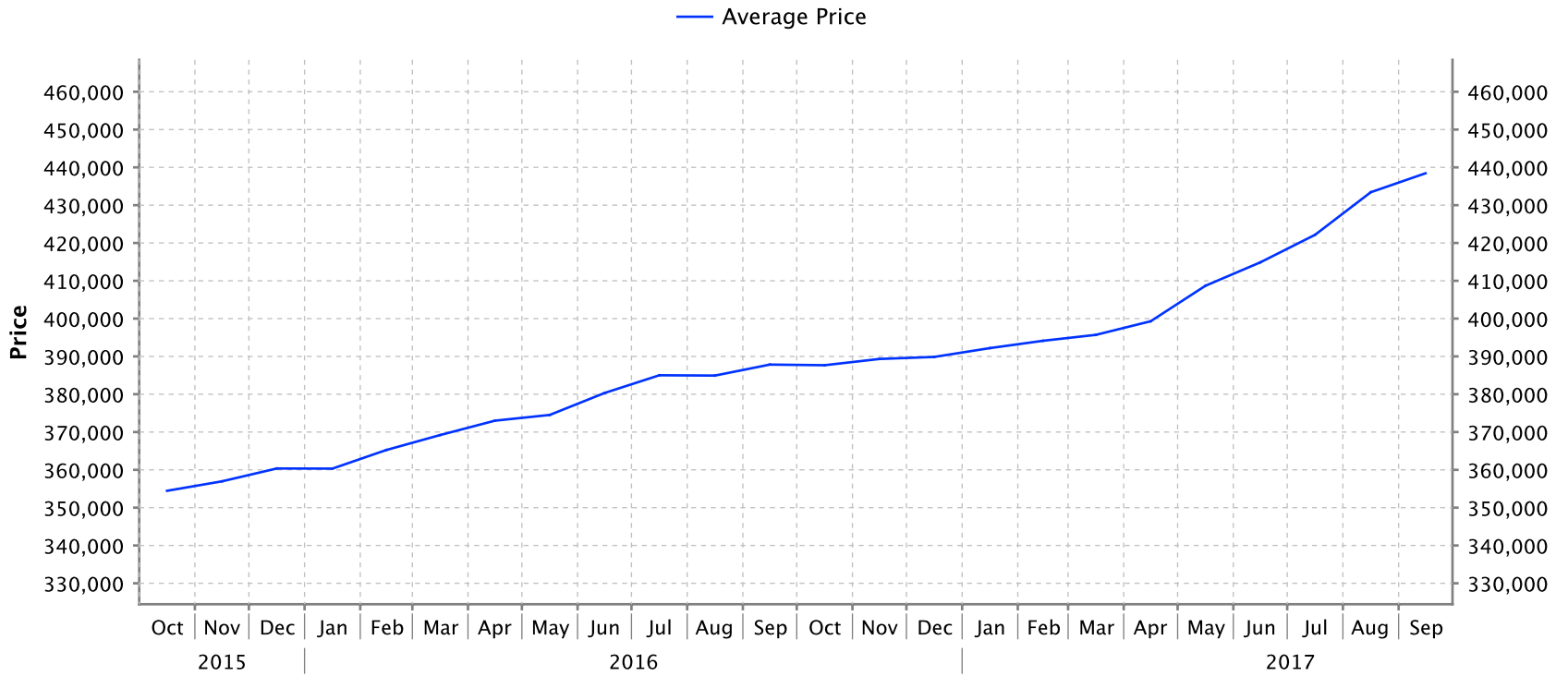


# Cowichan Valley

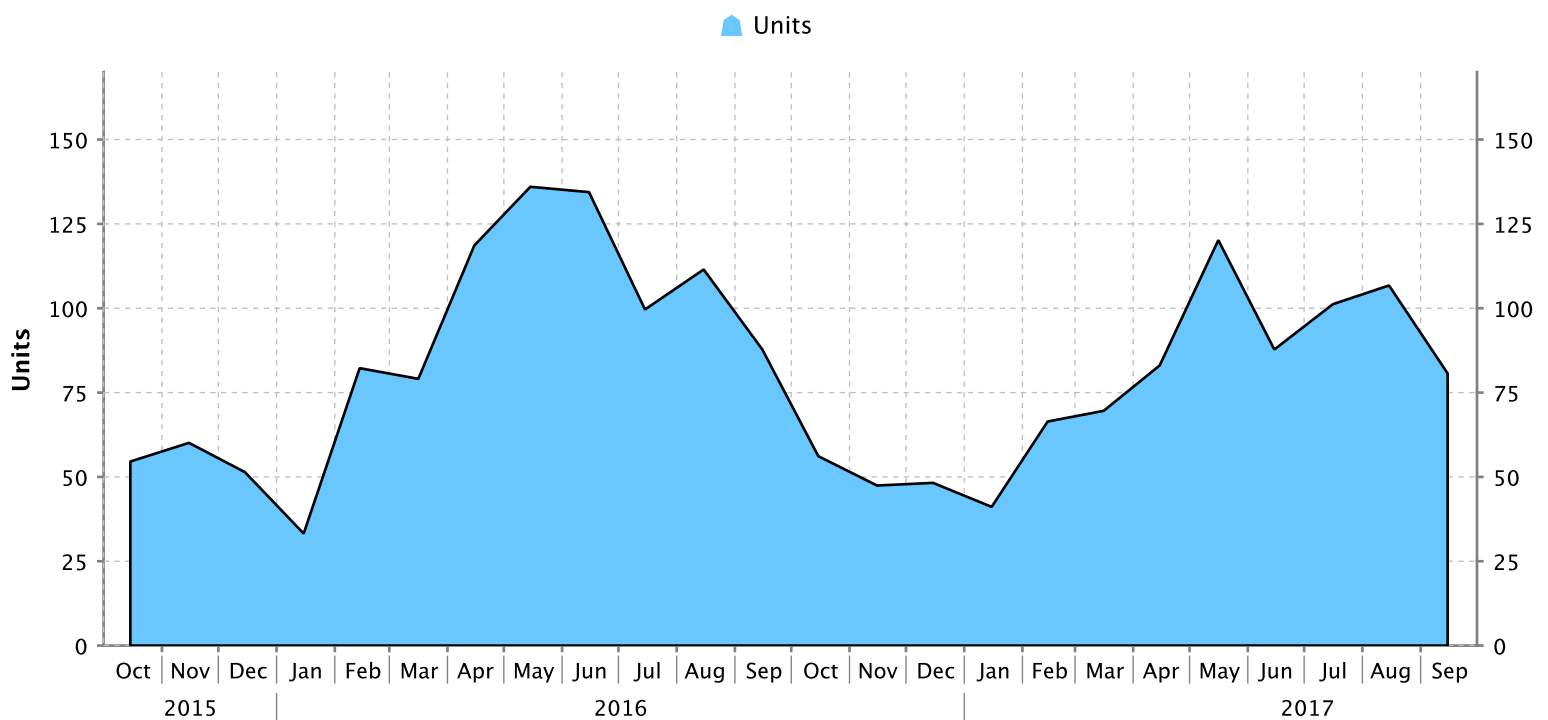
## as at September 30, 2017

### Cumulative Residential Average Single Family Sale Price



NOTE: Figures are based on a "rolling total" from the past 12 months – i.e. 12 months to date instead of the calendar "year to date".

### Single Family Units Reported Sold



## Comparative Activity by Property Type

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
<b>Lots</b>						
Units Listed	11	11	0%	120	225	-47%
Units Reported Sold	14	13	8%	107	88	22%
Sell/List Ratio	127%	118%		89%	39%	
Reported Sales Dollars	\$2,227,700	\$1,935,000	15%	\$15,576,880	\$12,815,400	22%
Average Sell Price / Unit	\$159,121	\$148,846	7%	\$145,578	\$145,630	-0%
Median Sell Price	\$158,000			\$140,000		
Sell Price / List Price	93%	93%		92%	94%	
Days to Sell	210	112	88%	140	116	21%
Active Listings	41	93				
<b>Single Family</b>						
Units Listed	99	96	3%	1,158	1,316	-12%
Units Reported Sold	80	87	-8%	904	1,044	-13%
Sell/List Ratio	81%	91%		78%	79%	
Reported Sales Dollars	\$35,795,100	\$34,295,345	4%	\$396,345,145	\$404,901,365	-2%
Average Sell Price / Unit	\$447,439	\$394,199	14%	\$438,435	\$387,837	13%
Median Sell Price	\$442,500			\$425,000		
Sell Price / List Price	108%	98%		99%	97%	
Days to Sell	27	36	-26%	31	50	-37%
Active Listings	185	202				
<b>Condos (Apt)</b>						
Units Listed	15	15	0%	158	155	2%
Units Reported Sold	8	8	0%	131	118	11%
Sell/List Ratio	53%	53%		83%	76%	
Reported Sales Dollars	\$1,426,000	\$1,213,100	18%	\$24,765,715	\$20,285,586	22%
Average Sell Price / Unit	\$178,250	\$151,638	18%	\$189,051	\$171,912	10%
Median Sell Price	\$167,500			\$165,000		
Sell Price / List Price	98%	98%		100%	96%	
Days to Sell	25	30	-16%	67	74	-10%
Active Listings	28	68				
<b>Condos (Patio)</b>						
Units Listed	1	2	-50%	16	40	-60%
Units Reported Sold	1	4	-75%	13	38	-66%
Sell/List Ratio	100%	200%		81%	95%	
Reported Sales Dollars	\$341,000	\$1,127,900	-70%	\$4,759,695	\$10,599,100	-55%
Average Sell Price / Unit	\$341,000	\$281,975	21%	\$366,130	\$278,924	31%
Median Sell Price	\$341,000			\$303,000		
Sell Price / List Price	97%	97%		99%	97%	
Days to Sell	51	14	252%	47	62	-25%
Active Listings	3	3				
<b>Condos (Twnhse)</b>						
Units Listed	14	12	17%	132	159	-17%
Units Reported Sold	16	7	129%	115	122	-6%
Sell/List Ratio	114%	58%		87%	77%	
Reported Sales Dollars	\$4,993,300	\$1,891,000	164%	\$31,199,433	\$31,147,233	0%
Average Sell Price / Unit	\$312,081	\$270,143	16%	\$271,299	\$255,305	6%
Median Sell Price	\$303,500			\$259,900		
Sell Price / List Price	99%	95%		100%	97%	
Days to Sell	34	82	-58%	49	72	-32%
Active Listings	25	37				

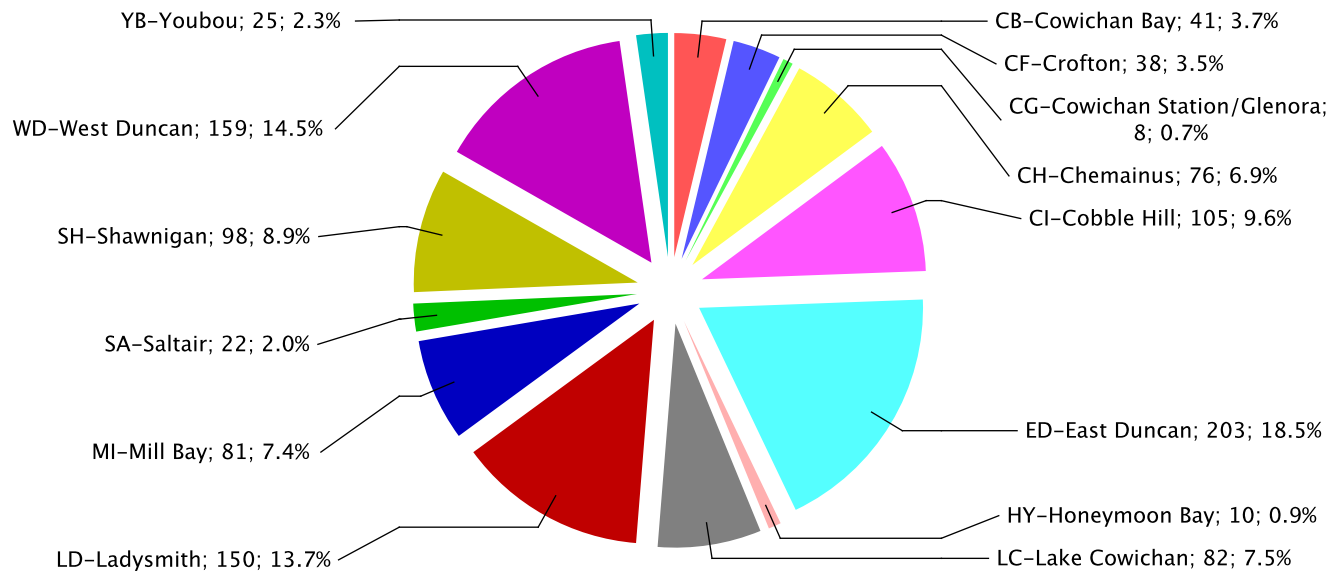
**PLEASE NOTE: SINGLE FAMILY** property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

# MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Sep 30, 2017

	0-150,000	150,001-200,000	200,001-250,000	250,001-300,000	300,001-350,000	350,001-400,000	400,001-450,000	450,001-500,000	500,001-600,000	600,001-700,000	700,001-800,000	800,001-900,000	900,001-1 Mil	OVER 1 Mil	Total
CB-Cowichan Bay	1	1	0	0	2	4	8	7	8	8	1	1	0	0	41
CF-Crofton	0	0	1	6	7	8	2	6	3	1	3	0	0	1	38
CG-Cowichan Station/Glenora	0	0	0	0	1	0	3	2	1	0	0	1	0	0	8
CH-Chemainus	0	0	2	4	8	6	20	6	18	3	6	0	0	3	76
CI-Cobble Hill	0	0	0	2	3	3	18	25	21	16	11	3	1	2	105
ED-East Duncan	0	1	4	7	21	25	29	32	44	15	14	5	3	3	203
HY-Honeymoon Bay	0	0	1	2	3	1	0	0	1	1	1	0	0	0	10
LC-Lake Cowichan	1	6	13	22	11	4	10	5	3	3	3	1	0	0	82
LD-Ladysmith	0	5	4	14	18	35	15	23	24	3	5	2	0	2	150
MI-Mill Bay	0	0	1	0	2	1	3	7	22	20	9	7	3	6	81
SA-Saltair	0	1	2	0	0	1	4	3	5	3	2	0	0	1	22
SH-Shawnigan	1	0	0	0	10	17	18	9	18	11	4	7	2	1	98
WD-West Duncan	0	2	2	7	30	41	37	13	14	5	5	1	1	1	159
YB-Youbou	2	1	5	6	0	0	0	1	2	0	0	4	3	1	25
<b>Zone 3 TOTALS</b>	<b>5</b>	<b>17</b>	<b>35</b>	<b>70</b>	<b>116</b>	<b>146</b>	<b>167</b>	<b>139</b>	<b>184</b>	<b>89</b>	<b>64</b>	<b>32</b>	<b>13</b>	<b>21</b>	<b>1,098</b>

## Cowichan Valley - Single Family Sales by Subarea



Total Unconditional Sales January 1 to September 30, 2017 = 1,098

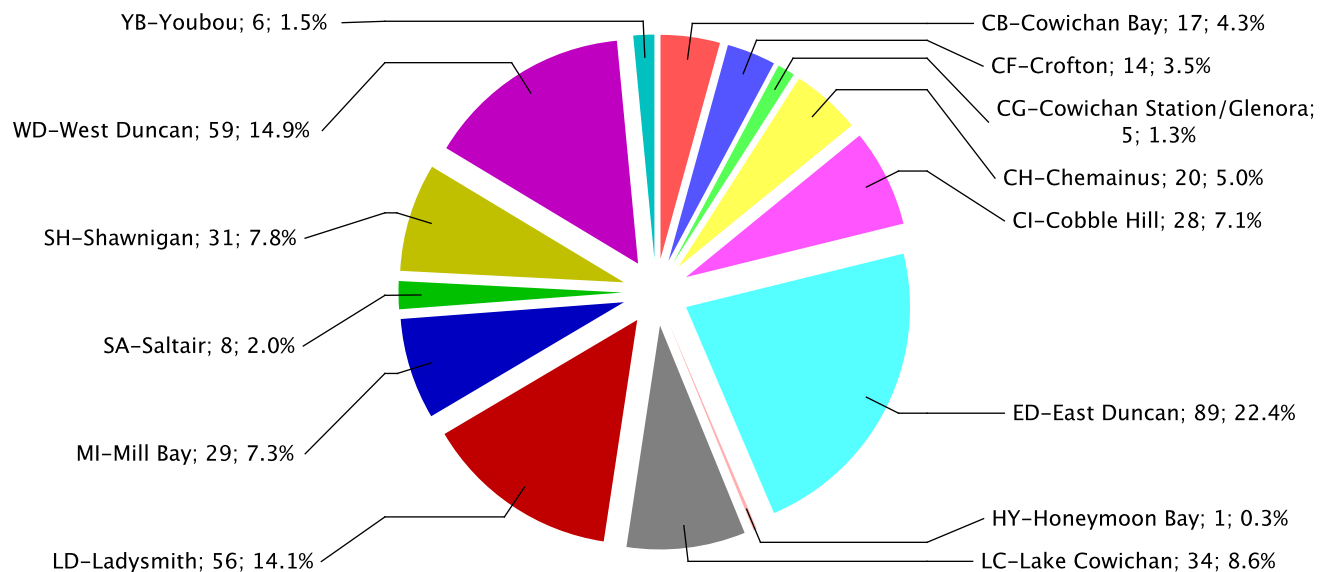
## 3rd Quarter 2017

### MLS® Single Family Sales Analysis

Unconditional Sales from July 1 to Sep 30, 2017

	0-150,000	150,001-200,000	200,001-250,000	250,001-300,000	300,001-350,000	350,001-400,000	400,001-450,000	450,001-500,000	500,001-600,000	600,001-700,000	700,001-800,000	800,001-900,000	900,001-1 Mil	OVER 1 Mil	Total
CB-Cowichan Bay	0	1	0	0	1	1	4	3	4	2	0	1	0	0	17
CF-Crofton	0	0	1	1	3	4	1	1	1	0	2	0	0	0	14
CG-Cowichan Station/Glenora	0	0	0	0	0	0	2	1	1	0	0	1	0	0	5
CH-Chemainus	0	0	0	1	4	1	8	0	3	2	1	0	0	0	20
CI-Cobble Hill	0	0	0	0	1	1	3	5	7	6	4	0	1	0	28
ED-East Duncan	0	1	2	1	10	10	13	16	19	10	4	2	0	1	89
HY-Honeymoon Bay	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
LC-Lake Cowichan	0	1	4	6	6	2	7	2	2	2	2	0	0	0	34
LD-Ladysmith	0	1	2	5	4	12	5	12	11	2	2	0	0	0	56
MI-Mill Bay	0	0	1	0	0	0	0	4	6	11	1	2	2	2	29
SA-Saltair	0	1	0	0	0	1	1	2	1	2	0	0	0	0	8
SH-Shawnigan	0	0	0	0	2	7	6	3	7	3	1	2	0	0	31
WD-West Duncan	0	0	0	2	11	16	14	4	7	3	1	0	0	1	59
YB-Youbou	1	0	1	1	0	0	0	0	0	0	0	2	1	0	6
<b>Zone 3 TOTALS</b>	<b>1</b>	<b>5</b>	<b>11</b>	<b>17</b>	<b>42</b>	<b>55</b>	<b>64</b>	<b>53</b>	<b>69</b>	<b>43</b>	<b>19</b>	<b>10</b>	<b>4</b>	<b>4</b>	<b>397</b>

### Cowichan Valley - Single Family Sales by Subarea



Total Unconditional Sales July 1 to September 30, 2017 = 397