



COWICHAN VALLEY GRAPHSTATS

MARCH 2026

Courtesy of

THERESA CARTER – REALTOR®

Coldwell Banker Oceanside Real Estate

250-737-4500

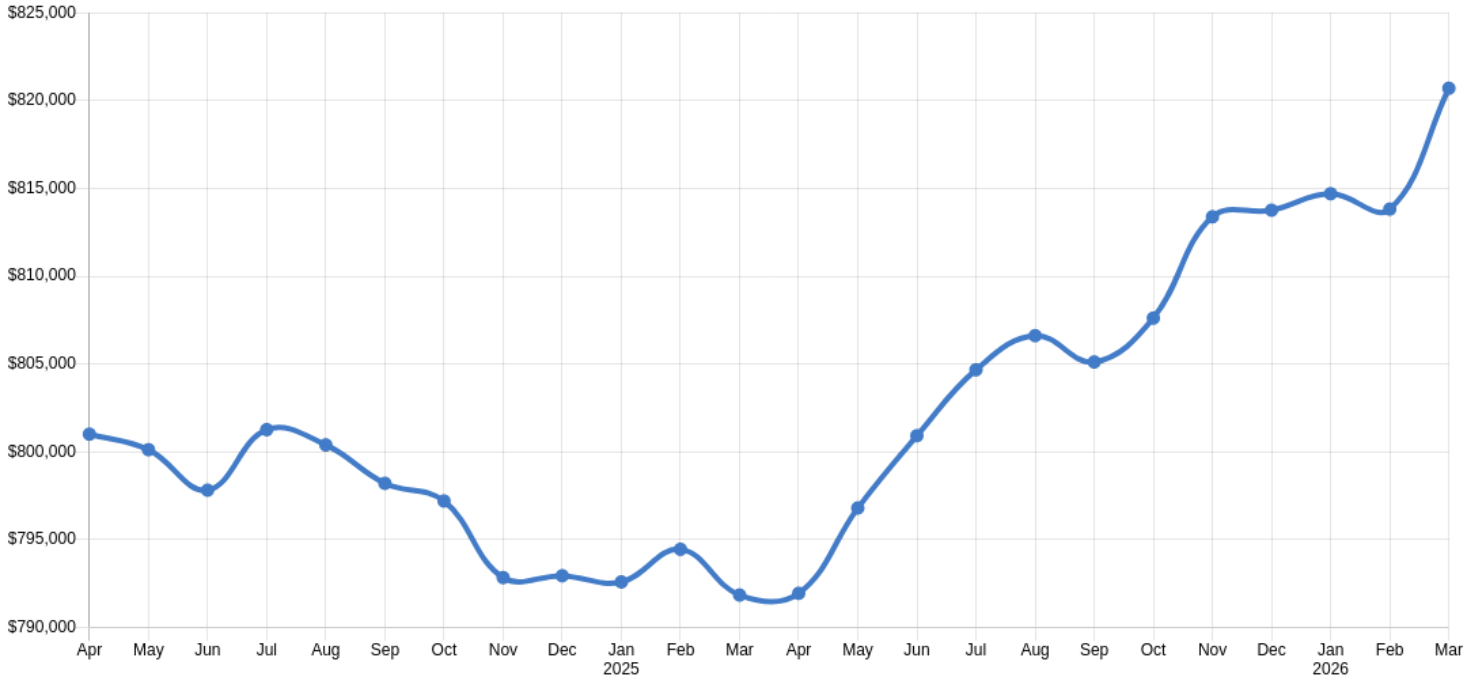
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Cumulative Residential Average Single Family Detached Sale Price



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	129	118	9.32%	1,185	1,294	-8.42%
Units Reported Sold	54	57	-5.26%	645	704	-8.38%
Sell / List Ratio	41.86%	48.31%		54.43%	54.40%	
Reported Sales Dollars	\$46,547,891	\$44,552,168	4.48%	\$529,352,232	\$557,458,831	-5.04%
Average Sell Price / Unit	\$861,998	\$781,617	10.28%	\$820,701	\$791,845	3.64%
Median Sell Price	\$822,500			\$790,000		
Sell Price / List Price	98.42%	98.30%		97.79%	97.62%	
Days to Sell	40	47	-14.89%	50	52	-3.85%
Active Listings	262	256				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	16	24	-33.33%	190	184	3.26%
Units Reported Sold	8	9	-11.11%	101	98	3.06%
Sell / List Ratio	50.00%	37.50%		53.16%	53.26%	
Reported Sales Dollars	\$2,437,000	\$3,549,799	-31.35%	\$34,556,600	\$34,746,704	-0.55%
Average Sell Price / Unit	\$304,625	\$394,422	-22.77%	\$342,145	\$354,558	-3.50%
Median Sell Price	\$291,000			\$315,000		
Sell Price / List Price	97.26%	97.97%		96.61%	97.19%	
Days to Sell	33	39	-15.38%	61	48	27.08%
Active Listings	39	40				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	26	36	-27.78%	304	287	5.92%
Units Reported Sold	13	10	30.00%	144	149	-3.36%
Sell / List Ratio	50.00%	27.78%		47.37%	51.92%	
Reported Sales Dollars	\$6,635,024	\$5,759,500	15.20%	\$81,112,533	\$83,728,542	-3.12%
Average Sell Price / Unit	\$510,386	\$575,950	-11.38%	\$563,281	\$561,937	0.24%
Median Sell Price	\$510,000			\$553,000		
Sell Price / List Price	97.74%	98.26%		98.08%	98.44%	
Days to Sell	41	19	115.79%	63	56	12.50%
Active Listings	74	64				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	21	32	-34.38%	199	260	-23.46%
Units Reported Sold	4	7	-42.86%	52	76	-31.58%
Sell / List Ratio	19.05%	21.88%		26.13%	29.23%	
Reported Sales Dollars	\$3,563,500	\$2,862,040	24.51%	\$29,512,307	\$35,514,890	-16.90%
Average Sell Price / Unit	\$890,875	\$408,863	117.89%	\$567,544	\$467,301	21.45%
Median Sell Price	\$384,250			\$343,500		
Sell Price / List Price	87.73%	98.94%		89.38%	95.77%	
Days to Sell	101	128	-21.09%	100	120	-16.67%
Active Listings	102	117				

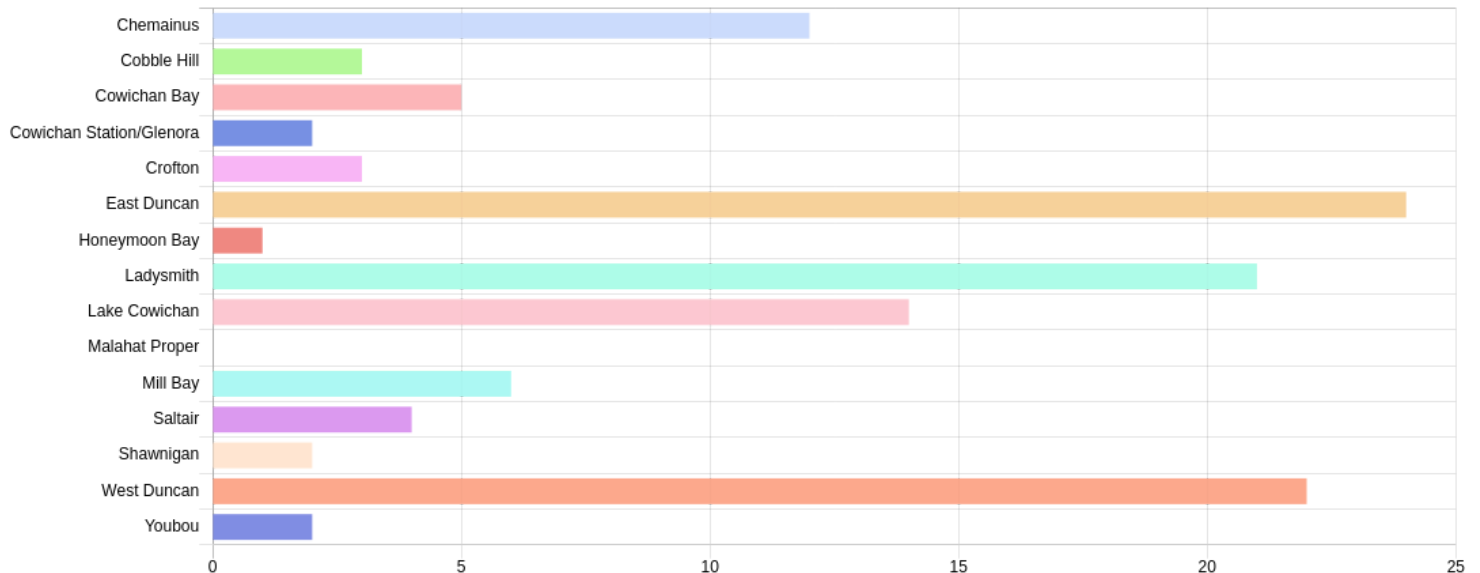
Single Family Detached Sales Analysis

Unconditional Sales from January 1 to March 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	2	1	4	1	3	0	1	0	0	0	12
Cobble Hill	0	0	0	0	0	0	1	1	1	0	0	0	0	0	3
Cowichan Bay	0	0	0	0	0	0	3	0	1	0	1	0	0	0	5
Cowichan Station/Glenora	0	0	0	0	0	0	1	1	0	0	0	0	0	0	2
Crofton	0	0	0	1	0	1	1	0	0	0	0	0	0	0	3
East Duncan	0	0	0	0	1	3	4	5	4	5	1	1	0	0	24
Honeymoon Bay	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
Ladysmith	0	0	0	0	2	4	6	3	3	2	1	0	0	0	21
Lake Cowichan	1	0	0	0	2	1	4	3	2	1	0	0	0	0	14
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	1	0	1	3	1	0	0	0	6
Saltair	0	0	0	0	0	1	0	0	1	2	0	0	0	0	4
Shawnigan	0	0	0	0	0	0	1	1	0	0	0	0	0	0	2
West Duncan	0	1	0	0	3	9	6	1	1	1	0	0	0	0	22
Youbou	0	0	0	1	0	0	0	0	1	0	0	0	0	0	2
Totals	1	1	0	2	10	20	32	16	19	14	5	1	0	0	121

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to March 31, 2026



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