



COWICHAN VALLEY GRAPHSTATS

FEBRUARY 2025

Courtesy of

THERESA CARTER – REALTOR®

Coldwell Banker Oceanside Real Estate

250-737-4500

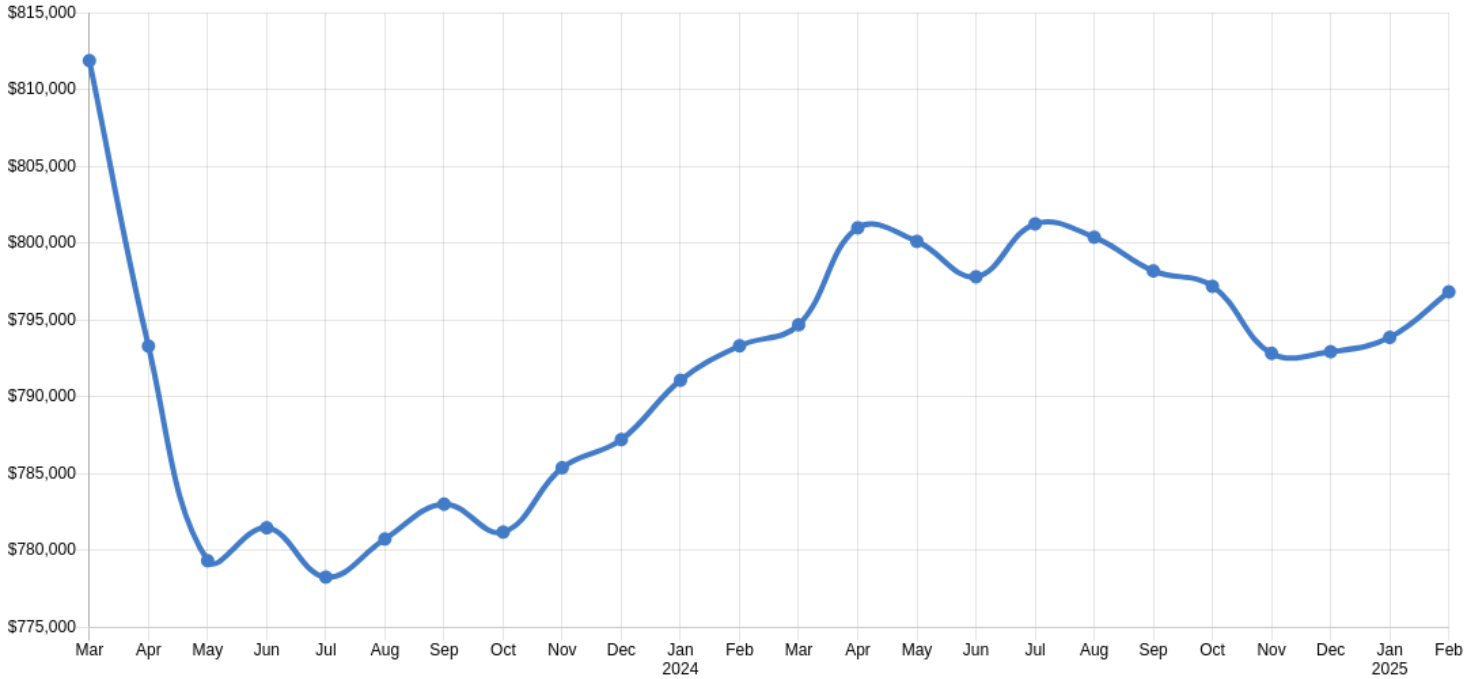
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Real Estate

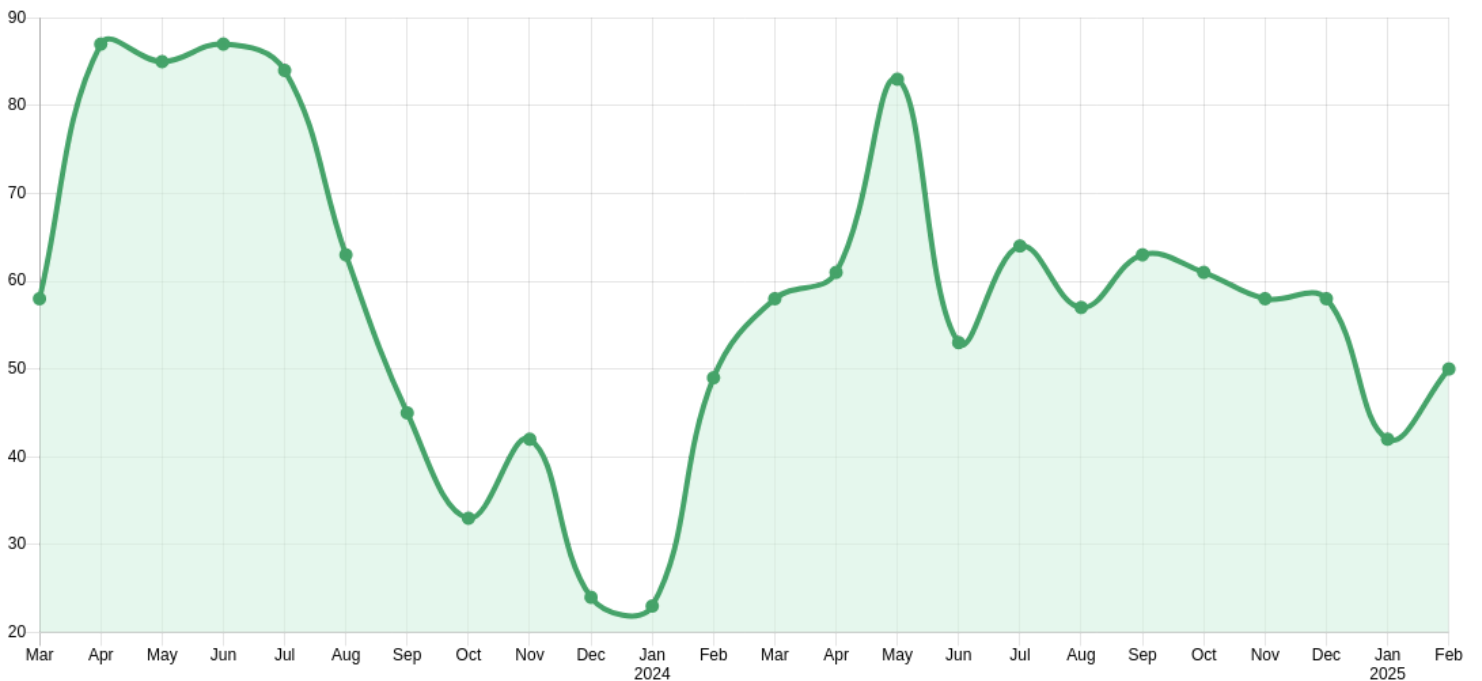
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Cumulative Residential Average Single Family Detached Sale Price



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	72	95	-24.21%	1,283	1,125	14.04%
Units Reported Sold	50	49	2.04%	708	680	4.12%
Sell / List Ratio	69.44%	51.58%		55.18%	60.44%	
Reported Sales Dollars	\$41,461,450	\$39,314,475	5.46%	\$563,415,327	\$539,540,272	4.43%
Average Sell Price / Unit	\$829,229	\$802,336	3.35%	\$795,784	\$793,442	0.30%
Median Sell Price	\$842,500			\$781,500		
Sell Price / List Price	98.14%	97.48%		97.63%	97.86%	
Days to Sell	65	53	22.64%	53	47	12.77%
Active Listings	174	183				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	16	15	6.67%	174	164	6.10%
Units Reported Sold	6	10	-40.00%	99	113	-12.39%
Sell / List Ratio	37.50%	66.67%		56.90%	68.90%	
Reported Sales Dollars	\$2,136,900	\$3,324,500	-35.72%	\$34,487,305	\$37,871,071	-8.93%
Average Sell Price / Unit	\$356,150	\$332,450	7.13%	\$348,357	\$335,142	3.94%
Median Sell Price	\$336,500			\$345,000		
Sell Price / List Price	98.45%	96.52%		97.27%	97.25%	
Days to Sell	93	79	17.72%	48	52	-7.69%
Active Listings	28	21				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	20	28	-28.57%	274	283	-3.18%
Units Reported Sold	14	7	100.00%	154	155	-0.65%
Sell / List Ratio	70.00%	25.00%		56.20%	54.77%	
Reported Sales Dollars	\$7,260,350	\$4,272,900	69.92%	\$86,146,942	\$87,832,835	-1.92%
Average Sell Price / Unit	\$518,596	\$610,414	-15.04%	\$559,396	\$566,663	-1.28%
Median Sell Price	\$505,500			\$540,000		
Sell Price / List Price	98.39%	98.85%		98.43%	98.65%	
Days to Sell	45	89	-49.44%	61	57	7.02%
Active Listings	45	80				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	19	15	26.67%	269	287	-6.27%
Units Reported Sold	6	2	200.00%	85	89	-4.49%
Sell / List Ratio	31.58%	13.33%		31.60%	31.01%	
Reported Sales Dollars	\$4,610,600	\$1,020,000	352.02%	\$40,295,750	\$36,800,630	9.50%
Average Sell Price / Unit	\$768,433	\$510,000	50.67%	\$474,068	\$413,490	14.65%
Median Sell Price	\$688,000			\$360,000		
Sell Price / List Price	93.28%	92.06%		95.77%	91.83%	
Days to Sell	70	198	-64.65%	126	114	10.53%
Active Listings	90	95				

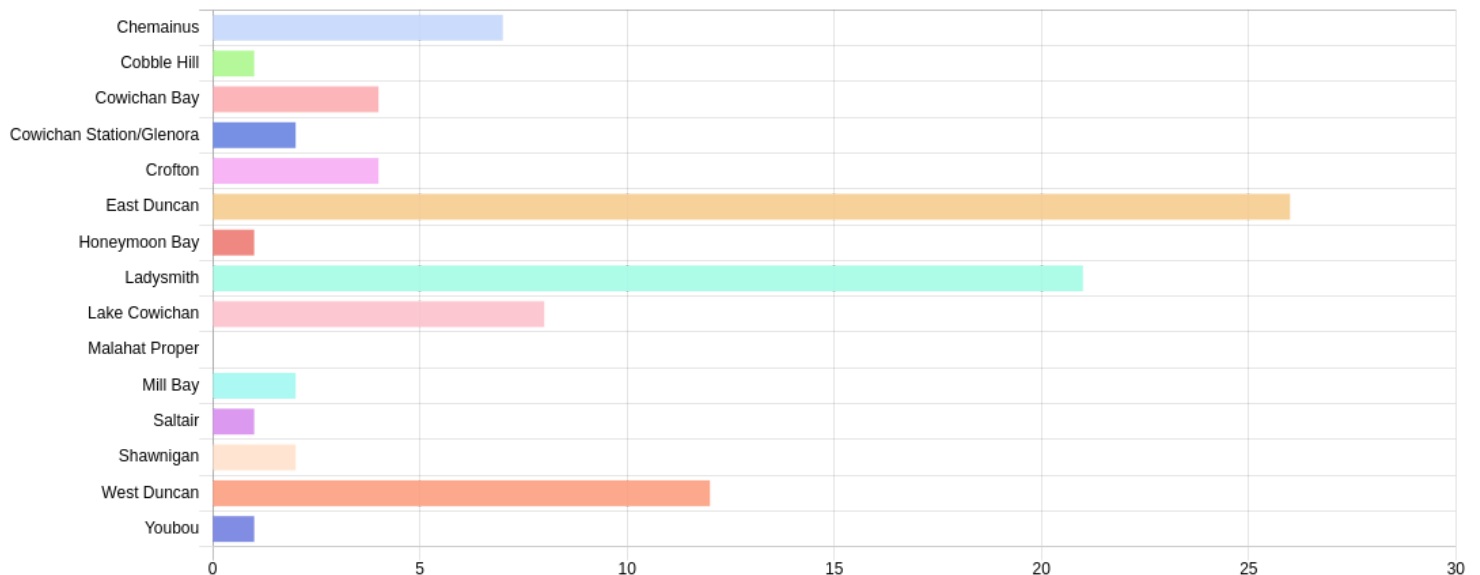
Single Family Detached Sales Analysis

Unconditional Sales from January 1 to February 28, 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	1	1	2	1	1	1	0	0	0	0	7
Cobble Hill	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1
Cowichan Bay	0	0	0	0	0	0	0	4	0	0	0	0	0	0	4
Cowichan Station/Glenora	0	0	0	0	0	0	0	1	1	0	0	0	0	0	2
Crofton	0	0	0	0	0	3	1	0	0	0	0	0	0	0	4
East Duncan	0	0	0	0	4	3	1	7	2	6	2	1	0	0	26
Honeymoon Bay	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
Ladysmith	0	0	0	1	3	4	7	2	1	3	0	0	0	0	21
Lake Cowichan	0	0	0	1	1	2	1	0	2	1	0	0	0	0	8
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	2	0	0	0	0	2
Saltair	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
Shawnigan	0	0	0	0	0	0	1	1	0	0	0	0	0	0	2
West Duncan	0	0	0	0	0	6	2	2	2	0	0	0	0	0	12
Youbou	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
Totals	0	0	1	2	9	20	16	19	9	13	2	1	0	0	92

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to February 28, 2025



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