



COWICHAN VALLEY GRAPHSTATS

AUGUST 2026

Courtesy of

THERESA CARTER – REALTOR®

Coldwell Banker Oceanside Real Estate

250-737-4500

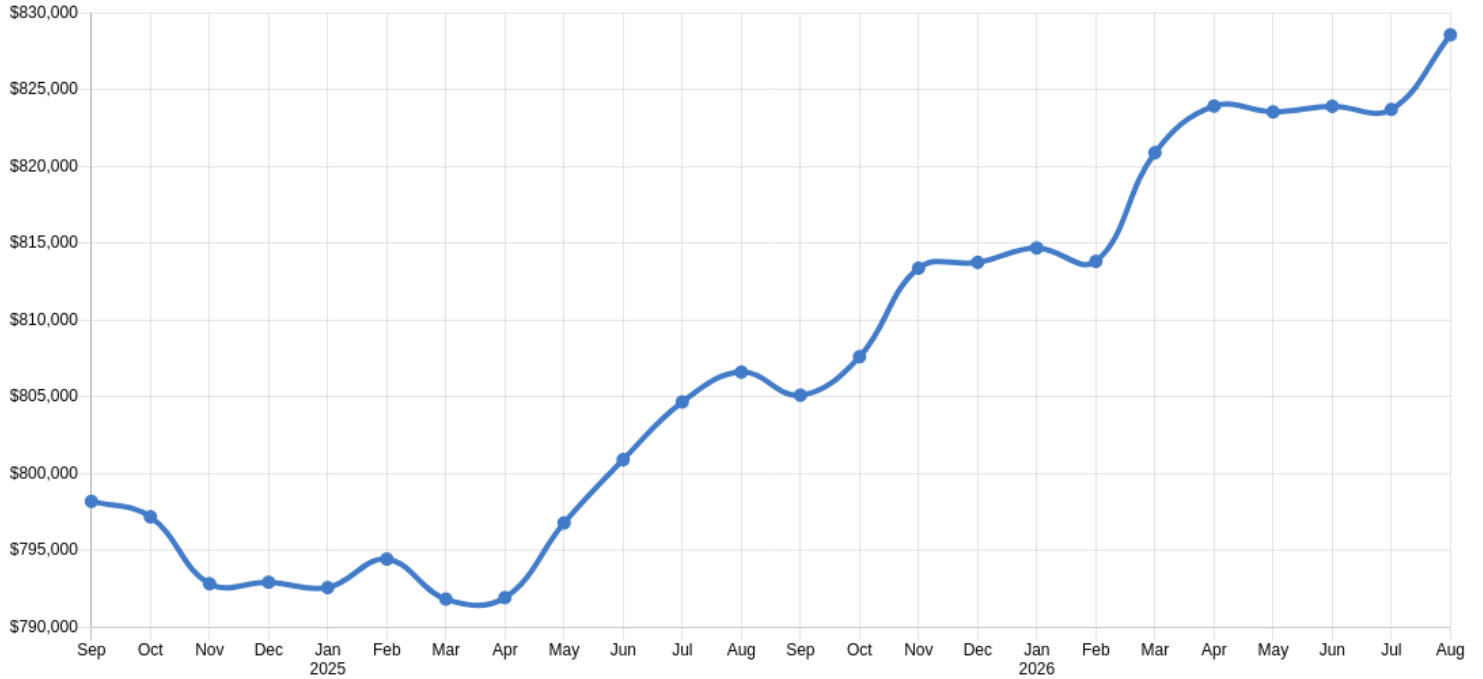
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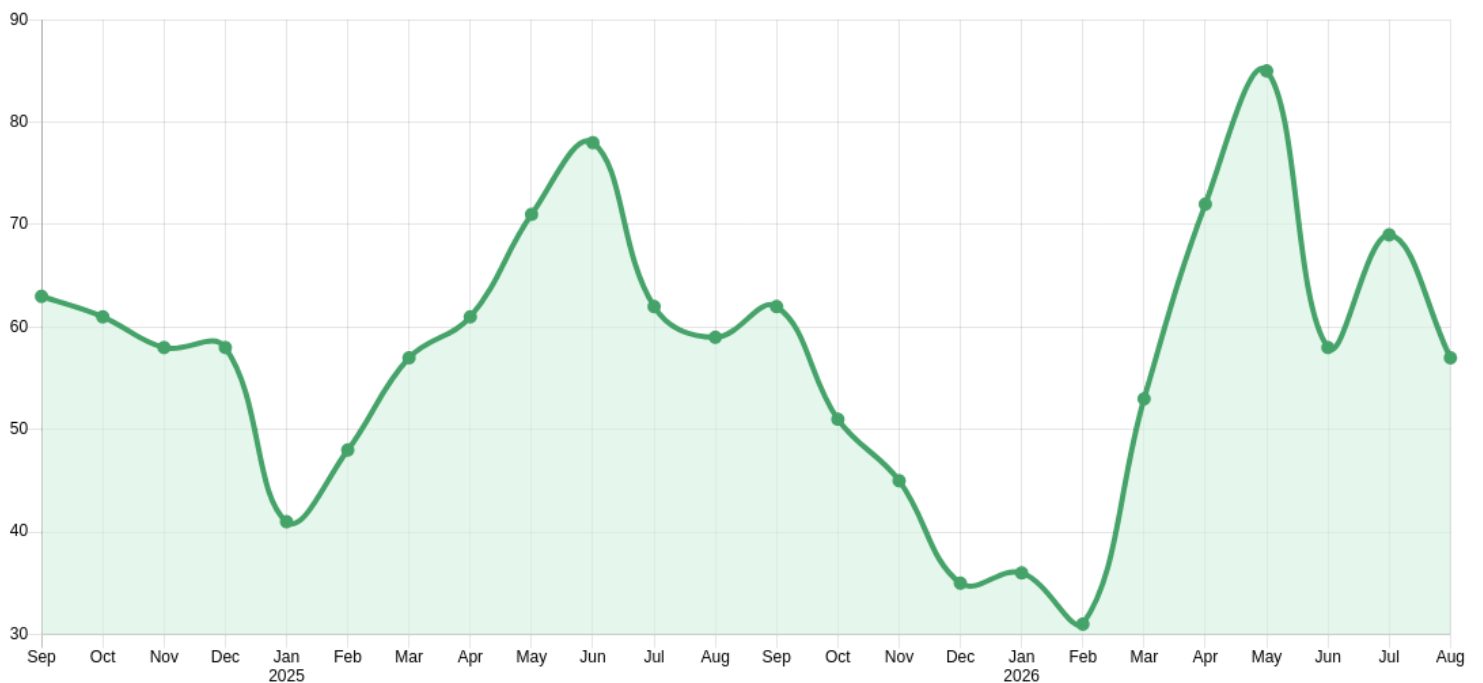


Cumulative Residential Average Single Family Detached Sale Price



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	93	94	-1.06%	1,214	1,214	0.00%
Units Reported Sold	57	59	-3.39%	654	717	-8.79%
Sell / List Ratio	61.29%	62.77%		53.87%	59.06%	
Reported Sales Dollars	\$49,680,907	\$48,150,879	3.18%	\$541,883,029	\$578,343,432	-6.30%
Average Sell Price / Unit	\$871,595	\$816,117	6.80%	\$828,567	\$806,616	2.72%
Median Sell Price	\$810,000			\$780,000		
Sell Price / List Price	97.68%	97.17%		97.80%	97.67%	
Days to Sell	48	56	-14.29%	49	53	-7.55%
Active Listings	346	303				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	11	16	-31.25%	162	189	-14.29%
Units Reported Sold	7	12	-41.67%	99	91	8.79%
Sell / List Ratio	63.64%	75.00%		61.11%	48.15%	
Reported Sales Dollars	\$1,943,500	\$3,384,400	-42.57%	\$34,306,680	\$31,508,099	8.88%
Average Sell Price / Unit	\$277,643	\$282,033	-1.56%	\$346,532	\$346,243	0.08%
Median Sell Price	\$270,000			\$310,000		
Sell Price / List Price	96.73%	95.69%		96.63%	96.79%	
Days to Sell	55	73	-24.66%	66	58	13.79%
Active Listings	41	51				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	17	17	0.00%	305	280	8.93%
Units Reported Sold	16	14	14.29%	168	150	12.00%
Sell / List Ratio	94.12%	82.35%		55.08%	53.57%	
Reported Sales Dollars	\$8,935,335	\$8,229,550	8.58%	\$96,198,593	\$85,388,292	12.66%
Average Sell Price / Unit	\$558,458	\$587,825	-5.00%	\$572,611	\$569,255	0.59%
Median Sell Price	\$564,625			\$572,150		
Sell Price / List Price	99.27%	96.92%		98.47%	98.40%	
Days to Sell	59	63	-6.35%	71	58	22.41%
Active Listings	60	77				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	10	20	-50.00%	216	233	-7.30%
Units Reported Sold	6	3	100.00%	48	65	-26.15%
Sell / List Ratio	60.00%	15.00%		22.22%	27.90%	
Reported Sales Dollars	\$2,594,000	\$1,195,000	117.07%	\$27,471,360	\$30,074,890	-8.66%
Average Sell Price / Unit	\$432,333	\$398,333	8.54%	\$572,320	\$462,691	23.69%
Median Sell Price	\$340,000			\$347,500		
Sell Price / List Price	96.83%	92.78%		89.51%	94.96%	
Days to Sell	37	375	-90.13%	83	105	-20.95%
Active Listings	144	129				



Single Family Detached Sales Analysis

Unconditional Sales from January 1 to August 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	9	3	1	0	0	0	40
Cobble Hill	0	0	0	0	0	3	4	5	2	6	2	0	1	0	23
Cowichan Bay	1	0	0	0	0	3	9	4	3	6	3	0	0	0	29
Cowichan Station/Glenora	0	0	0	0	1	0	1	1	1	0	1	0	0	0	5
Crofton	0	0	2	1	1	7	5	0	0	0	0	0	0	0	16
East Duncan	0	0	0	1	8	10	22	24	24	14	4	2	0	0	109
Honeymoon Bay	0	0	1	0	0	0	1	0	1	0	0	0	0	0	3
Ladysmith	0	0	0	0	5	17	22	13	9	12	3	0	0	0	81
Lake Cowichan	1	1	0	1	8	10	12	6	4	2	1	0	0	0	46
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	5	8	5	0	1	0	20
Saltair	0	0	0	0	0	3	0	1	1	3	0	0	1	0	9
Shawnigan	0	0	0	0	0	2	4	1	1	0	2	1	0	0	11
West Duncan	0	1	0	0	6	23	24	5	2	2	0	0	0	0	63
Youbou	0	0	0	1	0	2	0	0	1	1	1	0	0	0	6
Totals	2	2	3	5	33	84	117	66	63	57	23	3	3	0	461

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to August 31, 2026



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

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