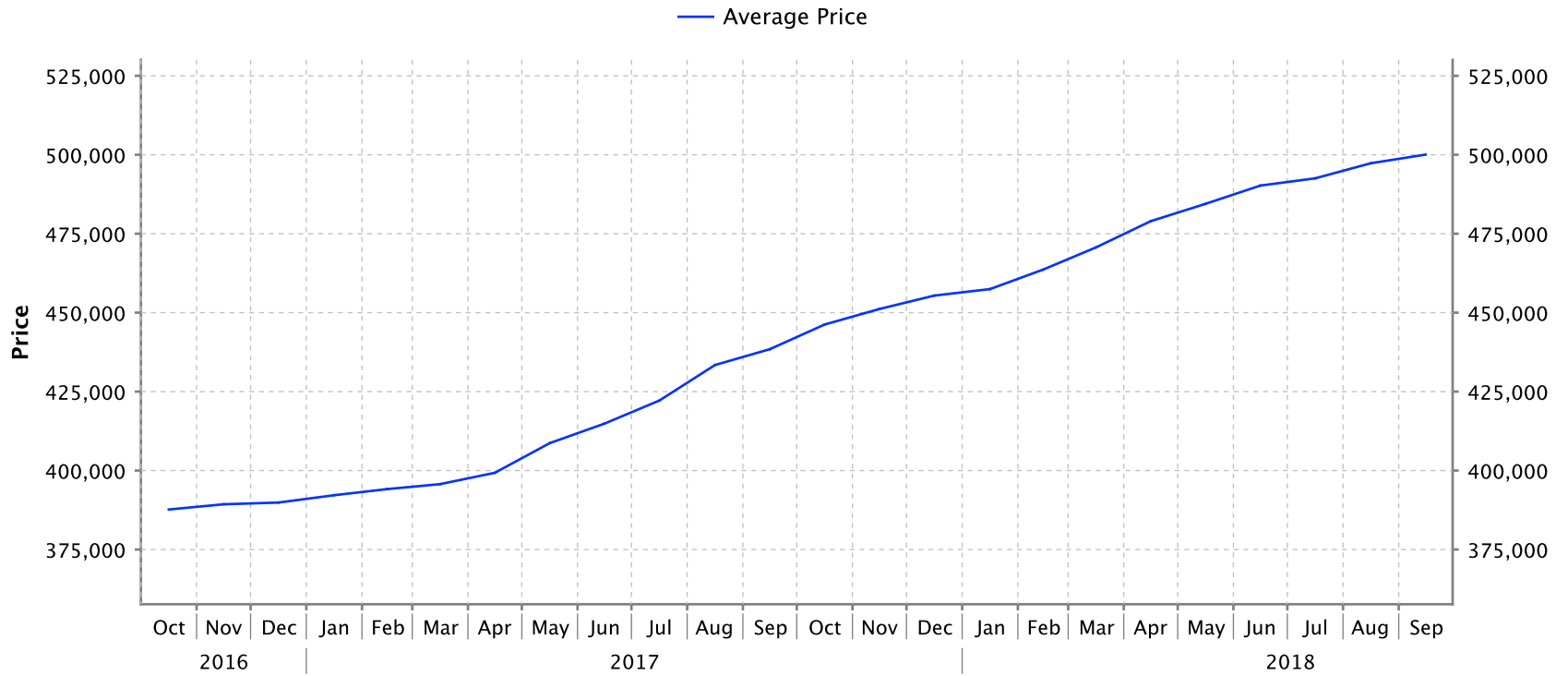


# Cowichan Valley

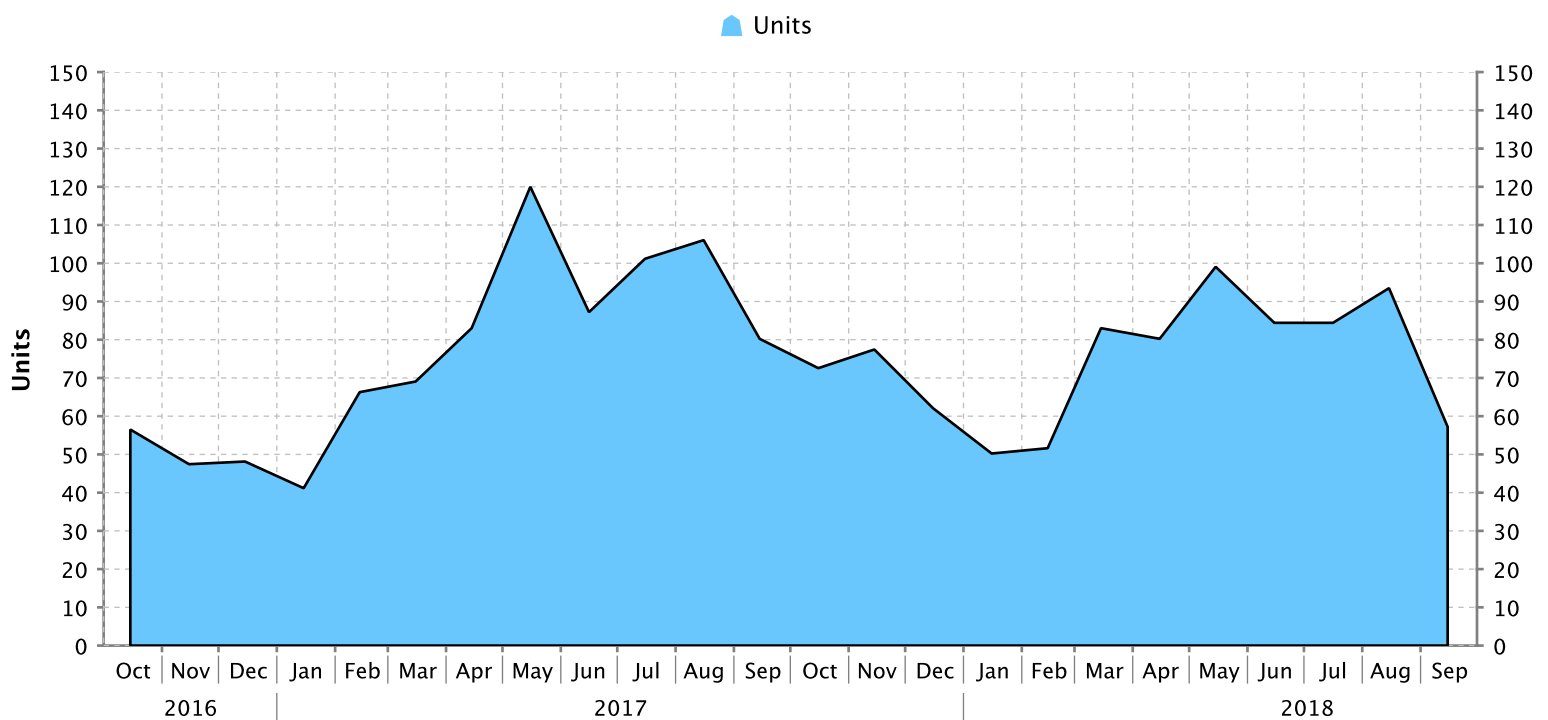
## as at September 30, 2018

### 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
<b>Lots</b>						
Units Listed	2	11	-82%	140	120	17%
Units Reported Sold	4	14	-71%	68	106	-36%
Sell/List Ratio	200%	127%		49%	88%	
Reported Sales Dollars	\$577,900	\$2,225,200	-74%	\$12,630,496	\$15,454,380	-18%
Average Sell Price / Unit	\$144,475	\$158,943	-9%	\$185,743	\$145,796	27%
Median Sell Price	\$124,900			\$175,000		
Sell Price / List Price	100%	93%		97%	91%	
Days to Sell	72	210	-66%	85	141	-40%
Active Listings	47	41				
<b>Single Family</b>						
Units Listed	72	99	-27%	1,162	1,161	0%
Units Reported Sold	57	80	-29%	892	904	-1%
Sell/List Ratio	79%	81%		77%	78%	
Reported Sales Dollars	\$26,798,153	\$35,795,100	-25%	\$446,052,172	\$396,345,145	13%
Average Sell Price / Unit	\$470,143	\$447,439	5%	\$500,058	\$438,435	14%
Median Sell Price	\$475,000			\$482,500		
Sell Price / List Price	96%	108%		98%	99%	
Days to Sell	41	27	53%	30	31	-2%
Active Listings	201	188				
<b>Condos (Apt)</b>						
Units Listed	13	14	-7%	209	157	33%
Units Reported Sold	11	8	38%	152	131	16%
Sell/List Ratio	85%	57%		73%	83%	
Reported Sales Dollars	\$2,415,300	\$1,426,000	69%	\$31,798,470	\$24,765,715	28%
Average Sell Price / Unit	\$219,573	\$178,250	23%	\$209,200	\$189,051	11%
Median Sell Price	\$185,000			\$185,000		
Sell Price / List Price	98%	98%		98%	100%	
Days to Sell	18	25	-27%	32	67	-52%
Active Listings	27	27				
<b>Condos (Patio)</b>						
Units Listed	4	1	300%	34	16	112%
Units Reported Sold	4	1	300%	26	13	100%
Sell/List Ratio	100%	100%		76%	81%	
Reported Sales Dollars	\$1,421,000	\$341,000	317%	\$9,302,304	\$4,759,695	95%
Average Sell Price / Unit	\$355,250	\$341,000	4%	\$357,781	\$366,130	-2%
Median Sell Price	\$360,000			\$338,000		
Sell Price / List Price	99%	97%		99%	99%	
Days to Sell	24	51	-52%	34	47	-26%
Active Listings	8	3				
<b>Condos (Twnhse)</b>						
Units Listed	13	14	-7%	150	132	14%
Units Reported Sold	6	16	-62%	120	114	5%
Sell/List Ratio	46%	114%		80%	86%	
Reported Sales Dollars	\$1,917,500	\$4,993,300	-62%	\$40,477,050	\$30,886,303	31%
Average Sell Price / Unit	\$319,583	\$312,081	2%	\$337,309	\$270,932	24%
Median Sell Price	\$327,500			\$319,900		
Sell Price / List Price	97%	99%		99%	100%	
Days to Sell	43	34	27%	33	49	-33%
Active Listings	23	25				

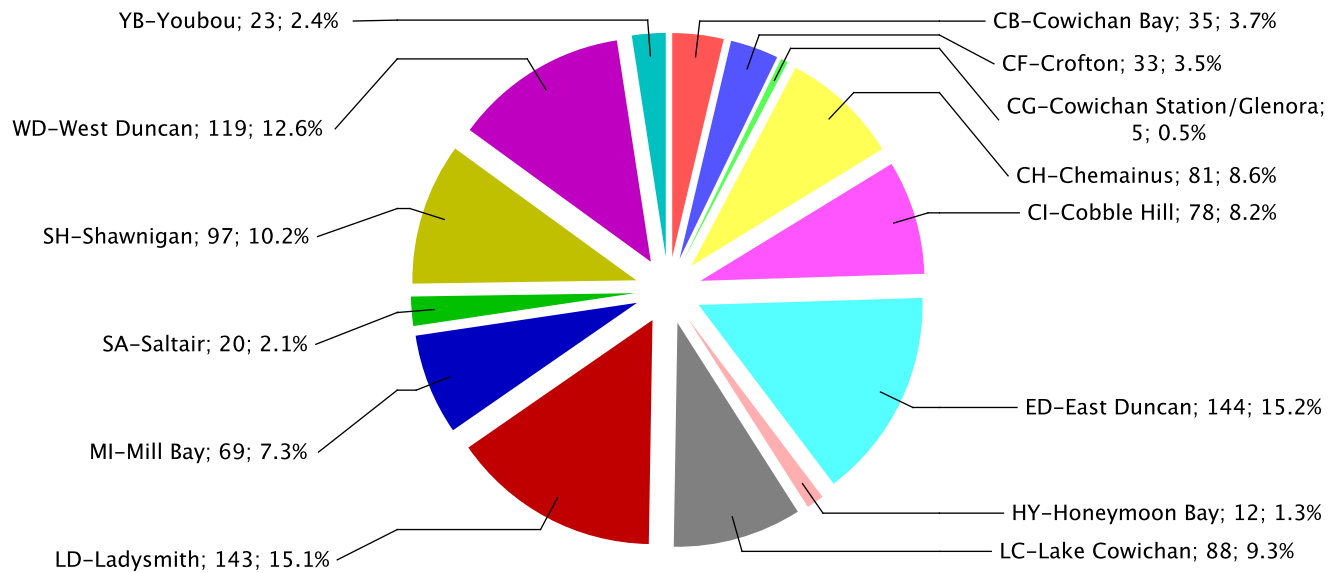
**PLEASE NOTE: SINGLE FAMILY** property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

# MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Sep 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	3	8	8	11	2	1	0	1	35
CF-Crofton	0	0	1	0	6	10	6	3	6	0	1	0	0	0	33
CG-Cowichan Station/Glenora	0	0	0	0	0	0	0	1	1	0	1	0	2	0	5
CH-Chemainus	0	1	0	4	7	4	18	15	21	6	2	1	1	1	81
CI-Cobble Hill	0	0	0	0	0	1	1	7	30	14	11	5	5	4	78
ED-East Duncan	0	1	2	3	7	14	10	14	46	13	14	9	2	9	144
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	11	15	11	9	8	5	1	4	0	2	88
LD-Ladysmith	0	0	3	4	7	18	26	21	28	25	6	1	1	3	143
MI-Mill Bay	2	0	0	1	0	1	1	2	13	14	13	9	7	6	69
SA-Saltair	0	0	0	0	0	4	2	0	4	7	2	0	0	1	20
SH-Shawnigan	0	0	1	1	1	7	10	20	22	15	5	5	3	7	97
WD-West Duncan	0	0	0	5	8	15	27	25	21	8	6	0	2	2	119
YB-Youbou	0	0	2	2	2	4	1	1	4	0	1	1	0	5	23
<b>Zone 3 TOTALS</b>	<b>2</b>	<b>3</b>	<b>22</b>	<b>35</b>	<b>52</b>	<b>95</b>	<b>116</b>	<b>126</b>	<b>212</b>	<b>118</b>	<b>65</b>	<b>37</b>	<b>23</b>	<b>41</b>	<b>947</b>

## Cowichan Valley - Single Family Sales by Subarea



Total Unconditional Sales January 1 to September 30, 2018 = 947

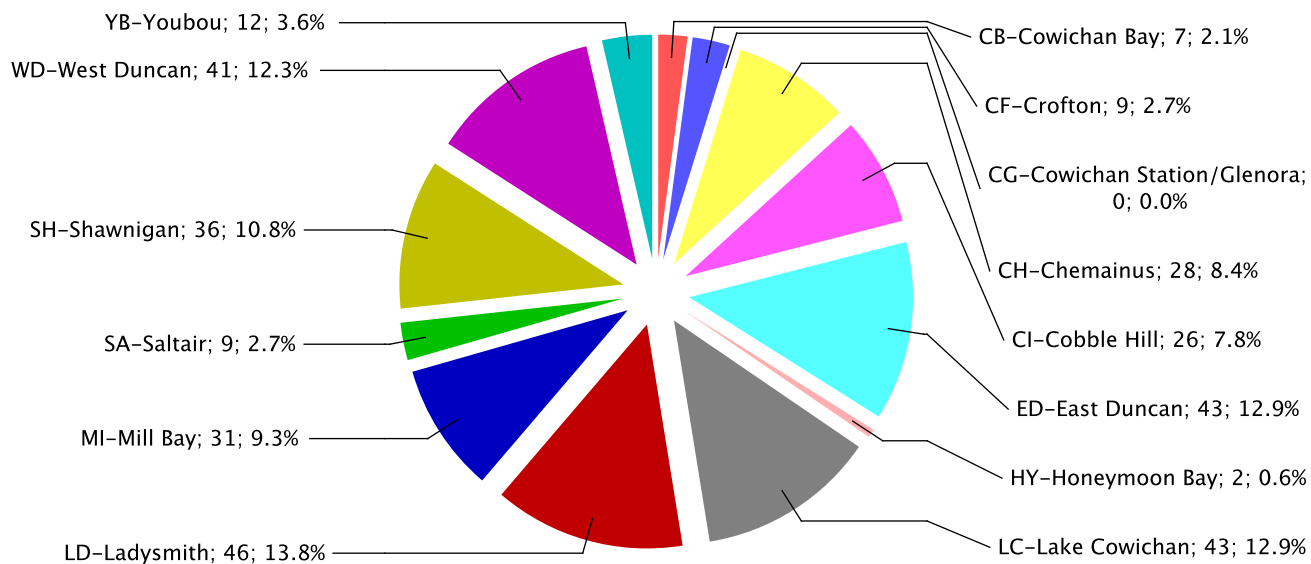
# 3rd Quarter 2018

## MLS® Single Family Sales Analysis

### Unconditional Sales from July 1 to Sep 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	0	0	5	1	1	0	0	0	0	7
CF-Crofton	0	0	0	0	3	3	0	1	2	0	0	0	0	0	9
CG-Cowichan Station/Glenora	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CH-Chemainus	0	0	0	0	3	1	7	8	7	2	0	0	0	0	28
CI-Cobble Hill	0	0	0	0	0	1	0	4	11	3	3	1	2	1	26
ED-East Duncan	0	1	1	1	1	2	4	5	13	3	4	4	1	3	43
HY-Honeymoon Bay	0	0	1	0	0	1	0	0	0	0	0	0	0	0	2
LC-Lake Cowichan	0	0	3	6	4	9	9	4	4	2	0	1	0	1	43
LD-Ladysmith	0	0	2	2	1	3	11	7	9	6	3	1	0	1	46
MI-Mill Bay	1	0	0	1	0	1	0	1	7	10	3	3	2	2	31
SA-Saltair	0	0	0	0	0	3	1	0	2	2	0	0	0	1	9
SH-Shawnigan	0	0	1	0	0	1	2	8	11	5	1	1	2	4	36
WD-West Duncan	0	0	0	2	5	3	10	9	6	2	3	0	0	1	41
YB-Youbou	0	0	0	0	1	2	1	1	2	0	1	0	0	4	12
<b>Zone 3 TOTALS</b>	<b>1</b>	<b>1</b>	<b>8</b>	<b>12</b>	<b>18</b>	<b>30</b>	<b>45</b>	<b>53</b>	<b>75</b>	<b>36</b>	<b>18</b>	<b>11</b>	<b>7</b>	<b>18</b>	<b>333</b>

### Cowichan Valley - Single Family Sales by Subarea



Total Unconditional Sales July 1 to September 30, 2018 = 333