



COWICHAN VALLEY GRAPHSTATS

JANUARY 2025

Courtesy of

THERESA CARTER – REALTOR®

Coldwell Banker Oceanside Real Estate

250-737-4500

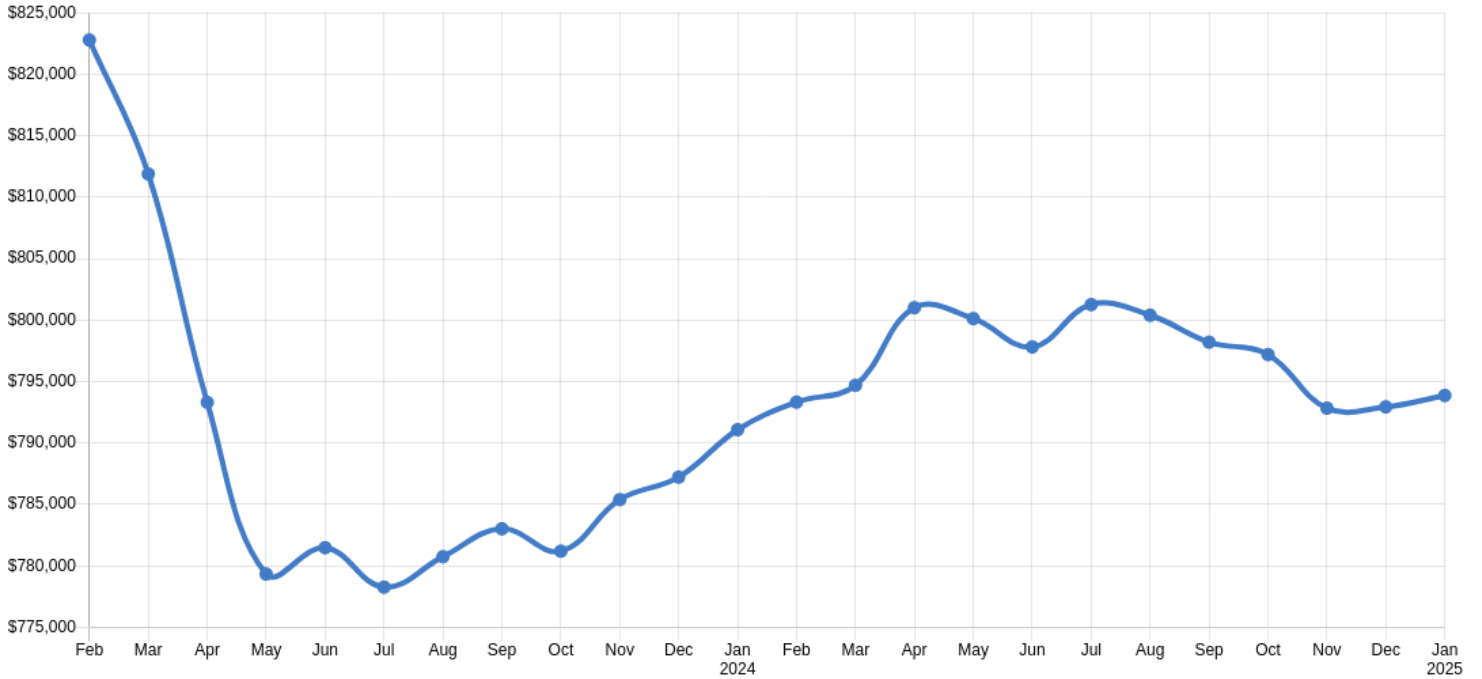
info@tcarterrealestate.ca



www.tcarterrealestate.ca

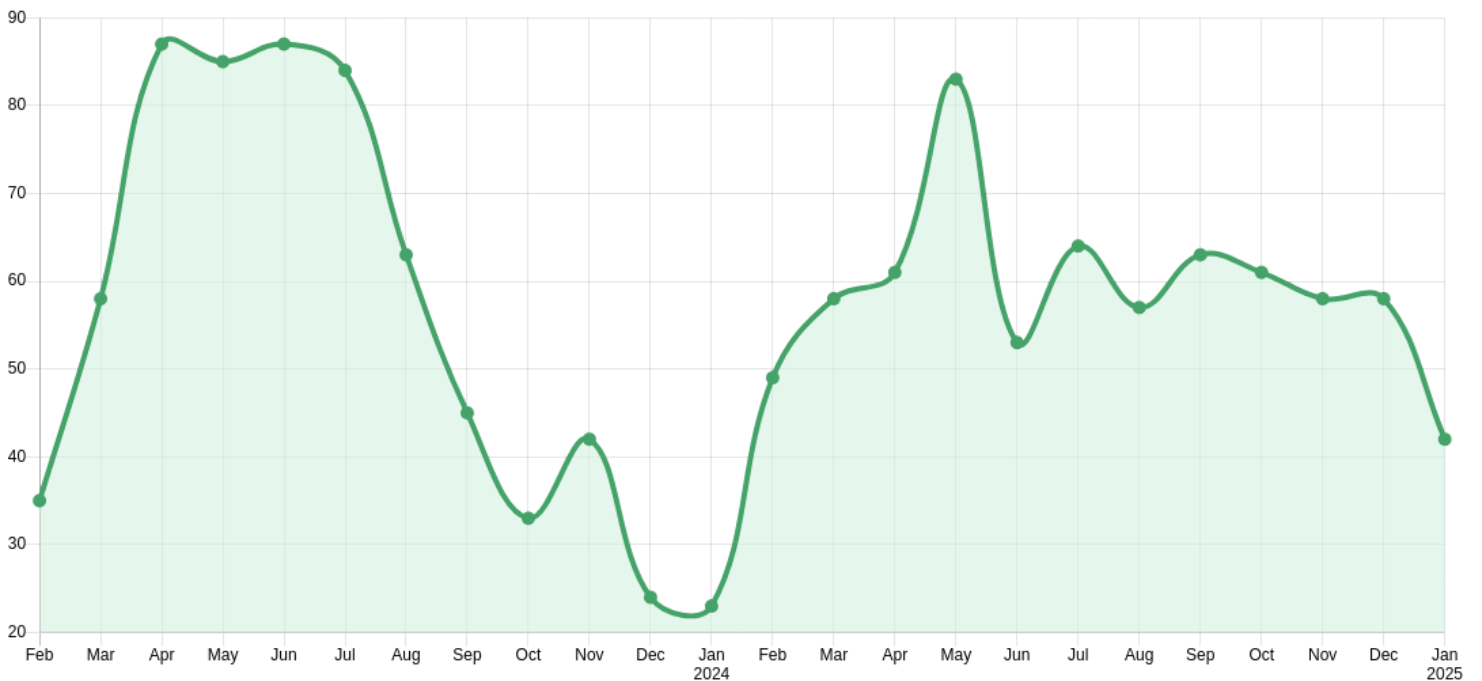


Cumulative Residential Average Single Family Detached Sale Price



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	87	70	24.29%	1,306	1,119	16.71%
Units Reported Sold	42	23	82.61%	707	666	6.16%
Sell / List Ratio	48.28%	32.86%		54.13%	59.52%	
Reported Sales Dollars	\$33,508,677	\$17,784,300	88.42%	\$561,268,352	\$526,863,597	6.53%
Average Sell Price / Unit	\$797,826	\$773,230	3.18%	\$793,873	\$791,086	0.35%
Median Sell Price	\$779,639			\$777,000		
Sell Price / List Price	97.16%	98.42%		97.58%	97.86%	
Days to Sell	71	44	61.36%	52	47	10.64%
Active Listings	172	161				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	8	4	100.00%	173	159	8.81%
Units Reported Sold	3	3	0.00%	103	113	-8.85%
Sell / List Ratio	37.50%	75.00%		59.54%	71.07%	
Reported Sales Dollars	\$828,000	\$1,352,000	-38.76%	\$35,674,905	\$37,611,971	-5.15%
Average Sell Price / Unit	\$276,000	\$450,667	-38.76%	\$346,358	\$332,849	4.06%
Median Sell Price	\$280,000			\$340,500		
Sell Price / List Price	95.30%	98.41%		97.13%	97.36%	
Days to Sell	54	17	217.65%	49	50	-2.00%
Active Listings	22	18				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	18	10	80.00%	282	268	5.22%
Units Reported Sold	6	12	-50.00%	147	155	-5.16%
Sell / List Ratio	33.33%	120.00%		52.13%	57.84%	
Reported Sales Dollars	\$3,339,400	\$6,772,195	-50.69%	\$83,159,492	\$87,552,935	-5.02%
Average Sell Price / Unit	\$556,567	\$564,350	-1.38%	\$565,711	\$564,858	0.15%
Median Sell Price	\$557,450			\$557,000		
Sell Price / List Price	99.43%	98.84%		98.46%	98.54%	
Days to Sell	57	101	-43.56%	64	56	14.29%
Active Listings	47	68				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	28	23	21.74%	265	295	-10.17%
Units Reported Sold	3	4	-25.00%	81	90	-10.00%
Sell / List Ratio	10.71%	17.39%		30.57%	30.51%	
Reported Sales Dollars	\$1,025,000	\$1,666,000	-38.48%	\$36,705,150	\$36,674,630	0.08%
Average Sell Price / Unit	\$341,667	\$416,500	-17.97%	\$453,150	\$407,496	11.20%
Median Sell Price	\$341,250			\$355,000		
Sell Price / List Price	91.31%	90.25%		95.99%	91.93%	
Days to Sell	49	100	-51.00%	132	111	18.92%
Active Listings	83	90				

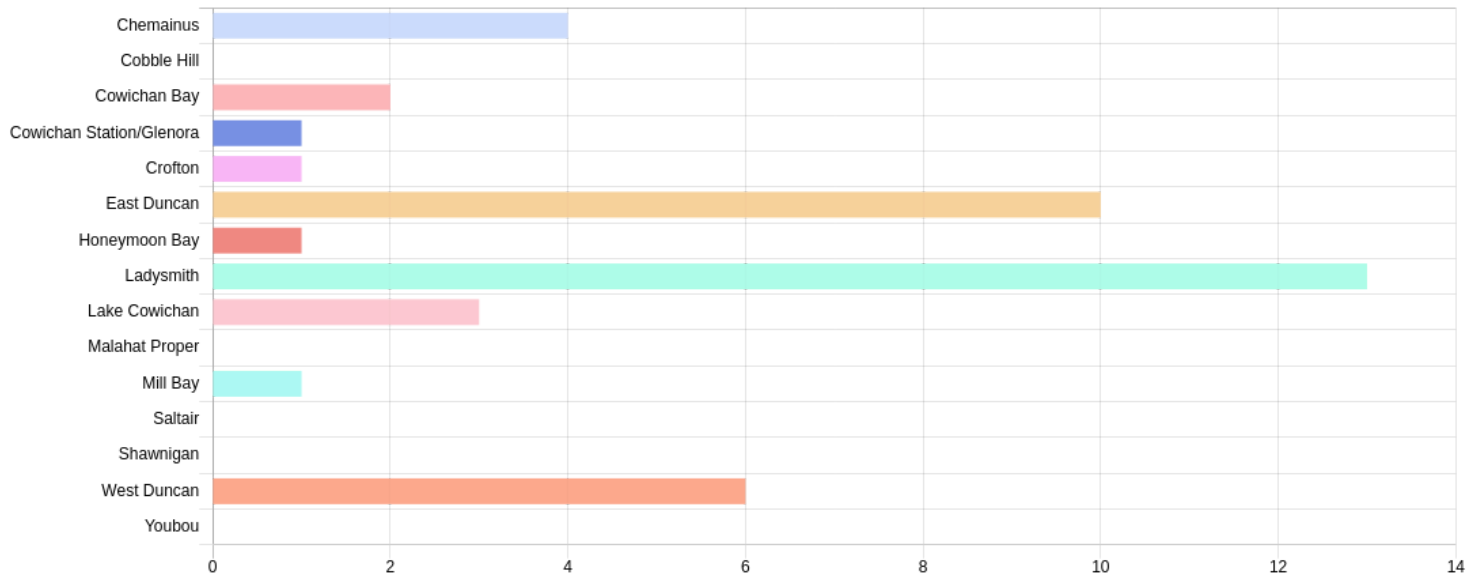
Single Family Detached Sales Analysis

Unconditional Sales from January 1 to January 31, 2025

	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	1	2	0	0	1	0	0	0	0	4
Cobble Hill	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cowichan Bay	0	0	0	0	0	0	0	2	0	0	0	0	0	0	2
Cowichan Station/Glenora	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
Crofton	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1
East Duncan	0	0	0	0	2	1	1	3	0	2	0	1	0	0	10
Honeymoon Bay	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
Ladysmith	0	0	0	1	2	3	4	2	0	1	0	0	0	0	13
Lake Cowichan	0	0	0	0	0	1	1	0	1	0	0	0	0	0	3
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	1	0	0	0	0	1
Saltair	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shawnigan	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
West Duncan	0	0	0	0	0	3	1	1	1	0	0	0	0	0	6
Youbou	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Totals	0	0	0	1	4	10	10	9	2	5	0	1	0	0	42

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to January 31, 2025



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