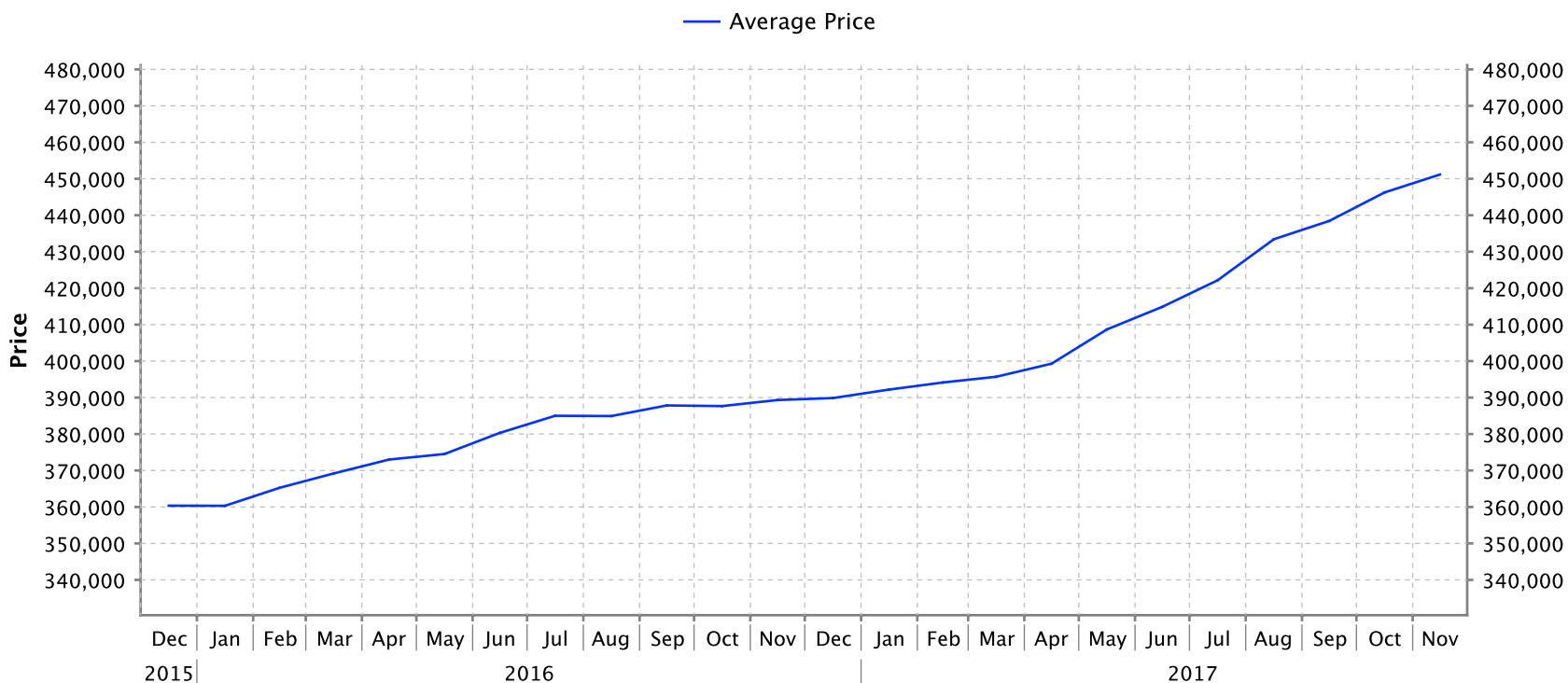


Cowichan Valley

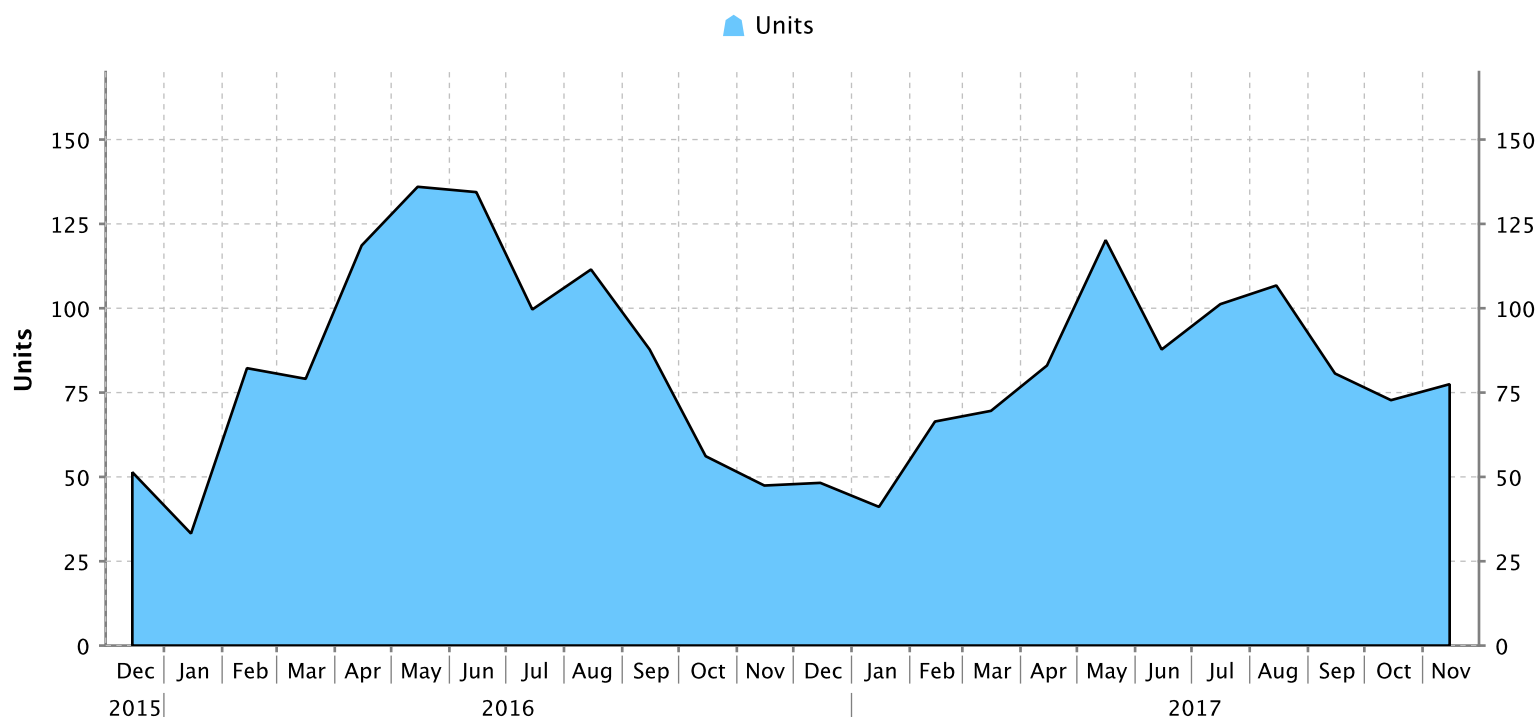
as at November 30, 2017

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
Lots						
Units Listed	21	3	600%	148	218	-32%
Units Reported Sold	6	4	50%	110	92	20%
Sell/List Ratio	29%	133%		74%	42%	
Reported Sales Dollars	\$903,000	\$588,900	53%	\$16,236,780	\$13,427,800	21%
Average Sell Price / Unit	\$150,500	\$147,225	2%	\$147,607	\$145,954	1%
Median Sell Price	\$180,000			\$140,000		
Sell Price / List Price	93%	96%		92%	95%	
Days to Sell	162	104	57%	143	109	30%
Active Listings	57	83				
Single Family						
Units Listed	81	62	31%	1,210	1,314	-8%
Units Reported Sold	77	47	64%	950	1,033	-8%
Sell/List Ratio	95%	76%		79%	79%	
Reported Sales Dollars	\$35,721,225	\$17,657,100	102%	\$428,609,573	\$402,173,634	7%
Average Sell Price / Unit	\$463,912	\$375,683	23%	\$451,168	\$389,326	16%
Median Sell Price	\$455,000			\$439,900		
Sell Price / List Price	95%	96%		99%	97%	
Days to Sell	37	41	-10%	31	45	-32%
Active Listings	168	161				
Condos (Apt)						
Units Listed	17	11	55%	195	158	23%
Units Reported Sold	10	10	0%	134	119	13%
Sell/List Ratio	59%	91%		69%	75%	
Reported Sales Dollars	\$1,678,950	\$1,887,900	-11%	\$25,667,013	\$20,608,986	25%
Average Sell Price / Unit	\$167,895	\$188,790	-11%	\$191,545	\$173,185	11%
Median Sell Price	\$161,500			\$170,000		
Sell Price / List Price	99%	97%		100%	97%	
Days to Sell	33	52	-36%	66	60	11%
Active Listings	49	59				
Condos (Patio)						
Units Listed	2	3	-33%	15	34	-56%
Units Reported Sold	2	1	100%	13	32	-59%
Sell/List Ratio	100%	33%		87%	94%	
Reported Sales Dollars	\$735,000	\$248,000	196%	\$4,984,695	\$8,689,100	-43%
Average Sell Price / Unit	\$367,500	\$248,000	48%	\$383,438	\$271,534	41%
Median Sell Price	\$440,000			\$310,000		
Sell Price / List Price	97%	97%		98%	98%	
Days to Sell	42	46	-10%	49	63	-23%
Active Listings	3	5				
Condos (Twnhse)						
Units Listed	7	5	40%	137	146	-6%
Units Reported Sold	8	12	-33%	110	127	-13%
Sell/List Ratio	114%	240%		80%	87%	
Reported Sales Dollars	\$2,011,150	\$3,330,100	-40%	\$29,869,932	\$32,100,824	-7%
Average Sell Price / Unit	\$251,394	\$277,508	-9%	\$271,545	\$252,762	7%
Median Sell Price	\$252,300			\$258,000		
Sell Price / List Price	99%	97%		100%	97%	
Days to Sell	52	59	-13%	48	64	-25%
Active Listings	19	25				

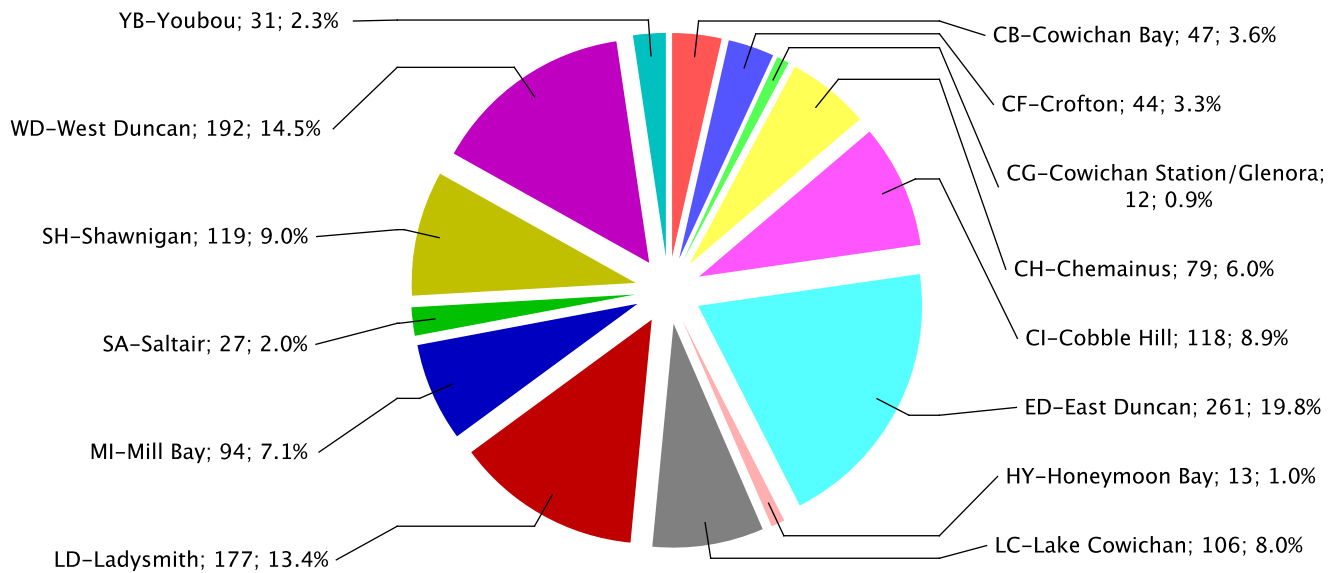
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Nov 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	2	1	0	0	2	4	9	7	8	10	2	2	0	0	47
CF-Crofton	0	0	2	6	8	10	3	7	3	1	3	0	0	1	44
CG-Cowichan Station/Glenora	0	0	0	0	1	0	3	2	1	1	0	2	1	1	12
CH-Chemainus	0	0	2	5	8	6	21	7	18	3	6	0	0	3	79
CI-Cobble Hill	0	0	0	2	3	4	20	28	24	17	12	3	2	3	118
ED-East Duncan	1	1	4	7	27	30	38	41	56	20	18	7	6	5	261
HY-Honeymoon Bay	0	0	1	2	3	2	1	0	2	1	1	0	0	0	13
LC-Lake Cowichan	1	7	18	28	16	5	11	7	4	3	5	1	0	0	106
LD-Ladysmith	0	6	5	16	20	40	17	27	30	7	5	2	0	2	177
MI-Mill Bay	0	0	2	0	2	1	3	8	24	25	11	8	4	6	94
SA-Saltair	0	1	2	0	0	1	4	4	7	5	2	0	0	1	27
SH-Shawnigan	1	0	0	0	10	20	23	14	23	13	4	8	2	1	119
WD-West Duncan	0	2	3	9	32	46	47	21	16	7	5	1	2	1	192
YB-Youbou	2	1	5	6	3	1	0	2	2	0	0	5	3	1	31
Zone 3 TOTALS	7	19	44	81	135	170	200	175	218	113	74	39	20	25	1,320

Cowichan Valley - Single Family Sales by Subarea



Total Unconditional Sales January 1 to November 30, 2017 = 1,320