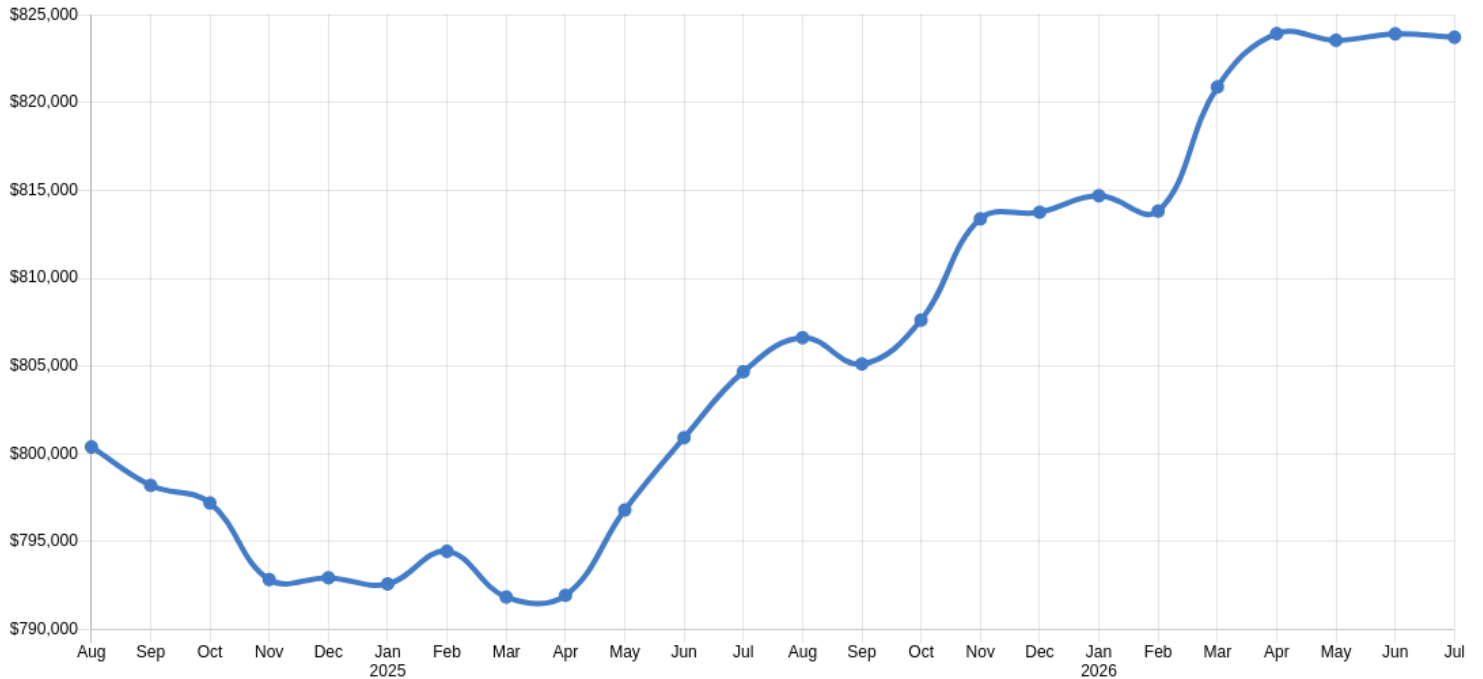


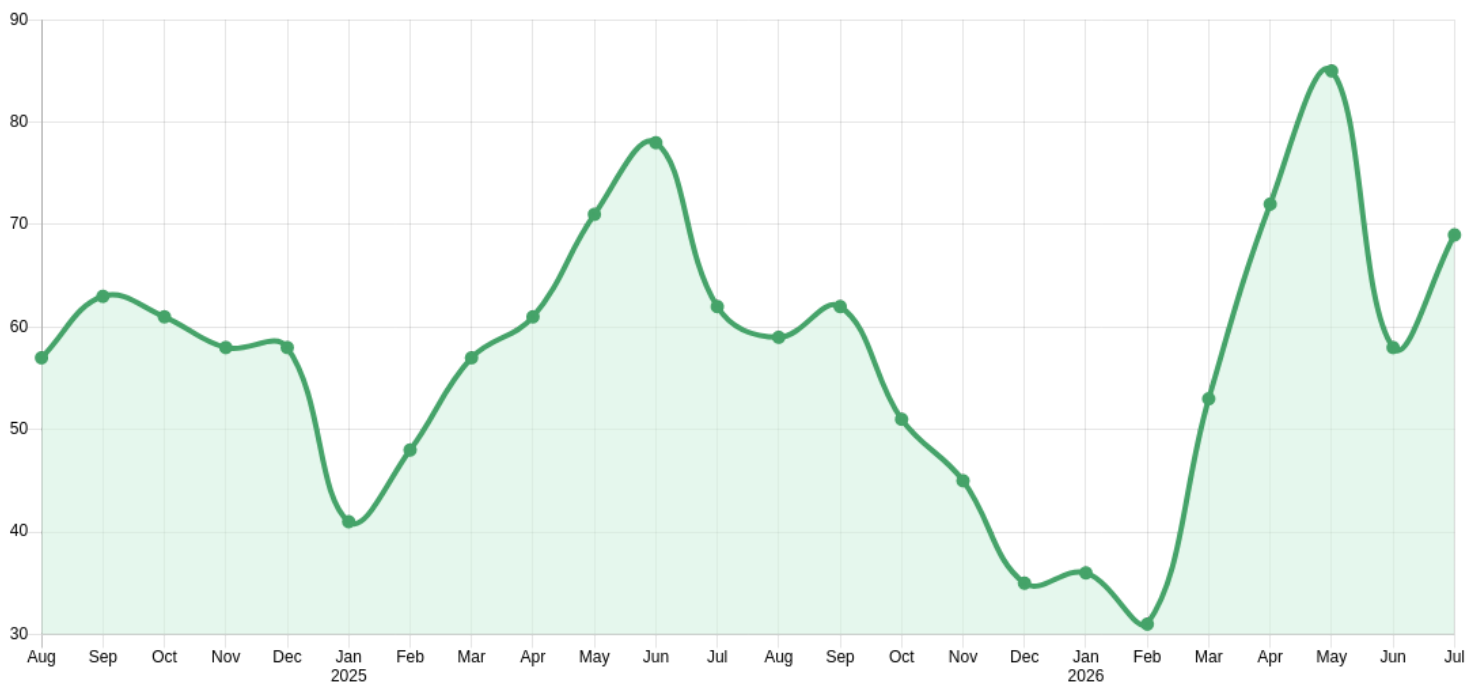


## Cumulative Residential Average Single Family Detached Sale Price



**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              | 121           | 109          | 11.01%   | 1,217             | 1,222         | -0.41%   |
| Units Reported Sold       | 69            | 62           | 11.29%   | 656               | 715           | -8.25%   |
| Sell / List Ratio         | 57.02%        | 56.88%       |          | 53.90%            | 58.51%        |          |
| Reported Sales Dollars    | \$58,219,311  | \$52,578,300 | 10.73%   | \$540,362,001     | \$575,340,153 | -6.08%   |
| Average Sell Price / Unit | \$843,758     | \$848,037    | -0.50%   | \$823,723         | \$804,672     | 2.37%    |
| Median Sell Price         | \$820,000     |              |          | \$780,000         |               |          |
| Sell Price / List Price   | 98.35%        | 97.53%       |          | 97.76%            | 97.70%        |          |
| Days to Sell              | 47            | 49           | -4.08%   | 49                | 53            | -7.55%   |
| Active Listings           | 344           | 311          |          |                   |               |          |

### Condo Apartment

|                           | Current Month |             |          | 12 Months to Date |              |          |
|---------------------------|---------------|-------------|----------|-------------------|--------------|----------|
|                           | This Year     | Last Year   | % Change | This Year         | Last Year    | % Change |
| Units Listed              | 13            | 25          | -48.00%  | 167               | 183          | -8.74%   |
| Units Reported Sold       | 9             | 9           | 0.00%    | 104               | 85           | 22.35%   |
| Sell / List Ratio         | 69.23%        | 36.00%      |          | 62.28%            | 46.45%       |          |
| Reported Sales Dollars    | \$2,970,480   | \$3,244,000 | -8.43%   | \$35,747,580      | \$30,160,699 | 18.52%   |
| Average Sell Price / Unit | \$330,053     | \$360,444   | -8.43%   | \$343,727         | \$354,832    | -3.13%   |
| Median Sell Price         | \$274,000     |             |          | \$307,500         |              |          |
| Sell Price / List Price   | 99.42%        | 95.61%      |          | 96.53%            | 96.84%       |          |
| Days to Sell              | 54            | 51          | 5.88%    | 67                | 56           | 19.64%   |
| Active Listings           | 46            | 54          |          |                   |              |          |

### Row/Townhouse

|                           | Current Month |             |          | 12 Months to Date |              |          |
|---------------------------|---------------|-------------|----------|-------------------|--------------|----------|
|                           | This Year     | Last Year   | % Change | This Year         | Last Year    | % Change |
| Units Listed              | 13            | 35          | -62.86%  | 305               | 284          | 7.39%    |
| Units Reported Sold       | 17            | 13          | 30.77%   | 166               | 148          | 12.16%   |
| Sell / List Ratio         | 130.77%       | 37.14%      |          | 54.43%            | 52.11%       |          |
| Reported Sales Dollars    | \$10,901,995  | \$7,629,800 | 42.89%   | \$95,492,808      | \$83,941,142 | 13.76%   |
| Average Sell Price / Unit | \$641,294     | \$586,908   | 9.27%    | \$575,258         | \$567,170    | 1.43%    |
| Median Sell Price         | \$615,000     |             |          | \$574,250         |              |          |
| Sell Price / List Price   | 98.86%        | 97.18%      |          | 98.26%            | 98.50%       |          |
| Days to Sell              | 86            | 75          | 14.67%   | 71                | 56           | 26.79%   |
| Active Listings           | 70            | 85          |          |                   |              |          |

### Land

|                           | Current Month |             |          | 12 Months to Date |              |          |
|---------------------------|---------------|-------------|----------|-------------------|--------------|----------|
|                           | This Year     | Last Year   | % Change | This Year         | Last Year    | % Change |
| Units Listed              | 36            | 15          | 140.00%  | 226               | 242          | -6.61%   |
| Units Reported Sold       | 2             | 8           | -75.00%  | 45                | 67           | -32.84%  |
| Sell / List Ratio         | 5.56%         | 53.33%      |          | 19.91%            | 27.69%       |          |
| Reported Sales Dollars    | \$864,900     | \$3,472,000 | -75.09%  | \$26,072,360      | \$31,373,390 | -16.90%  |
| Average Sell Price / Unit | \$432,450     | \$434,000   | -0.36%   | \$579,386         | \$468,260    | 23.73%   |
| Median Sell Price         | \$432,450     |             |          | \$365,000         |              |          |
| Sell Price / List Price   | 96.12%        | 93.23%      |          | 88.98%            | 94.73%       |          |
| Days to Sell              | 59            | 81          | -27.16%  | 109               | 100          | 9.00%    |
| Active Listings           | 151           | 134         |          |                   |              |          |



## Single Family Detached Sales Analysis

Unconditional Sales from January 1 to July 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         | 1         | 4         | 4         | 12        | 6         | 7       | 2        | 1          | 0          | 0        | 0   | 37    |
| Cobble Hill              | 0      | 0         | 0         | 0         | 0         | 3         | 4         | 5         | 2       | 5        | 2          | 0          | 0        | 0   | 21    |
| Cowichan Bay             | 0      | 0         | 0         | 0         | 0         | 1         | 9         | 3         | 3       | 4        | 3          | 0          | 0        | 0   | 23    |
| Cowichan Station/Glenora | 0      | 0         | 0         | 0         | 0         | 0         | 1         | 1         | 1       | 0        | 1          | 0          | 0        | 0   | 4     |
| Crofton                  | 0      | 0         | 1         | 1         | 1         | 7         | 3         | 0         | 0       | 0        | 0          | 0          | 0        | 0   | 13    |
| East Duncan              | 0      | 0         | 0         | 1         | 8         | 10        | 21        | 21        | 22      | 13       | 4          | 2          | 0        | 0   | 102   |
| Honeymoon Bay            | 0      | 0         | 1         | 0         | 0         | 0         | 0         | 0         | 1       | 0        | 0          | 0          | 0        | 0   | 2     |
| Ladysmith                | 0      | 0         | 0         | 0         | 5         | 15        | 19        | 12        | 9       | 9        | 2          | 0          | 0        | 0   | 71    |
| Lake Cowichan            | 1      | 0         | 0         | 1         | 7         | 7         | 12        | 5         | 3       | 2        | 0          | 0          | 0        | 0   | 38    |
| 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         | 4       | 5        | 5          | 0          | 1        | 0   | 16    |
| Saltair                  | 0      | 0         | 0         | 0         | 0         | 3         | 0         | 1         | 1       | 3        | 0          | 0          | 1        | 0   | 9     |
| Shawnigan                | 0      | 0         | 0         | 0         | 0         | 2         | 3         | 1         | 1       | 0        | 2          | 0          | 0        | 0   | 9     |
| West Duncan              | 0      | 1         | 0         | 0         | 4         | 21        | 21        | 3         | 2       | 2        | 0          | 0          | 0        | 0   | 54    |
| Youbou                   | 0      | 0         | 0         | 1         | 0         | 1         | 0         | 0         | 1       | 1        | 1          | 0          | 0        | 0   | 5     |
| Totals                   | 1      | 1         | 2         | 5         | 29        | 74        | 106       | 58        | 57      | 46       | 21         | 2          | 2        | 0   | 404   |

## Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to July 31, 2026



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

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