



COWICHAN VALLEY GRAPHSTATS

JULY 2026

Courtesy of

THERESA CARTER – REALTOR®

Coldwell Banker Oceanside Real Estate

250-737-4500

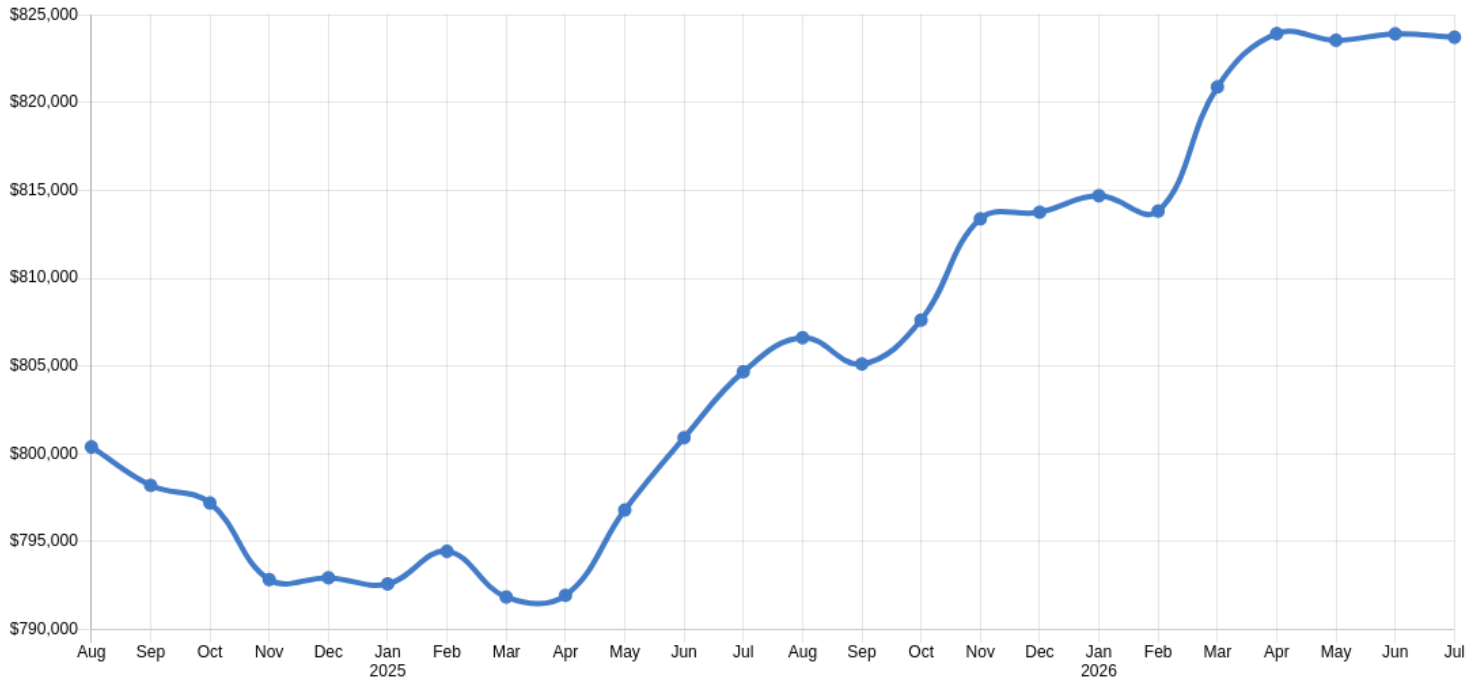
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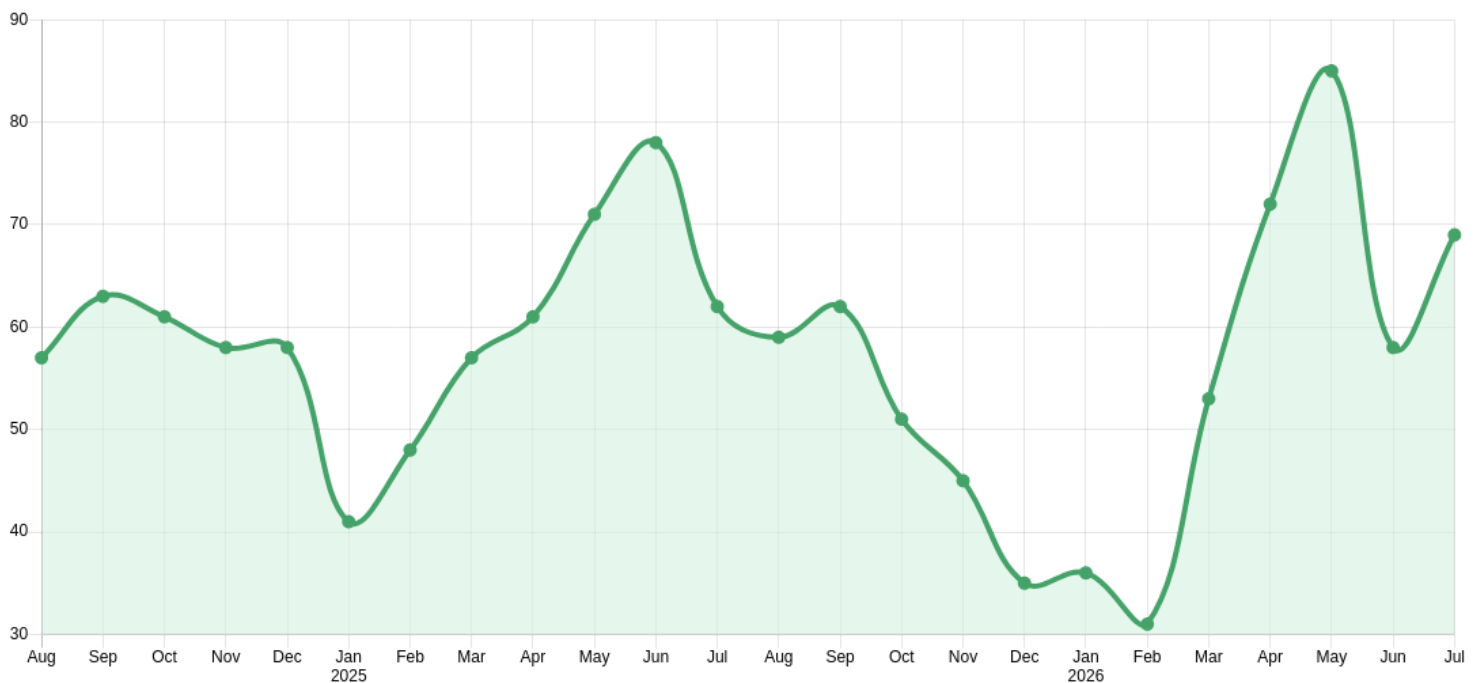


Cumulative Residential Average Single Family Detached Sale Price



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	121	109	11.01%	1,217	1,222	-0.41%
Units Reported Sold	69	62	11.29%	656	715	-8.25%
Sell / List Ratio	57.02%	56.88%		53.90%	58.51%	
Reported Sales Dollars	\$58,219,311	\$52,578,300	10.73%	\$540,362,001	\$575,340,153	-6.08%
Average Sell Price / Unit	\$843,758	\$848,037	-0.50%	\$823,723	\$804,672	2.37%
Median Sell Price	\$820,000			\$780,000		
Sell Price / List Price	98.35%	97.53%		97.76%	97.70%	
Days to Sell	47	49	-4.08%	49	53	-7.55%
Active Listings	344	311				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	13	25	-48.00%	167	183	-8.74%
Units Reported Sold	9	9	0.00%	104	85	22.35%
Sell / List Ratio	69.23%	36.00%		62.28%	46.45%	
Reported Sales Dollars	\$2,970,480	\$3,244,000	-8.43%	\$35,747,580	\$30,160,699	18.52%
Average Sell Price / Unit	\$330,053	\$360,444	-8.43%	\$343,727	\$354,832	-3.13%
Median Sell Price	\$274,000			\$307,500		
Sell Price / List Price	99.42%	95.61%		96.53%	96.84%	
Days to Sell	54	51	5.88%	67	56	19.64%
Active Listings	46	54				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	13	35	-62.86%	305	284	7.39%
Units Reported Sold	17	13	30.77%	166	148	12.16%
Sell / List Ratio	130.77%	37.14%		54.43%	52.11%	
Reported Sales Dollars	\$10,901,995	\$7,629,800	42.89%	\$95,492,808	\$83,941,142	13.76%
Average Sell Price / Unit	\$641,294	\$586,908	9.27%	\$575,258	\$567,170	1.43%
Median Sell Price	\$615,000			\$574,250		
Sell Price / List Price	98.86%	97.18%		98.26%	98.50%	
Days to Sell	86	75	14.67%	71	56	26.79%
Active Listings	70	85				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	36	15	140.00%	226	242	-6.61%
Units Reported Sold	2	8	-75.00%	45	67	-32.84%
Sell / List Ratio	5.56%	53.33%		19.91%	27.69%	
Reported Sales Dollars	\$864,900	\$3,472,000	-75.09%	\$26,072,360	\$31,373,390	-16.90%
Average Sell Price / Unit	\$432,450	\$434,000	-0.36%	\$579,386	\$468,260	23.73%
Median Sell Price	\$432,450			\$365,000		
Sell Price / List Price	96.12%	93.23%		88.98%	94.73%	
Days to Sell	59	81	-27.16%	109	100	9.00%
Active Listings	151	134				



Single Family Detached Sales Analysis

Unconditional Sales from January 1 to July 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	1	4	4	12	6	7	2	1	0	0	0	37
Cobble Hill	0	0	0	0	0	3	4	5	2	5	2	0	0	0	21
Cowichan Bay	0	0	0	0	0	1	9	3	3	4	3	0	0	0	23
Cowichan Station/Glenora	0	0	0	0	0	0	1	1	1	0	1	0	0	0	4
Crofton	0	0	1	1	1	7	3	0	0	0	0	0	0	0	13
East Duncan	0	0	0	1	8	10	21	21	22	13	4	2	0	0	102
Honeymoon Bay	0	0	1	0	0	0	0	0	1	0	0	0	0	0	2
Ladysmith	0	0	0	0	5	15	19	12	9	9	2	0	0	0	71
Lake Cowichan	1	0	0	1	7	7	12	5	3	2	0	0	0	0	38
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	4	5	5	0	1	0	16
Saltair	0	0	0	0	0	3	0	1	1	3	0	0	1	0	9
Shawnigan	0	0	0	0	0	2	3	1	1	0	2	0	0	0	9
West Duncan	0	1	0	0	4	21	21	3	2	2	0	0	0	0	54
Youbou	0	0	0	1	0	1	0	0	1	1	1	0	0	0	5
Totals	1	1	2	5	29	74	106	58	57	46	21	2	2	0	404

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to July 31, 2026



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

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