

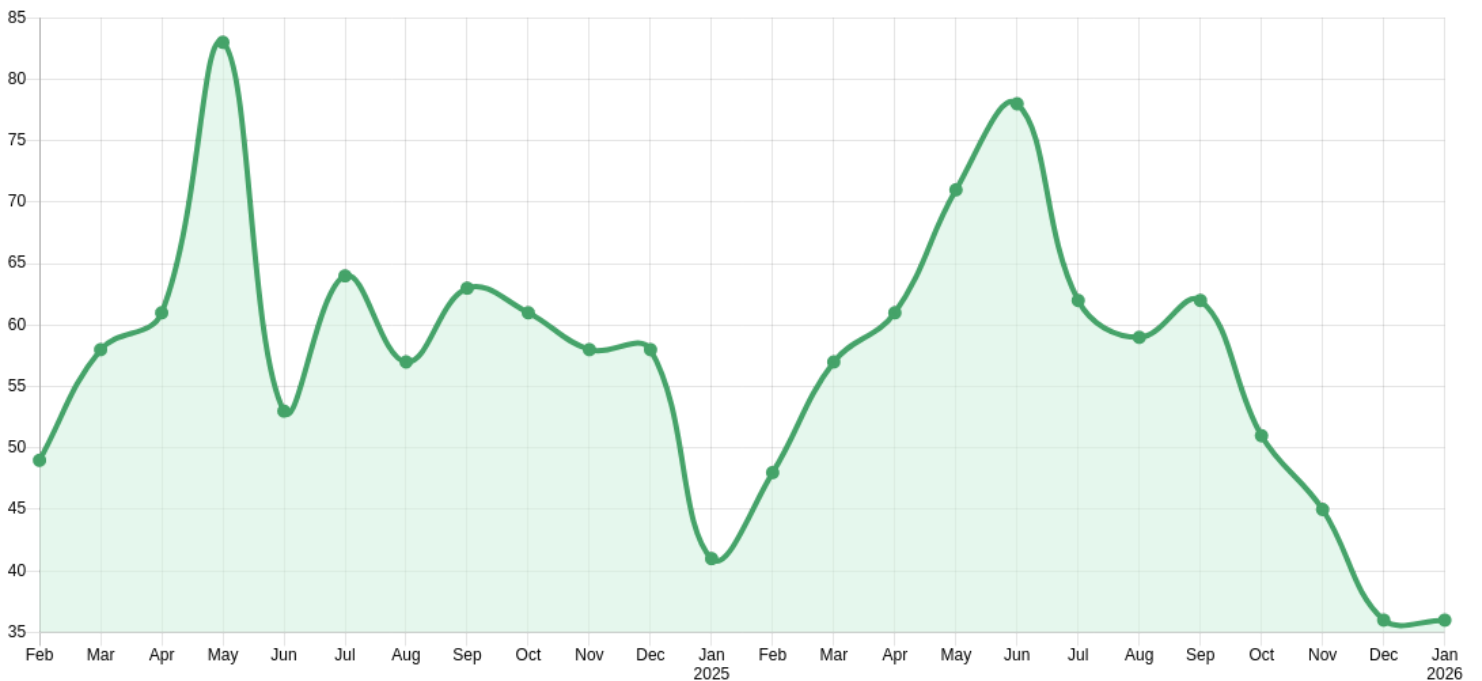


Cumulative Residential Average Single Family Detached Sale Price



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	71	87	-18.39%	1,168	1,308	-10.70%
Units Reported Sold	36	41	-12.20%	666	706	-5.67%
Sell / List Ratio	50.70%	47.13%		57.02%	53.98%	
Reported Sales Dollars	\$28,363,495	\$31,809,677	-10.83%	\$543,272,109	\$559,569,352	-2.91%
Average Sell Price / Unit	\$787,875	\$775,846	1.55%	\$815,724	\$792,591	2.92%
Median Sell Price	\$770,000			\$790,000		
Sell Price / List Price	97.16%	97.01%		97.80%	97.57%	
Days to Sell	69	68	1.47%	52	52	0.00%
Active Listings	173	197				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	17	8	112.50%	199	173	15.03%
Units Reported Sold	6	3	100.00%	104	103	0.97%
Sell / List Ratio	35.29%	37.50%		52.26%	59.54%	
Reported Sales Dollars	\$1,980,700	\$828,000	139.21%	\$36,474,299	\$35,674,905	2.24%
Average Sell Price / Unit	\$330,117	\$276,000	19.61%	\$350,714	\$346,358	1.26%
Median Sell Price	\$327,450			\$319,950		
Sell Price / List Price	98.17%	95.30%		96.78%	97.13%	
Days to Sell	68	54	25.93%	64	49	30.61%
Active Listings	34	25				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	25	18	38.89%	299	282	6.03%
Units Reported Sold	14	6	133.33%	145	147	-1.36%
Sell / List Ratio	56.00%	33.33%		48.49%	52.13%	
Reported Sales Dollars	\$7,858,389	\$3,339,400	135.32%	\$81,536,034	\$83,159,492	-1.95%
Average Sell Price / Unit	\$561,314	\$556,567	0.85%	\$562,317	\$565,711	-0.60%
Median Sell Price	\$577,500			\$549,900		
Sell Price / List Price	98.34%	99.43%		98.18%	98.46%	
Days to Sell	112	57	96.49%	62	64	-3.12%
Active Listings	67	47				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	15	28	-46.43%	218	265	-17.74%
Units Reported Sold	3	3	0.00%	56	81	-30.86%
Sell / List Ratio	20.00%	10.71%		25.69%	30.57%	
Reported Sales Dollars	\$1,950,000	\$1,025,000	90.24%	\$31,368,947	\$36,705,150	-14.54%
Average Sell Price / Unit	\$650,000	\$341,667	90.24%	\$560,160	\$453,150	23.61%
Median Sell Price	\$250,000			\$380,950		
Sell Price / List Price	83.73%	91.31%		90.80%	95.99%	
Days to Sell	101	49	106.12%	103	132	-21.97%
Active Listings	98	95				

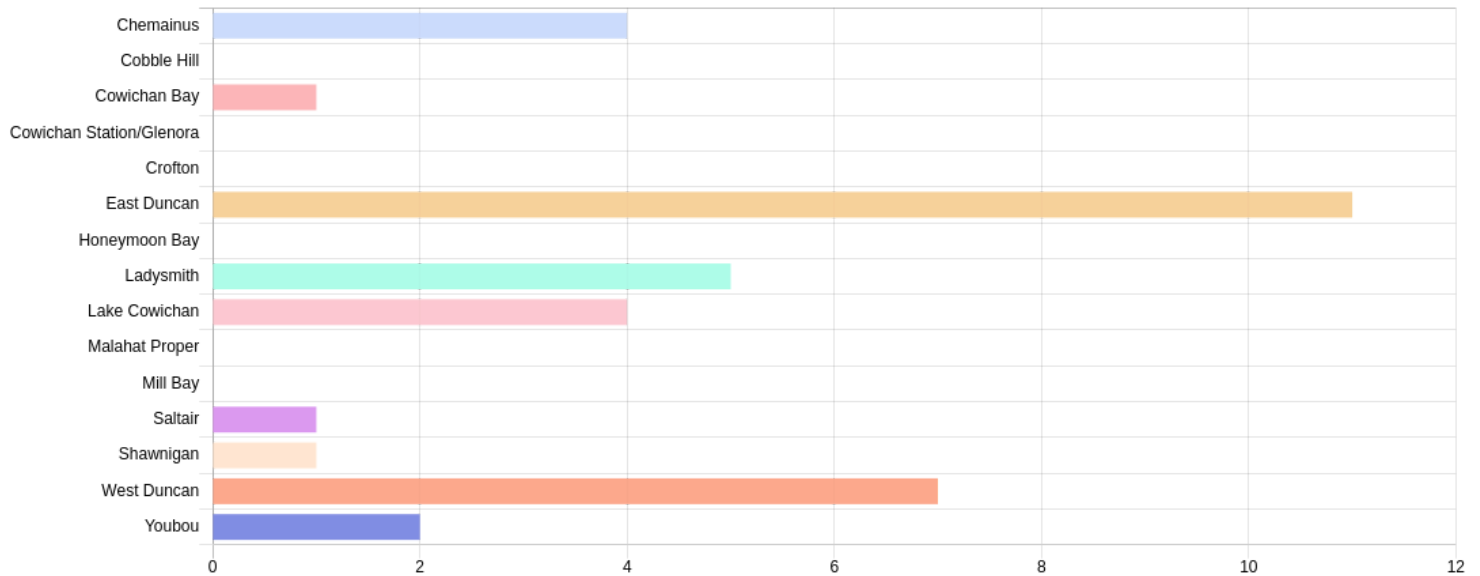
Single Family Detached Sales Analysis

Unconditional Sales from January 1 to January 31, 2026

	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	0	1	0	2	0	1	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	1	0	0	0	0	0	0	0	1
Cowichan Station/Glenora	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Crofton	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
East Duncan	0	0	0	0	1	3	1	2	1	3	0	0	0	0	11
Honeymoon Bay	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ladysmith	0	0	0	0	0	0	2	1	1	1	0	0	0	0	5
Lake Cowichan	1	0	0	0	2	0	0	1	0	0	0	0	0	0	4
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	0	0	0	0	0
Saltair	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
Shawnigan	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1
West Duncan	0	0	0	0	2	3	2	0	0	0	0	0	0	0	7
Youbou	0	0	0	1	0	0	0	0	1	0	0	0	0	0	2
Totals	1	0	0	1	5	7	8	4	5	4	1	0	0	0	36

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to January 31, 2026



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