



jane  
DENHAM  
PERSONAL REAL ESTATE CORPORATION

# Market Report Summary

## February 2022

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**RE/MAX**

ocean pacific realty

Each office independently owned and operated

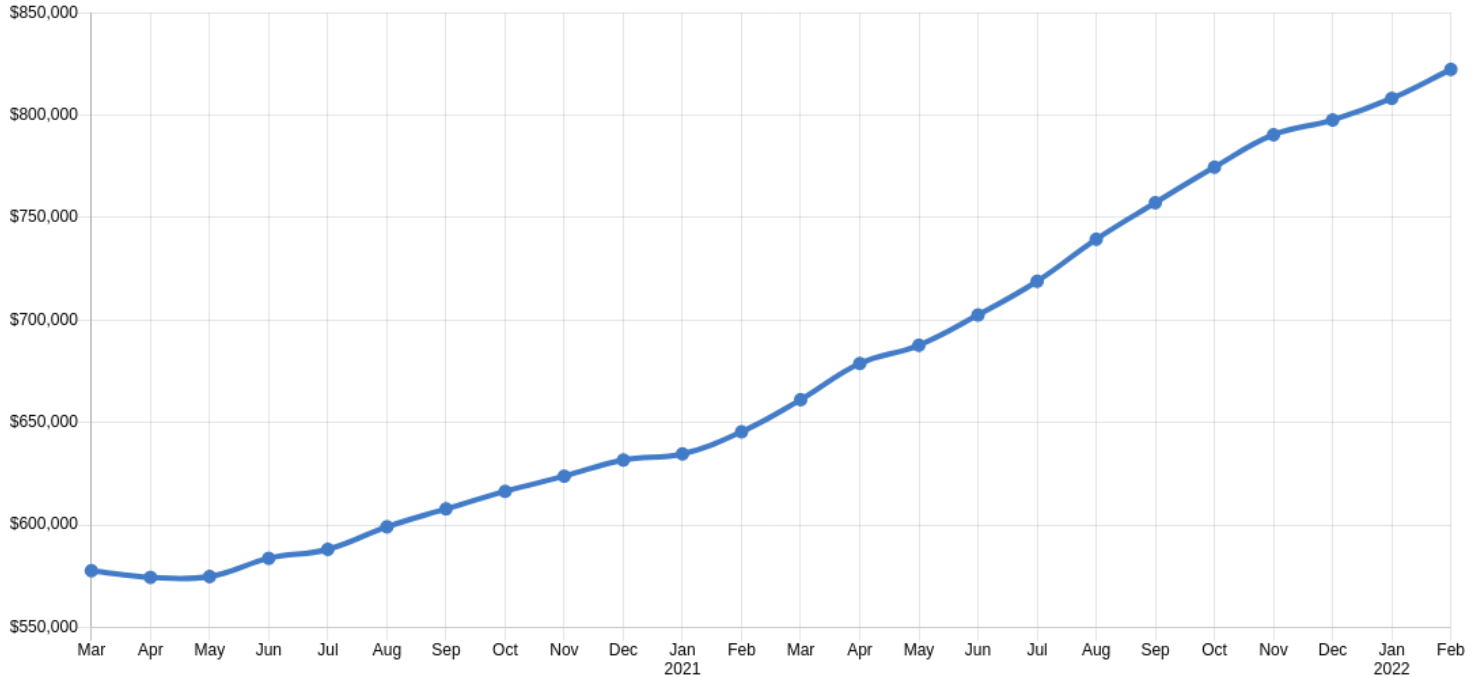
b 250.339.2021

tf 888.829.7205

282 Anderton Road  
Comox, BC V9M 1Y2



## 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	64	62	3.23%	940	856	9.81%
Units Reported Sold	48	57	-15.79%	816	799	2.13%
Sell / List Ratio	75.00%	91.94%		86.81%	93.34%	
Reported Sales Dollars	\$46,575,200	\$42,293,783	10.12%	\$671,055,468	\$515,735,447	30.12%
Average Sell Price / Unit	\$970,317	\$741,996	30.77%	\$822,372	\$645,476	27.41%
Median Sell Price	\$898,200			\$785,000		
Sell Price / List Price	107.02%	101.76%		103.41%	98.91%	
Days to Sell	22	41	-46.34%	23	53	-56.60%
Active Listings	52	52				

### Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	25	29	-13.79%	306	276	10.87%
Units Reported Sold	20	36	-44.44%	290	260	11.54%
Sell / List Ratio	80.00%	124.14%		94.77%	94.20%	
Reported Sales Dollars	\$6,692,700	\$12,655,900	-47.12%	\$112,746,671	\$85,192,040	32.34%
Average Sell Price / Unit	\$334,635	\$351,553	-4.81%	\$388,782	\$327,662	18.65%
Median Sell Price	\$354,500			\$382,000		
Sell Price / List Price	104.80%	104.07%		101.51%	99.08%	
Days to Sell	34	123	-72.36%	31	88	-64.77%
Active Listings	17	31				

### Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	10	38	-73.68%	243	226	7.52%
Units Reported Sold	17	21	-19.05%	239	206	16.02%
Sell / List Ratio	170.00%	55.26%		98.35%	91.15%	
Reported Sales Dollars	\$11,294,000	\$11,574,800	-2.43%	\$134,627,507	\$89,524,902	50.38%
Average Sell Price / Unit	\$664,353	\$551,181	20.53%	\$563,295	\$434,587	29.62%
Median Sell Price	\$740,000			\$560,000		
Sell Price / List Price	105.04%	102.56%		101.87%	99.31%	
Days to Sell	51	76	-32.89%	38	59	-35.59%
Active Listings	15	33				

### Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	9	16	-43.75%	91	168	-45.83%
Units Reported Sold	4	13	-69.23%	73	130	-43.85%
Sell / List Ratio	44.44%	81.25%		80.22%	77.38%	
Reported Sales Dollars	\$1,857,500	\$3,880,700	-52.13%	\$30,230,650	\$42,740,277	-29.27%
Average Sell Price / Unit	\$464,375	\$298,515	55.56%	\$414,118	\$328,771	25.96%
Median Sell Price	\$410,000			\$348,000		
Sell Price / List Price	100.42%	98.56%		99.99%	95.61%	
Days to Sell	12	67	-82.09%	115	127	-9.45%
Active Listings	17	40				



## Single Family Detached Sales Analysis

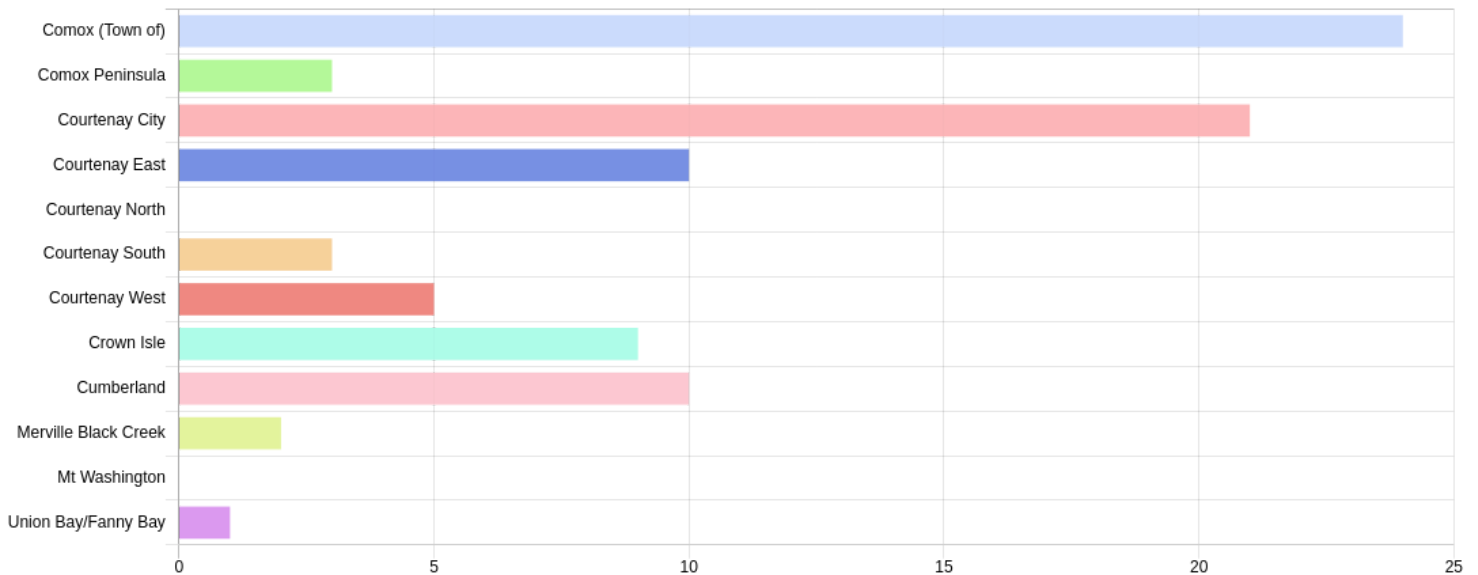
Unconditional Sales from January 1 to February 28, 2022

	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
Comox (Town of)	0	0	0	0	0	0	0	0	0	0	5	9	4	6	24
Comox Peninsula	0	0	0	0	0	0	0	0	0	0	0	0	1	2	3
Courtenay City	0	0	0	0	0	0	0	1	4	5	6	3	2	0	21
Courtenay East	0	0	0	0	0	0	0	0	0	0	2	4	1	3	10
Courtenay North	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Courtenay South	0	0	0	0	0	0	0	0	0	0	0	1	1	1	3
Courtenay West	0	0	0	0	0	0	0	0	0	1	2	0	2	0	5
Crown Isle	0	0	0	0	0	0	0	0	0	0	0	0	0	9	9
Cumberland	0	0	0	0	0	0	0	0	0	2	2	3	1	2	10
Merville Black Creek	0	0	0	0	0	0	0	0	0	0	1	0	1	0	2
Mt Washington	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Union Bay/Fanny Bay	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
Totals	0	0	0	0	0	0	0	1	4	8	18	20	13	24	88
<b>Revised Totals*</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>3</b>	<b>11</b>	<b>19</b>	<b>22</b>	<b>16</b>	<b>37</b>	<b>109</b>

\*including Acreage and Waterfront

## Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to February 28, 2022



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

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## Single Family Detached Sales Analysis

Unconditional Sales from January 1 to December 31, 2021

	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
Comox (Town of)	0	0	0	0	0	0	1	0	16	46	60	35	18	23	199
Comox Peninsula	0	0	0	0	0	0	0	0	1	2	4	6	4	13	30
Courtenay City	0	0	0	0	0	4	2	8	53	53	35	20	11	5	191
Courtenay East	0	0	0	0	0	0	2	1	15	23	41	27	20	11	140
Courtenay North	0	0	0	0	0	0	0	0	2	4	10	5	1	9	31
Courtenay South	0	0	0	0	0	0	1	0	0	4	7	7	3	7	29
Courtenay West	0	0	0	0	0	0	0	0	4	6	5	4	1	1	21
Crown Isle	0	0	0	0	0	0	0	0	0	0	3	7	11	26	47
Cumberland	0	0	0	0	0	0	0	0	4	13	25	17	12	9	80
Merville Black Creek	0	0	0	0	0	0	1	0	4	5	1	2	0	2	15
Mt Washington	0	0	0	0	0	0	0	0	1	1	2	3	4	0	11
Union Bay/Fanny Bay	0	0	0	0	1	1	0	1	4	5	2	5	2	5	26
Totals	0	0	0	0	1	5	7	10	104	162	195	138	87	111	820
<b>Revised Totals *</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>5</b>	<b>7</b>	<b>8</b>	<b>106</b>	<b>163</b>	<b>208</b>	<b>154</b>	<b>100</b>	<b>209</b>	<b>961</b>

\* including Acreage and Waterfront

## Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to December 31, 2021

