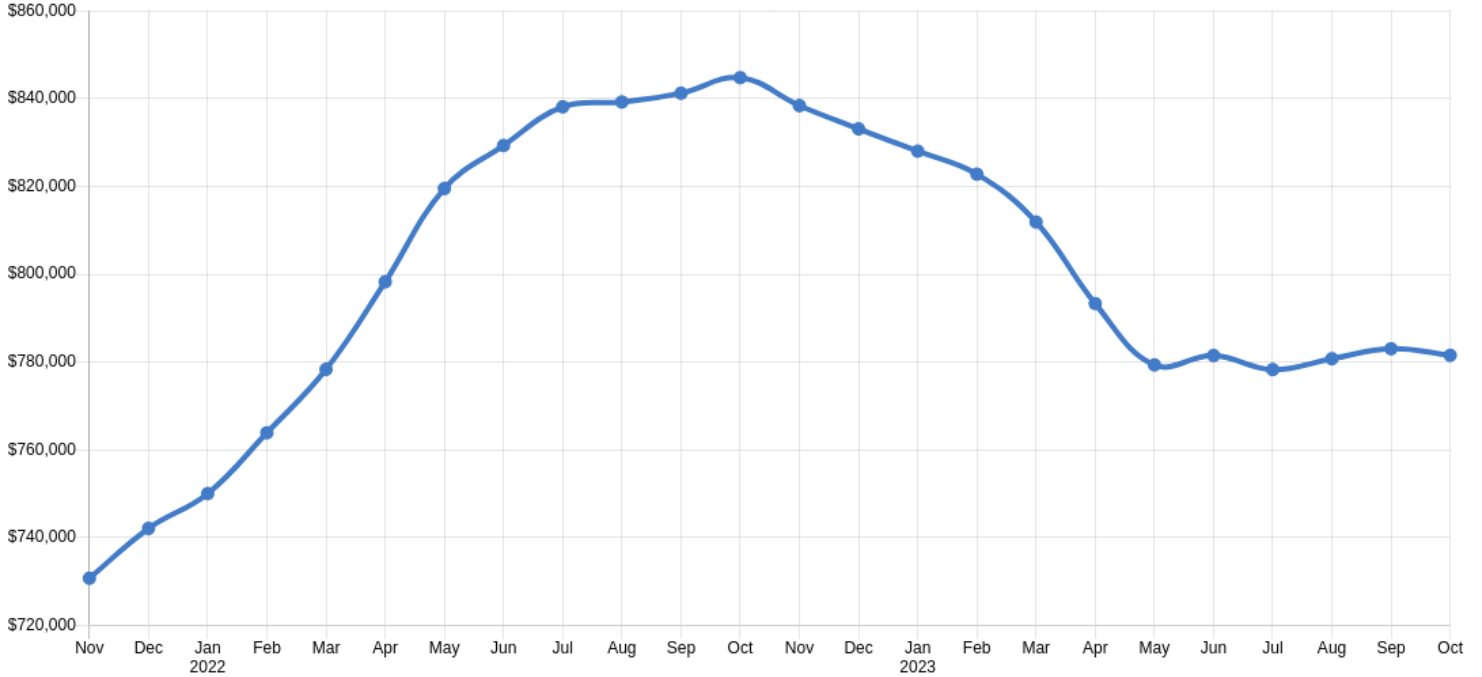




Cumulative Residential Average Single Family Detached Sale Price



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



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	79	102	-22.55%	1,103	1,233	-10.54%
Units Reported Sold	36	42	-14.29%	683	731	-6.57%
Sell / List Ratio	45.57%	41.18%		61.92%	59.29%	
Reported Sales Dollars	\$28,201,500	\$33,922,400	-16.86%	\$533,782,429	\$617,525,493	-13.56%
Average Sell Price / Unit	\$783,375	\$807,676	-3.01%	\$781,526	\$844,768	-7.49%
Median Sell Price	\$763,700			\$765,000		
Sell Price / List Price	98.10%	96.53%		97.71%	101.85%	
Days to Sell	51	45	13.33%	49	25	96.00%
Active Listings	196	232				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	11	12	-8.33%	162	161	0.62%
Units Reported Sold	5	9	-44.44%	112	119	-5.88%
Sell / List Ratio	45.45%	75.00%		69.14%	73.91%	
Reported Sales Dollars	\$1,923,900	\$3,417,600	-43.71%	\$37,325,404	\$41,726,029	-10.55%
Average Sell Price / Unit	\$384,780	\$379,733	1.33%	\$333,263	\$350,639	-4.96%
Median Sell Price	\$405,000			\$315,000		
Sell Price / List Price	98.53%	97.26%		97.05%	102.74%	
Days to Sell	52	75	-30.67%	53	22	140.91%
Active Listings	23	30				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	42	14	200.00%	280	232	20.69%
Units Reported Sold	9	8	12.50%	153	144	6.25%
Sell / List Ratio	21.43%	57.14%		54.64%	62.07%	
Reported Sales Dollars	\$6,213,500	\$4,884,650	27.20%	\$85,610,840	\$88,583,871	-3.36%
Average Sell Price / Unit	\$690,389	\$610,581	13.07%	\$559,548	\$615,166	-9.04%
Median Sell Price	\$679,900			\$545,000		
Sell Price / List Price	99.31%	97.59%		98.48%	103.29%	
Days to Sell	73	43	69.77%	50	27	85.19%
Active Listings	81	55				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	19	26	-26.92%	279	310	-10.00%
Units Reported Sold	7	3	133.33%	86	119	-27.73%
Sell / List Ratio	36.84%	11.54%		30.82%	38.39%	
Reported Sales Dollars	\$3,084,900	\$1,675,000	84.17%	\$34,698,430	\$66,364,340	-47.72%
Average Sell Price / Unit	\$440,700	\$558,333	-21.07%	\$403,470	\$557,684	-27.65%
Median Sell Price	\$329,000			\$325,000		
Sell Price / List Price	74.09%	92.29%		91.37%	99.21%	
Days to Sell	112	87	28.74%	106	-70	-251.43%
Active Listings	116	118				

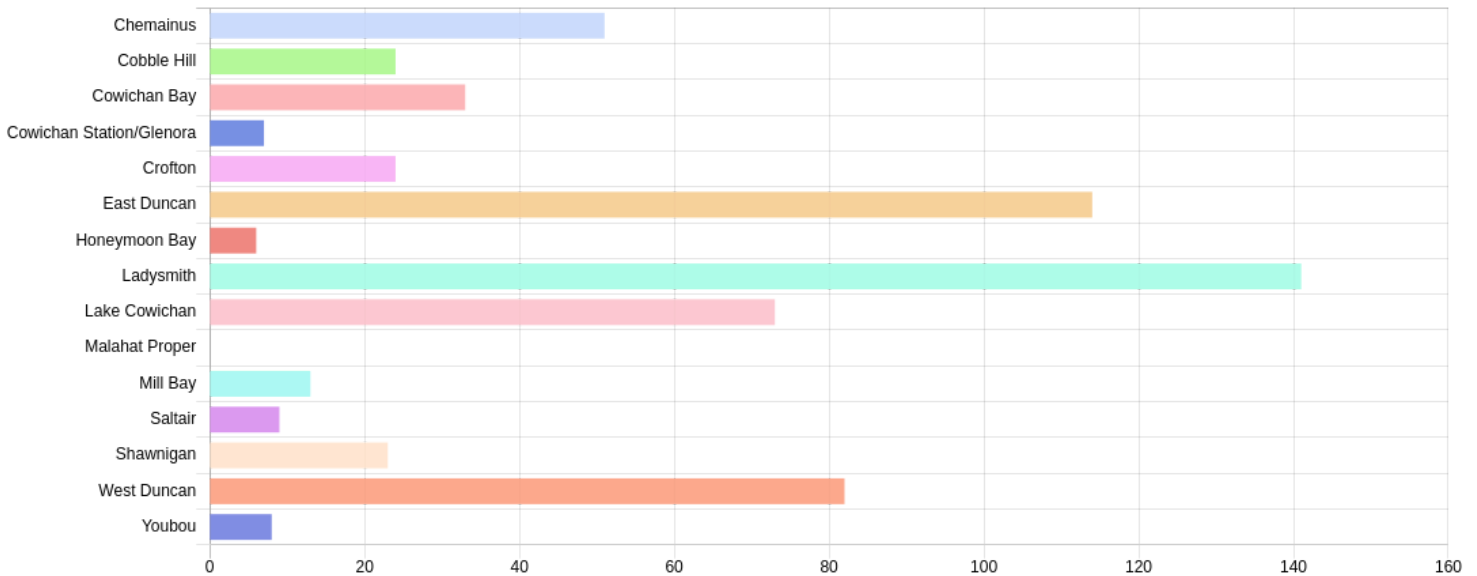
Single Family Detached Sales Analysis

Unconditional Sales from January 1 to October 31, 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	6	15	8	11	4	4	51
Cobble Hill	0	0	0	0	0	0	0	0	0	2	7	5	3	7	24
Cowichan Bay	0	0	0	0	0	0	0	0	2	3	4	3	13	8	33
Cowichan Station/Glenora	0	0	0	0	0	0	0	0	0	2	1	2	0	2	7
Crofton	0	0	0	0	0	0	0	1	1	9	9	2	1	1	24
East Duncan	0	0	0	0	0	1	1	3	12	12	18	28	11	28	114
Honeymoon Bay	0	0	0	0	0	0	0	1	0	4	1	0	0	0	6
Ladysmith	0	0	0	1	0	1	3	7	13	19	26	42	12	17	141
Lake Cowichan	0	0	0	0	1	2	4	7	17	11	12	12	4	3	73
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	2	2	3	5	13
Saltair	0	0	0	0	0	0	0	0	0	0	4	3	1	1	9
Shawnigan	0	0	0	0	0	0	0	0	1	3	7	5	6	1	23
West Duncan	0	0	0	0	1	0	3	0	13	20	35	9	1	0	82
Youbou	0	0	0	0	0	1	2	0	3	1	0	0	1	0	8
Totals	0	0	0	1	2	7	15	19	68	101	134	124	60	77	608

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to October 31, 2023



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