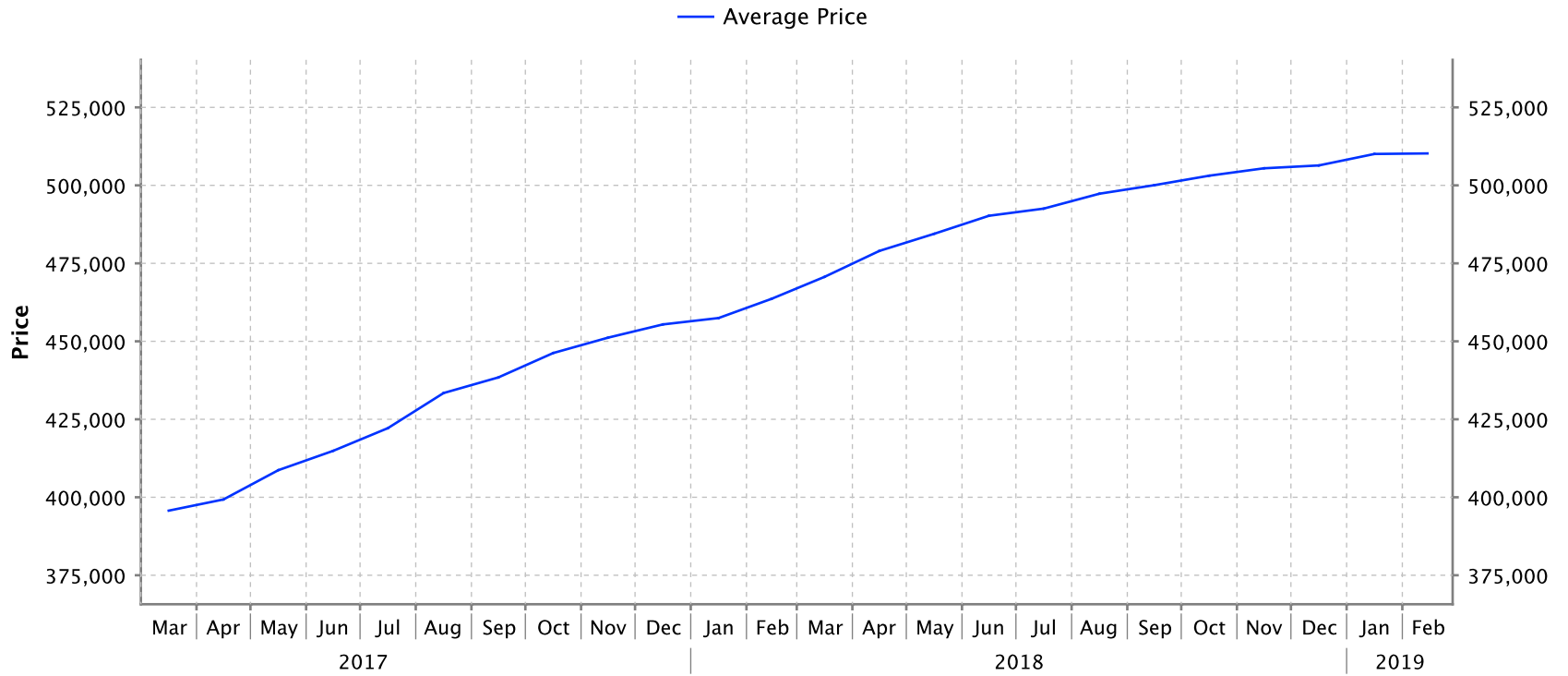


# Cowichan Valley

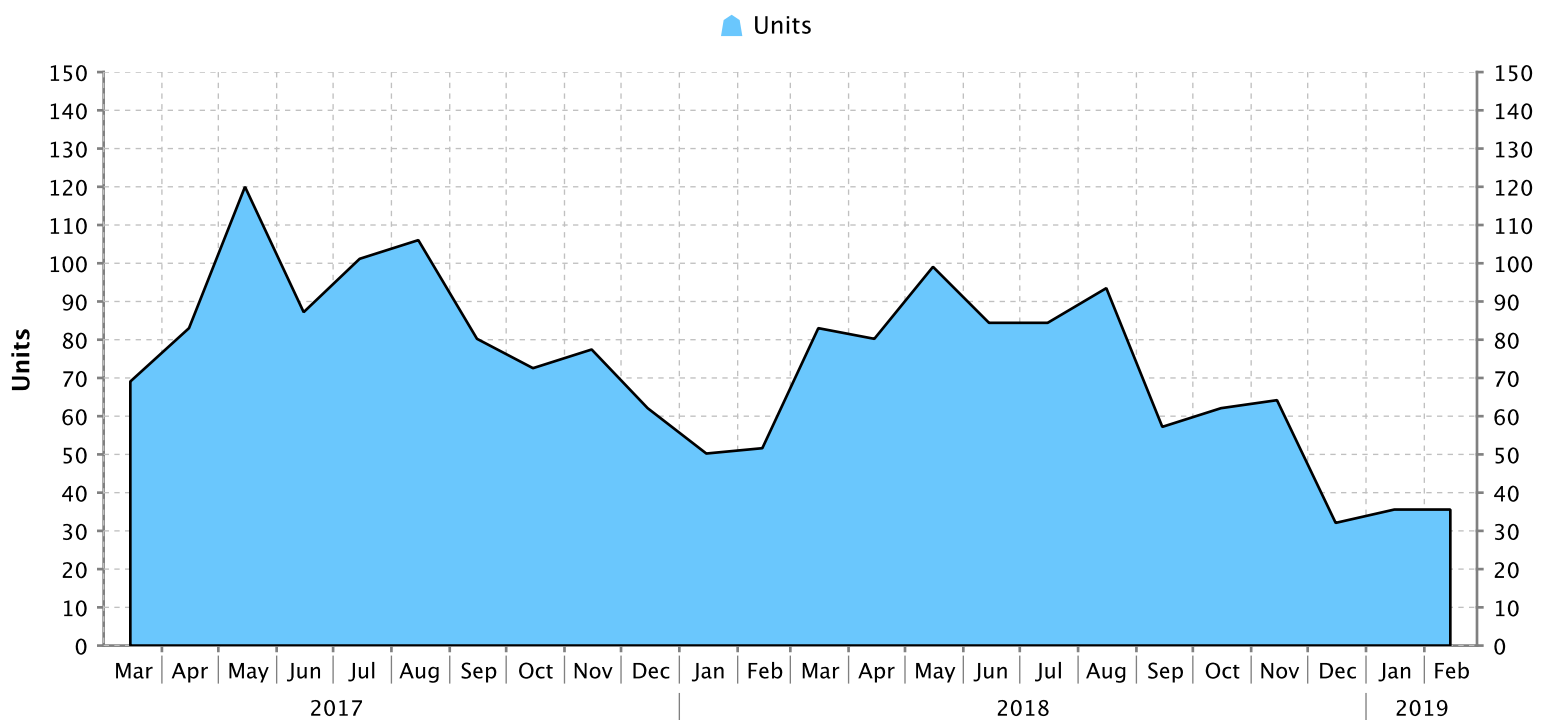
## as at February 28, 2019

### 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	5	13	-62%	103	159	-35%
Units Reported Sold	1	13	-92%	49	112	-56%
Sell/List Ratio	20%	100%		48%	70%	
Reported Sales Dollars	\$186,375	\$2,126,000	-91%	\$9,836,446	\$17,558,483	-44%
Average Sell Price / Unit	\$186,375	\$163,538	14%	\$200,744	\$156,772	28%
Median Sell Price	\$186,375			\$180,000		
Sell Price / List Price	100%	102%		96%	94%	
Days to Sell	147	80	85%	86	137	-37%
Active Listings	44	52				
<b>Single Family</b>						
Units Listed	53	69	-23%	1,092	1,202	-9%
Units Reported Sold	35	51	-31%	808	958	-16%
Sell/List Ratio	66%	74%		74%	80%	
Reported Sales Dollars	\$18,199,420	\$26,219,708	-31%	\$412,271,220	\$444,149,731	-7%
Average Sell Price / Unit	\$519,983	\$514,112	1%	\$510,237	\$463,622	10%
Median Sell Price	\$506,500			\$495,000		
Sell Price / List Price	97%	98%		98%	99%	
Days to Sell	47	39	21%	31	30	4%
Active Listings	125	114				
<b>Condos (Apt)</b>						
Units Listed	6	12	-50%	159	215	-26%
Units Reported Sold	10	7	43%	138	147	-6%
Sell/List Ratio	167%	58%		87%	68%	
Reported Sales Dollars	\$2,222,800	\$1,538,576	44%	\$29,941,246	\$28,366,589	6%
Average Sell Price / Unit	\$222,280	\$219,797	1%	\$216,966	\$192,970	12%
Median Sell Price	\$185,000			\$189,900		
Sell Price / List Price	98%	98%		97%	100%	
Days to Sell	50	15	225%	35	49	-30%
Active Listings	17	26				
<b>Condos (Patio)</b>						
Units Listed	1	0		38	18	111%
Units Reported Sold	0	1	-100%	28	12	133%
Sell/List Ratio	0%			74%	67%	
Reported Sales Dollars	\$0	\$338,000	-100%	\$10,288,554	\$4,790,445	115%
Average Sell Price / Unit		\$338,000		\$367,448	\$399,204	-8%
Median Sell Price				\$369,900		
Sell Price / List Price		102%		99%	100%	
Days to Sell		7		28	44	-36%
Active Listings	6	4				
<b>Condos (Twnhse)</b>						
Units Listed	9	11	-18%	147	142	4%
Units Reported Sold	7	9	-22%	124	107	16%
Sell/List Ratio	78%	82%		84%	75%	
Reported Sales Dollars	\$2,695,808	\$3,316,100	-19%	\$42,443,098	\$30,152,885	41%
Average Sell Price / Unit	\$385,115	\$368,456	5%	\$342,283	\$281,803	21%
Median Sell Price	\$405,000			\$325,000		
Sell Price / List Price	101%	99%		98%	100%	
Days to Sell	76	26	191%	37	39	-6%
Active Listings	16	23				

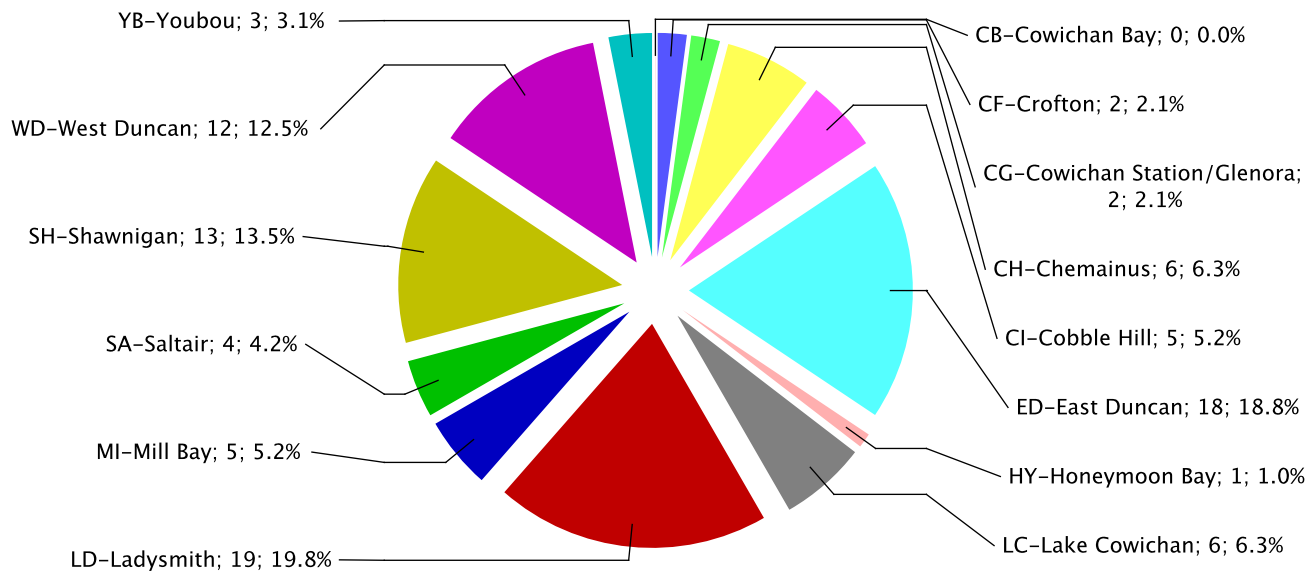
**PLEASE NOTE: SINGLE FAMILY** property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

# MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Feb 28, 2019

	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	0	0	0	0	0	0	0	0	0	0
CF-Crofton	0	0	0	0	0	1	0	0	1	0	0	0	0	0	2
CG-Cowichan Station/Glenora	0	0	0	0	0	1	1	0	0	0	0	0	0	0	2
CH-Chemainus	0	0	0	0	1	1	0	0	2	2	0	0	0	0	6
CI-Cobble Hill	0	0	0	0	0	0	1	2	1	0	0	1	0	0	5
ED-East Duncan	0	0	0	0	0	1	0	2	11	2	0	0	2	0	18
HY-Honeymoon Bay	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
LC-Lake Cowichan	0	0	0	1	0	1	0	0	3	1	0	0	0	0	6
LD-Ladysmith	0	0	0	0	1	1	3	5	2	5	1	0	0	1	19
MI-Mill Bay	0	0	0	0	0	1	0	0	2	1	0	1	0	0	5
SA-Saltair	0	0	0	0	0	0	0	2	0	0	2	0	0	0	4
SH-Shawnigan	0	0	0	0	1	0	0	4	2	3	1	0	1	1	13
WD-West Duncan	0	0	0	1	0	1	1	4	3	1	0	0	1	0	12
YB-Youbou	0	1	0	0	0	0	0	1	1	0	0	0	0	0	3
<b>Zone 3 TOTALS</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>3</b>	<b>3</b>	<b>8</b>	<b>6</b>	<b>20</b>	<b>28</b>	<b>15</b>	<b>4</b>	<b>2</b>	<b>4</b>	<b>2</b>	<b>96</b>

## Cowichan Valley - Single Family Sales by Subarea



Total Unconditional Sales January 1 to February 28, 2019 = 96