



COWICHAN VALLEY GRAPHSTATS

APRIL 2026

Courtesy of

THERESA CARTER – REALTOR®

Coldwell Banker Oceanside Real Estate

250-737-4500

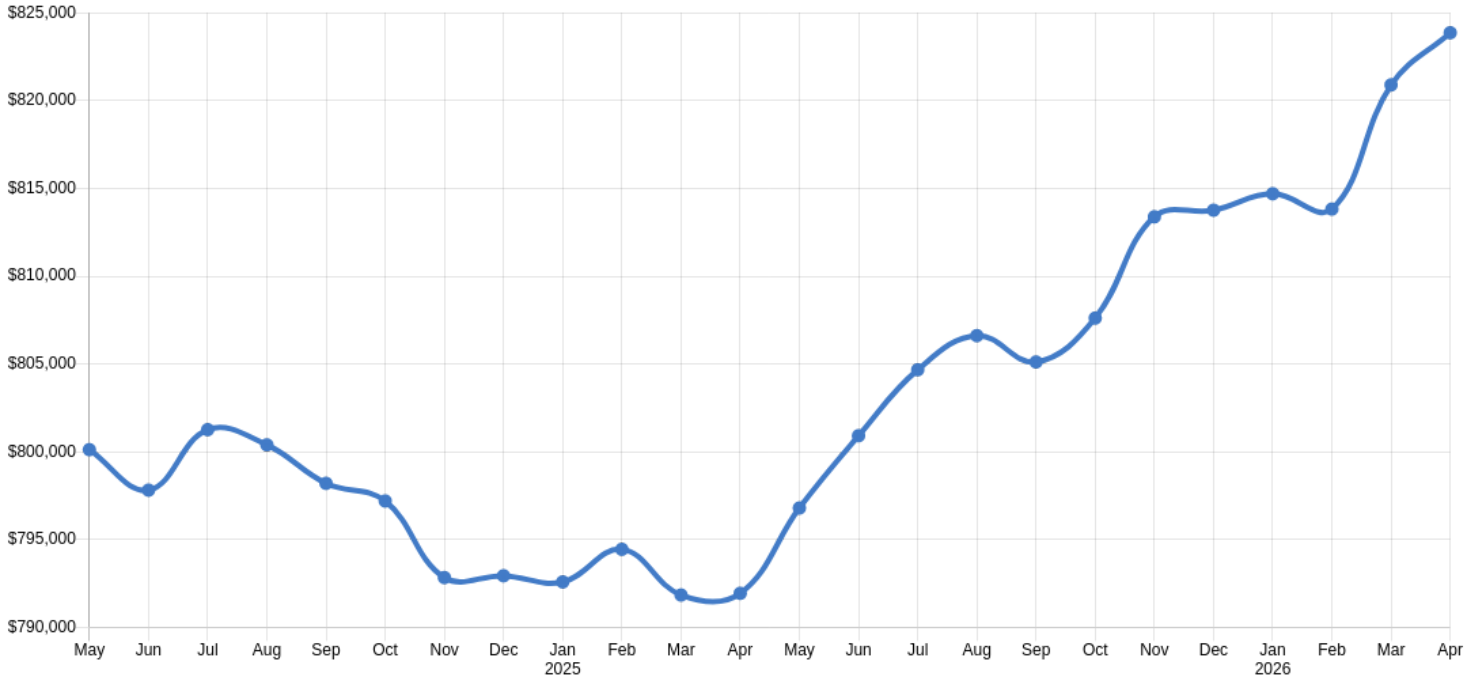
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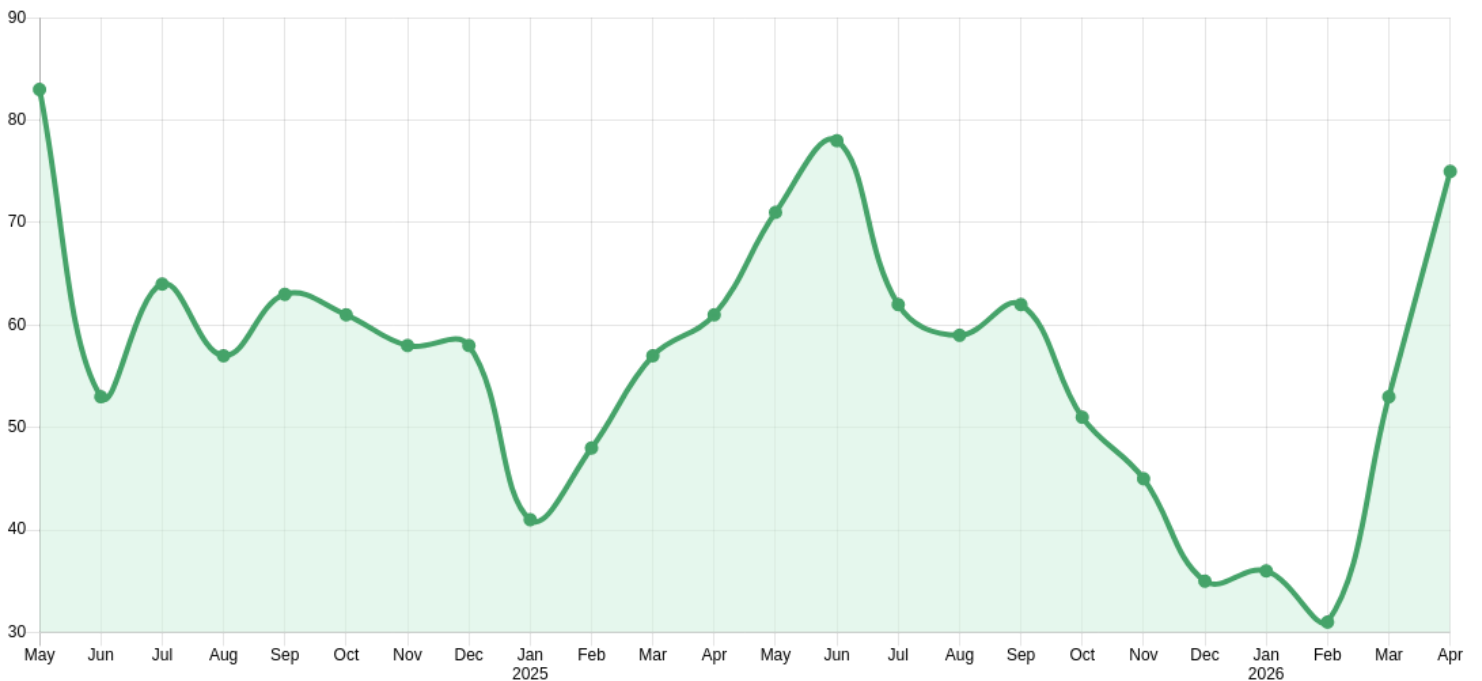


Cumulative Residential Average Single Family Detached Sale Price



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	171	136	25.74%	1,220	1,270	-3.94%
Units Reported Sold	75	61	22.95%	658	704	-6.53%
Sell / List Ratio	43.86%	44.85%		53.93%	55.43%	
Reported Sales Dollars	\$64,261,232	\$50,814,381	26.46%	\$542,102,083	\$557,527,310	-2.77%
Average Sell Price / Unit	\$856,816	\$833,023	2.86%	\$823,863	\$791,942	4.03%
Median Sell Price	\$780,000			\$785,500		
Sell Price / List Price	98.09%	98.02%		97.78%	97.60%	
Days to Sell	41	32	28.12%	50	52	-3.85%
Active Listings	323	307				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	13	15	-13.33%	188	177	6.21%
Units Reported Sold	8	5	60.00%	104	92	13.04%
Sell / List Ratio	61.54%	33.33%		55.32%	51.98%	
Reported Sales Dollars	\$2,606,000	\$1,764,500	47.69%	\$35,398,100	\$32,655,104	8.40%
Average Sell Price / Unit	\$325,750	\$352,900	-7.69%	\$340,366	\$354,947	-4.11%
Median Sell Price	\$327,500			\$315,000		
Sell Price / List Price	95.68%	97.55%		96.50%	96.98%	
Days to Sell	63	51	23.53%	61	48	27.08%
Active Listings	41	43				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	31	23	34.78%	312	279	11.83%
Units Reported Sold	14	9	55.56%	149	148	0.68%
Sell / List Ratio	45.16%	39.13%		47.76%	53.05%	
Reported Sales Dollars	\$8,376,185	\$4,991,300	67.82%	\$84,497,418	\$83,129,442	1.65%
Average Sell Price / Unit	\$598,299	\$554,589	7.88%	\$567,097	\$561,685	0.96%
Median Sell Price	\$619,395			\$570,000		
Sell Price / List Price	99.75%	98.99%		98.19%	98.43%	
Days to Sell	72	43	67.44%	65	57	14.04%
Active Listings	86	66				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	19	26	-26.92%	192	267	-28.09%
Units Reported Sold	5	10	-50.00%	47	72	-34.72%
Sell / List Ratio	26.32%	38.46%		24.48%	26.97%	
Reported Sales Dollars	\$1,955,000	\$3,618,800	-45.98%	\$27,848,507	\$32,582,790	-14.53%
Average Sell Price / Unit	\$391,000	\$361,880	8.05%	\$592,521	\$452,539	30.93%
Median Sell Price	\$340,000			\$345,000		
Sell Price / List Price	92.31%	95.44%		88.84%	95.43%	
Days to Sell	68	64	6.25%	105	97	8.25%
Active Listings	106	119				

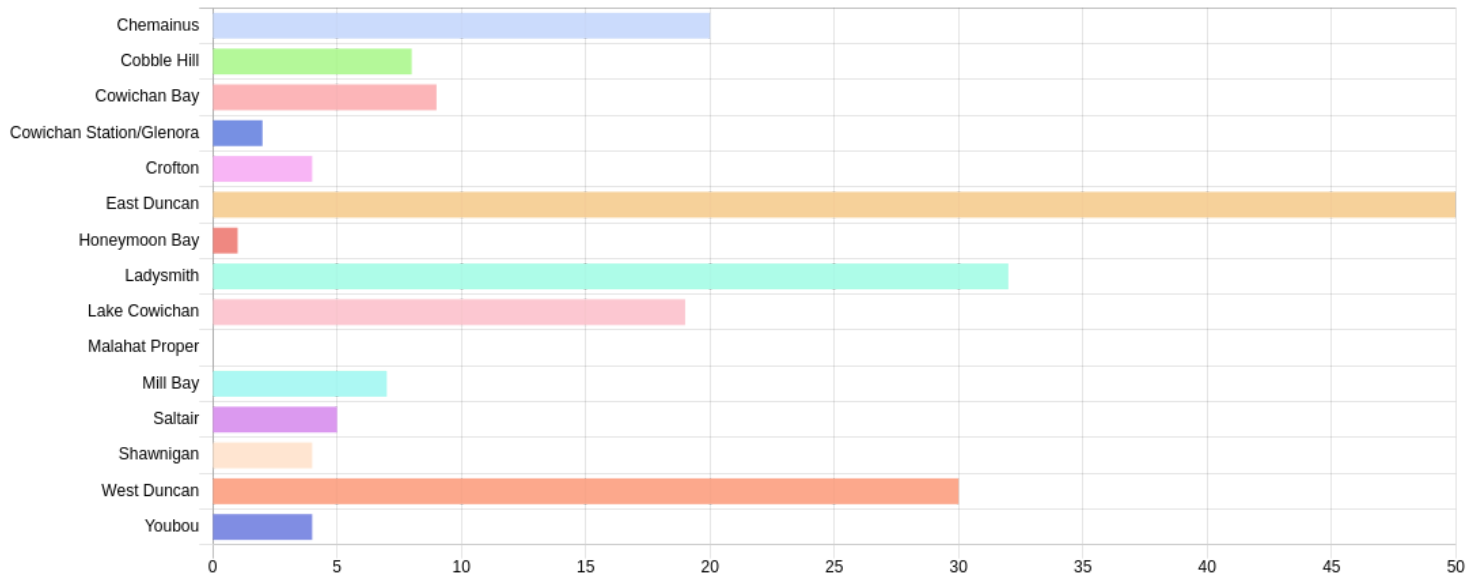
Single Family Detached Sales Analysis

Unconditional Sales from January 1 to April 30, 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	3	3	6	2	4	1	1	0	0	0	20
Cobble Hill	0	0	0	0	0	1	2	1	1	2	1	0	0	0	8
Cowichan Bay	0	0	0	0	0	0	5	1	1	1	1	0	0	0	9
Cowichan Station/Glenora	0	0	0	0	0	0	1	1	0	0	0	0	0	0	2
Crofton	0	0	0	1	1	1	1	0	0	0	0	0	0	0	4
East Duncan	0	0	0	0	3	7	8	10	9	7	4	2	0	0	50
Honeymoon Bay	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
Ladysmith	0	0	0	0	4	5	8	6	3	5	1	0	0	0	32
Lake Cowichan	1	0	0	0	2	2	6	4	2	2	0	0	0	0	19
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	4	1	0	0	0	7
Saltair	0	0	0	0	0	2	0	0	1	2	0	0	0	0	5
Shawnigan	0	0	0	0	0	0	3	1	0	0	0	0	0	0	4
West Duncan	0	1	0	0	3	13	10	1	1	1	0	0	0	0	30
Youbou	0	0	0	1	0	1	0	0	1	0	1	0	0	0	4
Totals	1	1	0	2	16	35	51	27	25	25	10	2	0	0	195

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to April 30, 2026



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