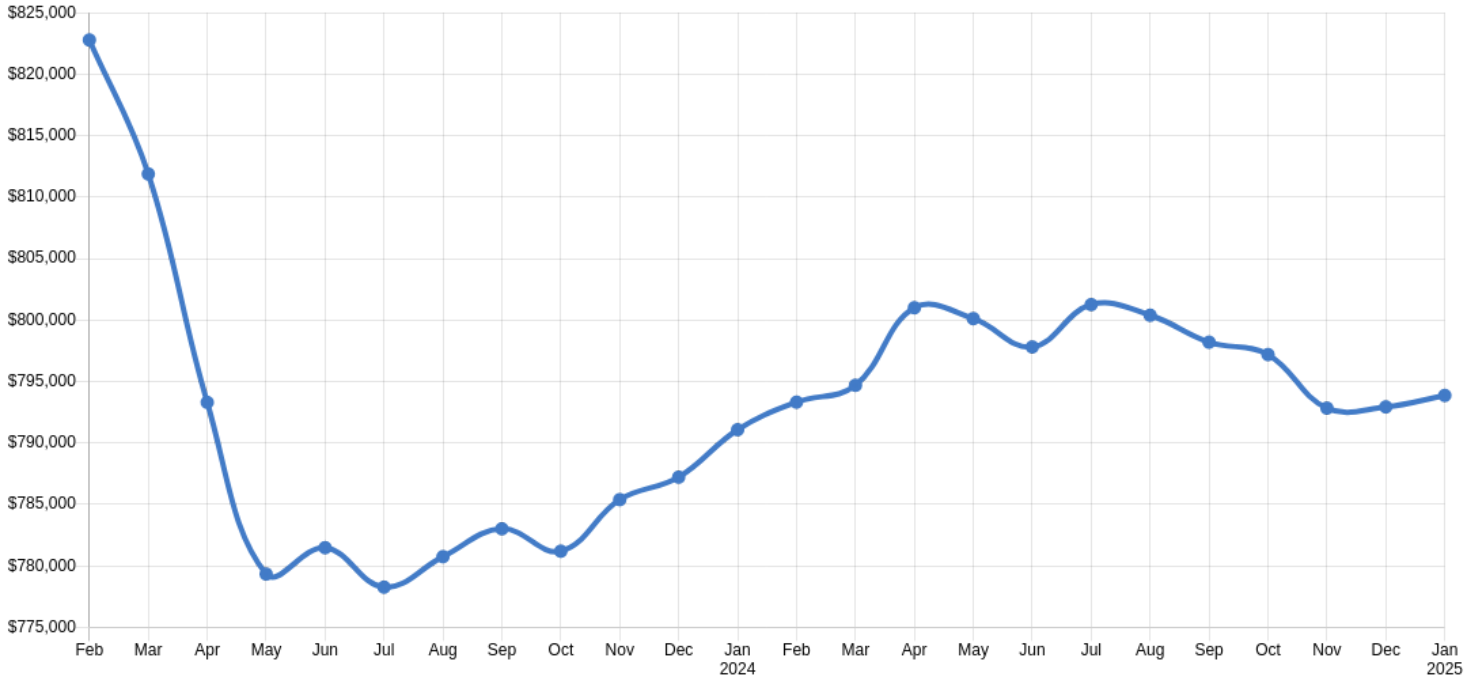


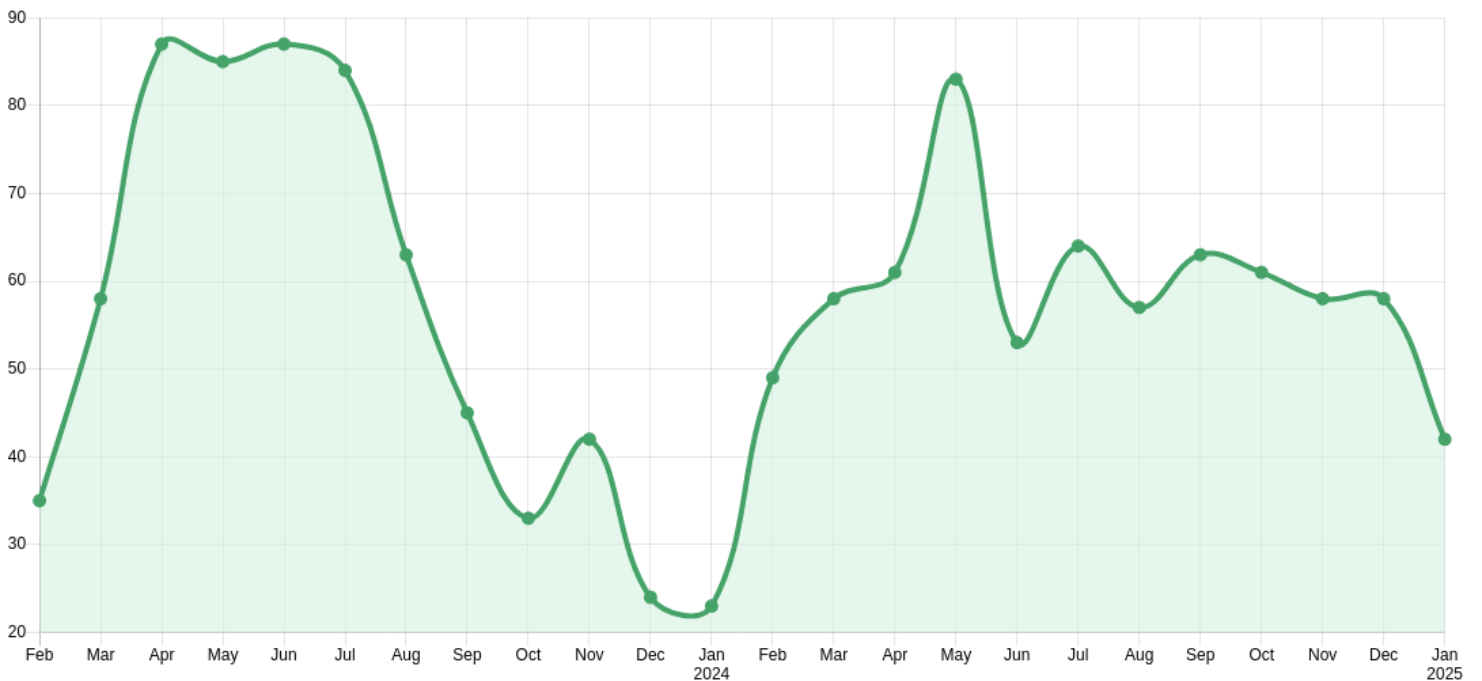


## Cumulative Residential Average Single Family Detached Sale Price



**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	87	70	24.29%	1,306	1,119	16.71%
Units Reported Sold	42	23	82.61%	707	666	6.16%
Sell / List Ratio	48.28%	32.86%		54.13%	59.52%	
Reported Sales Dollars	\$33,508,677	\$17,784,300	88.42%	\$561,268,352	\$526,863,597	6.53%
Average Sell Price / Unit	\$797,826	\$773,230	3.18%	\$793,873	\$791,086	0.35%
Median Sell Price	\$779,639			\$777,000		
Sell Price / List Price	97.16%	98.42%		97.58%	97.86%	
Days to Sell	71	44	61.36%	52	47	10.64%
Active Listings	172	161				

### Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	8	4	100.00%	173	159	8.81%
Units Reported Sold	3	3	0.00%	103	113	-8.85%
Sell / List Ratio	37.50%	75.00%		59.54%	71.07%	
Reported Sales Dollars	\$828,000	\$1,352,000	-38.76%	\$35,674,905	\$37,611,971	-5.15%
Average Sell Price / Unit	\$276,000	\$450,667	-38.76%	\$346,358	\$332,849	4.06%
Median Sell Price	\$280,000			\$340,500		
Sell Price / List Price	95.30%	98.41%		97.13%	97.36%	
Days to Sell	54	17	217.65%	49	50	-2.00%
Active Listings	22	18				

### Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	18	10	80.00%	282	268	5.22%
Units Reported Sold	6	12	-50.00%	147	155	-5.16%
Sell / List Ratio	33.33%	120.00%		52.13%	57.84%	
Reported Sales Dollars	\$3,339,400	\$6,772,195	-50.69%	\$83,159,492	\$87,552,935	-5.02%
Average Sell Price / Unit	\$556,567	\$564,350	-1.38%	\$565,711	\$564,858	0.15%
Median Sell Price	\$557,450			\$557,000		
Sell Price / List Price	99.43%	98.84%		98.46%	98.54%	
Days to Sell	57	101	-43.56%	64	56	14.29%
Active Listings	47	68				

### Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	28	23	21.74%	265	295	-10.17%
Units Reported Sold	3	4	-25.00%	81	90	-10.00%
Sell / List Ratio	10.71%	17.39%		30.57%	30.51%	
Reported Sales Dollars	\$1,025,000	\$1,666,000	-38.48%	\$36,705,150	\$36,674,630	0.08%
Average Sell Price / Unit	\$341,667	\$416,500	-17.97%	\$453,150	\$407,496	11.20%
Median Sell Price	\$341,250			\$355,000		
Sell Price / List Price	91.31%	90.25%		95.99%	91.93%	
Days to Sell	49	100	-51.00%	132	111	18.92%
Active Listings	83	90				

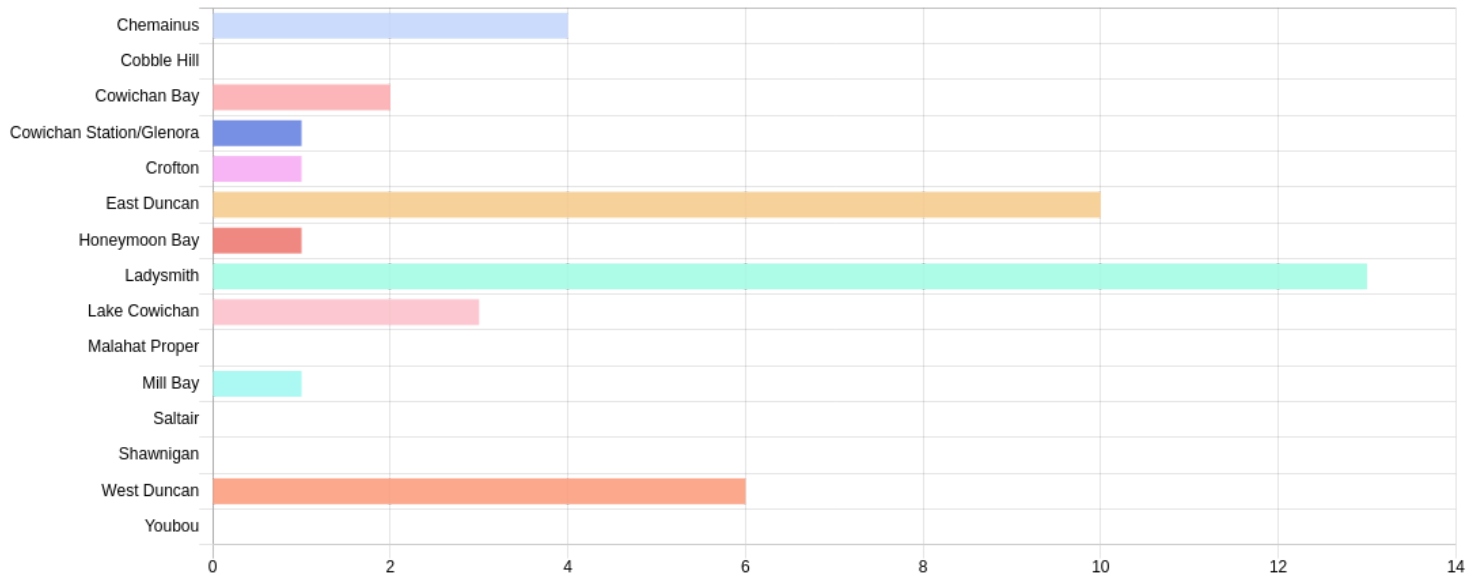
## Single Family Detached Sales Analysis

Unconditional Sales from January 1 to January 31, 2025

	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	1	2	0	0	1	0	0	0	0	4
Cobble Hill	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cowichan Bay	0	0	0	0	0	0	0	2	0	0	0	0	0	0	2
Cowichan Station/Glenora	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
Crofton	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1
East Duncan	0	0	0	0	2	1	1	3	0	2	0	1	0	0	10
Honeymoon Bay	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
Ladysmith	0	0	0	1	2	3	4	2	0	1	0	0	0	0	13
Lake Cowichan	0	0	0	0	0	1	1	0	1	0	0	0	0	0	3
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	1	0	0	0	0	1
Saltair	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shawnigan	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
West Duncan	0	0	0	0	0	3	1	1	1	0	0	0	0	0	6
Youbou	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Totals</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>4</b>	<b>10</b>	<b>10</b>	<b>9</b>	<b>2</b>	<b>5</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>42</b>

## Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to January 31, 2025



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