



# COWICHAN VALLEY GRAPHSTATS

NOVEMBER 2024

Courtesy of

**THERESA CARTER – REALTOR®**

Coldwell Banker Oceanside Real Estate

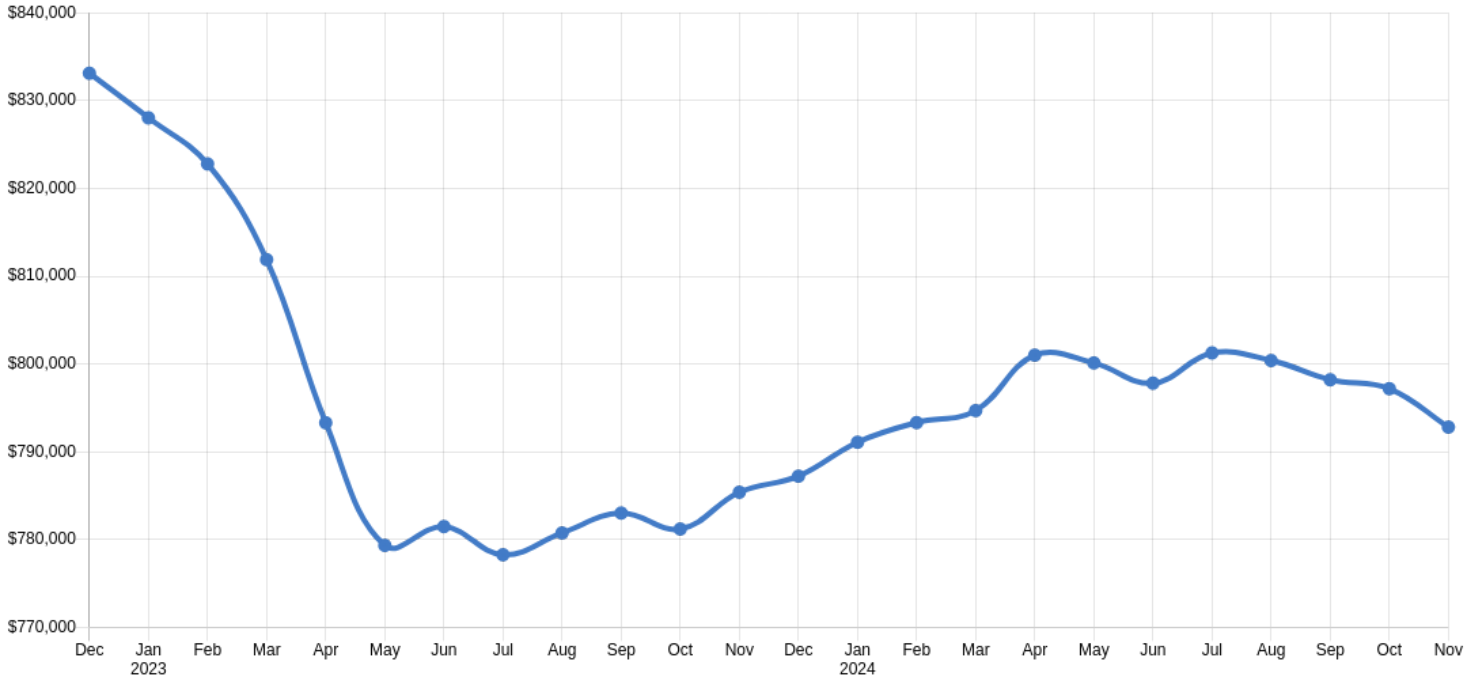
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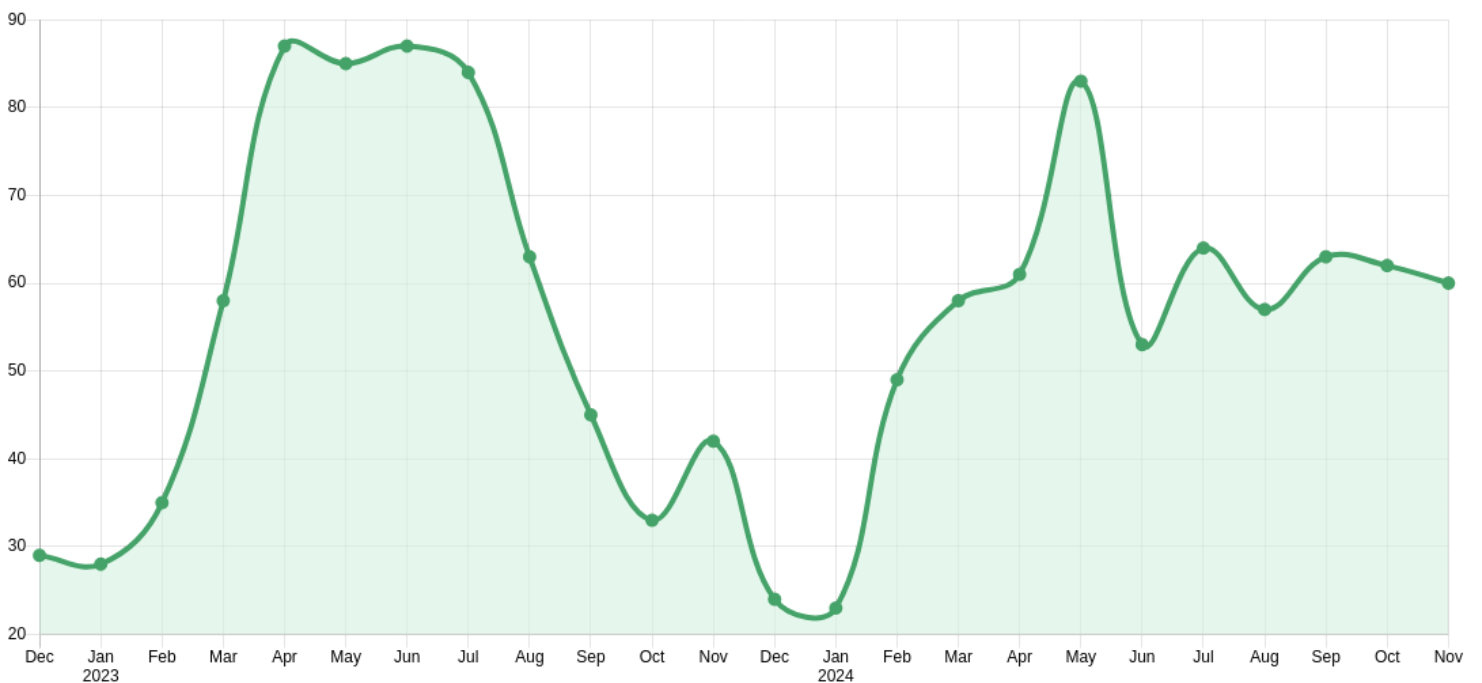
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## Cumulative Residential Average Single Family Detached Sale Price



**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	51	69	-26.09%	1,288	1,108	16.25%
Units Reported Sold	60	42	42.86%	657	676	-2.81%
Sell / List Ratio	117.65%	60.87%		51.01%	61.01%	
Reported Sales Dollars	\$44,591,478	\$33,117,250	34.65%	\$520,877,166	\$530,927,556	-1.89%
Average Sell Price / Unit	\$743,191	\$788,506	-5.75%	\$792,812	\$785,396	0.94%
Median Sell Price	\$733,250			\$780,000		
Sell Price / List Price	97.40%	96.80%		97.67%	97.74%	
Days to Sell	54	47	14.89%	48	49	-2.04%
Active Listings	230	183				

### Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	12	14	-14.29%	169	163	3.68%
Units Reported Sold	7	10	-30.00%	105	115	-8.70%
Sell / List Ratio	58.33%	71.43%		62.13%	70.55%	
Reported Sales Dollars	\$2,588,000	\$3,456,000	-25.12%	\$36,831,005	\$38,569,071	-4.51%
Average Sell Price / Unit	\$369,714	\$345,600	6.98%	\$350,771	\$335,383	4.59%
Median Sell Price	\$370,000			\$345,900		
Sell Price / List Price	96.60%	97.09%		97.27%	97.14%	
Days to Sell	52	48	8.33%	46	54	-14.81%
Active Listings	26	25				

### Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	11	18	-38.89%	275	278	-1.08%
Units Reported Sold	13	3	333.33%	149	144	3.47%
Sell / List Ratio	118.18%	16.67%		54.18%	51.80%	
Reported Sales Dollars	\$7,749,850	\$1,914,000	304.90%	\$84,642,637	\$81,108,290	4.36%
Average Sell Price / Unit	\$596,142	\$638,000	-6.56%	\$568,071	\$563,252	0.86%
Median Sell Price	\$604,000			\$561,645		
Sell Price / List Price	99.19%	100.48%		98.53%	98.61%	
Days to Sell	81	59	37.29%	65	51	27.45%
Active Listings	57	88				

### Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	11	21	-47.62%	261	287	-9.06%
Units Reported Sold	5	7	-28.57%	84	90	-6.67%
Sell / List Ratio	45.45%	33.33%		32.18%	31.36%	
Reported Sales Dollars	\$2,095,000	\$2,712,300	-22.76%	\$39,396,050	\$35,355,730	11.43%
Average Sell Price / Unit	\$419,000	\$387,471	8.14%	\$469,001	\$392,841	19.39%
Median Sell Price	\$450,000			\$359,950		
Sell Price / List Price	93.13%	96.36%		95.38%	92.25%	
Days to Sell	102	148	-31.08%	132	111	18.92%
Active Listings	88	110				

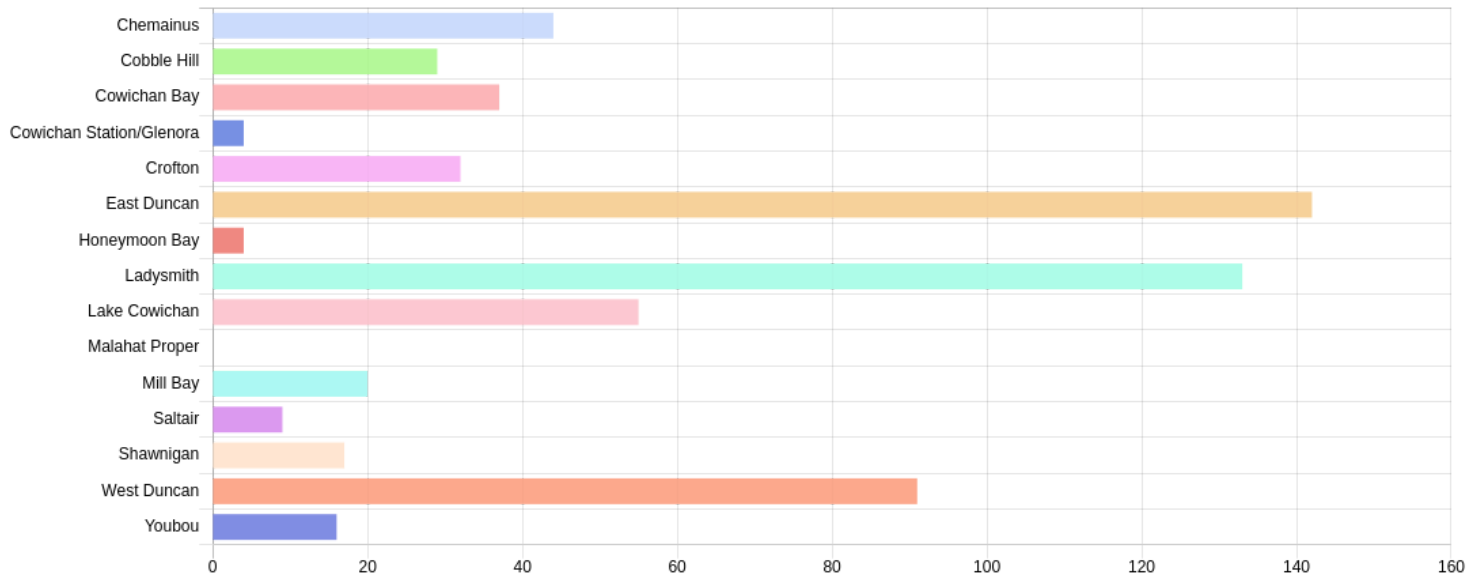
## Single Family Detached Sales Analysis

Unconditional Sales from January 1 to November 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	10	10	7	7	9	0	0	0	0	44
Cobble Hill	0	0	0	0	0	1	9	10	4	3	2	0	0	0	29
Cowichan Bay	0	0	0	1	1	4	5	7	10	6	3	0	0	0	37
Cowichan Station/Glenora	0	0	0	0	1	0	1	1	1	0	0	0	0	0	4
Crofton	1	0	0	1	6	11	5	6	2	0	0	0	0	0	32
East Duncan	0	1	2	6	19	16	24	32	22	17	3	0	0	0	142
Honeymoon Bay	0	0	1	0	0	1	1	1	0	0	0	0	0	0	4
Ladysmith	0	0	0	2	8	26	34	34	13	13	3	0	0	0	133
Lake Cowichan	0	2	1	5	16	13	6	5	3	3	1	0	0	0	55
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	2	1	10	5	0	0	0	20
Saltair	0	0	0	0	0	0	3	3	2	0	1	0	0	0	9
Shawnigan	0	0	0	0	0	2	7	3	3	0	2	0	0	0	17
West Duncan	0	0	0	3	16	29	27	10	3	3	0	0	0	0	91
Youbou	1	0	2	2	3	3	3	0	2	0	0	0	0	0	16
<b>Totals</b>	<b>2</b>	<b>3</b>	<b>6</b>	<b>20</b>	<b>71</b>	<b>116</b>	<b>137</b>	<b>121</b>	<b>73</b>	<b>64</b>	<b>20</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>633</b>

## Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to November 30, 2024



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