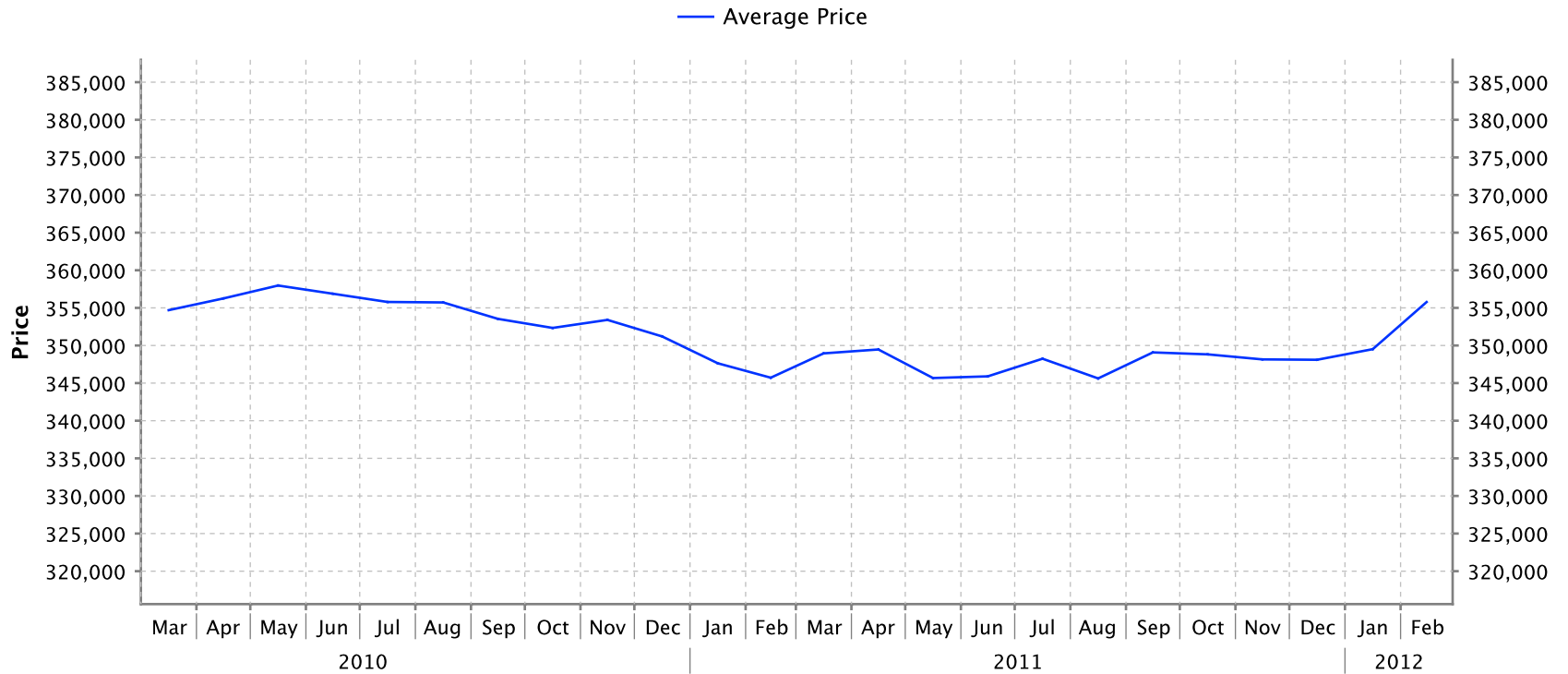


# Cowichan Valley

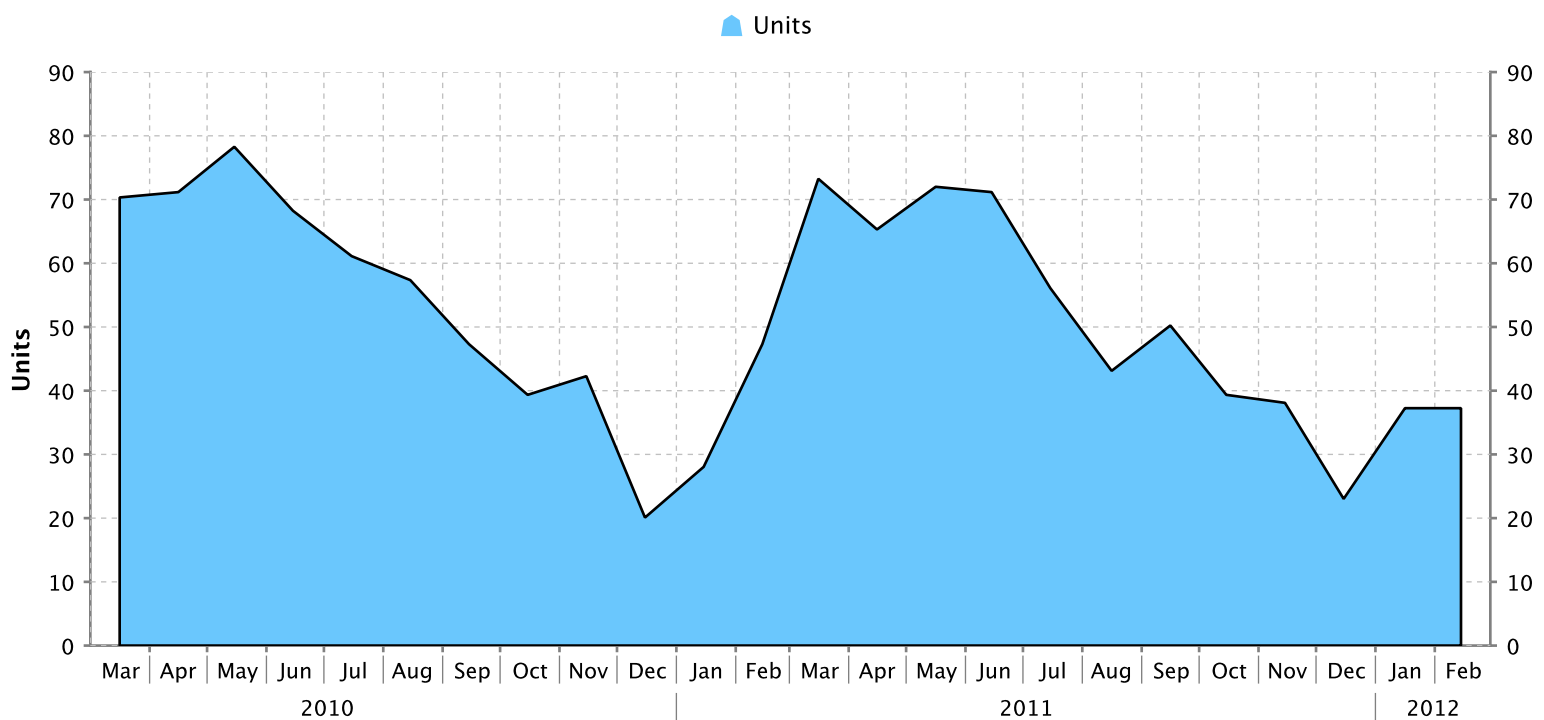
## as at February 29, 2012

### 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
<b>Lots</b>						
Units Listed	20	24	-17%	335	270	24%
Units Reported Sold	1	8	-88%	62	92	-33%
Sell/List Ratio	5%	33%		19%	34%	
Reported Sales Dollars	\$138,000	\$999,900	-86%	\$8,323,900	\$12,265,250	-32%
Average Sell Price / Unit	\$138,000	\$124,988	10%	\$134,256	\$133,318	1%
Median Sell Price	\$138,000			\$133,900		
Sell Price / List Price	100%	91%		93%	93%	
Days to Sell	58	126	-54%	79	128	-39%
Active Listings	150	99				
<b>Single Family</b>						
Units Listed	136	165	-18%	1,476	1,534	-4%
Units Reported Sold	37	47	-21%	604	628	-4%
Sell/List Ratio	27%	28%		41%	41%	
Reported Sales Dollars	\$16,141,301	\$15,852,685	2%	\$214,889,376	\$217,111,313	-1%
Average Sell Price / Unit	\$436,251	\$337,291	29%	\$355,777	\$345,719	3%
Median Sell Price	\$335,000			\$339,900		
Sell Price / List Price	92%	94%		95%	96%	
Days to Sell	114	100	14%	71	72	-3%
Active Listings	428	432				
<b>Condos (Apt)</b>						
Units Listed	36	14	157%	190	190	0%
Units Reported Sold	3	4	-25%	61	67	-9%
Sell/List Ratio	8%	29%		32%	35%	
Reported Sales Dollars	\$270,500	\$555,000	-51%	\$9,605,500	\$11,826,100	-19%
Average Sell Price / Unit	\$90,167	\$138,750	-35%	\$157,467	\$176,509	-11%
Median Sell Price	\$89,500			\$145,000		
Sell Price / List Price	90%	95%		93%	94%	
Days to Sell	81	91	-11%	109	64	69%
Active Listings	103	73				
<b>Condos (Patio)</b>						
Units Listed	3	4	-25%	67	39	72%
Units Reported Sold	1	0		23	18	28%
Sell/List Ratio	33%	0%		34%	46%	
Reported Sales Dollars	\$329,900	\$0		\$5,995,850	\$5,033,476	19%
Average Sell Price / Unit	\$329,900			\$260,689	\$279,638	-7%
Median Sell Price	\$329,900			\$267,500		
Sell Price / List Price	100%			95%	96%	
Days to Sell	21			105	92	14%
Active Listings	32	16				
<b>Condos (Twnhse)</b>						
Units Listed	13	15	-13%	203	199	2%
Units Reported Sold	9	5	80%	67	66	2%
Sell/List Ratio	69%	33%		33%	33%	
Reported Sales Dollars	\$1,895,400	\$1,222,500	55%	\$15,441,258	\$17,197,943	-10%
Average Sell Price / Unit	\$210,600	\$244,500	-14%	\$230,467	\$260,575	-12%
Median Sell Price	\$225,000			\$219,900		
Sell Price / List Price	96%	96%		95%	96%	
Days to Sell	76	81	-6%	82	75	10%
Active Listings	65	69				

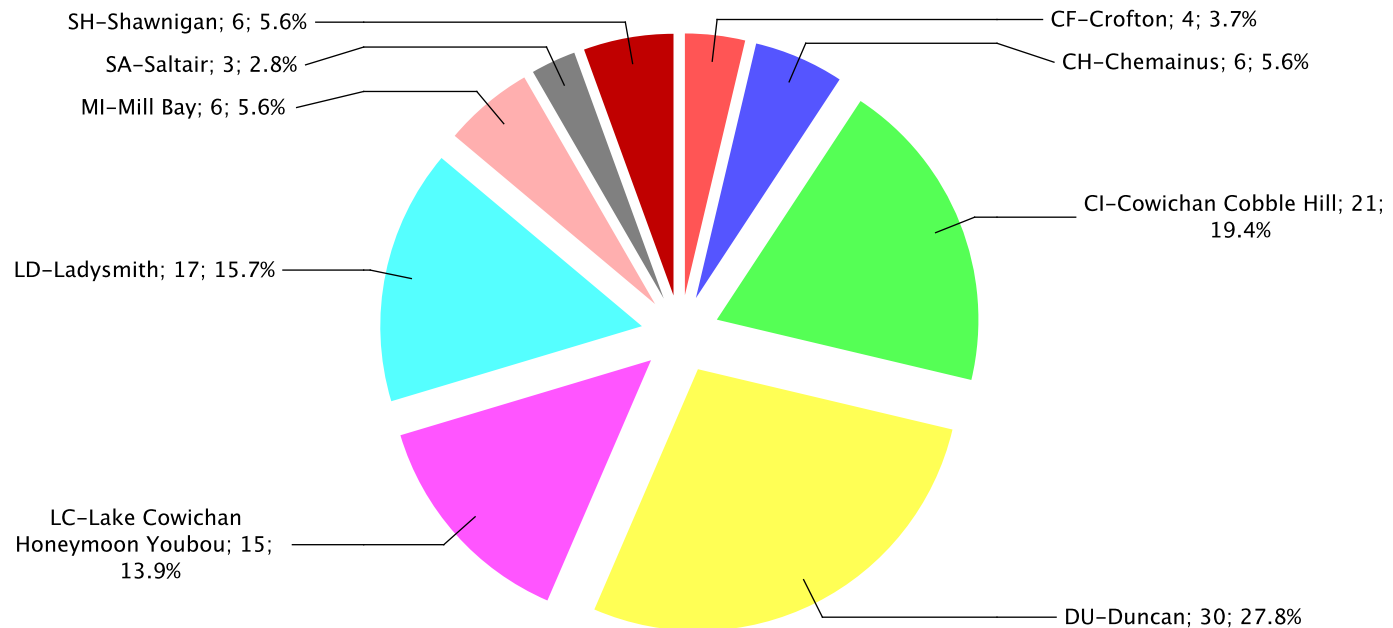
**PLEASE NOTE: SINGLE FAMILY** property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

# MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Feb 29, 2012

	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
CF-Crofton	0	0	1	1	1	0	0	1	0	0	0	0	0	0	4
CH-Chemainus	0	1	1	2	0	1	0	0	0	0	0	0	0	1	6
CI-Cowichan Cobble Hill	0	0	0	2	4	5	1	3	4	1	0	0	0	1	21
DU-Duncan	0	2	4	7	5	4	1	3	2	1	0	0	0	1	30
LC-Lake Cowichan Honeymoon Youbou	1	3	1	2	3	1	1	2	0	1	0	0	0	0	15
LD-Ladysmith	0	2	2	0	4	5	1	2	0	0	0	0	1	0	17
MI-Mill Bay	0	0	0	0	0	1	1	0	2	0	1	1	0	0	6
SA-Saltair	0	1	0	0	0	2	0	0	0	0	0	0	0	0	3
SH-Shawnigan	0	0	0	0	1	0	1	0	1	2	0	1	0	0	6
<b>Zone 3 TOTALS</b>	<b>1</b>	<b>9</b>	<b>9</b>	<b>14</b>	<b>18</b>	<b>19</b>	<b>6</b>	<b>11</b>	<b>9</b>	<b>5</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>3</b>	<b>108</b>

## Cowichan Valley - Single Family Sales by Subarea



Total Unconditional Sales January 1 to February 29, 2012 = 108