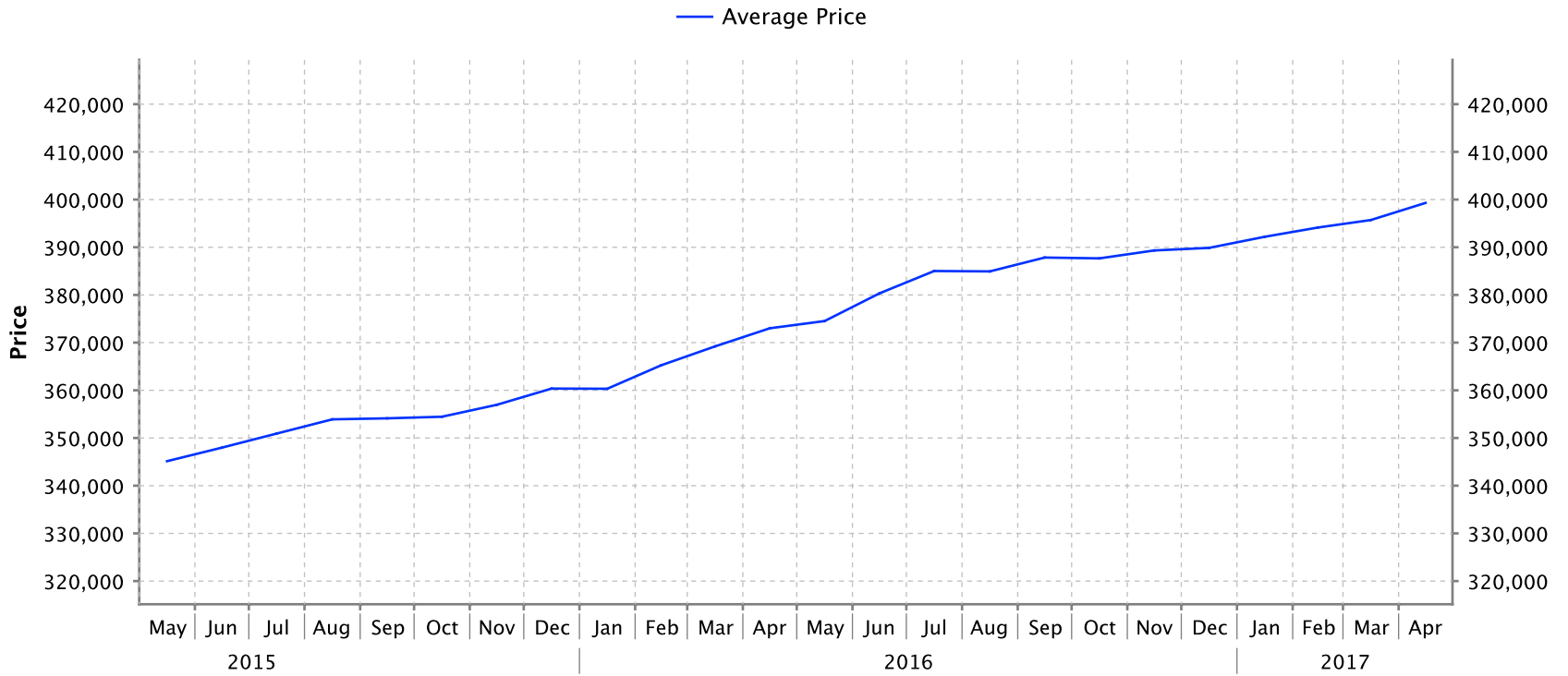


Cowichan Valley

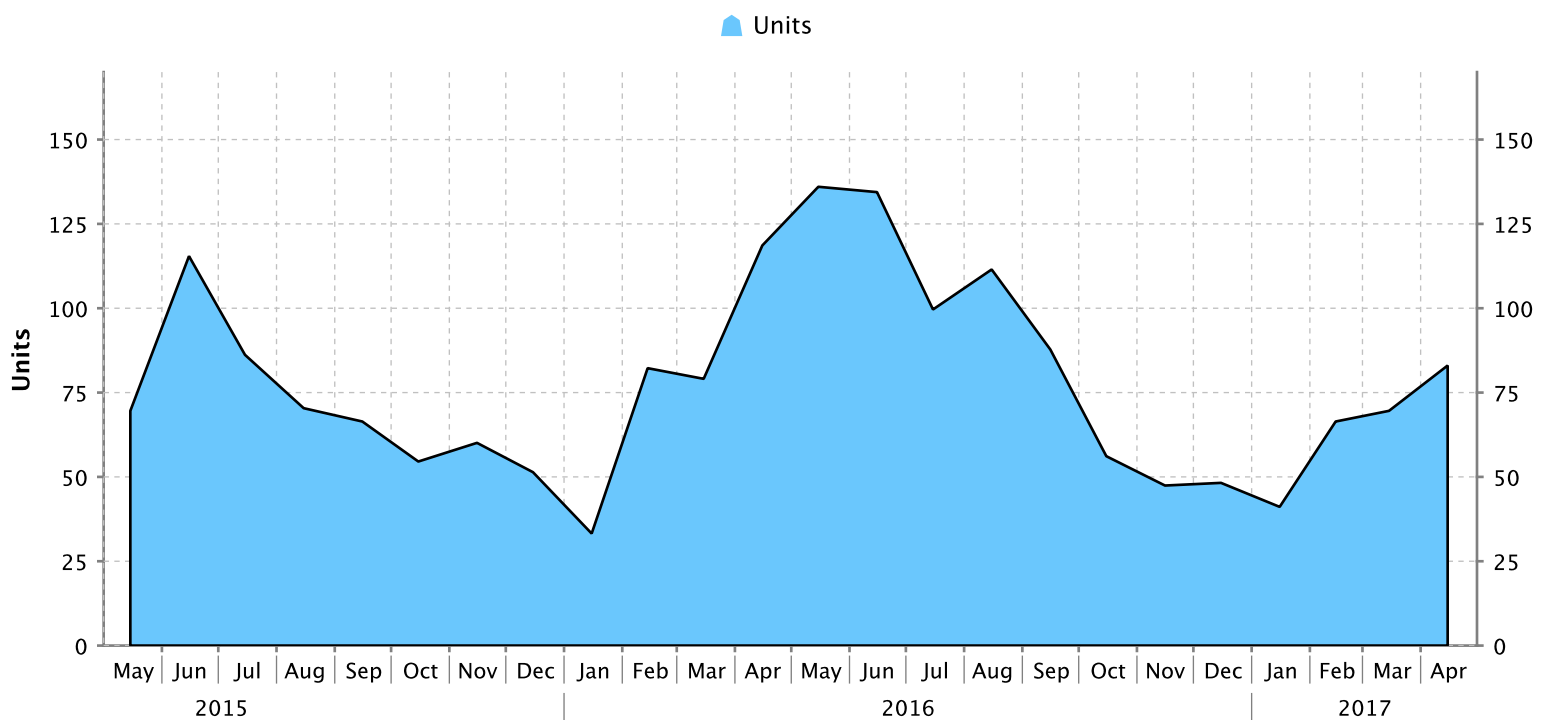
as at April 30, 2017

Cumulative Residential Average Single Family 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 Units Reported Sold



Comparative Activity by Property Type

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Lots						
Units Listed	11	7	57%	173	181	-4%
Units Reported Sold	9	6	50%	114	54	111%
Sell/List Ratio	82%	86%		66%	30%	
Reported Sales Dollars	\$1,258,900	\$995,000	27%	\$16,357,697	\$7,111,600	130%
Average Sell Price / Unit	\$139,878	\$165,833	-16%	\$143,489	\$131,696	9%
Median Sell Price	\$149,500			\$143,500		
Sell Price / List Price	90%	95%		93%	90%	
Days to Sell	130	70	84%	123	124	-1%
Active Listings	62	123				
Single Family						
Units Listed	111	179	-38%	1,134	1,304	-13%
Units Reported Sold	83	118	-30%	977	883	11%
Sell/List Ratio	75%	66%		86%	68%	
Reported Sales Dollars	\$35,248,600	\$45,587,579	-23%	\$390,114,167	\$329,366,384	18%
Average Sell Price / Unit	\$424,682	\$386,335	10%	\$399,298	\$373,008	7%
Median Sell Price	\$415,000			\$385,000		
Sell Price / List Price	98%	98%		97%	96%	
Days to Sell	33	41	-20%	39	61	-35%
Active Listings	155	320				
Condos (Apt)						
Units Listed	16	21	-24%	155	146	6%
Units Reported Sold	13	9	44%	131	102	28%
Sell/List Ratio	81%	43%		85%	70%	
Reported Sales Dollars	\$2,175,011	\$1,375,131	58%	\$24,050,266	\$15,454,241	56%
Average Sell Price / Unit	\$167,309	\$152,792	10%	\$183,590	\$151,512	21%
Median Sell Price	\$117,000			\$165,000		
Sell Price / List Price	100%	97%		98%	93%	
Days to Sell	18	78	-77%	76	94	-19%
Active Listings	47	77				
Condos (Patio)						
Units Listed	1	4	-75%	21	40	-48%
Units Reported Sold	1	1	0%	27	34	-21%
Sell/List Ratio	100%	25%		129%	85%	
Reported Sales Dollars	\$450,000	\$250,000	80%	\$8,678,495	\$8,681,300	-0%
Average Sell Price / Unit	\$450,000	\$250,000	80%	\$321,426	\$255,332	26%
Median Sell Price	\$450,000			\$285,000		
Sell Price / List Price	100%	98%		99%	96%	
Days to Sell	0	6	-100%	58	71	-18%
Active Listings	0	11				
Condos (Twnhse)						
Units Listed	11	14	-21%	132	147	-10%
Units Reported Sold	8	15	-47%	118	106	11%
Sell/List Ratio	73%	107%		89%	72%	
Reported Sales Dollars	\$2,264,800	\$4,036,905	-44%	\$31,346,651	\$26,394,875	19%
Average Sell Price / Unit	\$283,100	\$269,127	5%	\$265,650	\$249,008	7%
Median Sell Price	\$300,000			\$277,000		
Sell Price / List Price	101%	96%		99%	96%	
Days to Sell	20	88	-77%	62	85	-28%
Active Listings	17	37				

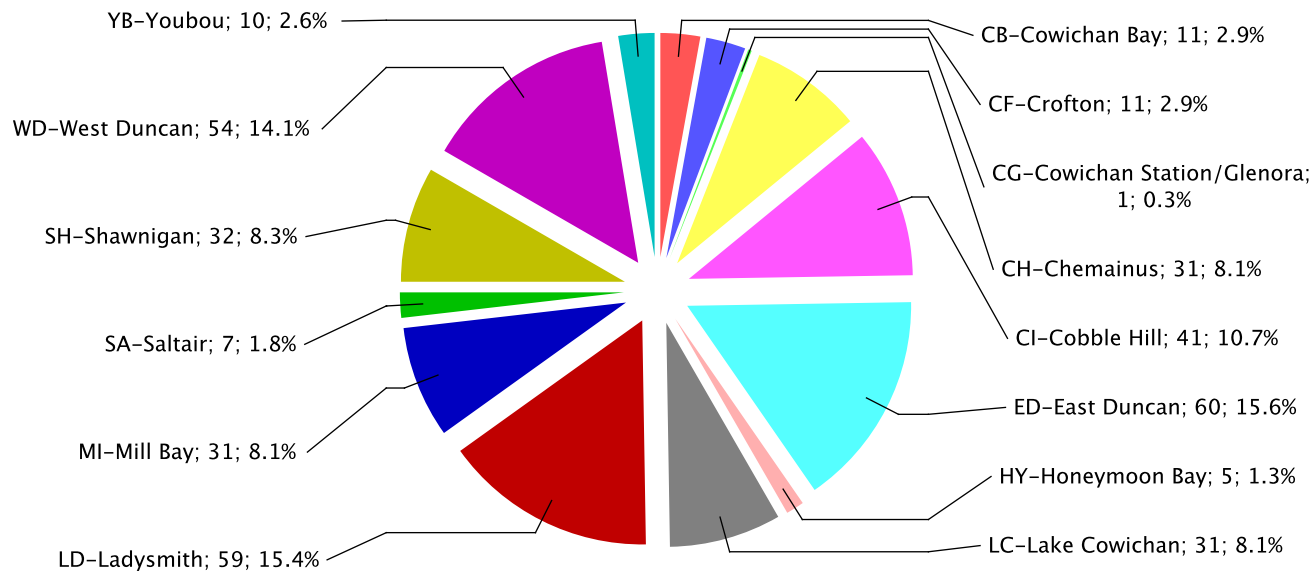
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Apr 30, 2017

	0-150,000	150,001-200,000	200,001-250,000	250,001-300,000	300,001-350,000	350,001-400,000	400,001-450,000	450,001-500,000	500,001-600,000	600,001-700,000	700,001-800,000	800,001-900,000	900,001-1 Mil	OVER 1 Mil	Total
CB-Cowichan Bay	0	0	0	0	0	2	2	3	1	3	0	0	0	0	11
CF-Crofton	0	0	0	3	1	2	1	3	0	0	1	0	0	0	11
CG-Cowichan Station/Glenora	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
CH-Chemainus	0	0	1	2	3	3	6	3	7	1	3	0	0	2	31
CI-Cobble Hill	0	0	0	1	2	1	10	10	8	1	5	2	0	1	41
ED-East Duncan	0	0	1	5	4	10	9	5	14	3	7	0	1	1	60
HY-Honeymoon Bay	0	0	1	1	2	0	0	0	1	0	0	0	0	0	5
LC-Lake Cowichan	1	3	7	9	1	2	3	2	0	1	1	1	0	0	31
LD-Ladysmith	0	4	1	6	7	17	7	7	8	0	0	2	0	0	59
MI-Mill Bay	0	0	0	0	2	0	2	3	9	5	2	4	1	3	31
SA-Saltair	0	0	2	0	0	0	3	0	1	0	1	0	0	0	7
SH-Shawnigan	1	0	0	0	6	7	4	2	5	2	2	1	1	1	32
WD-West Duncan	0	1	2	4	12	15	11	4	2	2	0	0	0	1	54
YB-Youbou	1	1	2	3	0	0	0	1	1	0	0	1	0	0	10
Zone 3 TOTALS	3	9	17	34	41	59	58	43	57	18	22	11	3	9	384

Cowichan Valley - Single Family Sales by Subarea



Total Unconditional Sales January 1 to April 30, 2017 = 384