



# Market Report Summary

## June 2022

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**RE/MAX**

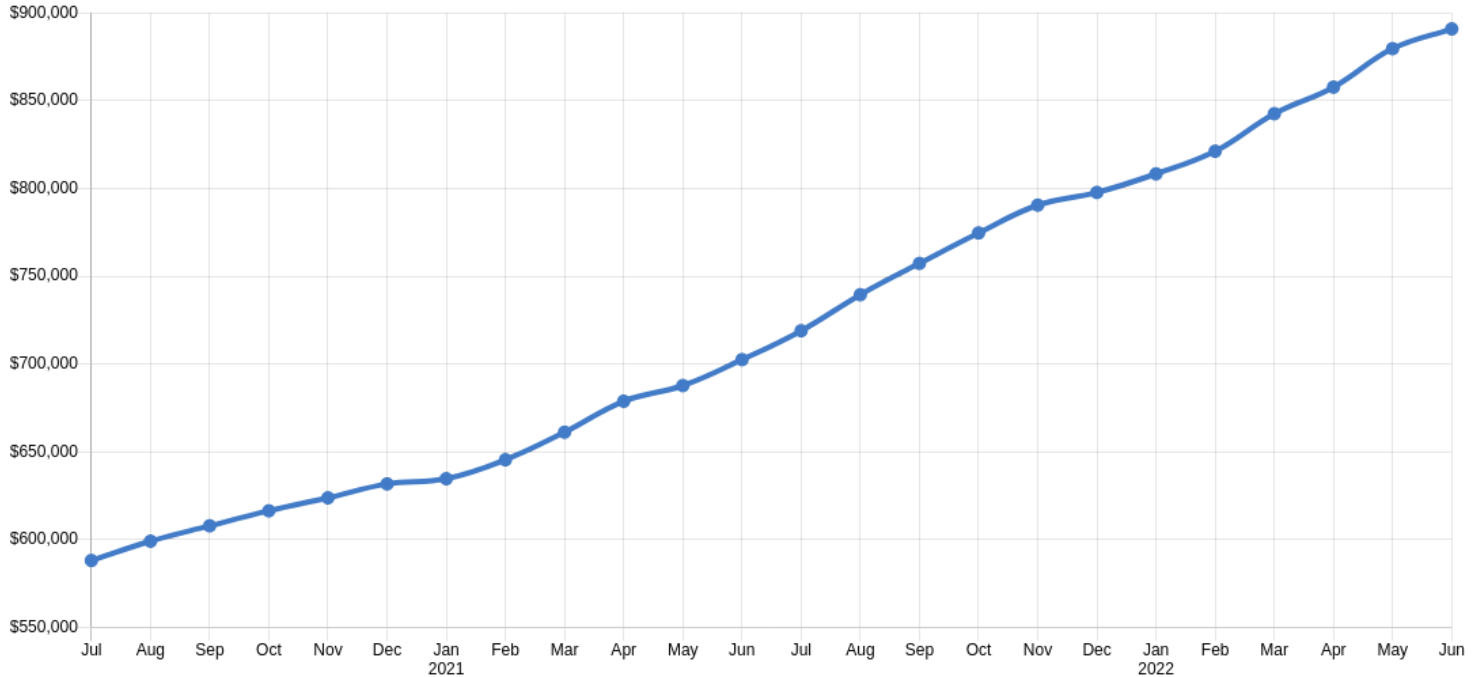
ocean pacific realty

Each office independently owned and operated

b 250.339.2021  
tf 888.829.7205  
282 Anderton Road  
Comox, BC V9M 1Y2

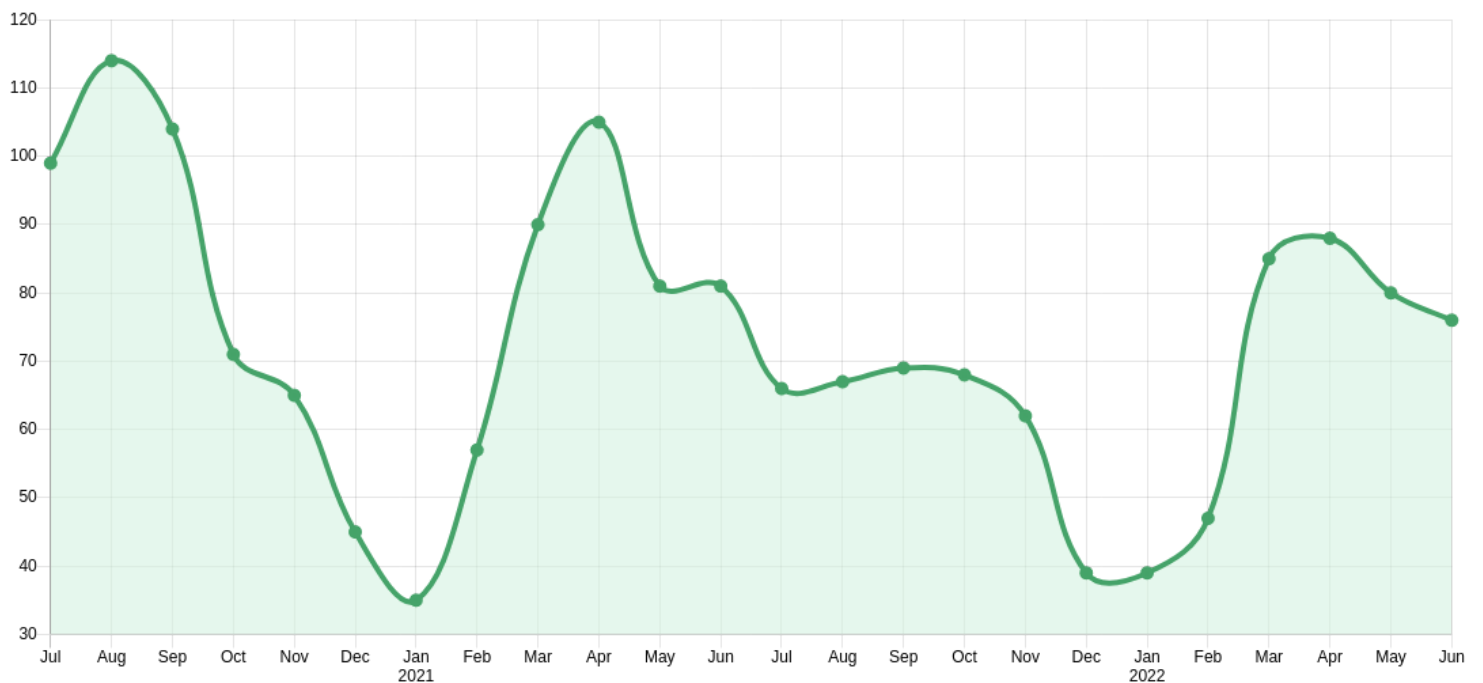


## Cumulative Residential Average Single Family Detached Sale Price



**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	142	81	75.31%	1,046	971	7.72%
Units Reported Sold	76	81	-6.17%	786	947	-17.00%
Sell / List Ratio	53.52%	100.00%		75.14%	97.53%	
Reported Sales Dollars	\$68,331,038	\$63,881,856	6.96%	\$700,200,362	\$665,258,347	5.25%
Average Sell Price / Unit	\$899,093	\$788,665	14.00%	\$890,840	\$702,490	26.81%
Median Sell Price	\$865,000			\$845,000		
Sell Price / List Price	98.55%	102.87%		102.51%	101.19%	
Days to Sell	26	22	18.18%	24	39	-38.46%
Active Listings	188	89				

### Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	41	35	17.14%	350	318	10.06%
Units Reported Sold	19	23	-17.39%	265	327	-18.96%
Sell / List Ratio	46.34%	65.71%		75.71%	102.83%	
Reported Sales Dollars	\$7,413,600	\$8,694,600	-14.73%	\$107,069,425	\$113,710,373	-5.84%
Average Sell Price / Unit	\$390,189	\$378,026	3.22%	\$404,036	\$347,738	16.19%
Median Sell Price	\$350,000			\$400,000		
Sell Price / List Price	99.24%	102.23%		101.87%	100.06%	
Days to Sell	22	25	-12.00%	27	76	-64.47%
Active Listings	95	39				

### Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	27	21	28.57%	258	242	6.61%
Units Reported Sold	13	14	-7.14%	230	239	-3.77%
Sell / List Ratio	48.15%	66.67%		89.15%	98.76%	
Reported Sales Dollars	\$7,072,850	\$7,339,250	-3.63%	\$135,831,586	\$115,388,043	17.72%
Average Sell Price / Unit	\$544,065	\$524,232	3.78%	\$590,572	\$482,795	22.32%
Median Sell Price	\$500,000			\$575,500		
Sell Price / List Price	100.28%	100.72%		102.58%	100.16%	
Days to Sell	21	36	-41.67%	33	54	-38.89%
Active Listings	43	47				

### Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	11	17	-35.29%	88	163	-46.01%
Units Reported Sold	1	9	-88.89%	57	142	-59.86%
Sell / List Ratio	9.09%	52.94%		64.77%	87.12%	
Reported Sales Dollars	\$1,561,000	\$4,099,400	-61.92%	\$29,981,200	\$47,979,247	-37.51%
Average Sell Price / Unit	\$1,561,000	\$455,489	242.71%	\$525,986	\$337,882	55.67%
Median Sell Price	\$1,561,000			\$389,000		
Sell Price / List Price	104.07%	102.83%		99.19%	97.57%	
Days to Sell	7	159	-95.60%	80	126	-36.51%
Active Listings	36	39				



## Single Family Detached Sales Analysis

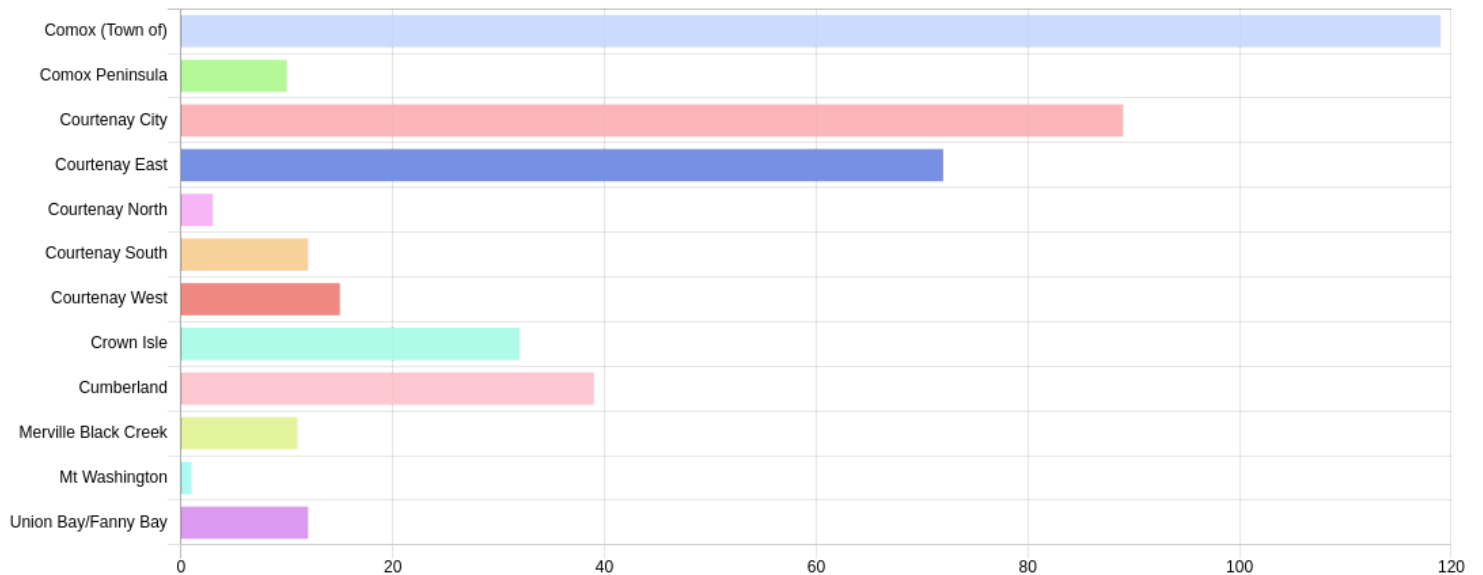
Unconditional Sales from January 1 to June 30, 2022

	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	2	34	32	18	33	119
Comox Peninsula	0	0	0	0	0	0	0	0	0	0	2	2	2	4	10
Courtenay City	0	0	0	0	0	0	0	1	9	16	25	18	10	10	89
Courtenay East	0	0	0	0	0	0	0	1	3	3	13	23	11	18	72
Courtenay North	0	0	0	0	0	0	0	0	0	1	0	0	0	2	3
Courtenay South	0	0	0	0	0	0	0	0	1	0	1	1	3	6	12
Courtenay West	0	0	0	0	0	1	0	0	0	3	3	4	3	1	15
Crown Isle	0	0	0	0	0	0	0	0	0	0	0	1	5	26	32
Cumberland	0	0	0	0	0	0	0	0	0	3	8	7	10	11	39
Merville Black Creek	0	0	0	0	0	0	0	0	0	1	3	4	1	2	11
Mt Washington	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
Union Bay/Fanny Bay	0	0	0	0	0	0	0	0	1	1	1	1	2	6	12
Totals	0	0	0	0	0	1	0	2	14	30	90	94	65	119	415
Revised Totals *	0	0	0	0	0	1	0	2	13	32	96	98	71	181	494

\* including Acreage &amp; Waterfront

## Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to June 30, 2022





## 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

