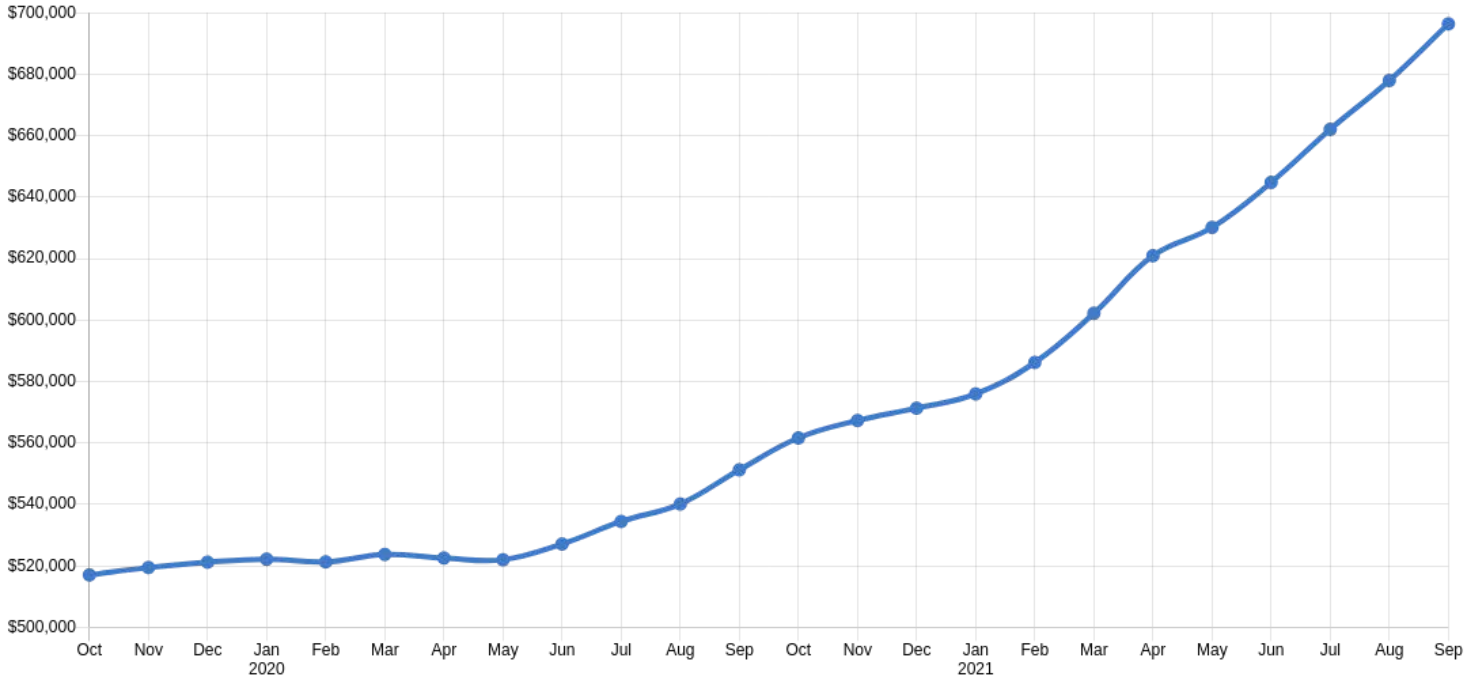
GRAPHSTATS REPORT

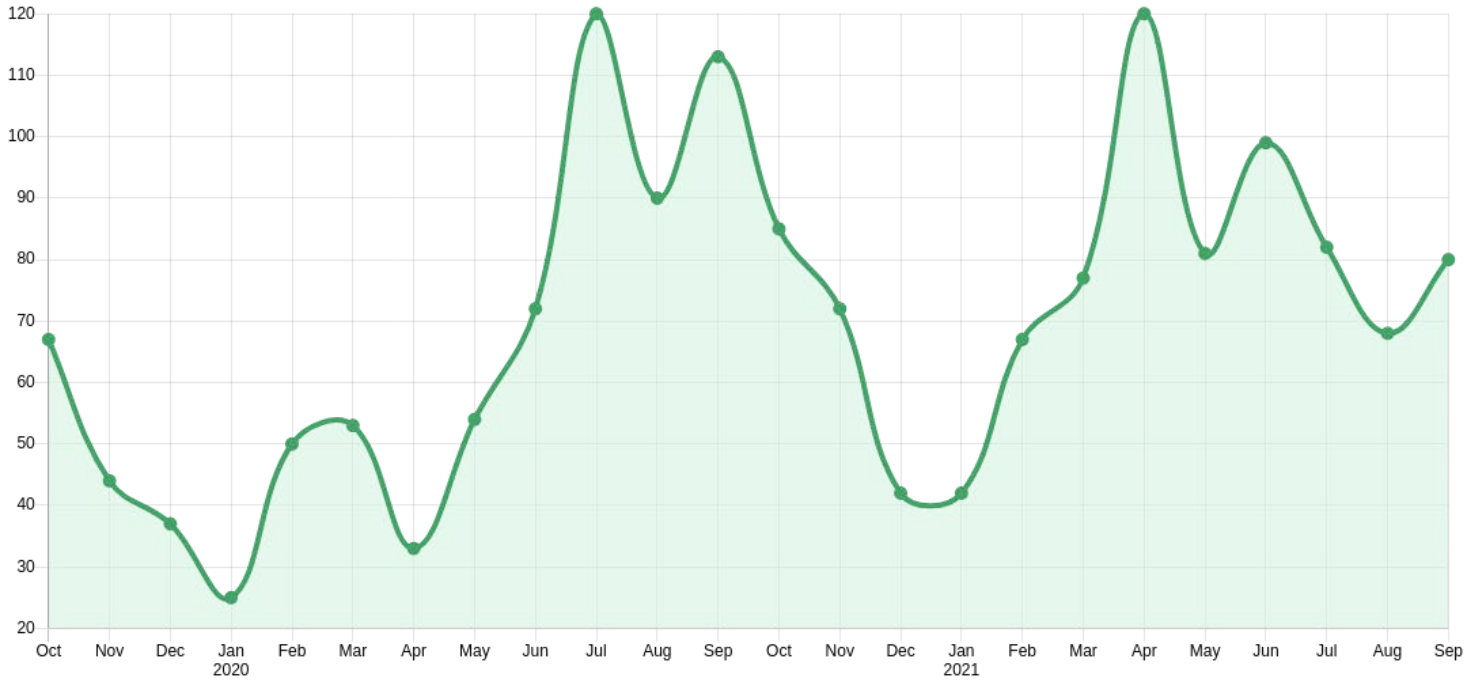
Zone 3 - Cowichan Valley • September, 2021

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



GRAPHSTATS REPORT

Zone 3 - Cowichan Valley • September, 2021

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	90	103	-12.62%	987	976	1.13%
Units Reported Sold	80	113	-29.20%	915	758	20.71%
Sell / List Ratio	88.89%	109.71%		92.71%	77.66%	
Reported Sales Dollars	$62,876,340	$68,399,342	-8.07%	$637,191,659	$417,871,513	52.49%
Average Sell Price / Unit	$785,954	$605,304	29.84%	$696,384	$551,282	26.32%
Median Sell Price	$749,920			$675,000		
Sell Price / List Price	103.05%	100.28%		103.63%	99.02%	
Days to Sell	22	40	-45.00%	28	45	-37.78%
Active Listings	90	137				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	10	21	-52.38%	165	165	0.00%
Units Reported Sold	11	9	22.22%	182	104	75.00%
Sell / List Ratio	110.00%	42.86%		110.30%	63.03%	
Reported Sales Dollars	$3,509,900	$2,059,000	70.47%	$52,590,844	$26,097,462	101.52%
Average Sell Price / Unit	$319,082	$228,778	39.47%	$288,961	$250,937	15.15%
Median Sell Price	$305,000			$281,500		
Sell Price / List Price	103.64%	97.42%		100.52%	97.23%	
Days to Sell	21	47	-55.32%	35	44	-20.45%
Active Listings	6	50				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	22	18	22.22%	173	127	36.22%
Units Reported Sold	10	16	-37.50%	152	101	50.50%
Sell / List Ratio	45.45%	88.89%		87.86%	79.53%	
Reported Sales Dollars	$5,589,024	$6,454,400	-13.41%	$72,368,845	$36,218,421	99.81%
Average Sell Price / Unit	$558,902	$403,400	38.55%	$476,111	$358,598	32.77%
Median Sell Price	$550,600			$462,600		
Sell Price / List Price	106.61%	98.15%		103.62%	98.29%	
Days to Sell	11	59	-81.36%	27	39	-30.77%
Active Listings	26	17				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	16	18	-11.11%	256	317	-19.24%
Units Reported Sold	12	33	-63.64%	279	163	71.17%
Sell / List Ratio	75.00%	183.33%		108.98%	51.42%	
Reported Sales Dollars	$4,878,800	$9,507,300	-48.68%	$99,507,639	$54,051,150	84.10%
Average Sell Price / Unit	$406,567	$288,100	41.12%	$356,658	$331,602	7.56%
Median Sell Price	$347,450			$280,000		
Sell Price / List Price	97.35%	99.53%		99.36%	96.01%	
Days to Sell	50	124	-59.68%	177	132	34.09%
Active Listings	68	187				

GRAPHSTATS REPORT

Zone 3 - Cowichan Valley • September, 2021

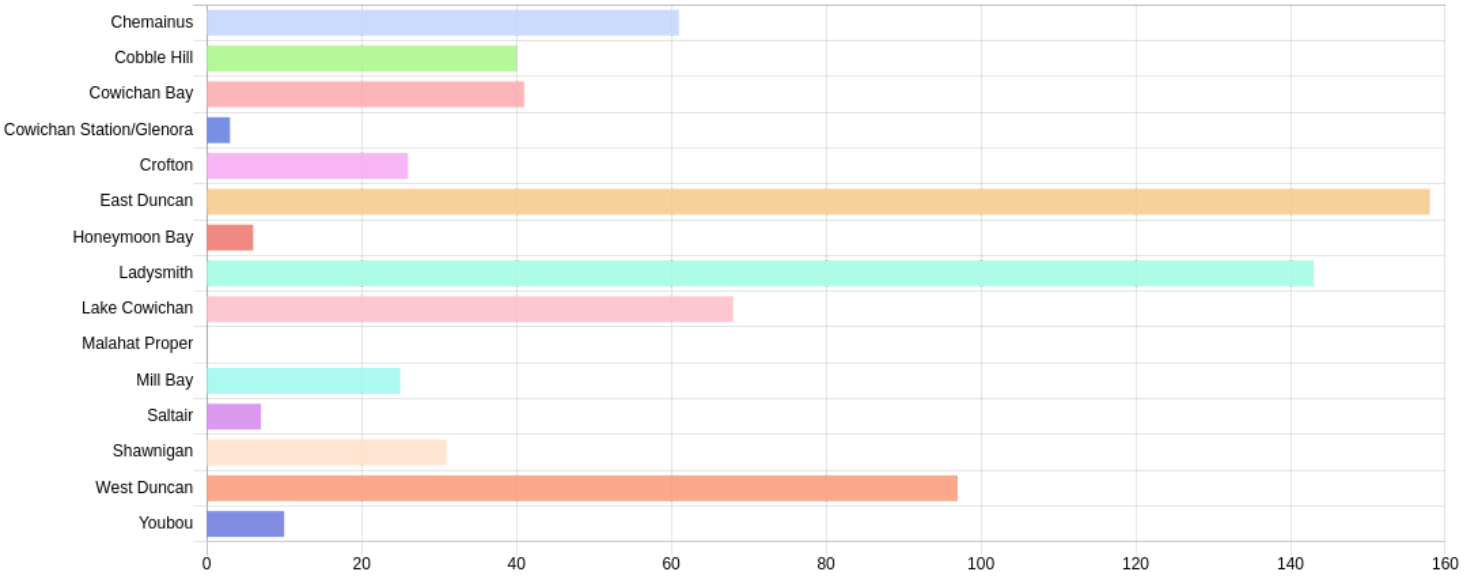
Single Family Detached Sales Analysis

Unconditional Sales from January 1 to September 30, 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	1	0	0	2	1	15	10	14	9	7	2	**61**
Cobble Hill	0	0	0	0	0	0	0	0	4	4	10	9	6	7	**40**
Cowichan Bay	0	1	0	0	0	0	0	0	3	6	12	7	7	5	**41**
Cowichan Station/Glenora	0	0	0	0	0	0	0	0	1	0	1	0	0	1	**3**
Crofton	0	0	0	0	0	0	1	8	4	10	2	1	0	0	**26**
East Duncan	0	0	0	1	2	3	6	7	21	17	42	32	8	19	**158**
Honeymoon Bay	0	0	0	0	2	0	0	0	2	1	1	0	0	0	**6**
Ladysmith	0	0	0	0	0	3	2	6	34	30	28	19	15	6	**143**
Lake Cowichan	0	0	0	0	2	3	3	5	20	10	13	8	3	1	**68**
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	1	3	3	5	6	7	**25**
Saltair	0	0	0	0	0	0	0	0	3	1	3	0	0	0	**7**
Shawnigan	0	0	0	0	0	0	0	2	3	9	6	7	2	2	**31**
West Duncan	0	0	0	0	0	2	3	7	19	34	26	5	1	0	**97**
Youbou	0	0	0	0	0	1	1	0	5	2	1	0	0	0	**10**
Totals	**0**	**1**	**0**	**2**	**6**	**12**	**18**	**36**	**135**	**137**	**162**	**102**	**55**	**50**	**716**

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to September 30, 2021



GRAPHSTATS REPORT

Zone 3 - Cowichan Valley • September, 2021

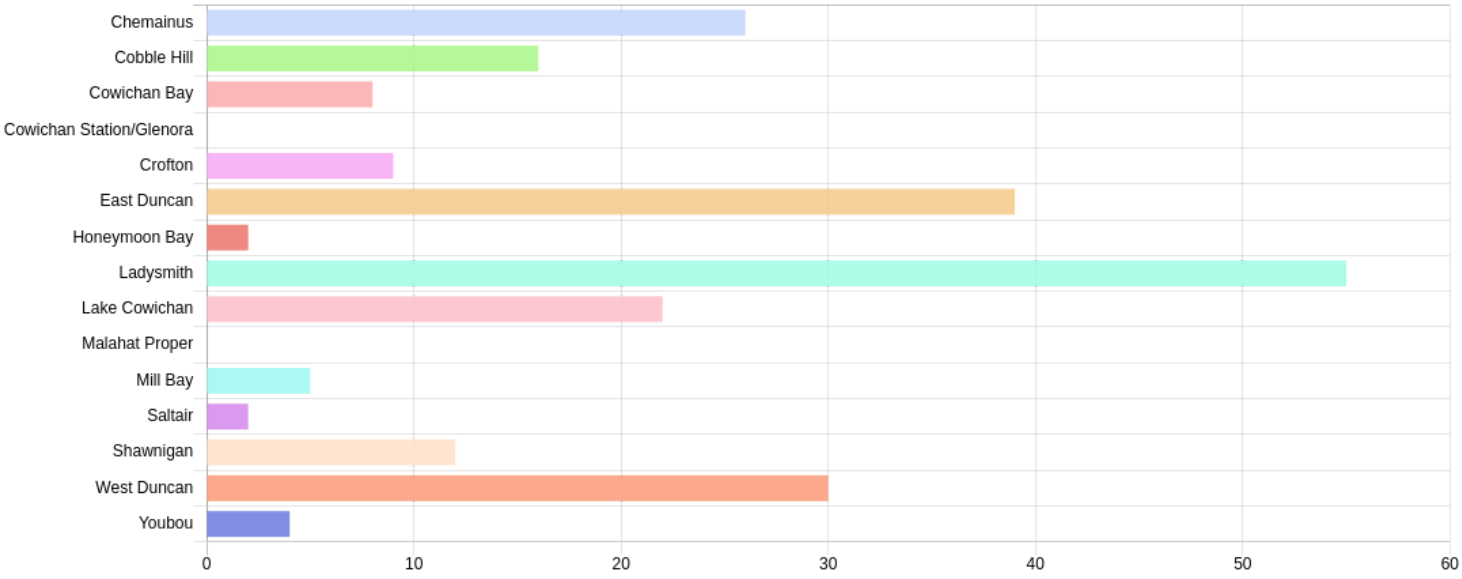
Third Quarter - Single Family Detached Sales Analysis

Unconditional Sales from July 1 to September 30, 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	6	3	6	6	3	2	**26**
Cobble Hill	0	0	0	0	0	0	0	0	0	2	5	2	3	4	**16**
Cowichan Bay	0	0	0	0	0	0	0	0	0	2	2	0	3	1	**8**
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	1	3	1	3	0	1	0	0	**9**
East Duncan	0	0	0	0	0	0	0	0	4	6	7	8	3	11	**39**
Honeymoon Bay	0	0	0	0	1	0	0	0	0	0	1	0	0	0	**2**
Ladysmith	0	0	0	0	0	1	1	3	10	10	11	10	6	3	**55**
Lake Cowichan	0	0	0	0	0	1	0	1	9	2	5	2	2	0	**22**
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	1	0	0	2	2	**5**
Saltair	0	0	0	0	0	0	0	0	1	0	1	0	0	0	**2**
Shawnigan	0	0	0	0	0	0	0	1	0	6	1	3	1	0	**12**
West Duncan	0	0	0	0	0	0	1	2	6	5	13	2	1	0	**30**
Youbou	0	0	0	0	0	0	0	0	2	1	1	0	0	0	**4**
Totals	**0**	**0**	**0**	**0**	**1**	**2**	**3**	**10**	**39**	**41**	**53**	**34**	**24**	**23**	**230**

Third Quarter - Single Family Detached Sales by Sub Area

Unconditional Sales from July 1 to September 30, 2021



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

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