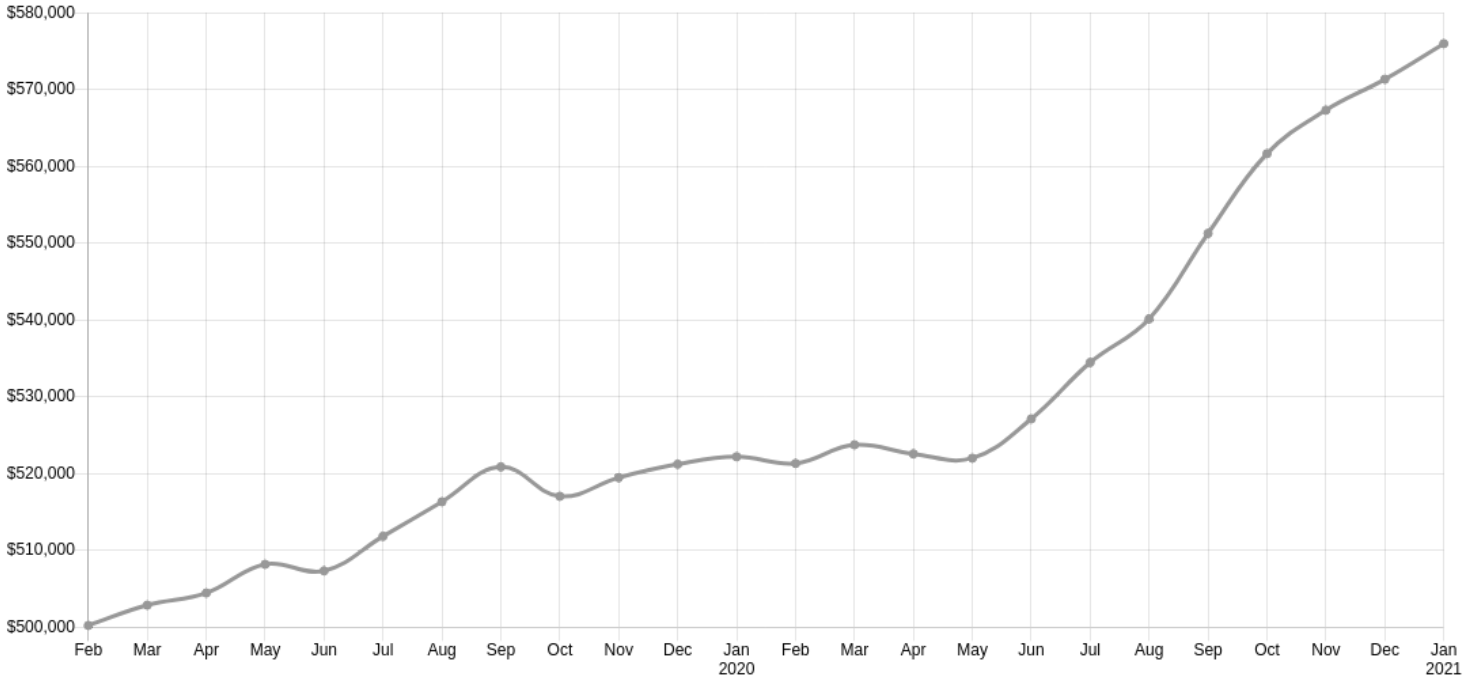


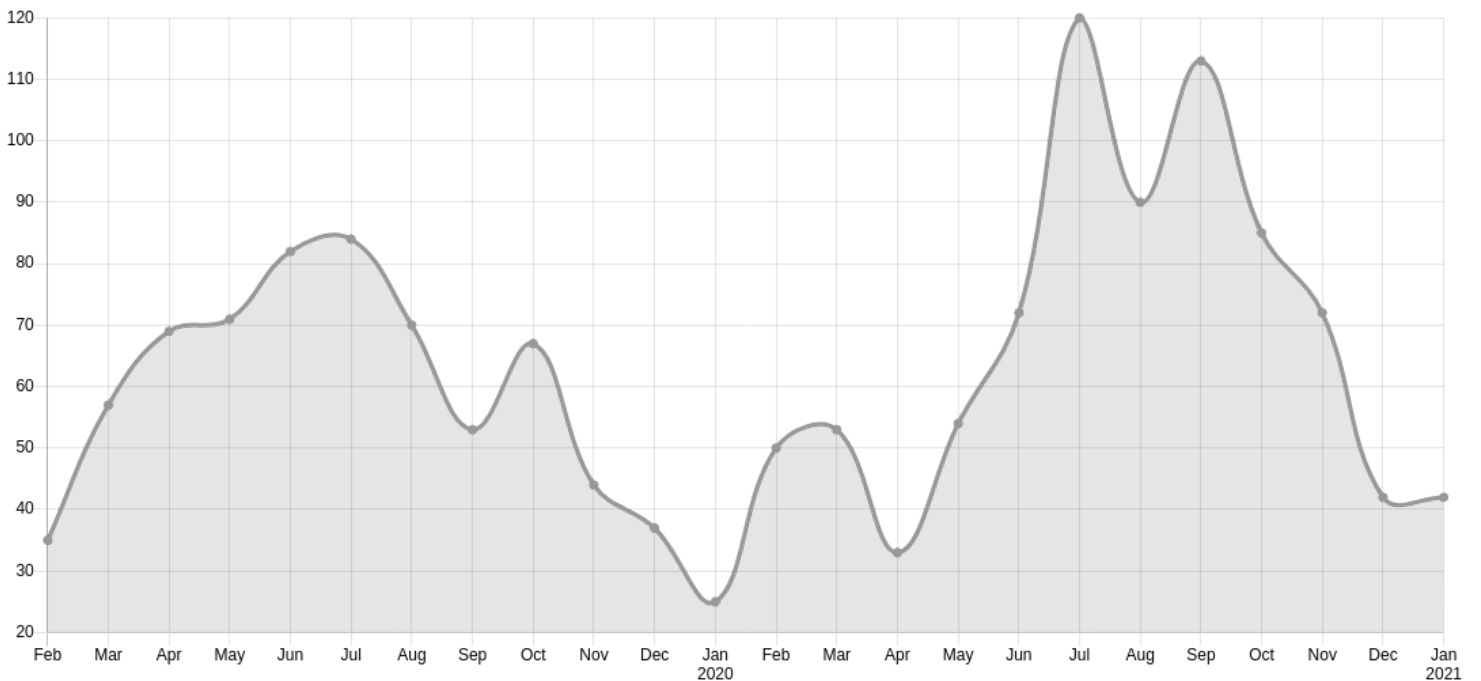
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 Zone 3 - Cowichan Valley • January, 2021

**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	61	53	15.09%	967	1,030	-6.12%
Units Reported Sold	42	25	68.00%	826	694	19.02%
Sell / List Ratio	68.85%	47.17%		85.42%	67.38%	
Reported Sales Dollars	\$27,036,600	\$13,496,545	100.32%	\$475,759,009	\$362,418,945	31.27%
Average Sell Price / Unit	\$643,729	\$539,862	19.24%	\$575,979	\$522,218	10.29%
Median Sell Price	\$620,050			\$559,950		
Sell Price / List Price	102.89%	98.94%		99.93%	98.70%	
Days to Sell	53	72	-26.39%	45	41	9.76%
Active Listings	75					

**CONDO APARTMENT**

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	12	13	-7.69%	185	141	31.21%
Units Reported Sold	12	8	50.00%	144	98	46.94%
Sell / List Ratio	100.00%	61.54%		77.84%	69.50%	
Reported Sales Dollars	\$2,997,400	\$1,593,100	88.15%	\$38,915,846	\$23,342,850	66.71%
Average Sell Price / Unit	\$249,783	\$199,138	25.43%	\$270,249	\$238,192	13.46%
Median Sell Price	\$237,000			\$265,000		
Sell Price / List Price	99.31%	95.91%		98.34%	97.61%	
Days to Sell	52	32	62.50%	48	36	33.33%
Active Listings	16					

**ROW/TOWNHOUSE**

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	7	11	-36.36%	134	144	-6.94%
Units Reported Sold	11	6	83.33%	119	119	0.00%
Sell / List Ratio	157.14%	54.55%		88.81%	82.64%	
Reported Sales Dollars	\$5,035,495	\$2,020,400	149.23%	\$46,017,164	\$41,792,579	10.11%
Average Sell Price / Unit	\$457,772	\$336,733	35.95%	\$386,699	\$351,198	10.11%
Median Sell Price	\$489,900			\$360,000		
Sell Price / List Price	103.46%	98.82%		99.79%	98.48%	
Days to Sell	49	45	8.89%	37	42	-11.90%
Active Listings	12					

**LAND**

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	17	14	21.43%	316	366	-13.66%
Units Reported Sold	26	8	225.00%	252	96	162.50%
Sell / List Ratio	152.94%	57.14%		79.75%	26.23%	
Reported Sales Dollars	\$7,119,080	\$2,023,500	251.82%	\$79,114,074	\$26,959,850	193.45%
Average Sell Price / Unit	\$273,811	\$252,938	8.25%	\$313,945	\$280,832	11.79%
Median Sell Price	\$258,150			\$236,100		
Sell Price / List Price	100.99%	99.36%		97.06%	95.74%	
Days to Sell	178	134	32.84%	198	95	108.42%
Active Listings	70					

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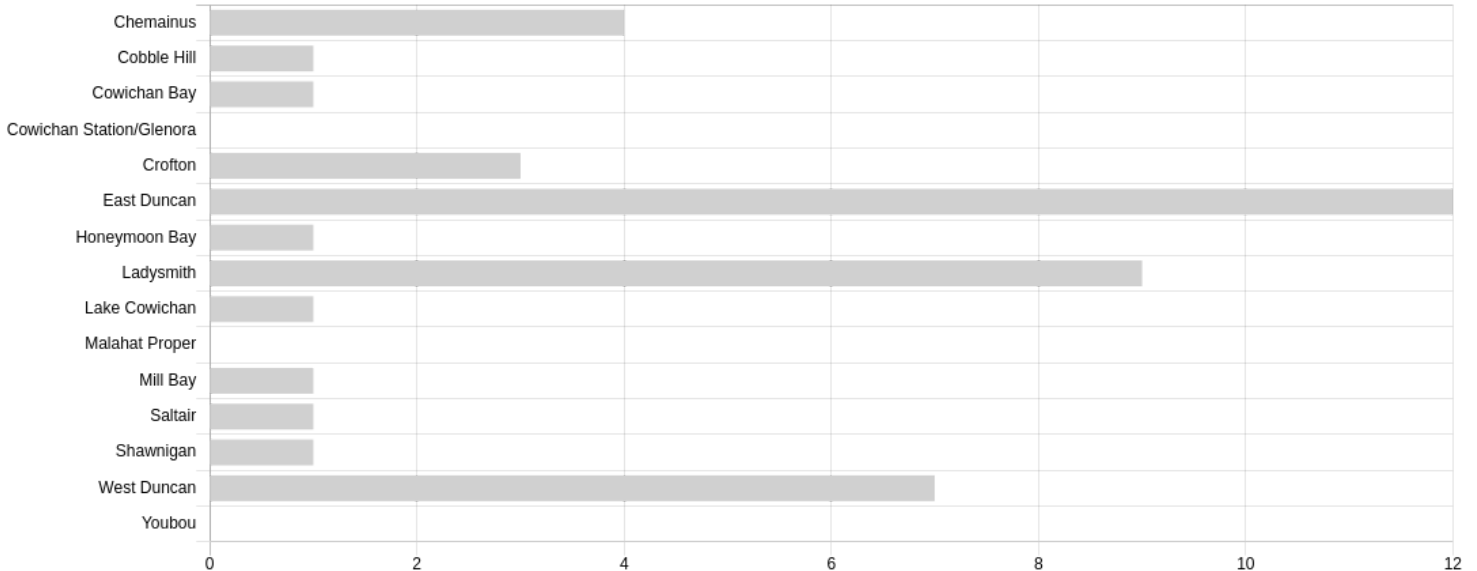
**SINGLE FAMILY DETACHED SALES ANALYSIS**

Unconditional Sales from January 1 to January 31, 2021

	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	0	0	0	0	0	0	2	1	1	0	0	0	4
Cobble Hill	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
Cowichan Bay	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
Cowichan Station/Glenora	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Crofton	0	0	0	0	0	0	0	0	1	2	0	0	0	0	3
East Duncan	0	0	0	0	0	0	0	2	1	1	4	3	0	1	12
Honeymoon Bay	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
Ladysmith	0	0	0	0	0	0	0	1	2	4	2	0	0	0	9
Lake Cowichan	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
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	0	0	0	1	0	0	0	1
Saltair	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
Shawnigan	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
West Duncan	0	0	0	0	0	0	0	2	2	3	0	0	0	0	7
Youbou	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Totals</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>11</b>	<b>12</b>	<b>9</b>	<b>3</b>	<b>0</b>	<b>1</b>	<b>42</b>

**SINGLE FAMILY DETACHED SALES BY SUB AREA**

Unconditional Sales from January 1 to January 31, 2021



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

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