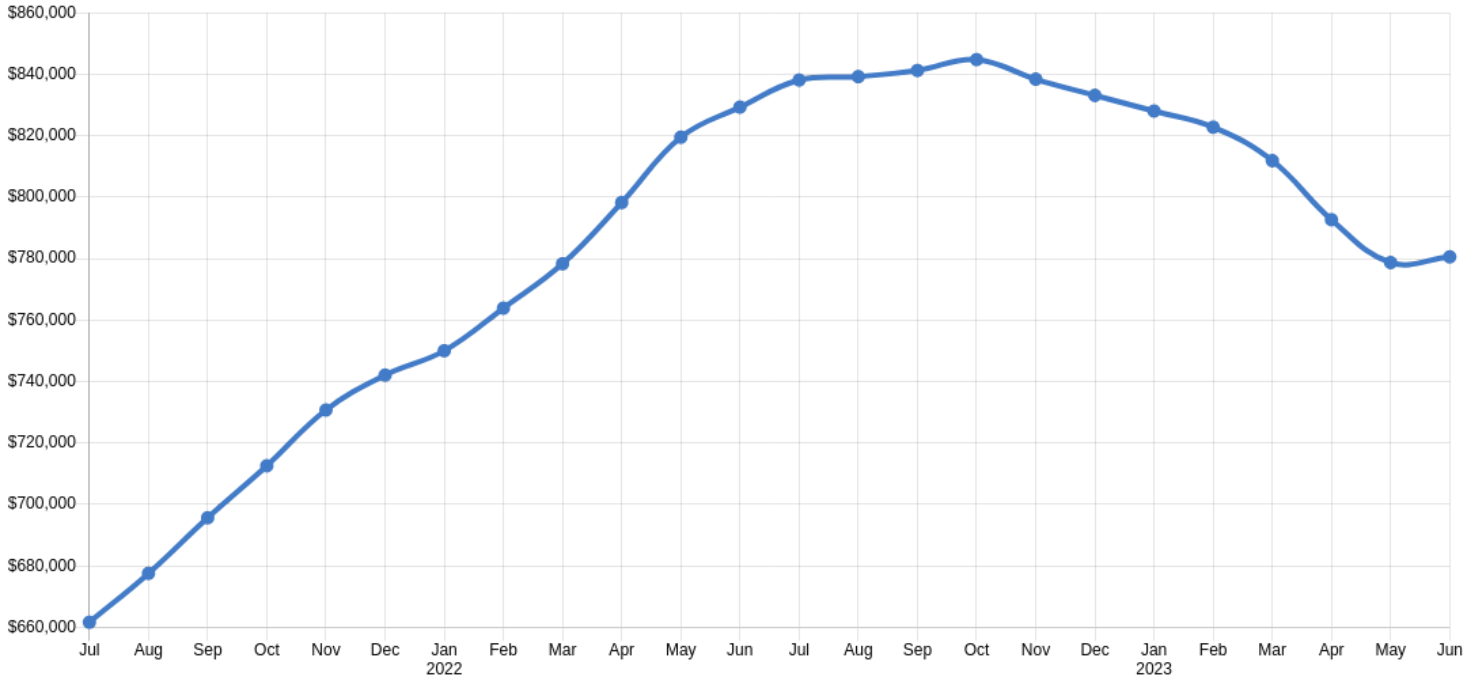
GRAPHSTATS REPORT

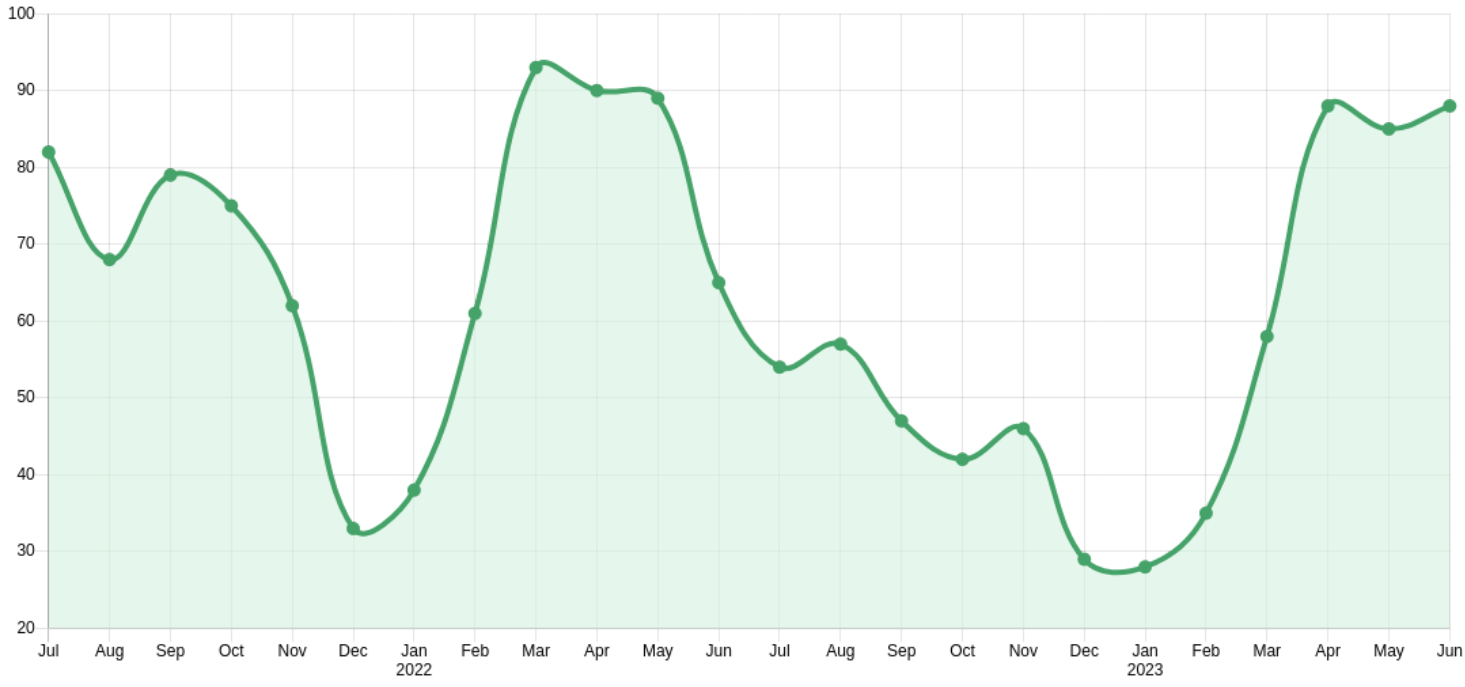
Zone 3 - Cowichan Valley • June, 2023

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 • June, 2023

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	146	153	-4.58%	1,194	1,110	7.57%
Units Reported Sold	88	65	35.38%	657	835	-21.32%
Sell / List Ratio	60.27%	42.48%		55.03%	75.23%	
Reported Sales Dollars	$71,031,750	$51,896,080	36.87%	$512,844,254	$692,470,461	-25.94%
Average Sell Price / Unit	$807,179	$798,401	1.10%	$780,585	$829,306	-5.87%
Median Sell Price	$794,500			$769,000		
Sell Price / List Price	98.45%	98.97%		97.50%	103.53%	
Days to Sell	46	22	109.09%	47	20	135.00%
Active Listings	224	210				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	18	7	157.14%	163	145	12.41%
Units Reported Sold	15	13	15.38%	94	130	-27.69%
Sell / List Ratio	83.33%	185.71%		57.67%	89.66%	
Reported Sales Dollars	$4,739,600	$5,131,668	-7.64%	$31,648,533	$43,724,629	-27.62%
Average Sell Price / Unit	$315,973	$394,744	-19.95%	$336,687	$336,343	0.10%
Median Sell Price	$312,500			$329,450		
Sell Price / List Price	97.04%	100.59%		96.87%	104.01%	
Days to Sell	53	20	165.00%	51	16	218.75%
Active Listings	33	13				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	30	26	15.38%	248	219	13.24%
Units Reported Sold	25	13	92.31%	128	173	-26.01%
Sell / List Ratio	83.33%	50.00%		51.61%	79.00%	
Reported Sales Dollars	$14,081,095	$9,605,500	46.59%	$71,233,290	$101,931,145	-30.12%
Average Sell Price / Unit	$563,244	$738,885	-23.77%	$556,510	$589,197	-5.55%
Median Sell Price	$529,000			$530,000		
Sell Price / List Price	98.20%	101.53%		98.20%	104.34%	
Days to Sell	53	20	165.00%	49	23	113.04%
Active Listings	51	34				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	27	51	-47.06%	306	262	16.79%
Units Reported Sold	14	5	180.00%	89	129	-31.01%
Sell / List Ratio	51.85%	9.80%		29.08%	49.24%	
Reported Sales Dollars	$7,073,280	$5,453,082	29.71%	$36,335,430	$72,482,915	-49.87%
Average Sell Price / Unit	$505,234	$1,090,616	-53.67%	$408,263	$561,883	-27.34%
Median Sell Price	$332,450			$325,000		
Sell Price / List Price	97.49%	86.85%		94.70%	99.01%	
Days to Sell	129	94	37.23%	-77	54	-242.59%
Active Listings	134	91				

GRAPHSTATS REPORT

Zone 3 - Cowichan Valley • June, 2023

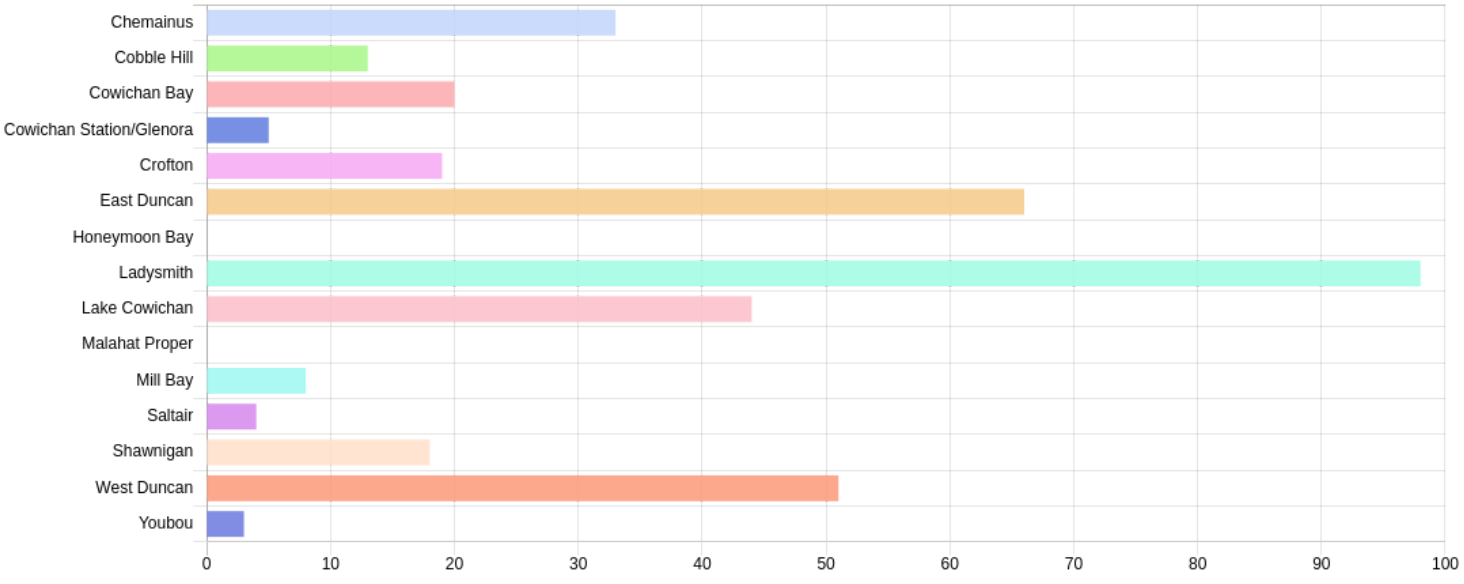
Single Family Detached Sales Analysis

Unconditional Sales from January 1 to June 30, 2023

	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	2	1	0	5	11	3	5	3	3	**33**
Cobble Hill	0	0	0	0	0	0	0	0	0	2	2	3	2	4	**13**
Cowichan Bay	0	0	0	0	0	0	0	0	1	2	1	0	11	5	**20**
Cowichan Station/Glenora	0	0	0	0	0	0	0	0	0	2	1	1	0	1	**5**
Crofton	0	0	0	0	0	0	0	1	1	7	8	1	0	1	**19**
East Duncan	0	0	0	0	0	1	1	1	9	5	8	18	7	16	**66**
Honeymoon Bay	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**
Ladysmith	0	0	0	1	0	1	3	4	9	13	16	30	11	10	**98**
Lake Cowichan	0	0	0	0	1	2	3	3	8	7	6	10	3	1	**44**
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	1	0	0	0	1	2	2	2	**8**
Saltair	0	0	0	0	0	0	0	0	0	0	1	3	0	0	**4**
Shawnigan	0	0	0	0	0	0	0	0	1	3	6	4	3	1	**18**
West Duncan	0	0	0	0	1	0	1	0	10	11	21	6	1	0	**51**
Youbou	0	0	0	0	0	0	1	0	2	0	0	0	0	0	**3**
Totals	**0**	**0**	**0**	**1**	**2**	**6**	**11**	**9**	**46**	**63**	**74**	**83**	**43**	**44**	**382**

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to June 30, 2023



GRAPHSTATS REPORT

Zone 3 - Cowichan Valley • June, 2023

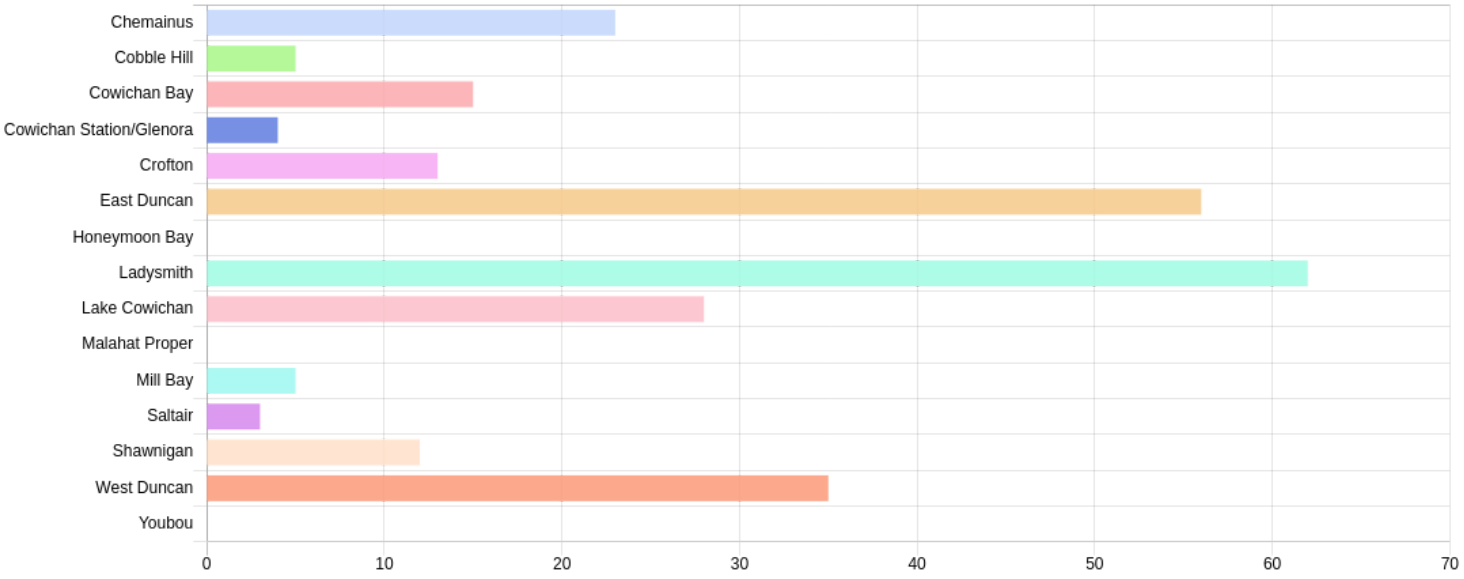
Second Quarter - Single Family Detached Sales Analysis

Unconditional Sales from April 1 to June 30, 2023

	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	1	1	0	3	9	2	1	3	3	**23**
Cobble Hill	0	0	0	0	0	0	0	0	0	0	1	0	0	4	**5**
Cowichan Bay	0	0	0	0	0	0	0	0	1	1	1	0	10	2	**15**
Cowichan Station/Glenora	0	0	0	0	0	0	0	0	0	2	1	1	0	0	**4**
Crofton	0	0	0	0	0	0	0	0	1	5	5	1	0	1	**13**
East Duncan	0	0	0	0	0	1	1	1	5	3	7	17	7	14	**56**
Honeymoon Bay	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**
Ladysmith	0	0	0	1	0	0	2	3	4	9	9	22	6	6	**62**
Lake Cowichan	0	0	0	0	1	2	1	2	6	5	3	5	3	0	**28**
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	0	1	2	2	**5**
Saltair	0	0	0	0	0	0	0	0	0	0	1	2	0	0	**3**
Shawnigan	0	0	0	0	0	0	0	0	1	2	3	3	2	1	**12**
West Duncan	0	0	0	0	0	0	1	0	7	7	16	3	1	0	**35**
Youbou	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**
Totals	**0**	**0**	**0**	**1**	**1**	**4**	**6**	**6**	**28**	**43**	**49**	**56**	**34**	**33**	**261**

Second Quarter - Single Family Detached Sales by Sub Area

Unconditional Sales from April 1 to June 30, 2023



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

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