



COWICHAN VALLEY GRAPHSTATS

FEBRUARY 2026

Courtesy of

THERESA CARTER – REALTOR®

Coldwell Banker Oceanside Real Estate

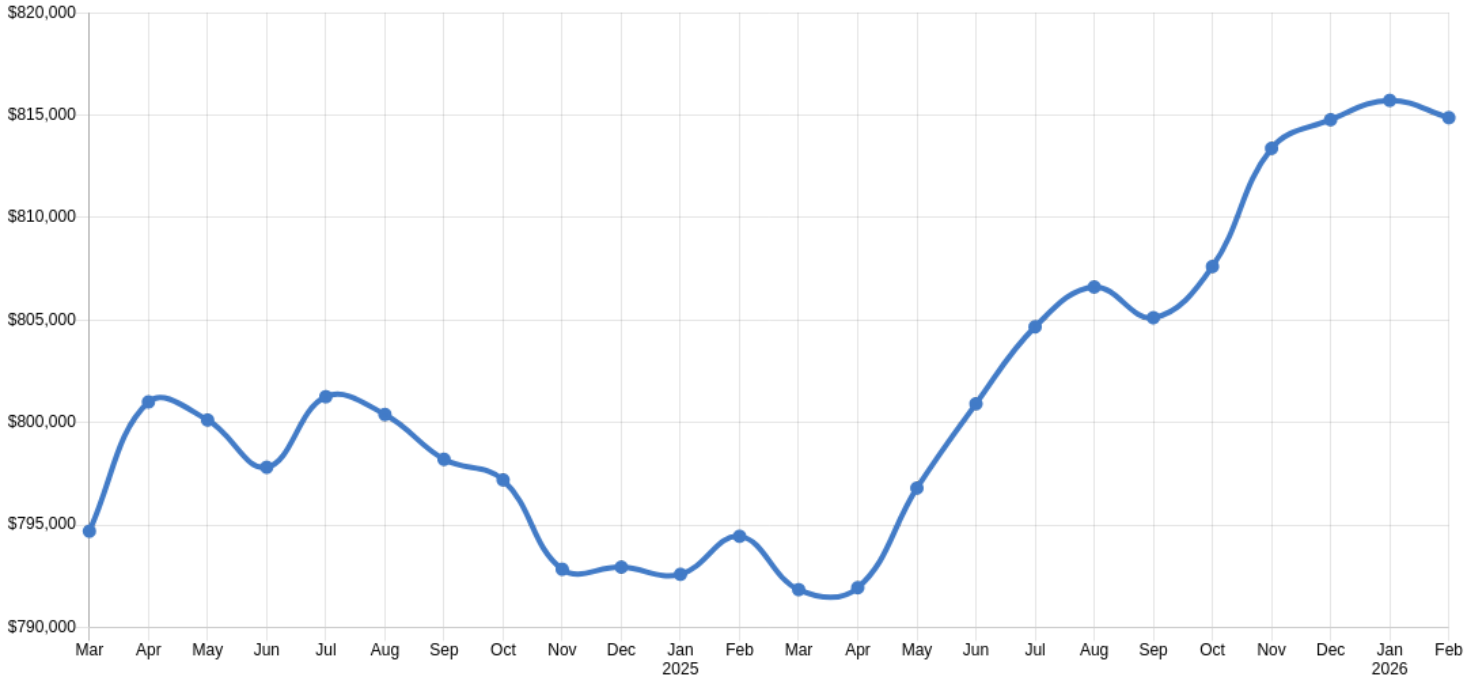
250-737-4500

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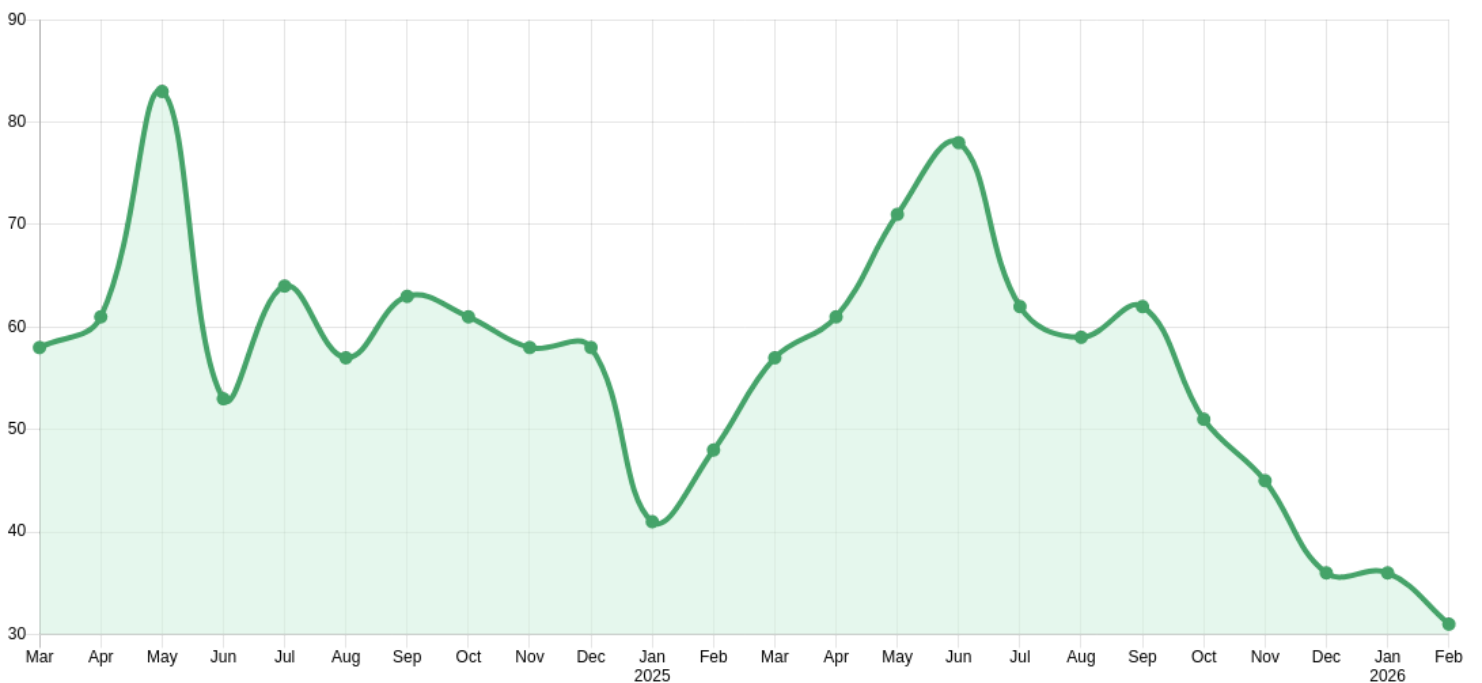
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Cumulative Residential Average Single Family Detached Sale Price



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	79	73	8.22%	1,174	1,286	-8.71%
Units Reported Sold	31	48	-35.42%	649	705	-7.94%
Sell / List Ratio	39.24%	65.75%		55.28%	54.82%	
Reported Sales Dollars	\$25,415,850	\$39,831,450	-36.19%	\$528,856,509	\$560,086,327	-5.58%
Average Sell Price / Unit	\$819,866	\$829,822	-1.20%	\$814,879	\$794,449	2.57%
Median Sell Price	\$770,000			\$788,000		
Sell Price / List Price	97.15%	98.05%		97.75%	97.61%	
Days to Sell	40	64	-37.50%	50	52	-3.85%
Active Listings	208	206				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	15	16	-6.25%	198	174	13.79%
Units Reported Sold	5	6	-16.67%	103	99	4.04%
Sell / List Ratio	33.33%	37.50%		52.02%	56.90%	
Reported Sales Dollars	\$1,596,000	\$2,136,900	-25.31%	\$35,933,399	\$34,487,305	4.19%
Average Sell Price / Unit	\$319,200	\$356,150	-10.37%	\$348,868	\$348,357	0.15%
Median Sell Price	\$315,000			\$319,900		
Sell Price / List Price	96.32%	98.45%		96.66%	97.27%	
Days to Sell	41	93	-55.91%	61	48	27.08%
Active Listings	35	30				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	35	20	75.00%	314	274	14.60%
Units Reported Sold	10	14	-28.57%	141	154	-8.44%
Sell / List Ratio	28.57%	70.00%		44.90%	56.20%	
Reported Sales Dollars	\$5,961,325	\$7,260,350	-17.89%	\$80,237,009	\$86,146,942	-6.86%
Average Sell Price / Unit	\$596,133	\$518,596	14.95%	\$569,057	\$559,396	1.73%
Median Sell Price	\$595,788			\$556,000		
Sell Price / List Price	97.64%	98.39%		98.12%	98.43%	
Days to Sell	39	45	-13.33%	62	61	1.64%
Active Listings	69	45				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	12	19	-36.84%	211	269	-21.56%
Units Reported Sold	4	5	-20.00%	55	84	-34.52%
Sell / List Ratio	33.33%	26.32%		26.07%	31.23%	
Reported Sales Dollars	\$1,302,500	\$3,860,600	-66.26%	\$28,810,847	\$39,545,750	-27.15%
Average Sell Price / Unit	\$325,625	\$772,120	-57.83%	\$523,834	\$470,783	11.27%
Median Sell Price	\$300,000			\$342,000		
Sell Price / List Price	89.64%	93.05%		90.46%	95.80%	
Days to Sell	61	60	1.67%	103	126	-18.25%
Active Listings	96	102				

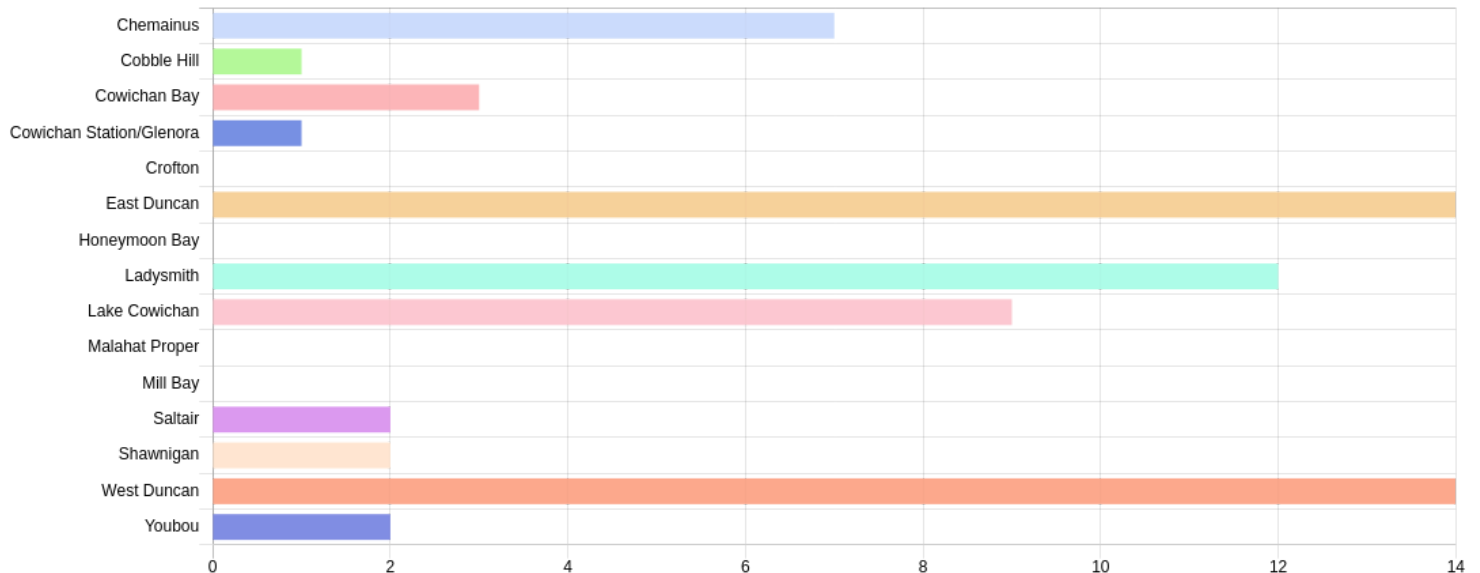
Single Family Detached Sales Analysis

Unconditional Sales from January 1 to February 28, 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	1	0	3	0	2	0	1	0	0	0	7
Cobble Hill	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
Cowichan Bay	0	0	0	0	0	0	1	0	1	0	1	0	0	0	3
Cowichan Station/Glenora	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1
Crofton	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
East Duncan	0	0	0	0	1	3	2	2	2	4	0	0	0	0	14
Honeymoon Bay	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ladysmith	0	0	0	0	1	3	3	2	1	1	1	0	0	0	12
Lake Cowichan	1	0	0	0	2	0	2	3	0	1	0	0	0	0	9
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	1	0	0	0	0	2
Shawnigan	0	0	0	0	0	0	1	1	0	0	0	0	0	0	2
West Duncan	0	1	0	0	2	6	4	1	0	0	0	0	0	0	14
Youbou	0	0	0	1	0	0	0	0	1	0	0	0	0	0	2
Totals	1	1	0	1	7	13	17	9	8	7	3	0	0	0	67

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to February 28, 2026



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