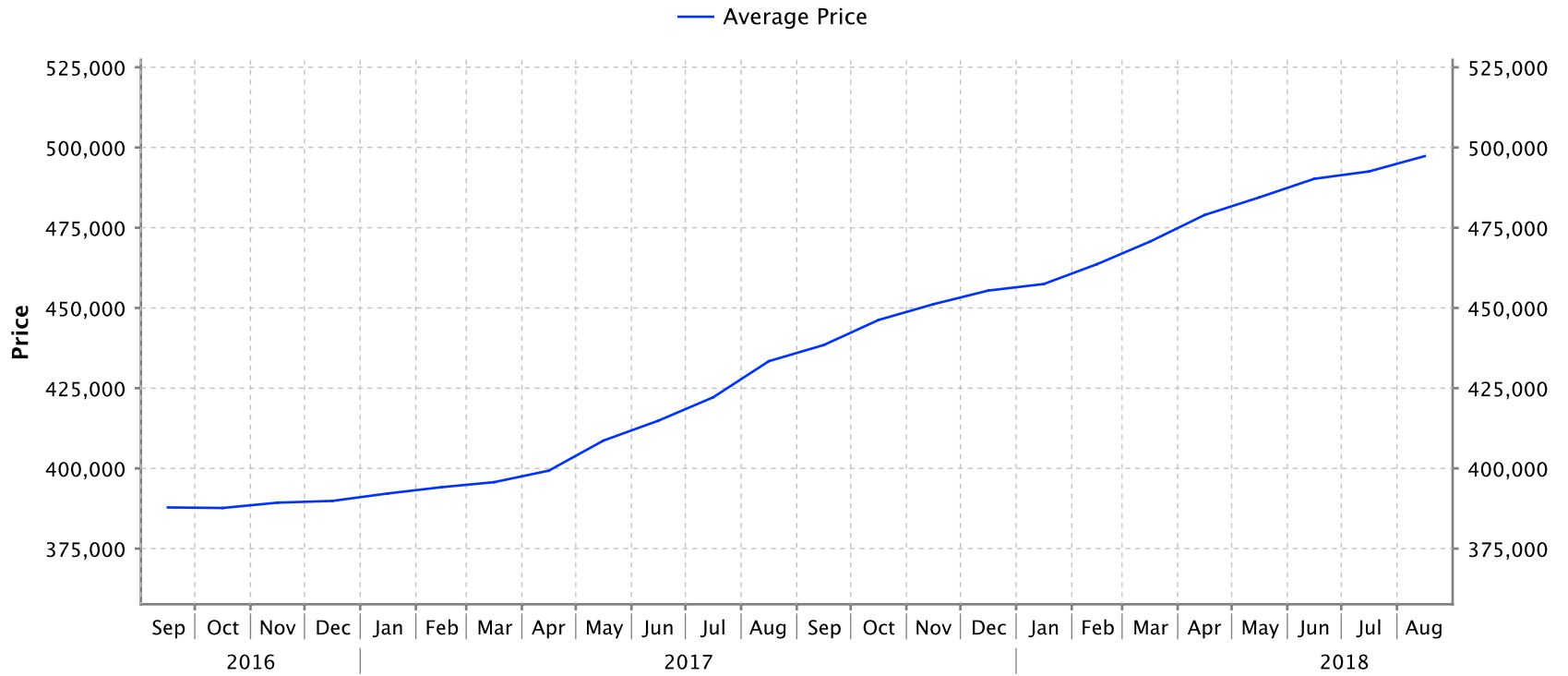


Cowichan Valley

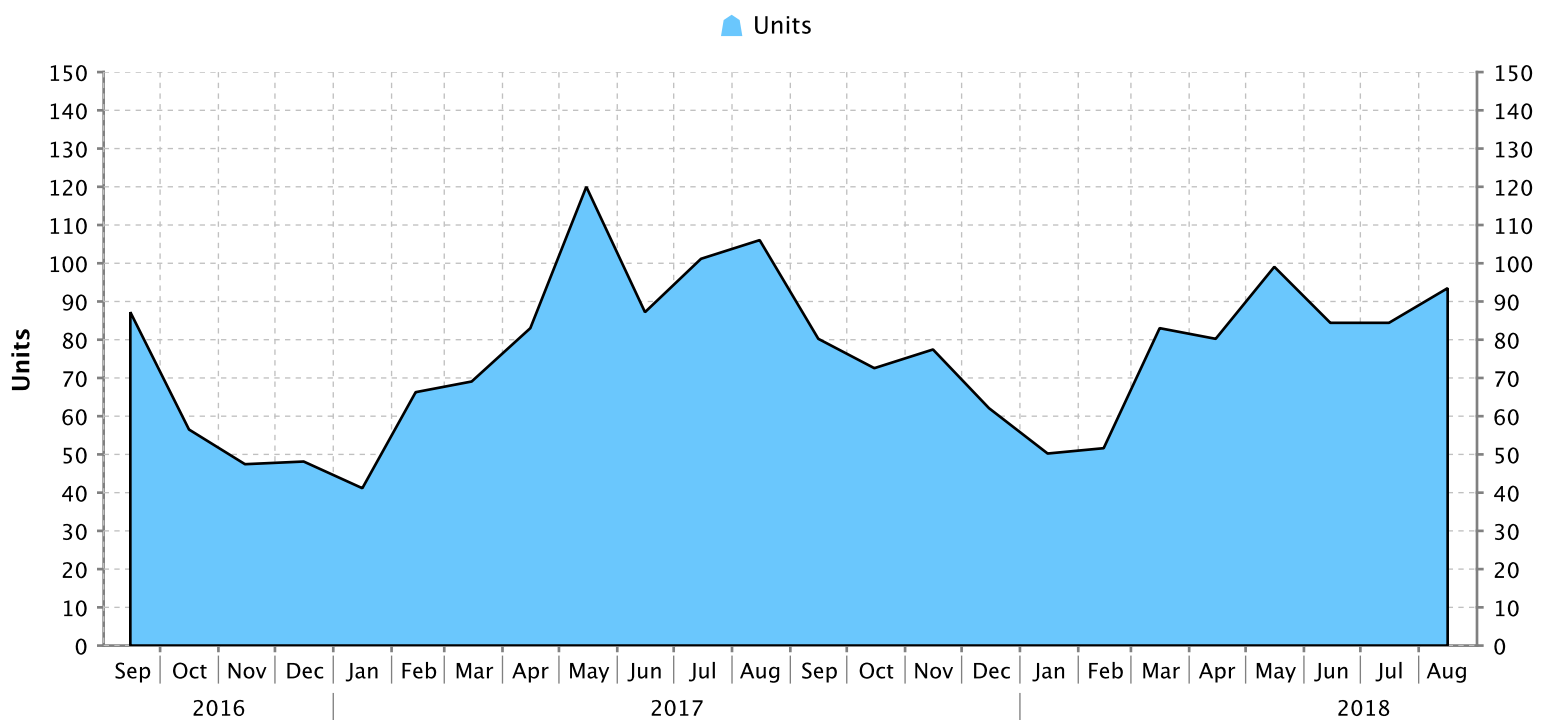
as at August 31, 2018

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	10	11	-9%	150	120	25%
Units Reported Sold	1	8	-88%	78	105	-26%
Sell/List Ratio	10%	73%		52%	88%	
Reported Sales Dollars	\$337,000	\$1,112,500	-70%	\$14,277,796	\$15,164,180	-6%
Average Sell Price / Unit	\$337,000	\$139,062	142%	\$183,049	\$144,421	27%
Median Sell Price	\$337,000			\$175,000		
Sell Price / List Price	100%	97%		96%	91%	
Days to Sell	2	163	-99%	108	129	-16%
Active Listings	62	53				
Single Family						
Units Listed	107	131	-18%	1,188	1,158	3%
Units Reported Sold	93	106	-12%	915	911	0%
Sell/List Ratio	87%	81%		77%	79%	
Reported Sales Dollars	\$47,820,670	\$49,859,250	-4%	\$455,040,719	\$394,845,390	15%
Average Sell Price / Unit	\$514,201	\$470,370	9%	\$497,312	\$433,420	15%
Median Sell Price	\$490,000			\$480,000		
Sell Price / List Price	97%	99%		99%	98%	
Days to Sell	32	22	46%	29	32	-8%
Active Listings	212	205				
Condos (Apt)						
Units Listed	17	17	0%	210	158	33%
Units Reported Sold	23	11	109%	149	131	14%
Sell/List Ratio	135%	65%		71%	83%	
Reported Sales Dollars	\$4,900,300	\$2,413,300	103%	\$30,809,170	\$24,552,815	25%
Average Sell Price / Unit	\$213,057	\$219,391	-3%	\$206,773	\$187,426	10%
Median Sell Price	\$200,000			\$184,900		
Sell Price / List Price	97%	99%		98%	100%	
Days to Sell	31	98	-68%	33	67	-51%
Active Listings	27	50				
Condos (Patio)						
Units Listed	4	2	100%	31	17	82%
Units Reported Sold	1	1	0%	23	16	44%
Sell/List Ratio	25%	50%		74%	94%	
Reported Sales Dollars	\$294,000	\$649,900	-55%	\$8,222,304	\$5,546,595	48%
Average Sell Price / Unit	\$294,000	\$649,900	-55%	\$357,491	\$346,662	3%
Median Sell Price	\$294,000			\$338,000		
Sell Price / List Price	98%	100%		99%	98%	
Days to Sell	4	47	-91%	37	38	-4%
Active Listings	8	4				
Condos (Twnhse)						
Units Listed	11	21	-48%	151	130	16%
Units Reported Sold	18	8	125%	130	105	24%
Sell/List Ratio	164%	38%		86%	81%	
Reported Sales Dollars	\$6,195,500	\$2,335,550	165%	\$43,552,850	\$27,784,003	57%
Average Sell Price / Unit	\$344,194	\$291,944	18%	\$335,022	\$264,610	27%
Median Sell Price	\$364,900			\$318,000		
Sell Price / List Price	97%	99%		99%	99%	
Days to Sell	32	42	-22%	32	54	-39%
Active Listings	21	29				

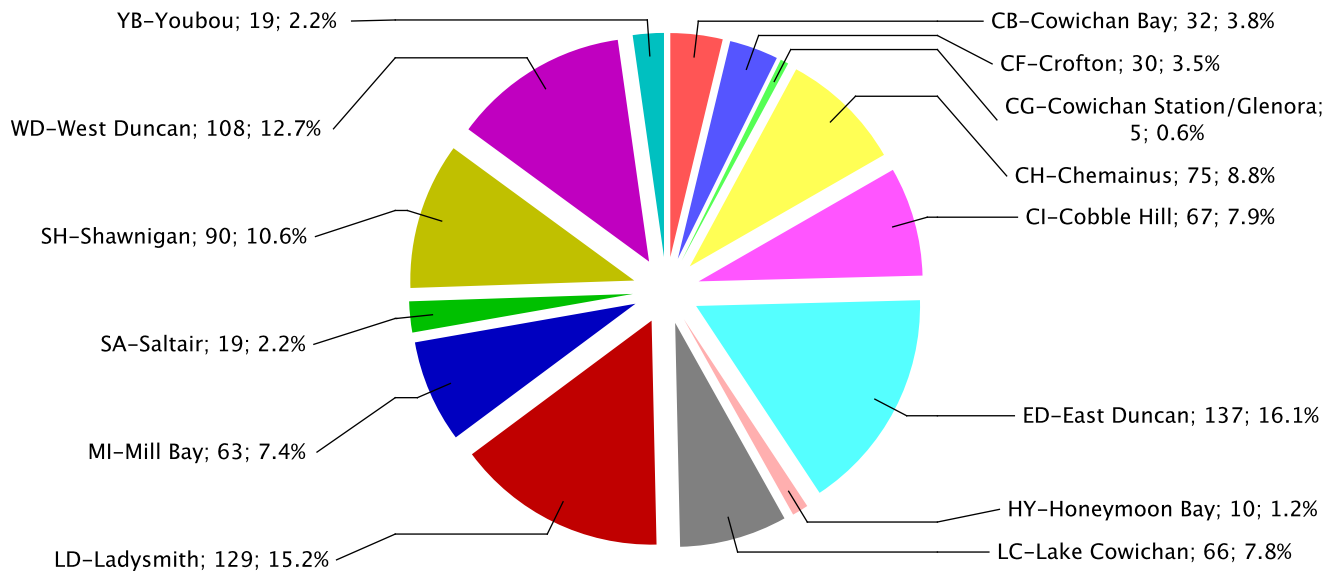
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Aug 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	6	7	11	2	1	0	1	32
CF-Crofton	0	0	1	0	6	9	6	2	5	0	1	0	0	0	30
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	18	11	20	6	2	1	1	1	75
CI-Cobble Hill	0	0	0	0	0	0	1	7	23	12	11	5	5	3	67
ED-East Duncan	0	0	2	3	6	14	9	14	42	13	14	9	2	9	137
HY-Honeymoon Bay	0	0	3	3	3	0	0	0	0	0	0	1	0	0	10
LC-Lake Cowichan	0	1	8	9	10	12	4	5	6	5	1	4	0	1	66
LD-Ladysmith	0	0	3	3	7	17	24	19	24	24	4	0	1	3	129
MI-Mill Bay	2	0	0	1	0	1	1	2	12	11	12	8	7	6	63
SA-Saltair	0	0	0	0	0	4	2	0	3	7	2	0	0	1	19
SH-Shawnigan	0	0	1	1	1	7	9	19	18	14	5	5	3	7	90
WD-West Duncan	0	0	0	4	7	15	25	22	19	7	5	0	2	2	108
YB-Youbou	0	0	2	2	2	4	0	1	3	0	0	1	0	4	19
Zone 3 TOTALS	2	2	20	30	48	88	102	109	183	110	60	35	23	38	850

Cowichan Valley - Single Family Sales by Subarea



Total Unconditional Sales January 1 to August 31, 2018 = 850