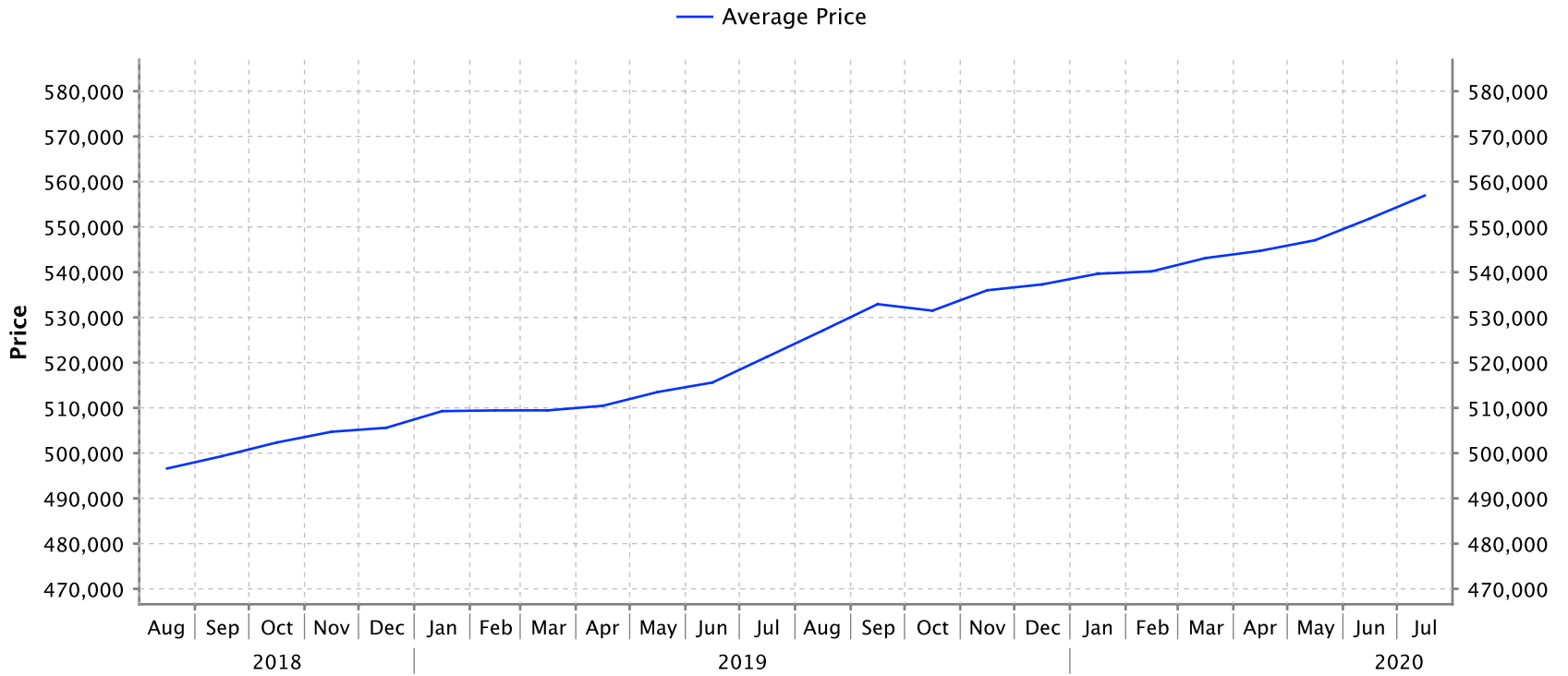


# Cowichan Valley

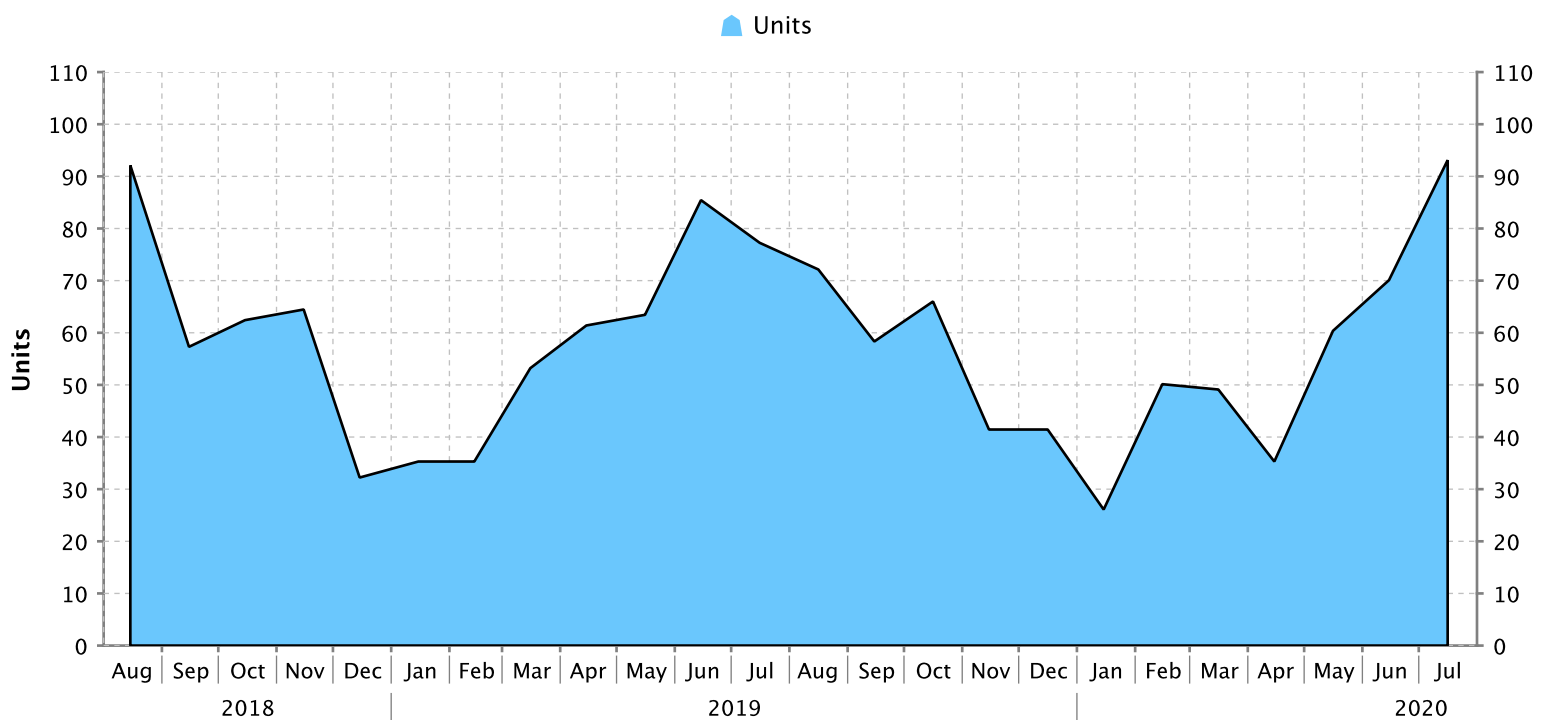
## as at July 31, 2020

### 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	5	17	-71%	239	176	36%
Units Reported Sold	3	5	-40%	62	52	19%
Sell/List Ratio	60%	29%		26%	30%	
Reported Sales Dollars	\$565,000	\$941,550	-40%	\$13,034,050	\$9,589,425	36%
Average Sell Price / Unit	\$188,333	\$188,310	0%	\$210,227	\$184,412	14%
Median Sell Price	\$225,000			\$214,000		
Sell Price / List Price	97%	101%		95%	94%	
Days to Sell	130	19	597%	109	101	7%
Active Listings	164	105				
<b>Single Family</b>						
Units Listed	84	96	-12%	915	1,024	-11%
Units Reported Sold	93	77	21%	661	716	-8%
Sell/List Ratio	111%	80%		72%	70%	
Reported Sales Dollars	\$54,851,795	\$42,672,080	29%	\$368,126,407	\$373,246,801	-1%
Average Sell Price / Unit	\$589,804	\$554,183	6%	\$556,923	\$521,294	7%
Median Sell Price	\$570,000			\$540,000		
Sell Price / List Price	99%	95%		97%	97%	
Days to Sell	33	32	3%	40	36	11%
Active Listings	157	234				
<b>Condos (Apt)</b>						
Units Listed	14	14	0%	143	144	-1%
Units Reported Sold	6	9	-33%	96	113	-15%
Sell/List Ratio	43%	64%		67%	78%	
Reported Sales Dollars	\$1,664,162	\$2,182,700	-24%	\$24,638,662	\$24,920,300	-1%
Average Sell Price / Unit	\$277,360	\$242,522	14%	\$256,653	\$220,534	16%
Median Sell Price	\$300,012			\$258,000		
Sell Price / List Price	99%	97%		96%	97%	
Days to Sell	35	24	44%	40	33	20%
Active Listings	37	28				
<b>Condos (Patio)</b>						
Units Listed	2	3	-33%	16	36	-56%
Units Reported Sold	2	3	-33%	15	23	-35%
Sell/List Ratio	100%	100%		94%	64%	
Reported Sales Dollars	\$730,000	\$1,093,000	-33%	\$5,276,113	\$8,452,400	-38%
Average Sell Price / Unit	\$365,000	\$364,333	0%	\$351,741	\$367,496	-4%
Median Sell Price	\$365,000			\$342,600		
Sell Price / List Price	96%	90%		95%	98%	
Days to Sell	68	53	27%	62	34	83%
Active Listings	6	11				
<b>Condos (Twnhse)</b>						
Units Listed	12	16	-25%	100	129	-22%
Units Reported Sold	11	14	-21%	81	113	-28%
Sell/List Ratio	92%	88%		81%	88%	
Reported Sales Dollars	\$4,000,500	\$4,737,700	-16%	\$27,451,158	\$38,076,998	-28%
Average Sell Price / Unit	\$363,682	\$338,407	7%	\$338,903	\$336,965	1%
Median Sell Price	\$343,000			\$320,000		
Sell Price / List Price	97%	98%		97%	98%	
Days to Sell	45	17	170%	34	35	-4%
Active Listings	17	21				

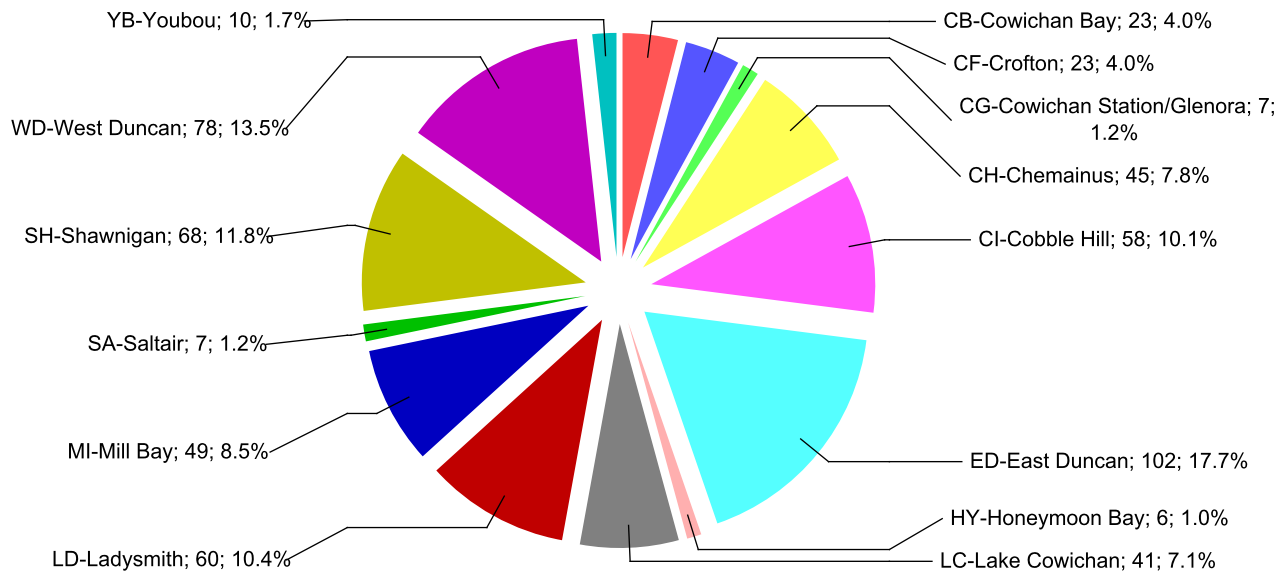
**PLEASE NOTE: SINGLE FAMILY** property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

# MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Jul 31, 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	5	6	3	4	0	3	23
CF-Crofton	0	0	0	0	0	3	5	6	6	1	0	1	0	1	23
CG-Cowichan Station/Glenora	0	0	0	0	0	0	1	1	1	0	2	1	1	0	7
CH-Chemainus	0	0	0	0	0	3	7	4	23	3	1	2	1	1	45
CI-Cobble Hill	0	0	0	0	0	1	2	6	9	16	9	8	4	3	58
ED-East Duncan	0	0	0	1	5	13	4	6	22	21	16	4	3	7	102
HY-Honeymoon Bay	0	0	0	1	2	0	0	1	0	0	1	0	0	1	6
LC-Lake Cowichan	0	0	1	5	10	5	4	2	4	5	2	1	1	1	41
LD-Ladysmith	0	0	0	1	2	2	5	10	18	10	7	0	2	3	60
MI-Mill Bay	0	0	0	0	2	0	1	0	6	4	12	13	3	8	49
SA-Saltair	0	0	0	0	0	1	0	0	2	0	3	1	0	0	7
SH-Shawnigan	0	0	0	0	0	0	5	10	15	8	10	6	4	10	68
WD-West Duncan	0	0	0	2	1	4	15	10	27	16	1	2	0	0	78
YB-Youbou	0	0	1	1	0	1	2	2	0	1	0	0	1	1	10
<b>Zone 3 TOTALS</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>11</b>	<b>22</b>	<b>34</b>	<b>52</b>	<b>58</b>	<b>138</b>	<b>91</b>	<b>67</b>	<b>43</b>	<b>20</b>	<b>39</b>	<b>577</b>

## Cowichan Valley - Single Family Sales by Subarea



Total Unconditional Sales January 1 to July 31, 2020 = 577