



# COWICHAN VALLEY GRAPHSTATS

DECEMBER 2024

Courtesy of

**THERESA CARTER – REALTOR®**

Coldwell Banker Oceanside Real Estate

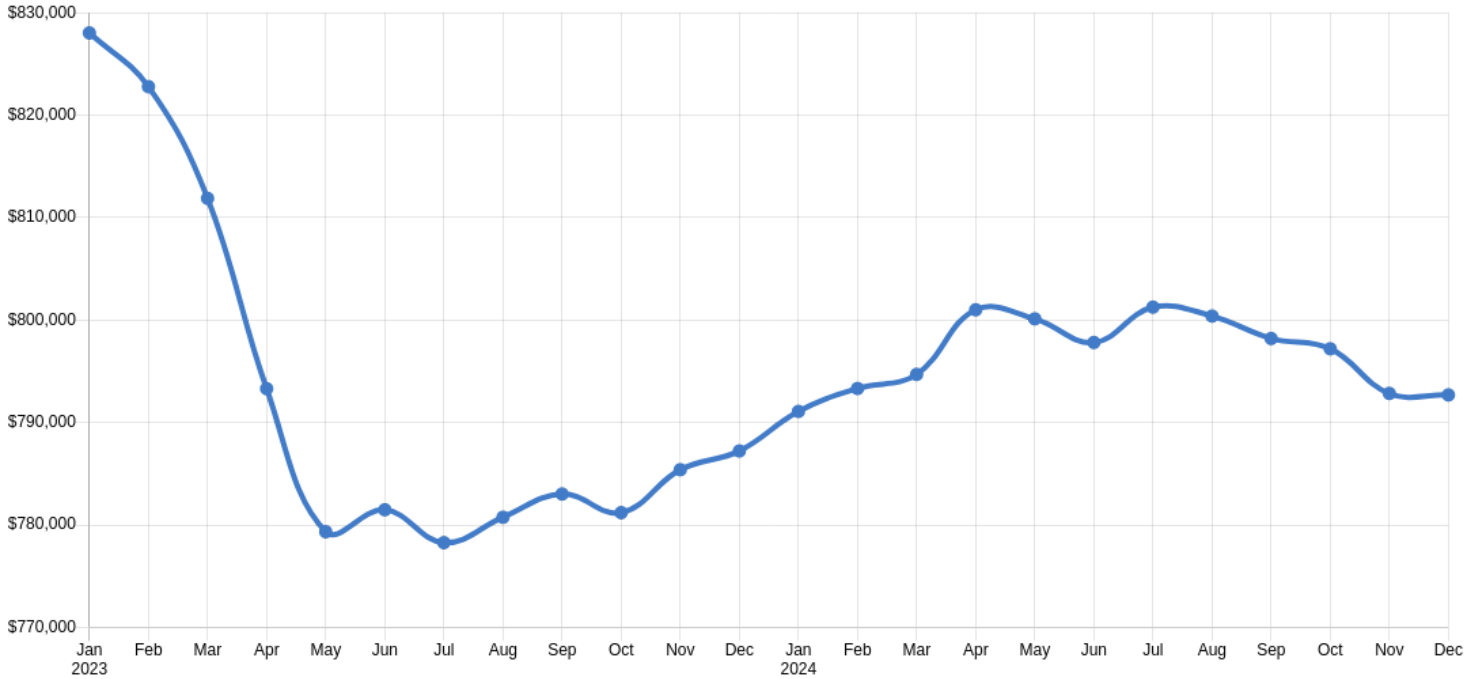
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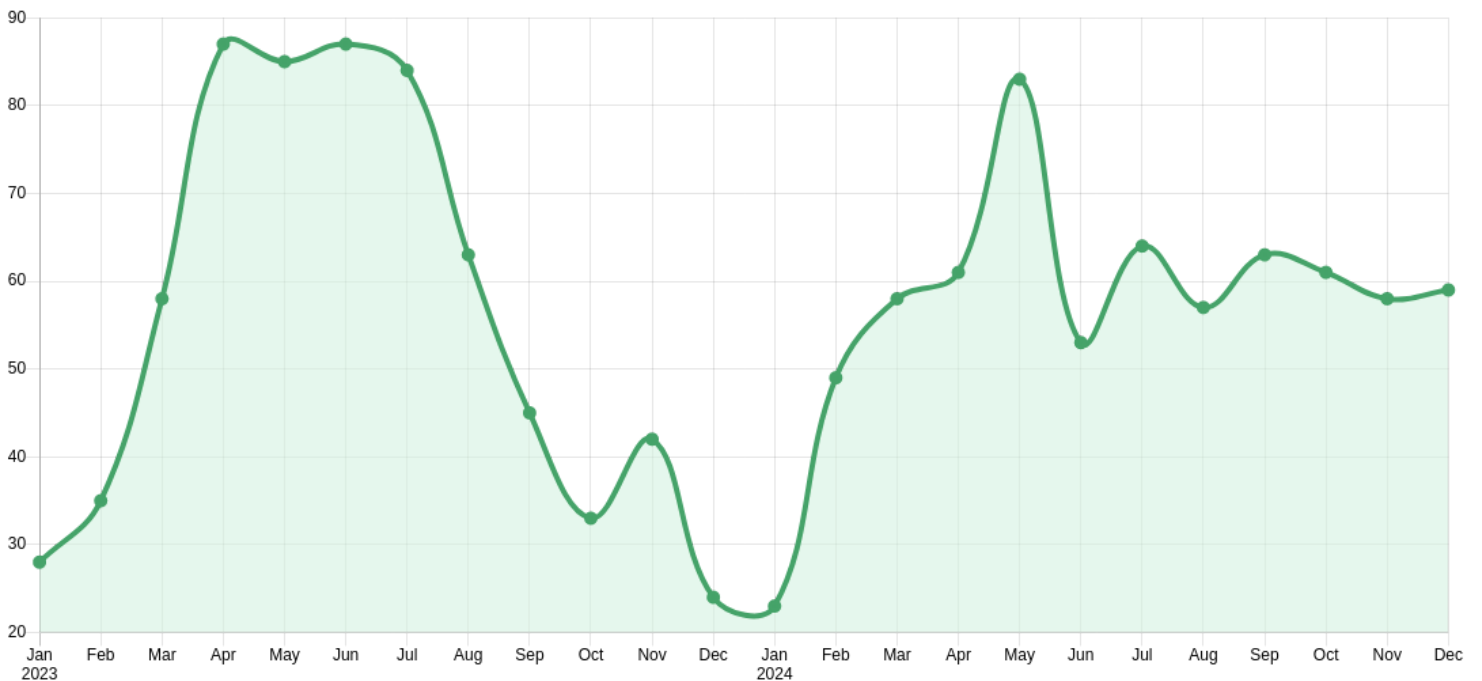
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## Cumulative Residential Average Single Family Detached Sale Price



**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	41	39	5.13%	1,289	1,115	15.61%
Units Reported Sold	59	24	145.83%	689	671	2.68%
Sell / List Ratio	143.90%	61.54%		53.45%	60.18%	
Reported Sales Dollars	\$46,359,700	\$18,707,891	147.81%	\$546,168,975	\$528,227,447	3.40%
Average Sell Price / Unit	\$785,758	\$779,495	0.80%	\$792,698	\$787,224	0.70%
Median Sell Price	\$715,000			\$775,000		
Sell Price / List Price	97.26%	97.39%		97.63%	97.75%	
Days to Sell	78	44	77.27%	50	48	4.17%
Active Listings	158	145				

### Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	6	5	20.00%	169	162	4.32%
Units Reported Sold	5	7	-28.57%	103	119	-13.45%
Sell / List Ratio	83.33%	140.00%		60.95%	73.46%	
Reported Sales Dollars	\$1,579,800	\$2,211,900	-28.58%	\$36,198,905	\$39,487,971	-8.33%
Average Sell Price / Unit	\$315,960	\$315,986	-0.01%	\$351,446	\$331,832	5.91%
Median Sell Price	\$256,000			\$345,900		
Sell Price / List Price	97.66%	98.30%		97.22%	97.22%	
Days to Sell	87	49	77.55%	48	53	-9.43%
Active Listings	21	18				

### Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	5	7	-28.57%	274	276	-0.72%
Units Reported Sold	12	8	50.00%	153	148	3.38%
Sell / List Ratio	240.00%	114.29%		55.84%	53.62%	
Reported Sales Dollars	\$6,673,000	\$4,723,350	41.28%	\$86,592,287	\$83,556,640	3.63%
Average Sell Price / Unit	\$556,083	\$590,419	-5.82%	\$565,963	\$564,572	0.25%
Median Sell Price	\$513,750			\$557,000		
Sell Price / List Price	96.38%	96.94%		98.45%	98.53%	
Days to Sell	93	64	45.31%	67	51	31.37%
Active Listings	41	73				

### Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	7	8	-12.50%	260	290	-10.34%
Units Reported Sold	4	4	0.00%	84	90	-6.67%
Sell / List Ratio	57.14%	50.00%		32.31%	31.03%	
Reported Sales Dollars	\$1,391,000	\$2,789,900	-50.14%	\$37,997,150	\$36,470,630	4.19%
Average Sell Price / Unit	\$347,750	\$697,475	-50.14%	\$452,347	\$405,229	11.63%
Median Sell Price	\$341,000			\$359,950		
Sell Price / List Price	96.01%	91.66%		95.69%	92.05%	
Days to Sell	137	127	7.87%	132	112	17.86%
Active Listings	72	97				

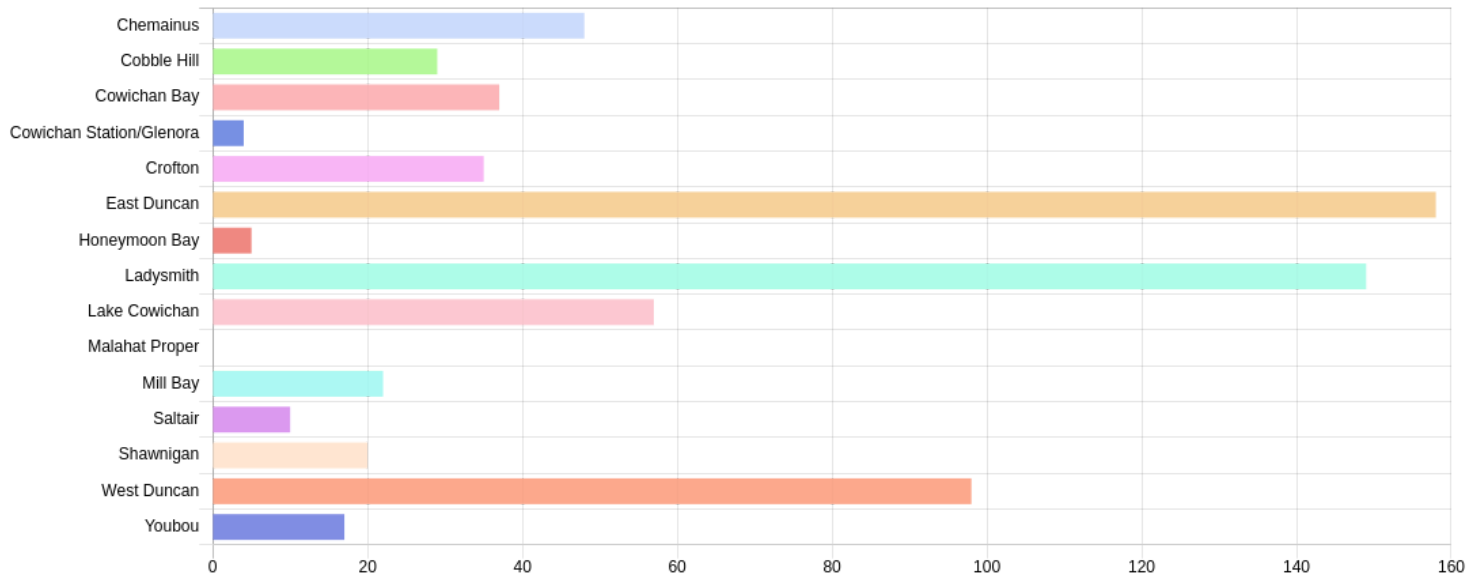
## Single Family Detached Sales Analysis

Unconditional Sales from January 1 to December 31, 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	2	10	10	9	8	9	0	0	0	0	48
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	2	6	13	5	6	2	0	0	0	0	0	35
East Duncan	0	1	2	6	22	19	24	36	23	21	4	0	0	0	158
Honeymoon Bay	0	0	1	0	0	2	1	1	0	0	0	0	0	0	5
Ladysmith	0	0	0	2	10	32	35	34	15	18	3	0	0	0	149
Lake Cowichan	0	2	1	6	17	13	5	6	3	3	1	0	0	0	57
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	12	5	0	0	0	22
Saltair	0	0	0	0	0	0	4	3	2	0	1	0	0	0	10
Shawnigan	0	0	0	0	1	2	7	5	3	0	2	0	0	0	20
West Duncan	0	0	0	3	18	33	28	10	3	3	0	0	0	0	98
Youbou	1	0	2	2	3	4	3	0	2	0	0	0	0	0	17
<b>Totals</b>	<b>2</b>	<b>3</b>	<b>6</b>	<b>22</b>	<b>81</b>	<b>133</b>	<b>139</b>	<b>130</b>	<b>77</b>	<b>75</b>	<b>21</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>689</b>

## Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to December 31, 2024



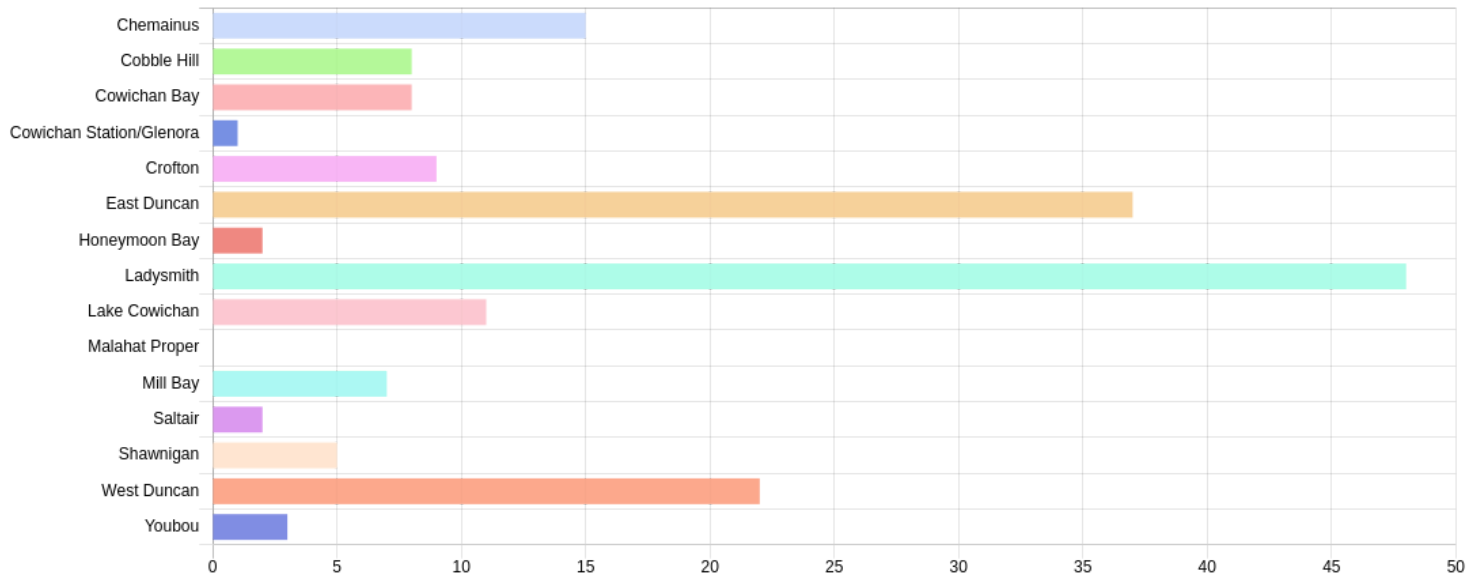
## Fourth Quarter - Single Family Detached Sales Analysis

Unconditional Sales from October 1 to December 31, 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	2	2	4	2	4	0	0	0	0	15
Cobble Hill	0	0	0	0	0	1	4	2	0	1	0	0	0	0	8
Cowichan Bay	0	0	0	1	0	0	1	2	3	1	0	0	0	0	8
Cowichan Station/Glenora	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1
Crofton	0	0	0	1	2	3	1	2	0	0	0	0	0	0	9
East Duncan	0	0	2	2	7	6	4	7	4	4	1	0	0	0	37
Honeymoon Bay	0	0	1	0	0	1	0	0	0	0	0	0	0	0	2
Ladysmith	0	0	0	1	8	12	8	6	6	7	0	0	0	0	48
Lake Cowichan	0	0	0	2	3	2	2	1	0	1	0	0	0	0	11
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	1	0	4	2	0	0	0	7
Saltair	0	0	0	0	0	0	1	0	0	0	1	0	0	0	2
Shawnigan	0	0	0	0	1	0	1	3	0	0	0	0	0	0	5
West Duncan	0	0	0	0	6	11	4	0	1	0	0	0	0	0	22
Youbou	0	0	0	1	0	2	0	0	0	0	0	0	0	0	3
<b>Totals</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>8</b>	<b>28</b>	<b>40</b>	<b>29</b>	<b>28</b>	<b>16</b>	<b>22</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>178</b>

## Fourth Quarter - Single Family Detached Sales by Sub Area

Unconditional Sales from October 1 to December 31, 2024



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