



# COWICHAN VALLEY GRAPHSTATS

MAY 2026

Courtesy of

**THERESA CARTER - REALTOR®**

Coldwell Banker Oceanside Real Estate

**250-737-4500**

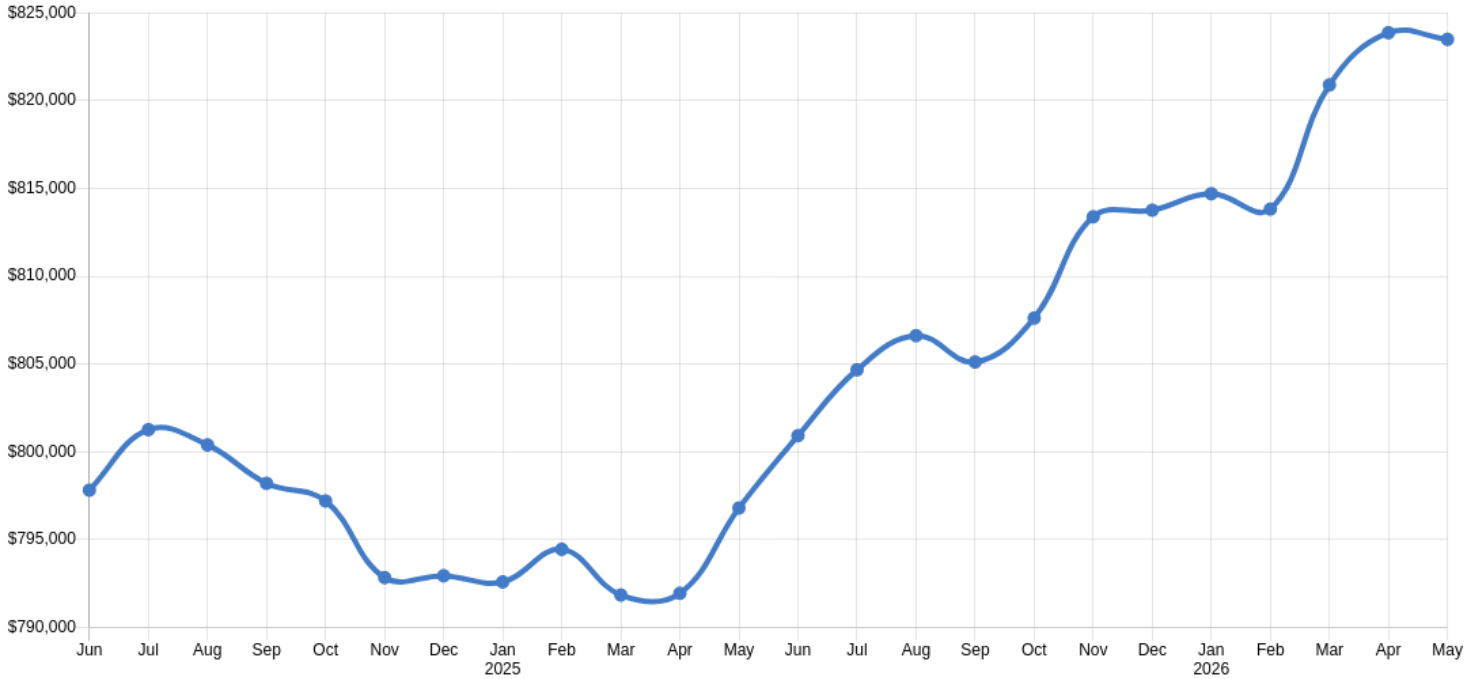
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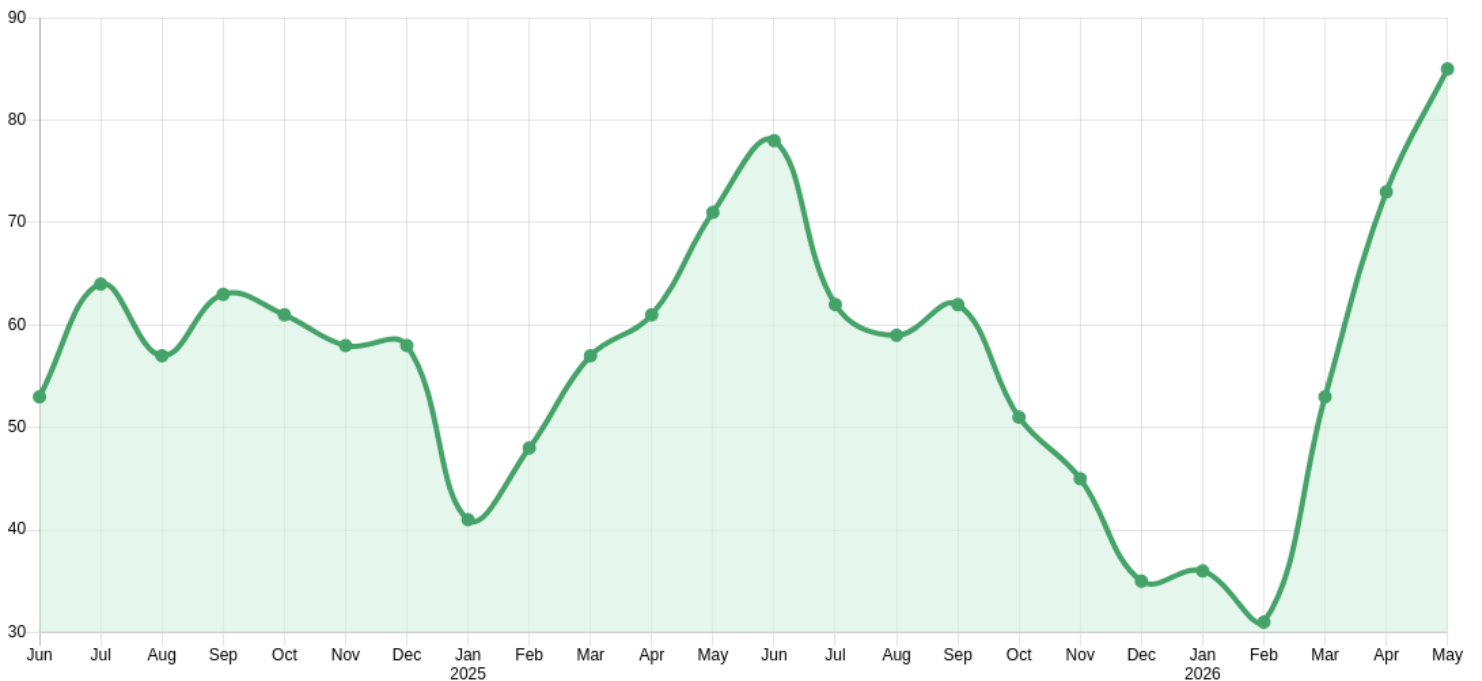


## Cumulative Residential Average Single Family Detached Sale Price



**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	126	151	-16.56%	1,196	1,274	-6.12%
Units Reported Sold	85	71	19.72%	670	692	-3.18%
Sell / List Ratio	67.46%	47.02%		56.02%	54.32%	
Reported Sales Dollars	\$71,464,306	\$60,182,550	18.75%	\$551,736,839	\$551,385,361	0.06%
Average Sell Price / Unit	\$840,757	\$847,642	-0.81%	\$823,488	\$796,800	3.35%
Median Sell Price	\$773,500			\$780,000		
Sell Price / List Price	97.64%	98.53%		97.68%	97.64%	
Days to Sell	40	49	-18.37%	49	53	-7.55%
Active Listings	325	343				

### Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	16	28	-42.86%	176	188	-6.38%
Units Reported Sold	9	8	12.50%	105	88	19.32%
Sell / List Ratio	56.25%	28.57%		59.66%	46.81%	
Reported Sales Dollars	\$3,773,900	\$2,682,950	40.66%	\$36,489,050	\$30,926,854	17.99%
Average Sell Price / Unit	\$419,322	\$335,369	25.03%	\$347,515	\$351,442	-1.12%
Median Sell Price	\$420,000			\$315,000		
Sell Price / List Price	95.92%	97.54%		96.36%	96.83%	
Days to Sell	68	58	17.24%	62	52	19.23%
Active Listings	43	51				

### Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	52	32	62.50%	332	276	20.29%
Units Reported Sold	25	11	127.27%	163	139	17.27%
Sell / List Ratio	48.08%	34.38%		49.10%	50.36%	
Reported Sales Dollars	\$14,891,350	\$5,786,900	157.33%	\$93,601,868	\$77,818,542	20.28%
Average Sell Price / Unit	\$595,654	\$526,082	13.22%	\$574,245	\$559,846	2.57%
Median Sell Price	\$577,500			\$575,000		
Sell Price / List Price	99.30%	98.11%		98.37%	98.41%	
Days to Sell	79	60	31.67%	68	61	11.48%
Active Listings	86	82				

### Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	13	19	-31.58%	186	261	-28.74%
Units Reported Sold	4	2	100.00%	49	68	-27.94%
Sell / List Ratio	30.77%	10.53%		26.34%	26.05%	
Reported Sales Dollars	\$1,203,750	\$686,500	75.35%	\$28,365,757	\$30,840,890	-8.03%
Average Sell Price / Unit	\$300,938	\$343,250	-12.33%	\$578,893	\$453,543	27.64%
Median Sell Price	\$283,125			\$342,000		
Sell Price / List Price	96.39%	90.46%		89.10%	95.24%	
Days to Sell	135	147	-8.16%	105	97	8.25%
Active Listings	105	132				

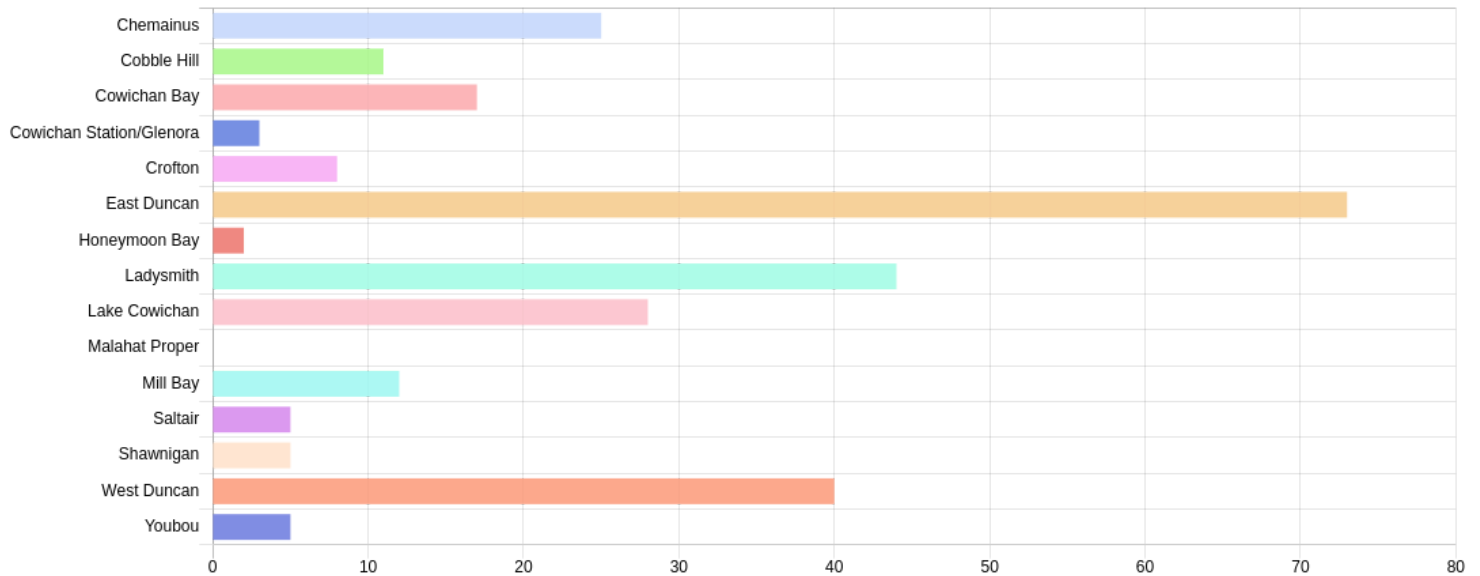
## Single Family Detached Sales Analysis

Unconditional Sales from January 1 to May 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	4	3	8	2	5	2	1	0	0	0	25
Cobble Hill	0	0	0	0	0	2	2	1	1	4	1	0	0	0	11
Cowichan Bay	0	0	0	0	0	0	9	1	1	4	2	0	0	0	17
Cowichan Station/Glenora	0	0	0	0	0	0	1	1	0	0	1	0	0	0	3
Crofton	0	0	1	1	1	2	3	0	0	0	0	0	0	0	8
East Duncan	0	0	0	1	8	9	12	14	15	8	4	2	0	0	73
Honeymoon Bay	0	0	1	0	0	0	0	0	1	0	0	0	0	0	2
Ladysmith	0	0	0	0	4	7	12	8	6	6	1	0	0	0	44
Lake Cowichan	1	0	0	0	4	4	11	4	2	2	0	0	0	0	28
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	2	5	3	0	1	0	12
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	1	0	0	0	5
West Duncan	0	1	0	0	4	16	14	1	2	2	0	0	0	0	40
Youbou	0	0	0	1	0	1	0	0	1	1	1	0	0	0	5
<b>Totals</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>25</b>	<b>46</b>	<b>76</b>	<b>33</b>	<b>37</b>	<b>36</b>	<b>15</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>278</b>

## Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to May 31, 2026



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