

Monthly Sales Summary

August 2008

September 2, 2008

Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
Residential					
● Single Family					
Greater Victoria					
Victoria	36	\$20,429,700	\$567,492	\$579,900	\$496,850
Victoria West	3	\$1,496,000	\$498,667	\$489,195	\$468,000
Oak Bay	12	\$9,469,500	\$789,125	\$899,565	\$694,500
Esquimalt	7	\$3,151,300	\$450,186	\$479,036	\$451,000
View Royal	8	\$4,077,900	\$509,738	\$559,734	\$517,450
Saanich East	41	\$25,615,788	\$624,775	\$634,164	\$559,250
Saanich West	35	\$17,513,888	\$500,397	\$542,379	\$502,000
Central Saanich	12	\$7,359,000	\$613,250	\$609,664	\$575,000
North Saanich	5	\$2,709,500	\$541,900	\$724,270	\$589,500
Sidney	12	\$6,140,400	\$511,700	\$485,862	\$480,500
Highlands	1	\$495,000	\$495,000	\$590,343	\$495,000
Colwood	20	\$10,070,150	\$503,508	\$511,984	\$463,500
Langford	31	\$15,647,688	\$504,764	\$504,472	\$485,000
Sooke	18	\$7,721,300	\$428,961	\$437,769	\$378,750
Waterfront (all districts)	3	\$2,282,000	\$760,667	\$1,149,582	\$715,000
Total Greater Victoria	244	\$134,179,114	\$549,914	\$592,582	\$512,000
Other Areas					
Shawnigan Lake / Malahat	6	\$2,593,900	\$432,317	\$483,412	\$451,950
Gulf Islands	11	\$7,085,000	\$644,091	\$561,407	\$520,000
Upland / Mainland	2	\$1,040,000	\$520,000	\$470,600	\$520,000
Waterfront (all districts)	6	\$5,454,500	\$909,083	\$1,045,228	\$817,500
Total Other Areas	25	\$16,173,400	\$646,936	\$620,574	\$500,000
Total Single Family	269	\$150,352,514	\$558,931	\$594,717	\$511,500
● Condominium					
Greater Victoria					
Victoria	59	\$17,857,500	\$302,669	\$302,503	\$275,000
Victoria West	9	\$3,008,350	\$334,261	\$377,502	\$298,000
Oak Bay	3	\$1,087,000	\$362,333	\$388,552	\$317,000
Esquimalt	17	\$5,036,220	\$296,248	\$290,981	\$240,000
Saanich East	29	\$8,748,695	\$301,679	\$322,306	\$282,000
Saanich West	14	\$3,363,900	\$240,279	\$266,448	\$225,000
Sidney	8	\$2,422,000	\$302,750	\$349,979	\$305,000
Colwood	4	\$1,007,000	\$251,750	\$282,917	\$276,000
Langford	12	\$3,162,900	\$263,575	\$294,619	\$281,000
Sooke	1	\$176,000	\$176,000	\$198,357	\$176,000
Waterfront (all districts)	4	\$2,482,500	\$620,625	\$649,391	\$552,500
Total Greater Victoria	160	\$48,352,065	\$302,200	\$320,079	\$280,000
Total Condominium	160	\$48,352,065	\$302,200	\$319,825	\$280,000

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Region District	Units	Total Volume	Average Price	6 Month Average	Median Price
● Townhouse					
Greater Victoria					
Victoria	9	\$3,396,262	\$377,362	\$434,317	\$367,000
Victoria West	1	\$425,000	\$425,000	\$472,086	\$425,000
Oak Bay	1	\$600,000	\$600,000	\$590,000	\$600,000
Esquimalt	2	\$730,000	\$365,000	\$372,173	\$365,000
View Royal	1	\$485,000	\$485,000	\$364,907	\$485,000
Saanich East	15	\$7,307,700	\$487,180	\$505,112	\$458,000
Saanich West	7	\$2,206,600	\$315,229	\$431,748	\$334,000
Central Saanich	2	\$707,000	\$353,500	\$372,019	\$353,500
Langford	8	\$2,916,600	\$364,575	\$362,582	\$379,700
Sooke	3	\$1,032,500	\$344,167	\$354,395	\$343,000
Waterfront (all districts)	2	\$1,375,000	\$687,500	\$600,158	\$687,500
Total Greater Victoria	51	\$21,181,662	\$415,327	\$436,138	\$382,000
Other Areas					
Gulf Islands	1	\$335,000	\$335,000	\$441,333	\$335,000
Upland / Mainland	1	\$425,000	\$425,000	\$340,337	\$425,000
Total Other Areas	2	\$760,000	\$380,000	\$415,168	\$380,000
Total Townhouse	53	\$21,941,662	\$413,994	\$435,309	\$382,000
● Manufactured Homes					
Greater Victoria					
View Royal	1	\$125,000	\$125,000	\$114,550	\$125,000
Central Saanich	3	\$506,900	\$168,967	\$178,552	\$172,900
Langford	2	\$108,500	\$54,250	\$69,891	\$54,250
Sooke	2	\$194,000	\$97,000	\$103,972	\$97,000
Total Greater Victoria	8	\$934,400	\$116,800	\$132,815	\$122,500
Total Manufactured Homes	8	\$934,400	\$116,800	\$134,186	\$122,500
Total Residential	490	\$221,580,641			

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September 2, 2008

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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 West	1	\$290,000	\$290,000	\$439,125	\$290,000
Highlands	2	\$716,000	\$358,000	\$402,271	\$358,000
Colwood	1	\$225,000	\$225,000	\$224,000	\$225,000
Langford	4	\$1,022,200	\$255,550	\$305,907	\$259,900
Sooke	3	\$915,000	\$305,000	\$263,726	\$327,000
Total Greater Victoria	11	\$3,168,200	\$288,018	\$371,813	\$262,500
Other Areas					
Shawnigan Lake / Malahat	1	\$145,000	\$145,000	\$255,479	\$145,000
Gulf Islands	3	\$357,000	\$119,000	\$220,985	\$90,000
Upland / Mainland	1	\$115,000	\$115,000	\$318,000	\$115,000
Total Other Areas	5	\$617,000	\$123,400	\$247,394	\$115,000
Total Lots & Acreage (Incl Wtrfrnt)	16	\$3,785,200	\$236,575	\$332,429	\$254,950
● Commercial Land					
	1	\$975,000	\$975,000		
● Other Commercial Properties					
	10	\$5,070,997	\$507,100		
Grand Totals					
	517	\$231,411,838			