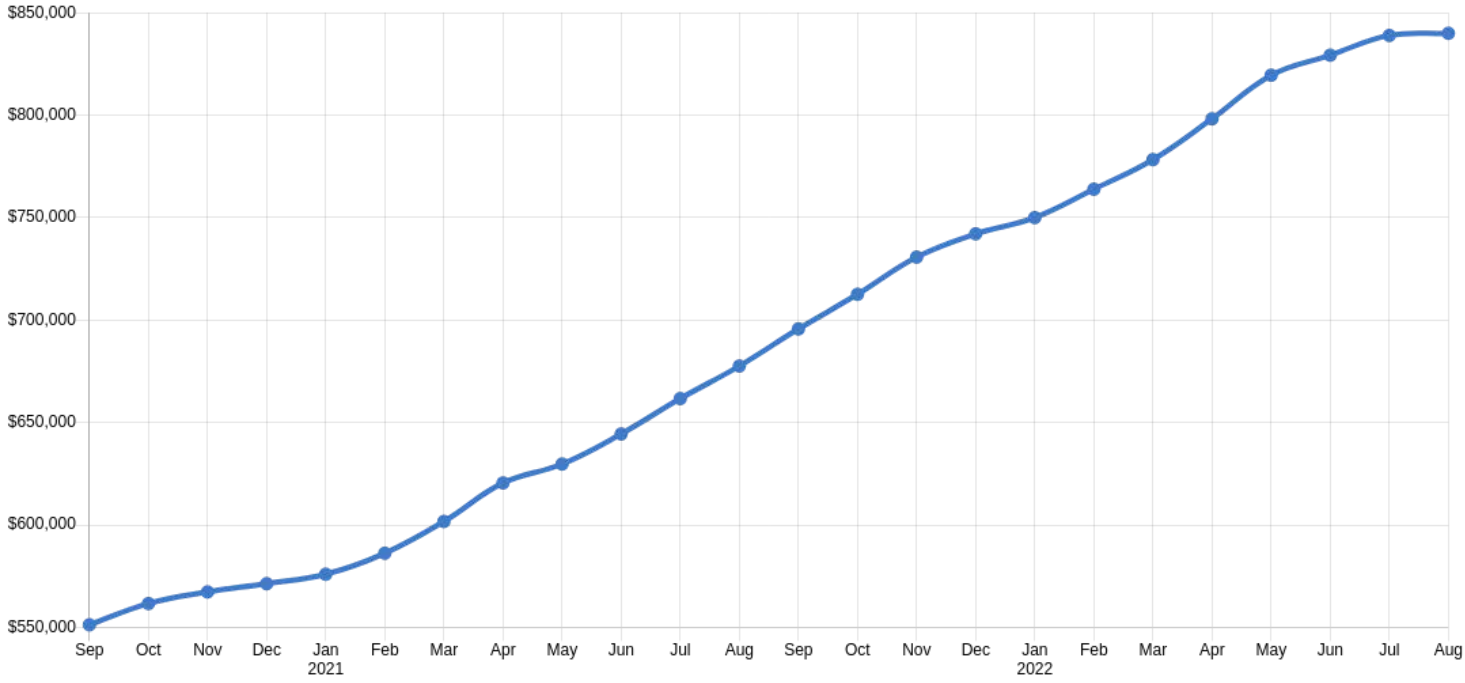
GRAPHSTATS REPORT

Zone 3 - Cowichan Valley • August, 2022

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 • August, 2022

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	109	88	23.86%	1,177	1,000	17.70%
Units Reported Sold	59	68	-13.24%	799	947	-15.63%
Sell / List Ratio	54.13%	77.27%		67.88%	94.70%	
Reported Sales Dollars	$45,694,743	$52,417,033	-12.82%	$671,135,221	$641,678,310	4.59%
Average Sell Price / Unit	$774,487	$770,839	0.47%	$839,969	$677,591	23.96%
Median Sell Price	$750,000			$801,000		
Sell Price / List Price	97.32%	102.38%		102.75%	103.31%	
Days to Sell	35	25	40.00%	22	30	-26.67%
Active Listings	234	91				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	12	8	50.00%	163	176	-7.39%
Units Reported Sold	7	8	-12.50%	128	180	-28.89%
Sell / List Ratio	58.33%	100.00%		78.53%	102.27%	
Reported Sales Dollars	$2,169,000	$2,182,900	-0.64%	$43,809,329	$51,139,944	-14.33%
Average Sell Price / Unit	$309,857	$272,863	13.56%	$342,260	$284,111	20.47%
Median Sell Price	$315,000			$325,450		
Sell Price / List Price	95.61%	100.59%		103.59%	100.18%	
Days to Sell	31	19	63.16%	17	36	-52.78%
Active Listings	25	7				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	13	13	0.00%	219	169	29.59%
Units Reported Sold	4	12	-66.67%	160	158	1.27%
Sell / List Ratio	30.77%	92.31%		73.06%	93.49%	
Reported Sales Dollars	$2,232,000	$6,592,500	-66.14%	$96,878,345	$73,234,221	32.29%
Average Sell Price / Unit	$558,000	$549,375	1.57%	$605,490	$463,508	30.63%
Median Sell Price	$578,500			$555,500		
Sell Price / List Price	96.59%	104.12%		103.96%	102.89%	
Days to Sell	46	14	228.57%	24	31	-22.58%
Active Listings	39	16				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	40	28	42.86%	284	258	10.08%
Units Reported Sold	17	7	142.86%	132	285	-53.68%
Sell / List Ratio	42.50%	25.00%		46.48%	110.47%	
Reported Sales Dollars	$6,052,800	$2,968,900	103.87%	$71,134,440	$99,491,239	-28.50%
Average Sell Price / Unit	$356,047	$424,129	-16.05%	$538,897	$349,092	54.37%
Median Sell Price	$309,900			$347,000		
Sell Price / List Price	102.29%	94.61%		99.35%	99.37%	
Days to Sell	27	31	-12.90%	54	180	-70.00%
Active Listings	112	71				

GRAPHSTATS REPORT

Zone 3 - Cowichan Valley • August, 2022

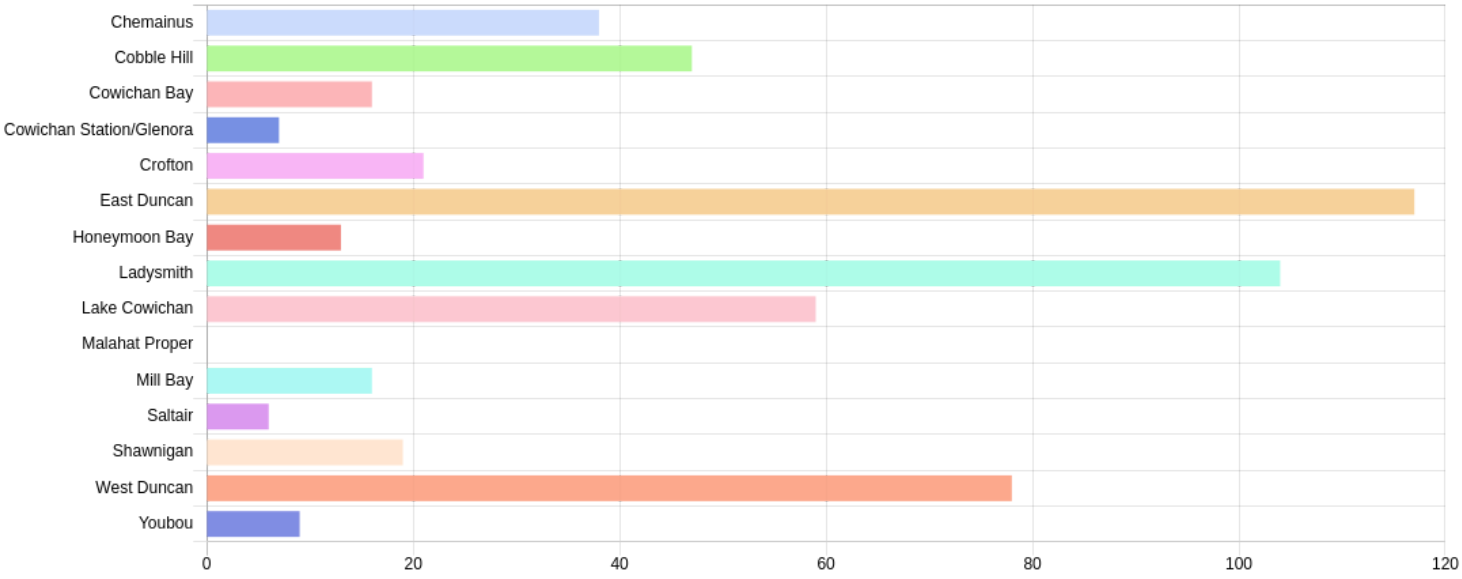
Single Family Detached Sales Analysis

Unconditional Sales from January 1 to August 31, 2022

	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	3	4	13	12	3	3	**38**
Cobble Hill	0	0	0	0	0	0	0	0	1	4	5	4	12	21	**47**
Cowichan Bay	0	0	0	0	0	0	0	0	0	0	3	6	3	4	**16**
Cowichan Station/Glenora	0	0	0	0	0	0	0	0	1	0	2	1	0	3	**7**
Crofton	0	0	0	0	0	0	0	0	2	5	7	4	1	2	**21**
East Duncan	0	0	0	0	0	1	1	5	6	11	17	27	13	36	**117**
Honeymoon Bay	0	0	0	0	0	0	0	0	4	3	4	1	0	1	**13**
Ladysmith	0	0	0	0	0	0	1	2	13	15	18	21	17	17	**104**
Lake Cowichan	0	0	0	1	0	1	0	7	10	16	10	10	3	1	**59**
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	1	2	0	12	**16**
Saltair	0	0	0	0	0	0	0	0	0	0	0	3	2	1	**6**
Shawnigan	0	0	0	0	0	0	0	0	0	3	1	5	5	5	**19**
West Duncan	0	0	0	0	0	1	0	1	7	14	18	23	9	5	**78**
Youbou	0	0	0	1	0	0	1	1	3	1	0	1	0	1	**9**
Totals	**0**	**0**	**0**	**2**	**0**	**3**	**3**	**16**	**50**	**77**	**99**	**120**	**68**	**112**	**550**

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to August 31, 2022



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

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