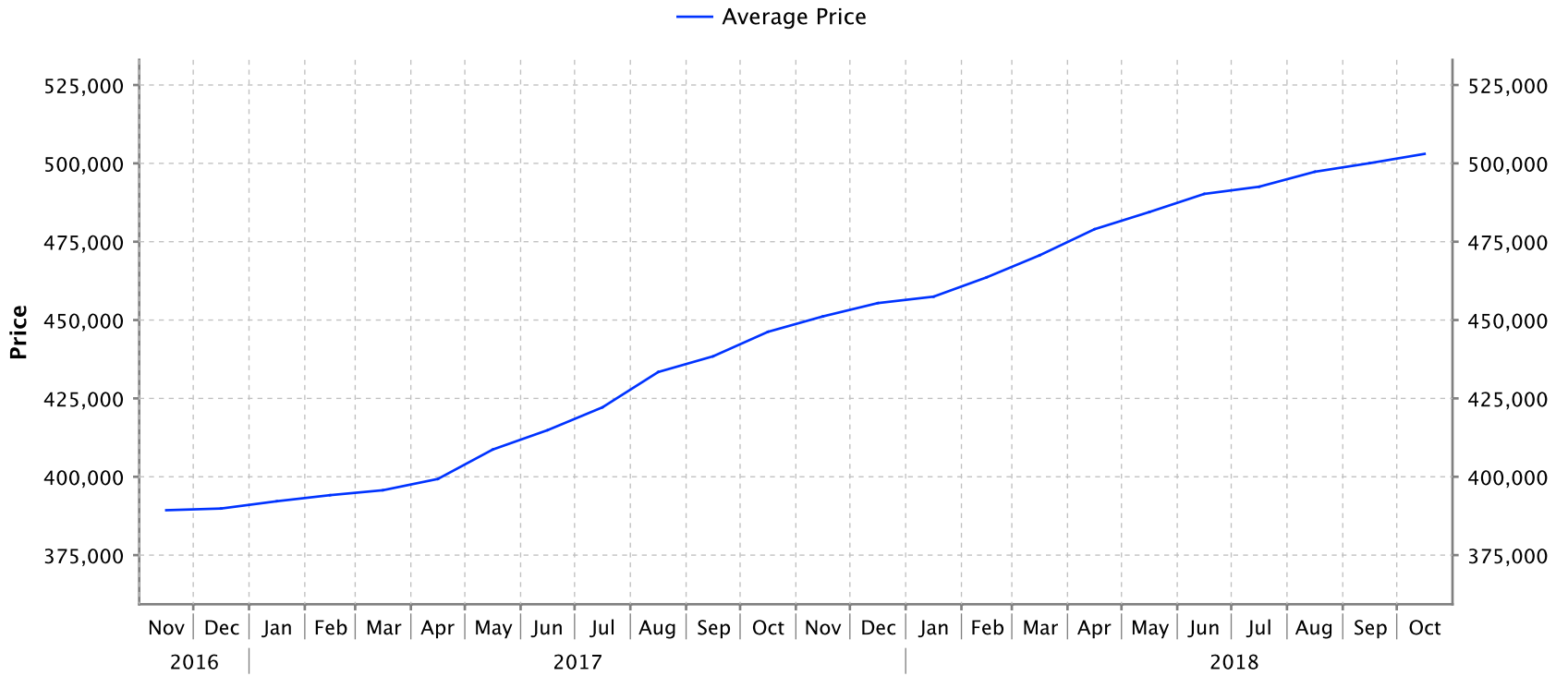


Cowichan Valley

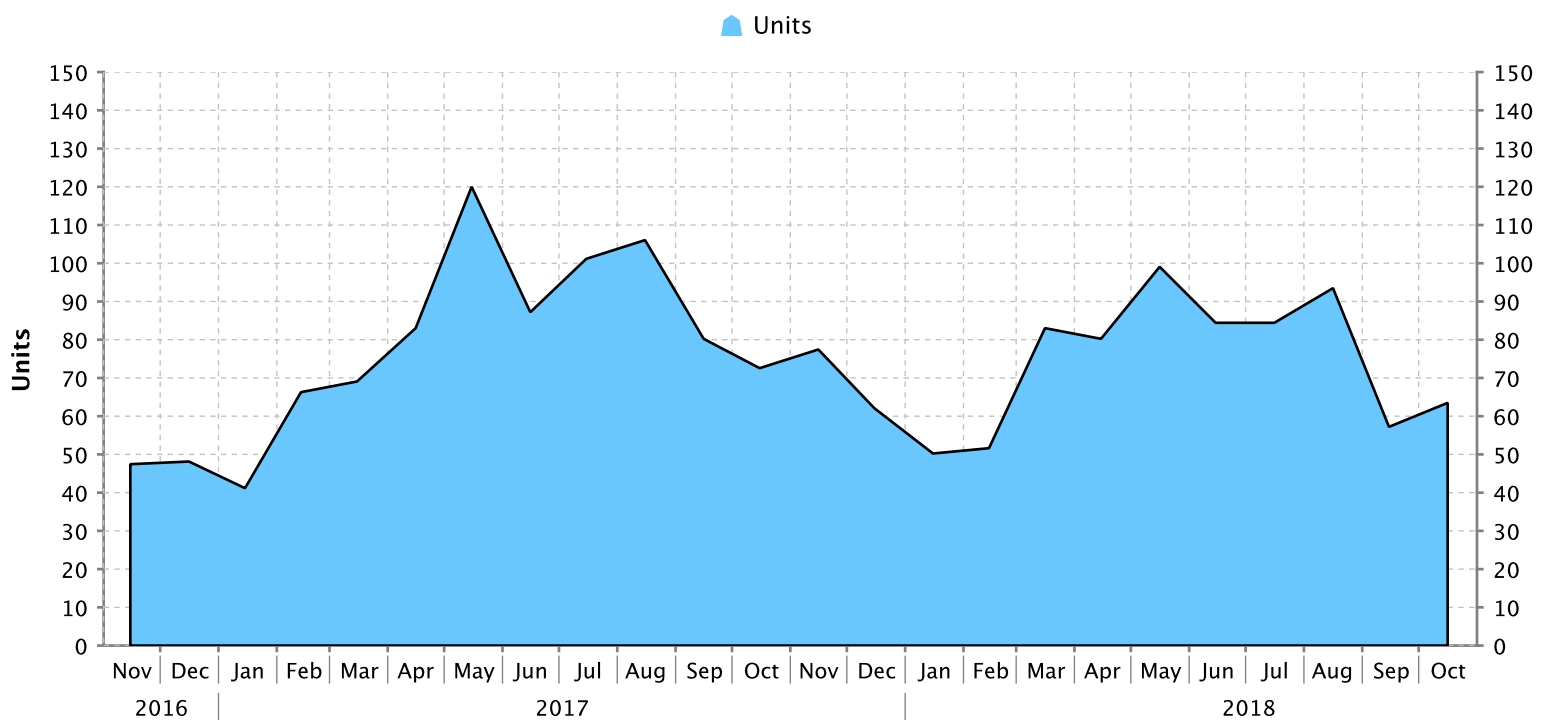
as at October 31, 2018

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	19	21	-10%	138	130	6%
Units Reported Sold	5	8	-38%	65	108	-40%
Sell/List Ratio	26%	38%		47%	83%	
Reported Sales Dollars	\$720,500	\$1,241,300	-42%	\$12,109,696	\$15,922,680	-24%
Average Sell Price / Unit	\$144,100	\$155,162	-7%	\$186,303	\$147,432	26%
Median Sell Price	\$142,000			\$175,000		
Sell Price / List Price	90%	93%		97%	92%	
Days to Sell	140	47	196%	94	140	-33%
Active Listings	51	46				
Single Family						
Units Listed	82	101	-19%	1,143	1,192	-4%
Units Reported Sold	63	72	-12%	883	920	-4%
Sell/List Ratio	77%	71%		77%	77%	
Reported Sales Dollars	\$32,731,500	\$34,613,403	-5%	\$444,170,269	\$410,545,448	8%
Average Sell Price / Unit	\$519,548	\$480,742	8%	\$503,024	\$446,245	13%
Median Sell Price	\$520,000			\$487,000		
Sell Price / List Price	95%	98%		98%	99%	
Days to Sell	45	30	49%	31	31	3%
Active Listings	197	188				
Condos (Apt)						
Units Listed	13	38	-66%	184	189	-3%
Units Reported Sold	11	13	-15%	150	134	12%
Sell/List Ratio	85%	34%		82%	71%	
Reported Sales Dollars	\$2,325,450	\$2,486,248	-6%	\$31,637,672	\$25,875,963	22%
Average Sell Price / Unit	\$211,405	\$191,250	11%	\$210,918	\$193,104	9%
Median Sell Price	\$190,000			\$189,900		
Sell Price / List Price	96%	98%		98%	100%	
Days to Sell	36	39	-7%	32	68	-53%
Active Listings	22	52				
Condos (Patio)						
Units Listed	3	1	200%	36	16	125%
Units Reported Sold	3	0		29	12	142%
Sell/List Ratio	100%	0%		81%	75%	
Reported Sales Dollars	\$1,116,500	\$0		\$10,418,804	\$4,497,695	132%
Average Sell Price / Unit	\$372,167			\$359,269	\$374,808	-4%
Median Sell Price	\$391,500			\$338,000		
Sell Price / List Price	98%			99%	99%	
Days to Sell	21			33	50	-34%
Active Listings	6	3				
Condos (Twnhse)						
Units Listed	17	9	89%	158	135	17%
Units Reported Sold	12	7	71%	125	114	10%
Sell/List Ratio	71%	78%		79%	84%	
Reported Sales Dollars	\$3,471,800	\$1,913,500	81%	\$42,035,350	\$31,204,902	35%
Average Sell Price / Unit	\$289,317	\$273,357	6%	\$336,283	\$273,727	23%
Median Sell Price	\$272,900			\$319,900		
Sell Price / List Price	97%	98%		98%	100%	
Days to Sell	37	25	47%	34	49	-32%
Active Listings	25	23				

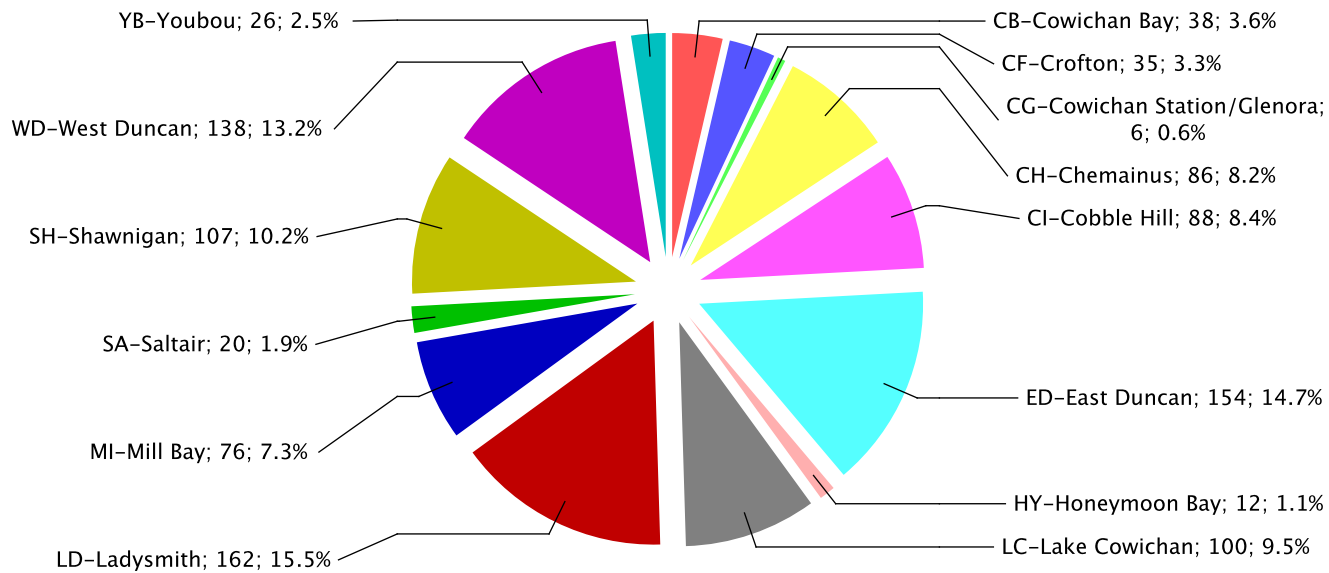
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Oct 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	9	10	11	2	1	0	1	38
CF-Crofton	0	0	1	0	6	10	7	4	6	0	1	0	0	0	35
CG-Cowichan Station/Glenora	0	0	0	0	0	0	0	1	1	0	1	0	2	1	6
CH-Chemainus	0	1	2	4	7	4	21	15	21	6	2	1	1	1	86
CI-Cobble Hill	0	0	0	0	0	1	2	8	32	17	12	5	6	5	88
ED-East Duncan	0	1	2	3	7	14	11	15	50	15	16	9	2	9	154
HY-Honeymoon Bay	0	0	4	3	3	1	0	0	0	0	0	1	0	0	12
LC-Lake Cowichan	0	1	9	12	13	20	13	9	10	5	2	4	0	2	100
LD-Ladysmith	0	0	3	5	9	18	29	23	33	27	8	2	1	4	162
MI-Mill Bay	2	0	0	1	0	1	1	2	13	16	14	12	7	7	76
SA-Saltair	0	0	0	0	0	4	2	0	4	7	2	0	0	1	20
SH-Shawnigan	0	0	2	1	1	7	11	21	24	17	7	6	3	7	107
WD-West Duncan	0	0	0	6	8	16	28	30	26	13	6	1	2	2	138
YB-Youbou	0	0	2	4	2	4	1	1	5	0	1	1	0	5	26
Zone 3 TOTALS	2	3	25	39	56	101	129	138	235	134	74	43	24	45	1,048

Cowichan Valley - Single Family Sales by Subarea



Total Unconditional Sales January 1 to October 31, 2018 = 1,048