

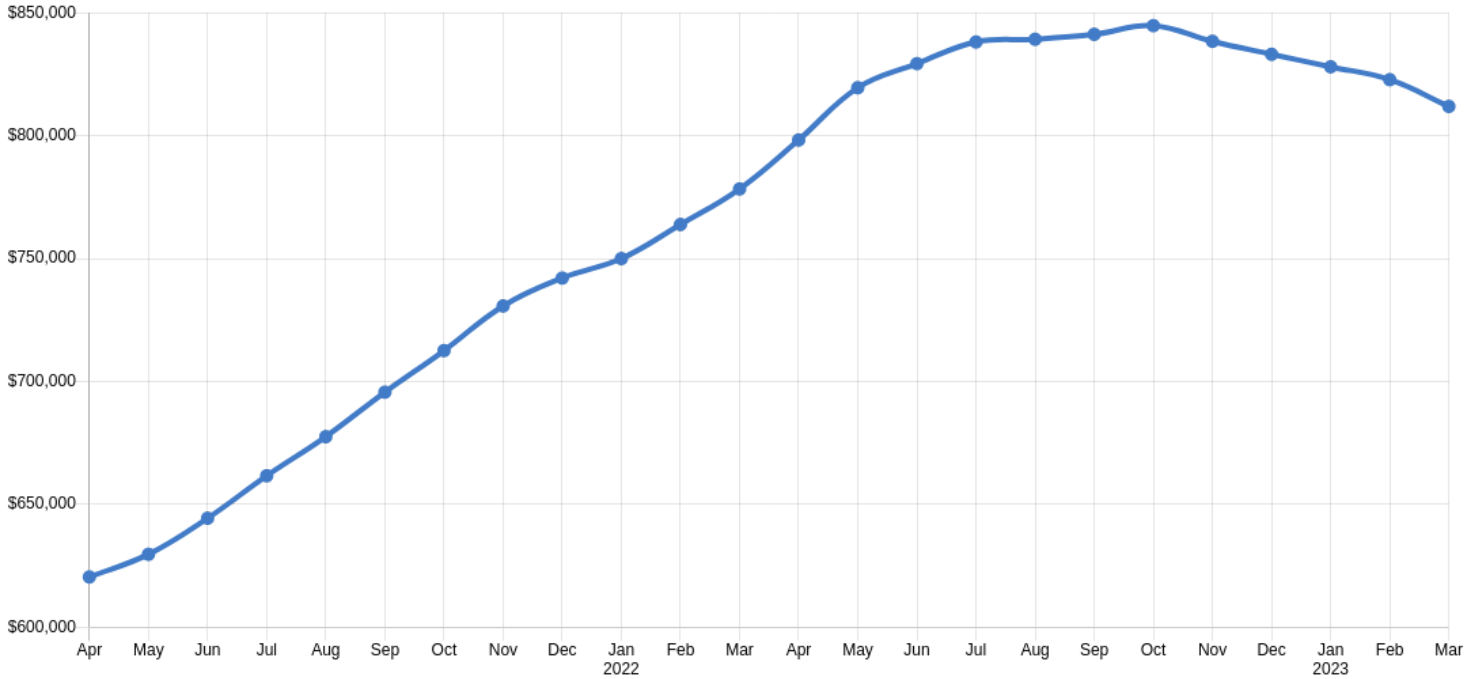


**MARKET STATISTICS**  
**Cowichan Valley**  
**March 2023**

mail@jgrealty.ca  
250-748-8088

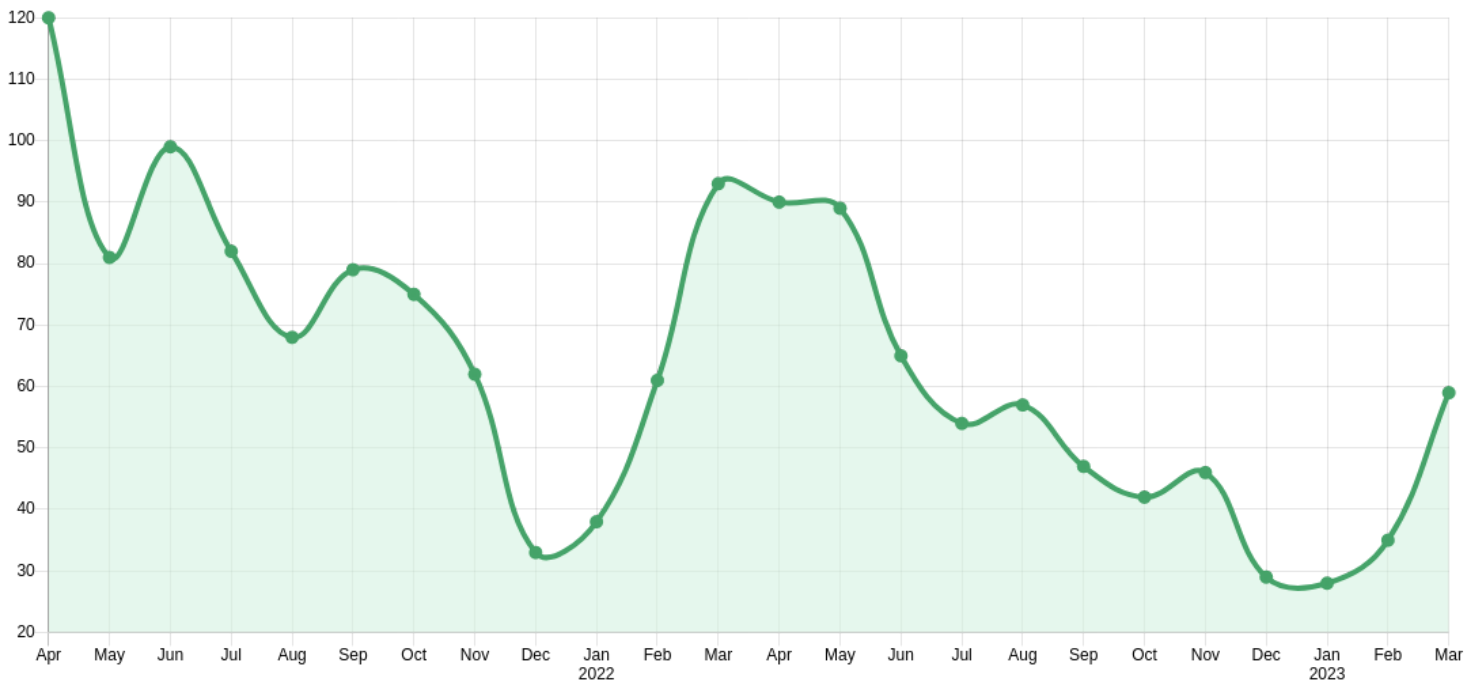


## Cumulative Residential Average Single Family Detached Sale Price



**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              | 98            | 134          | -26.87%  | 1,249             | 996           | 25.40%   |
| Units Reported Sold       | 59            | 93           | -36.56%  | 641               | 891           | -28.06%  |
| Sell / List Ratio         | 60.20%        | 69.40%       |          | 51.32%            | 89.46%        |          |
| Reported Sales Dollars    | \$47,155,682  | \$82,099,496 | -42.56%  | \$520,437,221     | \$693,494,272 | -24.95%  |
| Average Sell Price / Unit | \$799,249     | \$882,790    | -9.46%   | \$811,915         | \$778,333     | 4.31%    |
| Median Sell Price         | \$810,000     |              |          | \$785,000         |               |          |
| Sell Price / List Price   | 97.65%        | 107.11%      |          | 98.50%            | 104.98%       |          |
| Days to Sell              | 53            | 13           | 307.69%  | 36                | 21            | 71.43%   |
| Active Listings           | 200           | 69           |          |                   |               |          |

### Condo Apartment

|                           | Current Month |             |          | 12 Months to Date |              |          |
|---------------------------|---------------|-------------|----------|-------------------|--------------|----------|
|                           | This Year     | Last Year   | % Change | This Year         | Last Year    | % Change |
| Units Listed              | 18            | 21          | -14.29%  | 155               | 145          | 6.90%    |
| Units Reported Sold       | 5             | 12          | -58.33%  | 99                | 142          | -30.28%  |
| Sell / List Ratio         | 27.78%        | 57.14%      |          | 63.87%            | 97.93%       |          |
| Reported Sales Dollars    | \$1,776,500   | \$3,915,000 | -54.62%  | \$35,267,761      | \$44,496,834 | -20.74%  |
| Average Sell Price / Unit | \$355,300     | \$326,250   | 8.90%    | \$356,240         | \$313,358    | 13.68%   |
| Median Sell Price         | \$280,000     |             |          | \$329,900         |              |          |
| Sell Price / List Price   | 93.76%        | 102.96%     |          | 98.51%            | 103.85%      |          |
| Days to Sell              | 65            | 10          | 550.00%  | 40                | 16           | 150.00%  |
| Active Listings           | 25            | 11          |          |                   |              |          |

### Row/Townhouse

|                           | Current Month |              |          | 12 Months to Date |              |          |
|---------------------------|---------------|--------------|----------|-------------------|--------------|----------|
|                           | This Year     | Last Year    | % Change | This Year         | Last Year    | % Change |
| Units Listed              | 29            | 29           | 0.00%    | 246               | 176          | 39.77%   |
| Units Reported Sold       | 9             | 18           | -50.00%  | 114               | 158          | -27.85%  |
| Sell / List Ratio         | 31.03%        | 62.07%       |          | 46.34%            | 89.77%       |          |
| Reported Sales Dollars    | \$4,553,000   | \$10,660,554 | -57.29%  | \$70,506,700      | \$85,090,441 | -17.14%  |
| Average Sell Price / Unit | \$505,889     | \$592,253    | -14.58%  | \$618,480         | \$538,547    | 14.84%   |
| Median Sell Price         | \$480,000     |              |          | \$568,500         |              |          |
| Sell Price / List Price   | 99.52%        | 107.36%      |          | 100.32%           | 105.01%      |          |
| Days to Sell              | 79            | 15           | 426.67%  | 36                | 24           | 50.00%   |
| Active Listings           | 54            | 18           |          |                   |              |          |

### Land

|                           | Current Month |             |          | 12 Months to Date |              |          |
|---------------------------|---------------|-------------|----------|-------------------|--------------|----------|
|                           | This Year     | Last Year   | % Change | This Year         | Last Year    | % Change |
| Units Listed              | 50            | 17          | 194.12%  | 324               | 258          | 25.58%   |
| Units Reported Sold       | 11            | 17          | -35.29%  | 76                | 169          | -55.03%  |
| Sell / List Ratio         | 22.00%        | 100.00%     |          | 23.46%            | 65.50%       |          |
| Reported Sales Dollars    | \$3,627,150   | \$9,024,400 | -59.81%  | \$42,923,032      | \$78,445,433 | -45.28%  |
| Average Sell Price / Unit | \$329,741     | \$530,847   | -37.88%  | \$564,777         | \$464,174    | 21.67%   |
| Median Sell Price         | \$325,000     |             |          | \$343,125         |              |          |
| Sell Price / List Price   | 100.01%       | 98.17%      |          | 96.33%            | 100.21%      |          |
| Days to Sell              | 97            | 54          | 79.63%   | -119              | 95           | -225.26% |
| Active Listings           | 122           | 35          |          |                   |              |          |

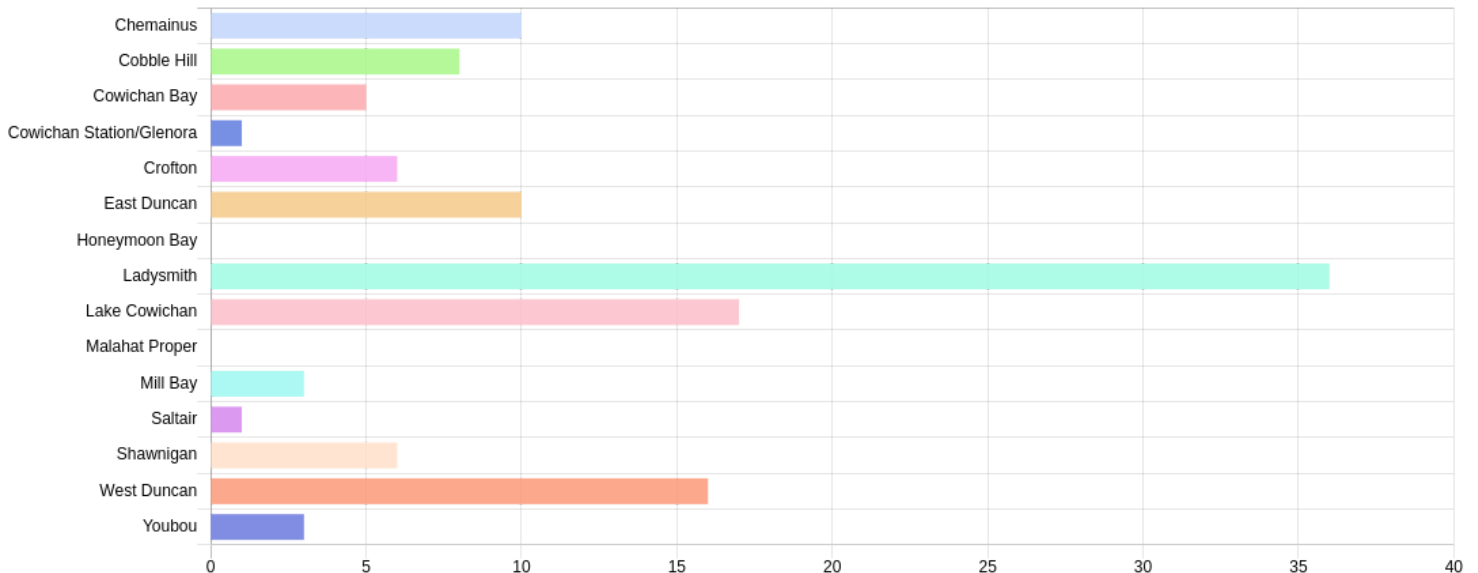
## Single Family Detached Sales Analysis

Unconditional Sales from January 1 to March 31, 2023

|                          | 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         | 1         | 0         | 0         | 2         | 2         | 1         | 4         | 0        | 0         | 10         |
| Cobble Hill              | 0        | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 2         | 1         | 3         | 2        | 0         | 8          |
| Cowichan Bay             | 0        | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 1         | 0         | 0         | 1        | 3         | 5          |
| Cowichan Station/Glenora | 0        | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0        | 1         | 1          |
| Crofton                  | 0        | 0         | 0         | 0         | 0         | 0         | 0         | 1         | 0         | 2         | 3         | 0         | 0        | 0         | 6          |
| East Duncan              | 0        | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 4         | 2         | 1         | 1         | 0        | 2         | 10         |
| Honeymoon Bay            | 0        | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0        | 0         | 0          |
| Ladysmith                | 0        | 0         | 0         | 0         | 0         | 1         | 1         | 1         | 5         | 4         | 7         | 8         | 5        | 4         | 36         |
| Lake Cowichan            | 0        | 0         | 0         | 0         | 0         | 0         | 2         | 1         | 2         | 2         | 3         | 6         | 0        | 1         | 17         |
| 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         | 0         | 0         | 1         | 1         | 0        | 0         | 3          |
| Saltair                  | 0        | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 1         | 0        | 0         | 1          |
| Shawnigan                | 0        | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 1         | 3         | 1         | 1        | 0         | 6          |
| West Duncan              | 0        | 0         | 0         | 0         | 1         | 0         | 0         | 0         | 3         | 4         | 5         | 3         | 0        | 0         | 16         |
| Youbou                   | 0        | 0         | 0         | 0         | 0         | 0         | 1         | 0         | 2         | 0         | 0         | 0         | 0        | 0         | 3          |
| <b>Totals</b>            | <b>0</b> | <b>0</b>  | <b>0</b>  | <b>0</b>  | <b>1</b>  | <b>2</b>  | <b>5</b>  | <b>3</b>  | <b>18</b> | <b>20</b> | <b>25</b> | <b>28</b> | <b>9</b> | <b>11</b> | <b>122</b> |

## Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to March 31, 2023



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