

COWICHAN VALLEY GRAPHSTATS

OCTOBER 2026

Courtesy of

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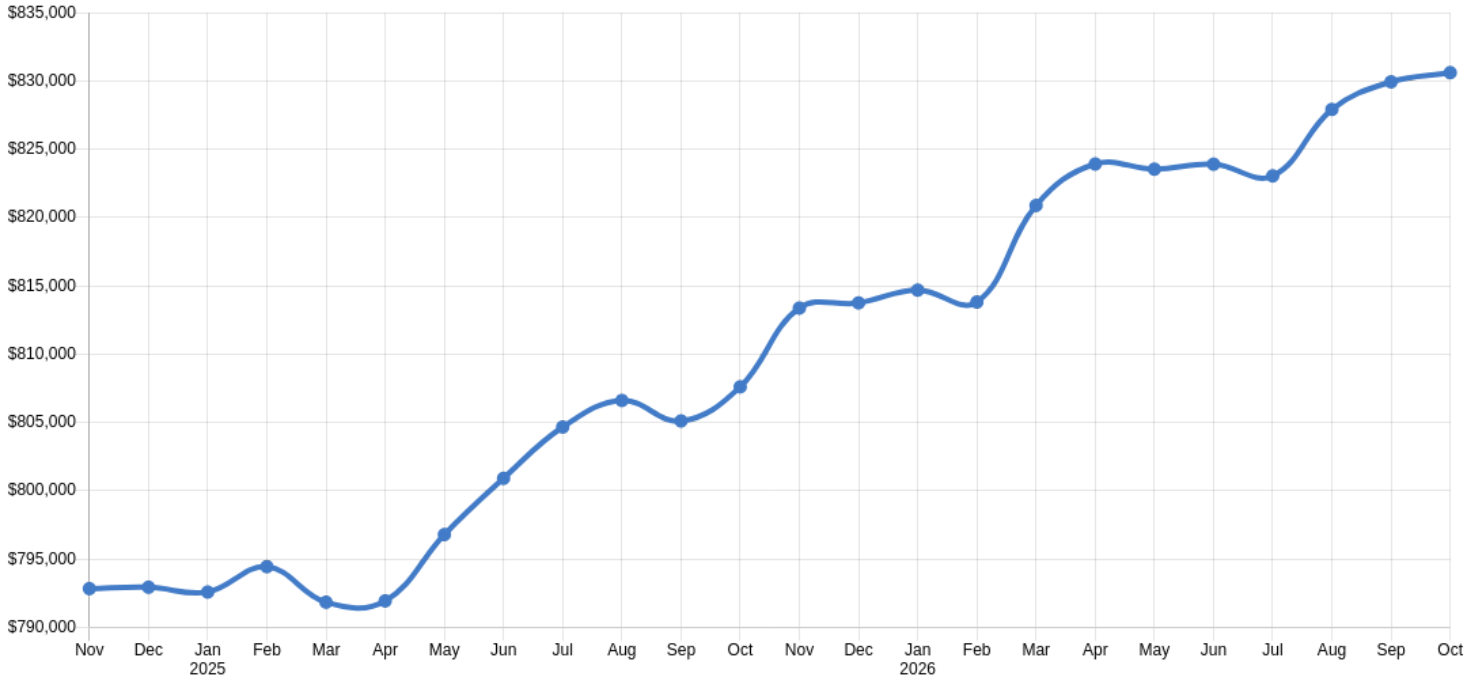
GRAPHSTATS REPORT

Zone 3 - Cowichan Valley • October, 2026

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



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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	96	87	10.34%	1,218	1,189	2.44%
Units Reported Sold	46	51	-9.80%	632	706	-10.48%
Sell / List Ratio	47.92%	58.62%		51.89%	59.38%	
Reported Sales Dollars	$37,333,250	$41,059,264	-9.07%	$524,949,057	$570,175,942	-7.93%
Average Sell Price / Unit	$811,592	$805,084	0.81%	$830,616	$807,615	2.85%
Median Sell Price	$775,000			$780,000		
Sell Price / List Price	97.55%	97.58%		97.76%	97.80%	
Days to Sell	68	49	38.78%	50	52	-3.85%
Active Listings	323	276				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	8	17	-52.94%	160	192	-16.67%
Units Reported Sold	11	10	10.00%	92	96	-4.17%
Sell / List Ratio	137.50%	58.82%		57.50%	50.00%	
Reported Sales Dollars	$3,762,000	$3,899,400	-3.52%	$31,441,480	$34,163,299	-7.97%
Average Sell Price / Unit	$342,000	$389,940	-12.29%	$341,755	$355,868	-3.97%
Median Sell Price	$340,000			$307,500		
Sell Price / List Price	97.35%	96.32%		96.90%	96.81%	
Days to Sell	58	93	-37.63%	62	64	-3.12%
Active Listings	39	43				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	14	24	-41.67%	308	266	15.79%
Units Reported Sold	9	11	-18.18%	158	149	6.04%
Sell / List Ratio	64.29%	45.83%		51.30%	56.02%	
Reported Sales Dollars	$5,157,395	$5,826,900	-11.49%	$92,000,558	$84,037,045	9.48%
Average Sell Price / Unit	$573,044	$529,718	8.18%	$582,282	$564,007	3.24%
Median Sell Price	$587,500			$588,538		
Sell Price / List Price	99.04%	97.76%		98.58%	98.21%	
Days to Sell	92	37	148.65%	73	60	21.67%
Active Listings	60	60				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	16	14	14.29%	223	221	0.90%
Units Reported Sold	3	7	-57.14%	47	60	-21.67%
Sell / List Ratio	18.75%	50.00%		21.08%	27.15%	
Reported Sales Dollars	$888,000	$3,402,500	-73.90%	$26,000,503	$26,910,047	-3.38%
Average Sell Price / Unit	$296,000	$486,071	-39.10%	$553,202	$448,501	23.34%
Median Sell Price	$300,000			$340,000		
Sell Price / List Price	86.73%	94.95%		88.70%	94.19%	
Days to Sell	51	62	-17.74%	104	99	5.05%
Active Listings	132	103				

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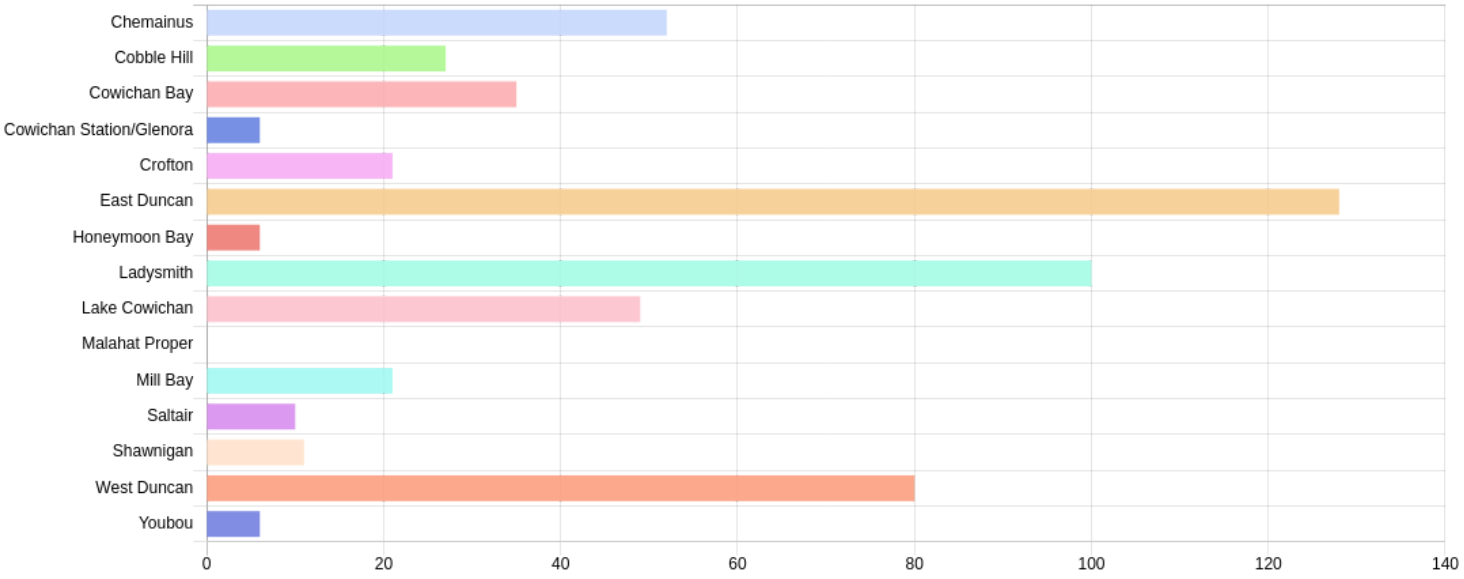
Single Family Detached Sales Analysis

Unconditional Sales from January 1 to October 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	2	4	10	13	8	11	3	1	0	0	0	**52**
Cobble Hill	0	0	0	0	0	3	7	5	2	7	2	0	1	0	**27**
Cowichan Bay	1	0	0	0	0	3	10	4	5	8	4	0	0	0	**35**
Cowichan Station/Glenora	0	0	0	0	1	0	2	1	1	0	1	0	0	0	**6**
Crofton	0	0	2	1	2	9	6	1	0	0	0	0	0	0	**21**
East Duncan	0	0	0	1	11	11	25	31	28	15	4	2	0	0	**128**
Honeymoon Bay	0	0	1	0	1	0	2	0	1	1	0	0	0	0	**6**
Ladysmith	0	0	0	1	7	18	30	16	11	14	3	0	0	0	**100**
Lake Cowichan	1	1	0	2	10	10	12	6	4	2	1	0	0	0	**49**
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	6	0	1	0	**21**
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	10	26	31	8	2	2	0	0	0	0	**80**
Youbou	0	0	0	1	0	2	0	0	1	1	1	0	0	0	**6**
Totals	**2**	**2**	**3**	**8**	**46**	**97**	**143**	**82**	**73**	**65**	**25**	**3**	**3**	**0**	**552**

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to October 31, 2026



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

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