



COWICHAN VALLEY GRAPHSTATS

JUNE 2026

Courtesy of

THERESA CARTER – REALTOR®

Coldwell Banker Oceanside Real Estate

250-737-4500

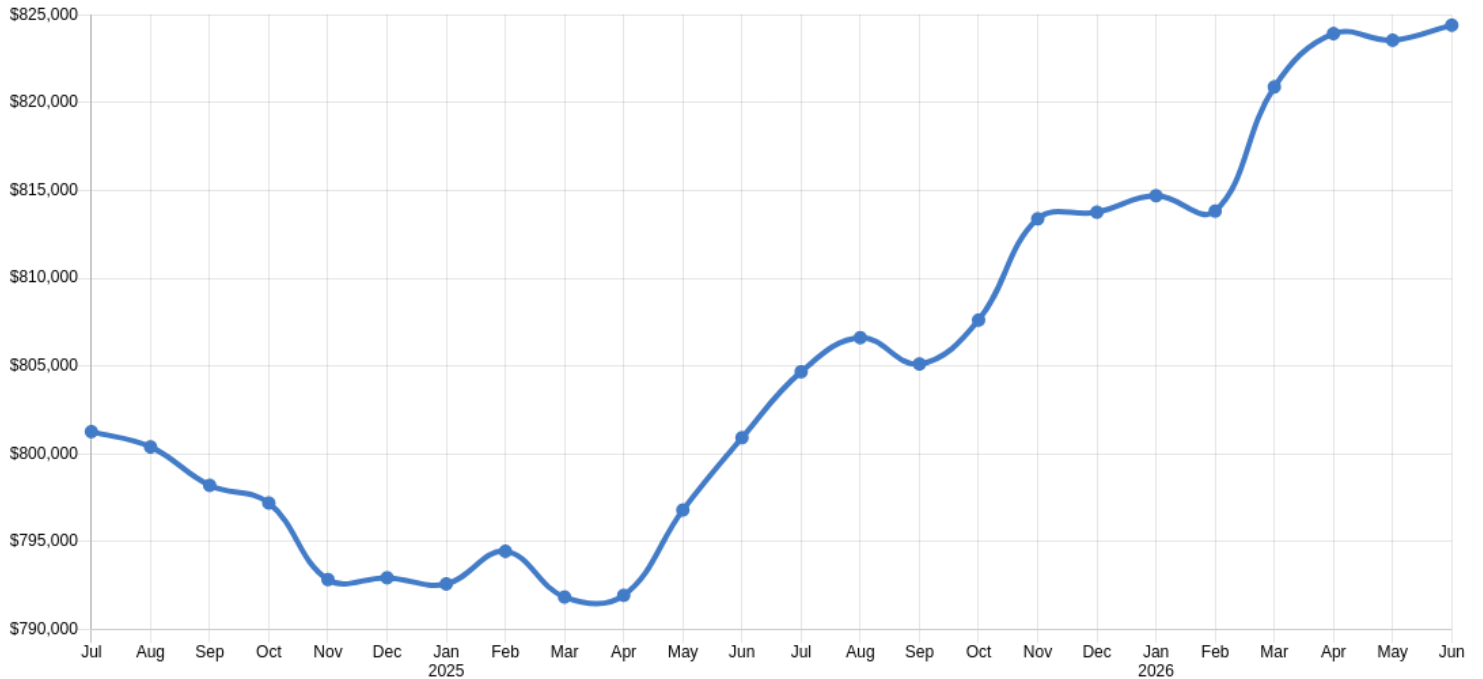
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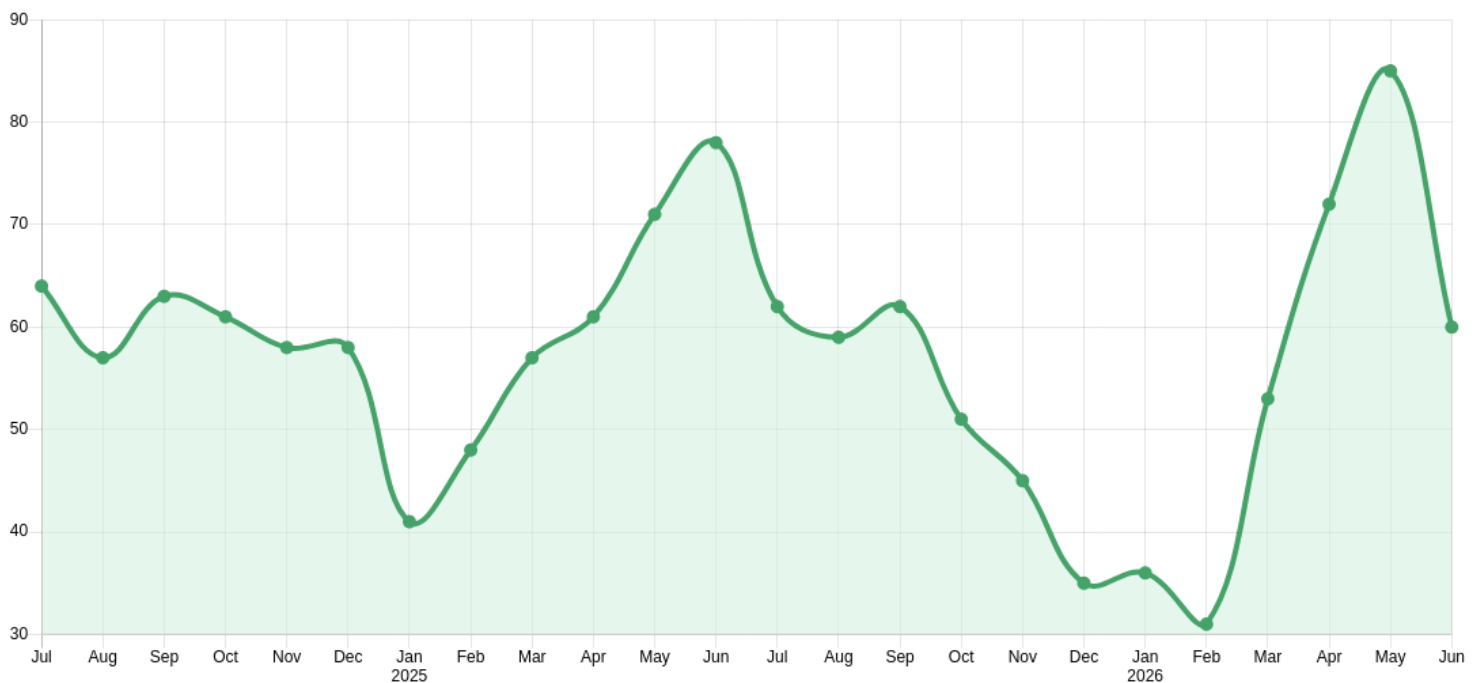


Cumulative Residential Average Single Family Detached Sale Price



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	121	6.61%	1,205	1,249	-3.52%
Units Reported Sold	60	78	-23.08%	651	717	-9.21%
Sell / List Ratio	46.51%	64.46%		54.02%	57.41%	
Reported Sales Dollars	\$50,423,796	\$64,689,645	-22.05%	\$536,688,990	\$574,257,156	-6.54%
Average Sell Price / Unit	\$840,397	\$829,354	1.33%	\$824,407	\$800,917	2.93%
Median Sell Price	\$776,950			\$780,000		
Sell Price / List Price	98.27%	98.13%		97.68%	97.69%	
Days to Sell	40	42	-4.76%	49	53	-7.55%
Active Listings	346	324				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	19	17	11.76%	179	185	-3.24%
Units Reported Sold	9	10	-10.00%	104	91	14.29%
Sell / List Ratio	47.37%	58.82%		58.10%	49.19%	
Reported Sales Dollars	\$3,717,800	\$4,185,750	-11.18%	\$36,021,100	\$32,758,104	9.96%
Average Sell Price / Unit	\$413,089	\$418,575	-1.31%	\$346,357	\$359,979	-3.78%
Median Sell Price	\$393,000			\$313,500		
Sell Price / List Price	95.84%	97.15%		96.22%	96.90%	
Days to Sell	86	36	138.89%	67	52	28.85%
Active Listings	48	45				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	22	27	-18.52%	326	274	18.98%
Units Reported Sold	17	18	-5.56%	162	146	10.96%
Sell / List Ratio	77.27%	66.67%		49.69%	53.28%	
Reported Sales Dollars	\$9,346,790	\$10,728,045	-12.88%	\$92,220,613	\$82,327,242	12.02%
Average Sell Price / Unit	\$549,811	\$596,003	-7.75%	\$569,263	\$563,885	0.95%
Median Sell Price	\$487,500			\$572,150		
Sell Price / List Price	97.02%	99.46%		98.10%	98.55%	
Days to Sell	57	39	46.15%	70	54	29.63%
Active Listings	79	78				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	37	18	105.56%	205	254	-19.29%
Units Reported Sold	4	2	100.00%	51	63	-19.05%
Sell / List Ratio	10.81%	11.11%		24.88%	24.80%	
Reported Sales Dollars	\$1,948,703	\$1,635,000	19.19%	\$28,679,460	\$29,691,390	-3.41%
Average Sell Price / Unit	\$487,176	\$817,500	-40.41%	\$562,342	\$471,292	19.32%
Median Sell Price	\$461,852			\$345,000		
Sell Price / List Price	93.34%	90.93%		89.27%	94.83%	
Days to Sell	86	45	91.11%	106	103	2.91%
Active Listings	128	142				



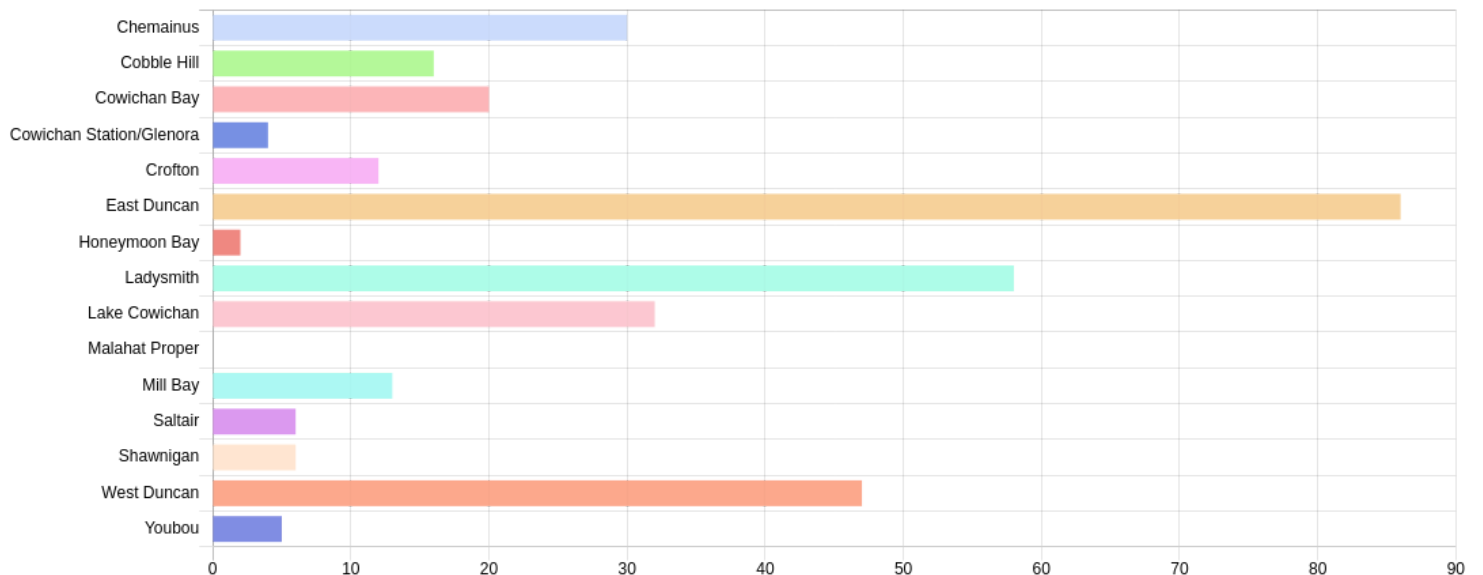
Single Family Detached Sales Analysis

Unconditional Sales from January 1 to June 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	1	4	3	8	5	6	2	1	0	0	0	30
Cobble Hill	0	0	0	0	0	2	3	3	2	4	2	0	0	0	16
Cowichan Bay	0	0	0	0	0	1	9	1	2	4	3	0	0	0	20
Cowichan Station/Glenora	0	0	0	0	0	0	1	1	1	0	1	0	0	0	4
Crofton	0	0	1	1	1	6	3	0	0	0	0	0	0	0	12
East Duncan	0	0	0	1	8	10	17	16	17	11	4	2	0	0	86
Honeymoon Bay	0	0	1	0	0	0	0	0	1	0	0	0	0	0	2
Ladysmith	0	0	0	0	5	11	16	10	8	7	1	0	0	0	58
Lake Cowichan	1	0	0	0	5	5	12	5	2	2	0	0	0	0	32
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	3	5	3	0	1	0	13
Saltair	0	0	0	0	0	2	0	0	1	2	0	0	1	0	6
Shawnigan	0	0	0	0	0	0	3	1	0	0	2	0	0	0	6
West Duncan	0	1	0	0	4	17	20	1	2	2	0	0	0	0	47
Youbou	0	0	0	1	0	1	0	0	1	1	1	0	0	0	5
Totals	1	1	2	4	27	58	93	43	46	40	18	2	2	0	337

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to June 30, 2026





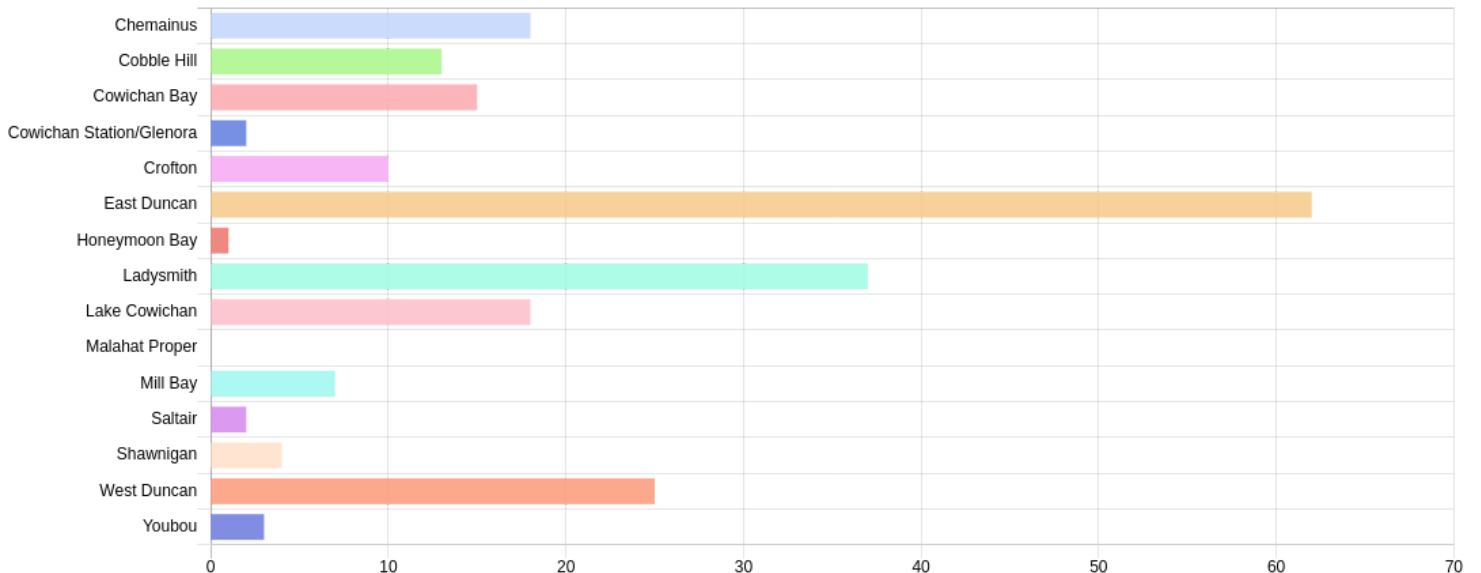
Second Quarter - Single Family Detached Sales Analysis

Unconditional Sales from April 1 to June 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	1	2	2	4	4	3	2	0	0	0	0	18
Cobble Hill	0	0	0	0	0	2	2	2	1	4	2	0	0	0	13
Cowichan Bay	0	0	0	0	0	1	6	1	1	4	2	0	0	0	15
Cowichan Station/Glenora	0	0	0	0	0	0	0	0	1	0	1	0	0	0	2
Crofton	0	0	1	0	1	6	2	0	0	0	0	0	0	0	10
East Duncan	0	0	0	1	7	7	13	11	13	6	3	1	0	0	62
Honeymoon Bay	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
Ladysmith	0	0	0	0	3	7	10	7	5	5	0	0	0	0	37
Lake Cowichan	0	0	0	0	3	4	8	2	0	1	0	0	0	0	18
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	2	2	2	0	1	0	7
Saltair	0	0	0	0	0	1	0	0	0	0	0	0	1	0	2
Shawnigan	0	0	0	0	0	0	2	0	0	0	2	0	0	0	4
West Duncan	0	0	0	0	1	8	14	0	1	1	0	0	0	0	25
Youbou	0	0	0	0	0	1	0	0	0	1	1	0	0	0	3
Totals	0	0	2	2	17	39	61	27	27	26	13	1	2	0	217

Second Quarter - Single Family Detached Sales by Sub Area

Unconditional Sales from April 1 to June 30, 2026



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

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