

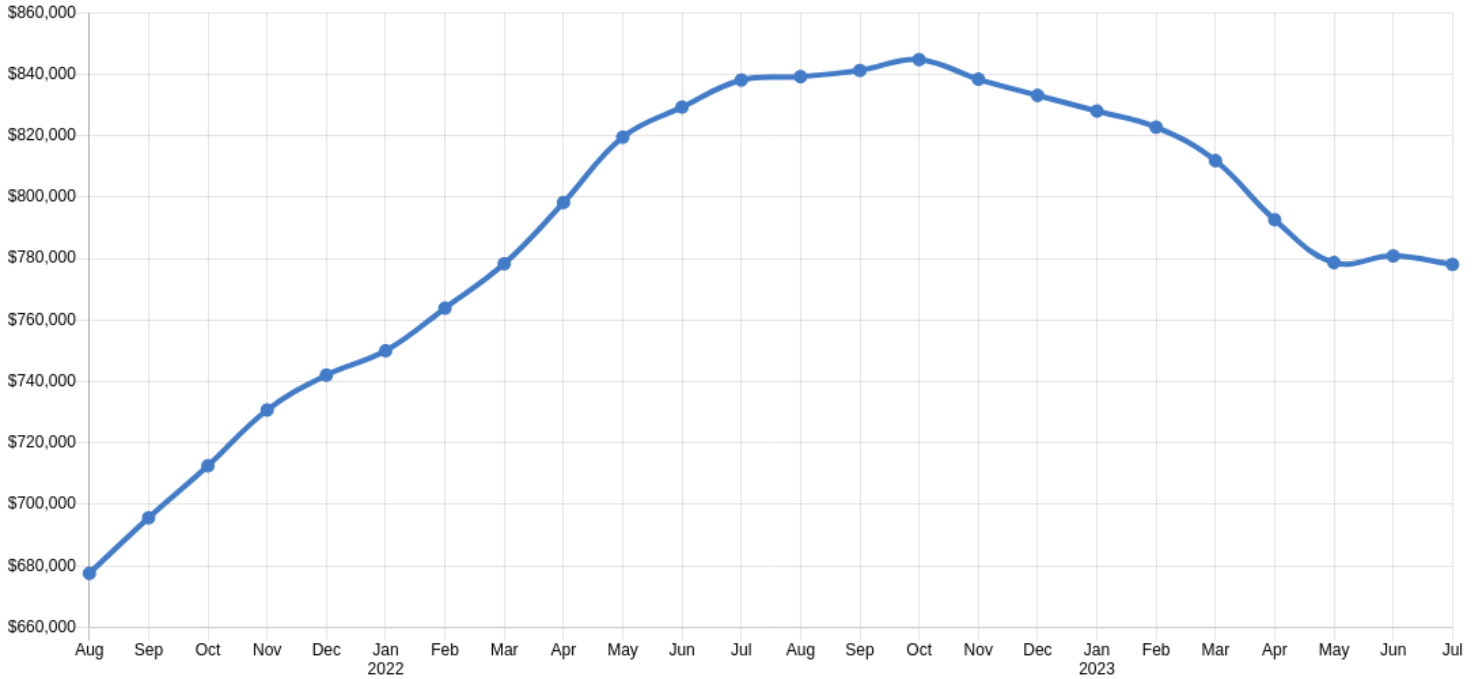


MARKET STATISTICS
Cowichan Valley
July 2023

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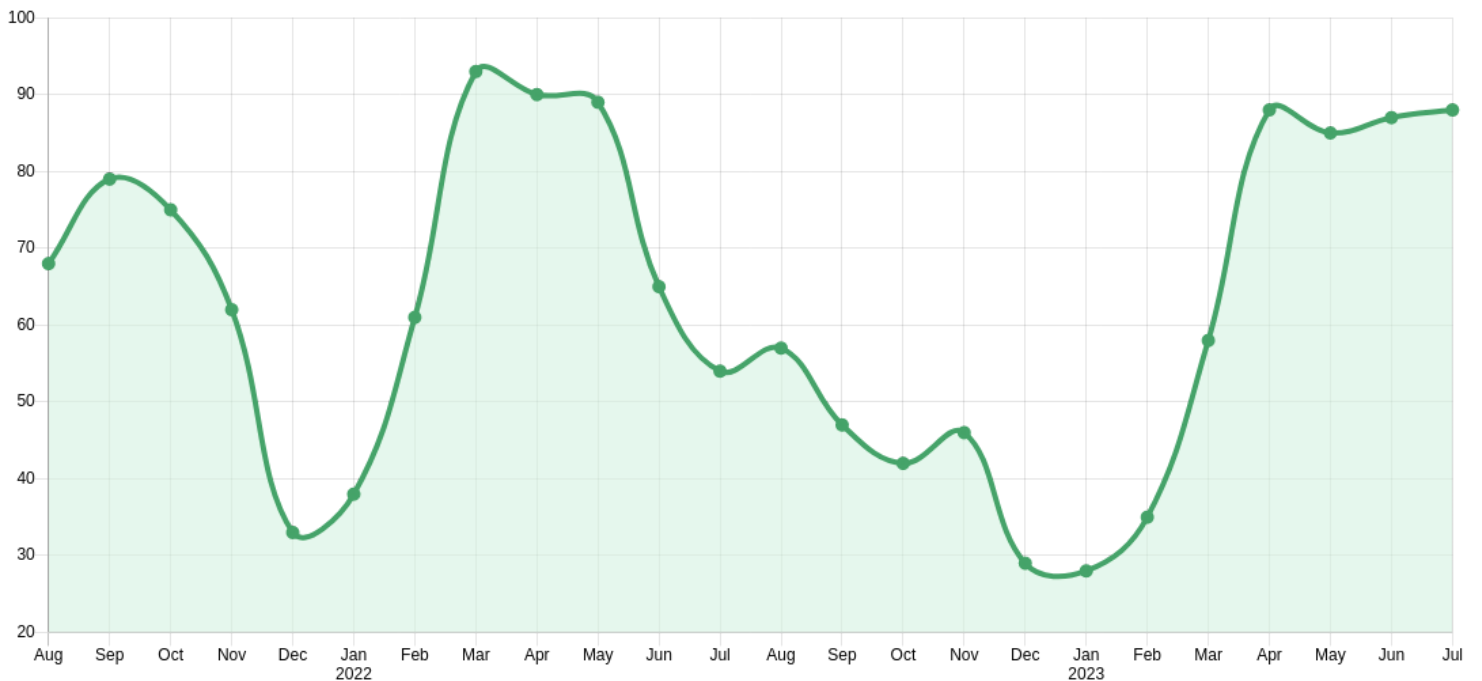


Cumulative Residential Average Single Family Detached Sale Price



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	111	129	-13.95%	1,177	1,156	1.82%
Units Reported Sold	88	54	62.96%	690	807	-14.50%
Sell / List Ratio	79.28%	41.86%		58.62%	69.81%	
Reported Sales Dollars	\$68,781,380	\$44,146,850	55.80%	\$536,893,784	\$676,357,511	-20.62%
Average Sell Price / Unit	\$781,607	\$817,534	-4.39%	\$778,107	\$838,113	-7.16%
Median Sell Price	\$745,000			\$758,500		
Sell Price / List Price	97.81%	97.21%		97.56%	103.13%	
Days to Sell	50	31	61.29%	49	21	133.33%
Active Listings	209	231				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	14	22	-36.36%	155	159	-2.52%
Units Reported Sold	17	7	142.86%	103	128	-19.53%
Sell / List Ratio	121.43%	31.82%		66.45%	80.50%	
Reported Sales Dollars	\$5,468,501	\$2,316,000	136.12%	\$34,581,034	\$43,388,229	-20.30%
Average Sell Price / Unit	\$321,677	\$330,857	-2.77%	\$335,738	\$338,971	-0.95%
Median Sell Price	\$300,000			\$325,000		
Sell Price / List Price	96.61%	98.27%		96.76%	103.94%	
Days to Sell	76	27	181.48%	55	16	243.75%
Active Listings	28	25				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	26	19	36.84%	254	219	15.98%
Units Reported Sold	17	10	70.00%	134	167	-19.76%
Sell / List Ratio	65.38%	52.63%		52.76%	76.26%	
Reported Sales Dollars	\$9,551,550	\$6,755,500	41.39%	\$73,599,340	\$100,713,945	-26.92%
Average Sell Price / Unit	\$561,856	\$675,550	-16.83%	\$549,249	\$603,078	-8.93%
Median Sell Price	\$580,000			\$529,450		
Sell Price / List Price	98.60%	99.47%		98.14%	104.17%	
Days to Sell	45	30	50.00%	50	23	117.39%
Active Listings	50	35				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	28	22	27.27%	312	273	14.29%
Units Reported Sold	12	4	200.00%	97	122	-20.49%
Sell / List Ratio	42.86%	18.18%		31.09%	44.69%	
Reported Sales Dollars	\$4,292,900	\$1,552,500	176.52%	\$39,075,830	\$68,050,540	-42.58%
Average Sell Price / Unit	\$357,742	\$388,125	-7.83%	\$402,844	\$557,791	-27.78%
Median Sell Price	\$337,500			\$325,000		
Sell Price / List Price	97.27%	91.65%		95.11%	98.88%	
Days to Sell	91	29	213.79%	-61	56	-208.93%
Active Listings	131	86				

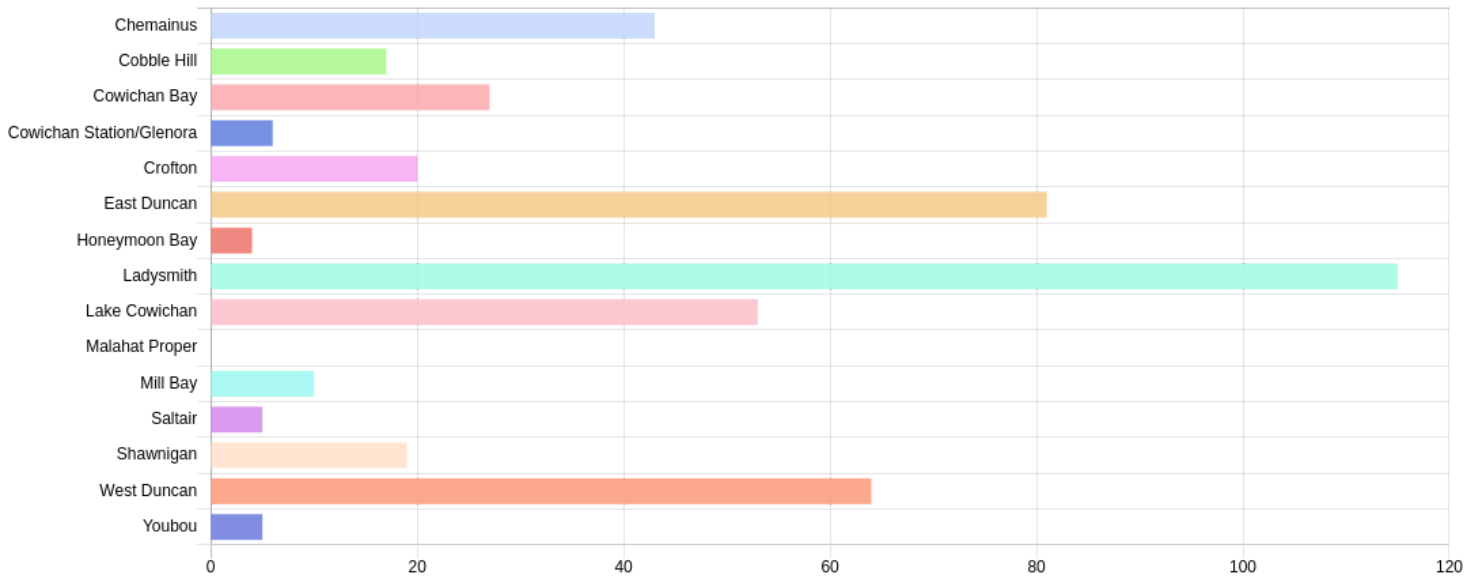
Single Family Detached Sales Analysis

Unconditional Sales from January 1 to July 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	2	1	0	5	14	5	8	4	4	43
Cobble Hill	0	0	0	0	0	0	0	0	0	2	4	5	2	4	17
Cowichan Bay	0	0	0	0	0	0	0	0	2	3	3	1	12	6	27
Cowichan Station/Glenora	0	0	0	0	0	0	0	0	0	2	1	1	0	2	6
Crofton	0	0	0	0	0	0	0	1	1	8	8	1	0	1	20
East Duncan	0	0	0	0	0	1	1	1	10	9	10	20	9	20	81
Honeymoon Bay	0	0	0	0	0	0	0	1	0	2	1	0	0	0	4
Ladysmith	0	0	0	1	0	1	3	6	10	14	21	37	10	12	115
Lake Cowichan	0	0	0	0	1	2	3	5	12	7	8	10	3	2	53
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	3	3	10
Saltair	0	0	0	0	0	0	0	0	0	0	2	3	0	0	5
Shawnigan	0	0	0	0	0	0	0	0	1	3	7	4	3	1	19
West Duncan	0	0	0	0	1	0	1	0	12	13	28	8	1	0	64
Youbou	0	0	0	0	0	1	2	0	2	0	0	0	0	0	5
Totals	0	0	0	1	2	7	12	14	55	77	99	100	47	55	469

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to July 31, 2023



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