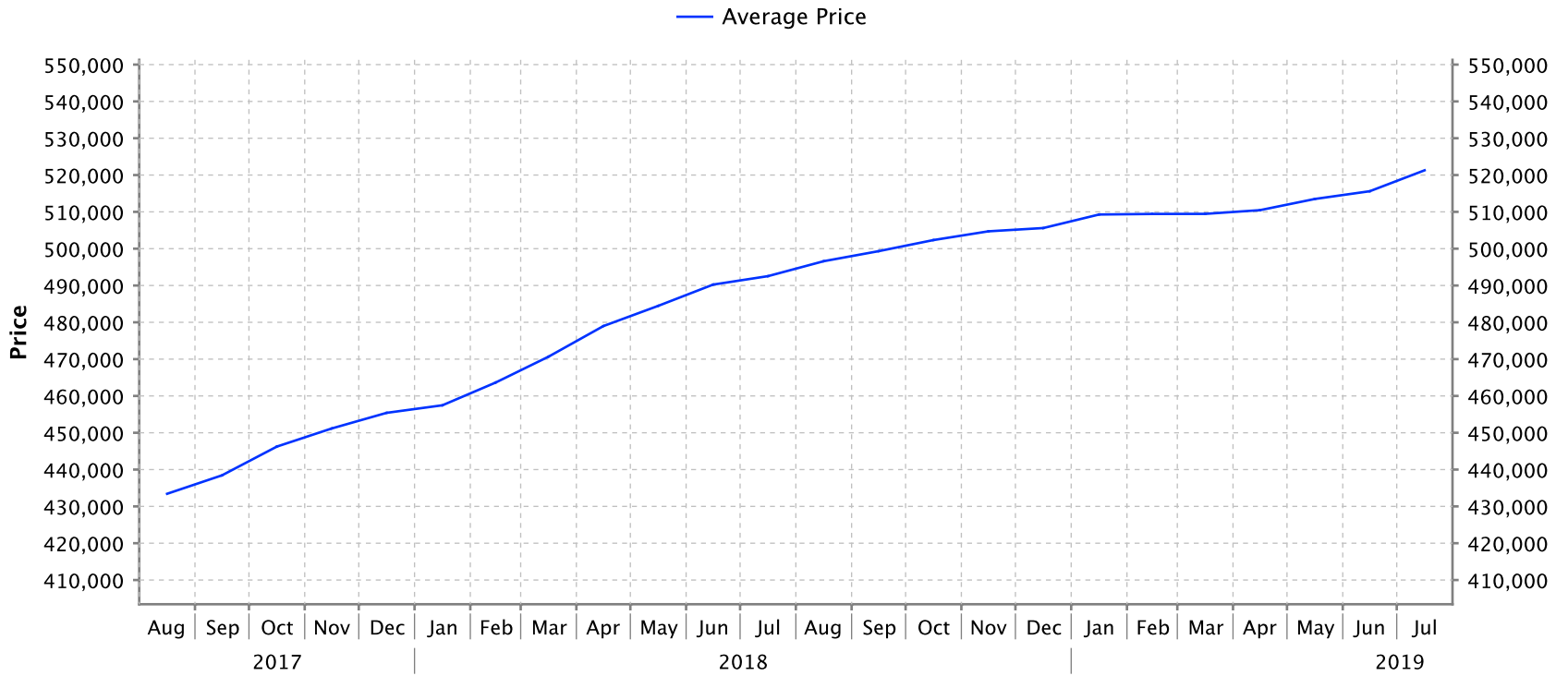


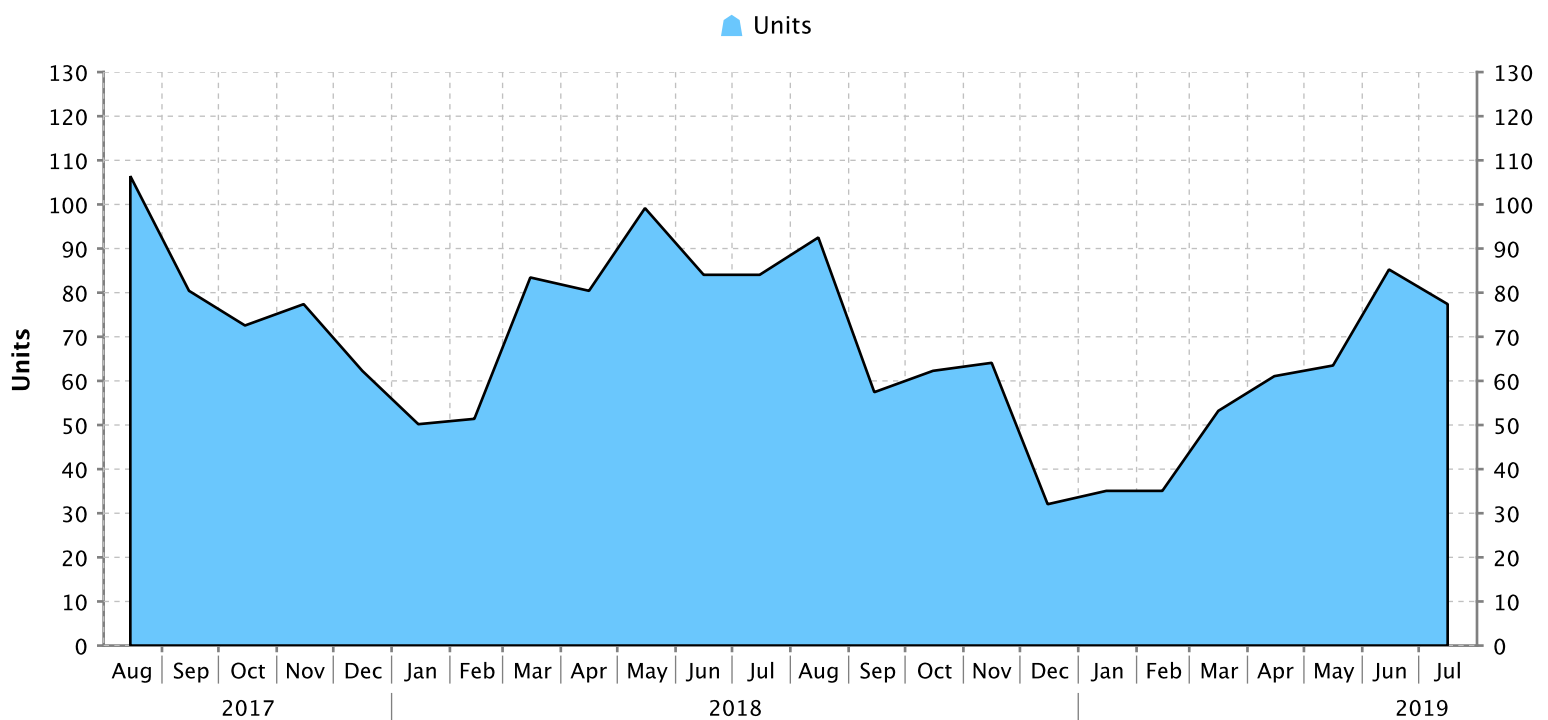
Cowichan Valley as at July 31, 2019

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	17	8	112%	176	151	17%
Units Reported Sold	7	1	600%	59	85	-31%
Sell/List Ratio	41%	12%		34%	56%	
Reported Sales Dollars	\$1,401,350	\$130,000	978%	\$11,258,725	\$15,053,296	-25%
Average Sell Price / Unit	\$200,193	\$130,000	54%	\$190,826	\$177,098	8%
Median Sell Price	\$229,000			\$186,375		
Sell Price / List Price	101%	104%		95%	96%	
Days to Sell	25	98	-74%	91	115	-20%
Active Listings	105	60				
Single Family						
Units Listed	95	118	-19%	1,023	1,213	-16%
Units Reported Sold	77	84	-8%	716	928	-23%
Sell/List Ratio	81%	71%		70%	77%	
Reported Sales Dollars	\$42,672,080	\$42,206,250	1%	\$373,246,801	\$457,079,299	-18%
Average Sell Price / Unit	\$554,183	\$502,455	10%	\$521,294	\$492,542	6%
Median Sell Price	\$547,000			\$512,000		
Sell Price / List Price	95%	98%		97%	99%	
Days to Sell	32	27	17%	36	28	27%
Active Listings	233	226				
Condos (Apt)						
Units Listed	14	16	-12%	144	210	-31%
Units Reported Sold	9	14	-36%	113	137	-18%
Sell/List Ratio	64%	88%		78%	65%	
Reported Sales Dollars	\$2,182,700	\$3,181,900	-31%	\$24,920,300	\$28,322,170	-12%
Average Sell Price / Unit	\$242,522	\$227,279	7%	\$220,534	\$206,731	7%
Median Sell Price	\$260,000			\$202,500		
Sell Price / List Price	97%	96%		97%	98%	
Days to Sell	24	45	-46%	33	38	-13%
Active Listings	28	34				
Condos (Patio)						
Units Listed	3	5	-40%	36	29	24%
Units Reported Sold	3	2	50%	23	23	0%
Sell/List Ratio	100%	40%		64%	79%	
Reported Sales Dollars	\$1,093,000	\$714,900	53%	\$8,452,400	\$8,578,204	-1%
Average Sell Price / Unit	\$364,333	\$357,450	2%	\$367,496	\$372,965	-1%
Median Sell Price	\$355,000			\$360,000		
Sell Price / List Price	90%	99%		98%	99%	
Days to Sell	53	18	203%	34	39	-13%
Active Listings	11	6				
Condos (Twnhse)						
Units Listed	16	10	60%	129	161	-20%
Units Reported Sold	14	11	27%	113	120	-6%
Sell/List Ratio	88%	110%		88%	75%	
Reported Sales Dollars	\$4,737,700	\$4,457,400	6%	\$38,076,998	\$39,692,900	-4%
Average Sell Price / Unit	\$338,407	\$405,218	-16%	\$336,965	\$330,774	2%
Median Sell Price	\$332,000			\$332,000		
Sell Price / List Price	98%	97%		98%	99%	
Days to Sell	17	56	-70%	35	33	7%
Active Listings	21	27				

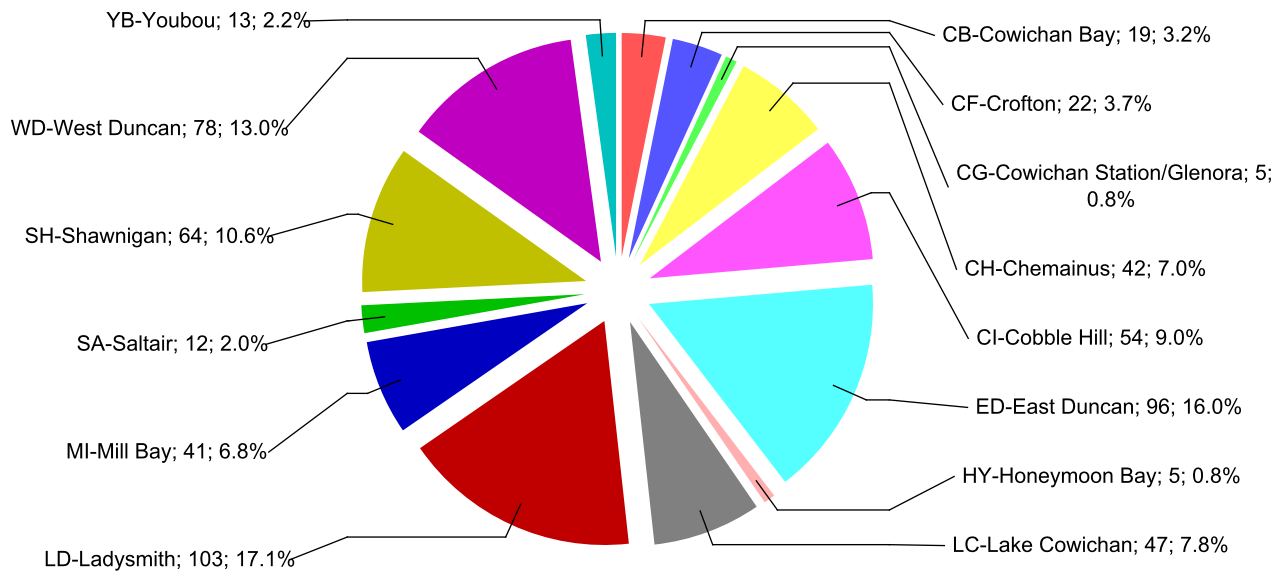
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Jul 31, 2019

	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	2	9	4	1	3	0	0	19
CF-Crofton	0	0	1	0	3	4	5	4	5	0	0	0	0	0	22
CG-Cowichan Station/Glenora	0	0	0	0	0	1	1	0	1	1	1	0	0	0	5
CH-Chemainus	0	0	0	0	2	2	6	5	20	3	2	0	0	2	42
CI-Cobble Hill	0	0	0	0	0	0	2	8	16	9	8	5	4	2	54
ED-East Duncan	0	1	0	1	3	8	3	11	31	18	9	5	3	3	96
HY-Honeymoon Bay	0	0	1	1	0	0	1	1	1	0	0	0	0	0	5
LC-Lake Cowichan	0	1	2	4	4	3	13	2	11	4	0	0	1	2	47
LD-Ladysmith	0	1	1	2	4	5	16	17	25	19	7	2	1	3	103
MI-Mill Bay	0	0	1	0	0	1	0	2	9	7	11	5	4	1	41
SA-Saltair	0	0	0	0	0	0	4	2	2	0	3	1	0	0	12
SH-Shawnigan	0	1	0	0	1	0	4	14	15	14	3	3	2	7	64
WD-West Duncan	0	0	1	2	4	4	9	25	25	5	0	1	1	1	78
YB-Youbou	0	1	1	3	1	0	1	2	1	1	0	1	0	1	13
Zone 3 TOTALS	0	5	8	13	22	28	65	95	171	85	45	26	16	22	601

Cowichan Valley - Single Family Sales by Subarea



Total Unconditional Sales January 1 to July 31, 2019 = 601