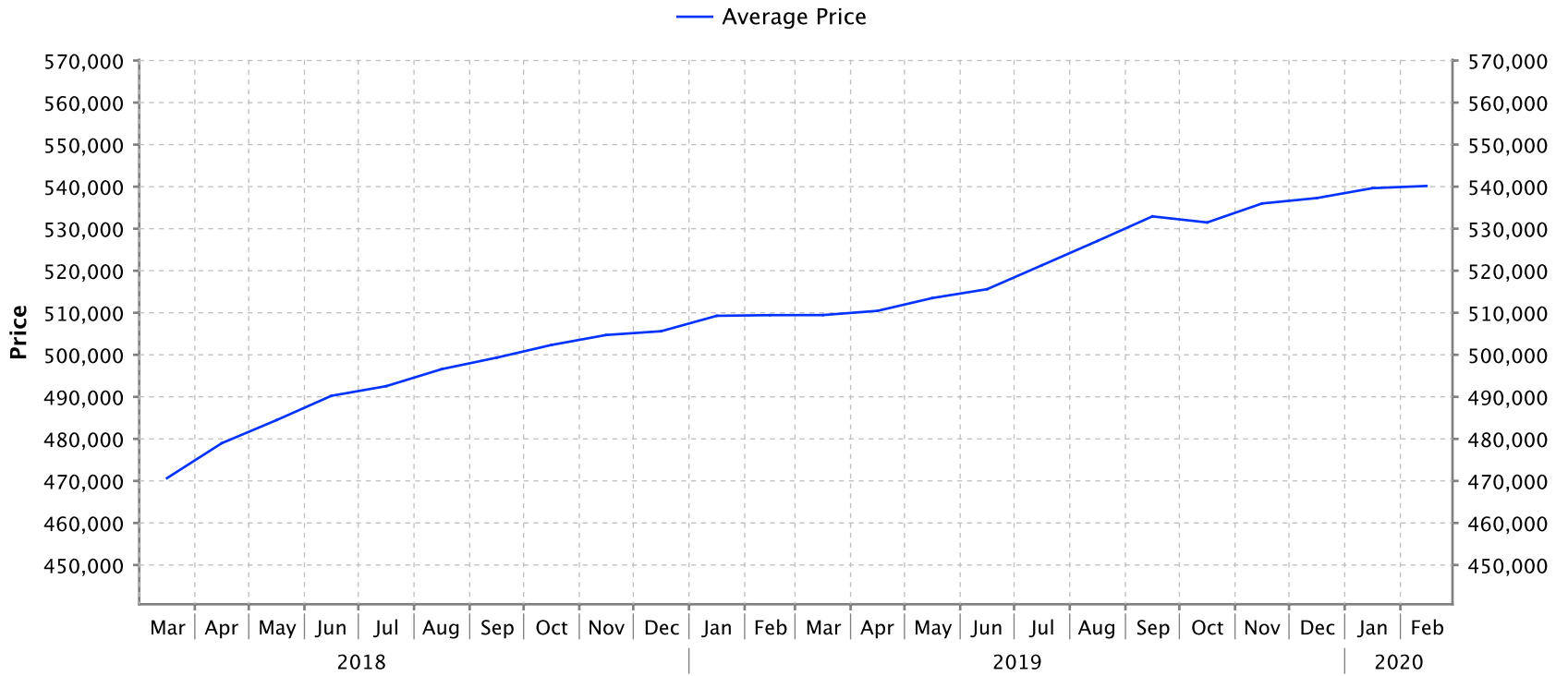


# Cowichan Valley

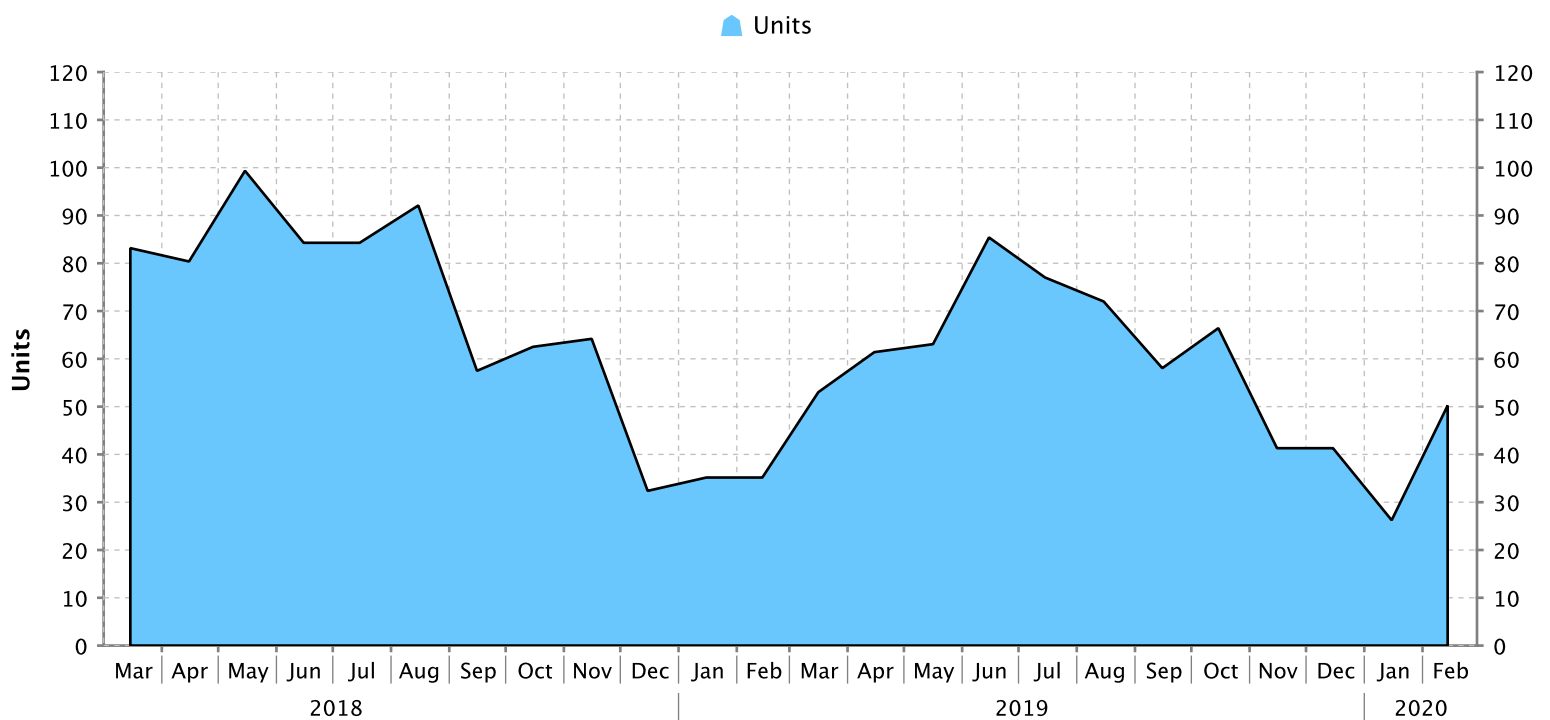
## as at February 29, 2020

### 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	35	5	600%	278	103	170%
Units Reported Sold	9	1	800%	67	49	37%
Sell/List Ratio	26%	20%		24%	48%	
Reported Sales Dollars	\$2,134,000	\$186,375	1,045%	\$13,712,875	\$9,836,446	39%
Average Sell Price / Unit	\$237,111	\$186,375	27%	\$204,670	\$200,744	2%
Median Sell Price	\$228,000			\$209,900		
Sell Price / List Price	89%	100%		95%	96%	
Days to Sell	111	147	-24%	92	86	7%
Active Listings	155	44				
<b>Single Family</b>						
Units Listed	76	54	41%	1,048	1,092	-4%
Units Reported Sold	50	35	43%	693	807	-14%
Sell/List Ratio	66%	65%		66%	74%	
Reported Sales Dollars	\$26,655,888	\$18,199,420	46%	\$374,334,795	\$411,116,220	-9%
Average Sell Price / Unit	\$533,118	\$519,983	3%	\$540,166	\$509,438	6%
Median Sell Price	\$529,000			\$528,000		
Sell Price / List Price	97%	97%		97%	98%	
Days to Sell	40	47	-13%	37	31	18%
Active Listings	142	124				
<b>Condos (Apt)</b>						
Units Listed	12	6	100%	149	159	-6%
Units Reported Sold	12	10	20%	102	138	-26%
Sell/List Ratio	100%	167%		68%	87%	
Reported Sales Dollars	\$2,731,900	\$2,222,800	23%	\$24,956,950	\$29,941,246	-17%
Average Sell Price / Unit	\$227,658	\$222,280	2%	\$244,676	\$216,966	13%
Median Sell Price	\$258,000			\$225,000		
Sell Price / List Price	97%	98%		97%	97%	
Days to Sell	46	50	-9%	35	35	1%
Active Listings	20	17				
<b>Condos (Patio)</b>						
Units Listed	1	3	-67%	24	40	-40%
Units Reported Sold	0	0		24	28	-14%
Sell/List Ratio	0%	0%		100%	70%	
Reported Sales Dollars	\$0	\$0		\$8,638,013	\$10,288,554	-16%
Average Sell Price / Unit				\$359,917	\$367,448	-2%
Median Sell Price				\$349,000		
Sell Price / List Price				96%	99%	
Days to Sell				57	28	101%
Active Listings	3	8				
<b>Condos (Twnhse)</b>						
Units Listed	10	9	11%	119	147	-19%
Units Reported Sold	9	7	29%	97	124	-22%
Sell/List Ratio	90%	78%		82%	84%	
Reported Sales Dollars	\$2,669,900	\$2,695,808	-1%	\$33,128,658	\$42,443,098	-22%
Average Sell Price / Unit	\$296,656	\$385,115	-23%	\$341,533	\$342,283	-0%
Median Sell Price	\$289,900			\$325,000		
Sell Price / List Price	97%	101%		97%	98%	
Days to Sell	14	76	-81%	32	37	-13%
Active Listings	16	16				

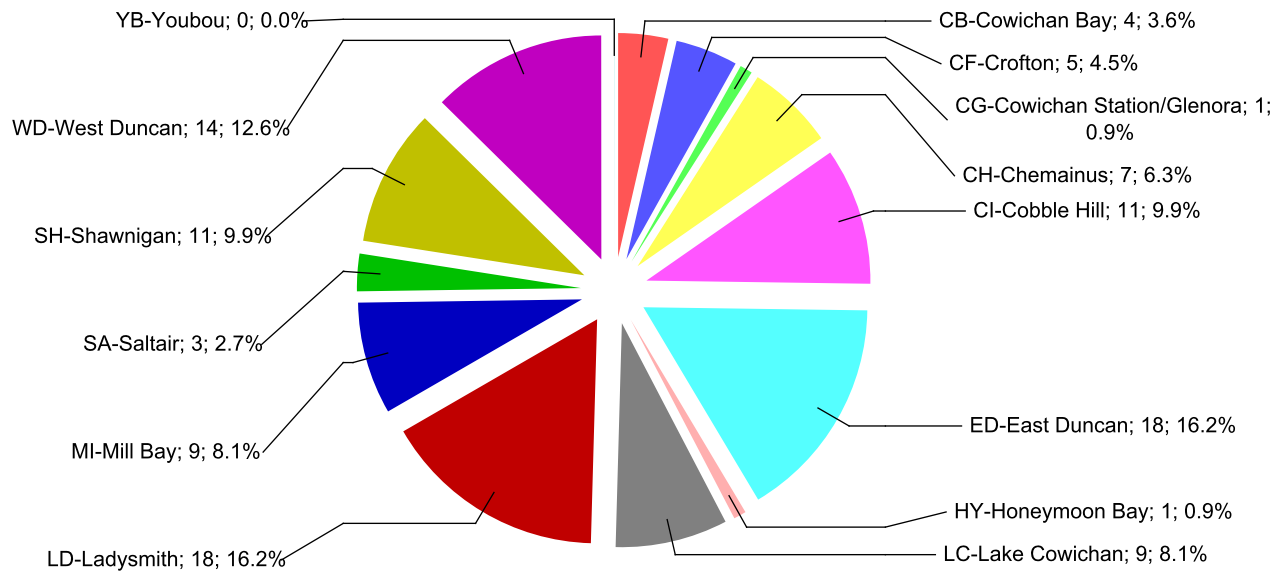
**PLEASE NOTE: SINGLE FAMILY** property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

# MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Feb 29, 2020

	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	1	0	0	1	0	0	0	1	4
CF-Crofton	0	0	0	0	0	2	0	1	2	0	0	0	0	0	5
CG-Cowichan Station/Glenora	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
CH-Chemainus	0	0	0	0	0	1	0	1	4	1	0	0	0	0	7
CI-Cobble Hill	0	0	0	0	0	0	0	2	4	1	1	3	0	0	11
ED-East Duncan	0	0	0	1	2	3	1	0	4	2	2	2	0	1	18
HY-Honeymoon Bay	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
LC-Lake Cowichan	0	0	0	2	2	0	1	0	1	2	1	0	0	0	9
LD-Ladysmith	0	0	0	0	2	1	3	3	3	3	2	0	1	0	18
MI-Mill Bay	0	0	0	0	1	0	1	0	2	0	2	1	1	1	9
SA-Saltair	0	0	0	0	0	0	0	0	1	0	1	1	0	0	3
SH-Shawnigan	0	0	0	0	0	0	3	2	2	1	1	0	1	1	11
WD-West Duncan	0	0	0	0	0	1	4	1	7	1	0	0	0	0	14
YB-Youbou	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Zone 3 TOTALS</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>7</b>	<b>9</b>	<b>14</b>	<b>11</b>	<b>30</b>	<b>12</b>	<b>10</b>	<b>8</b>	<b>3</b>	<b>4</b>	<b>111</b>

## Cowichan Valley - Single Family Sales by Subarea



Total Unconditional Sales January 1 to February 29, 2020 = 111