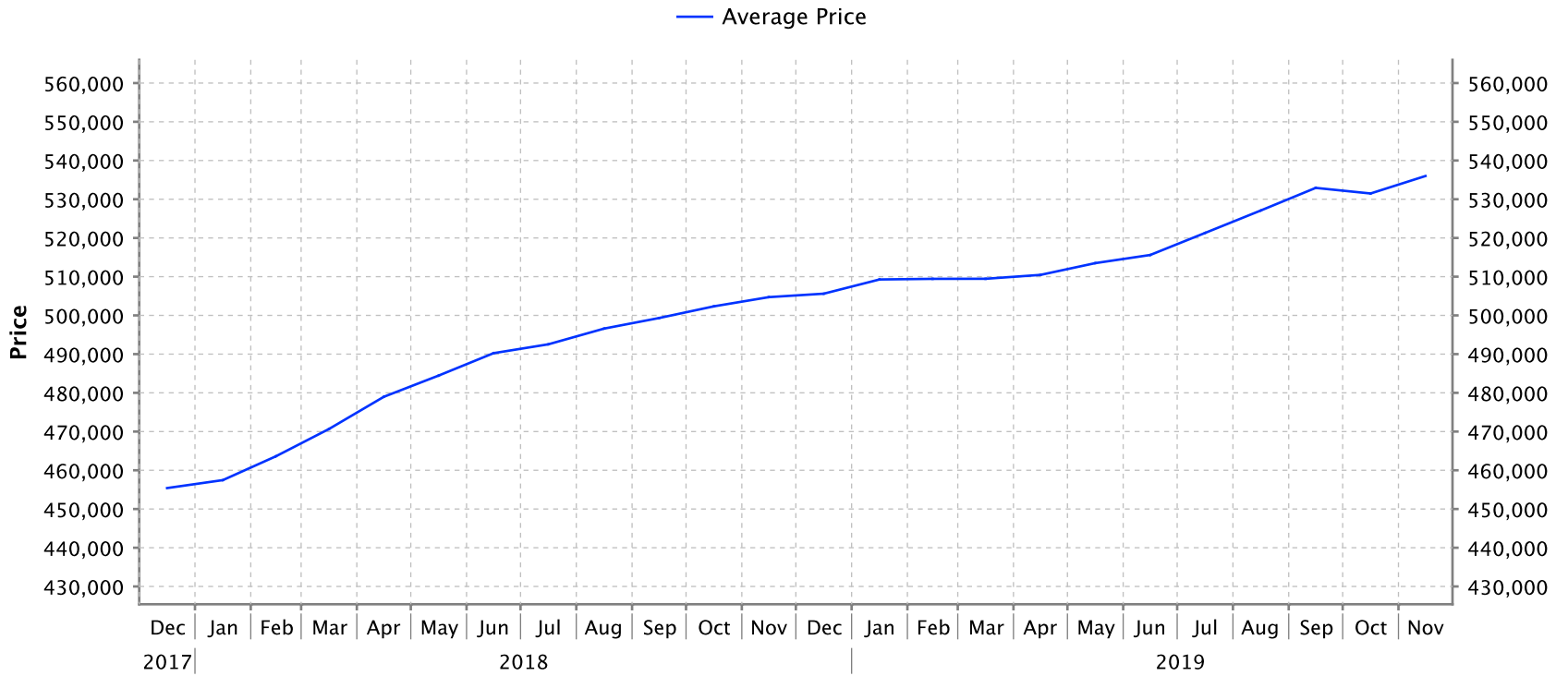


Cowichan Valley

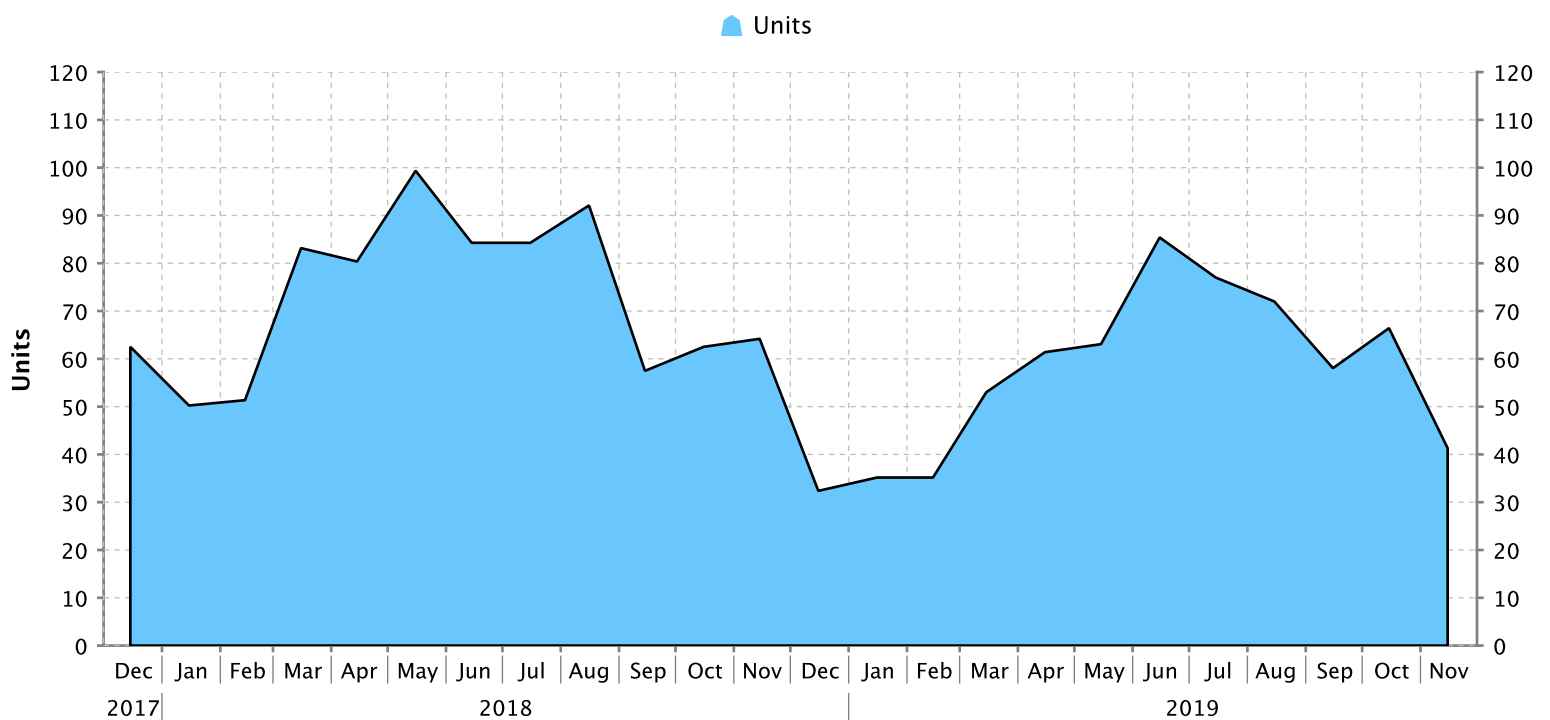
as at November 30, 2019

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	5	6	-17%	249	123	102%
Units Reported Sold	9	5	80%	60	64	-6%
Sell/List Ratio	180%	83%		24%	52%	
Reported Sales Dollars	\$1,904,300	\$883,875	115%	\$12,217,750	\$12,090,571	1%
Average Sell Price / Unit	\$211,589	\$176,775	20%	\$203,629	\$188,915	8%
Median Sell Price	\$194,900			\$198,000		
Sell Price / List Price	99%	93%		95%	97%	
Days to Sell	73	60	21%	90	85	6%
Active Listings	155	49				
Single Family						
Units Listed	68	51	33%	1,025	1,111	-8%
Units Reported Sold	41	64	-36%	678	868	-22%
Sell/List Ratio	60%	125%		66%	78%	
Reported Sales Dollars	\$22,084,000	\$31,250,244	-29%	\$363,405,532	\$438,094,288	-17%
Average Sell Price / Unit	\$538,634	\$488,285	10%	\$535,996	\$504,717	6%
Median Sell Price	\$520,000			\$523,000		
Sell Price / List Price	96%	97%		97%	98%	
Days to Sell	42	38	10%	37	32	17%
Active Listings	166	154				
Condos (Apt)						
Units Listed	10	6	67%	141	173	-18%
Units Reported Sold	6	8	-25%	96	148	-35%
Sell/List Ratio	60%	133%		68%	86%	
Reported Sales Dollars	\$1,512,900	\$1,720,300	-12%	\$23,285,350	\$31,679,022	-26%
Average Sell Price / Unit	\$252,150	\$215,038	17%	\$242,556	\$214,047	13%
Median Sell Price	\$275,000			\$224,000		
Sell Price / List Price	95%	97%		97%	97%	
Days to Sell	33	60	-46%	36	33	7%
Active Listings	27	18				
Condos (Patio)						
Units Listed	2	1	100%	32	35	-9%
Units Reported Sold	2	2	0%	24	29	-17%
Sell/List Ratio	100%	200%		75%	83%	
Reported Sales Dollars	\$1,047,013	\$726,000	44%	\$8,771,513	\$10,409,804	-16%
Average Sell Price / Unit	\$523,506	\$363,000	44%	\$365,480	\$358,959	2%
Median Sell Price	\$602,000			\$370,000		
Sell Price / List Price	100%	97%		96%	99%	
Days to Sell	30	15	103%	53	31	68%
Active Listings	5	5				
Condos (Twnhse)						
Units Listed	8	8	0%	116	159	-27%
Units Reported Sold	4	6	-33%	99	123	-20%
Sell/List Ratio	50%	75%		85%	77%	
Reported Sales Dollars	\$1,232,500	\$1,813,401	-32%	\$34,271,755	\$41,837,601	-18%
Average Sell Price / Unit	\$308,125	\$302,234	2%	\$346,179	\$340,143	2%
Median Sell Price	\$290,000			\$332,000		
Sell Price / List Price	95%	98%		98%	98%	
Days to Sell	46	27	71%	36	32	13%
Active Listings	20	25				

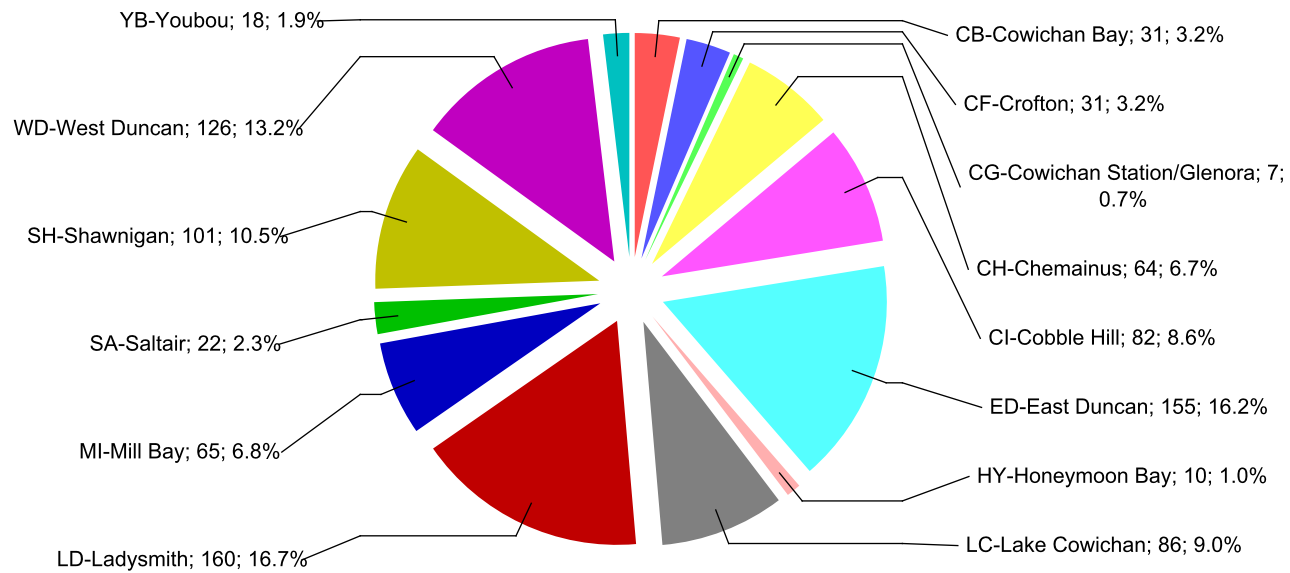
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Nov 30, 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	4	14	8	1	3	0	1	31
CF-Crofton	0	0	1	0	3	6	7	5	6	3	0	0	0	0	31
CG-Cowichan Station/Glenora	0	0	0	0	0	1	1	0	1	3	1	0	0	0	7
CH-Chemainus	0	0	1	0	2	7	7	10	23	8	2	0	1	3	64
CI-Cobble Hill	0	0	0	0	0	0	2	13	20	14	14	8	5	6	82
ED-East Duncan	0	2	0	2	4	15	10	14	43	30	15	11	3	6	155
HY-Honeymoon Bay	0	0	1	2	1	1	1	1	1	1	0	1	0	0	10
LC-Lake Cowichan	0	3	3	9	7	10	20	3	17	7	0	1	2	4	86
LD-Ladysmith	0	1	1	2	7	7	26	29	38	28	11	3	2	5	160
MI-Mill Bay	0	0	1	0	0	1	0	2	14	16	16	7	6	2	65
SA-Saltair	0	0	0	0	1	0	4	3	4	3	4	2	0	1	22
SH-Shawnigan	0	1	0	0	2	0	7	18	26	21	9	5	1	11	101
WD-West Duncan	0	0	1	2	9	9	17	35	34	12	2	2	1	2	126
YB-Youbou	0	1	1	3	1	2	1	3	1	0	1	1	0	3	18
Zone 3 TOTALS	0	8	10	20	37	59	103	140	242	154	76	44	21	44	958

Cowichan Valley - Single Family Sales by Subarea



Total Unconditional Sales January 1 to November 30, 2019 = 958