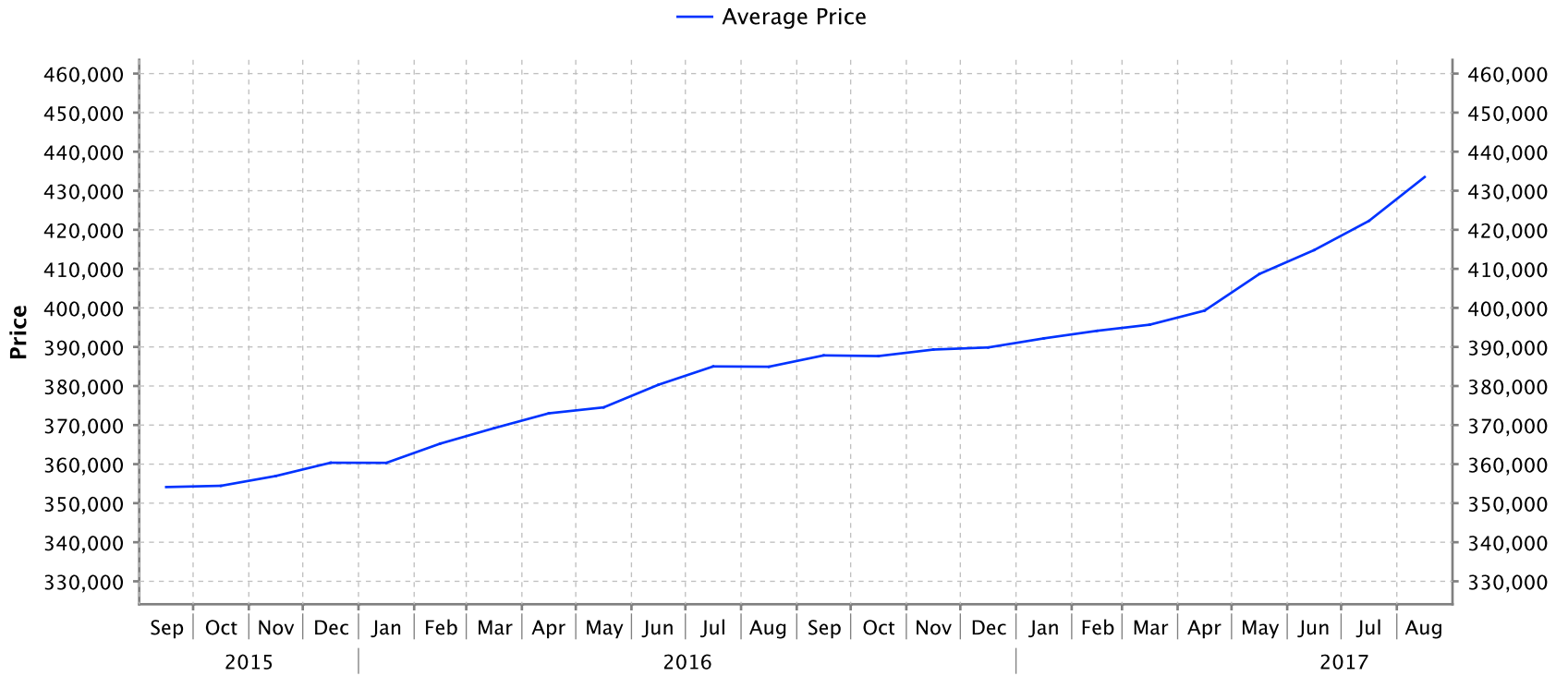


Cowichan Valley

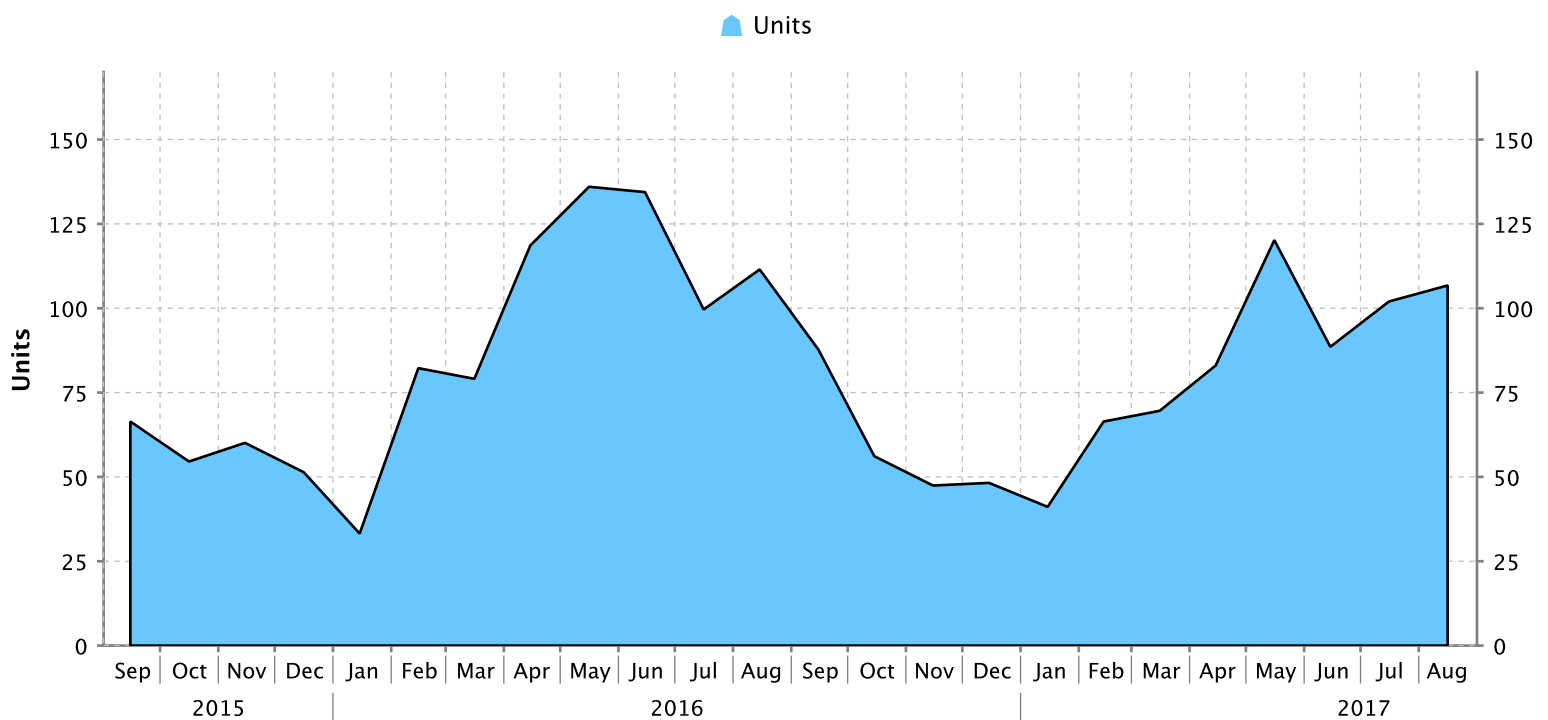
as at August 31, 2017

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
Lots						
Units Listed	11	14	-21%	120	218	-45%
Units Reported Sold	8	9	-11%	106	77	38%
Sell/List Ratio	73%	64%		88%	35%	
Reported Sales Dollars	\$1,112,500	\$1,527,150	-27%	\$15,284,180	\$11,044,400	38%
Average Sell Price / Unit	\$139,062	\$169,683	-18%	\$144,190	\$143,434	1%
Median Sell Price	\$140,000			\$140,000		
Sell Price / List Price	97%	96%		91%	94%	
Days to Sell	163	240	-32%	128	118	8%
Active Listings	53	104				
Single Family						
Units Listed	129	107	21%	1,155	1,318	-12%
Units Reported Sold	106	111	-5%	913	1,023	-11%
Sell/List Ratio	82%	104%		79%	78%	
Reported Sales Dollars	\$49,859,250	\$41,712,007	20%	\$395,795,390	\$393,788,570	1%
Average Sell Price / Unit	\$470,370	\$375,784	25%	\$433,511	\$384,935	13%
Median Sell Price	\$457,000			\$419,150		
Sell Price / List Price	99%	97%		98%	97%	
Days to Sell	22	41	-48%	32	52	-38%
Active Listings	203	228				
Condos (Apt)						
Units Listed	17	14	21%	158	157	1%
Units Reported Sold	11	15	-27%	131	120	9%
Sell/List Ratio	65%	107%		83%	76%	
Reported Sales Dollars	\$2,413,300	\$2,669,200	-10%	\$24,552,815	\$20,704,646	19%
Average Sell Price / Unit	\$219,391	\$177,947	23%	\$187,426	\$172,539	9%
Median Sell Price	\$225,000			\$165,000		
Sell Price / List Price	99%	99%		100%	96%	
Days to Sell	98	43	128%	67	79	-16%
Active Listings	50	68				
Condos (Patio)						
Units Listed	2	5	-60%	17	40	-57%
Units Reported Sold	1	1	0%	16	38	-58%
Sell/List Ratio	50%	20%		94%	95%	
Reported Sales Dollars	\$649,900	\$239,000	172%	\$5,546,595	\$10,532,700	-47%
Average Sell Price / Unit	\$649,900	\$239,000	172%	\$346,662	\$277,176	25%
Median Sell Price	\$649,900			\$303,000		
Sell Price / List Price	100%	100%		98%	97%	
Days to Sell	47	4	1,075%	38	67	-43%
Active Listings	4	6				
Condos (Twnhse)						
Units Listed	21	8	162%	130	156	-17%
Units Reported Sold	9	9	0%	106	125	-15%
Sell/List Ratio	43%	112%		82%	80%	
Reported Sales Dollars	\$2,667,700	\$2,325,700	15%	\$28,097,133	\$32,237,433	-13%
Average Sell Price / Unit	\$296,411	\$258,411	15%	\$265,067	\$257,899	3%
Median Sell Price	\$319,900			\$259,900		
Sell Price / List Price	99%	98%		99%	97%	
Days to Sell	37	88	-58%	53	70	-25%
Active Listings	29	36				

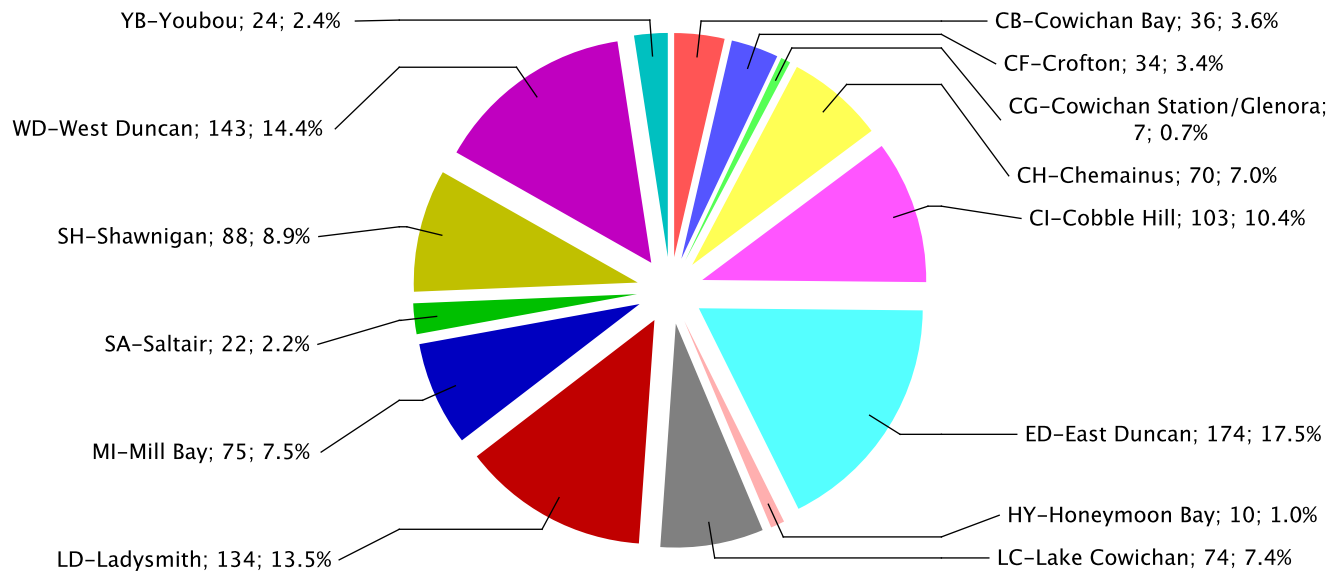
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Aug 31, 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	1	1	0	0	2	4	7	6	6	7	1	1	0	0	36
CF-Crofton	0	0	1	6	5	8	1	6	3	1	2	0	0	1	34
CG-Cowichan Station/Glenora	0	0	0	0	1	0	2	2	1	0	0	1	0	0	7
CH-Chemainus	0	0	2	4	7	6	17	6	17	2	6	0	0	3	70
CI-Cobble Hill	0	0	0	2	3	2	18	25	21	15	11	3	1	2	103
ED-East Duncan	0	1	4	7	17	24	21	24	40	12	13	5	3	3	174
HY-Honeymoon Bay	0	0	1	2	3	1	0	0	1	1	1	0	0	0	10
LC-Lake Cowichan	1	6	11	22	9	3	9	4	3	2	3	1	0	0	74
LD-Ladysmith	0	4	3	11	18	29	13	21	24	2	5	2	0	2	134
MI-Mill Bay	0	0	1	0	2	1	3	5	21	19	9	5	3	6	75
SA-Saltair	0	1	2	0	0	1	4	3	5	3	2	0	0	1	22
SH-Shawnigan	1	0	0	0	8	14	17	8	17	10	4	6	2	1	88
WD-West Duncan	0	2	2	6	29	34	35	12	13	3	5	1	1	0	143
YB-Youbou	2	1	5	6	0	0	0	1	2	0	0	3	3	1	24
Zone 3 TOTALS	5	16	32	66	104	127	147	123	174	77	62	28	13	20	994

Cowichan Valley - Single Family Sales by Subarea



Total Unconditional Sales January 1 to August 31, 2017 = 994