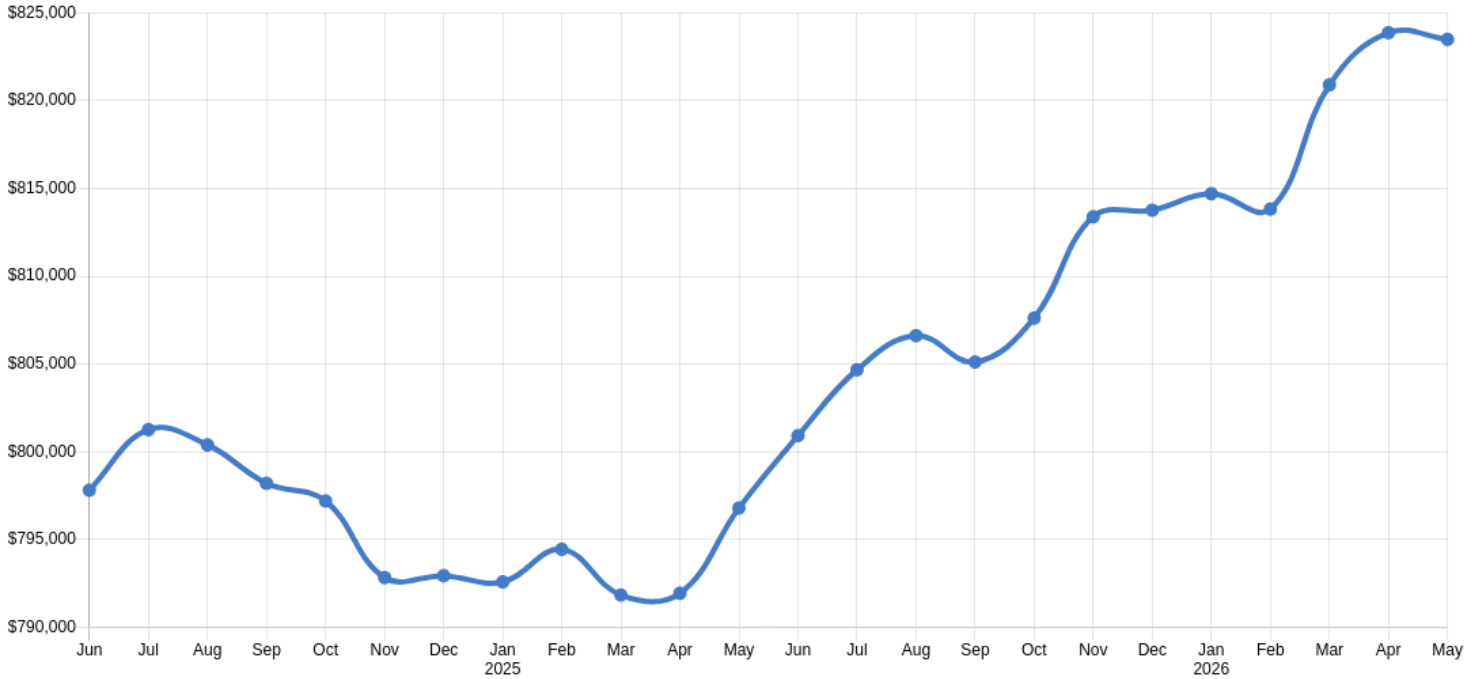


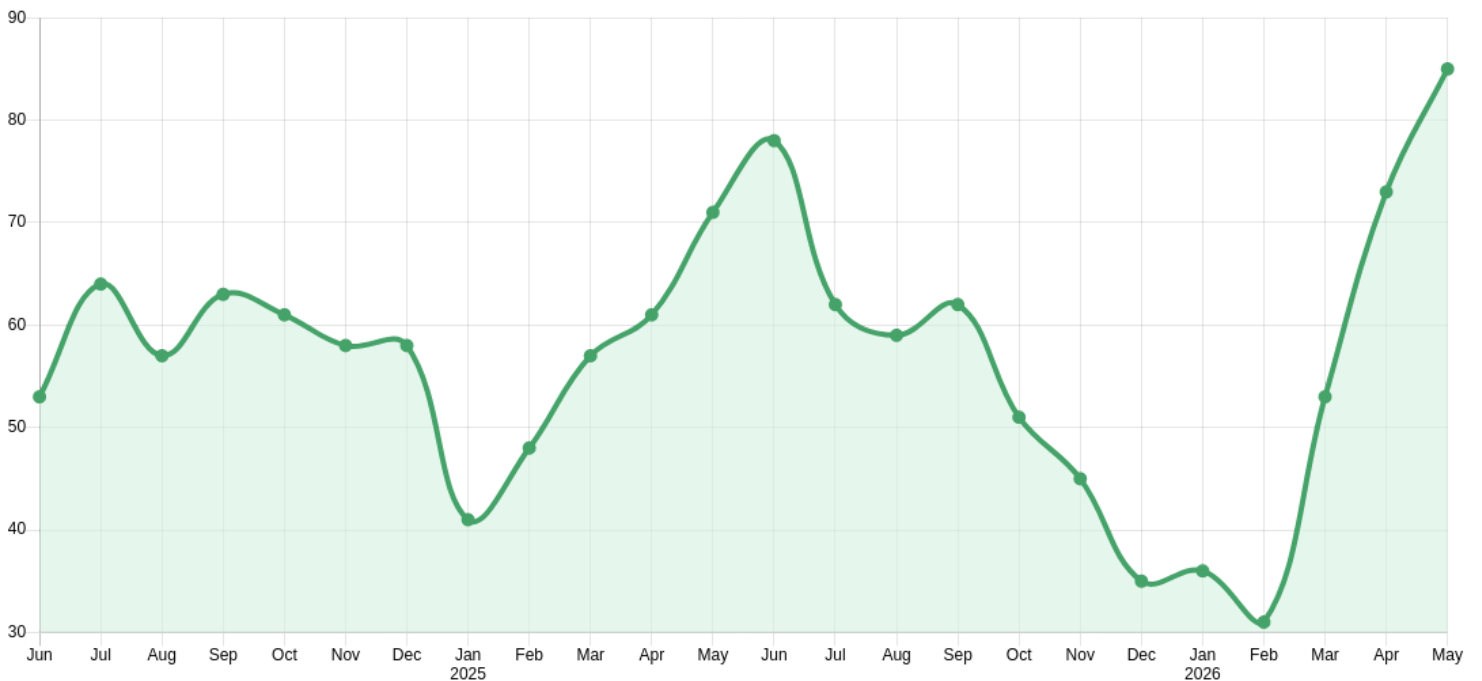


Cumulative Residential Average Single Family Detached Sale Price



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	126	151	-16.56%	1,196	1,274	-6.12%
Units Reported Sold	85	71	19.72%	670	692	-3.18%
Sell / List Ratio	67.46%	47.02%		56.02%	54.32%	
Reported Sales Dollars	\$71,464,306	\$60,182,550	18.75%	\$551,736,839	\$551,385,361	0.06%
Average Sell Price / Unit	\$840,757	\$847,642	-0.81%	\$823,488	\$796,800	3.35%
Median Sell Price	\$773,500			\$780,000		
Sell Price / List Price	97.64%	98.53%		97.68%	97.64%	
Days to Sell	40	49	-18.37%	49	53	-7.55%
Active Listings	325	343				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	16	28	-42.86%	176	188	-6.38%
Units Reported Sold	9	8	12.50%	105	88	19.32%
Sell / List Ratio	56.25%	28.57%		59.66%	46.81%	
Reported Sales Dollars	\$3,773,900	\$2,682,950	40.66%	\$36,489,050	\$30,926,854	17.99%
Average Sell Price / Unit	\$419,322	\$335,369	25.03%	\$347,515	\$351,442	-1.12%
Median Sell Price	\$420,000			\$315,000		
Sell Price / List Price	95.92%	97.54%		96.36%	96.83%	
Days to Sell	68	58	17.24%	62	52	19.23%
Active Listings	43	51				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	52	32	62.50%	332	276	20.29%
Units Reported Sold	25	11	127.27%	163	139	17.27%
Sell / List Ratio	48.08%	34.38%		49.10%	50.36%	
Reported Sales Dollars	\$14,891,350	\$5,786,900	157.33%	\$93,601,868	\$77,818,542	20.28%
Average Sell Price / Unit	\$595,654	\$526,082	13.22%	\$574,245	\$559,846	2.57%
Median Sell Price	\$577,500			\$575,000		
Sell Price / List Price	99.30%	98.11%		98.37%	98.41%	
Days to Sell	79	60	31.67%	68	61	11.48%
Active Listings	86	82				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	13	19	-31.58%	186	261	-28.74%
Units Reported Sold	4	2	100.00%	49	68	-27.94%
Sell / List Ratio	30.77%	10.53%		26.34%	26.05%	
Reported Sales Dollars	\$1,203,750	\$686,500	75.35%	\$28,365,757	\$30,840,890	-8.03%
Average Sell Price / Unit	\$300,938	\$343,250	-12.33%	\$578,893	\$453,543	27.64%
Median Sell Price	\$283,125			\$342,000		
Sell Price / List Price	96.39%	90.46%		89.10%	95.24%	
Days to Sell	135	147	-8.16%	105	97	8.25%
Active Listings	105	132				

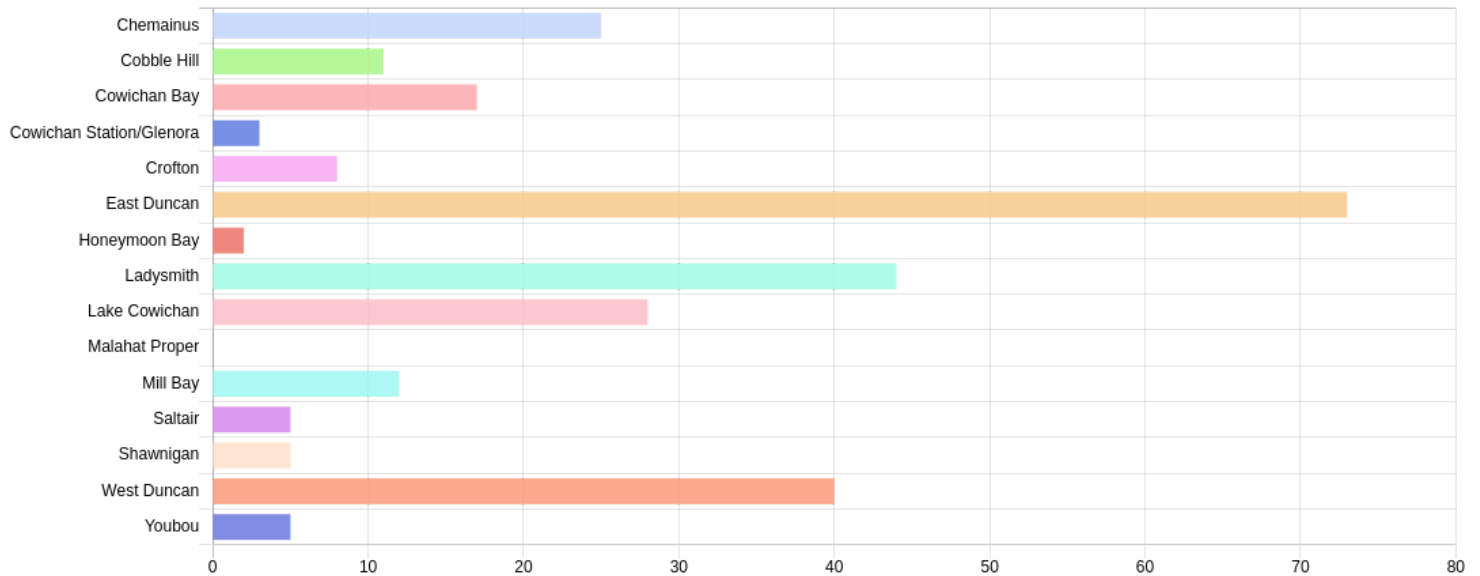
Single Family Detached Sales Analysis

Unconditional Sales from January 1 to May 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	4	3	8	2	5	2	1	0	0	0	25
Cobble Hill	0	0	0	0	0	2	2	1	1	4	1	0	0	0	11
Cowichan Bay	0	0	0	0	0	0	9	1	1	4	2	0	0	0	17
Cowichan Station/Glenora	0	0	0	0	0	0	1	1	0	0	1	0	0	0	3
Crofton	0	0	1	1	1	2	3	0	0	0	0	0	0	0	8
East Duncan	0	0	0	1	8	9	12	14	15	8	4	2	0	0	73
Honeymoon Bay	0	0	1	0	0	0	0	0	1	0	0	0	0	0	2
Ladysmith	0	0	0	0	4	7	12	8	6	6	1	0	0	0	44
Lake Cowichan	1	0	0	0	4	4	11	4	2	2	0	0	0	0	28
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	2	5	3	0	1	0	12
Saltair	0	0	0	0	0	2	0	0	1	2	0	0	0	0	5
Shawnigan	0	0	0	0	0	0	3	1	0	0	1	0	0	0	5
West Duncan	0	1	0	0	4	16	14	1	2	2	0	0	0	0	40
Youbou	0	0	0	1	0	1	0	0	1	1	1	0	0	0	5
Totals	1	1	2	3	25	46	76	33	37	36	15	2	1	0	278

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to May 31, 2026



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