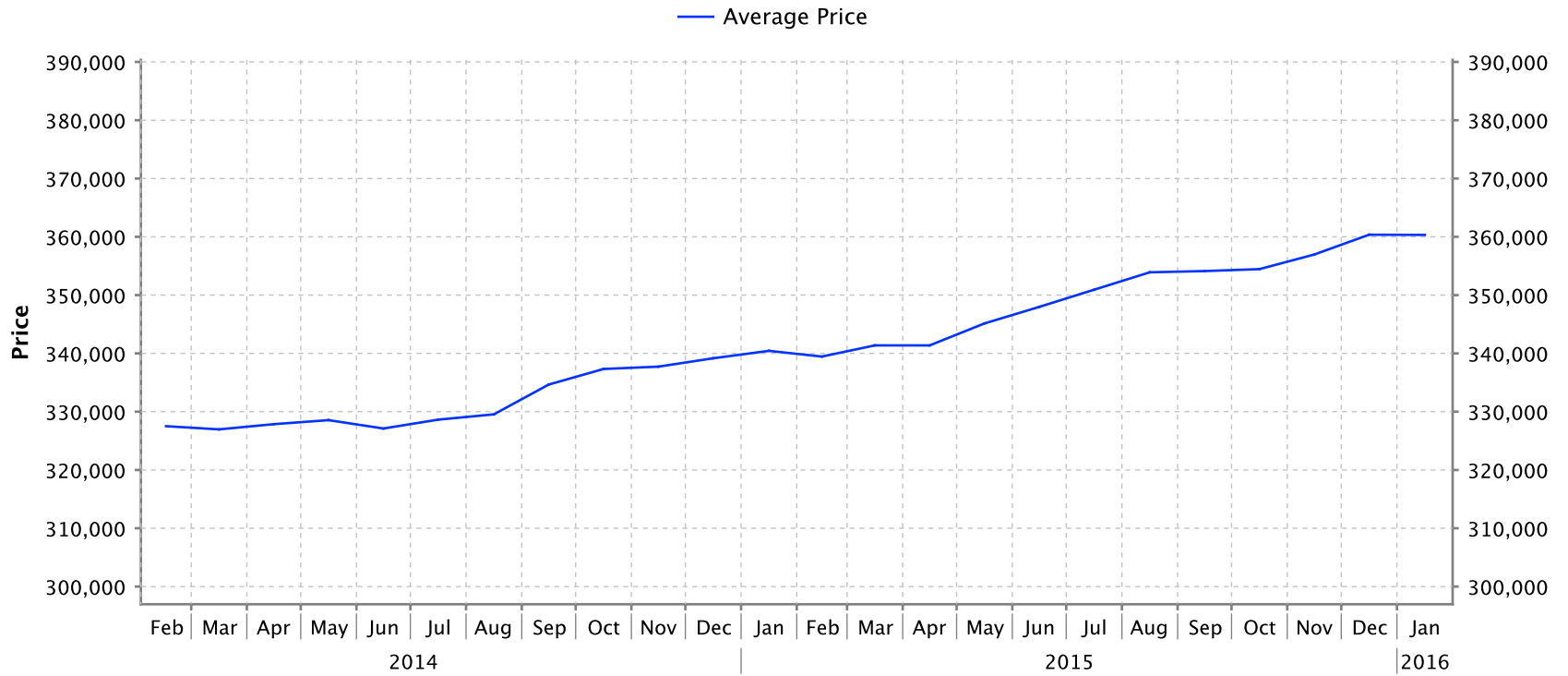


Cowichan Valley

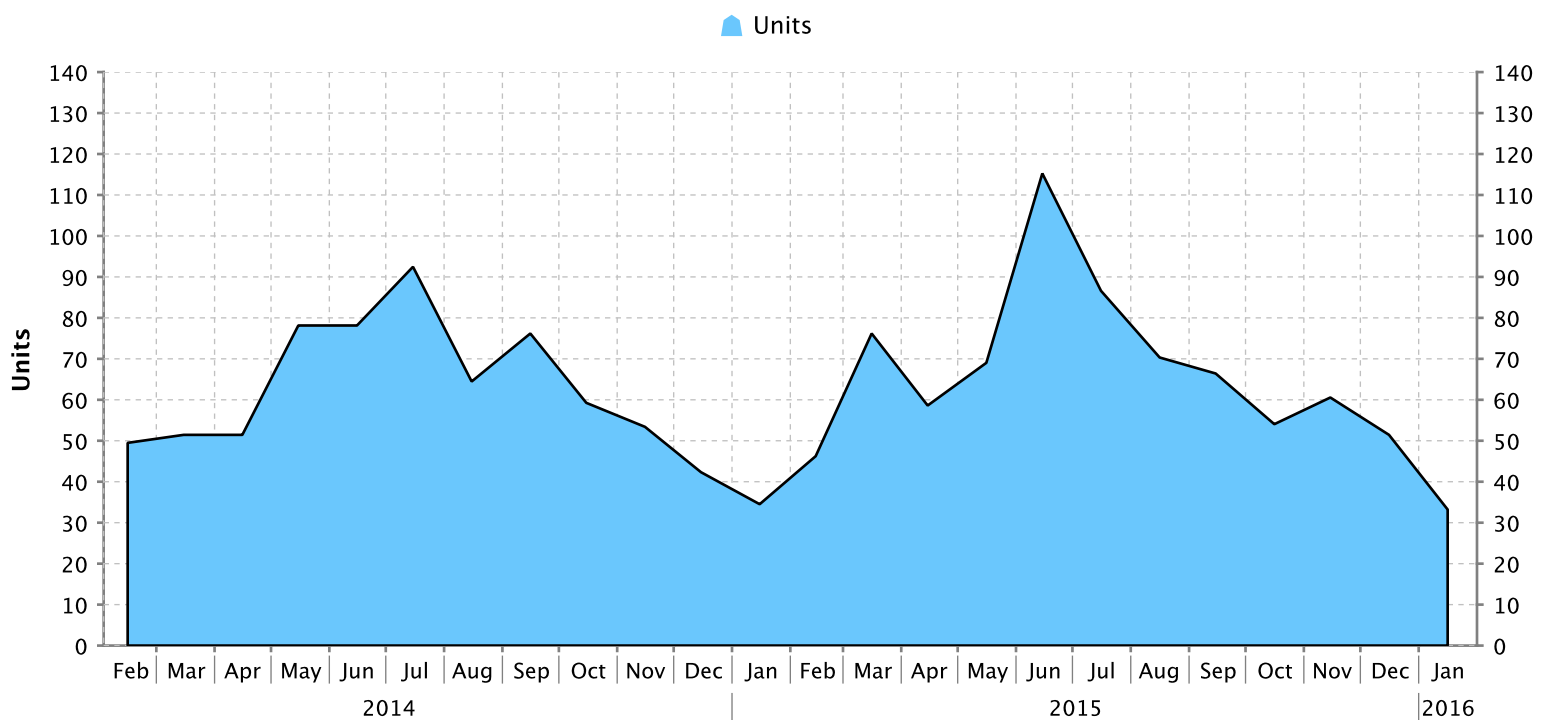
as at January 31, 2016

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	37	11	236%	173	204	-15%
Units Reported Sold	1	3	-67%	44	57	-23%
Sell/List Ratio	3%	27%		25%	28%	
Reported Sales Dollars	\$127,000	\$379,500	-67%	\$5,614,600	\$7,329,055	-23%
Average Sell Price / Unit	\$127,000	\$126,500	0%	\$127,605	\$128,580	-1%
Median Sell Price	\$127,000			\$135,000		
Sell Price / List Price	98%	94%		89%	88%	
Days to Sell	8	200	-96%	151	167	-9%
Active Listings	118	128				
Single Family						
Units Listed	62	99	-37%	1,208	1,309	-8%
Units Reported Sold	33	34	-3%	784	727	8%
Sell/List Ratio	53%	34%		65%	56%	
Reported Sales Dollars	\$11,641,985	\$12,028,950	-3%	\$282,496,139	\$247,496,009	14%
Average Sell Price / Unit	\$352,787	\$353,793	-0%	\$360,327	\$340,435	6%
Median Sell Price	\$316,000			\$345,000		
Sell Price / List Price	94%	94%		95%	94%	
Days to Sell	76	81	-7%	69	74	-8%
Active Listings	235	305				
Condos (Apt)						
Units Listed	7	44	-84%	185	178	4%
Units Reported Sold	10	5	100%	108	67	61%
Sell/List Ratio	143%	11%		58%	38%	
Reported Sales Dollars	\$1,195,500	\$748,000	60%	\$16,316,793	\$10,142,112	61%
Average Sell Price / Unit	\$119,550	\$149,600	-20%	\$151,081	\$151,375	-0%
Median Sell Price	\$110,500			\$142,500		
Sell Price / List Price	89%	95%		93%	92%	
Days to Sell	75	91	-17%	98	114	-14%
Active Listings	71	86				
Condos (Patio)						
Units Listed	2	2	0%	36	37	-3%
Units Reported Sold	3	2	50%	31	24	29%
Sell/List Ratio	150%	100%		86%	65%	
Reported Sales Dollars	\$580,000	\$464,000	25%	\$8,536,800	\$5,029,700	70%
Average Sell Price / Unit	\$193,333	\$232,000	-17%	\$275,381	\$209,571	31%
Median Sell Price	\$205,000			\$249,000		
Sell Price / List Price	90%	90%		95%	93%	
Days to Sell	126	356	-65%	81	120	-32%
Active Listings	9	10				
Condos (Twnhse)						
Units Listed	20	24	-17%	153	173	-12%
Units Reported Sold	8	4	100%	96	86	12%
Sell/List Ratio	40%	17%		63%	50%	
Reported Sales Dollars	\$1,890,800	\$614,000	208%	\$22,355,850	\$18,417,651	21%
Average Sell Price / Unit	\$236,350	\$153,500	54%	\$232,873	\$214,159	9%
Median Sell Price	\$229,800			\$225,000		
Sell Price / List Price	97%	92%		95%	94%	
Days to Sell	68	73	-7%	84	123	-32%
Active Listings	46	53				

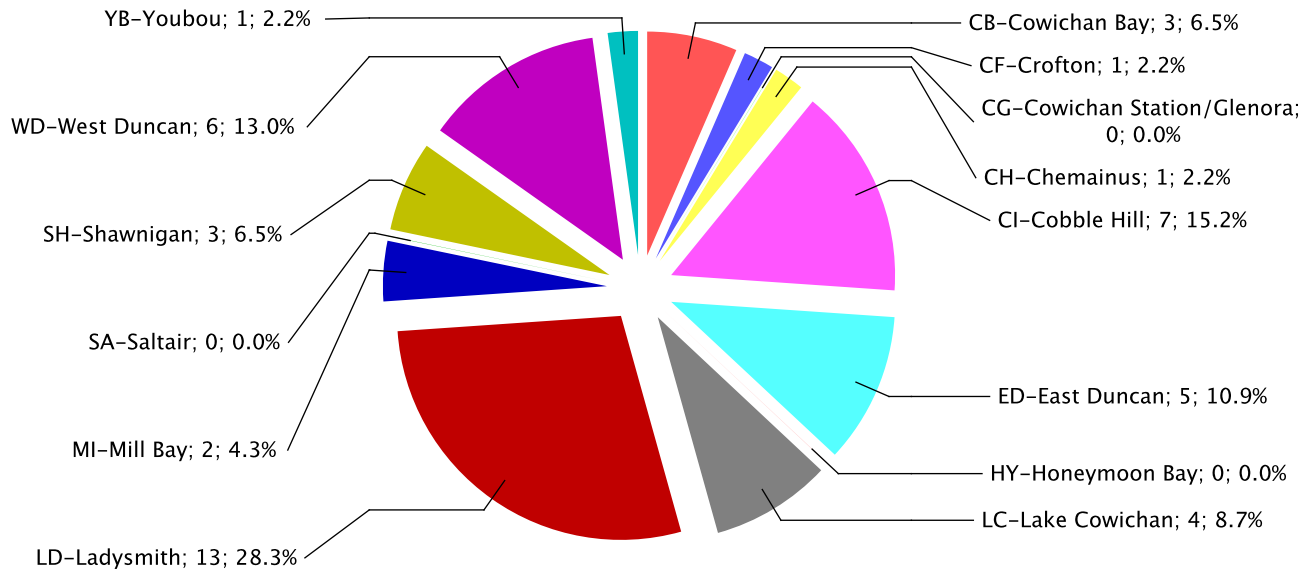
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Jan 31, 2016

	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	1	1	0	1	0	0	0	0	0	0	3
CF-Crofton	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
CG-Cowichan Station/Glenora	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CH-Chemainus	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
CI-Cobble Hill	0	0	1	0	0	1	1	0	2	0	2	0	0	0	7
ED-East Duncan	0	0	0	1	0	1	1	2	0	0	0	0	0	0	5
HY-Honeymoon Bay	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LC-Lake Cowichan	1	1	0	1	0	0	0	0	1	0	0	0	0	0	4
LD-Ladysmith	0	0	2	2	1	1	1	0	5	0	1	0	0	0	13
MI-Mill Bay	0	0	0	0	0	0	1	1	0	0	0	0	0	0	2
SA-Saltair	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SH-Shawnigan	0	0	0	1	0	0	1	1	0	0	0	0	0	0	3
WD-West Duncan	0	0	2	1	2	1	0	0	0	0	0	0	0	0	6
YB-Youbou	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
Zone 3 TOTALS	1	2	6	7	4	5	5	5	8	0	3	0	0	0	46

Cowichan Valley - Single Family Sales by Subarea



Total Unconditional Sales January 1 to January 31, 2016 = 46