



COWICHAN VALLEY GRAPHSTATS

MAY 2025

Courtesy of

THERESA CARTER – REALTOR®

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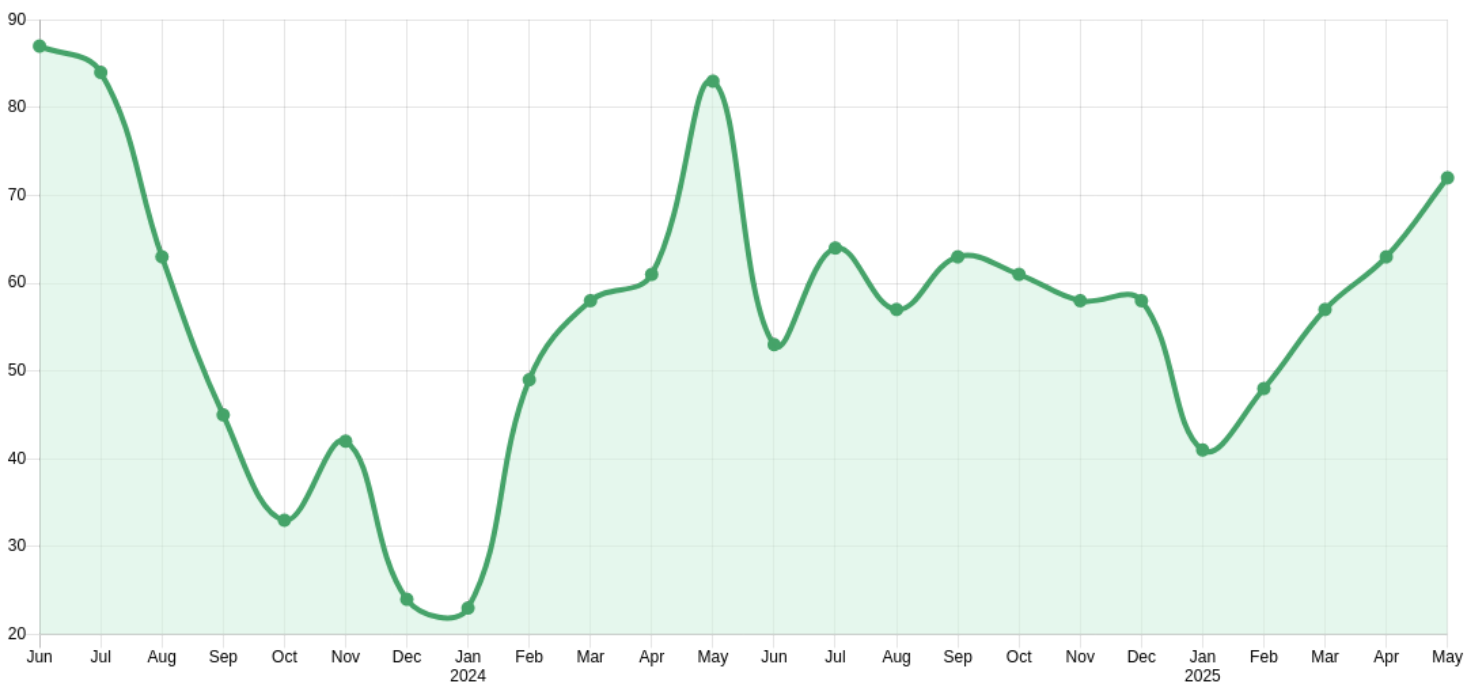


Cumulative Residential Average Single Family Detached Sale Price



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	148	147	0.68%	1,270	1,194	6.37%
Units Reported Sold	72	83	-13.25%	695	652	6.60%
Sell / List Ratio	48.65%	56.46%		54.72%	54.61%	
Reported Sales Dollars	\$61,047,550	\$66,324,499	-7.96%	\$554,689,361	\$521,679,698	6.33%
Average Sell Price / Unit	\$847,883	\$799,090	6.11%	\$798,114	\$800,122	-0.25%
Median Sell Price	\$810,000			\$777,000		
Sell Price / List Price	98.52%	98.15%		97.65%	97.90%	
Days to Sell	49	41	19.51%	53	44	20.45%
Active Listings	289	283				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	28	17	64.71%	188	167	12.57%
Units Reported Sold	8	12	-33.33%	88	127	-30.71%
Sell / List Ratio	28.57%	70.59%		46.81%	76.05%	
Reported Sales Dollars	\$2,682,950	\$4,411,200	-39.18%	\$30,926,854	\$42,868,871	-27.86%
Average Sell Price / Unit	\$335,369	\$367,600	-8.77%	\$351,442	\$337,550	4.12%
Median Sell Price	\$318,500			\$342,250		
Sell Price / List Price	97.54%	98.39%		96.83%	97.70%	
Days to Sell	58	24	141.67%	52	50	4.00%
Active Listings	51	31				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	32	35	-8.57%	276	291	-5.15%
Units Reported Sold	11	20	-45.00%	139	151	-7.95%
Sell / List Ratio	34.38%	57.14%		50.36%	51.89%	
Reported Sales Dollars	\$5,786,900	\$11,097,800	-47.86%	\$77,818,542	\$86,972,340	-10.52%
Average Sell Price / Unit	\$526,082	\$554,890	-5.19%	\$559,846	\$575,976	-2.80%
Median Sell Price	\$500,000			\$537,900		
Sell Price / List Price	98.11%	98.34%		98.41%	98.61%	
Days to Sell	60	37	62.16%	61	57	7.02%
Active Listings	81	68				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	19	25	-24.00%	261	263	-0.76%
Units Reported Sold	2	6	-66.67%	68	95	-28.42%
Sell / List Ratio	10.53%	24.00%		26.05%	36.12%	
Reported Sales Dollars	\$686,500	\$2,428,400	-71.73%	\$30,840,890	\$41,691,480	-26.03%
Average Sell Price / Unit	\$343,250	\$404,733	-15.19%	\$453,543	\$438,858	3.35%
Median Sell Price	\$343,250			\$352,500		
Sell Price / List Price	90.46%	96.42%		95.24%	93.79%	
Days to Sell	147	111	32.43%	92	137	-32.85%
Active Listings	116	108				



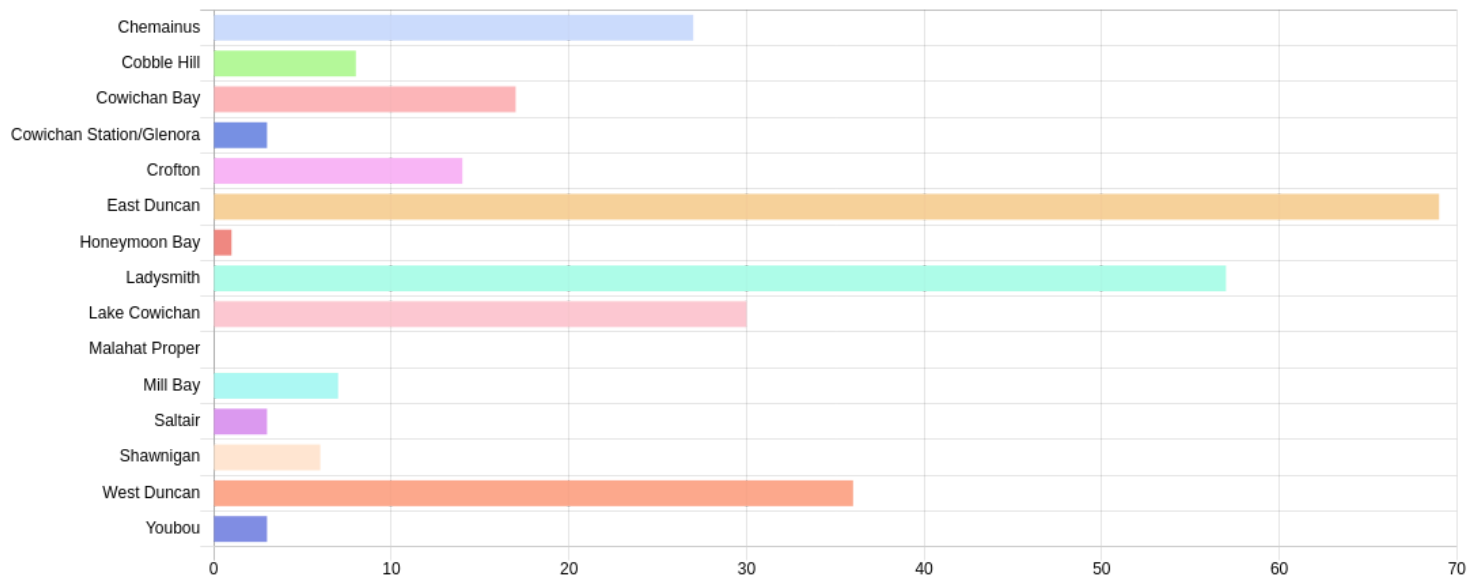
Single Family Detached Sales Analysis

Unconditional Sales from January 1 to May 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	3	4	8	9	2	1	0	0	0	0	27
Cobble Hill	0	0	0	0	0	1	1	1	1	2	2	0	0	0	8
Cowichan Bay	0	0	0	0	0	0	2	8	2	4	1	0	0	0	17
Cowichan Station/Glenora	0	0	0	0	0	0	1	1	1	0	0	0	0	0	3
Crofton	0	1	0	0	3	4	5	0	1	0	0	0	0	0	14
East Duncan	0	0	0	1	10	10	10	14	5	11	6	1	1	0	69
Honeymoon Bay	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
Ladysmith	1	0	0	5	5	5	14	10	9	8	0	0	0	0	57
Lake Cowichan	0	0	0	1	6	5	3	4	5	6	0	0	0	0	30
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	2	3	1	0	0	0	7
Saltair	0	0	0	0	0	0	0	1	1	0	0	1	0	0	3
Shawnigan	0	0	0	0	0	1	2	3	0	0	0	0	0	0	6
West Duncan	0	0	0	0	3	17	9	5	2	0	0	0	0	0	36
Youbou	0	0	1	0	0	0	2	0	0	0	0	0	0	0	3
Totals	1	1	1	7	30	48	57	57	31	35	10	2	1	0	281

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to May 31, 2025



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

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