



COWICHAN VALLEY GRAPHSTATS

JANUARY 2026

Courtesy of

THERESA CARTER – REALTOR®

Coldwell Banker Oceanside Real Estate

250-737-4500

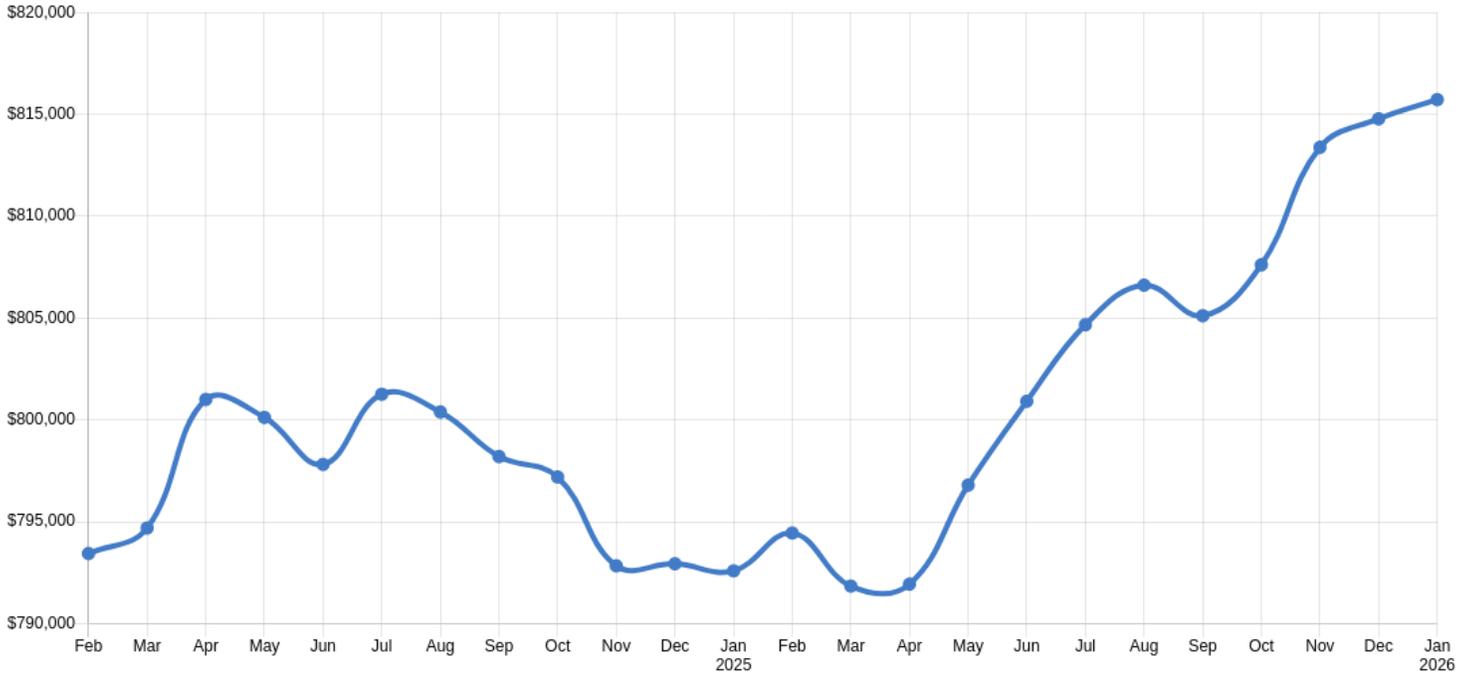
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Real Estate

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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 | 71 | 87 | -18.39% | 1,168 | 1,308 | -10.70% |
| Units Reported Sold | 36 | 41 | -12.20% | 666 | 706 | -5.67% |
| Sell / List Ratio | 50.70% | 47.13% | | 57.02% | 53.98% | |
| Reported Sales Dollars | \$28,363,495 | \$31,809,677 | -10.83% | \$543,272,109 | \$559,569,352 | -2.91% |
| Average Sell Price / Unit | \$787,875 | \$775,846 | 1.55% | \$815,724 | \$792,591 | 2.92% |
| Median Sell Price | \$770,000 | | | \$790,000 | | |
| Sell Price / List Price | 97.16% | 97.01% | | 97.80% | 97.57% | |
| Days to Sell | 69 | 68 | 1.47% | 52 | 52 | 0.00% |
| Active Listings | 173 | 197 | | | | |

Condo Apartment

| | Current Month | | | 12 Months to Date | | |
|---------------------------|---------------|-----------|----------|-------------------|--------------|----------|
| | This Year | Last Year | % Change | This Year | Last Year | % Change |
| Units Listed | 17 | 8 | 112.50% | 199 | 173 | 15.03% |
| Units Reported Sold | 6 | 3 | 100.00% | 104 | 103 | 0.97% |
| Sell / List Ratio | 35.29% | 37.50% | | 52.26% | 59.54% | |
| Reported Sales Dollars | \$1,980,700 | \$828,000 | 139.21% | \$36,474,299 | \$35,674,905 | 2.24% |
| Average Sell Price / Unit | \$330,117 | \$276,000 | 19.61% | \$350,714 | \$346,358 | 1.26% |
| Median Sell Price | \$327,450 | | | \$319,950 | | |
| Sell Price / List Price | 98.17% | 95.30% | | 96.78% | 97.13% | |
| Days to Sell | 68 | 54 | 25.93% | 64 | 49 | 30.61% |
| Active Listings | 34 | 25 | | | | |

Row/Townhouse

| | Current Month | | | 12 Months to Date | | |
|---------------------------|---------------|-------------|----------|-------------------|--------------|----------|
| | This Year | Last Year | % Change | This Year | Last Year | % Change |
| Units Listed | 25 | 18 | 38.89% | 299 | 282 | 6.03% |
| Units Reported Sold | 14 | 6 | 133.33% | 145 | 147 | -1.36% |
| Sell / List Ratio | 56.00% | 33.33% | | 48.49% | 52.13% | |
| Reported Sales Dollars | \$7,858,389 | \$3,339,400 | 135.32% | \$81,536,034 | \$83,159,492 | -1.95% |
| Average Sell Price / Unit | \$561,314 | \$556,567 | 0.85% | \$562,317 | \$565,711 | -0.60% |
| Median Sell Price | \$577,500 | | | \$549,900 | | |
| Sell Price / List Price | 98.34% | 99.43% | | 98.18% | 98.46% | |
| Days to Sell | 112 | 57 | 96.49% | 62 | 64 | -3.12% |
| Active Listings | 67 | 47 | | | | |

Land

| | Current Month | | | 12 Months to Date | | |
|---------------------------|---------------|-------------|----------|-------------------|--------------|----------|
| | This Year | Last Year | % Change | This Year | Last Year | % Change |
| Units Listed | 15 | 28 | -46.43% | 218 | 265 | -17.74% |
| Units Reported Sold | 3 | 3 | 0.00% | 56 | 81 | -30.86% |
| Sell / List Ratio | 20.00% | 10.71% | | 25.69% | 30.57% | |
| Reported Sales Dollars | \$1,950,000 | \$1,025,000 | 90.24% | \$31,368,947 | \$36,705,150 | -14.54% |
| Average Sell Price / Unit | \$650,000 | \$341,667 | 90.24% | \$560,160 | \$453,150 | 23.61% |
| Median Sell Price | \$250,000 | | | \$380,950 | | |
| Sell Price / List Price | 83.73% | 91.31% | | 90.80% | 95.99% | |
| Days to Sell | 101 | 49 | 106.12% | 103 | 132 | -21.97% |
| Active Listings | 98 | 95 | | | | |

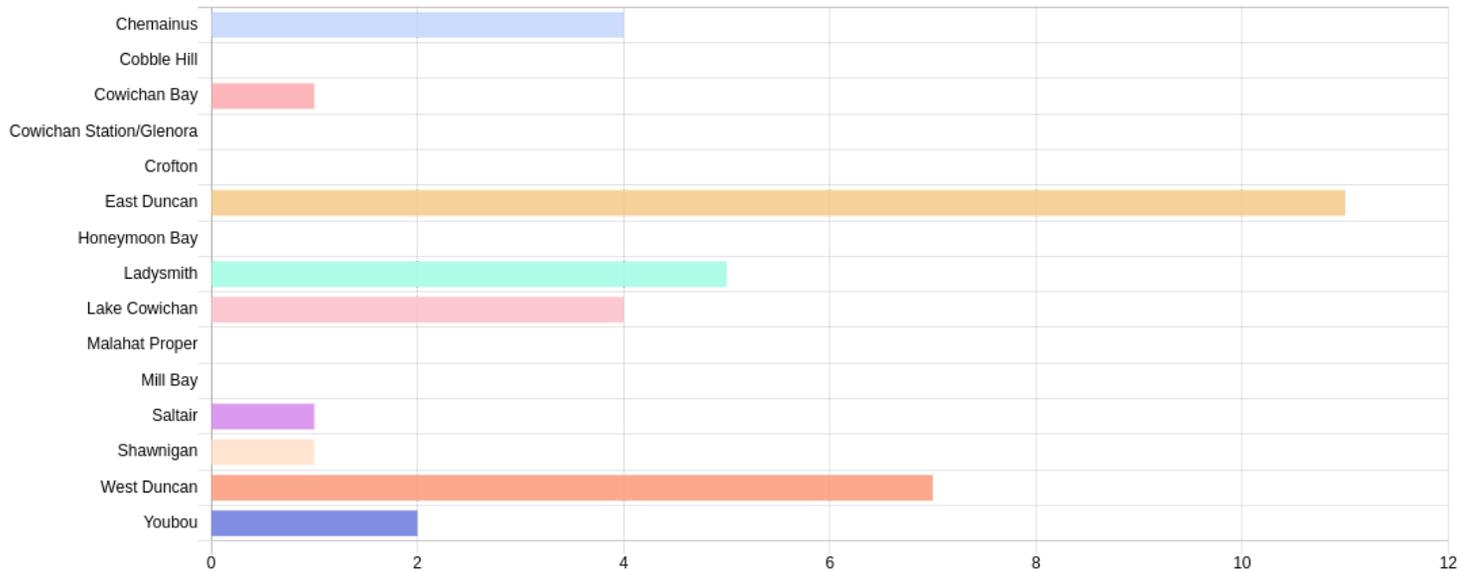
Single Family Detached Sales Analysis

Unconditional Sales from January 1 to January 31, 2026

| | 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 | 0 | 1 | 0 | 2 | 0 | 1 | 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 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| Cowichan Station/Glenora | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Crofton | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| East Duncan | 0 | 0 | 0 | 0 | 1 | 3 | 1 | 2 | 1 | 3 | 0 | 0 | 0 | 0 | 11 |
| Honeymoon Bay | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Ladysmith | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 1 | 1 | 1 | 0 | 0 | 0 | 0 | 5 |
| Lake Cowichan | 1 | 0 | 0 | 0 | 2 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| 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 | 0 | 0 | 0 | 0 | 0 | 0 |
| Saltair | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| Shawnigan | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| West Duncan | 0 | 0 | 0 | 0 | 2 | 3 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| Youbou | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 2 |
| Totals | 1 | 0 | 0 | 1 | 5 | 7 | 8 | 4 | 5 | 4 | 1 | 0 | 0 | 0 | 36 |

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to January 31, 2026



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