



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	58	51	13.73%	1,196	1,289	-7.21%
Units Reported Sold	46	58	-20.69%	698	654	6.73%
Sell / List Ratio	79.31%	113.73%		58.36%	50.74%	
Reported Sales Dollars	\$38,019,432	\$43,021,478	-11.63%	\$568,413,896	\$518,517,166	9.62%
Average Sell Price / Unit	\$826,509	\$741,750	11.43%	\$814,347	\$792,840	2.71%
Median Sell Price	\$796,500			\$790,000		
Sell Price / List Price	96.23%	97.26%		97.74%	97.66%	
Days to Sell	18	55	-67.27%	49	48	2.08%
Active Listings	208	230				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	9	11	-18.18%	190	168	13.10%
Units Reported Sold	10	7	42.86%	99	105	-5.71%
Sell / List Ratio	111.11%	63.64%		52.11%	62.50%	
Reported Sales Dollars	\$3,000,600	\$2,588,000	15.94%	\$34,575,899	\$36,831,005	-6.12%
Average Sell Price / Unit	\$300,060	\$369,714	-18.84%	\$349,252	\$350,771	-0.43%
Median Sell Price	\$272,000			\$319,900		
Sell Price / List Price	95.85%	96.60%		96.74%	97.27%	
Days to Sell	56	52	7.69%	64	46	39.13%
Active Listings	38	26				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	33	12	175.00%	287	276	3.99%
Units Reported Sold	7	13	-46.15%	143	149	-4.03%
Sell / List Ratio	21.21%	108.33%		49.83%	53.99%	
Reported Sales Dollars	\$3,693,450	\$7,749,850	-52.34%	\$79,980,645	\$84,642,637	-5.51%
Average Sell Price / Unit	\$527,636	\$596,142	-11.49%	\$559,305	\$568,071	-1.54%
Median Sell Price	\$549,000			\$539,900		
Sell Price / List Price	98.47%	99.19%		98.13%	98.53%	
Days to Sell	99	81	22.22%	60	65	-7.69%
Active Listings	71	57				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	20	11	81.82%	230	261	-11.88%
Units Reported Sold	3	5	-40.00%	58	82	-29.27%
Sell / List Ratio	15.00%	45.45%		25.22%	31.42%	
Reported Sales Dollars	\$4,764,900	\$2,095,000	127.44%	\$29,579,947	\$38,745,050	-23.65%
Average Sell Price / Unit	\$1,588,300	\$419,000	279.07%	\$509,999	\$472,501	7.94%
Median Sell Price	\$374,900			\$362,450		
Sell Price / List Price	84.05%	93.13%		92.47%	95.53%	
Days to Sell	175	102	71.57%	103	133	-22.56%
Active Listings	99	88				

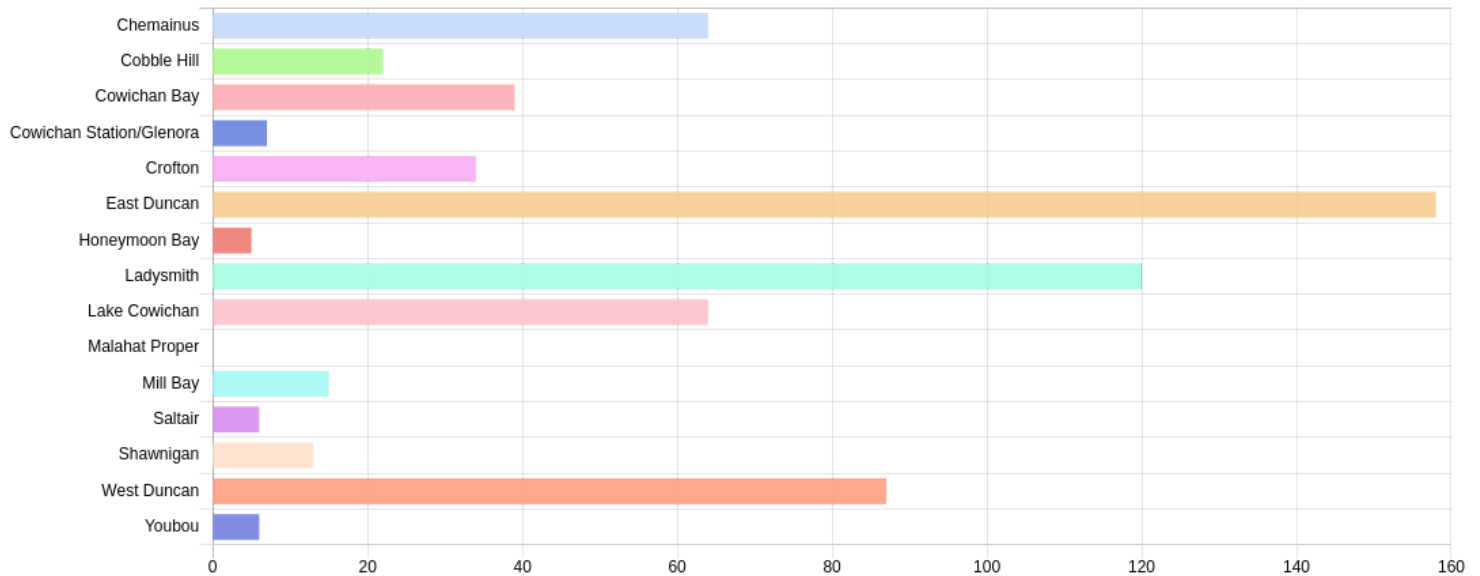
Single Family Detached Sales Analysis

Unconditional Sales from January 1 to November 30, 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	2	7	6	15	23	4	6	0	1	0	0	64
Cobble Hill	0	0	0	0	0	4	5	3	2	5	2	0	0	1	22
Cowichan Bay	0	0	0	0	0	0	9	12	6	9	3	0	0	0	39
Cowichan Station/Glenora	0	0	0	0	0	0	1	2	1	3	0	0	0	0	7
Crofton	0	1	1	0	7	15	8	0	2	0	0	0	0	0	34
East Duncan	0	1	0	4	18	21	29	28	19	27	10	0	1	0	158
Honeymoon Bay	0	1	0	1	1	1	0	1	0	0	0	0	0	0	5
Ladysmith	1	0	0	7	6	17	26	24	17	21	1	0	0	0	120
Lake Cowichan	0	0	0	1	12	17	7	11	7	7	1	1	0	0	64
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	3	3	7	1	0	0	0	15
Saltair	0	0	0	0	0	1	1	1	2	0	0	1	0	0	6
Shawnigan	0	0	0	0	0	2	3	5	0	3	0	0	0	0	13
West Duncan	0	0	2	1	10	34	24	11	4	1	0	0	0	0	87
Youbou	0	0	2	0	0	2	2	0	0	0	0	0	0	0	6
Totals	1	3	5	16	61	120	131	124	67	89	18	3	1	1	640

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to November 30, 2025



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