



COWICHAN VALLEY GRAPHSTATS

MARCH 2025

Courtesy of

THERESA CARTER – REALTOR®

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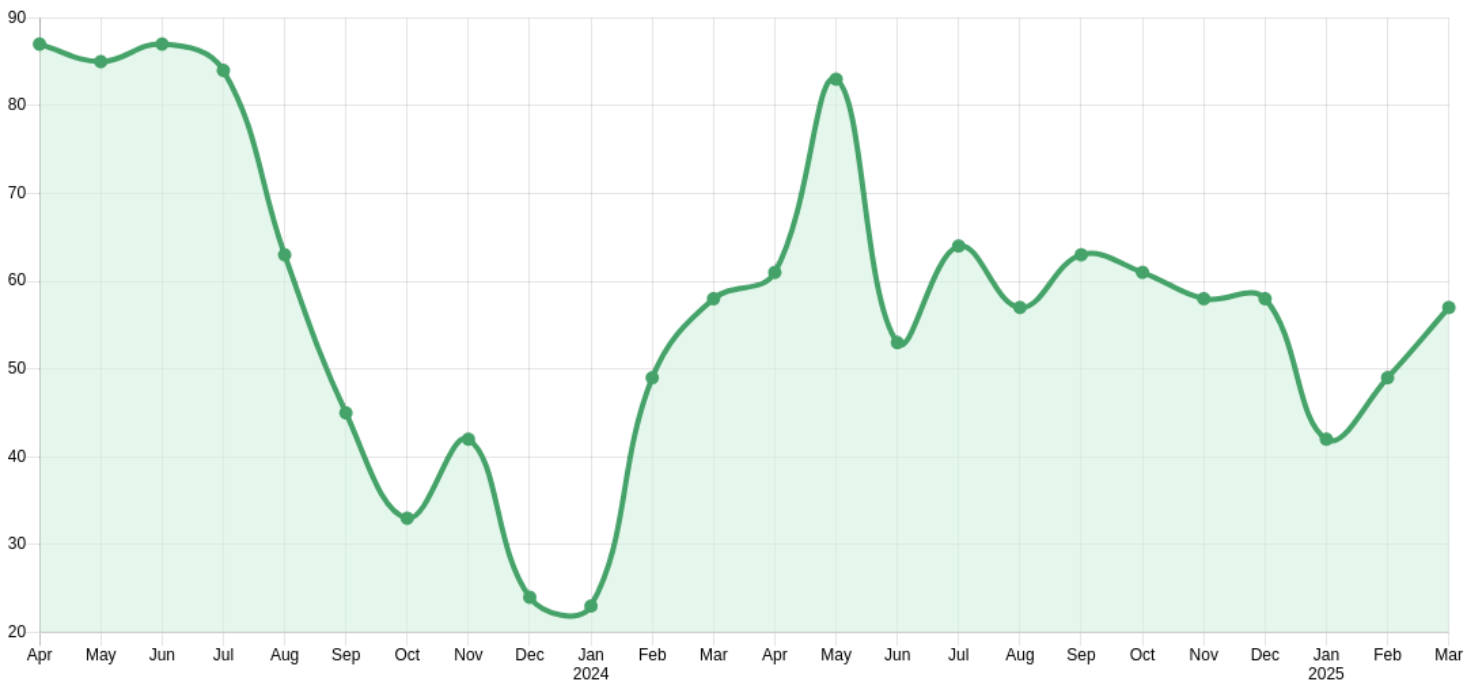


Cumulative Residential Average Single Family Detached Sale Price



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	118	110	7.27%	1,294	1,137	13.81%
Units Reported Sold	57	58	-1.72%	706	680	3.82%
Sell / List Ratio	48.31%	52.73%		54.56%	59.81%	
Reported Sales Dollars	\$44,552,168	\$47,179,664	-5.57%	\$559,777,831	\$540,394,254	3.59%
Average Sell Price / Unit	\$781,617	\$813,442	-3.91%	\$792,886	\$794,697	-0.23%
Median Sell Price	\$789,000			\$776,000		
Sell Price / List Price	98.30%	98.20%		97.63%	97.91%	
Days to Sell	47	48	-2.08%	52	46	13.04%
Active Listings	218	209				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	24	14	71.43%	184	160	15.00%
Units Reported Sold	9	10	-10.00%	98	118	-16.95%
Sell / List Ratio	37.50%	71.43%		53.26%	73.75%	
Reported Sales Dollars	\$3,549,799	\$3,290,400	7.88%	\$34,746,704	\$39,384,971	-11.78%
Average Sell Price / Unit	\$394,422	\$329,040	19.87%	\$354,558	\$333,771	6.23%
Median Sell Price	\$405,000			\$360,000		
Sell Price / List Price	97.97%	98.91%		97.19%	97.55%	
Days to Sell	39	48	-18.75%	48	51	-5.88%
Active Listings	38	24				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	36	23	56.52%	287	274	4.74%
Units Reported Sold	10	15	-33.33%	149	161	-7.45%
Sell / List Ratio	27.78%	65.22%		51.92%	58.76%	
Reported Sales Dollars	\$5,759,500	\$8,177,900	-29.57%	\$83,728,542	\$91,457,735	-8.45%
Average Sell Price / Unit	\$575,950	\$545,193	5.64%	\$561,937	\$568,060	-1.08%
Median Sell Price	\$523,250			\$540,000		
Sell Price / List Price	98.26%	98.19%		98.44%	98.56%	
Days to Sell	19	78	-75.64%	56	58	-3.45%
Active Listings	64	68				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	32	41	-21.95%	260	278	-6.47%
Units Reported Sold	7	15	-53.33%	76	93	-18.28%
Sell / List Ratio	21.88%	36.59%		29.23%	33.45%	
Reported Sales Dollars	\$2,862,040	\$6,892,900	-58.48%	\$35,514,890	\$40,066,380	-11.36%
Average Sell Price / Unit	\$408,863	\$459,527	-11.03%	\$467,301	\$430,821	8.47%
Median Sell Price	\$387,000			\$357,500		
Sell Price / List Price	98.94%	97.24%		95.77%	92.03%	
Days to Sell	128	160	-20.00%	115	123	-6.50%
Active Listings	105	113				

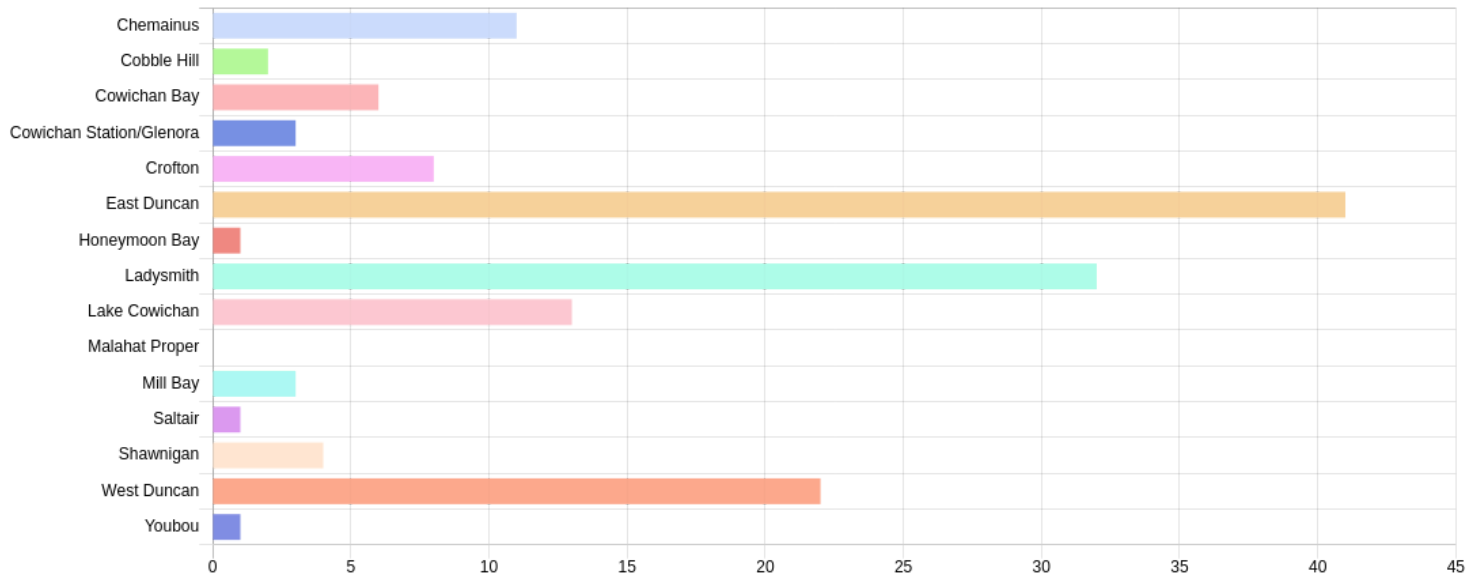
Single Family Detached Sales Analysis

Unconditional Sales from January 1 to March 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	2	1	3	3	1	1	0	0	0	0	11
Cobble Hill	0	0	0	0	0	0	1	0	0	1	0	0	0	0	2
Cowichan Bay	0	0	0	0	0	0	0	5	1	0	0	0	0	0	6
Cowichan Station/Glenora	0	0	0	0	0	0	1	1	1	0	0	0	0	0	3
Crofton	0	1	0	0	1	4	2	0	0	0	0	0	0	0	8
East Duncan	0	0	0	0	7	6	7	8	2	7	3	1	0	0	41
Honeymoon Bay	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
Ladysmith	0	0	0	2	4	4	7	4	6	5	0	0	0	0	32
Lake Cowichan	0	0	0	1	2	3	2	2	2	1	0	0	0	0	13
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	1	0	0	0	3
Saltair	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
Shawnigan	0	0	0	0	0	1	1	2	0	0	0	0	0	0	4
West Duncan	0	0	0	0	0	11	6	3	2	0	0	0	0	0	22
Youbou	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
Totals	0	1	1	3	16	31	30	29	15	17	4	1	0	0	148

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to March 31, 2025



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