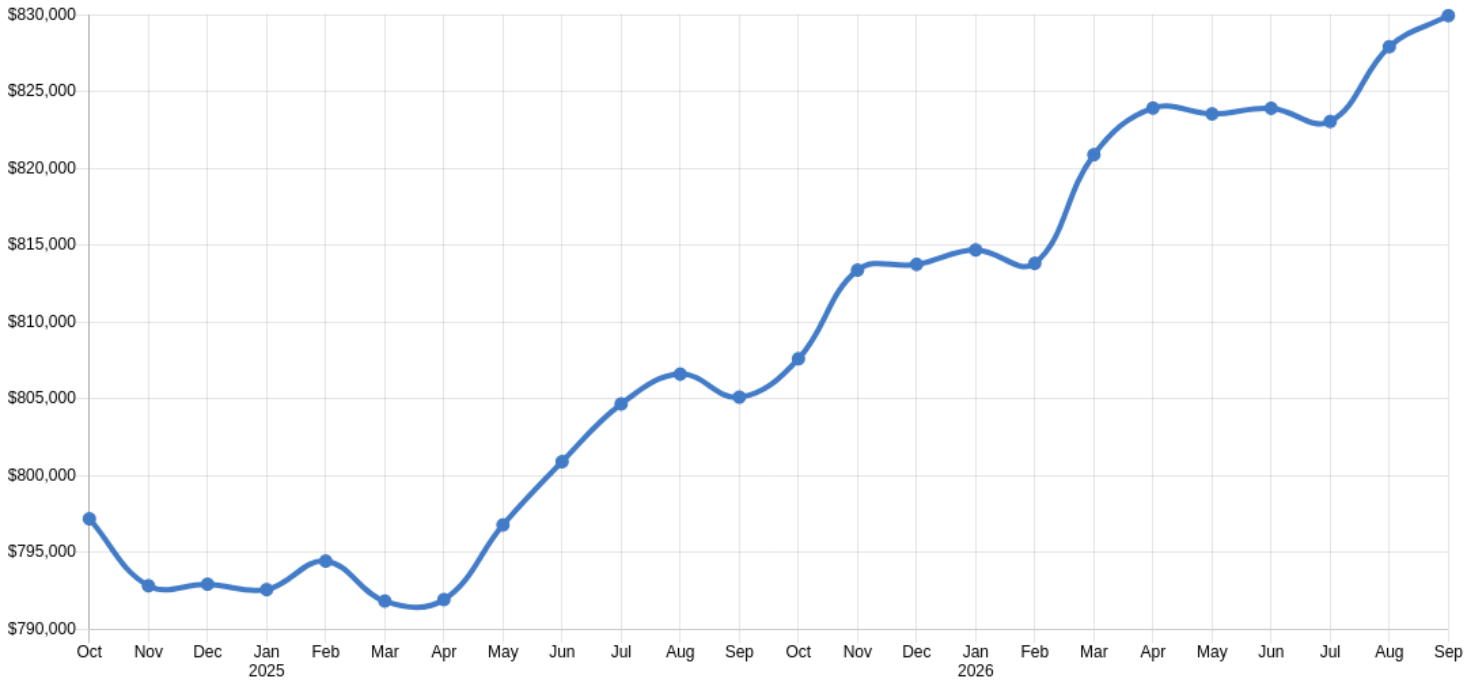
GRAPHSTATS REPORT

Zone 3 - Cowichan Valley • September, 2026

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

GRAPHSTATS REPORT

Zone 3 - Cowichan Valley • September, 2026

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	114	121	-5.79%	1,208	1,198	0.83%
Units Reported Sold	46	62	-25.81%	637	716	-11.03%
Sell / List Ratio	40.35%	51.24%		52.73%	59.77%	
Reported Sales Dollars	$35,793,492	$47,751,450	-25.04%	$528,675,071	$576,462,923	-8.29%
Average Sell Price / Unit	$778,119	$770,185	1.03%	$829,945	$805,116	3.08%
Median Sell Price	$761,250			$780,000		
Sell Price / List Price	97.71%	98.23%		97.76%	97.72%	
Days to Sell	42	44	-4.55%	49	52	-5.77%
Active Listings	355	316				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	16	9	77.78%	169	188	-10.11%
Units Reported Sold	4	12	-66.67%	91	94	-3.19%
Sell / List Ratio	25.00%	133.33%		53.85%	50.00%	
Reported Sales Dollars	$1,592,000	$4,319,800	-63.15%	$31,578,880	$33,039,899	-4.42%
Average Sell Price / Unit	$398,000	$359,983	10.56%	$347,021	$351,488	-1.27%
Median Sell Price	$325,000			$301,000		
Sell Price / List Price	98.94%	96.38%		96.77%	96.88%	
Days to Sell	97	77	25.97%	65	59	10.17%
Active Listings	44	41				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	30	17	76.47%	318	271	17.34%
Units Reported Sold	10	18	-44.44%	160	155	3.23%
Sell / List Ratio	33.33%	105.88%		50.31%	57.20%	
Reported Sales Dollars	$6,533,920	$10,062,450	-35.07%	$92,670,063	$88,324,095	4.92%
Average Sell Price / Unit	$653,392	$559,025	16.88%	$579,188	$569,833	1.64%
Median Sell Price	$654,950			$576,250		
Sell Price / List Price	99.13%	98.63%		98.50%	98.32%	
Days to Sell	90	92	-2.17%	70	62	12.90%
Active Listings	65	59				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	17	12	41.67%	221	223	-0.90%
Units Reported Sold	7	4	75.00%	51	62	-17.74%
Sell / List Ratio	41.18%	33.33%		23.08%	27.80%	
Reported Sales Dollars	$2,710,250	$1,666,607	62.62%	$28,515,003	$28,484,297	0.11%
Average Sell Price / Unit	$387,179	$416,652	-7.07%	$559,118	$459,424	21.70%
Median Sell Price	$306,000			$350,000		
Sell Price / List Price	92.04%	94.48%		89.47%	94.70%	
Days to Sell	222	92	141.30%	102	100	2.00%
Active Listings	141	122				

GRAPHSTATS REPORT

Zone 3 - Cowichan Valley • September, 2026

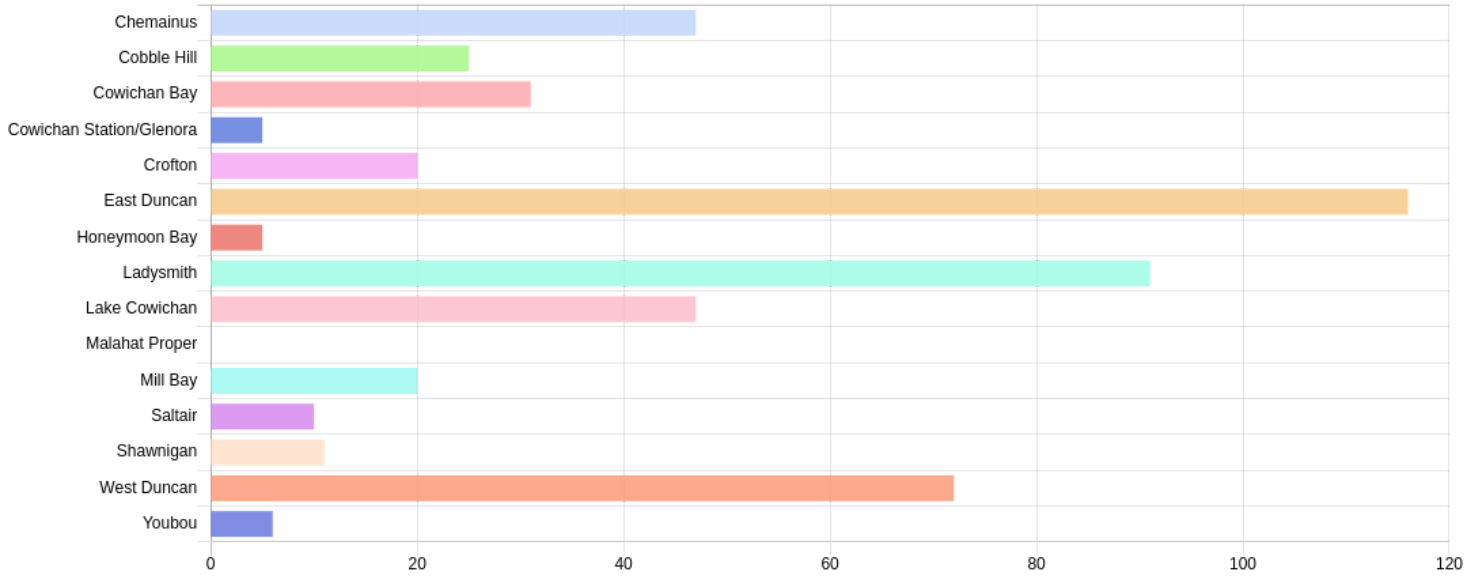
Single Family Detached Sales Analysis

Unconditional Sales from January 1 to September 30, 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	8	13	7	10	3	1	0	0	0	**47**
Cobble Hill	0	0	0	0	0	3	6	5	2	6	2	0	1	0	**25**
Cowichan Bay	1	0	0	0	0	3	10	4	3	6	4	0	0	0	**31**
Cowichan Station/Glenora	0	0	0	0	1	0	1	1	1	0	1	0	0	0	**5**
Crofton	0	0	2	1	2	9	5	1	0	0	0	0	0	0	**20**
East Duncan	0	0	0	1	10	10	23	26	26	14	4	2	0	0	**116**
Honeymoon Bay	0	0	1	0	1	0	2	0	1	0	0	0	0	0	**5**
Ladysmith	0	0	0	1	6	18	24	15	10	14	3	0	0	0	**91**
Lake Cowichan	1	1	0	1	9	10	12	6	4	2	1	0	0	0	**47**
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	5	8	5	0	1	0	**20**
Saltair	0	0	0	0	0	3	0	1	1	4	0	0	1	0	**10**
Shawnigan	0	0	0	0	0	2	4	1	1	0	2	1	0	0	**11**
West Duncan	0	1	0	0	8	23	28	8	2	2	0	0	0	0	**72**
Youbou	0	0	0	1	0	2	0	0	1	1	1	0	0	0	**6**
Totals	**2**	**2**	**3**	**6**	**41**	**91**	**129**	**75**	**67**	**60**	**24**	**3**	**3**	**0**	**506**

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to September 30, 2026



GRAPHSTATS REPORT

Zone 3 - Cowichan Valley • September, 2026

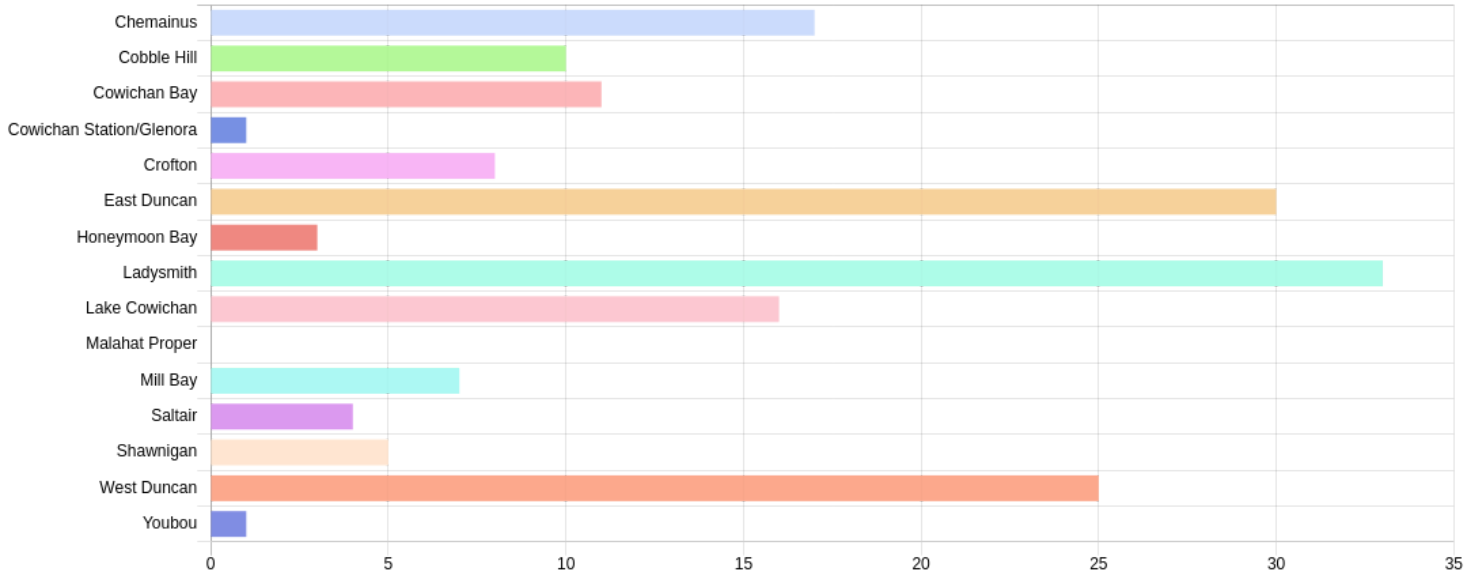
Third Quarter - Single Family Detached Sales Analysis

Unconditional Sales from July 1 to September 30, 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	5	5	2	4	1	0	0	0	0	**17**
Cobble Hill	0	0	0	0	0	1	3	2	0	2	1	0	1	0	**10**
Cowichan Bay	1	0	0	0	0	2	1	3	1	2	1	0	0	0	**11**
Cowichan Station/Glenora	0	0	0	0	1	0	0	0	0	0	0	0	0	0	**1**
Crofton	0	0	1	0	1	3	2	1	0	0	0	0	0	0	**8**
East Duncan	0	0	0	0	2	0	6	10	9	3	0	0	0	0	**30**
Honeymoon Bay	0	0	0	0	1	0	2	0	0	0	0	0	0	0	**3**
Ladysmith	0	0	0	1	1	7	8	5	2	7	2	0	0	0	**33**
Lake Cowichan	0	1	0	1	4	6	0	1	2	0	1	0	0	0	**16**
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	2	3	2	0	0	0	**7**
Saltair	0	0	0	0	0	1	0	1	0	2	0	0	0	0	**4**
Shawnigan	0	0	0	0	0	2	1	0	1	0	0	1	0	0	**5**
West Duncan	0	0	0	0	4	6	8	7	0	0	0	0	0	0	**25**
Youbou	0	0	0	0	0	1	0	0	0	0	0	0	0	0	**1**
Totals	**1**	**1**	**1**	**2**	**14**	**34**	**36**	**32**	**21**	**20**	**7**	**1**	**1**	**0**	**171**

Third Quarter - Single Family Detached Sales by Sub Area

Unconditional Sales from July 1 to September 30, 2026



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

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