828,000	\$414,000	\$491,209	\$414,000
Gulf Islands	14	\$8,013,800	\$572,414	\$546,461	\$560,000
Upland / Mainland	8	\$3,724,900	\$465,613	\$452,006	\$501,250
Waterfront (all districts)	3	\$3,265,000	\$1,088,333	\$1,349,542	\$925,000
Total Other Areas	27	\$15,831,700	\$586,359	\$655,962	\$553,000
Total Single Family	395	\$247,780,124	\$627,291	\$610,123	\$556,750
● Condominium					
Greater Victoria					
Victoria	86	\$26,166,052	\$304,256	\$328,208	\$280,850
Victoria West	9	\$3,731,250	\$414,583	\$415,471	\$375,000
Oak Bay	6	\$2,017,400	\$336,233	\$425,968	\$337,450
Esquimalt	12	\$3,306,172	\$275,514	\$266,507	\$243,250
View Royal	5	\$1,574,500	\$314,900	\$351,289	\$294,900
Saanich East	39	\$13,561,057	\$347,719	\$325,639	\$305,000
Saanich West	14	\$4,081,550	\$291,539	\$271,222	\$293,875
Central Saanich	2	\$577,000	\$288,500	\$322,900	\$288,500
Sidney	9	\$3,054,400	\$339,378	\$340,998	\$330,000
Colwood	7	\$2,111,300	\$301,614	\$293,149	\$309,900
Langford	36	\$10,557,400	\$293,261	\$297,939	\$290,000
Sooke	1	\$150,000	\$150,000	\$186,167	\$150,000
Waterfront (all districts)	7	\$5,299,000	\$757,000	\$531,768	\$770,000
Total Greater Victoria	233	\$76,187,081	\$326,983	\$329,619	\$294,950
Other Areas					
Upland / Mainland	2	\$417,000	\$208,500	\$187,900	\$208,500
Total Other Areas	2	\$417,000	\$208,500	\$187,900	\$208,500
Total Condominium	235	\$76,604,081	\$325,975	\$328,915	\$294,900

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● Townhouse					
Greater Victoria					
Victoria	12	\$5,469,500	\$455,792	\$496,867	\$407,500
Victoria West	1	\$319,920	\$319,920	\$404,356	\$319,920
Oak Bay	1	\$580,000	\$580,000	\$600,000	\$580,000
Esquimalt	1	\$270,000	\$270,000	\$350,138	\$270,000
View Royal	5	\$2,065,900	\$413,180	\$336,545	\$432,000
Saanich East	14	\$7,294,800	\$521,057	\$485,982	\$517,500
Saanich West	7	\$3,128,000	\$446,857	\$434,351	\$427,500
Central Saanich	5	\$1,794,850	\$358,970	\$407,025	\$366,450
North Saanich	1	\$500,000	\$500,000	\$535,400	\$500,000
Sidney	4	\$1,360,500	\$340,125	\$412,339	\$310,250
Colwood	8	\$3,286,700	\$410,838	\$492,205	\$418,450
Langford	13	\$4,480,500	\$344,654	\$361,840	\$357,000
Sooke	5	\$1,859,972	\$371,994	\$360,740	\$362,250
Total Greater Victoria	77	\$32,410,642	\$420,917	\$441,888	\$409,900
Other Areas					
Gulf Islands	2	\$877,000	\$438,500	\$430,667	\$438,500
Upland / Mainland	1	\$365,000	\$365,000	\$225,000	\$365,000
Total Other Areas	3	\$1,242,000	\$414,000	\$401,286	\$392,000
Total Townhouse	80	\$33,652,642	\$420,658	\$440,364	\$407,450
● Manufactured Homes					
Greater Victoria					
View Royal	3	\$441,500	\$147,167	\$160,590	\$147,500
Central Saanich	4	\$1,018,000	\$254,500	\$172,700	\$286,500
Sidney	1	\$322,000	\$322,000	\$271,083	\$322,000
Langford	2	\$136,000	\$68,000	\$86,575	\$68,000
Sooke	10	\$814,400	\$81,440	\$87,307	\$76,500
Total Greater Victoria	20	\$2,731,900	\$136,595	\$127,216	\$109,500
Total Manufactured Homes	20	\$2,731,900	\$136,595	\$127,951	\$109,500
Total Residential	730	\$360,768,747			

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Other Property					
● Lots & Acreage (Incl Wtrfrnt)					
Greater Victoria					
View Royal	1	\$615,000	\$615,000	\$345,117	\$615,000
Saanich East	2	\$1,072,300	\$536,150	\$568,703	\$536,150
Saanich West	1	\$339,000	\$339,000	\$655,843	\$339,000
Central Saanich	1	\$600,000	\$600,000	\$428,617	\$600,000
North Saanich	1	\$825,000	\$825,000	\$439,625	\$825,000
Sidney	2	\$612,000	\$306,000	\$63,000	\$306,000
Highlands	1	\$355,000	\$355,000	\$383,650	\$355,000
Langford	2	\$524,900	\$262,450	\$243,569	\$262,450
Metchosin	1	\$225,000	\$225,000	\$659,975	\$225,000
Sooke	3	\$835,000	\$278,333	\$212,340	\$238,000
Total Greater Victoria	15	\$6,003,200	\$400,213	\$379,284	\$342,000
Other Areas					
Shawnigan Lake / Malahat	2	\$640,900	\$320,450	\$229,970	\$320,450
Gulf Islands	5	\$1,105,000	\$221,000	\$283,296	\$159,000
Total Other Areas	7	\$1,745,900	\$249,414	\$298,390	\$167,900
Total Lots & Acreage (Incl Wtrfrnt)	22	\$7,749,100	\$352,232	\$355,315	\$319,450
● Commercial Land					
	4	\$2,360,013	\$590,003		
● Other Commercial Properties					
	12	\$7,184,633	\$598,719		
Grand Totals					
	768	\$378,062,492			