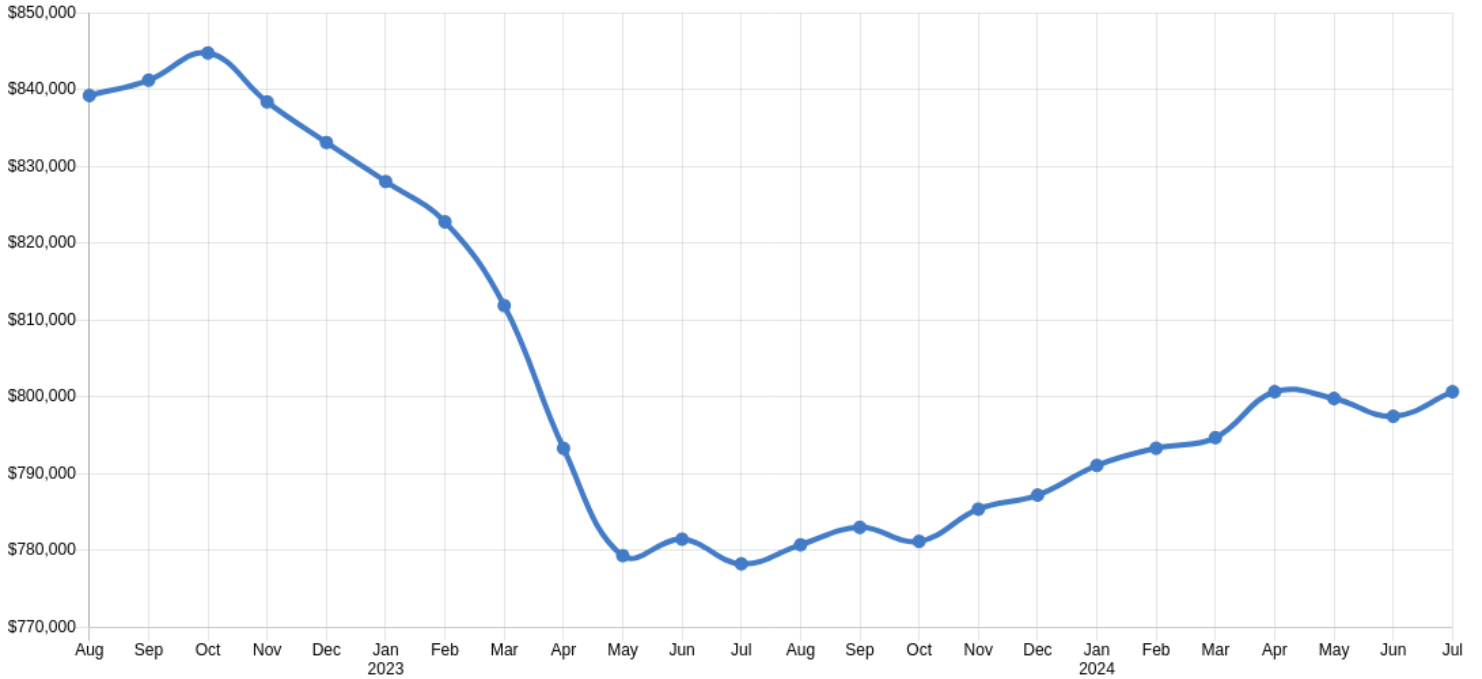


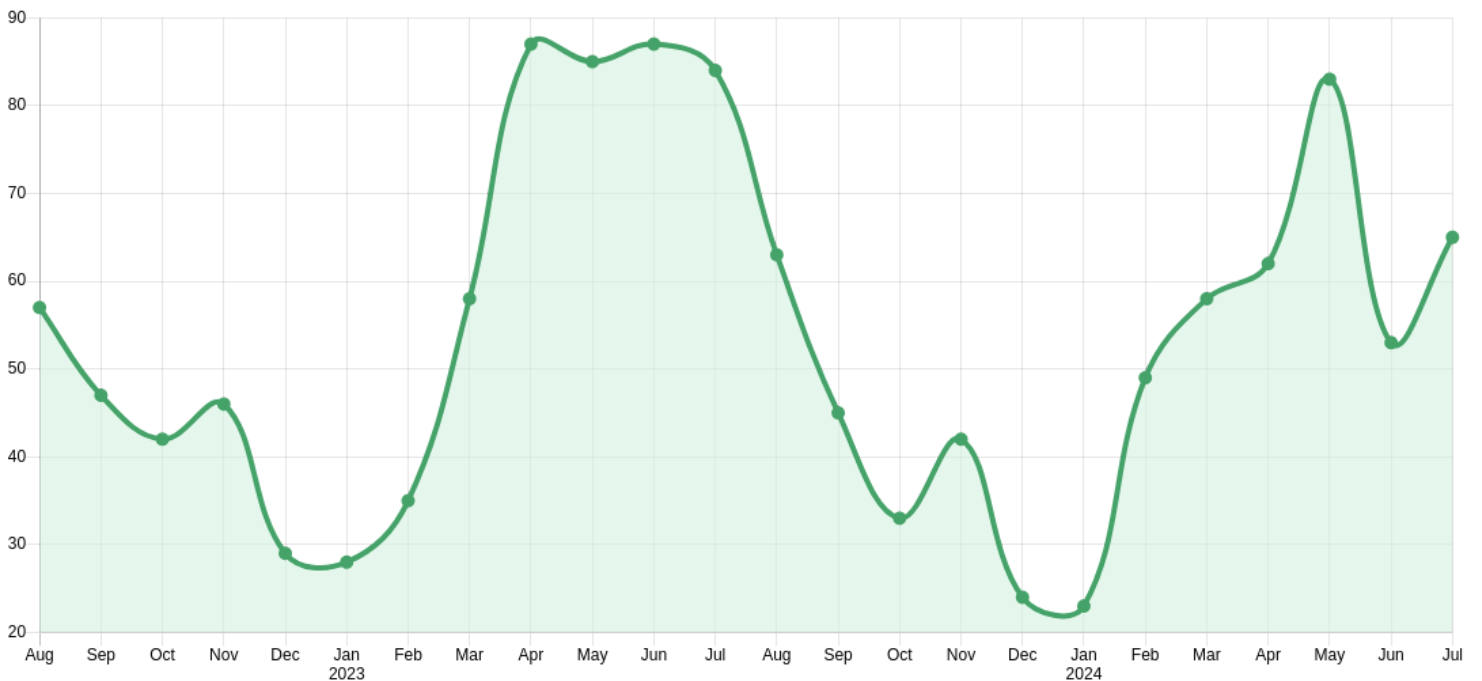


Cumulative Residential Average Single Family Detached Sale Price



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	134	111	20.72%	1,213	1,180	2.80%
Units Reported Sold	65	84	-22.62%	600	685	-12.41%
Sell / List Ratio	48.51%	75.68%		49.46%	58.05%	
Reported Sales Dollars	\$52,159,303	\$65,391,480	-20.24%	\$480,407,121	\$533,118,884	-9.89%
Average Sell Price / Unit	\$802,451	\$778,470	3.08%	\$800,679	\$778,276	2.88%
Median Sell Price	\$747,400			\$785,000		
Sell Price / List Price	97.38%	97.56%		97.79%	97.53%	
Days to Sell	45	49	-8.16%	44	49	-10.20%
Active Listings	330	209				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	27	14	92.86%	182	155	17.42%
Units Reported Sold	15	17	-11.76%	117	103	13.59%
Sell / List Ratio	55.56%	121.43%		64.29%	66.45%	
Reported Sales Dollars	\$5,841,405	\$5,468,501	6.82%	\$40,856,675	\$34,581,034	18.15%
Average Sell Price / Unit	\$389,427	\$321,677	21.06%	\$349,202	\$335,738	4.01%
Median Sell Price	\$369,900			\$330,000		
Sell Price / List Price	96.49%	96.61%		97.68%	96.76%	
Days to Sell	28	71	-60.56%	43	54	-20.37%
Active Listings	48	28				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	25	26	-3.85%	289	254	13.78%
Units Reported Sold	11	16	-31.25%	135	133	1.50%
Sell / List Ratio	44.00%	61.54%		46.71%	52.36%	
Reported Sales Dollars	\$6,015,900	\$9,121,550	-34.05%	\$77,693,390	\$73,169,340	6.18%
Average Sell Price / Unit	\$546,900	\$570,097	-4.07%	\$575,507	\$550,145	4.61%
Median Sell Price	\$475,000			\$562,500		
Sell Price / List Price	97.56%	98.64%		98.63%	98.15%	
Days to Sell	47	44	6.82%	63	50	26.00%
Active Listings	75	50				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	27	28	-3.57%	260	311	-16.40%
Units Reported Sold	4	12	-66.67%	81	96	-15.62%
Sell / List Ratio	14.81%	42.86%		31.15%	30.87%	
Reported Sales Dollars	\$1,790,000	\$4,292,900	-58.30%	\$35,464,800	\$38,510,830	-7.91%
Average Sell Price / Unit	\$447,500	\$357,742	25.09%	\$437,837	\$401,154	9.14%
Median Sell Price	\$415,000			\$345,000		
Sell Price / List Price	93.33%	97.27%		92.94%	95.09%	
Days to Sell	111	91	21.98%	134	-62	-316.13%
Active Listings	123	131				

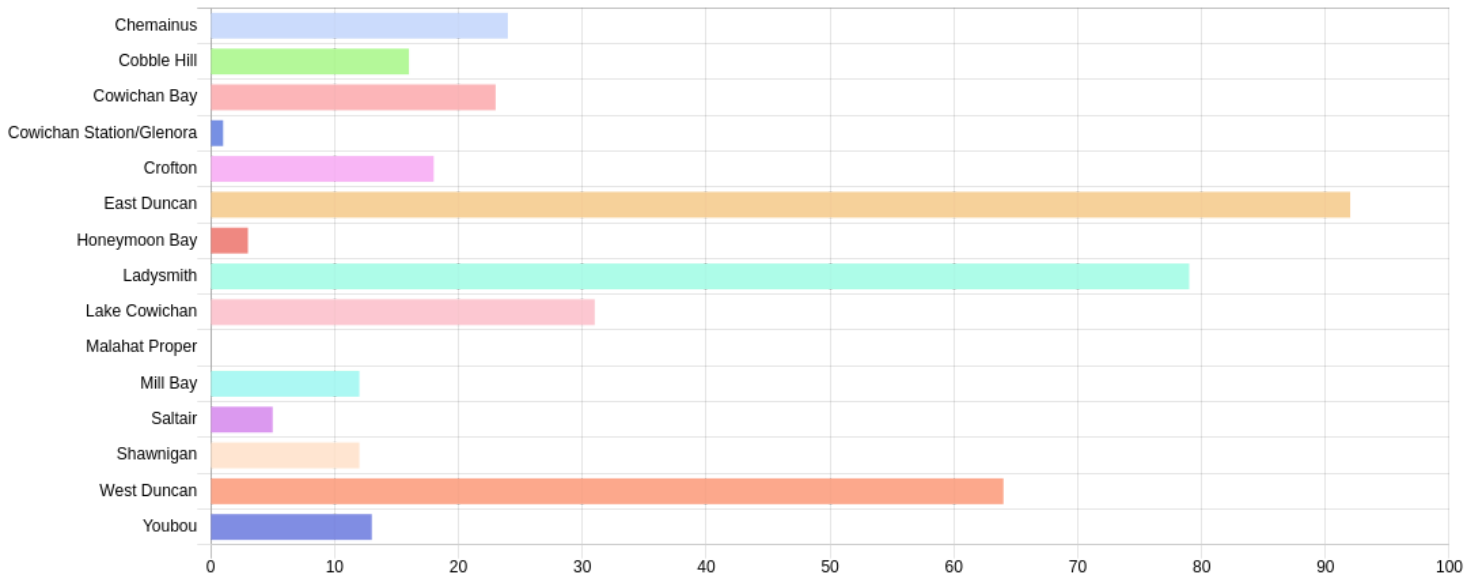
Single Family Detached Sales Analysis

Unconditional Sales from January 1 to July 31, 2024

	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	1	6	6	4	4	3	24
Cobble Hill	0	0	0	0	0	0	0	0	0	0	2	7	4	3	16
Cowichan Bay	0	0	0	0	0	0	0	0	1	4	4	4	4	6	23
Cowichan Station/Glenora	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
Crofton	0	0	0	0	0	0	0	1	3	6	3	3	2	0	18
East Duncan	0	0	0	0	0	0	0	4	9	9	17	18	16	19	92
Honeymoon Bay	0	0	0	0	0	0	0	0	0	1	1	1	0	0	3
Ladysmith	0	0	0	0	0	0	0	1	2	15	22	22	8	9	79
Lake Cowichan	0	0	0	0	0	2	1	3	8	8	2	3	1	3	31
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	1	1	9	12
Saltair	0	0	0	0	0	0	0	0	0	0	1	2	2	0	5
Shawnigan	0	0	0	0	0	0	0	0	0	2	5	1	2	2	12
West Duncan	0	0	0	0	0	0	0	2	10	18	21	9	2	2	64
Youbou	0	0	0	0	1	0	2	1	3	2	3	0	1	0	13
Totals	0	0	0	0	1	2	3	12	37	71	88	75	48	56	393

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to July 31, 2024



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