



COWICHAN VALLEY GRAPHSTATS

APRIL 2025

Courtesy of

THERESA CARTER – REALTOR®

Coldwell Banker Oceanside Real Estate

250-737-4500

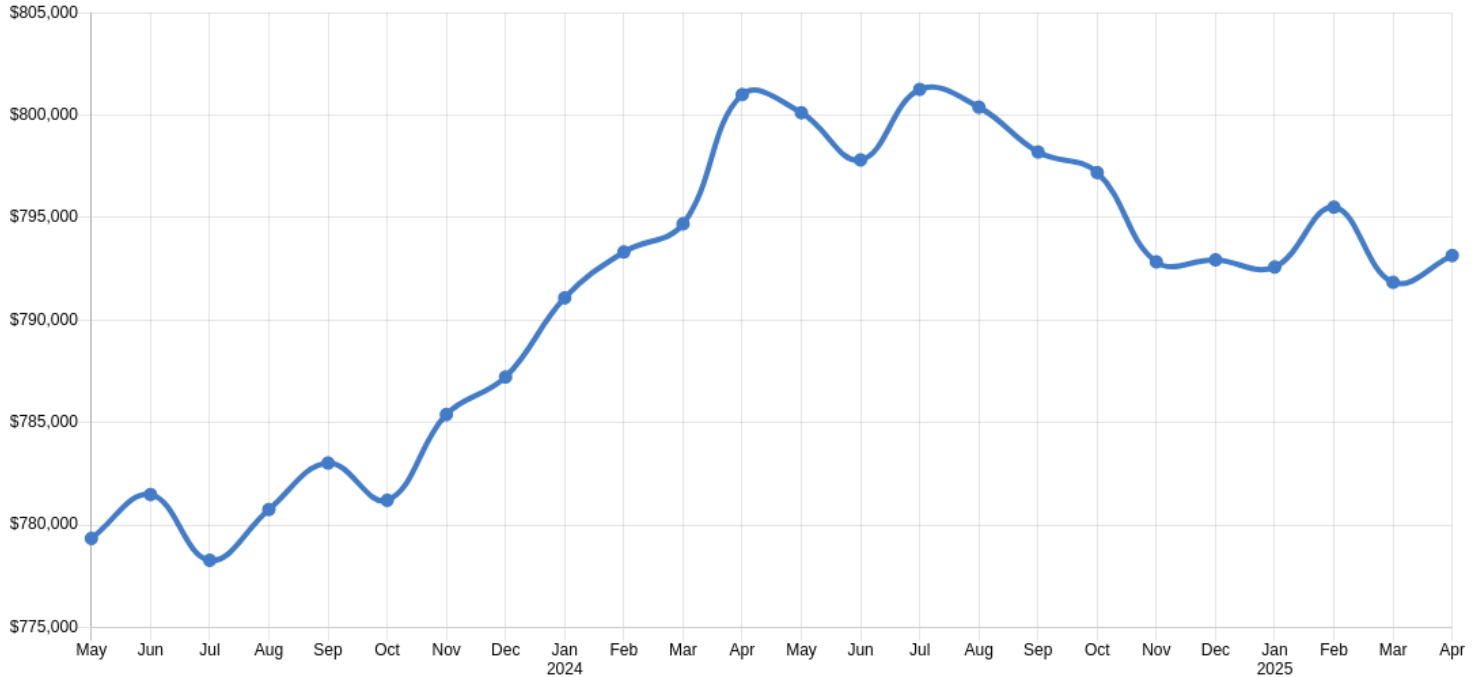
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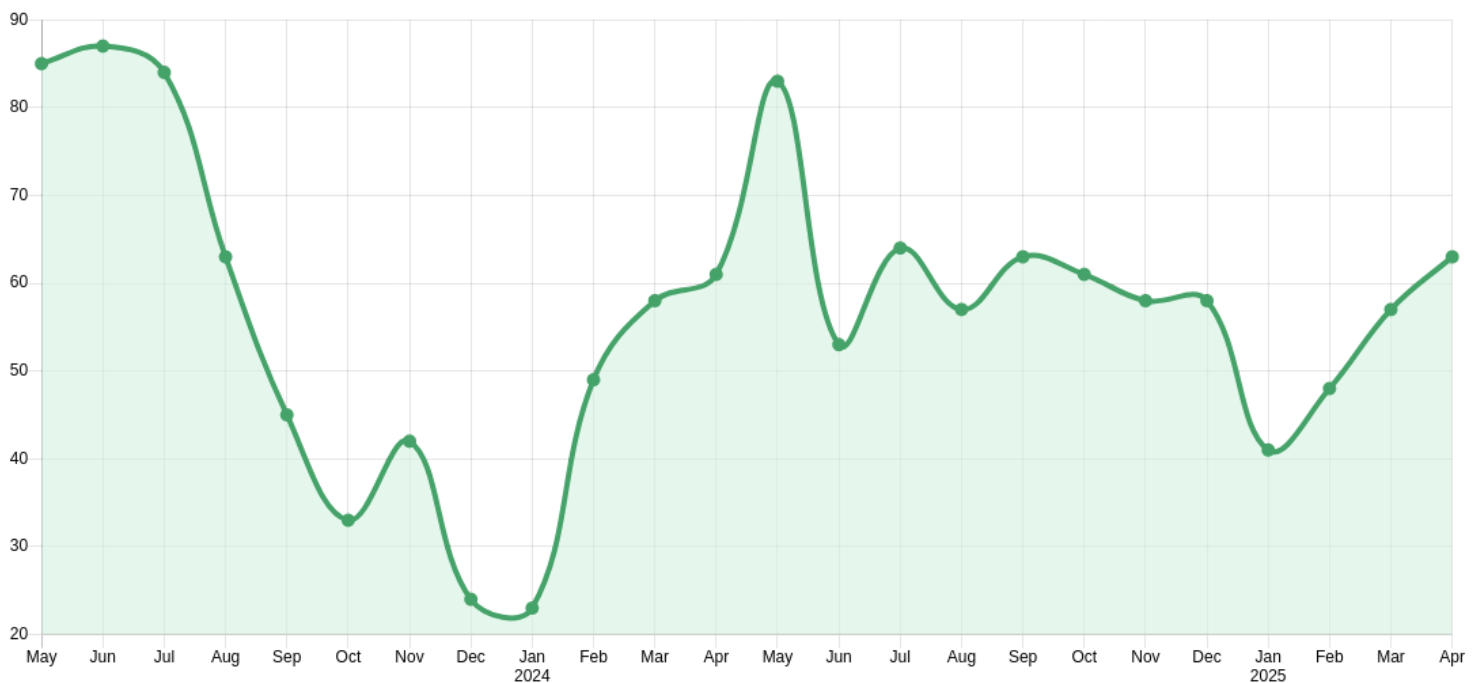


Cumulative Residential Average Single Family Detached Sale Price



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	133	160	-16.88%	1,267	1,194	6.11%
Units Reported Sold	63	61	3.28%	706	654	7.95%
Sell / List Ratio	47.37%	38.12%		55.72%	54.77%	
Reported Sales Dollars	\$53,253,381	\$50,745,902	4.94%	\$559,966,310	\$523,857,856	6.89%
Average Sell Price / Unit	\$845,292	\$831,900	1.61%	\$793,153	\$801,006	-0.98%
Median Sell Price	\$830,000			\$775,000		
Sell Price / List Price	98.10%	98.20%		97.61%	97.92%	
Days to Sell	34	33	3.03%	52	45	15.56%
Active Listings	260	267				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	15	22	-31.82%	177	165	7.27%
Units Reported Sold	5	11	-54.55%	92	123	-25.20%
Sell / List Ratio	33.33%	50.00%		51.98%	74.55%	
Reported Sales Dollars	\$1,764,500	\$3,856,100	-54.24%	\$32,655,104	\$41,058,671	-20.47%
Average Sell Price / Unit	\$352,900	\$350,555	0.67%	\$354,947	\$333,810	6.33%
Median Sell Price	\$304,500			\$342,250		
Sell Price / List Price	97.55%	99.14%		96.98%	97.66%	
Days to Sell	51	48	6.25%	48	52	-7.69%
Active Listings	42	27				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	23	31	-25.81%	279	277	0.72%
Units Reported Sold	9	10	-10.00%	148	148	0.00%
Sell / List Ratio	39.13%	32.26%		53.05%	53.43%	
Reported Sales Dollars	\$4,991,300	\$5,590,400	-10.72%	\$83,129,442	\$85,112,335	-2.33%
Average Sell Price / Unit	\$554,589	\$559,040	-0.80%	\$561,685	\$575,083	-2.33%
Median Sell Price	\$540,000			\$540,000		
Sell Price / List Price	98.99%	99.20%		98.43%	98.72%	
Days to Sell	43	29	48.28%	57	57	0.00%
Active Listings	65	82				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	26	19	36.84%	267	264	1.14%
Units Reported Sold	10	14	-28.57%	72	97	-25.77%
Sell / List Ratio	38.46%	73.68%		26.97%	36.74%	
Reported Sales Dollars	\$3,618,800	\$6,550,900	-44.76%	\$32,582,790	\$42,395,080	-23.14%
Average Sell Price / Unit	\$361,880	\$467,921	-22.66%	\$452,539	\$437,063	3.54%
Median Sell Price	\$309,950			\$350,000		
Sell Price / List Price	95.44%	97.31%		95.43%	93.86%	
Days to Sell	64	198	-67.68%	92	135	-31.85%
Active Listings	106	105				

Single Family Detached Sales Analysis

Unconditional Sales from January 1 to April 30, 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	3	3	4	7	2	1	0	0	0	0	20
Cobble Hill	0	0	0	0	0	1	1	1	1	1	1	0	0	0	6
Cowichan Bay	0	0	0	0	0	0	0	6	1	1	0	0	0	0	8
Cowichan Station/Glenora	0	0	0	0	0	0	1	1	1	0	0	0	0	0	3
Crofton	0	1	0	0	2	4	3	0	0	0	0	0	0	0	10
East Duncan	0	0	0	1	9	9	7	11	3	10	5	1	0	0	56
Honeymoon Bay	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
Ladysmith	1	0	0	3	5	4	10	5	8	6	0	0	0	0	42
Lake Cowichan	0	0	0	1	3	4	3	3	3	4	0	0	0	0	21
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	1	3	1	0	0	0	5
Saltair	0	0	0	0	0	0	0	1	0	0	0	1	0	0	2
Shawnigan	0	0	0	0	0	1	2	3	0	0	0	0	0	0	6
West Duncan	0	0	0	0	2	12	7	4	2	0	0	0	0	0	27
Youbou	0	0	1	0	0	0	1	0	0	0	0	0	0	0	2
Totals	1	1	1	5	24	39	39	42	22	26	7	2	0	0	209

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to April 30, 2025



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

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