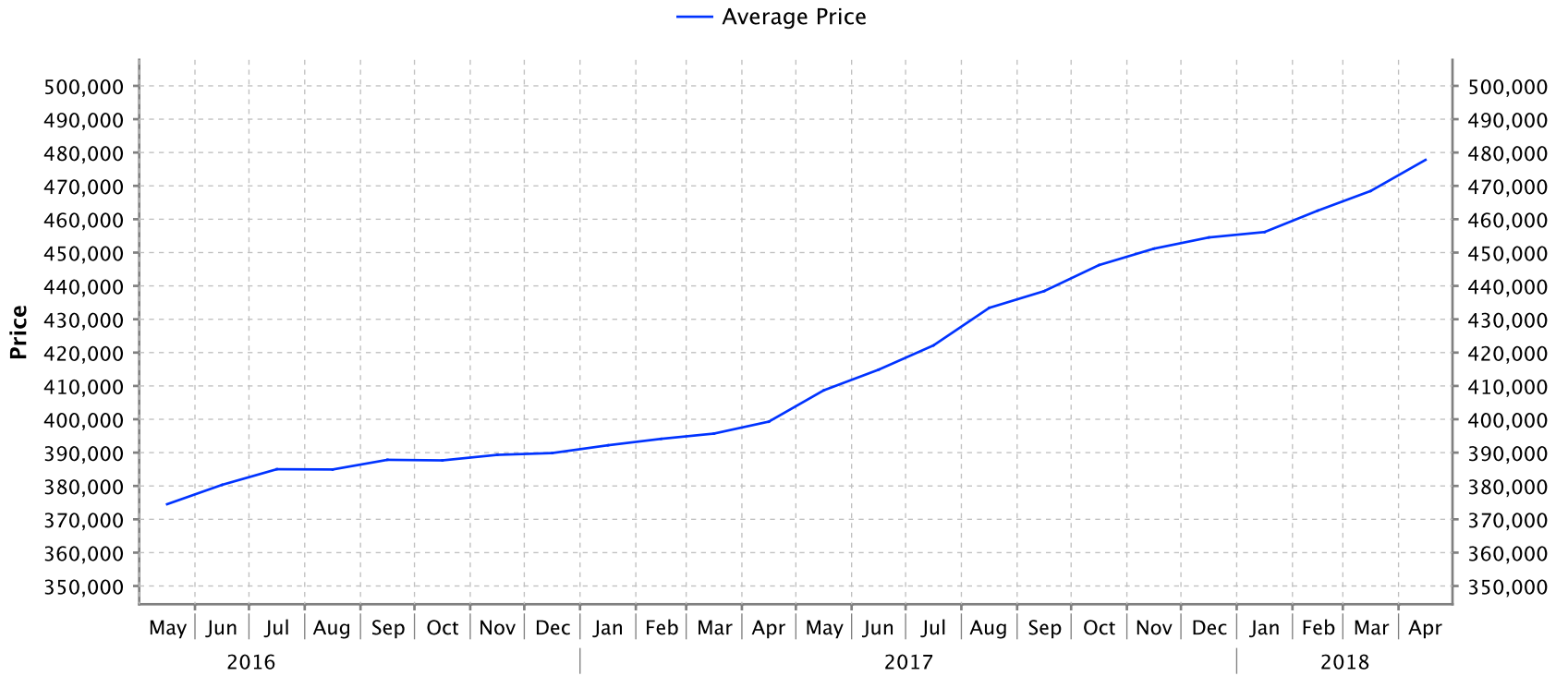


Cowichan Valley

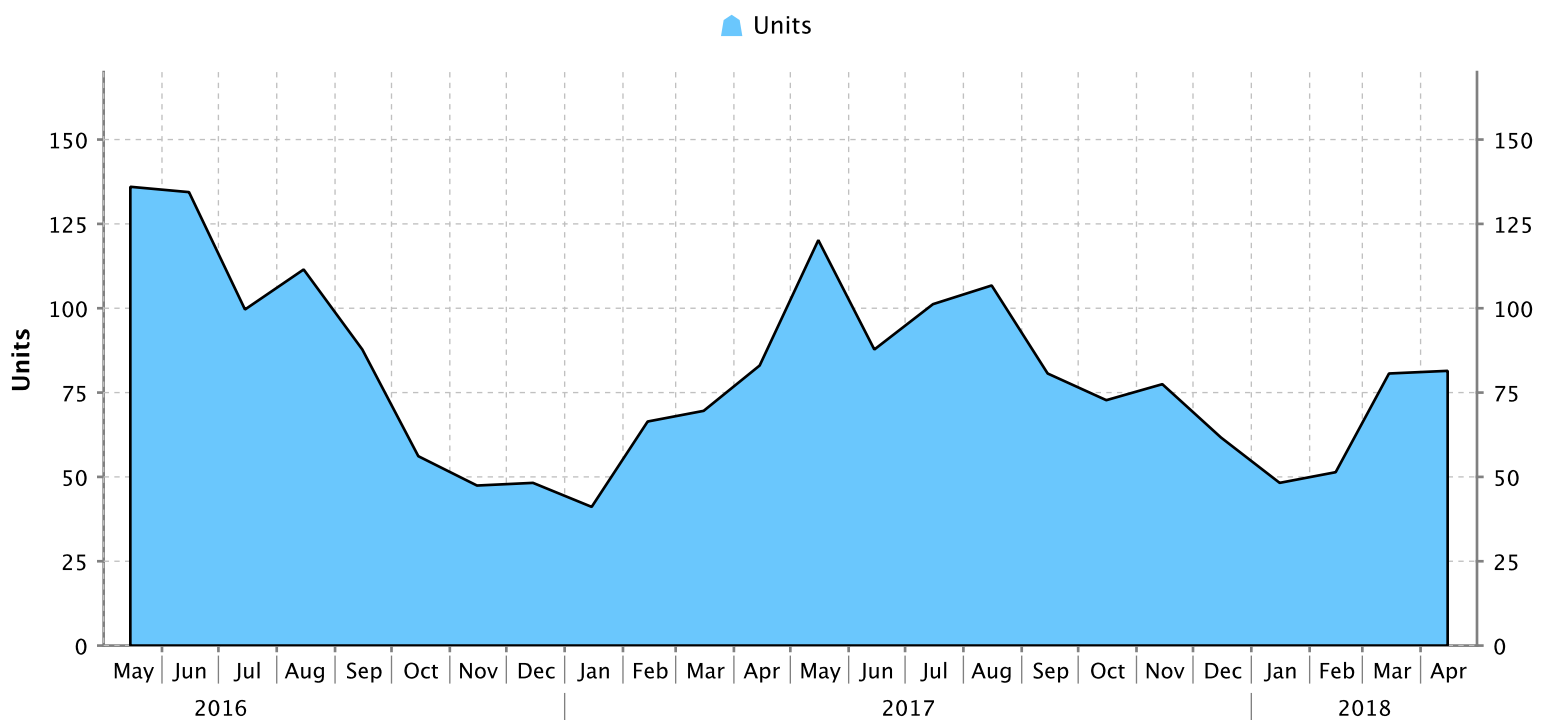
as at April 30, 2018

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	21	11	91%	158	173	-9%
Units Reported Sold	7	9	-22%	99	114	-13%
Sell/List Ratio	33%	82%		63%	66%	
Reported Sales Dollars	\$1,788,000	\$1,258,900	42%	\$17,008,579	\$16,357,697	4%
Average Sell Price / Unit	\$255,429	\$139,878	83%	\$171,804	\$143,489	20%
Median Sell Price	\$215,000			\$169,900		
Sell Price / List Price	95%	90%		95%	93%	
Days to Sell	77	130	-40%	125	123	2%
Active Listings	54	62				
Single Family						
Units Listed	119	110	8%	1,220	1,133	8%
Units Reported Sold	81	83	-2%	964	977	-1%
Sell/List Ratio	68%	75%		79%	86%	
Reported Sales Dollars	\$43,310,340	\$35,248,600	23%	\$460,600,933	\$390,114,167	18%
Average Sell Price / Unit	\$534,696	\$424,682	26%	\$477,802	\$399,298	20%
Median Sell Price	\$523,000			\$456,000		
Sell Price / List Price	100%	98%		99%	97%	
Days to Sell	22	33	-31%	28	39	-30%
Active Listings	149	154				
Condos (Apt)						
Units Listed	17	16	6%	209	155	35%
Units Reported Sold	13	13	0%	139	131	6%
Sell/List Ratio	76%	81%		67%	85%	
Reported Sales Dollars	\$2,930,100	\$2,175,011	35%	\$27,643,274	\$24,050,266	15%
Average Sell Price / Unit	\$225,392	\$167,309	35%	\$198,872	\$183,590	8%
Median Sell Price	\$190,000			\$177,000		
Sell Price / List Price	100%	100%		99%	98%	
Days to Sell	35	18	98%	31	76	-59%
Active Listings	31	47				
Condos (Patio)						
Units Listed	6	1	500%	26	21	24%
Units Reported Sold	5	1	400%	16	27	-41%
Sell/List Ratio	83%	100%		62%	129%	
Reported Sales Dollars	\$1,534,417	\$450,000	241%	\$5,382,467	\$8,678,495	-38%
Average Sell Price / Unit	\$306,883	\$450,000	-32%	\$336,404	\$321,426	5%
Median Sell Price	\$294,017			\$338,000		
Sell Price / List Price	99%	100%		99%	99%	
Days to Sell	10	0		26	58	-56%
Active Listings	7	0				
Condos (Twnhse)						
Units Listed	12	11	9%	147	132	11%
Units Reported Sold	10	7	43%	113	116	-3%
Sell/List Ratio	83%	64%		77%	88%	
Reported Sales Dollars	\$3,239,200	\$1,854,900	75%	\$33,286,860	\$30,536,851	9%
Average Sell Price / Unit	\$323,920	\$264,986	22%	\$294,574	\$263,249	12%
Median Sell Price	\$325,000			\$294,000		
Sell Price / List Price	100%	100%		100%	98%	
Days to Sell	17	7	150%	30	61	-51%
Active Listings	21	17				

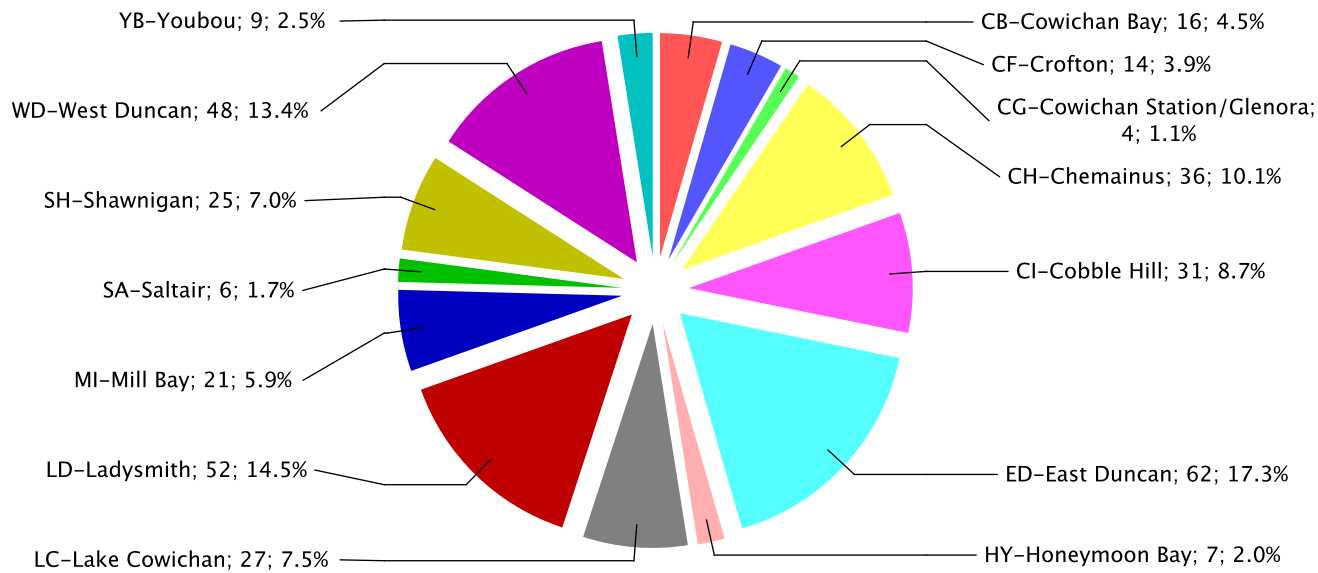
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Apr 30, 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	2	0	5	4	2	1	0	1	16
CF-Crofton	0	0	0	0	2	4	4	1	2	0	1	0	0	0	14
CG-Cowichan Station/Glenora	0	0	0	0	0	0	0	1	1	0	0	0	2	0	4
CH-Chemainus	0	1	0	3	2	3	8	3	9	3	2	0	1	1	36
CI-Cobble Hill	0	0	0	0	0	0	1	2	11	9	3	2	1	2	31
ED-East Duncan	0	0	1	2	4	9	4	6	16	8	6	4	0	2	62
HY-Honeymoon Bay	0	0	1	3	3	0	0	0	0	0	0	0	0	0	7
LC-Lake Cowichan	0	1	3	3	6	3	1	3	3	1	1	1	0	1	27
LD-Ladysmith	0	0	0	1	4	9	7	8	13	7	2	0	0	1	52
MI-Mill Bay	0	0	0	0	0	0	1	1	3	2	8	3	0	3	21
SA-Saltair	0	0	0	0	0	0	1	0	1	2	2	0	0	0	6
SH-Shawnigan	0	0	0	0	1	4	1	5	4	6	1	1	1	1	25
WD-West Duncan	0	0	0	2	3	6	10	10	9	5	1	0	1	1	48
YB-Youbou	0	0	2	2	1	1	0	0	2	0	0	0	0	1	9
Zone 3 TOTALS	0	2	7	16	26	40	40	40	79	47	29	12	6	14	358

Cowichan Valley - Single Family Sales by Subarea



Total Unconditional Sales January 1 to April 30, 2018 = 358