



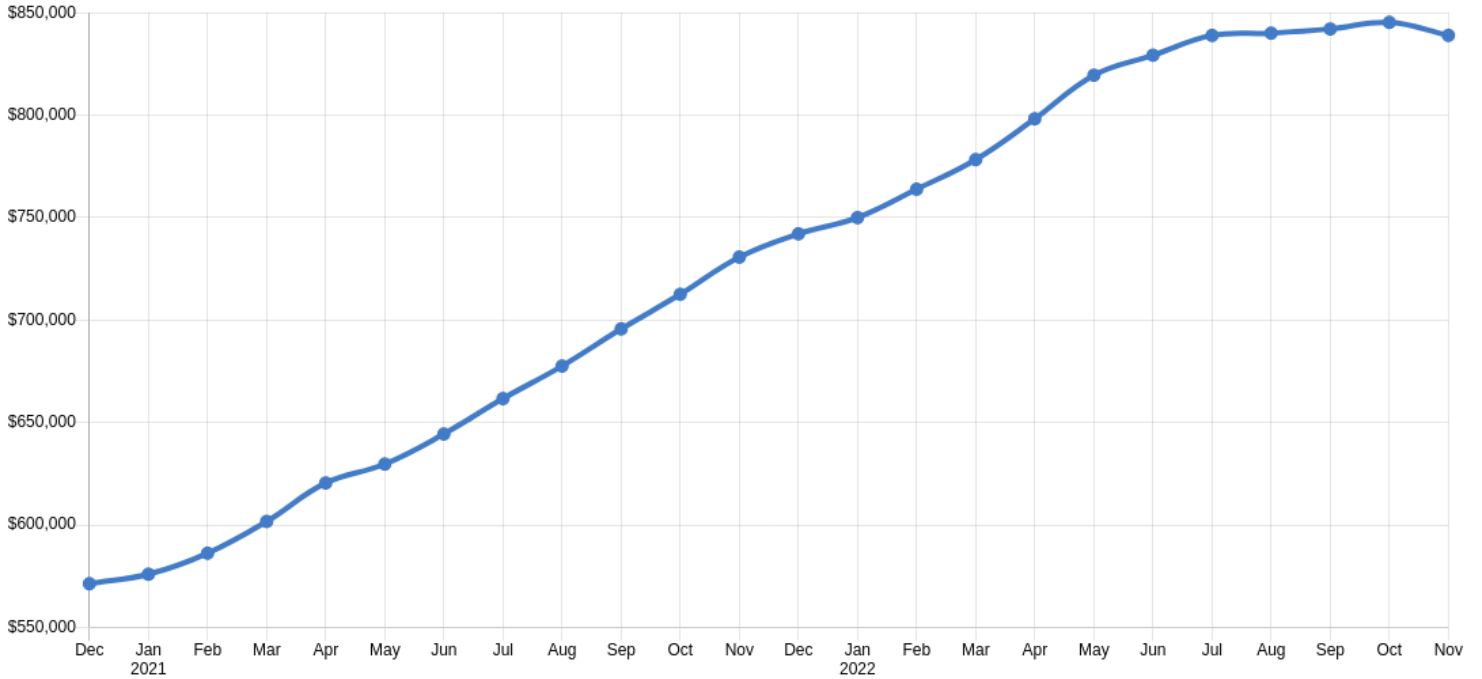
MARKET STATISTICS

Cowichan Valley

November 2022

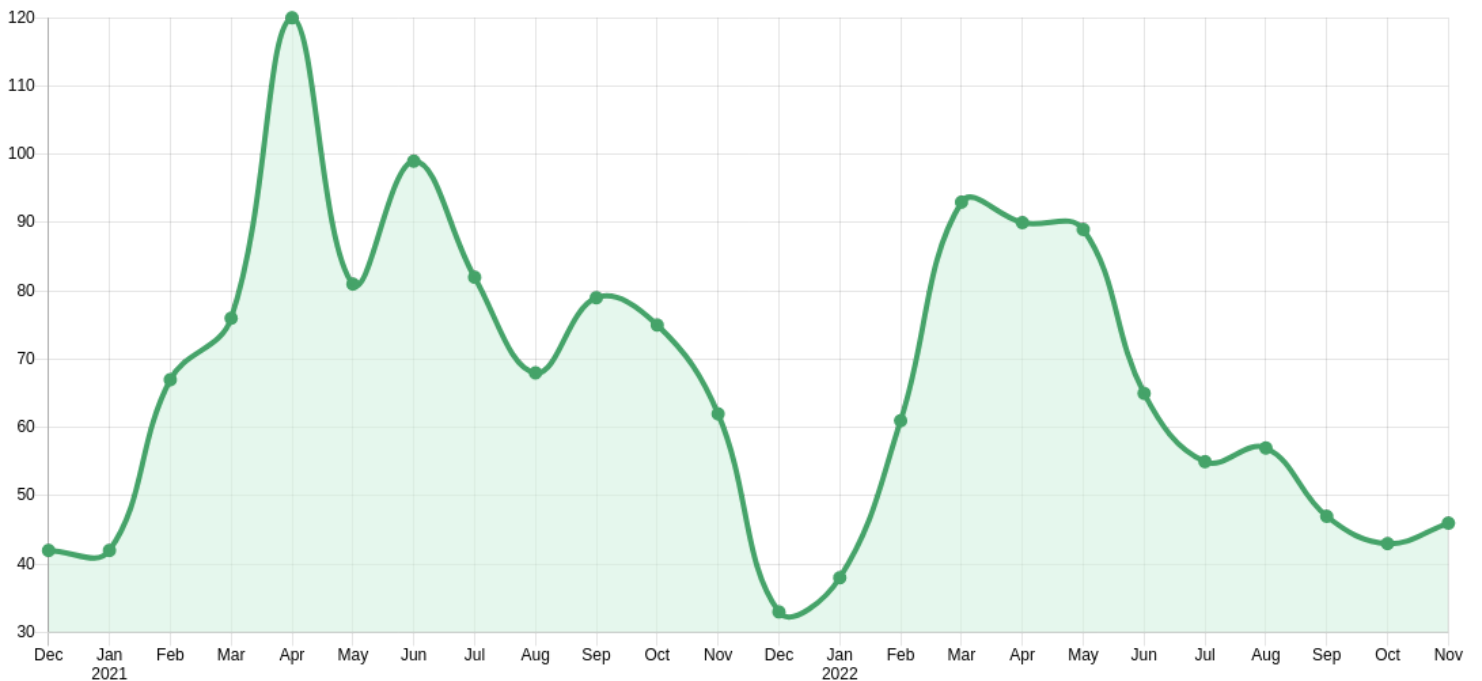
mail@jgrealty.ca
250-748-8088

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	65	50	30.00%	1,248	974	28.13%
Units Reported Sold	46	62	-25.81%	717	893	-19.71%
Sell / List Ratio	70.77%	124.00%		57.45%	91.68%	
Reported Sales Dollars	\$33,408,122	\$51,480,324	-35.11%	\$601,542,791	\$652,554,519	-7.82%
Average Sell Price / Unit	\$726,264	\$830,328	-12.53%	\$838,972	\$730,744	14.81%
Median Sell Price	\$732,500			\$801,000		
Sell Price / List Price	96.37%	104.98%		101.25%	104.22%	
Days to Sell	56	35	60.00%	26	24	8.33%
Active Listings	197	44				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	13	9	44.44%	165	154	7.14%
Units Reported Sold	7	12	-41.67%	114	163	-30.06%
Sell / List Ratio	53.85%	133.33%		69.09%	105.84%	
Reported Sales Dollars	\$2,212,333	\$3,505,800	-36.90%	\$40,432,562	\$47,408,960	-14.72%
Average Sell Price / Unit	\$316,048	\$292,150	8.18%	\$354,672	\$290,853	21.94%
Median Sell Price	\$280,000			\$337,500		
Sell Price / List Price	95.66%	104.79%		102.15%	101.43%	
Days to Sell	34	17	100.00%	24	27	-11.11%
Active Listings	31	5				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	20	10	100.00%	242	166	45.78%
Units Reported Sold	12	13	-7.69%	143	159	-10.06%
Sell / List Ratio	60.00%	130.00%		59.09%	95.78%	
Reported Sales Dollars	\$6,416,550	\$7,990,628	-19.70%	\$87,009,793	\$79,639,354	9.25%
Average Sell Price / Unit	\$534,713	\$614,664	-13.01%	\$608,460	\$500,876	21.48%
Median Sell Price	\$539,950			\$560,000		
Sell Price / List Price	97.45%	101.88%		102.97%	103.78%	
Days to Sell	41	37	10.81%	27	28	-3.57%
Active Listings	49	9				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	12	20	-40.00%	302	254	18.90%
Units Reported Sold	3	9	-66.67%	113	214	-47.20%
Sell / List Ratio	25.00%	45.00%		37.42%	84.25%	
Reported Sales Dollars	\$2,055,000	\$3,679,900	-44.16%	\$64,739,440	\$83,375,073	-22.35%
Average Sell Price / Unit	\$685,000	\$408,878	67.53%	\$572,915	\$389,603	47.05%
Median Sell Price	\$300,000			\$349,900		
Sell Price / List Price	83.37%	104.29%		98.34%	99.77%	
Days to Sell	58	66	-12.12%	-77	142	-154.23%
Active Listings	117	39				

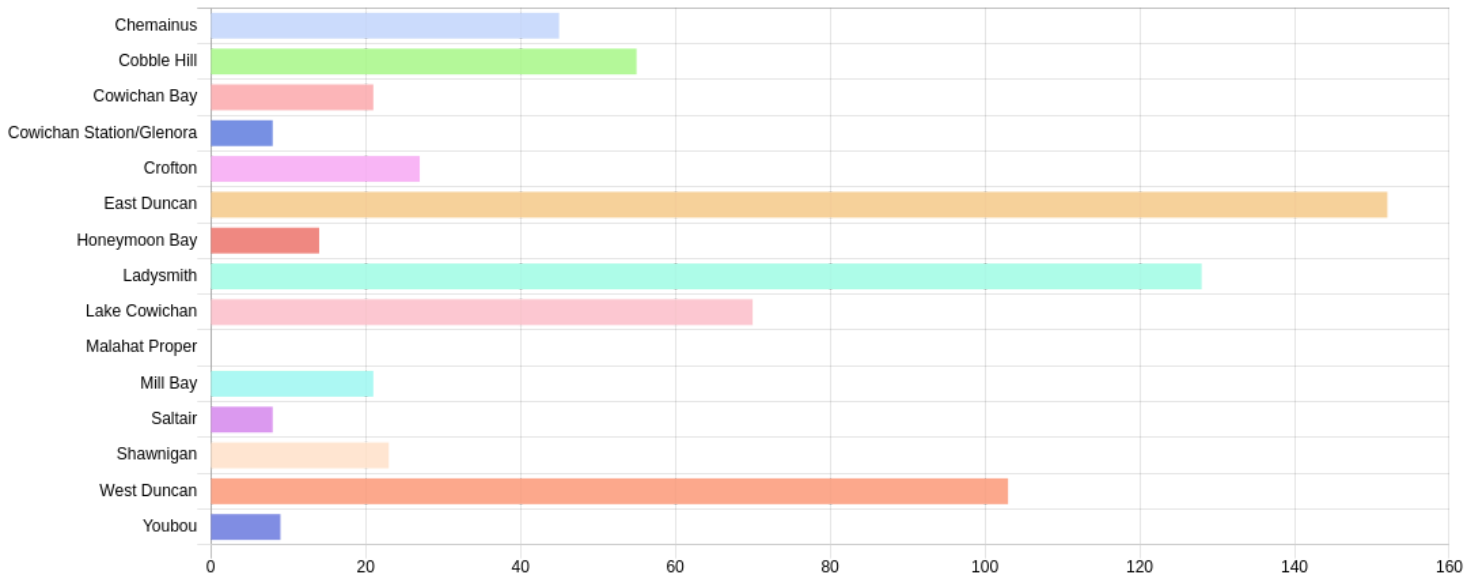
Single Family Detached Sales Analysis

Unconditional Sales from January 1 to November 30, 2022

	0-150k	150k-200k	200k-250k	250k-300k	300k-350k	350k-400k	400k-450k	450k-500k	500k-600k	600k-700k	700k-800k	800k-900k	900k-1M	1M+	Total
Chemainus	0	0	0	0	0	0	0	0	4	4	17	13	3	4	45
Cobble Hill	0	0	0	0	0	0	0	0	1	5	5	5	14	25	55
Cowichan Bay	0	0	0	0	0	0	0	0	0	0	6	6	4	5	21
Cowichan Station/Glenora	0	0	0	0	0	0	0	0	1	1	2	1	0	3	8
Crofton	0	0	0	0	0	0	0	0	4	8	8	4	1	2	27
East Duncan	0	0	0	0	0	1	3	5	11	19	26	34	15	38	152
Honeymoon Bay	0	0	0	0	0	0	0	1	4	3	4	1	0	1	14
Ladysmith	0	0	0	0	0	2	1	3	16	22	19	25	19	21	128
Lake Cowichan	0	0	0	1	0	1	1	8	10	20	11	11	6	1	70
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	0	1	1	3	1	15	21
Saltair	0	0	0	0	0	0	0	0	0	0	0	3	2	3	8
Shawnigan	0	0	0	0	0	0	0	0	1	3	2	7	5	5	23
West Duncan	0	0	0	0	0	1	3	1	12	21	25	25	10	5	103
Youbou	0	0	0	1	0	0	1	1	3	1	0	1	0	1	9
Totals	0	0	0	2	0	5	9	19	67	108	126	139	80	129	684

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to November 30, 2022



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