



COWICHAN VALLEY GRAPHSTATS

SEPTEMBER 2026

Courtesy of

THERESA CARTER – REALTOR®

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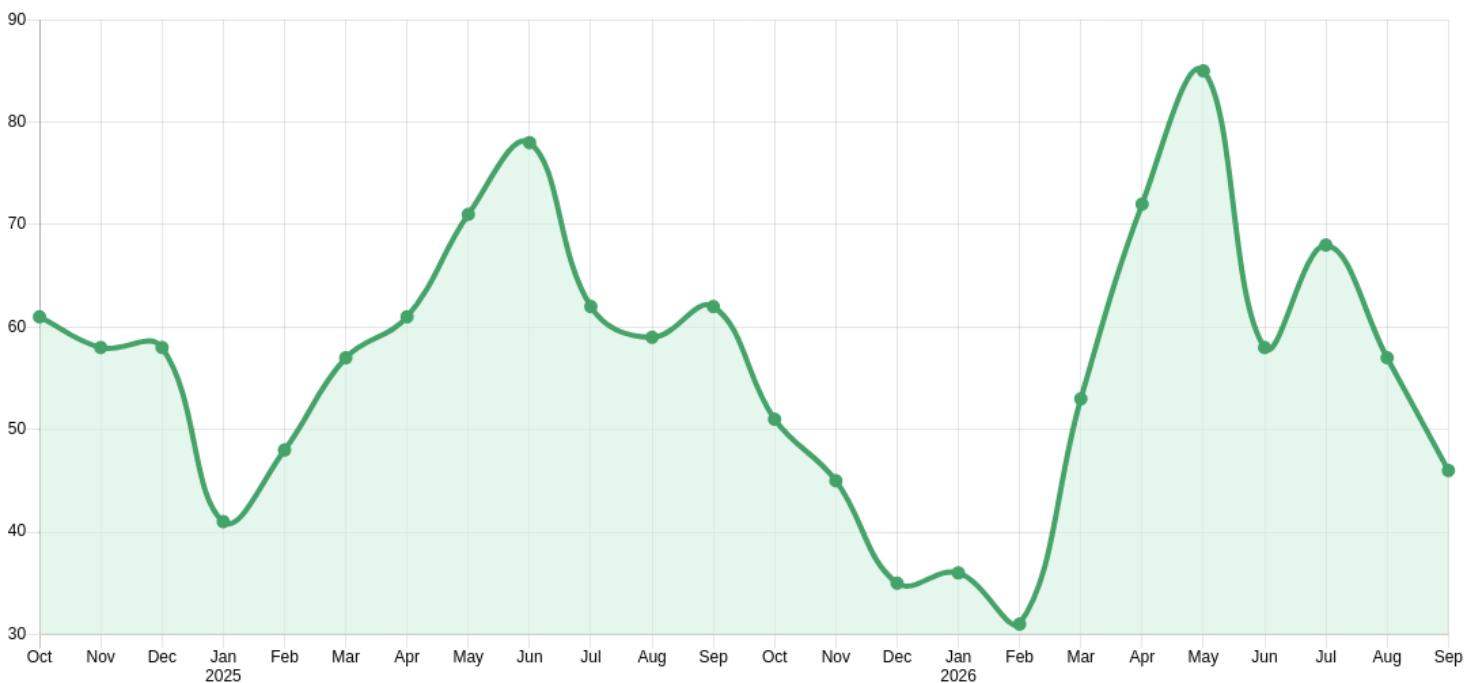


Cumulative Residential Average Single Family Detached Sale Price



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	114	121	-5.79%	1,208	1,198	0.83%
Units Reported Sold	46	62	-25.81%	637	716	-11.03%
Sell / List Ratio	40.35%	51.24%		52.73%	59.77%	
Reported Sales Dollars	\$35,793,492	\$47,751,450	-25.04%	\$528,675,071	\$576,462,923	-8.29%
Average Sell Price / Unit	\$778,119	\$770,185	1.03%	\$829,945	\$805,116	3.08%
Median Sell Price	\$761,250			\$780,000		
Sell Price / List Price	97.71%	98.23%		97.76%	97.72%	
Days to Sell	42	44	-4.55%	49	52	-5.77%
Active Listings	355	316				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	16	9	77.78%	169	188	-10.11%
Units Reported Sold	4	12	-66.67%	91	94	-3.19%
Sell / List Ratio	25.00%	133.33%		53.85%	50.00%	
Reported Sales Dollars	\$1,592,000	\$4,319,800	-63.15%	\$31,578,880	\$33,039,899	-4.42%
Average Sell Price / Unit	\$398,000	\$359,983	10.56%	\$347,021	\$351,488	-1.27%
Median Sell Price	\$325,000			\$301,000		
Sell Price / List Price	98.94%	96.38%		96.77%	96.88%	
Days to Sell	97	77	25.97%	65	59	10.17%
Active Listings	44	41				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	30	17	76.47%	318	271	17.34%
Units Reported Sold	10	18	-44.44%	160	155	3.23%
Sell / List Ratio	33.33%	105.88%		50.31%	57.20%	
Reported Sales Dollars	\$6,533,920	\$10,062,450	-35.07%	\$92,670,063	\$88,324,095	4.92%
Average Sell Price / Unit	\$653,392	\$559,025	16.88%	\$579,188	\$569,833	1.64%
Median Sell Price	\$654,950			\$576,250		
Sell Price / List Price	99.13%	98.63%		98.50%	98.32%	
Days to Sell	90	92	-2.17%	70	62	12.90%
Active Listings	65	59				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	17	12	41.67%	221	223	-0.90%
Units Reported Sold	7	4	75.00%	51	62	-17.74%
Sell / List Ratio	41.18%	33.33%		23.08%	27.80%	
Reported Sales Dollars	\$2,710,250	\$1,666,607	62.62%	\$28,515,003	\$28,484,297	0.11%
Average Sell Price / Unit	\$387,179	\$416,652	-7.07%	\$559,118	\$459,424	21.70%
Median Sell Price	\$306,000			\$350,000		
Sell Price / List Price	92.04%	94.48%		89.47%	94.70%	
Days to Sell	222	92	141.30%	102	100	2.00%
Active Listings	141	122				

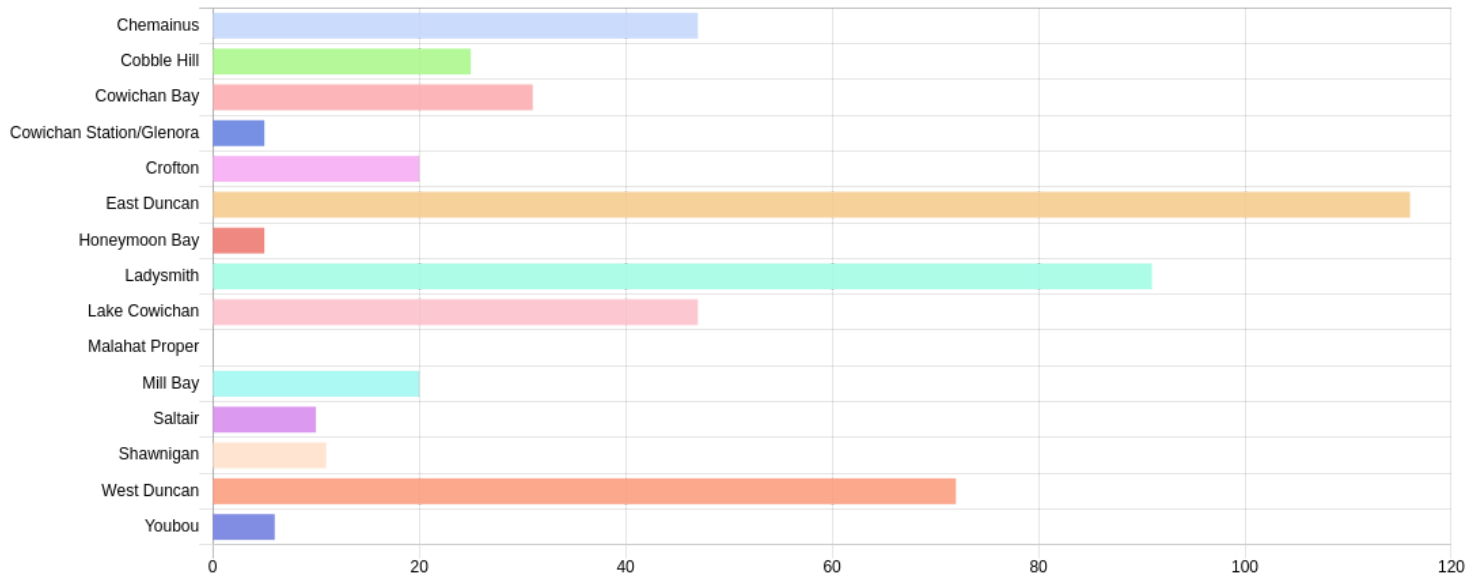
Single Family Detached Sales Analysis

Unconditional Sales from January 1 to September 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	8	13	7	10	3	1	0	0	0	47
Cobble Hill	0	0	0	0	0	3	6	5	2	6	2	0	1	0	25
Cowichan Bay	1	0	0	0	0	3	10	4	3	6	4	0	0	0	31
Cowichan Station/Glenora	0	0	0	0	1	0	1	1	1	0	1	0	0	0	5
Crofton	0	0	2	1	2	9	5	1	0	0	0	0	0	0	20
East Duncan	0	0	0	1	10	10	23	26	26	14	4	2	0	0	116
Honeymoon Bay	0	0	1	0	1	0	2	0	1	0	0	0	0	0	5
Ladysmith	0	0	0	1	6	18	24	15	10	14	3	0	0	0	91
Lake Cowichan	1	1	0	1	9	10	12	6	4	2	1	0	0	0	47
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	4	0	0	1	0	10
Shawnigan	0	0	0	0	0	2	4	1	1	0	2	1	0	0	11
West Duncan	0	1	0	0	8	23	28	8	2	2	0	0	0	0	72
Youbou	0	0	0	1	0	2	0	0	1	1	1	0	0	0	6
Totals	2	2	3	6	41	91	129	75	67	60	24	3	3	0	506

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to September 30, 2026





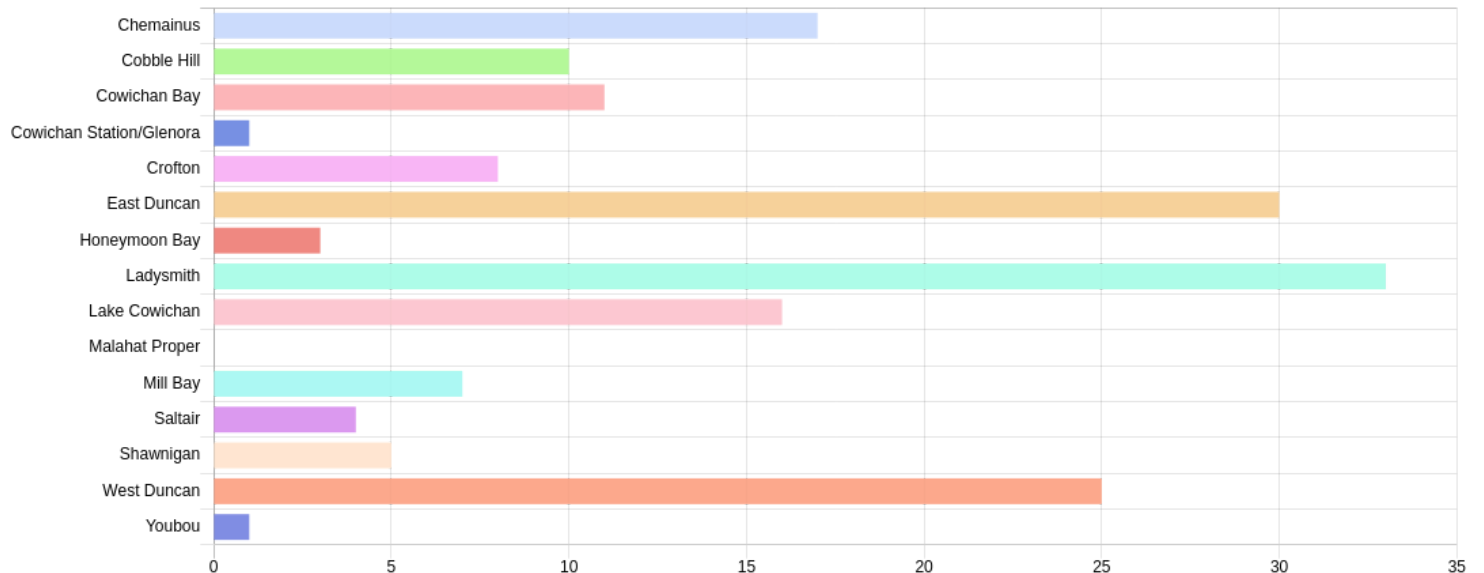
Third Quarter - Single Family Detached Sales Analysis

Unconditional Sales from July 1 to September 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	0	5	5	2	4	1	0	0	0	0	17
Cobble Hill	0	0	0	0	0	1	3	2	0	2	1	0	1	0	10
Cowichan Bay	1	0	0	0	0	2	1	3	1	2	1	0	0	0	11
Cowichan Station/Glenora	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
Crofton	0	0	1	0	1	3	2	1	0	0	0	0	0	0	8
East Duncan	0	0	0	0	2	0	6	10	9	3	0	0	0	0	30
Honeymoon Bay	0	0	0	0	1	0	2	0	0	0	0	0	0	0	3
Ladysmith	0	0	0	1	1	7	8	5	2	7	2	0	0	0	33
Lake Cowichan	0	1	0	1	4	6	0	1	2	0	1	0	0	0	16
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	3	2	0	0	0	7
Saltair	0	0	0	0	0	1	0	1	0	2	0	0	0	0	4
Shawnigan	0	0	0	0	0	2	1	0	1	0	0	1	0	0	5
West Duncan	0	0	0	0	4	6	8	7	0	0	0	0	0	0	25
Youbou	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
Totals	1	1	1	2	14	34	36	32	21	20	7	1	1	0	171

Third Quarter - Single Family Detached Sales by Sub Area

Unconditional Sales from July 1 to September 30, 2026



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

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