



COWICHAN VALLEY GRAPHSTATS

SEPTEMBER 2024

Courtesy of

THERESA CARTER – REALTOR®

Coldwell Banker Oceanside Real Estate

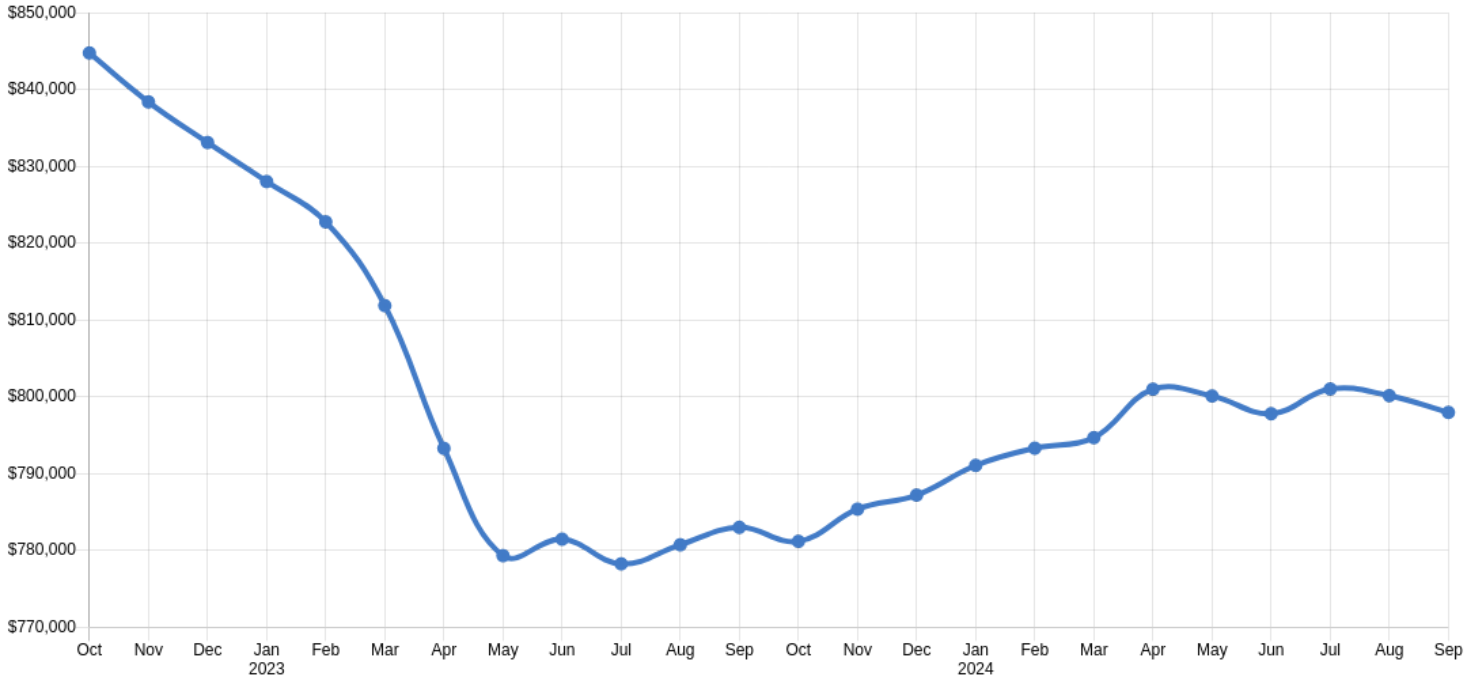
250-737-4500

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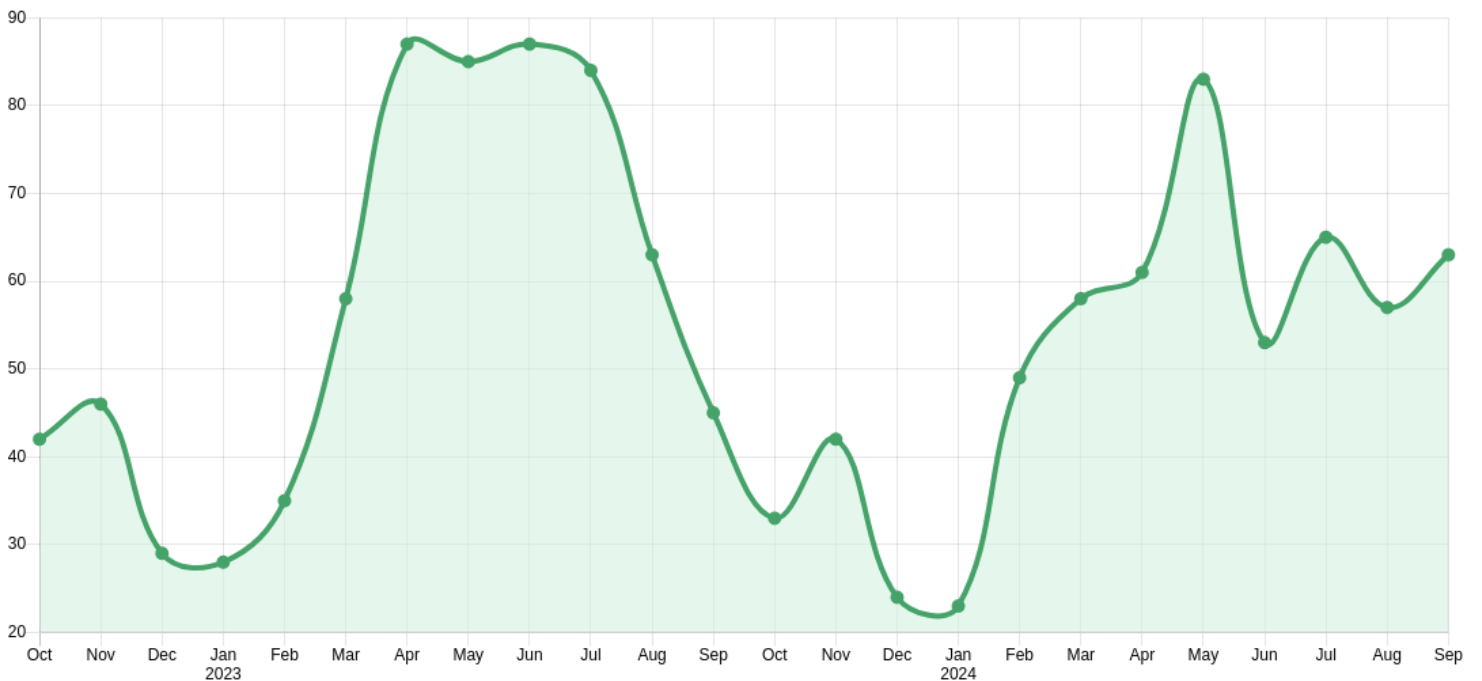
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Cumulative Residential Average Single Family Detached Sale Price



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	138	100	38.00%	1,294	1,127	14.82%
Units Reported Sold	63	45	40.00%	611	689	-11.32%
Sell / List Ratio	45.65%	45.00%		47.22%	61.14%	
Reported Sales Dollars	\$49,631,959	\$36,561,400	35.75%	\$487,568,193	\$539,503,329	-9.63%
Average Sell Price / Unit	\$787,809	\$812,476	-3.04%	\$797,984	\$783,024	1.91%
Median Sell Price	\$740,000			\$785,000		
Sell Price / List Price	97.66%	97.62%		97.75%	97.62%	
Days to Sell	58	46	26.09%	47	49	-4.08%
Active Listings	331	197				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	10	17	-41.18%	169	163	3.68%
Units Reported Sold	9	15	-40.00%	105	116	-9.48%
Sell / List Ratio	90.00%	88.24%		62.13%	71.17%	
Reported Sales Dollars	\$2,788,000	\$5,145,300	-45.81%	\$36,846,905	\$38,819,104	-5.08%
Average Sell Price / Unit	\$309,778	\$343,020	-9.69%	\$350,923	\$334,647	4.86%
Median Sell Price	\$269,000			\$340,500		
Sell Price / List Price	95.10%	97.50%		97.39%	97.00%	
Days to Sell	74	42	76.19%	47	55	-14.55%
Active Listings	45	24				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	26	25	4.00%	295	252	17.06%
Units Reported Sold	13	12	8.33%	133	152	-12.50%
Sell / List Ratio	50.00%	48.00%		45.08%	60.32%	
Reported Sales Dollars	\$7,126,647	\$6,884,950	3.51%	\$76,164,787	\$84,281,990	-9.63%
Average Sell Price / Unit	\$548,204	\$573,746	-4.45%	\$572,668	\$554,487	3.28%
Median Sell Price	\$572,500			\$569,900		
Sell Price / List Price	99.76%	99.33%		98.59%	98.36%	
Days to Sell	54	47	14.89%	64	48	33.33%
Active Listings	68	53				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	22	15	46.67%	274	285	-3.86%
Units Reported Sold	7	7	0.00%	82	82	0.00%
Sell / List Ratio	31.82%	46.67%		29.93%	28.77%	
Reported Sales Dollars	\$3,257,200	\$2,511,000	29.72%	\$37,470,500	\$33,288,530	12.56%
Average Sell Price / Unit	\$465,314	\$358,714	29.72%	\$456,957	\$405,958	12.56%
Median Sell Price	\$282,500			\$349,900		
Sell Price / List Price	97.01%	89.46%		93.22%	93.43%	
Days to Sell	144	94	53.19%	141	105	34.29%
Active Listings	121	121				

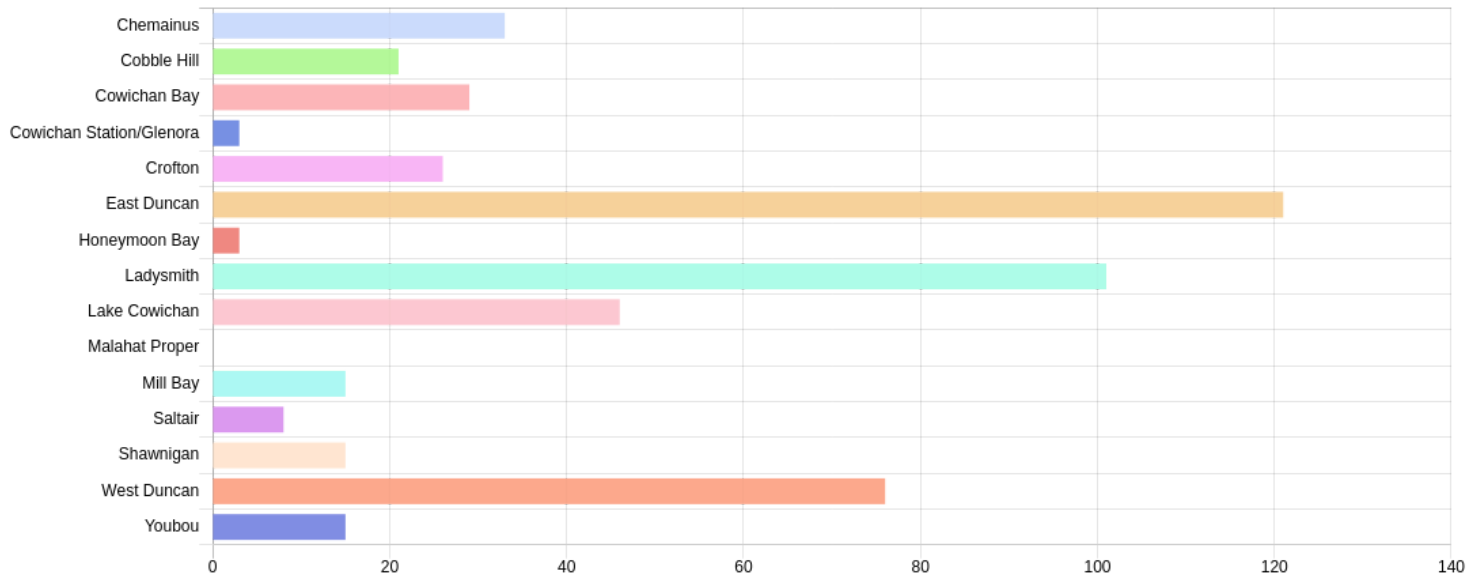
Single Family Detached Sales Analysis

Unconditional Sales from January 1 to September 30, 2024

	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	1	8	8	5	6	5	0	0	0	0	33
Cobble Hill	0	0	0	0	0	0	5	8	4	2	2	0	0	0	21
Cowichan Bay	0	0	0	0	1	4	4	5	7	5	3	0	0	0	29
Cowichan Station/Glenora	0	0	0	0	1	0	0	1	1	0	0	0	0	0	3
Crofton	1	0	0	1	4	10	4	4	2	0	0	0	0	0	26
East Duncan	0	1	0	4	15	13	20	29	19	17	3	0	0	0	121
Honeymoon Bay	0	0	0	0	0	1	1	1	0	0	0	0	0	0	3
Ladysmith	0	0	0	1	2	20	27	28	9	11	3	0	0	0	101
Lake Cowichan	0	2	1	4	14	11	3	5	3	2	1	0	0	0	46
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	2	1	1	8	3	0	0	0	15
Saltair	0	0	0	0	0	0	3	3	2	0	0	0	0	0	8
Shawnigan	0	0	0	0	0	2	6	2	3	0	2	0	0	0	15
West Duncan	0	0	0	3	12	22	24	10	2	3	0	0	0	0	76
Youbou	1	0	2	1	3	3	3	0	2	0	0	0	0	0	15
Totals	2	3	3	14	53	94	110	102	61	53	17	0	0	0	512

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to September 30, 2024



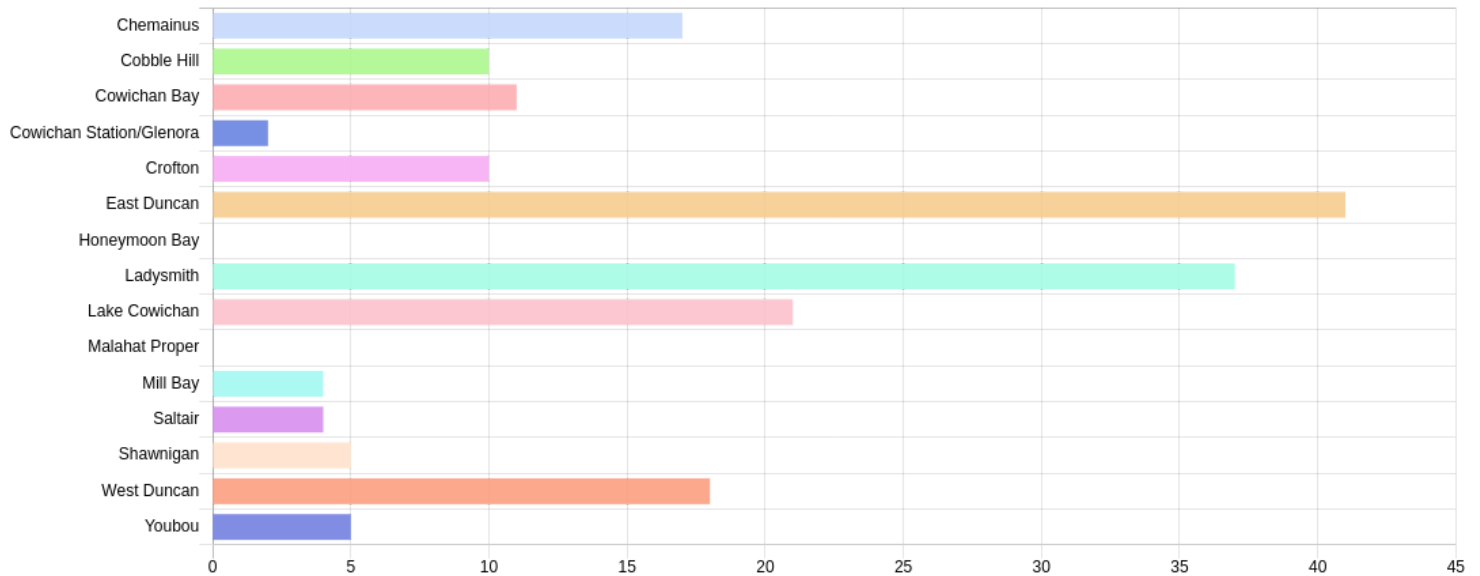
Third Quarter - Single Family Detached Sales Analysis

Unconditional Sales from July 1 to September 30, 2024

	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	4	5	3	3	2	0	0	0	0	17
Cobble Hill	0	0	0	0	0	0	4	2	1	1	2	0	0	0	10
Cowichan Bay	0	0	0	0	1	1	0	2	4	1	2	0	0	0	11
Cowichan Station/Glenora	0	0	0	0	1	0	0	1	0	0	0	0	0	0	2
Crofton	1	0	0	0	2	5	1	1	0	0	0	0	0	0	10
East Duncan	0	1	0	1	8	5	6	11	5	3	1	0	0	0	41
Honeymoon Bay	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ladysmith	0	0	0	0	1	8	8	12	1	5	2	0	0	0	37
Lake Cowichan	0	0	1	2	8	4	1	2	2	0	1	0	0	0	21
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	0	1	2	0	0	0	4
Saltair	0	0	0	0	0	0	2	1	1	0	0	0	0	0	4
Shawnigan	0	0	0	0	0	1	2	1	1	0	0	0	0	0	5
West Duncan	0	0	0	1	2	8	5	1	0	1	0	0	0	0	18
Youbou	0	0	0	1	0	2	1	0	1	0	0	0	0	0	5
Totals	1	1	1	5	23	38	36	37	19	14	10	0	0	0	185

Third Quarter - Single Family Detached Sales by Sub Area

Unconditional Sales from July 1 to September 30, 2024



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

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