



Average and Median MLS Prices Detached and Duplex

	2008*	6 Month Average	Median Price
Esquimalt	\$478,505	\$455,455	\$480,000
Oak Bay	\$864,431	\$853,743	\$712,500
Saanich (East)	\$628,808	\$604,290	\$550,000
Saanich (West)	\$529,844	\$492,331	\$410,000
Victoria	\$572,407	\$551,530	\$598,750
Victoria (West)	\$466,330	\$451,091	\$389,750
View Royal	\$543,211	\$528,482	\$363,500
Core (1)	n/a	n/a	n/a
Central Saanich	\$592,493	\$596,338	\$427,000
North Saanich	\$718,023	\$660,838	\$554,000
Sidney	\$475,132	\$468,983	\$389,000
Peninsula	n/a	n/a	n/a
Colwood	\$508,137	\$492,976	\$467,000
Highlands	\$570,424	\$568,212	\$529,900
Langford	\$498,921	\$485,297	\$550,000
Metchosin	\$510,749	\$568,667	\$625,000
Sooke	\$427,985	\$419,599	\$384,900
West Shore (1)	n/a	n/a	n/a
Waterfront (all municipalities)	\$1,114,788	\$926,444	\$1,400,000
VMA	\$581,949	\$556,458	\$507,500
Gulf Islands (excluding waterfront)	\$529,764	\$441,868	\$504,750
Waterfront Only (see notes)	\$1,163,806	\$989,929	\$0
Capital Region	\$592,874	\$562,075	n/a

2008* = figures are year to date up to the end of December

(over)

Real Estate

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Technical Notes

VMA = Victoria Metropolitan Area

The Victoria Metropolitan Area includes Victoria, Oak Bay, Esquimalt, Saanich, Central Saanich, North Saanich, Sidney, View Royal, Colwood, Langford, Metchosin, Highlands District, District of Sooke and the Juan de Fuca Electoral Area. On Dec. 6, 1999, the new municipality of the District of Sooke came into being, comprising a portion of the former Sooke Electoral Area. The remainder of the Sooke EA, plus the Langford EA, were combined into the new Juan de Fuca EA. Sooke sales figures include the Sooke District and the Juan de Fuca Electoral Area (formerly the Sooke and Langford Electoral Areas.)

Residential sales figures include single family, duplexes and triplexes but exclude strata titled townhouses, strata duplexes, condominiums, residential leasehold and mobile homes.

Averages are 'weighted' and derived by dividing total sales volumes by the total number of units sold

Waterfront figures for the Gulf Islands include the Victoria Real Estate Board's MLS waterfront property sales in the Malahat/Shawnigan Lake areas which are outside the Capital Region administrative area

Figures for the City of Victoria have been divided into Victoria and Victoria West. Victoria includes property sales for the City lying east of Upper Harbour and Victoria West includes sales lying west of the Upper Harbour.

Figures for the Municipality of Saanich are divided into Saanich East, which is the area east of Douglas Street and Saanich West, which is the area west of Douglas Street.

(1) With the recent release of CRD Regional Planning Services Regional Growth Strategy Monitoring Program the Core subregion has been redefined to include the Town of View Royal. View Royal was previously included as part of the West Shore subregion. This factsheet has been reformatted to reflect this change.

Source: Victoria Real Estate Board