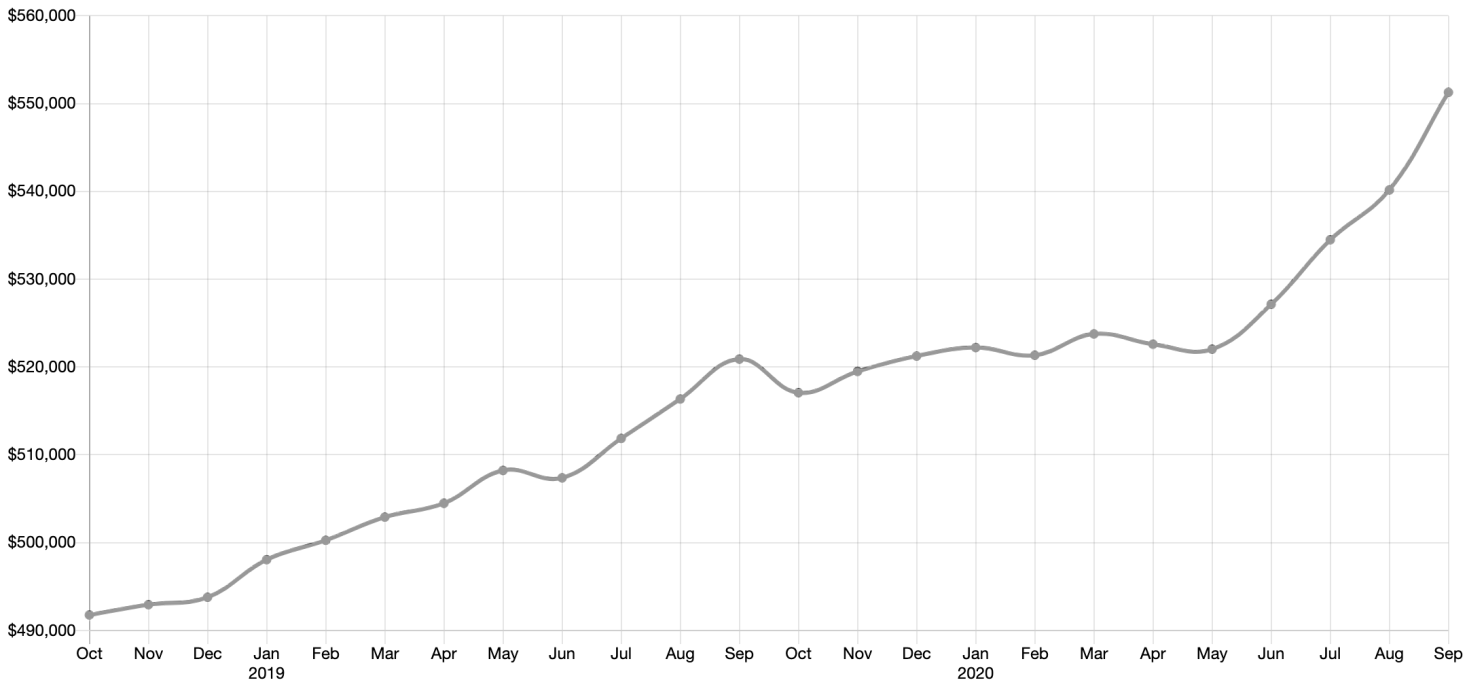


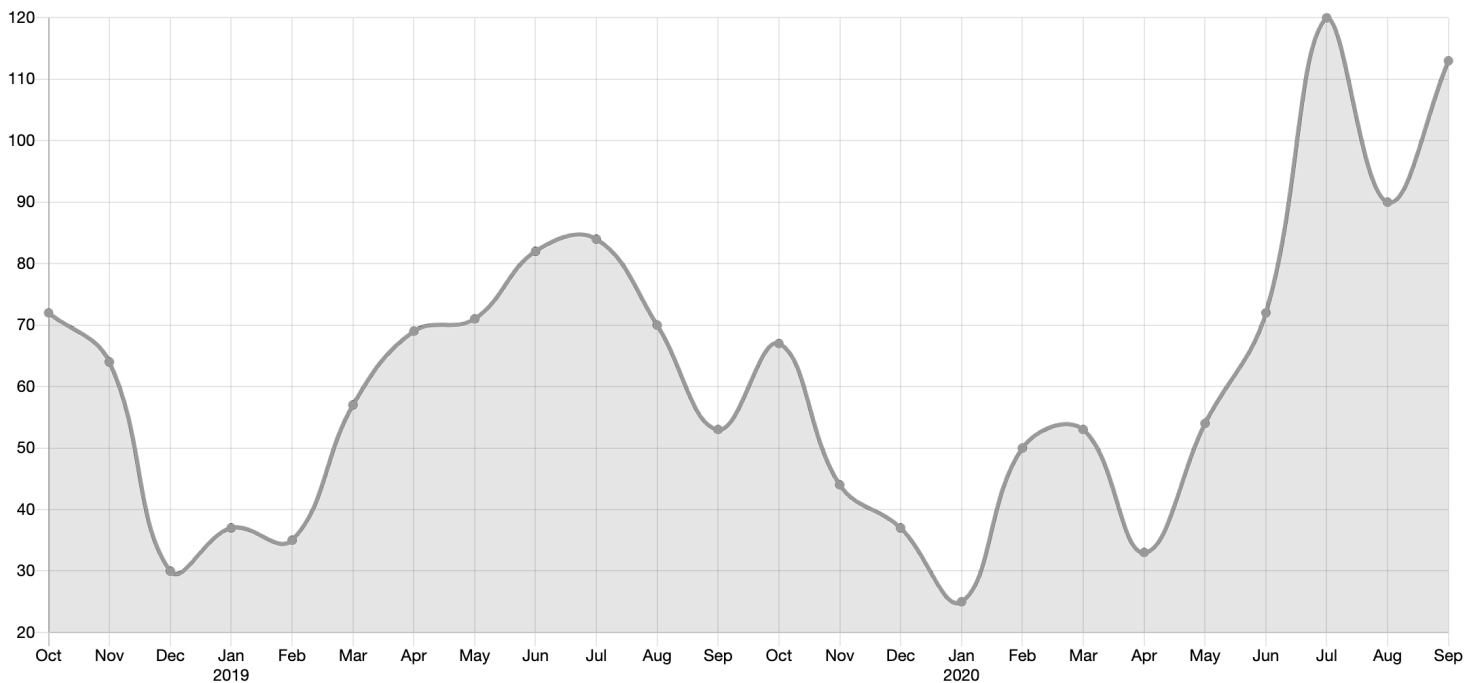
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 Zone 3 - Cowichan Valley • September, 2020

**CUMULATIVE RESIDENTIAL AVERAGE SINGLE FAMILY DETACHED 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 DETACHED UNITS REPORTED SOLD**



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**COMPARATIVE ACTIVITY BY PROPERTY TYPE**

**SINGLE FAMILY DETACHED**

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	104	73	42.47%	977	1,029	-5.05%
Units Reported Sold	113	53	113.21%	758	724	4.70%
Sell / List Ratio	108.65%	72.60%		77.58%	70.36%	
Reported Sales Dollars	\$68,399,342	\$27,559,950	148.18%	\$417,871,513	\$377,130,396	10.80%
Average Sell Price / Unit	\$605,304	\$519,999	16.40%	\$551,282	\$520,898	5.83%
Median Sell Price	\$567,000			\$532,950		
Sell Price / List Price	100.28%	97.99%		99.02%	98.62%	
Days to Sell	40	37	8.11%	45	40	12.50%
Active Listings	137					

**CONDO APARTMENT**

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	21	15	40.00%	165	137	20.44%
Units Reported Sold	9	8	12.50%	104	92	13.04%
Sell / List Ratio	42.86%	53.33%		63.03%	67.15%	
Reported Sales Dollars	\$2,059,000	\$2,051,700	0.36%	\$26,097,462	\$20,756,400	25.73%
Average Sell Price / Unit	\$228,778	\$256,463	-10.79%	\$250,937	\$225,613	11.22%
Median Sell Price	\$229,000			\$258,950		
Sell Price / List Price	97.42%	98.29%		97.23%	98.00%	
Days to Sell	47	50	-6.00%	43	37	16.22%
Active Listings	50					

**ROW/TOWNHOUSE**

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	18	6	200.00%	127	153	-16.99%
Units Reported Sold	16	12	33.33%	101	132	-23.48%
Sell / List Ratio	88.89%	200.00%		79.53%	86.27%	
Reported Sales Dollars	\$6,454,400	\$3,978,400	62.24%	\$36,218,421	\$45,012,298	-19.54%
Average Sell Price / Unit	\$403,400	\$331,533	21.68%	\$358,598	\$341,002	5.16%
Median Sell Price	\$357,500			\$337,500		
Sell Price / List Price	98.15%	97.85%		98.29%	98.63%	
Days to Sell	59	44	34.09%	39	40	-2.50%
Active Listings	17					

**LAND**

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	18	64	-71.88%	317	374	-15.24%
Units Reported Sold	33	4	725.00%	167	89	87.64%
Sell / List Ratio	183.33%	6.25%		52.68%	23.80%	
Reported Sales Dollars	\$9,507,300	\$1,860,000	411.15%	\$54,990,750	\$25,894,225	112.37%
Average Sell Price / Unit	\$288,100	\$465,000	-38.04%	\$329,286	\$290,946	13.18%
Median Sell Price	\$201,900			\$225,000		
Sell Price / List Price	99.53%	94.71%		96.08%	94.45%	
Days to Sell	125	140	-10.71%	136	113	20.35%
Active Listings	187					

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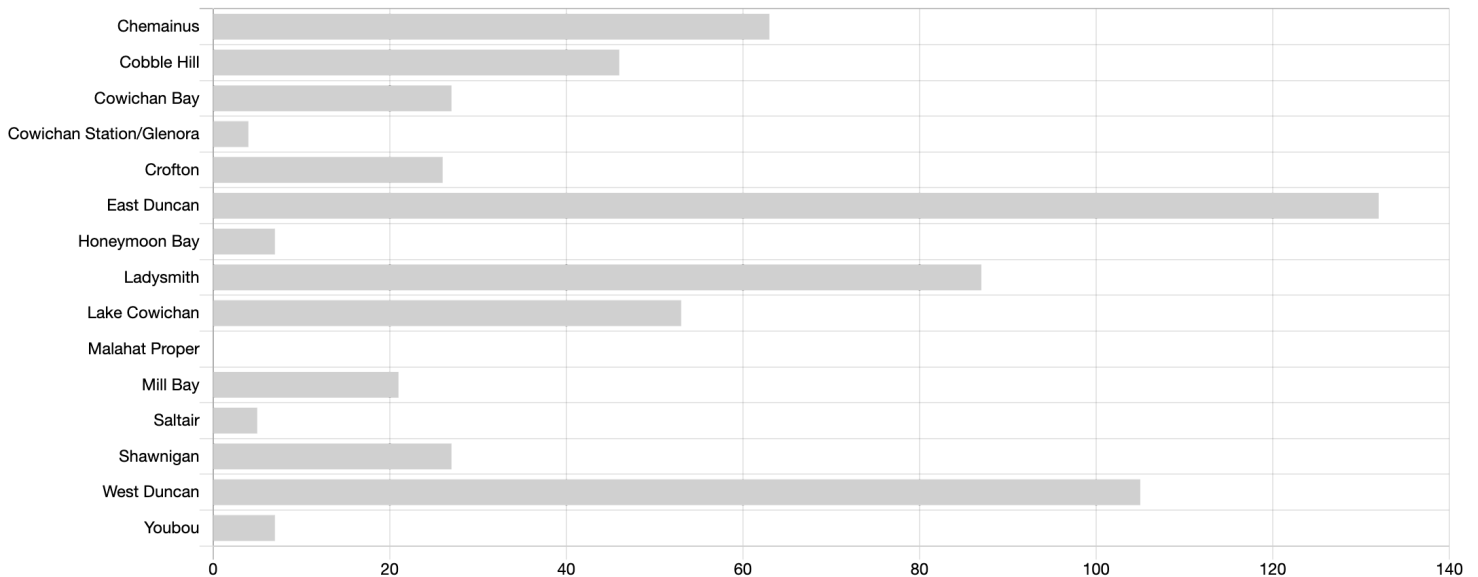
**SINGLE FAMILY DETACHED SALES ANALYSIS**

Unconditional Sales from January 1 to September 30, 2020

	0-150k	150k-200k	200k-250k	250k-300k	300k-350k	350k-400k	400k-450k	450k-500k	500k-600k	600k-700k	700k-800k	800k-900k	900k-1M	1M+	Total
Chemainus	0	0	1	0	1	5	9	9	28	4	4	1	1	0	63
Cobble Hill	0	0	0	0	0	1	3	8	6	13	9	5	1	0	46
Cowichan Bay	0	0	0	0	0	1	1	0	5	13	4	2	0	1	27
Cowichan Station/Glenora	0	0	0	0	0	1	0	1	1	1	0	0	0	0	4
Crofton	0	0	0	0	1	3	8	7	7	0	0	0	0	0	26
East Duncan	0	0	0	1	5	19	7	9	30	26	20	8	4	3	132
Honeymoon Bay	0	0	0	1	2	1	1	0	0	2	0	0	0	0	7
Ladysmith	0	0	0	1	2	2	7	20	27	17	8	1	1	1	87
Lake Cowichan	0	0	2	6	11	6	6	4	6	5	5	1	0	1	53
Malahat Proper	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mill Bay	0	0	0	0	1	0	0	1	2	3	3	5	1	5	21
Saltair	0	0	0	0	0	1	0	0	2	0	1	0	0	1	5
Shawnigan	0	0	0	0	0	1	1	4	12	3	3	3	0	0	27
West Duncan	0	0	0	2	3	4	21	19	43	13	0	0	0	0	105
Youbou	0	0	1	1	0	1	2	1	0	1	0	0	0	0	7
<b>Totals</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>12</b>	<b>26</b>	<b>46</b>	<b>66</b>	<b>83</b>	<b>169</b>	<b>101</b>	<b>57</b>	<b>26</b>	<b>8</b>	<b>12</b>	<b>610</b>

**SINGLE FAMILY DETACHED SALES BY SUB AREA**

Unconditional Sales from January 1 to September 30, 2020



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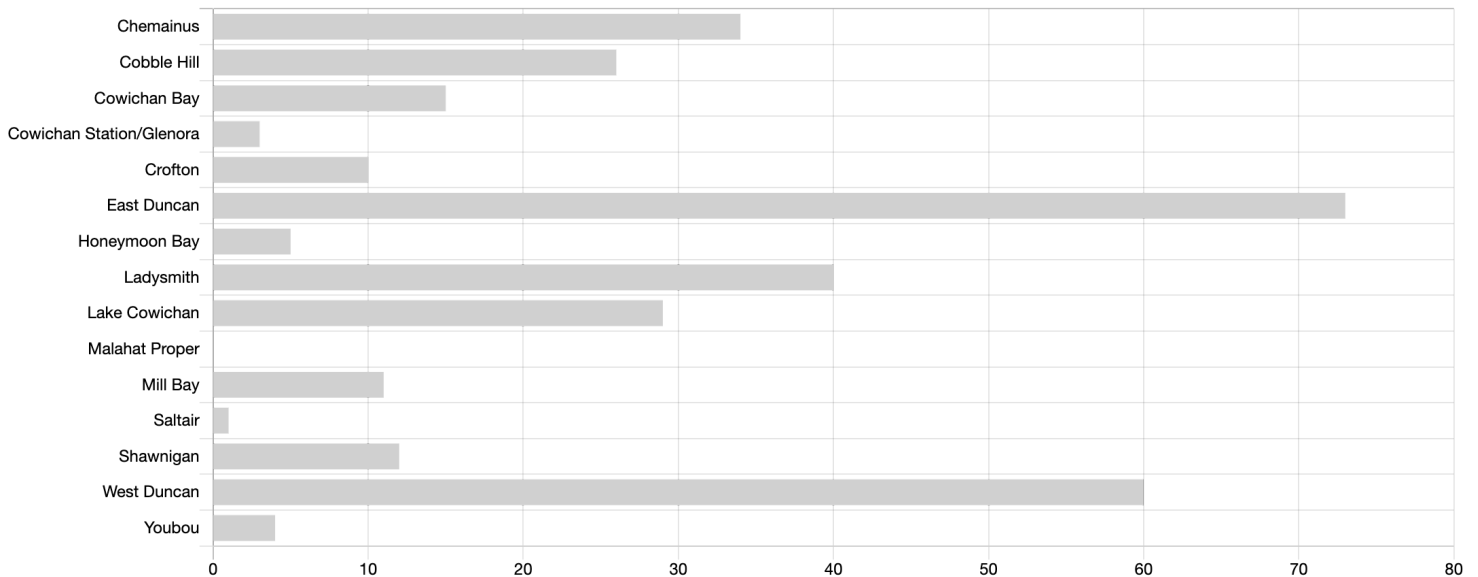
**THIRD QUARTER - SINGLE FAMILY DETACHED SALES ANALYSIS**

Unconditional Sales from July 1 to September 30, 2020

	0-150k	150k-200k	200k-250k	250k-300k	300k-350k	350k-400k	400k-450k	450k-500k	500k-600k	600k-700k	700k-800k	800k-900k	900k-1M	1M+	Total
Chemainus	0	0	1	0	1	2	4	6	13	2	3	1	1	0	34
Cobble Hill	0	0	0	0	0	0	1	6	2	8	7	1	1	0	26
Cowichan Bay	0	0	0	0	0	0	0	0	3	9	1	1	0	1	15
Cowichan Station/Glenora	0	0	0	0	0	1	0	0	1	1	0	0	0	0	3
Crofton	0	0	0	0	1	0	3	2	4	0	0	0	0	0	10
East Duncan	0	0	0	0	2	8	4	5	18	14	13	5	3	1	73
Honeymoon Bay	0	0	0	0	1	1	1	0	0	2	0	0	0	0	5
Ladysmith	0	0	0	0	0	0	2	11	12	9	4	1	1	0	40
Lake Cowichan	0	0	1	4	2	4	2	3	3	4	4	1	0	1	29
Malahat Proper	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mill Bay	0	0	0	0	0	0	0	1	0	1	2	3	0	4	11
Saltair	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
Shawnigan	0	0	0	0	0	1	0	1	8	1	0	1	0	0	12
West Duncan	0	0	0	0	3	2	11	12	24	8	0	0	0	0	60
Youbou	0	0	1	0	0	0	1	1	0	1	0	0	0	0	4
<b>Totals</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>4</b>	<b>10</b>	<b>19</b>	<b>29</b>	<b>48</b>	<b>88</b>	<b>60</b>	<b>34</b>	<b>14</b>	<b>6</b>	<b>8</b>	<b>323</b>

**THIRD QUARTER - SINGLE FAMILY DETACHED SALES BY SUB AREA**

Unconditional Sales from July 1 to September 30, 2020



Note that Single Family Detached figures in this report exclude acreage and waterfront properties.

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