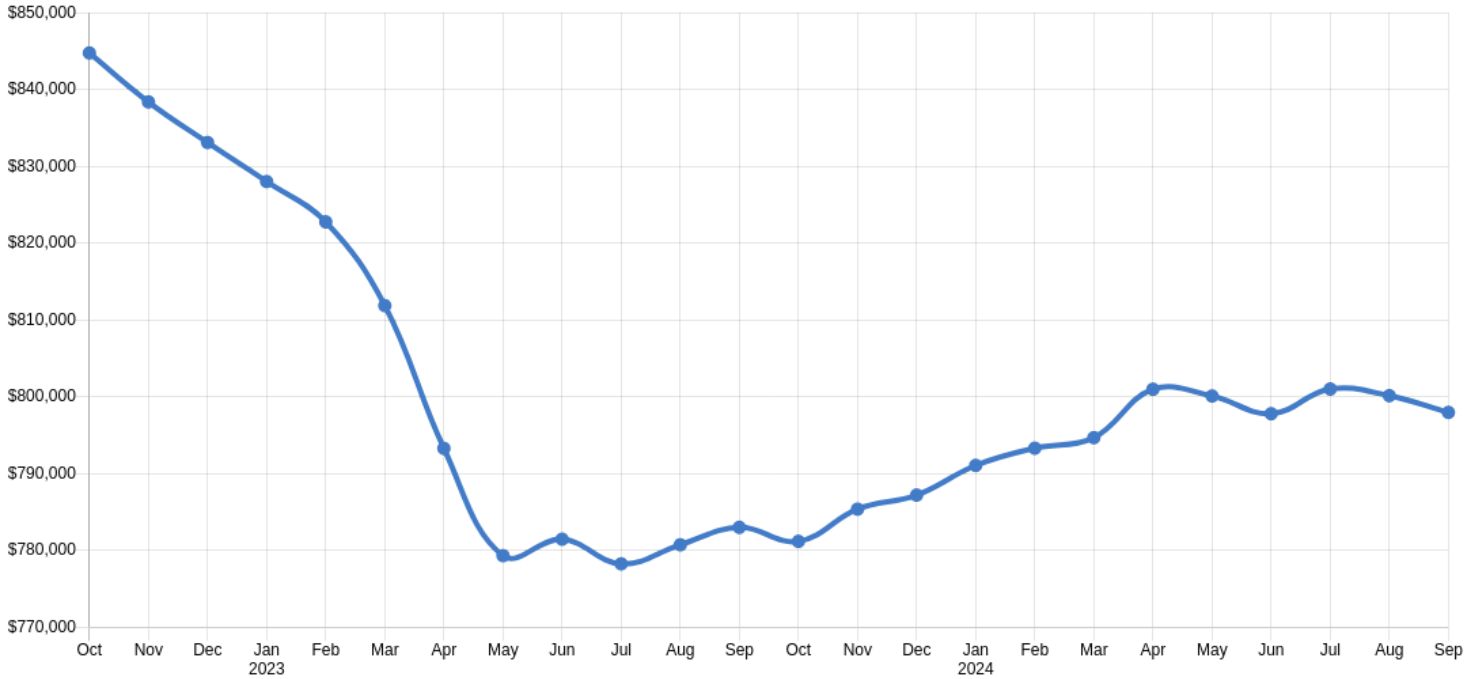
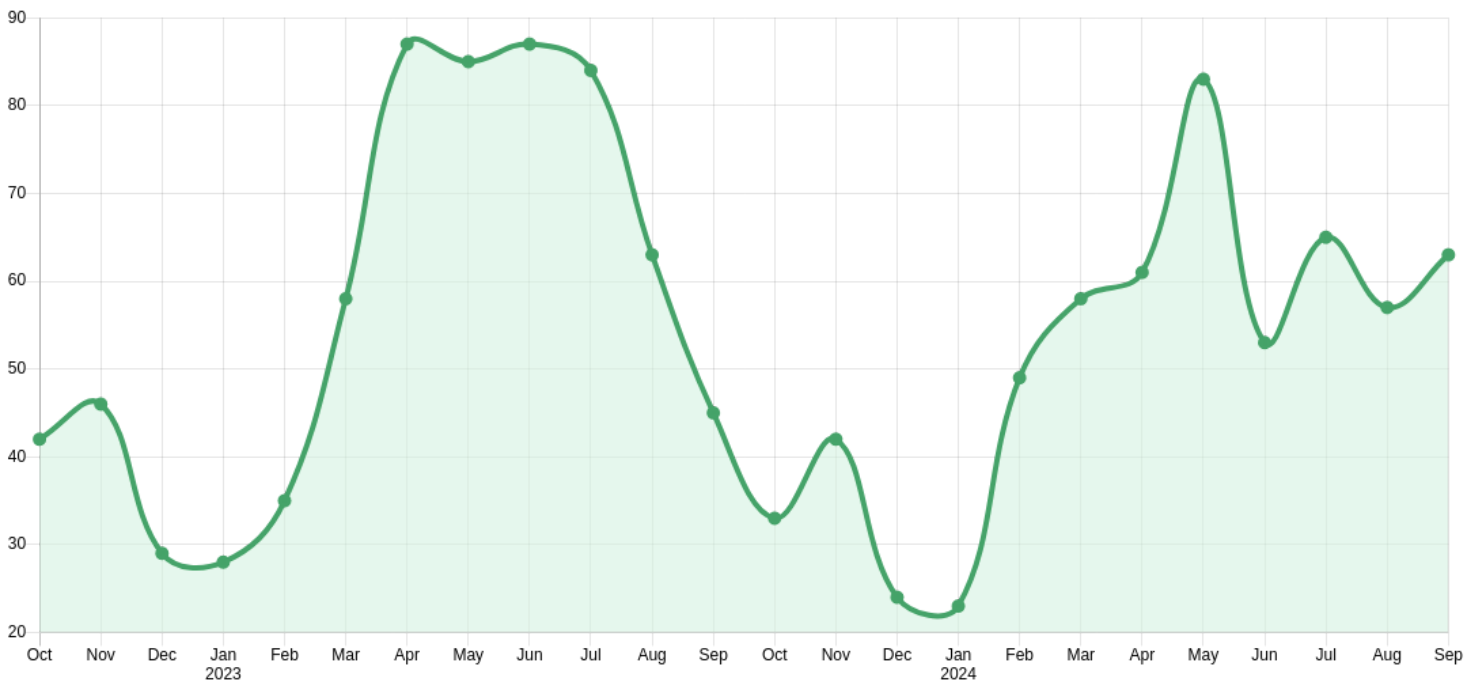


## Cumulative Residential Average Single Family Detached Sale Price



**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	138	100	38.00%	1,294	1,127	14.82%
Units Reported Sold	63	45	40.00%	611	689	-11.32%
Sell / List Ratio	45.65%	45.00%		47.22%	61.14%	
Reported Sales Dollars	\$49,631,959	\$36,561,400	35.75%	\$487,568,193	\$539,503,329	-9.63%
Average Sell Price / Unit	\$787,809	\$812,476	-3.04%	\$797,984	\$783,024	1.91%
Median Sell Price	\$740,000			\$785,000		
Sell Price / List Price	97.66%	97.62%		97.75%	97.62%	
Days to Sell	58	46	26.09%	47	49	-4.08%
Active Listings	331	197				

### Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	10	17	-41.18%	169	163	3.68%
Units Reported Sold	9	15	-40.00%	105	116	-9.48%
Sell / List Ratio	90.00%	88.24%		62.13%	71.17%	
Reported Sales Dollars	\$2,788,000	\$5,145,300	-45.81%	\$36,846,905	\$38,819,104	-5.08%
Average Sell Price / Unit	\$309,778	\$343,020	-9.69%	\$350,923	\$334,647	4.86%
Median Sell Price	\$269,000			\$340,500		
Sell Price / List Price	95.10%	97.50%		97.39%	97.00%	
Days to Sell	74	42	76.19%	47	55	-14.55%
Active Listings	45	24				

### Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	26	25	4.00%	295	252	17.06%
Units Reported Sold	13	12	8.33%	133	152	-12.50%
Sell / List Ratio	50.00%	48.00%		45.08%	60.32%	
Reported Sales Dollars	\$7,126,647	\$6,884,950	3.51%	\$76,164,787	\$84,281,990	-9.63%
Average Sell Price / Unit	\$548,204	\$573,746	-4.45%	\$572,668	\$554,487	3.28%
Median Sell Price	\$572,500			\$569,900		
Sell Price / List Price	99.76%	99.33%		98.59%	98.36%	
Days to Sell	54	47	14.89%	64	48	33.33%
Active Listings	68	53				

### Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	22	15	46.67%	274	285	-3.86%
Units Reported Sold	7	7	0.00%	82	82	0.00%
Sell / List Ratio	31.82%	46.67%		29.93%	28.77%	
Reported Sales Dollars	\$3,257,200	\$2,511,000	29.72%	\$37,470,500	\$33,288,530	12.56%
Average Sell Price / Unit	\$465,314	\$358,714	29.72%	\$456,957	\$405,958	12.56%
Median Sell Price	\$282,500			\$349,900		
Sell Price / List Price	97.01%	89.46%		93.22%	93.43%	
Days to Sell	144	94	53.19%	141	105	34.29%
Active Listings	121	121				

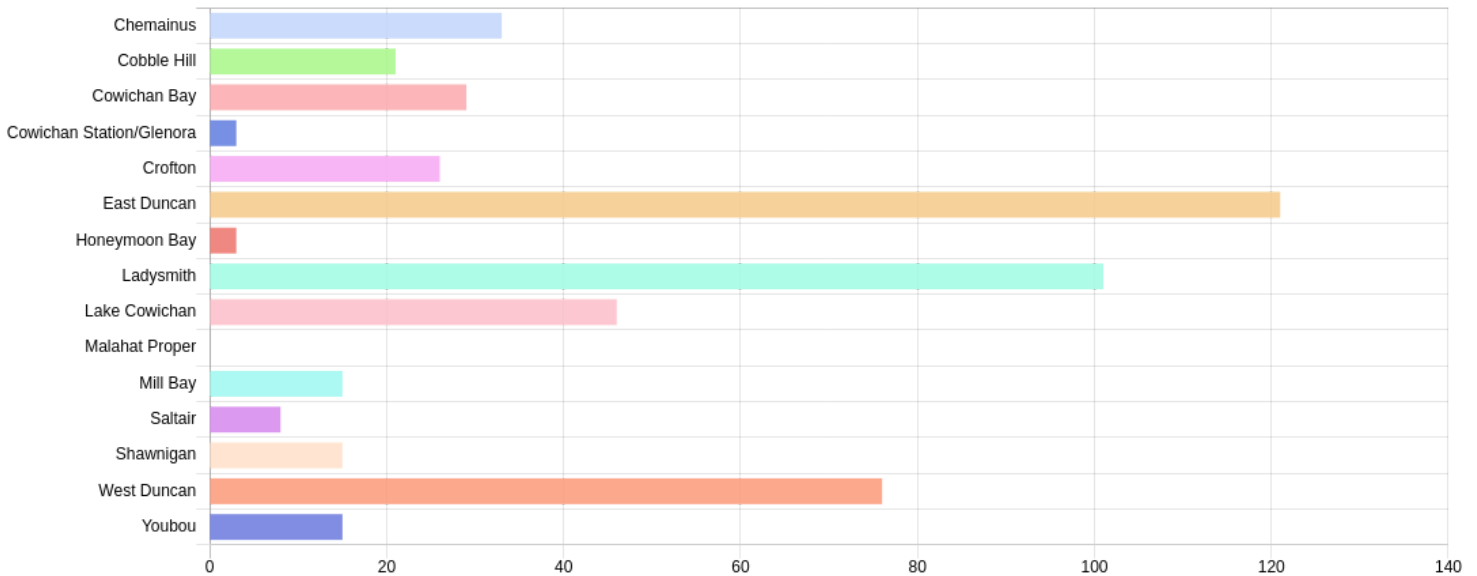
## Single Family Detached Sales Analysis

Unconditional Sales from January 1 to September 30, 2024

	0-350k	350k-400k	400k-450k	450k-500k	500k-600k	600k-700k	700k-800k	800k-900k	900k-1M	1M-1.25M	1.25M-1.5M	1.5M-1.75M	1.75M-2M	2M+	Total
Chemainus	0	0	0	0	1	8	8	5	6	5	0	0	0	0	33
Cobble Hill	0	0	0	0	0	0	5	8	4	2	2	0	0	0	21
Cowichan Bay	0	0	0	0	1	4	4	5	7	5	3	0	0	0	29
Cowichan Station/Glenora	0	0	0	0	1	0	0	1	1	0	0	0	0	0	3
Crofton	1	0	0	1	4	10	4	4	2	0	0	0	0	0	26
East Duncan	0	1	0	4	15	13	20	29	19	17	3	0	0	0	121
Honeymoon Bay	0	0	0	0	0	1	1	1	0	0	0	0	0	0	3
Ladysmith	0	0	0	1	2	20	27	28	9	11	3	0	0	0	101
Lake Cowichan	0	2	1	4	14	11	3	5	3	2	1	0	0	0	46
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	2	1	1	8	3	0	0	0	15
Saltair	0	0	0	0	0	0	3	3	2	0	0	0	0	0	8
Shawnigan	0	0	0	0	0	2	6	2	3	0	2	0	0	0	15
West Duncan	0	0	0	3	12	22	24	10	2	3	0	0	0	0	76
Youbou	1	0	2	1	3	3	3	0	2	0	0	0	0	0	15
<b>Totals</b>	<b>2</b>	<b>3</b>	<b>3</b>	<b>14</b>	<b>53</b>	<b>94</b>	<b>110</b>	<b>102</b>	<b>61</b>	<b>53</b>	<b>17</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>512</b>

## Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to September 30, 2024



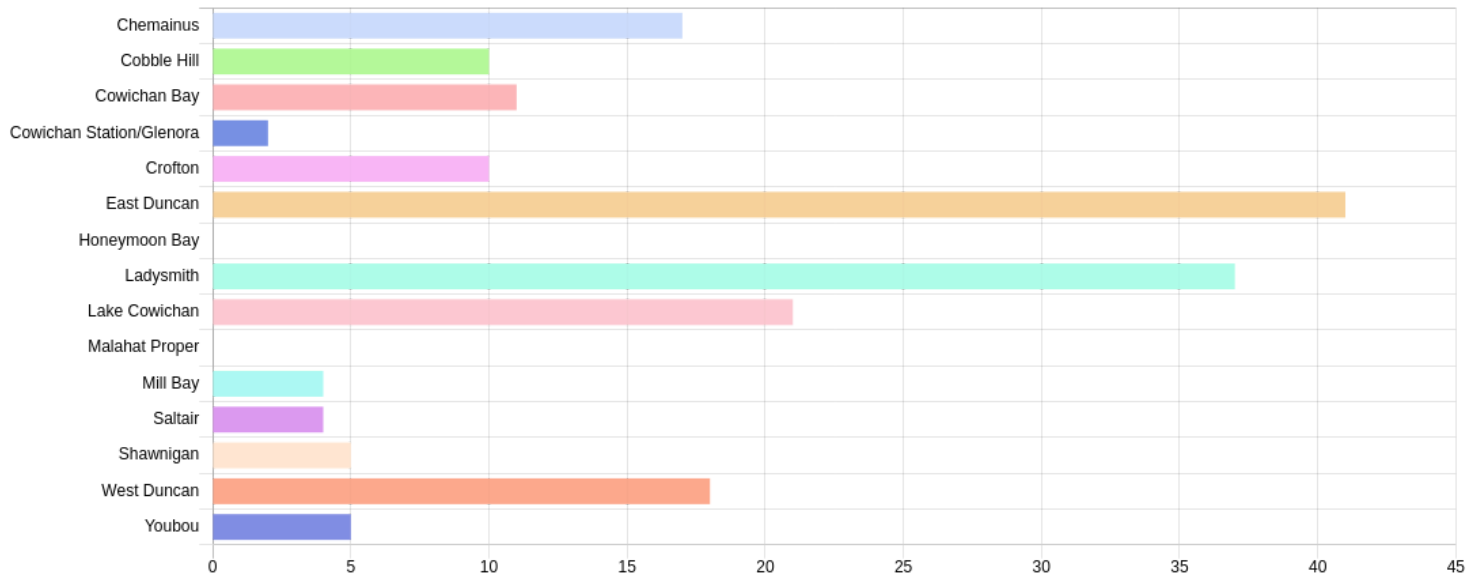
## Third Quarter - Single Family Detached Sales Analysis

Unconditional Sales from July 1 to September 30, 2024

	0-350k	350k-400k	400k-450k	450k-500k	500k-600k	600k-700k	700k-800k	800k-900k	900k-1M	1M-1.25M	1.25M-1.5M	1.5M-1.75M	1.75M-2M	2M+	Total
Chemainus	0	0	0	0	0	4	5	3	3	2	0	0	0	0	17
Cobble Hill	0	0	0	0	0	0	4	2	1	1	2	0	0	0	10
Cowichan Bay	0	0	0	0	1	1	0	2	4	1	2	0	0	0	11
Cowichan Station/Glenora	0	0	0	0	1	0	0	1	0	0	0	0	0	0	2
Crofton	1	0	0	0	2	5	1	1	0	0	0	0	0	0	10
East Duncan	0	1	0	1	8	5	6	11	5	3	1	0	0	0	41
Honeymoon Bay	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ladysmith	0	0	0	0	1	8	8	12	1	5	2	0	0	0	37
Lake Cowichan	0	0	1	2	8	4	1	2	2	0	1	0	0	0	21
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	1	2	0	0	0	4
Saltair	0	0	0	0	0	0	2	1	1	0	0	0	0	0	4
Shawnigan	0	0	0	0	0	1	2	1	1	0	0	0	0	0	5
West Duncan	0	0	0	1	2	8	5	1	0	1	0	0	0	0	18
Youbou	0	0	0	1	0	2	1	0	1	0	0	0	0	0	5
<b>Totals</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>5</b>	<b>23</b>	<b>38</b>	<b>36</b>	<b>37</b>	<b>19</b>	<b>14</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>185</b>

## Third Quarter - Single Family Detached Sales by Sub Area

Unconditional Sales from July 1 to September 30, 2024



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