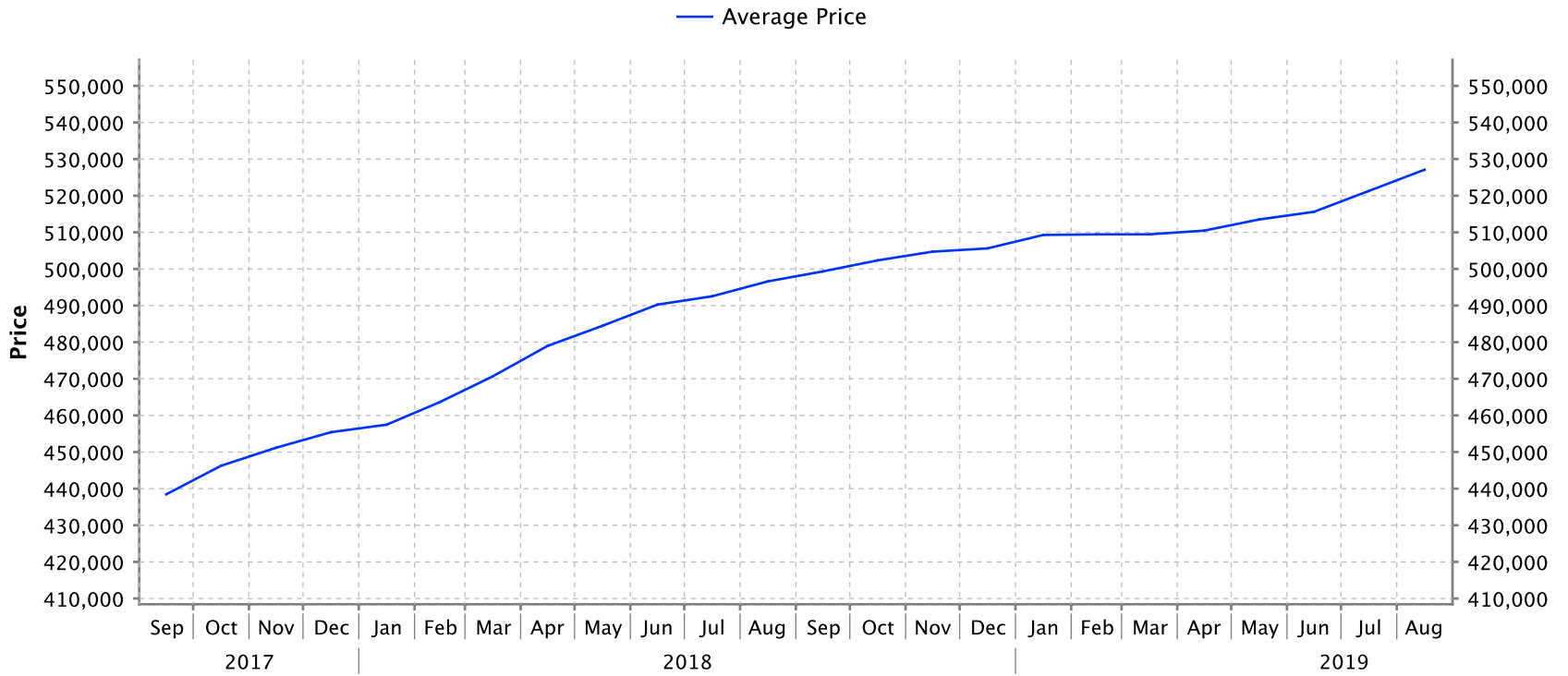


Cowichan Valley

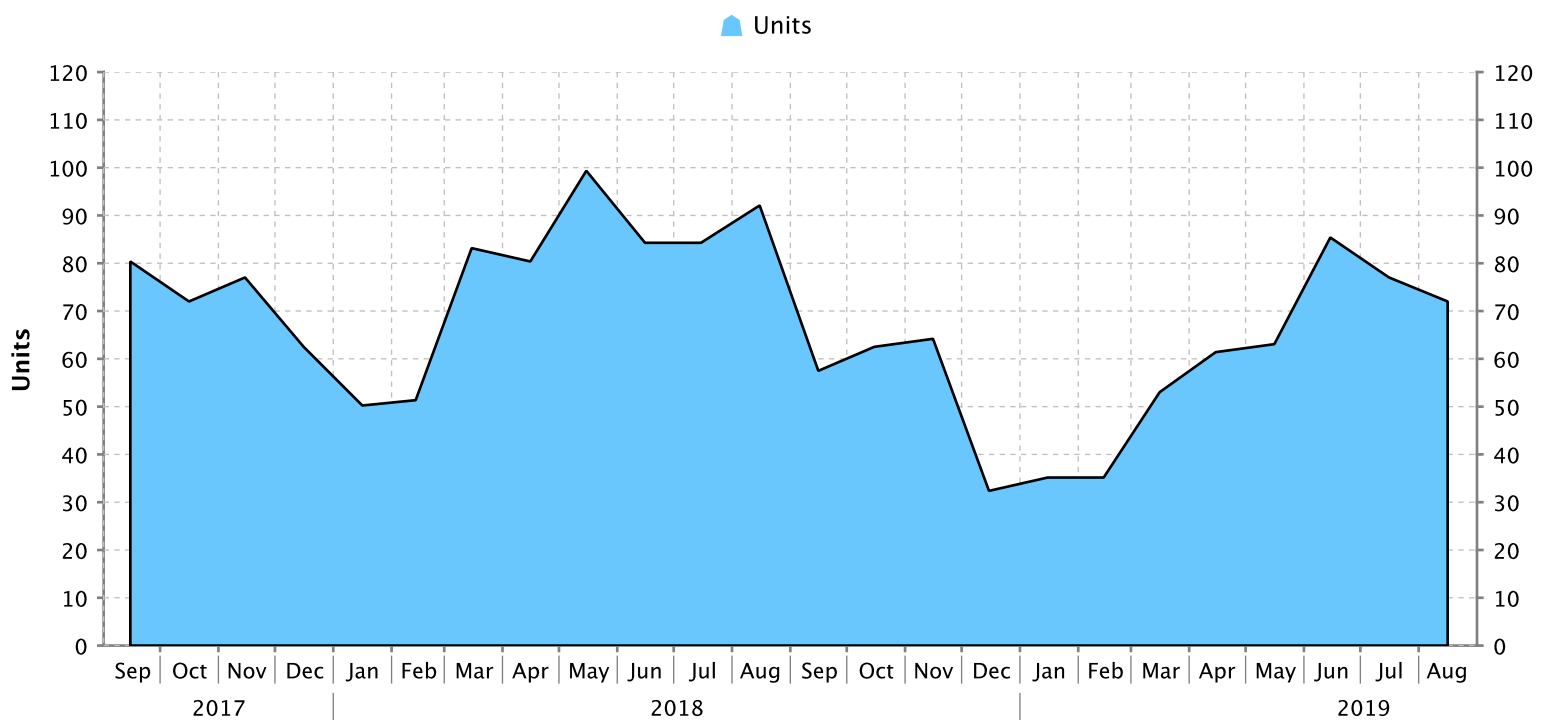
as at August 31, 2019

Cumulative Residential Average Single Family 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 Units Reported Sold



Comparative Activity by Property Type

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Lots						
Units Listed	27	9	200%	194	149	30%
Units Reported Sold	3	1	200%	61	78	-22%
Sell/List Ratio	11%	11%		31%	52%	
Reported Sales Dollars	\$530,000	\$337,000	57%	\$11,451,725	\$14,277,796	-20%
Average Sell Price / Unit	\$176,667	\$337,000	-48%	\$187,733	\$183,049	3%
Median Sell Price	\$225,000			\$186,375		
Sell Price / List Price	96%	100%		95%	96%	
Days to Sell	38	2	1,817%	90	108	-17%
Active Listings	107	61				
Single Family						
Units Listed	98	107	-8%	1,014	1,189	-15%
Units Reported Sold	72	92	-22%	696	914	-24%
Sell/List Ratio	73%	86%		69%	77%	
Reported Sales Dollars	\$40,287,148	\$46,674,070	-14%	\$366,859,879	\$453,894,119	-19%
Average Sell Price / Unit	\$559,544	\$507,327	10%	\$527,098	\$496,602	6%
Median Sell Price	\$542,500			\$519,000		
Sell Price / List Price	97%	97%		97%	99%	
Days to Sell	38	32	20%	37	29	24%
Active Listings	221	213				
Condos (Apt)						
Units Listed	10	17	-41%	137	210	-35%
Units Reported Sold	7	23	-70%	97	149	-35%
Sell/List Ratio	70%	135%		71%	71%	
Reported Sales Dollars	\$2,205,000	\$4,900,300	-55%	\$22,225,000	\$30,809,170	-28%
Average Sell Price / Unit	\$315,000	\$213,057	48%	\$229,124	\$206,773	11%
Median Sell Price	\$225,000			\$203,000		
Sell Price / List Price	98%	97%		97%	98%	
Days to Sell	25	31	-20%	33	33	1%
Active Listings	27	27				
Condos (Patio)						
Units Listed	3	4	-25%	35	31	13%
Units Reported Sold	3	1	200%	25	23	9%
Sell/List Ratio	100%	25%		71%	74%	
Reported Sales Dollars	\$1,118,600	\$294,000	280%	\$9,277,000	\$8,222,304	13%
Average Sell Price / Unit	\$372,867	\$294,000	27%	\$371,080	\$357,491	4%
Median Sell Price	\$370,000			\$370,000		
Sell Price / List Price	91%	98%		97%	99%	
Days to Sell	99	4	2,375%	43	37	16%
Active Listings	9	8				
Condos (Twnhse)						
Units Listed	11	11	0%	129	151	-15%
Units Reported Sold	10	18	-44%	105	130	-19%
Sell/List Ratio	91%	164%		81%	86%	
Reported Sales Dollars	\$3,213,900	\$6,195,500	-48%	\$35,095,398	\$43,552,850	-19%
Average Sell Price / Unit	\$321,390	\$344,194	-7%	\$334,242	\$335,022	-0%
Median Sell Price	\$320,000			\$327,000		
Sell Price / List Price	97%	97%		98%	99%	
Days to Sell	47	32	44%	37	32	14%
Active Listings	18	21				

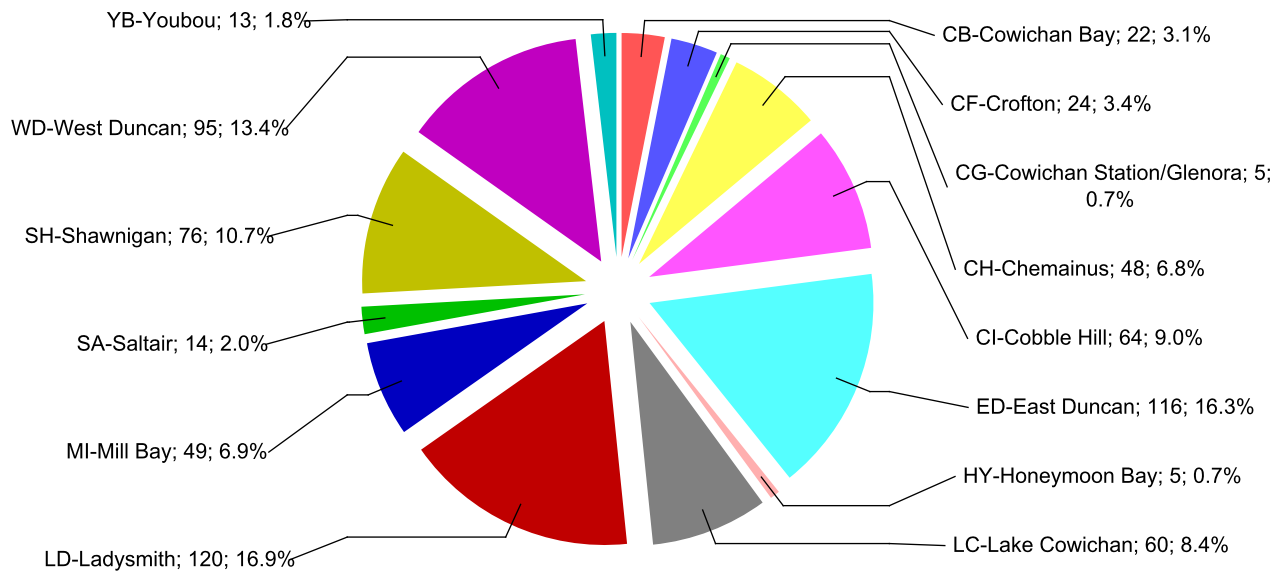
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Aug 31, 2019

	0-150,000	150,001-200,000	200,001-250,000	250,001-300,000	300,001-350,000	350,001-400,000	400,001-450,000	450,001-500,000	500,001-600,000	600,001-700,000	700,001-800,000	800,001-900,000	900,001-1 Mil	OVER 1 Mil	Total
CB-Cowichan Bay	0	0	0	0	0	0	0	2	11	5	1	3	0	0	22
CF-Crofton	0	0	1	0	3	4	6	4	5	1	0	0	0	0	24
CG-Cowichan Station/Glenora	0	0	0	0	0	1	1	0	1	1	1	0	0	0	5
CH-Chemainus	0	0	1	0	2	3	6	7	21	4	2	0	0	2	48
CI-Cobble Hill	0	0	0	0	0	0	2	11	18	9	10	7	4	3	64
ED-East Duncan	0	1	0	1	4	10	6	12	36	23	9	7	3	4	116
HY-Honeymoon Bay	0	0	1	1	0	0	1	1	1	0	0	0	0	0	5
LC-Lake Cowichan	0	1	2	4	5	6	17	2	12	5	0	1	2	3	60
LD-Ladysmith	0	1	1	2	5	6	19	20	27	23	9	2	1	4	120
MI-Mill Bay	0	0	1	0	0	1	0	2	10	9	13	7	5	1	49
SA-Saltair	0	0	0	0	0	0	4	2	2	0	4	1	0	1	14
SH-Shawnigan	0	1	0	0	2	0	4	14	16	18	6	3	2	10	76
WD-West Duncan	0	0	1	2	5	6	11	29	27	10	0	1	1	2	95
YB-Youbou	0	1	1	3	1	0	1	2	1	0	1	1	0	1	13
Zone 3 TOTALS	0	5	9	13	27	37	78	108	188	108	56	33	18	31	711

Cowichan Valley - Single Family Sales by Subarea



Total Unconditional Sales January 1 to August 31, 2019 = 711