



# COWICHAN VALLEY GRAPHSTATS

APRIL 2024

Courtesy of

**THERESA CARTER – REALTOR®**

Coldwell Banker Oceanside Real Estate

**250-737-4500**

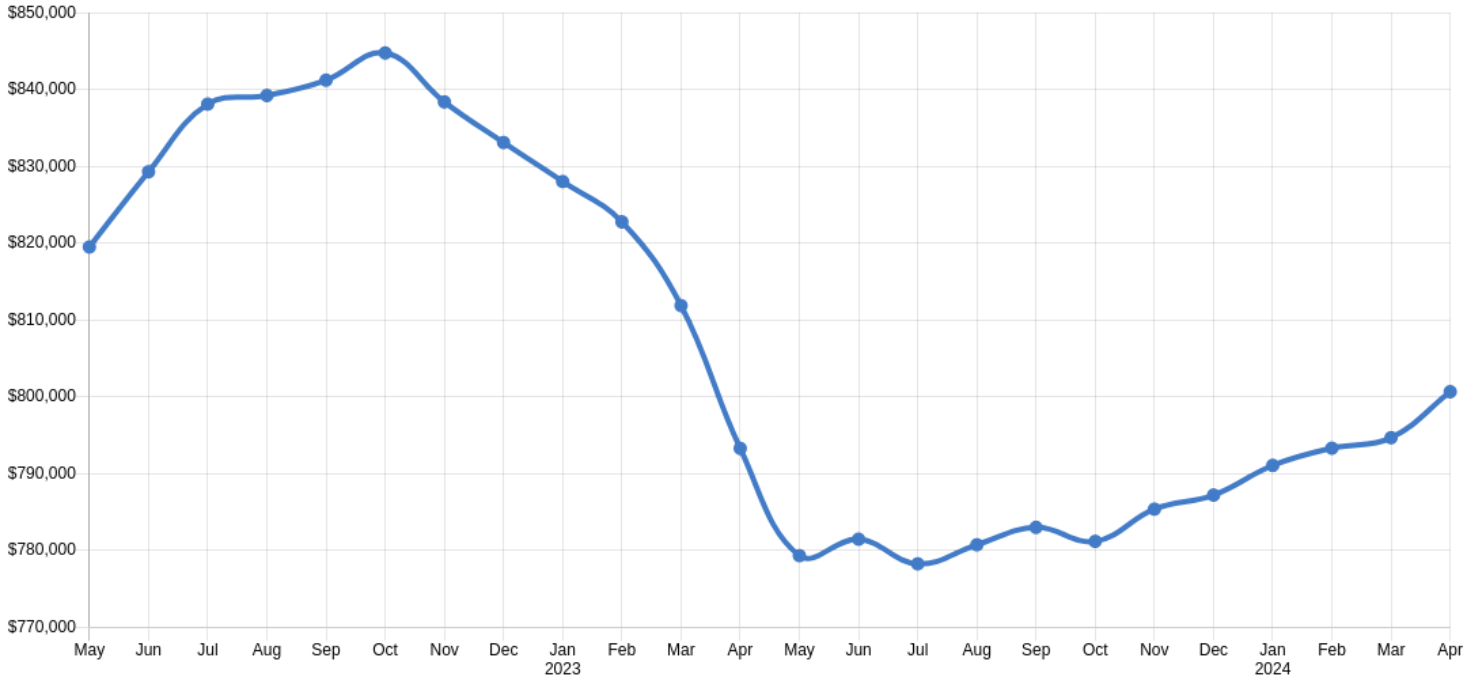
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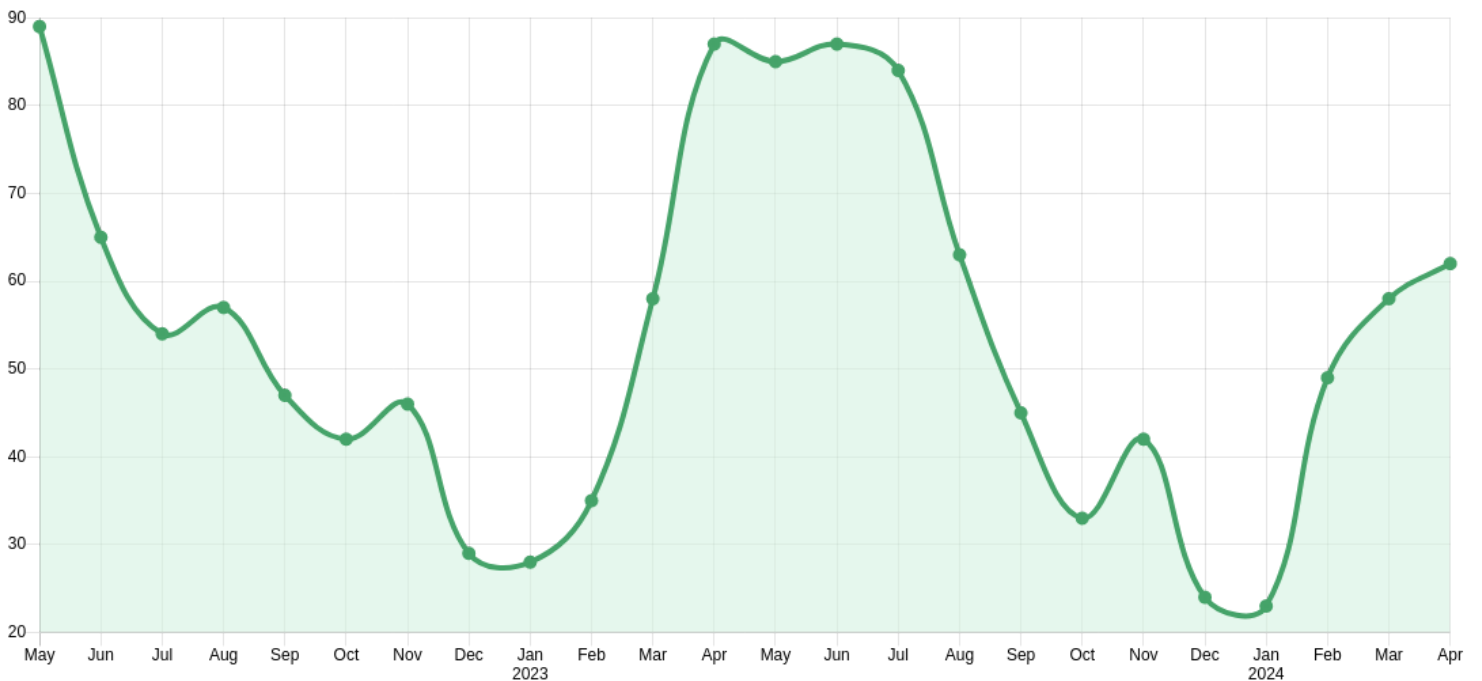


## Cumulative Residential Average Single Family Detached Sale Price



**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	160	103	55.34%	1,194	1,202	-0.67%
Units Reported Sold	62	87	-28.74%	655	637	2.83%
Sell / List Ratio	38.75%	84.47%		54.86%	53.00%	
Reported Sales Dollars	\$51,334,402	\$67,282,300	-23.70%	\$524,446,356	\$505,337,076	3.78%
Average Sell Price / Unit	\$827,974	\$773,360	7.06%	\$800,681	\$793,308	0.93%
Median Sell Price	\$802,000			\$780,000		
Sell Price / List Price	98.19%	98.11%		97.92%	97.83%	
Days to Sell	35	50	-30.00%	45	41	9.76%
Active Listings	267	187				

### Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	22	17	29.41%	165	155	6.45%
Units Reported Sold	11	6	83.33%	123	92	33.70%
Sell / List Ratio	50.00%	35.29%		74.55%	59.35%	
Reported Sales Dollars	\$3,856,100	\$2,182,400	76.69%	\$41,058,671	\$32,371,001	26.84%
Average Sell Price / Unit	\$350,555	\$363,733	-3.62%	\$333,810	\$351,859	-5.13%
Median Sell Price	\$377,500			\$320,000		
Sell Price / List Price	99.14%	98.14%		97.66%	97.95%	
Days to Sell	48	23	108.70%	52	43	20.93%
Active Listings	27	35				

### Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	31	28	10.71%	278	253	9.88%
Units Reported Sold	10	23	-56.52%	149	120	24.17%
Sell / List Ratio	32.26%	82.14%		53.60%	47.43%	
Reported Sales Dollars	\$5,590,400	\$11,935,800	-53.16%	\$85,940,785	\$72,703,100	18.21%
Average Sell Price / Unit	\$559,040	\$518,948	7.73%	\$576,784	\$605,859	-4.80%
Median Sell Price	\$510,000			\$562,500		
Sell Price / List Price	99.20%	97.76%		98.78%	99.62%	
Days to Sell	29	50	-42.00%	57	42	35.71%
Active Listings	82	53				

### Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	19	33	-42.42%	264	336	-21.43%
Units Reported Sold	14	10	40.00%	97	82	18.29%
Sell / List Ratio	73.68%	30.30%		36.74%	24.40%	
Reported Sales Dollars	\$6,550,900	\$4,222,200	55.15%	\$42,395,080	\$45,136,232	-6.07%
Average Sell Price / Unit	\$467,921	\$422,220	10.82%	\$437,063	\$550,442	-20.60%
Median Sell Price	\$346,450			\$334,900		
Sell Price / List Price	97.31%	82.84%		93.86%	94.43%	
Days to Sell	198	117	69.23%	135	-95	-242.11%
Active Listings	105	126				

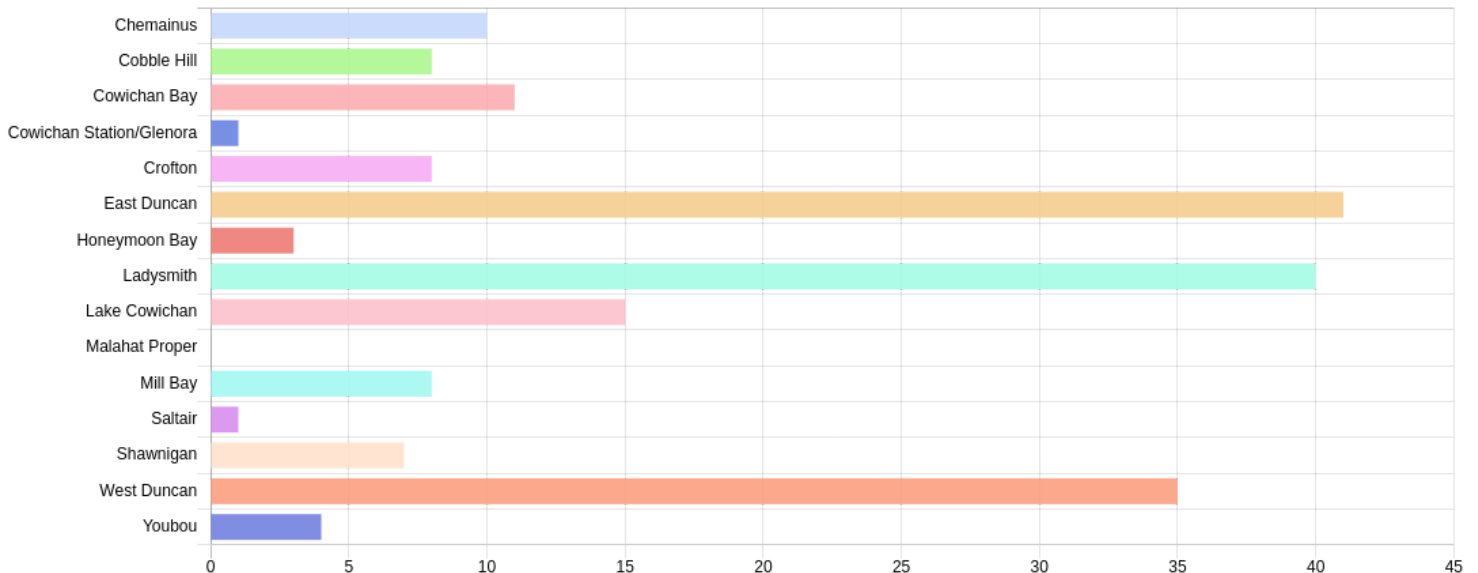
## Single Family Detached Sales Analysis

Unconditional Sales from January 1 to April 30, 2024

	0-150k	150k-200k	200k-250k	250k-300k	300k-350k	350k-400k	400k-450k	450k-500k	500k-600k	600k-700k	700k-800k	800k-900k	900k-1M	1M+	Total
Chemainus	0	0	0	0	0	0	0	0	1	3	0	0	3	3	10
Cobble Hill	0	0	0	0	0	0	0	0	0	0	0	4	3	1	8
Cowichan Bay	0	0	0	0	0	0	0	0	0	2	2	1	1	5	11
Cowichan Station/Glenora	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
Crofton	0	0	0	0	0	0	0	0	1	3	2	1	1	0	8
East Duncan	0	0	0	0	0	0	0	3	3	4	8	8	7	8	41
Honeymoon Bay	0	0	0	0	0	0	0	0	0	1	1	1	0	0	3
Ladysmith	0	0	0	0	0	0	0	1	1	11	10	7	6	4	40
Lake Cowichan	0	0	0	0	0	2	0	1	3	4	2	1	0	2	15
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	1	1	6	8
Saltair	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
Shawnigan	0	0	0	0	0	0	0	0	0	1	3	1	0	2	7
West Duncan	0	0	0	0	0	0	0	0	8	10	8	5	2	2	35
Youbou	0	0	0	0	1	0	1	0	0	1	1	0	0	0	4
<b>Totals</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>5</b>	<b>17</b>	<b>40</b>	<b>37</b>	<b>31</b>	<b>25</b>	<b>33</b>	<b>192</b>

## Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to April 30, 2024



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