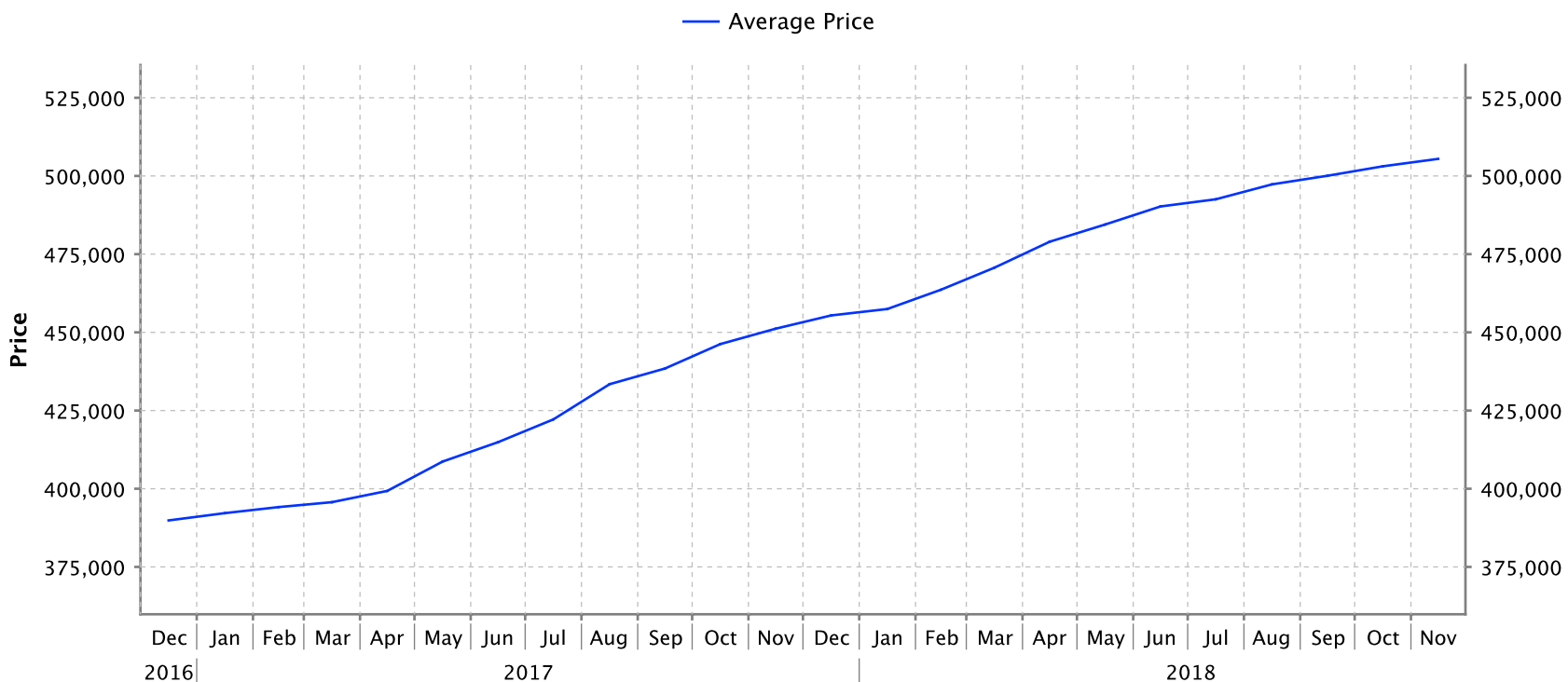


Cowichan Valley

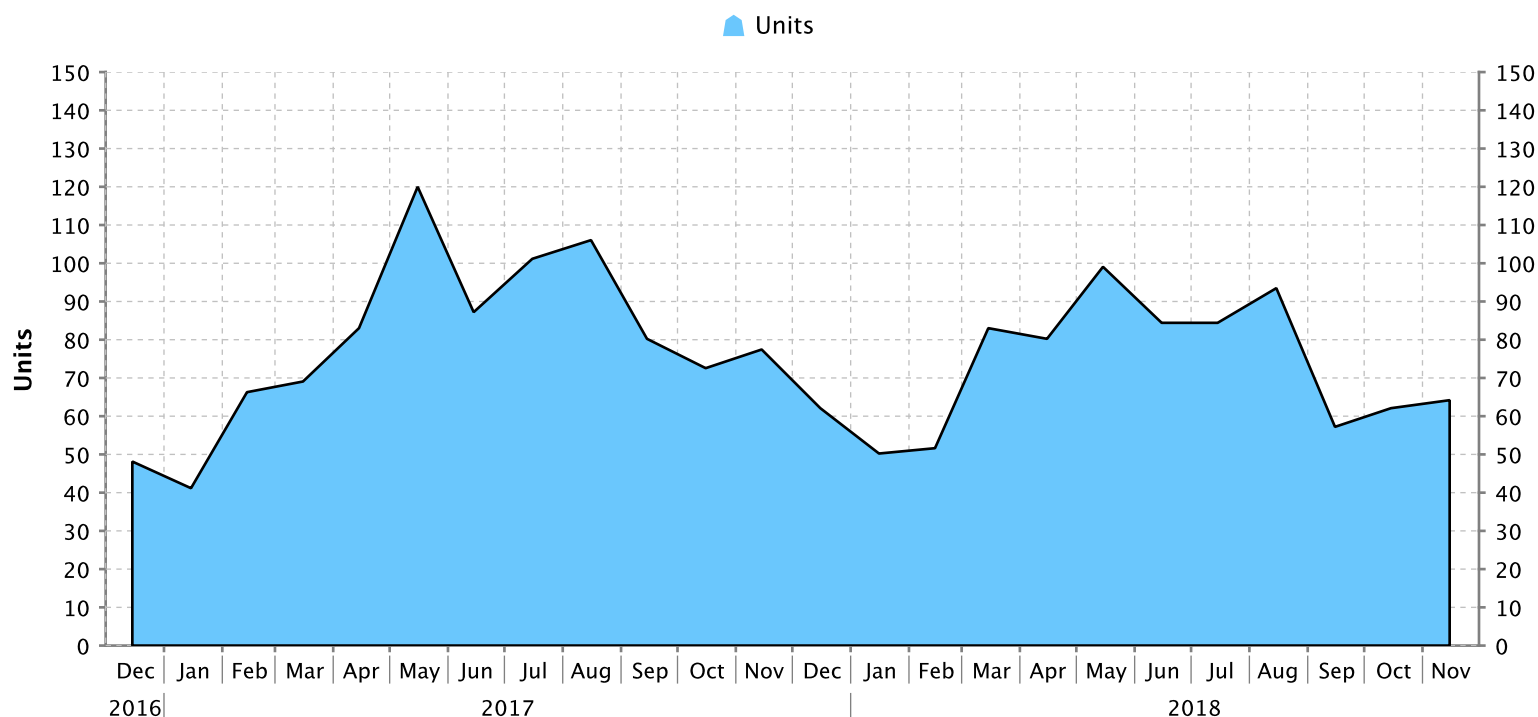
as at November 30, 2018

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	6	21	-71%	123	148	-17%
Units Reported Sold	5	6	-17%	64	110	-42%
Sell/List Ratio	83%	29%		52%	74%	
Reported Sales Dollars	\$883,875	\$903,000	-2%	\$12,090,571	\$16,236,780	-26%
Average Sell Price / Unit	\$176,775	\$150,500	17%	\$188,915	\$147,607	28%
Median Sell Price	\$175,000			\$175,000		
Sell Price / List Price	93%	93%		97%	92%	
Days to Sell	60	162	-63%	85	143	-40%
Active Listings	49	57				
Single Family						
Units Listed	52	83	-37%	1,112	1,213	-8%
Units Reported Sold	64	77	-17%	869	950	-9%
Sell/List Ratio	123%	93%		78%	78%	
Reported Sales Dollars	\$31,250,244	\$35,721,225	-13%	\$439,249,288	\$428,609,573	2%
Average Sell Price / Unit	\$488,285	\$463,912	5%	\$505,465	\$451,168	12%
Median Sell Price	\$479,000			\$489,900		
Sell Price / List Price	97%	95%		98%	99%	
Days to Sell	38	37	4%	31	31	3%
Active Listings	155	169				
Condos (Apt)						
Units Listed	6	17	-65%	173	195	-11%
Units Reported Sold	8	10	-20%	148	134	10%
Sell/List Ratio	133%	59%		86%	69%	
Reported Sales Dollars	\$1,720,300	\$1,678,950	2%	\$31,679,022	\$25,667,013	23%
Average Sell Price / Unit	\$215,038	\$167,895	28%	\$214,047	\$191,545	12%
Median Sell Price	\$176,000			\$189,900		
Sell Price / List Price	97%	99%		97%	100%	
Days to Sell	60	33	83%	33	66	-50%
Active Listings	18	49				
Condos (Patio)						
Units Listed	1	2	-50%	35	15	133%
Units Reported Sold	2	2	0%	29	13	123%
Sell/List Ratio	200%	100%		83%	87%	
Reported Sales Dollars	\$726,000	\$735,000	-1%	\$10,409,804	\$4,984,695	109%
Average Sell Price / Unit	\$363,000	\$367,500	-1%	\$358,959	\$383,438	-6%
Median Sell Price	\$396,000			\$338,000		
Sell Price / List Price	97%	97%		99%	98%	
Days to Sell	15	42	-64%	31	49	-36%
Active Listings	5	3				
Condos (Twnhse)						
Units Listed	8	7	14%	159	137	16%
Units Reported Sold	6	8	-25%	123	110	12%
Sell/List Ratio	75%	114%		77%	80%	
Reported Sales Dollars	\$1,813,401	\$2,011,150	-10%	\$41,837,601	\$29,885,952	40%
Average Sell Price / Unit	\$302,234	\$251,394	20%	\$340,143	\$271,690	25%
Median Sell Price	\$292,000			\$322,800		
Sell Price / List Price	98%	99%		98%	100%	
Days to Sell	27	52	-48%	32	48	-33%
Active Listings	25	19				

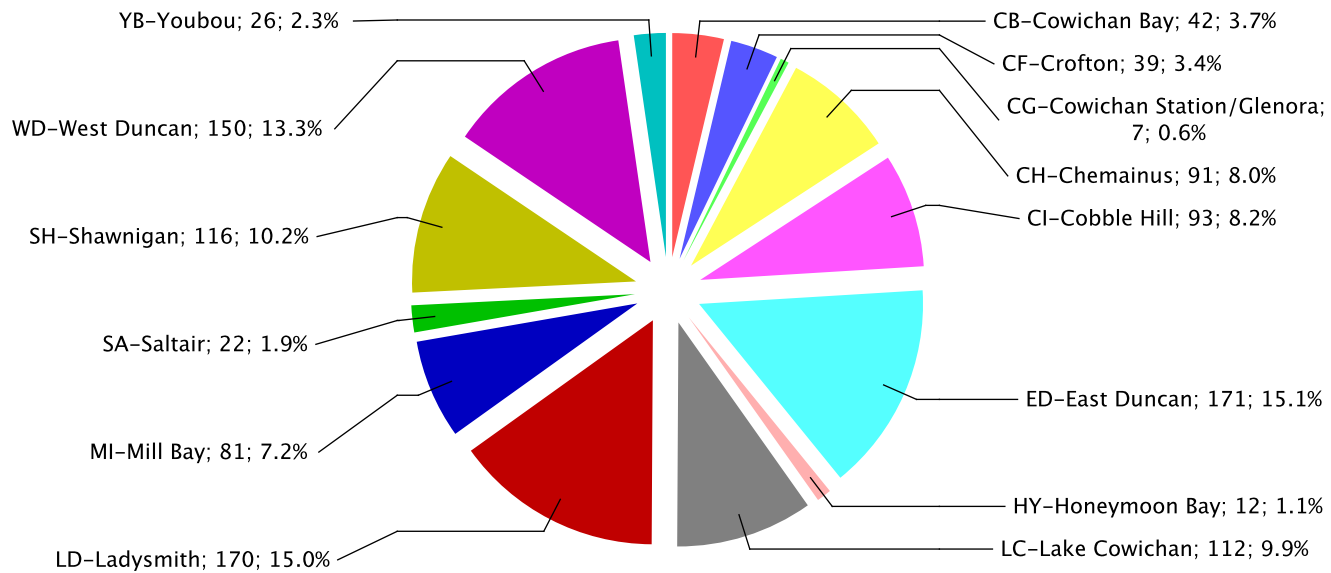
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Nov 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	10	11	13	2	1	0	1	42
CF-Crofton	0	0	1	0	9	11	7	4	6	0	1	0	0	0	39
CG-Cowichan Station/Glenora	0	0	0	0	0	0	0	1	1	0	1	1	2	1	7
CH-Chemainus	0	1	2	4	7	4	21	17	23	7	2	1	1	1	91
CI-Cobble Hill	0	0	0	0	0	1	2	10	33	18	13	5	6	5	93
ED-East Duncan	0	1	2	3	8	17	13	19	53	17	16	10	2	10	171
HY-Honeymoon Bay	0	0	4	3	3	1	0	0	0	0	0	1	0	0	12
LC-Lake Cowichan	0	1	11	13	16	22	13	10	11	6	2	4	0	3	112
LD-Ladysmith	0	0	4	5	9	19	30	24	34	30	8	2	1	4	170
MI-Mill Bay	2	0	0	2	1	1	1	2	13	16	17	12	7	7	81
SA-Saltair	0	0	0	0	0	4	2	2	4	7	2	0	0	1	22
SH-Shawnigan	0	0	2	1	2	8	12	23	25	20	7	6	3	7	116
WD-West Duncan	0	0	0	6	9	18	31	33	27	13	7	1	2	3	150
YB-Youbou	0	0	2	4	2	4	1	1	5	0	1	1	0	5	26
Zone 3 TOTALS	2	3	28	41	66	111	136	156	246	147	79	45	24	48	1,132

Cowichan Valley - Single Family Sales by Subarea



Total Unconditional Sales January 1 to November 30, 2018 = 1,132