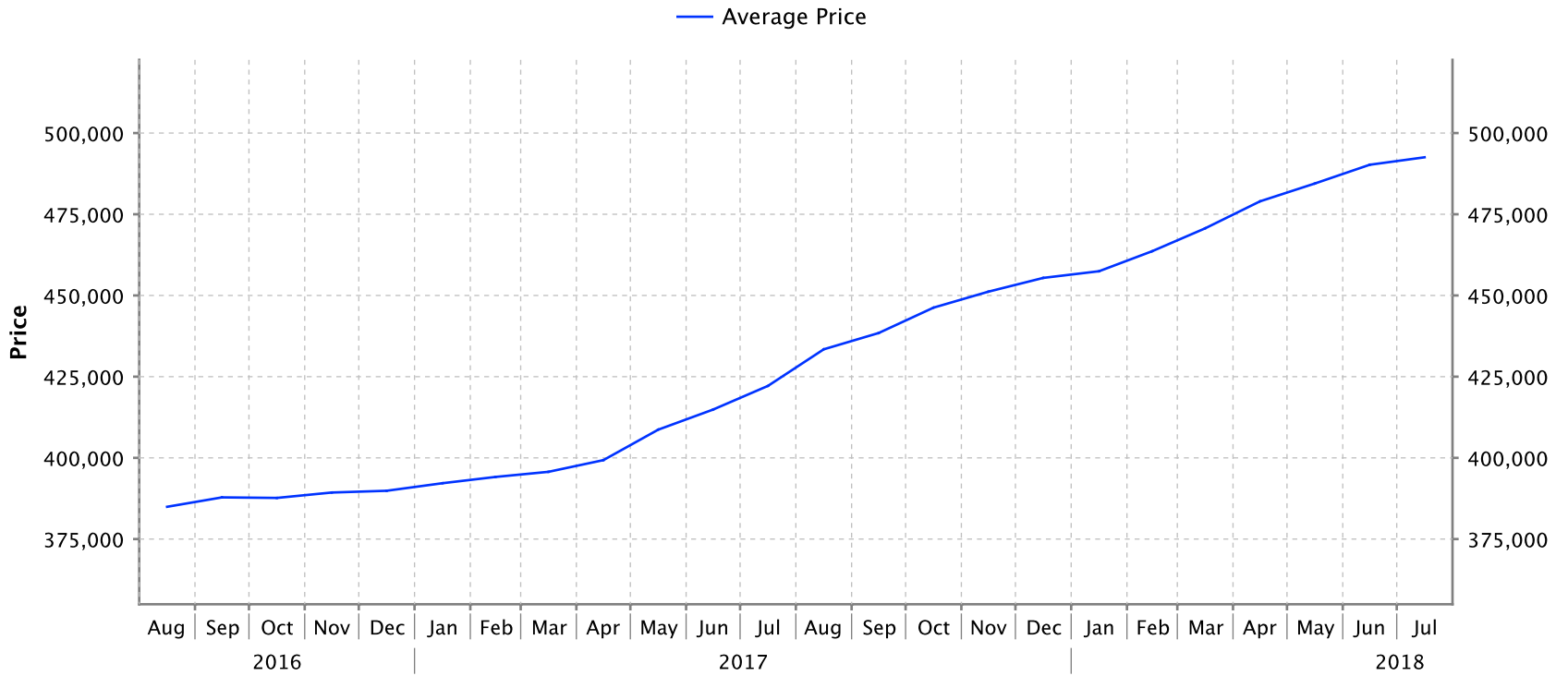


Cowichan Valley

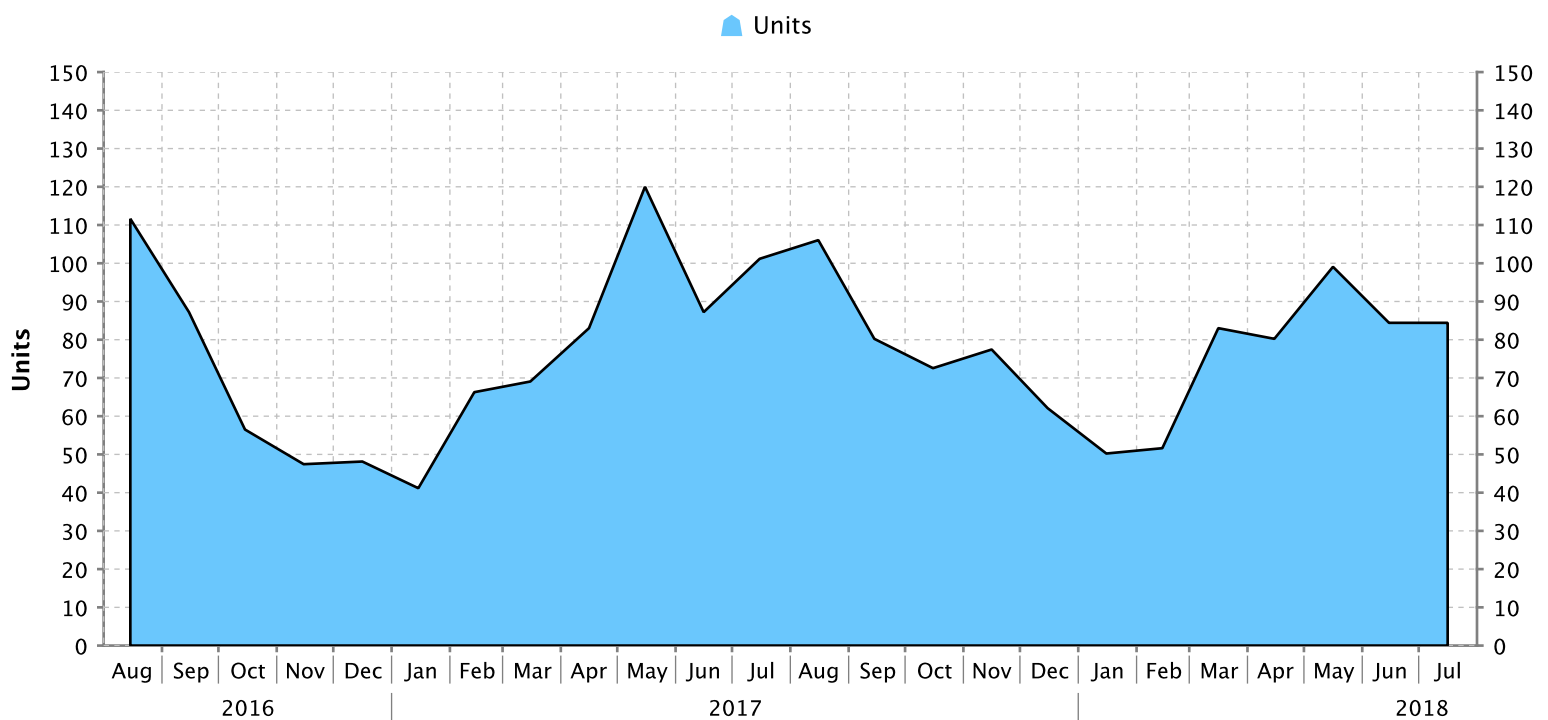
as at July 31, 2018

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
Lots						
Units Listed	8	6	33%	151	123	23%
Units Reported Sold	1	6	-83%	85	106	-20%
Sell/List Ratio	12%	100%		56%	86%	
Reported Sales Dollars	\$130,000	\$794,700	-84%	\$15,053,296	\$15,578,830	-3%
Average Sell Price / Unit	\$130,000	\$132,450	-2%	\$177,098	\$146,970	20%
Median Sell Price	\$130,000			\$175,000		
Sell Price / List Price	104%	92%		96%	91%	
Days to Sell	98	135	-28%	115	135	-15%
Active Listings	60	53				
Single Family						
Units Listed	118	137	-14%	1,213	1,134	7%
Units Reported Sold	84	101	-17%	928	916	1%
Sell/List Ratio	71%	74%		77%	81%	
Reported Sales Dollars	\$42,206,250	\$48,407,591	-13%	\$457,079,299	\$386,698,147	18%
Average Sell Price / Unit	\$502,455	\$479,283	5%	\$492,542	\$422,160	17%
Median Sell Price	\$480,000			\$472,500		
Sell Price / List Price	98%	99%		99%	98%	
Days to Sell	27	23	17%	28	34	-17%
Active Listings	226	203				
Condos (Apt)						
Units Listed	16	14	14%	210	155	35%
Units Reported Sold	14	11	27%	137	135	1%
Sell/List Ratio	88%	79%		65%	87%	
Reported Sales Dollars	\$3,181,900	\$2,310,900	38%	\$28,322,170	\$24,808,715	14%
Average Sell Price / Unit	\$227,279	\$210,082	8%	\$206,731	\$183,768	12%
Median Sell Price	\$237,000			\$182,000		
Sell Price / List Price	96%	99%		98%	100%	
Days to Sell	45	13	241%	38	62	-38%
Active Listings	34	51				
Condos (Patio)						
Units Listed	5	3	67%	29	20	45%
Units Reported Sold	2	1	100%	23	16	44%
Sell/List Ratio	40%	33%		79%	80%	
Reported Sales Dollars	\$714,900	\$359,900	99%	\$8,578,204	\$5,135,695	67%
Average Sell Price / Unit	\$357,450	\$359,900	-1%	\$372,965	\$320,981	16%
Median Sell Price	\$385,000			\$341,000		
Sell Price / List Price	99%	100%		99%	98%	
Days to Sell	18	6	192%	39	36	9%
Active Listings	6	4				
Condos (Twnhse)						
Units Listed	10	6	67%	161	117	38%
Units Reported Sold	11	9	22%	120	106	13%
Sell/List Ratio	110%	150%		75%	91%	
Reported Sales Dollars	\$4,457,400	\$2,366,850	88%	\$39,692,900	\$27,774,153	43%
Average Sell Price / Unit	\$405,218	\$262,983	54%	\$330,774	\$262,020	26%
Median Sell Price	\$359,500			\$315,000		
Sell Price / List Price	97%	97%		99%	99%	
Days to Sell	56	30	85%	33	57	-42%
Active Listings	27	21				

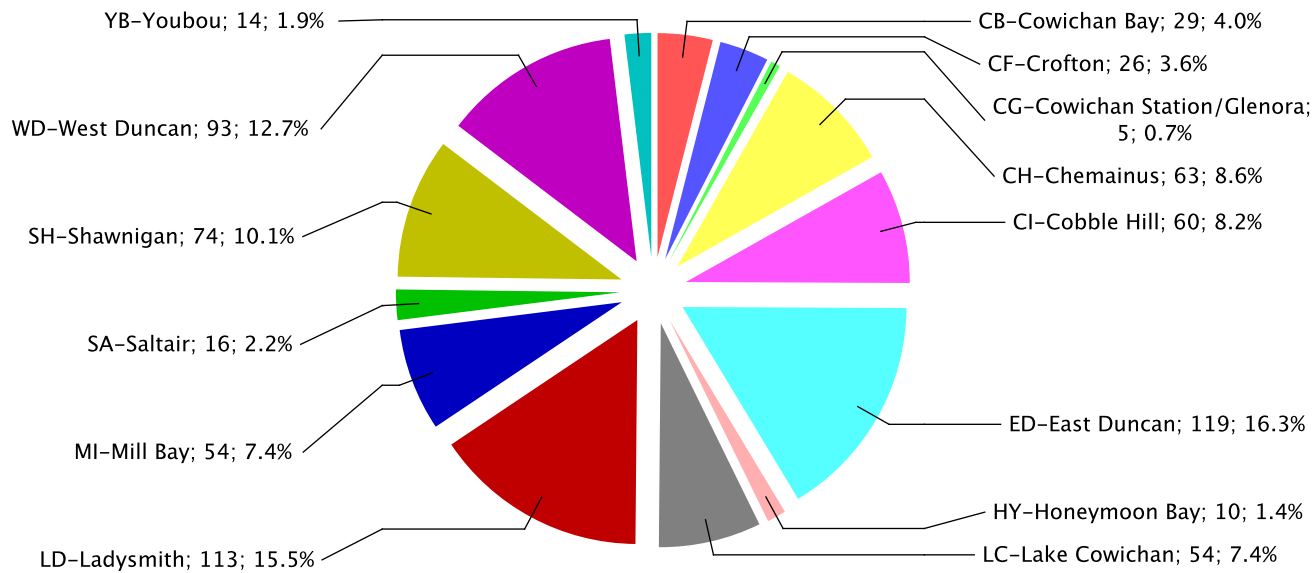
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Jul 31, 2018

	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	0	0	0	0	1	3	4	7	10	2	1	0	1	29
CF-Crofton	0	0	1	0	3	8	6	2	5	0	1	0	0	0	26
CG-Cowichan Station/Glenora	0	0	0	0	0	0	0	1	1	0	1	0	2	0	5
CH-Chemainus	0	1	0	4	6	4	14	10	15	4	2	1	1	1	63
CI-Cobble Hill	0	0	0	0	0	0	1	6	21	11	8	5	5	3	60
ED-East Duncan	0	0	2	3	6	13	8	10	39	12	11	6	1	8	119
HY-Honeymoon Bay	0	0	3	3	3	0	0	0	0	0	0	1	0	0	10
LC-Lake Cowichan	0	1	6	7	8	10	3	5	4	4	1	4	0	1	54
LD-Ladysmith	0	0	2	2	6	17	19	17	22	21	4	0	1	2	113
MI-Mill Bay	1	0	0	1	0	1	1	2	10	8	11	8	6	5	54
SA-Saltair	0	0	0	0	0	4	2	0	2	5	2	0	0	1	16
SH-Shawnigan	0	0	0	1	1	7	8	14	14	13	5	4	2	5	74
WD-West Duncan	0	0	0	3	6	15	22	17	16	6	5	0	2	1	93
YB-Youbou	0	0	2	2	2	2	0	0	3	0	0	1	0	2	14
Zone 3 TOTALS	1	2	16	26	41	82	87	88	159	94	53	31	20	30	730

Cowichan Valley - Single Family Sales by Subarea



Total Unconditional Sales January 1 to July 31, 2018 = 730