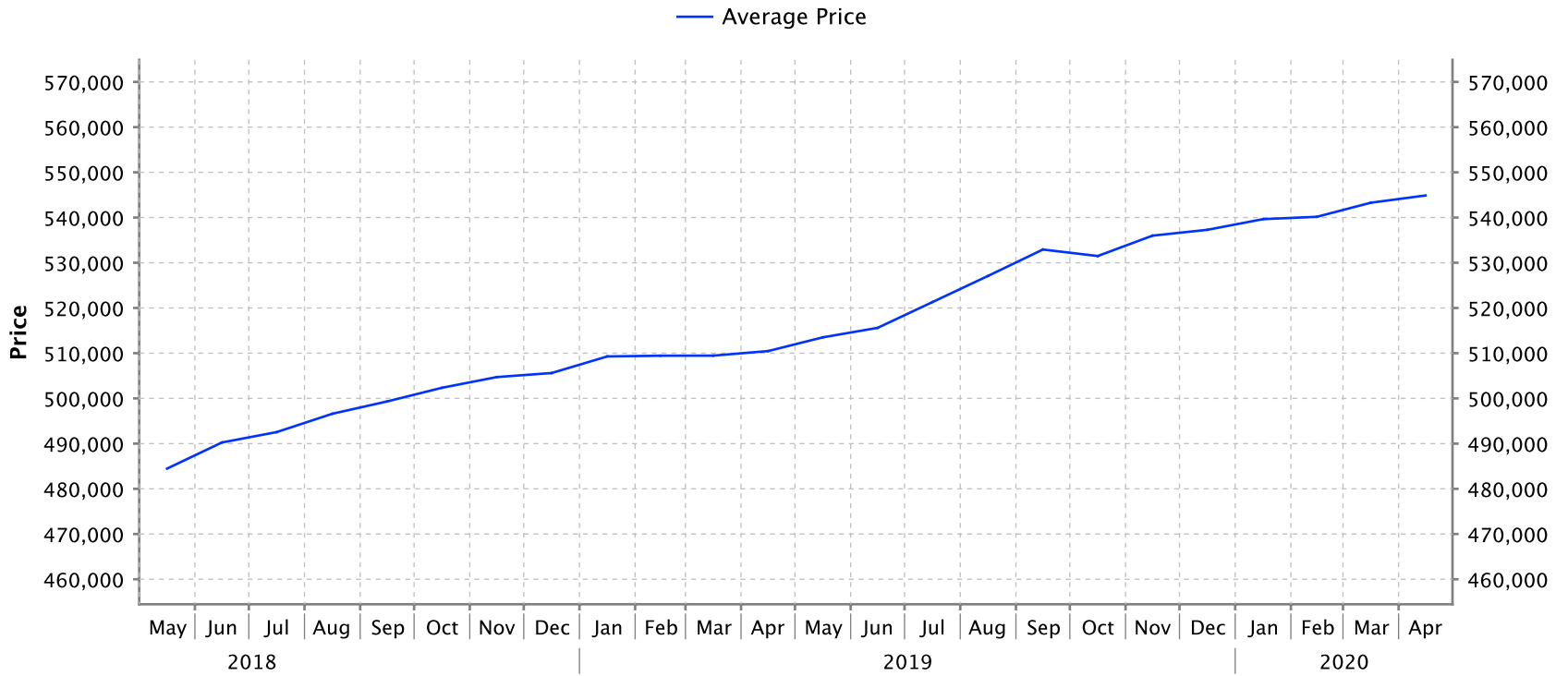


Cowichan Valley

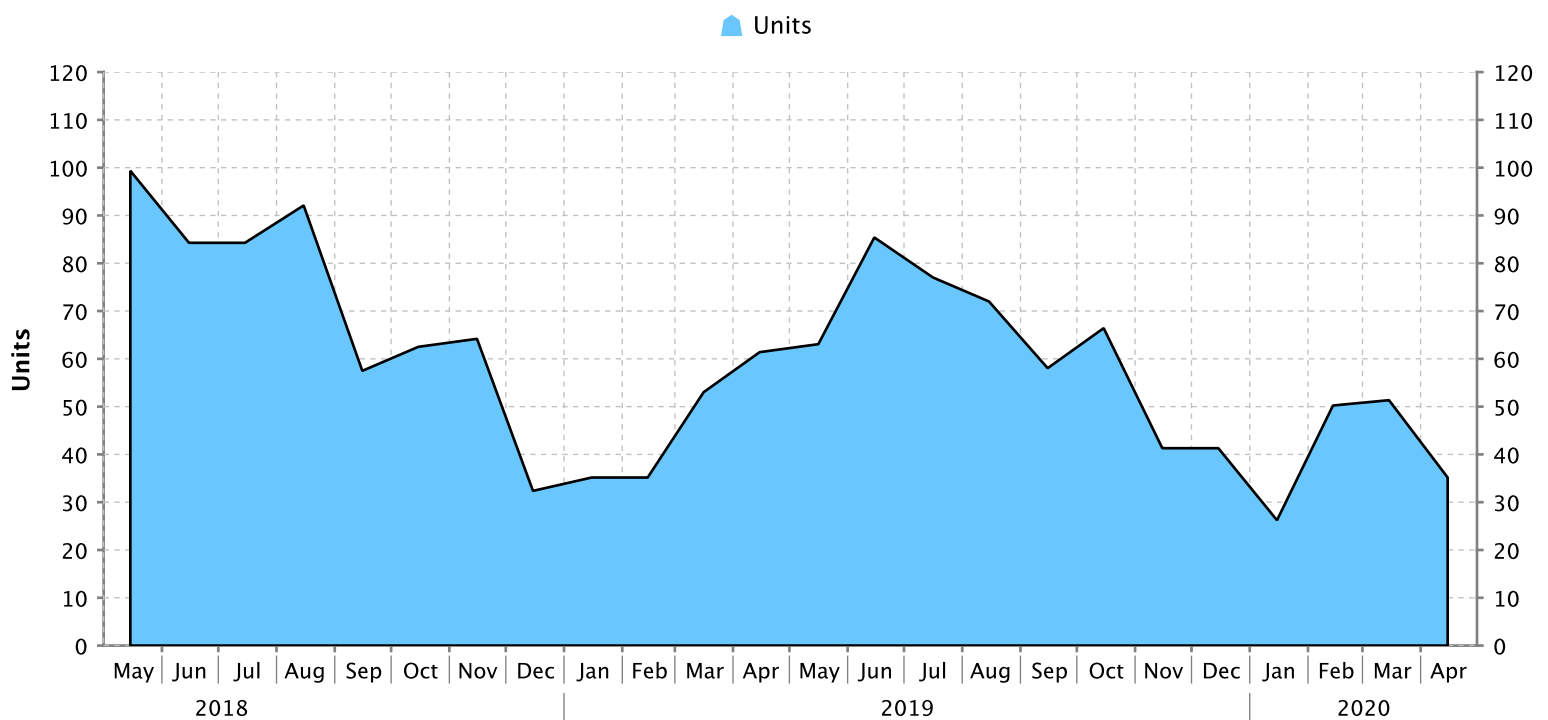
as at April 30, 2020

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
Lots						
Units Listed	49	8	512%	318	95	235%
Units Reported Sold	2	2	0%	70	45	56%
Sell/List Ratio	4%	25%		22%	47%	
Reported Sales Dollars	\$269,900	\$356,000	-24%	\$14,227,800	\$8,314,675	71%
Average Sell Price / Unit	\$134,950	\$178,000	-24%	\$203,254	\$184,771	10%
Median Sell Price	\$199,900			\$209,900		
Sell Price / List Price	84%	86%		95%	95%	
Days to Sell	219	138	59%	93	89	5%
Active Listings	168	36				
Single Family						
Units Listed	77	122	-37%	1,019	1,074	-5%
Units Reported Sold	35	61	-43%	665	758	-12%
Sell/List Ratio	45%	50%		65%	71%	
Reported Sales Dollars	\$19,916,100	\$32,976,560	-40%	\$362,345,170	\$386,931,130	-6%
Average Sell Price / Unit	\$569,031	\$540,599	5%	\$544,880	\$510,463	7%
Median Sell Price	\$594,500			\$535,000		
Sell Price / List Price	97%	98%		97%	97%	
Days to Sell	47	30	57%	37	34	10%
Active Listings	194	186				
Condos (Apt)						
Units Listed	8	13	-38%	151	151	0%
Units Reported Sold	5	8	-38%	96	132	-27%
Sell/List Ratio	62%	62%		64%	87%	
Reported Sales Dollars	\$800,900	\$1,923,450	-58%	\$23,617,400	\$28,764,800	-18%
Average Sell Price / Unit	\$160,180	\$240,431	-33%	\$246,015	\$217,915	13%
Median Sell Price	\$165,000			\$225,000		
Sell Price / List Price	95%	100%		97%	97%	
Days to Sell	20	33	-40%	35	37	-5%
Active Listings	29	23				
Condos (Patio)						
Units Listed	0	3	-100%	18	37	-51%
Units Reported Sold	0	1	-100%	21	24	-12%
Sell/List Ratio		33%		117%	65%	
Reported Sales Dollars	\$0	\$419,000	-100%	\$7,459,513	\$9,369,637	-20%
Average Sell Price / Unit		\$419,000		\$355,215	\$390,402	-9%
Median Sell Price				\$346,000		
Sell Price / List Price		100%		95%	99%	
Days to Sell		52		60	34	79%
Active Listings	4	12				
Condos (Twnhse)						
Units Listed	6	14	-57%	113	146	-23%
Units Reported Sold	3	12	-75%	94	119	-21%
Sell/List Ratio	50%	86%		83%	82%	
Reported Sales Dollars	\$1,135,050	\$3,940,400	-71%	\$32,195,908	\$40,980,098	-21%
Average Sell Price / Unit	\$378,350	\$328,367	15%	\$342,510	\$344,371	-1%
Median Sell Price	\$322,000			\$325,000		
Sell Price / List Price	97%	99%		97%	98%	
Days to Sell	14	18	-24%	31	40	-23%
Active Listings	16	17				

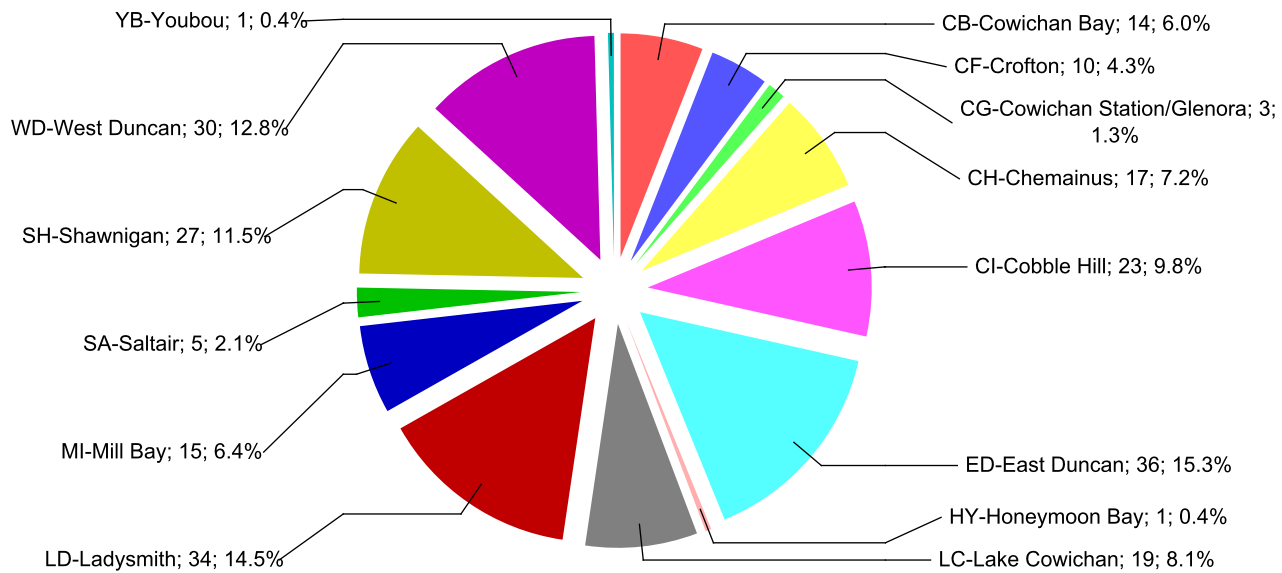
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Apr 30, 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	1	5	1	2	0	3	14
CF-Crofton	0	0	0	0	0	2	3	3	2	0	0	0	0	0	10
CG-Cowichan Station/Glenora	0	0	0	0	0	0	0	1	0	0	1	1	0	0	3
CH-Chemainus	0	0	0	0	0	3	3	1	8	1	1	0	0	0	17
CI-Cobble Hill	0	0	0	0	0	0	0	2	6	5	3	5	1	1	23
ED-East Duncan	0	0	0	1	2	8	1	1	6	6	7	2	0	2	36
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	7	1	1	1	2	3	1	1	0	0	19
LD-Ladysmith	0	0	0	1	2	2	3	6	9	5	5	0	1	0	34
MI-Mill Bay	0	0	0	0	2	0	1	0	4	1	3	1	1	2	15
SA-Saltair	0	0	0	0	0	0	0	0	1	0	3	1	0	0	5
SH-Shawnigan	0	0	0	0	0	0	4	4	5	3	5	2	1	3	27
WD-West Duncan	0	0	0	1	0	2	6	2	14	4	1	0	0	0	30
YB-Youbou	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
Zone 3 TOTALS	0	0	0	6	13	19	23	22	58	33	31	15	4	11	235

Cowichan Valley - Single Family Sales by Subarea



Total Unconditional Sales January 1 to April 30, 2020 = 235