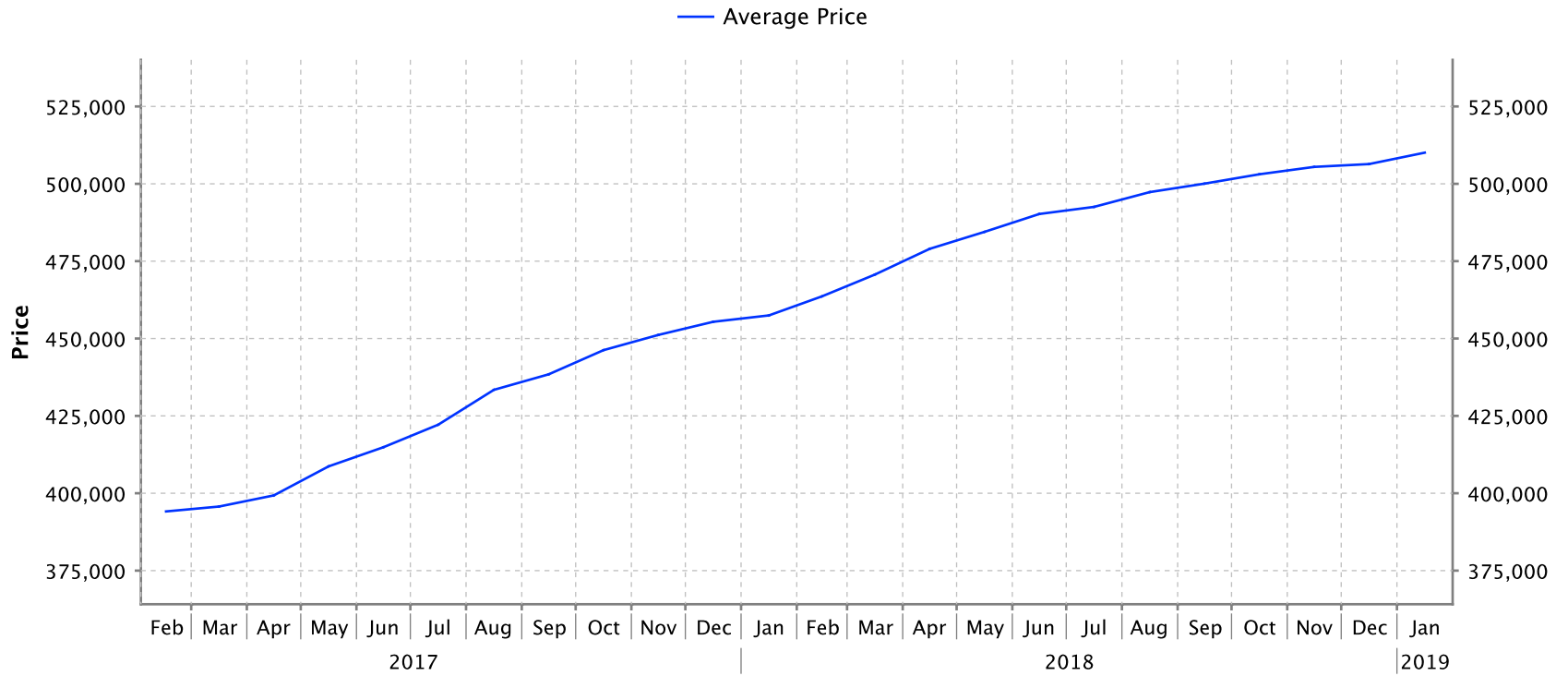


Cowichan Valley

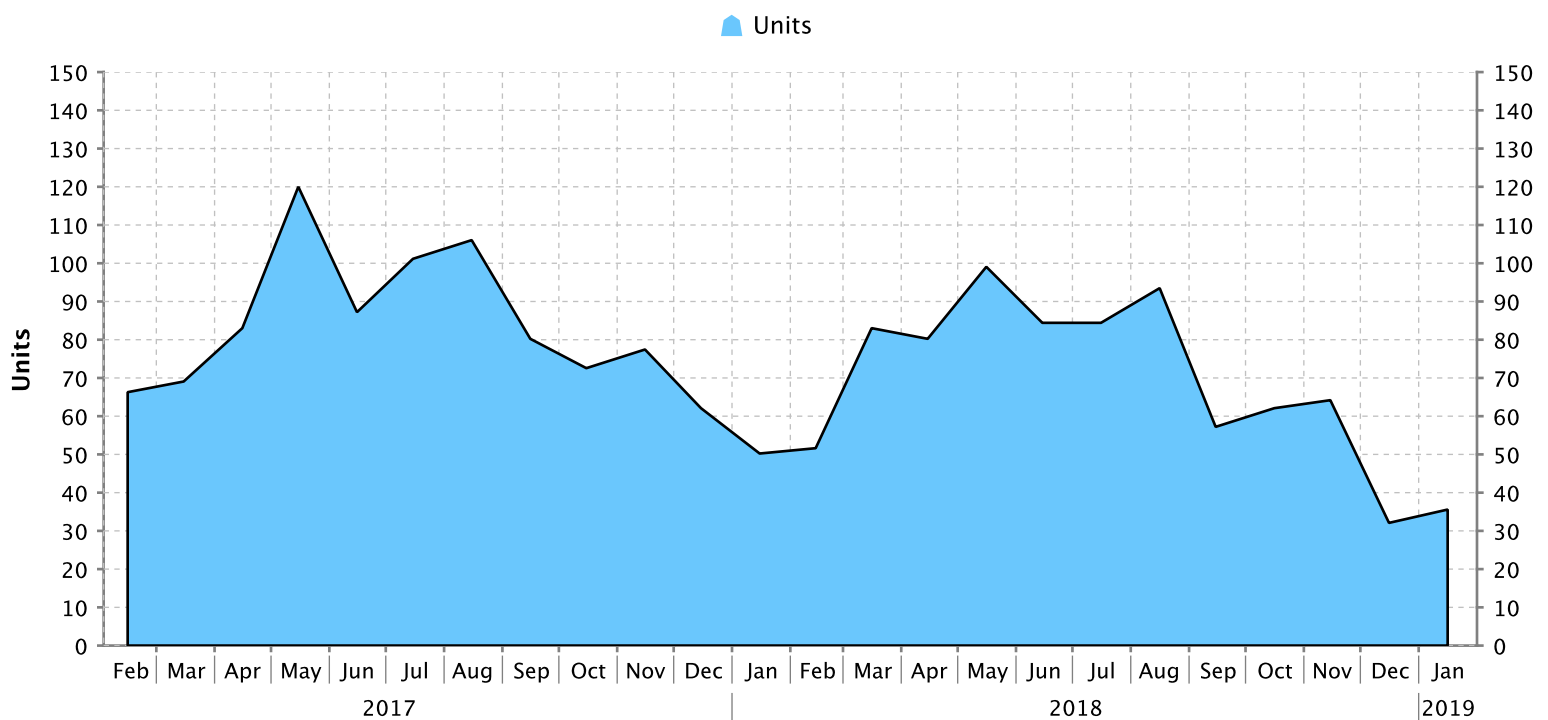
as at January 31, 2019

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
Lots						
Units Listed	6	17	-65%	111	157	-29%
Units Reported Sold	6	6	0%	61	108	-44%
Sell/List Ratio	100%	35%		55%	69%	
Reported Sales Dollars	\$1,155,000	\$837,500	38%	\$11,776,071	\$16,669,283	-29%
Average Sell Price / Unit	\$192,500	\$139,583	38%	\$193,050	\$154,345	25%
Median Sell Price	\$197,000			\$175,000		
Sell Price / List Price	93%	92%		97%	93%	
Days to Sell	96	141	-32%	84	143	-42%
Active Listings	42	56				
Single Family						
Units Listed	49	59	-17%	1,108	1,201	-8%
Units Reported Sold	35	50	-30%	824	973	-15%
Sell/List Ratio	71%	85%		74%	81%	
Reported Sales Dollars	\$18,717,300	\$23,279,645	-20%	\$420,291,508	\$445,115,030	-6%
Average Sell Price / Unit	\$534,780	\$465,593	15%	\$510,063	\$457,467	11%
Median Sell Price	\$544,000			\$495,000		
Sell Price / List Price	97%	97%		98%	99%	
Days to Sell	50	52	-4%	31	30	1%
Active Listings	120	108				
Condos (Apt)						
Units Listed	13	21	-38%	165	212	-22%
Units Reported Sold	9	15	-40%	135	146	-8%
Sell/List Ratio	69%	71%		82%	69%	
Reported Sales Dollars	\$1,814,600	\$2,850,200	-36%	\$29,257,022	\$28,111,313	4%
Average Sell Price / Unit	\$201,622	\$190,013	6%	\$216,719	\$192,543	13%
Median Sell Price	\$173,500			\$189,900		
Sell Price / List Price	99%	99%		97%	100%	
Days to Sell	25	40	-38%	32	56	-42%
Active Listings	23	22				
Condos (Patio)						
Units Listed	4	4	0%	37	19	95%
Units Reported Sold	1	2	-50%	29	12	142%
Sell/List Ratio	25%	50%		78%	63%	
Reported Sales Dollars	\$378,000	\$586,250	-36%	\$10,626,554	\$4,739,445	124%
Average Sell Price / Unit	\$378,000	\$293,125	29%	\$366,433	\$394,954	-7%
Median Sell Price	\$378,000			\$360,000		
Sell Price / List Price	99%	101%		99%	99%	
Days to Sell	4	54	-93%	28	50	-45%
Active Listings	5	5				
Condos (Twnhse)						
Units Listed	6	9	-33%	149	142	5%
Units Reported Sold	7	3	133%	126	108	17%
Sell/List Ratio	117%	33%		85%	76%	
Reported Sales Dollars	\$1,952,889	\$1,042,000	87%	\$43,063,390	\$29,633,327	45%
Average Sell Price / Unit	\$278,984	\$347,333	-20%	\$341,773	\$274,383	25%
Median Sell Price	\$270,000			\$325,000		
Sell Price / List Price	97%	97%		98%	100%	
Days to Sell	52	51	1%	34	45	-25%
Active Listings	17	22				

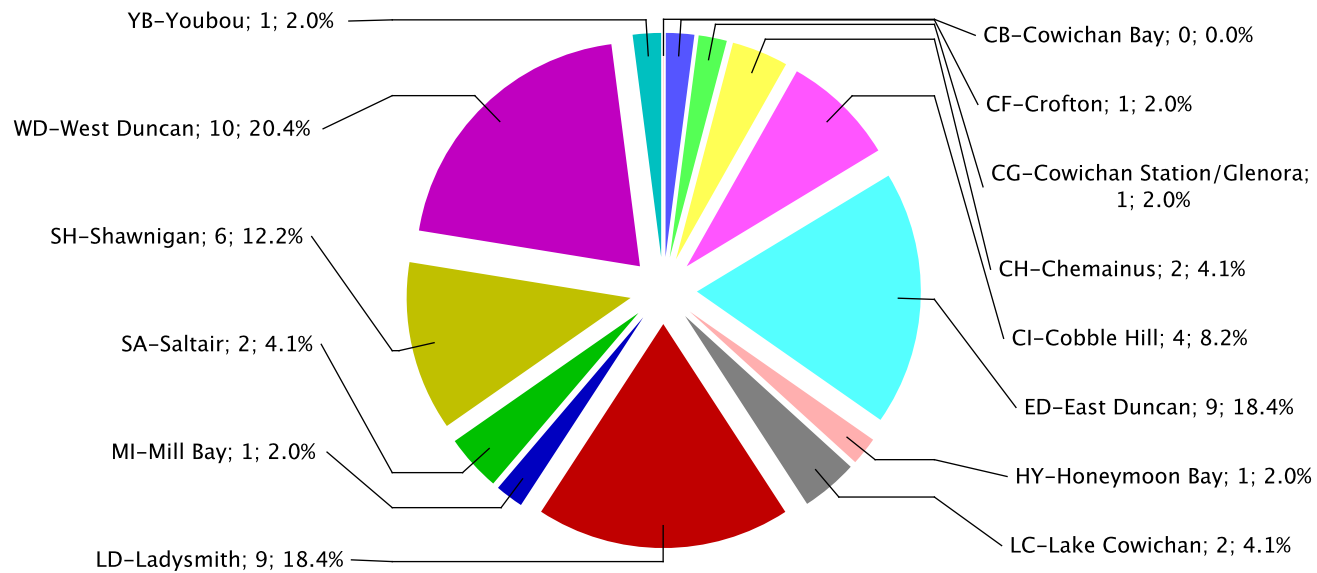
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Jan 31, 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	0	0	0	0	0	0	1
CG-Cowichan Station/Glenora	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
CH-Chemainus	0	0	0	0	1	0	0	0	1	0	0	0	0	0	2
CI-Cobble Hill	0	0	0	0	0	0	1	1	1	0	0	1	0	0	4
ED-East Duncan	0	0	0	0	0	1	0	0	5	2	0	0	1	0	9
HY-Honeymoon Bay	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
LC-Lake Cowichan	0	0	0	0	0	1	0	0	1	0	0	0	0	0	2
LD-Ladysmith	0	0	0	0	1	0	1	1	2	3	0	0	0	1	9
MI-Mill Bay	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
SA-Saltair	0	0	0	0	0	0	0	1	0	0	1	0	0	0	2
SH-Shawnigan	0	0	0	0	1	0	0	1	1	1	0	0	1	1	6
WD-West Duncan	0	0	0	1	0	1	0	3	3	1	0	0	1	0	10
YB-Youbou	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
Zone 3 TOTALS	0	0	0	2	3	5	2	8	14	8	1	1	3	2	49

Cowichan Valley - Single Family Sales by Subarea



Total Unconditional Sales January 1 to January 31, 2019 = 49