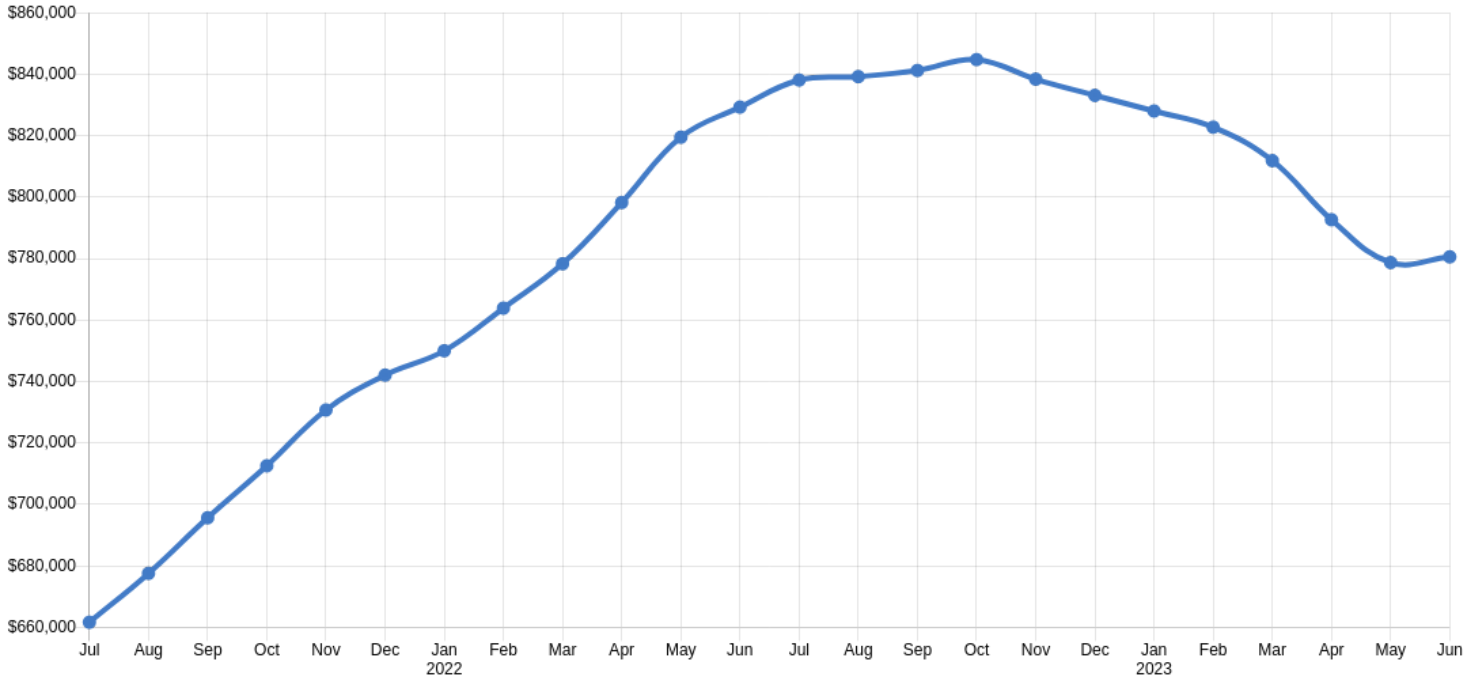




MARKET STATISTICS
Cowichan Valley
June 2023

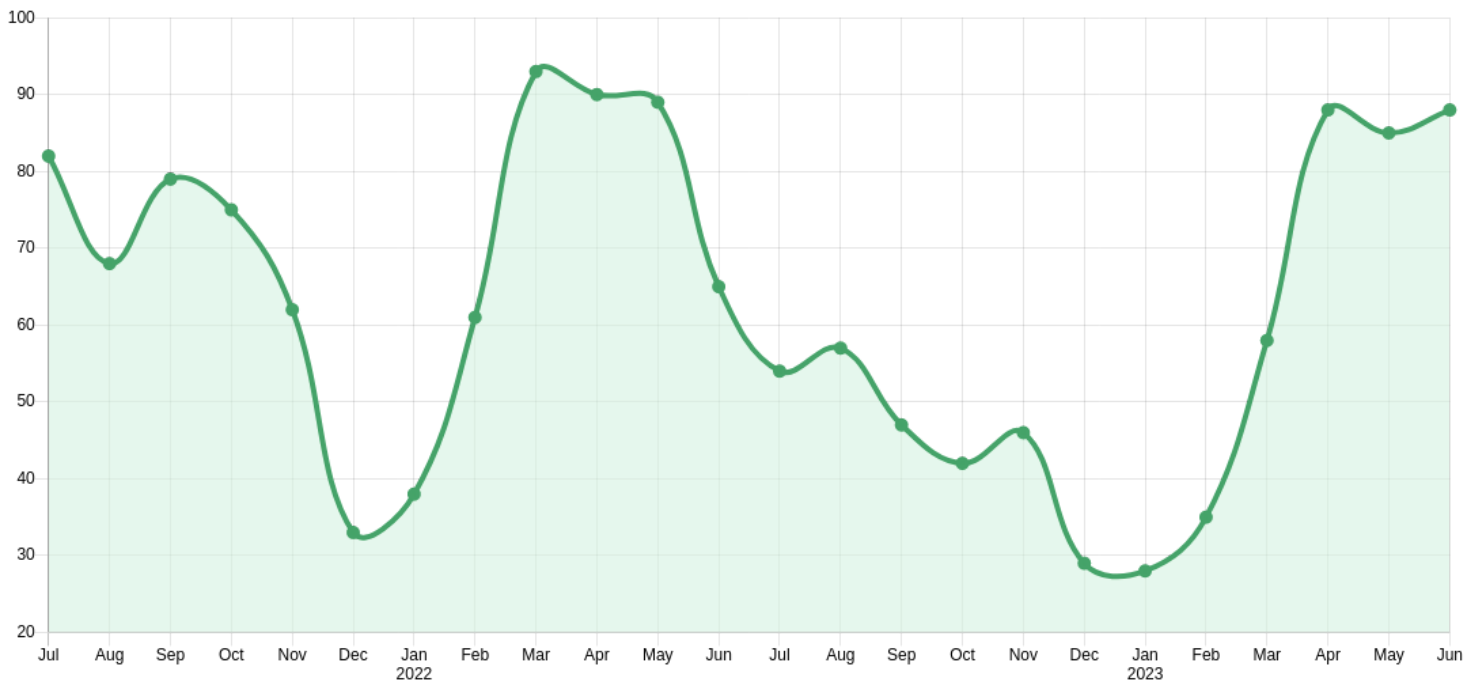
mail@jgrealty.ca
250-748-8088

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	146	153	-4.58%	1,194	1,110	7.57%
Units Reported Sold	88	65	35.38%	657	835	-21.32%
Sell / List Ratio	60.27%	42.48%		55.03%	75.23%	
Reported Sales Dollars	\$71,031,750	\$51,896,080	36.87%	\$512,844,254	\$692,470,461	-25.94%
Average Sell Price / Unit	\$807,179	\$798,401	1.10%	\$780,585	\$829,306	-5.87%
Median Sell Price	\$794,500			\$769,000		
Sell Price / List Price	98.45%	98.97%		97.50%	103.53%	
Days to Sell	46	22	109.09%	47	20	135.00%
Active Listings	224	210				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	18	7	157.14%	163	145	12.41%
Units Reported Sold	15	13	15.38%	94	130	-27.69%
Sell / List Ratio	83.33%	185.71%		57.67%	89.66%	
Reported Sales Dollars	\$4,739,600	\$5,131,668	-7.64%	\$31,648,533	\$43,724,629	-27.62%
Average Sell Price / Unit	\$315,973	\$394,744	-19.95%	\$336,687	\$336,343	0.10%
Median Sell Price	\$312,500			\$329,450		
Sell Price / List Price	97.04%	100.59%		96.87%	104.01%	
Days to Sell	53	20	165.00%	51	16	218.75%
Active Listings	33	13				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	30	26	15.38%	248	219	13.24%
Units Reported Sold	25	13	92.31%	128	173	-26.01%
Sell / List Ratio	83.33%	50.00%		51.61%	79.00%	
Reported Sales Dollars	\$14,081,095	\$9,605,500	46.59%	\$71,233,290	\$101,931,145	-30.12%
Average Sell Price / Unit	\$563,244	\$738,885	-23.77%	\$556,510	\$589,197	-5.55%
Median Sell Price	\$529,000			\$530,000		
Sell Price / List Price	98.20%	101.53%		98.20%	104.34%	
Days to Sell	53	20	165.00%	49	23	113.04%
Active Listings	51	34				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	27	51	-47.06%	306	262	16.79%
Units Reported Sold	14	5	180.00%	89	129	-31.01%
Sell / List Ratio	51.85%	9.80%		29.08%	49.24%	
Reported Sales Dollars	\$7,073,280	\$5,453,082	29.71%	\$36,335,430	\$72,482,915	-49.87%
Average Sell Price / Unit	\$505,234	\$1,090,616	-53.67%	\$408,263	\$561,883	-27.34%
Median Sell Price	\$332,450			\$325,000		
Sell Price / List Price	97.49%	86.85%		94.70%	99.01%	
Days to Sell	129	94	37.23%	-77	54	-242.59%
Active Listings	134	91				

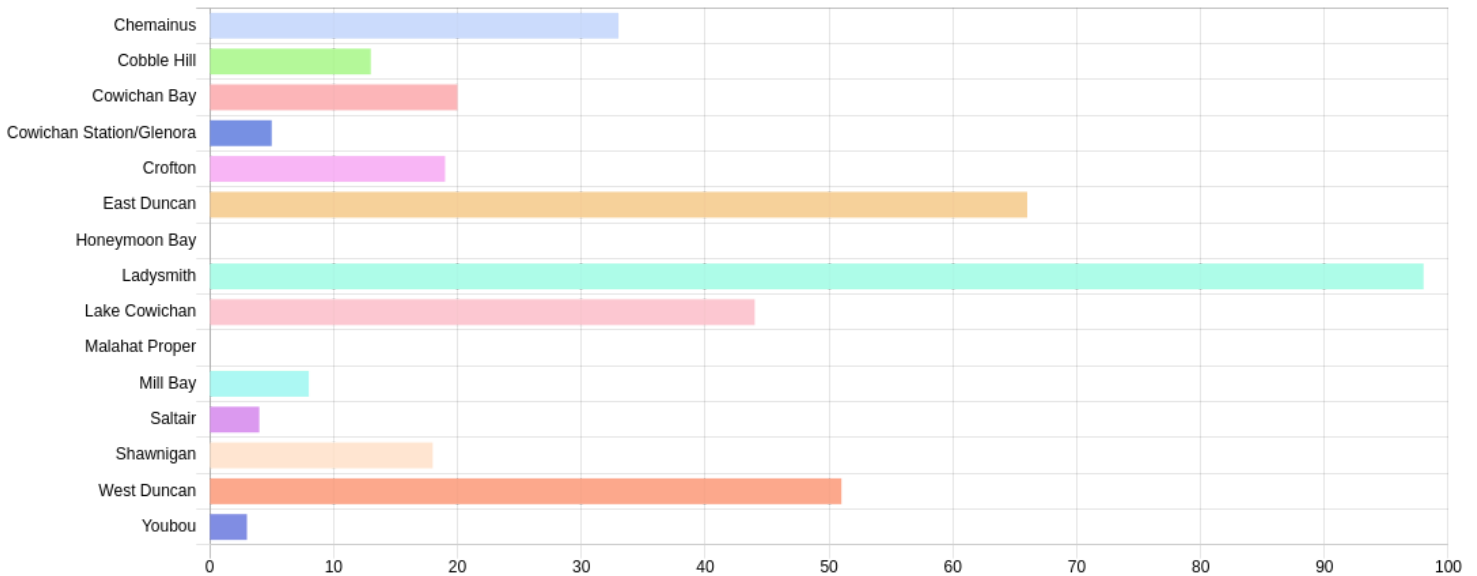
Single Family Detached Sales Analysis

Unconditional Sales from January 1 to June 30, 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	2	1	0	5	11	3	5	3	3	33
Cobble Hill	0	0	0	0	0	0	0	0	0	2	2	3	2	4	13
Cowichan Bay	0	0	0	0	0	0	0	0	1	2	1	0	11	5	20
Cowichan Station/Glenora	0	0	0	0	0	0	0	0	0	2	1	1	0	1	5
Crofton	0	0	0	0	0	0	0	1	1	7	8	1	0	1	19
East Duncan	0	0	0	0	0	1	1	1	9	5	8	18	7	16	66
Honeymoon Bay	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ladysmith	0	0	0	1	0	1	3	4	9	13	16	30	11	10	98
Lake Cowichan	0	0	0	0	1	2	3	3	8	7	6	10	3	1	44
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	2	2	2	8
Saltair	0	0	0	0	0	0	0	0	0	0	1	3	0	0	4
Shawnigan	0	0	0	0	0	0	0	0	1	3	6	4	3	1	18
West Duncan	0	0	0	0	1	0	1	0	10	11	21	6	1	0	51
Youbou	0	0	0	0	0	0	1	0	2	0	0	0	0	0	3
Totals	0	0	0	1	2	6	11	9	46	63	74	83	43	44	382

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to June 30, 2023



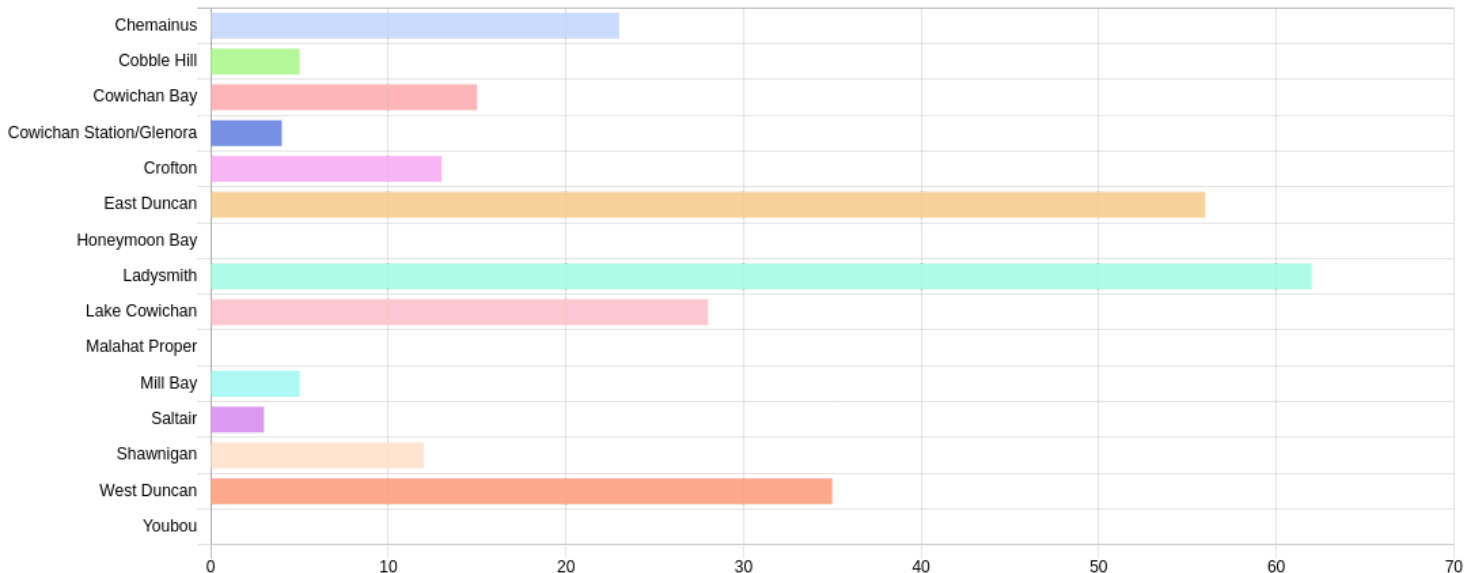
Second Quarter - Single Family Detached Sales Analysis

Unconditional Sales from April 1 to June 30, 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	1	0	3	9	2	1	3	3	23
Cobble Hill	0	0	0	0	0	0	0	0	0	0	1	0	0	4	5
Cowichan Bay	0	0	0	0	0	0	0	0	1	1	1	0	10	2	15
Cowichan Station/Glenora	0	0	0	0	0	0	0	0	0	2	1	1	0	0	4
Crofton	0	0	0	0	0	0	0	0	1	5	5	1	0	1	13
East Duncan	0	0	0	0	0	1	1	1	5	3	7	17	7	14	56
Honeymoon Bay	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ladysmith	0	0	0	1	0	0	2	3	4	9	9	22	6	6	62
Lake Cowichan	0	0	0	0	1	2	1	2	6	5	3	5	3	0	28
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	0	0	1	2	2	5
Saltair	0	0	0	0	0	0	0	0	0	0	1	2	0	0	3
Shawnigan	0	0	0	0	0	0	0	0	1	2	3	3	2	1	12
West Duncan	0	0	0	0	0	0	1	0	7	7	16	3	1	0	35
Youbou	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Totals	0	0	0	1	1	4	6	6	28	43	49	56	34	33	261

Second Quarter - Single Family Detached Sales by Sub Area

Unconditional Sales from April 1 to June 30, 2023



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

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