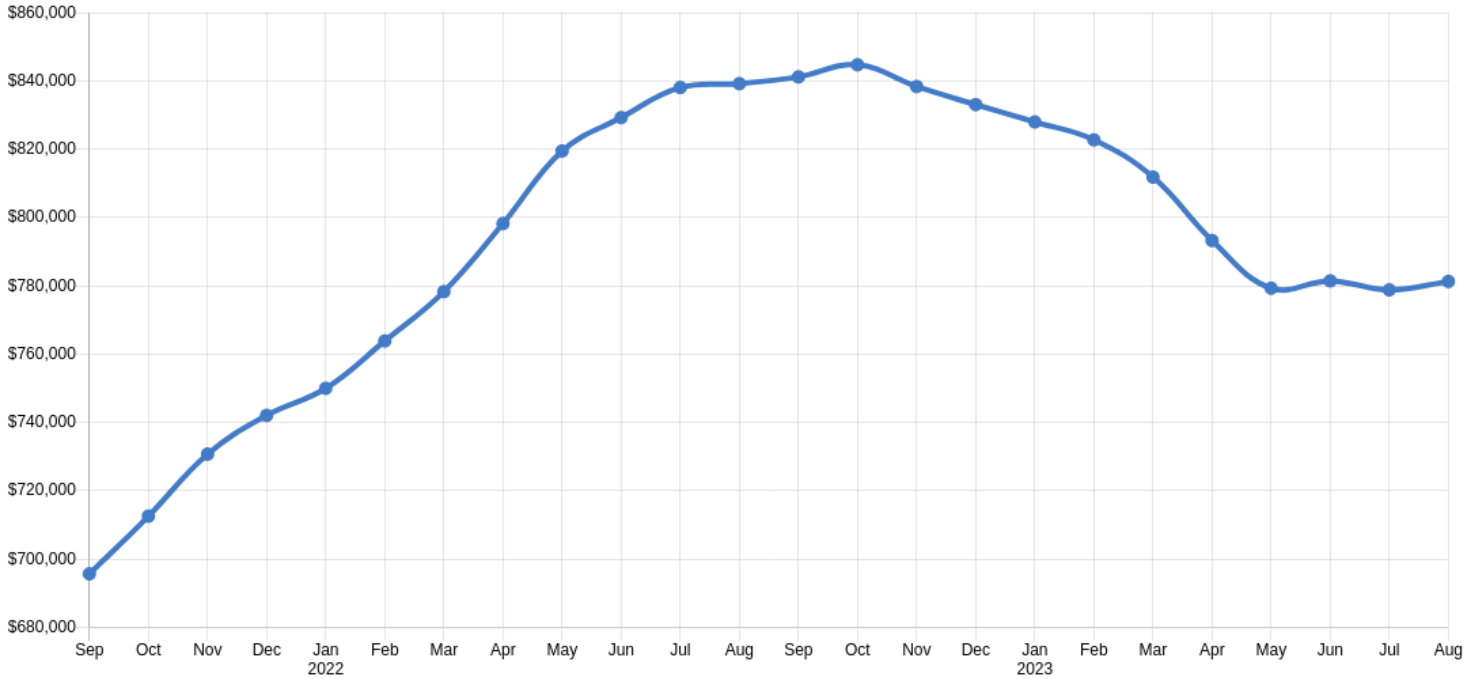




MARKET STATISTICS
Cowichan Valley
August 2023

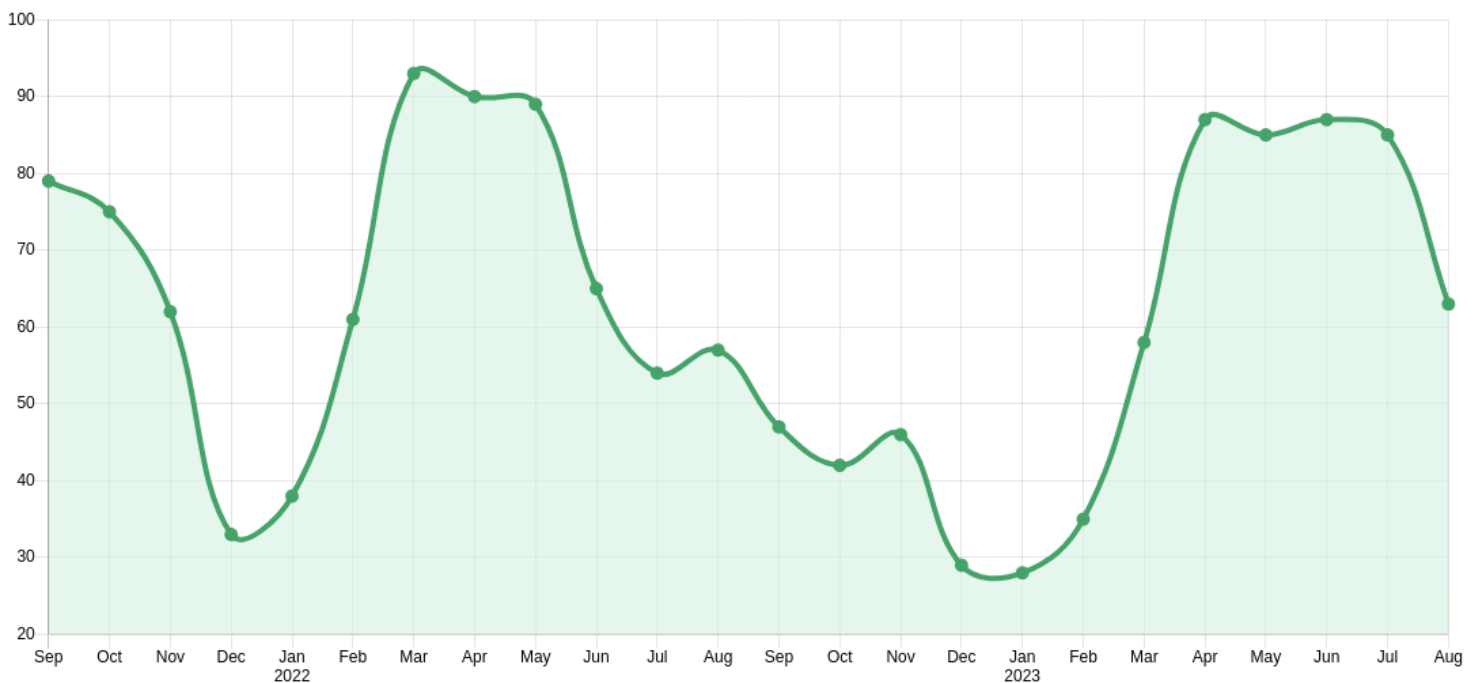
mail@jgrealty.ca
250-748-8088

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	66	110	-40.00%	1,134	1,178	-3.74%
Units Reported Sold	63	57	10.53%	692	796	-13.07%
Sell / List Ratio	95.45%	51.82%		61.02%	67.57%	
Reported Sales Dollars	\$50,468,587	\$44,085,743	14.48%	\$540,676,728	\$668,026,221	-19.06%
Average Sell Price / Unit	\$801,089	\$773,434	3.58%	\$781,325	\$839,229	-6.90%
Median Sell Price	\$775,000			\$761,900		
Sell Price / List Price	97.92%	97.12%		97.62%	102.77%	
Days to Sell	36	35	2.86%	49	22	122.73%
Active Listings	183	234				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	16	12	33.33%	159	163	-2.45%
Units Reported Sold	12	7	71.43%	108	127	-14.96%
Sell / List Ratio	75.00%	58.33%		67.92%	77.91%	
Reported Sales Dollars	\$3,689,470	\$2,169,000	70.10%	\$36,101,504	\$43,374,329	-16.77%
Average Sell Price / Unit	\$307,456	\$309,857	-0.77%	\$334,273	\$341,530	-2.12%
Median Sell Price	\$290,000			\$313,750		
Sell Price / List Price	97.73%	95.61%		96.93%	103.66%	
Days to Sell	47	31	51.61%	55	17	223.53%
Active Listings	29	25				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	16	14	14.29%	256	220	16.36%
Units Reported Sold	15	4	275.00%	144	159	-9.43%
Sell / List Ratio	93.75%	28.57%		56.25%	72.27%	
Reported Sales Dollars	\$8,552,700	\$2,232,000	283.19%	\$79,490,040	\$96,353,445	-17.50%
Average Sell Price / Unit	\$570,180	\$558,000	2.18%	\$552,014	\$605,997	-8.91%
Median Sell Price	\$500,000			\$524,600		
Sell Price / List Price	98.77%	96.59%		98.26%	103.98%	
Days to Sell	44	46	-4.35%	49	24	104.17%
Active Listings	48	39				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	22	40	-45.00%	294	285	3.16%
Units Reported Sold	4	17	-76.47%	84	132	-36.36%
Sell / List Ratio	18.18%	42.50%		28.57%	46.32%	
Reported Sales Dollars	\$1,234,000	\$6,052,800	-79.61%	\$34,257,030	\$71,134,440	-51.84%
Average Sell Price / Unit	\$308,500	\$356,047	-13.35%	\$407,822	\$538,897	-24.32%
Median Sell Price	\$318,500			\$330,000		
Sell Price / List Price	98.73%	102.29%		94.06%	99.35%	
Days to Sell	151	-796	-118.97%	98	-56	-275.00%
Active Listings	131	112				

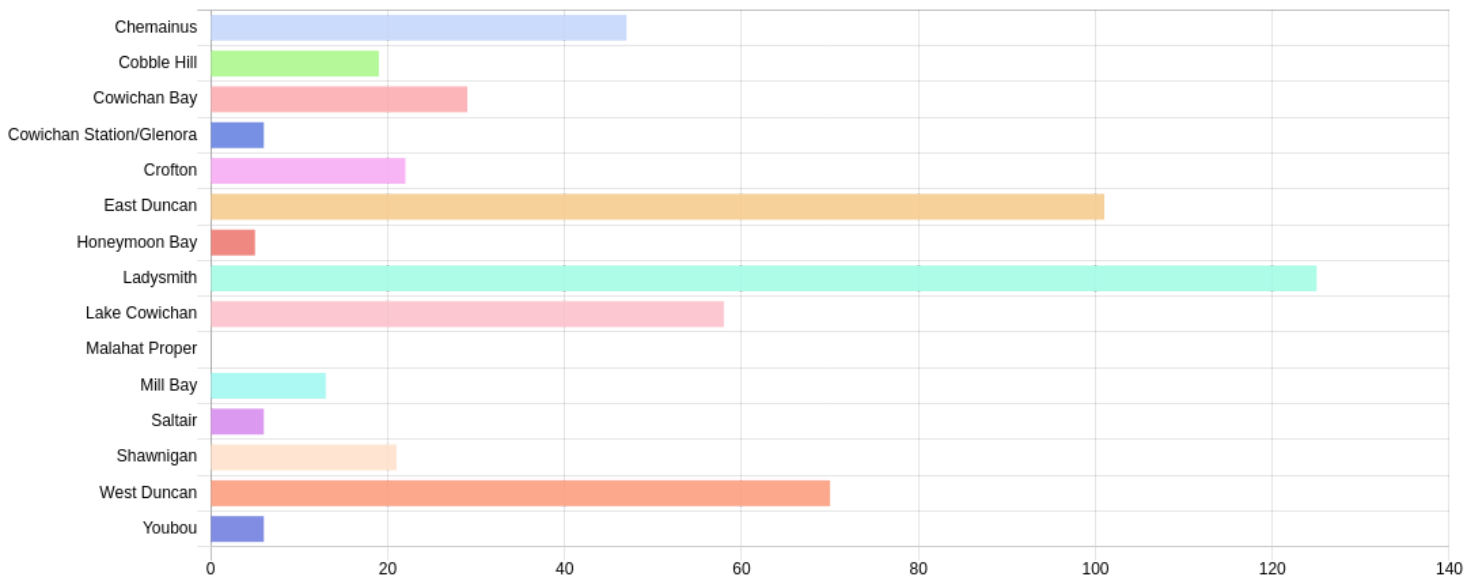
Single Family Detached Sales Analysis

Unconditional Sales from January 1 to August 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	6	14	7	9	4	4	47
Cobble Hill	0	0	0	0	0	0	0	0	0	2	5	5	2	5	19
Cowichan Bay	0	0	0	0	0	0	0	0	2	3	3	2	13	6	29
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	2	1	1	22
East Duncan	0	0	0	0	0	1	1	2	12	12	15	24	9	25	101
Honeymoon Bay	0	0	0	0	0	0	0	1	0	3	1	0	0	0	5
Ladysmith	0	0	0	1	0	1	3	6	10	17	22	41	10	14	125
Lake Cowichan	0	0	0	0	1	2	3	5	15	8	9	10	3	2	58
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	2	2	3	5	13
Saltair	0	0	0	0	0	0	0	0	0	0	2	3	1	0	6
Shawnigan	0	0	0	0	0	0	0	0	1	3	7	4	5	1	21
West Duncan	0	0	0	0	1	0	1	0	13	14	31	9	1	0	70
Youbou	0	0	0	0	0	1	2	0	3	0	0	0	0	0	6
Totals	0	0	0	1	2	7	12	15	63	86	113	112	52	65	528

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to August 31, 2023



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