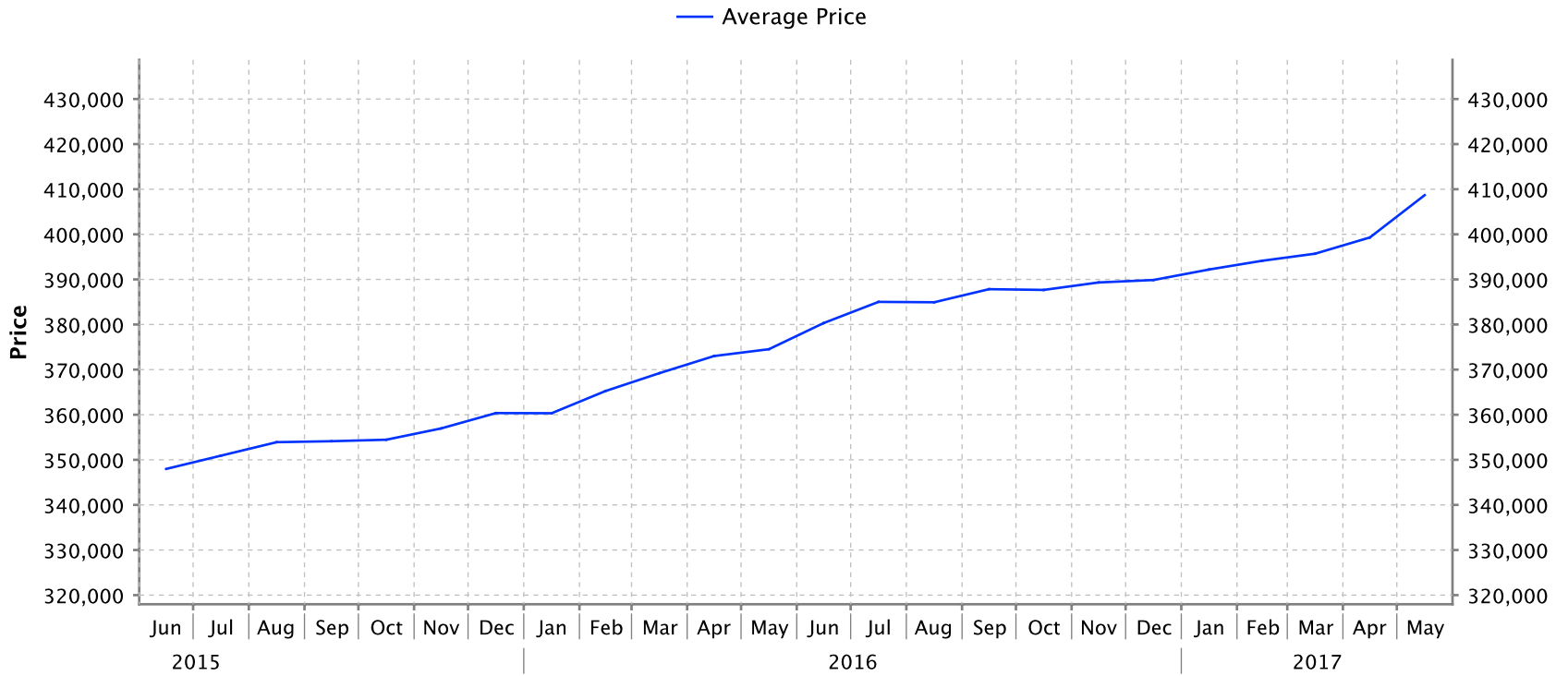


# Cowichan Valley

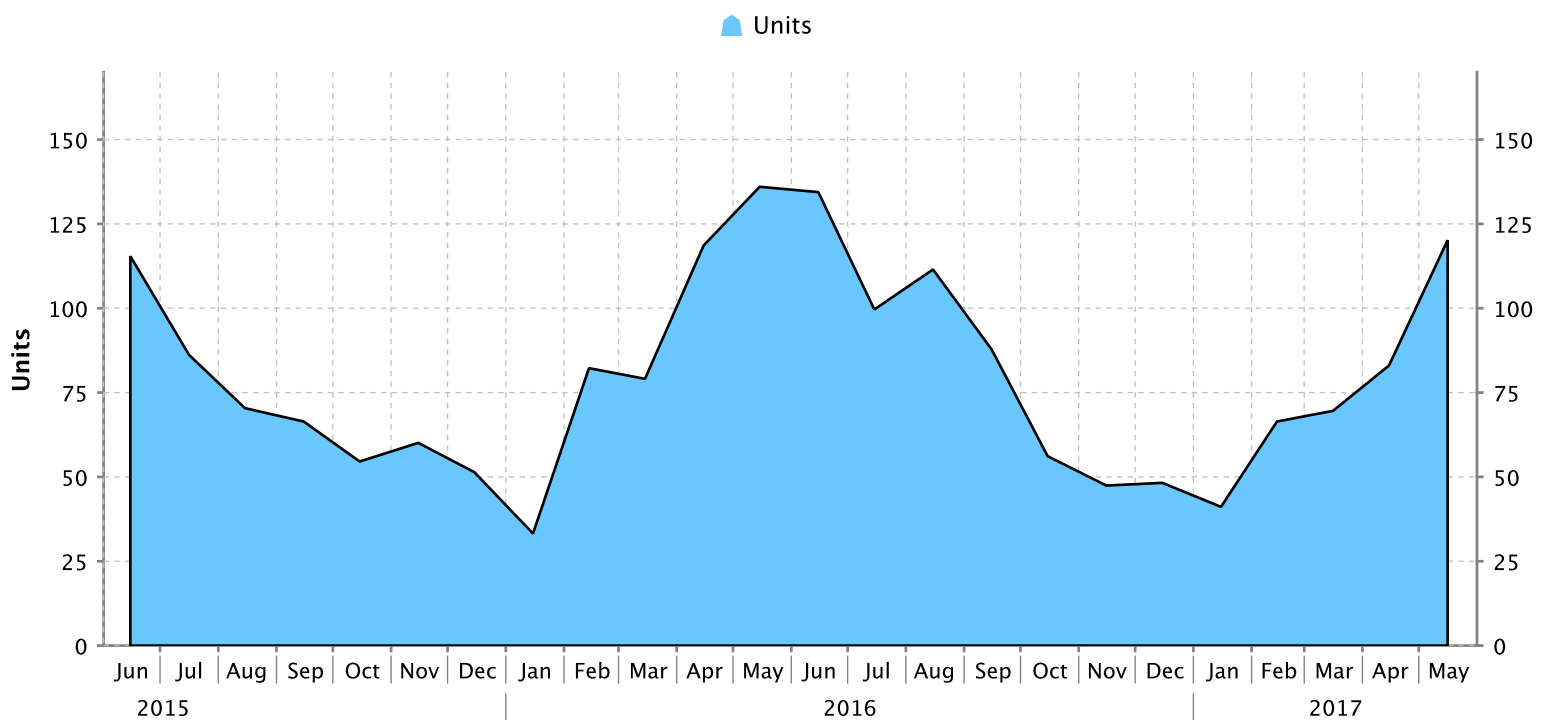
## as at May 31, 2017

### 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	18	12	50%	179	177	1%
Units Reported Sold	11	11	0%	114	61	87%
Sell/List Ratio	61%	92%		64%	34%	
Reported Sales Dollars	\$2,077,183	\$1,596,600	30%	\$16,838,280	\$8,232,200	105%
Average Sell Price / Unit	\$188,835	\$145,145	30%	\$147,704	\$134,954	9%
Median Sell Price	\$154,000			\$145,000		
Sell Price / List Price	89%	96%		92%	92%	
Days to Sell	108	118	-8%	122	112	9%
Active Listings	64	114				
<b>Single Family</b>						
Units Listed	136	152	-11%	1,118	1,303	-14%
Units Reported Sold	120	136	-12%	961	950	1%
Sell/List Ratio	88%	89%		86%	73%	
Reported Sales Dollars	\$55,651,195	\$53,019,680	5%	\$392,745,682	\$355,796,048	10%
Average Sell Price / Unit	\$463,760	\$389,851	19%	\$408,684	\$374,522	9%
Median Sell Price	\$455,000			\$391,500		
Sell Price / List Price	99%	97%		97%	96%	
Days to Sell	22	35	-36%	38	57	-33%
Active Listings	151	302				
<b>Condos (Apt)</b>						
Units Listed	21	15	40%	161	152	6%
Units Reported Sold	17	12	42%	136	106	28%
Sell/List Ratio	81%	80%		84%	70%	
Reported Sales Dollars	\$3,541,004	\$2,300,000	54%	\$25,291,270	\$16,667,841	52%
Average Sell Price / Unit	\$208,294	\$191,667	9%	\$185,965	\$157,244	18%
Median Sell Price	\$199,000			\$169,500		
Sell Price / List Price	101%	97%		99%	94%	
Days to Sell	17	45	-63%	71	88	-19%
Active Listings	50	71				
<b>Condos (Patio)</b>						
Units Listed	1	4	-75%	18	43	-58%
Units Reported Sold	1	8	-88%	20	38	-47%
Sell/List Ratio	100%	200%		111%	88%	
Reported Sales Dollars	\$275,000	\$2,097,900	-87%	\$6,855,595	\$9,616,700	-29%
Average Sell Price / Unit	\$275,000	\$262,238	5%	\$342,780	\$253,071	35%
Median Sell Price	\$275,000			\$290,000		
Sell Price / List Price	98%	99%		98%	97%	
Days to Sell	6	78	-92%	48	68	-30%
Active Listings	0	5				
<b>Condos (Twnhse)</b>						
Units Listed	14	13	8%	133	149	-11%
Units Reported Sold	9	14	-36%	113	112	1%
Sell/List Ratio	64%	108%		85%	75%	
Reported Sales Dollars	\$2,209,982	\$3,962,000	-44%	\$29,594,633	\$28,782,375	3%
Average Sell Price / Unit	\$245,554	\$283,000	-13%	\$261,899	\$256,985	2%
Median Sell Price	\$217,000			\$259,900		
Sell Price / List Price	101%	99%		99%	96%	
Days to Sell	37	74	-51%	58	83	-30%
Active Listings	21	31				

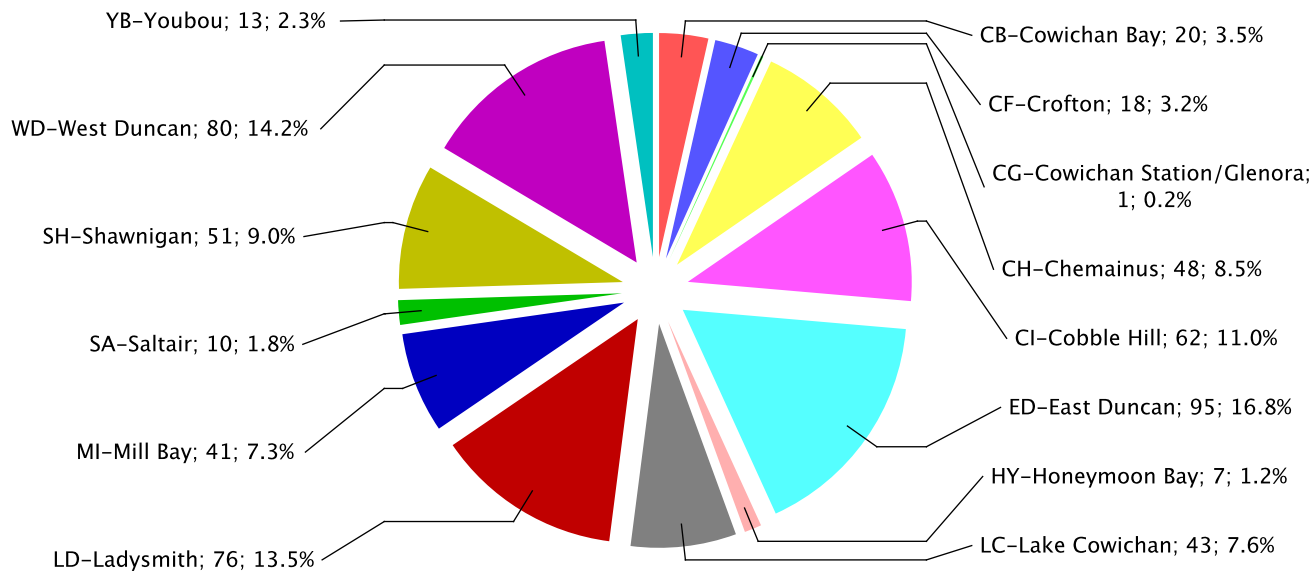
**PLEASE NOTE: SINGLE FAMILY** property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

# MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to May 31, 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	0	0	0	0	2	4	3	4	5	0	0	0	0	20
CF-Crofton	0	0	0	4	4	4	1	4	0	0	1	0	0	0	18
CG-Cowichan Station/Glenora	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
CH-Chemainus	0	0	2	3	3	5	8	6	13	1	5	0	0	2	48
CI-Cobble Hill	0	0	0	1	2	2	13	17	11	5	6	3	0	2	62
ED-East Duncan	0	0	2	6	9	13	13	10	23	5	9	1	3	1	95
HY-Honeymoon Bay	0	0	1	2	3	0	0	0	1	0	0	0	0	0	7
LC-Lake Cowichan	1	3	8	16	4	2	3	2	1	1	1	1	0	0	43
LD-Ladysmith	0	4	1	7	11	19	10	10	11	0	1	2	0	0	76
MI-Mill Bay	0	0	0	0	2	0	3	3	12	8	4	5	1	3	41
SA-Saltair	0	0	2	0	0	0	3	0	2	1	1	0	0	1	10
SH-Shawnigan	1	0	0	0	6	8	8	4	9	6	2	4	2	1	51
WD-West Duncan	0	1	2	5	14	18	19	8	5	2	4	1	1	0	80
YB-Youbou	1	1	3	4	0	0	0	1	1	0	0	1	1	0	13
<b>Zone 3 TOTALS</b>	<b>5</b>	<b>9</b>	<b>21</b>	<b>48</b>	<b>59</b>	<b>73</b>	<b>85</b>	<b>68</b>	<b>93</b>	<b>34</b>	<b>34</b>	<b>18</b>	<b>8</b>	<b>10</b>	<b>565</b>

## Cowichan Valley - Single Family Sales by Subarea



Total Unconditional Sales January 1 to May 31, 2017 = 565