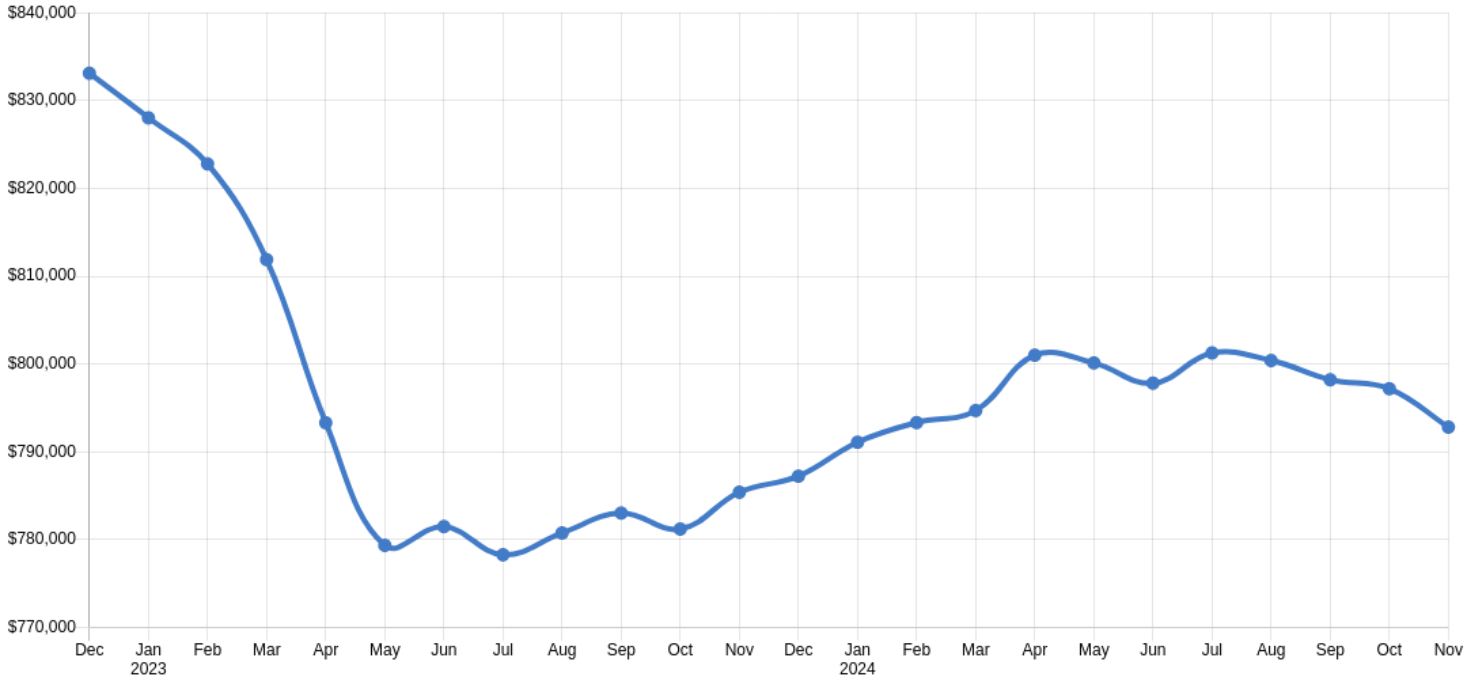
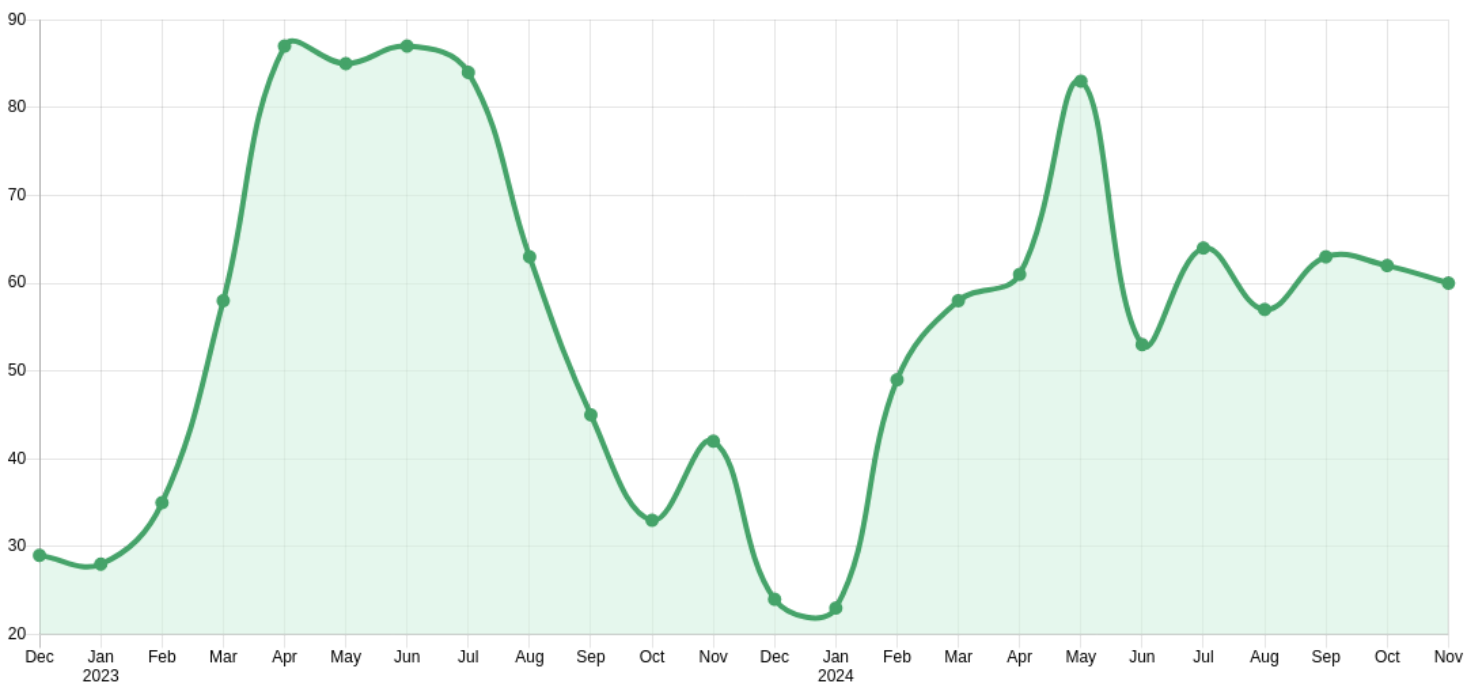


Cumulative Residential Average Single Family Detached Sale Price



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	51	69	-26.09%	1,288	1,108	16.25%
Units Reported Sold	60	42	42.86%	657	676	-2.81%
Sell / List Ratio	117.65%	60.87%		51.01%	61.01%	
Reported Sales Dollars	\$44,591,478	\$33,117,250	34.65%	\$520,877,166	\$530,927,556	-1.89%
Average Sell Price / Unit	\$743,191	\$788,506	-5.75%	\$792,812	\$785,396	0.94%
Median Sell Price	\$733,250			\$780,000		
Sell Price / List Price	97.40%	96.80%		97.67%	97.74%	
Days to Sell	54	47	14.89%	48	49	-2.04%
Active Listings	230	183				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	12	14	-14.29%	169	163	3.68%
Units Reported Sold	7	10	-30.00%	105	115	-8.70%
Sell / List Ratio	58.33%	71.43%		62.13%	70.55%	
Reported Sales Dollars	\$2,588,000	\$3,456,000	-25.12%	\$36,831,005	\$38,569,071	-4.51%
Average Sell Price / Unit	\$369,714	\$345,600	6.98%	\$350,771	\$335,383	4.59%
Median Sell Price	\$370,000			\$345,900		
Sell Price / List Price	96.60%	97.09%		97.27%	97.14%	
Days to Sell	52	48	8.33%	46	54	-14.81%
Active Listings	26	25				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	11	18	-38.89%	275	278	-1.08%
Units Reported Sold	13	3	333.33%	149	144	3.47%
Sell / List Ratio	118.18%	16.67%		54.18%	51.80%	
Reported Sales Dollars	\$7,749,850	\$1,914,000	304.90%	\$84,642,637	\$81,108,290	4.36%
Average Sell Price / Unit	\$596,142	\$638,000	-6.56%	\$568,071	\$563,252	0.86%
Median Sell Price	\$604,000			\$561,645		
Sell Price / List Price	99.19%	100.48%		98.53%	98.61%	
Days to Sell	81	59	37.29%	65	51	27.45%
Active Listings	57	88				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	11	21	-47.62%	261	287	-9.06%
Units Reported Sold	5	7	-28.57%	84	90	-6.67%
Sell / List Ratio	45.45%	33.33%		32.18%	31.36%	
Reported Sales Dollars	\$2,095,000	\$2,712,300	-22.76%	\$39,396,050	\$35,355,730	11.43%
Average Sell Price / Unit	\$419,000	\$387,471	8.14%	\$469,001	\$392,841	19.39%
Median Sell Price	\$450,000			\$359,950		
Sell Price / List Price	93.13%	96.36%		95.38%	92.25%	
Days to Sell	102	148	-31.08%	132	111	18.92%
Active Listings	88	110				

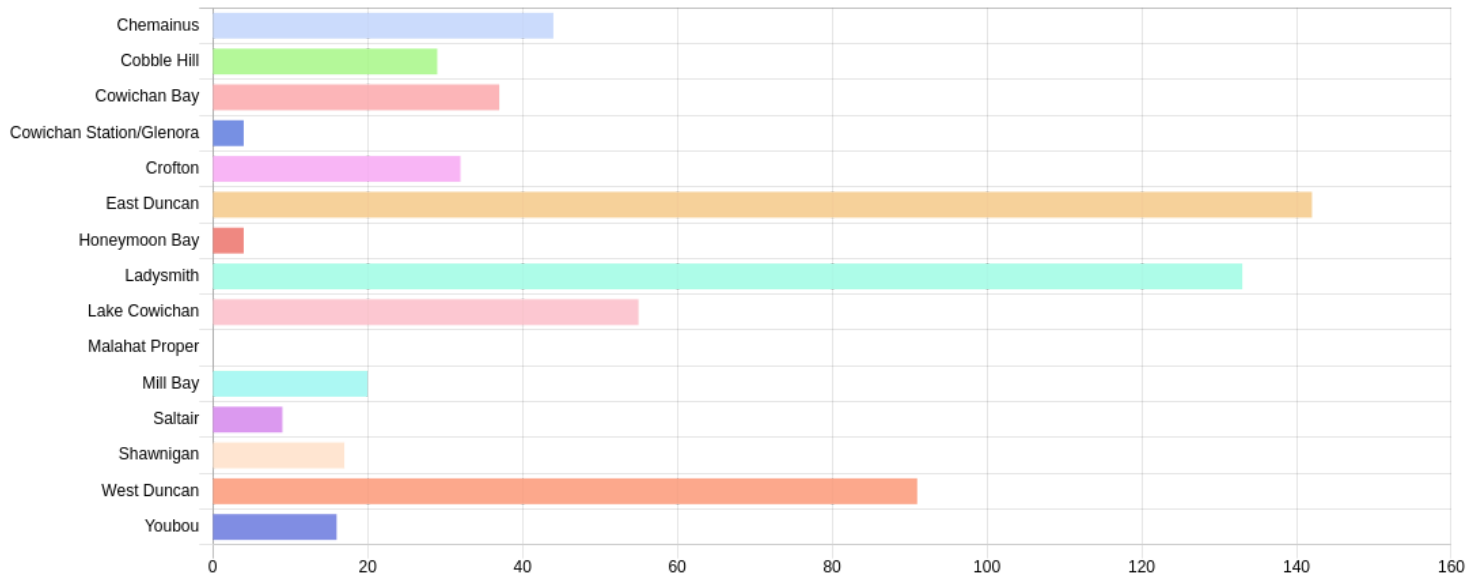
Single Family Detached Sales Analysis

Unconditional Sales from January 1 to November 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	10	10	7	7	9	0	0	0	0	44
Cobble Hill	0	0	0	0	0	1	9	10	4	3	2	0	0	0	29
Cowichan Bay	0	0	0	1	1	4	5	7	10	6	3	0	0	0	37
Cowichan Station/Glenora	0	0	0	0	1	0	1	1	1	0	0	0	0	0	4
Crofton	1	0	0	1	6	11	5	6	2	0	0	0	0	0	32
East Duncan	0	1	2	6	19	16	24	32	22	17	3	0	0	0	142
Honeymoon Bay	0	0	1	0	0	1	1	1	0	0	0	0	0	0	4
Ladysmith	0	0	0	2	8	26	34	34	13	13	3	0	0	0	133
Lake Cowichan	0	2	1	5	16	13	6	5	3	3	1	0	0	0	55
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	2	1	10	5	0	0	0	20
Saltair	0	0	0	0	0	0	3	3	2	0	1	0	0	0	9
Shawnigan	0	0	0	0	0	2	7	3	3	0	2	0	0	0	17
West Duncan	0	0	0	3	16	29	27	10	3	3	0	0	0	0	91
Youbou	1	0	2	2	3	3	3	0	2	0	0	0	0	0	16
Totals	2	3	6	20	71	116	137	121	73	64	20	0	0	0	633

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to November 30, 2024



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