



Market Report Summary

July 2022

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RE/MAX

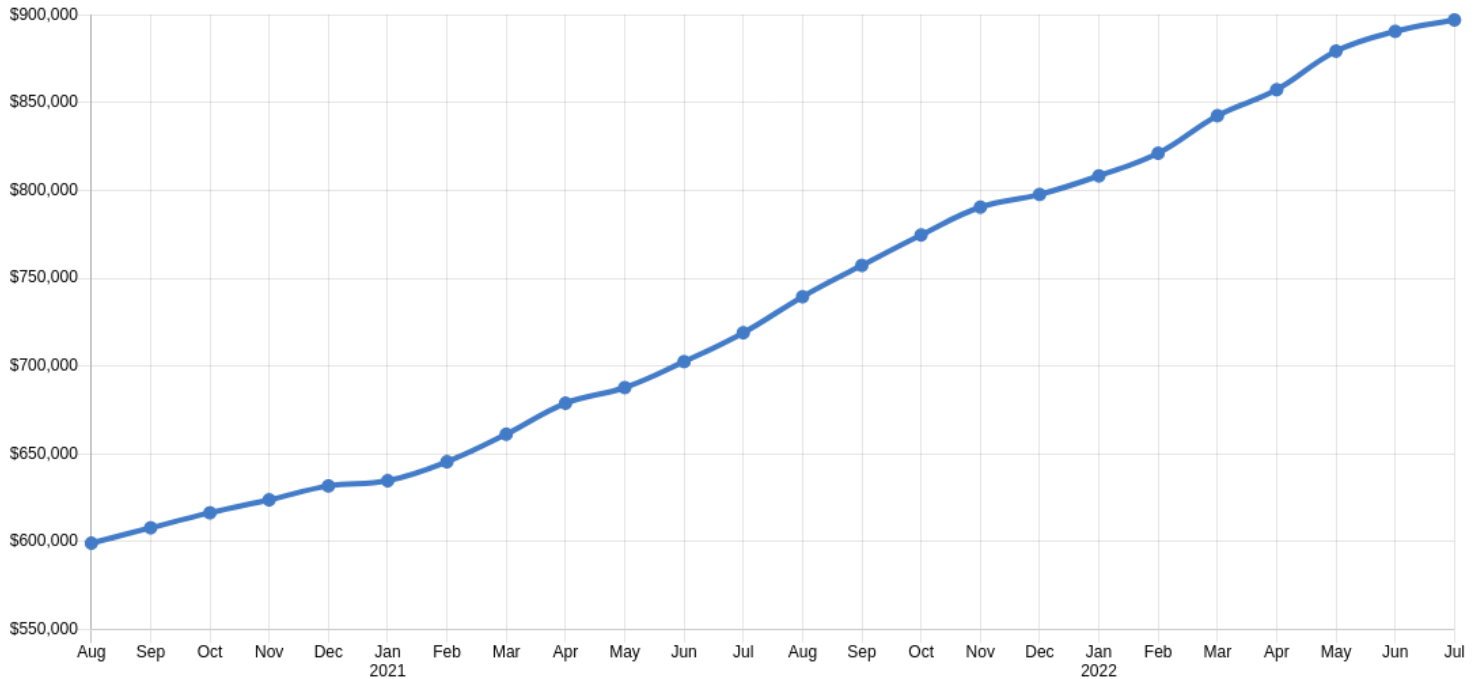
ocean pacific realty

Each office independently owned and operated

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

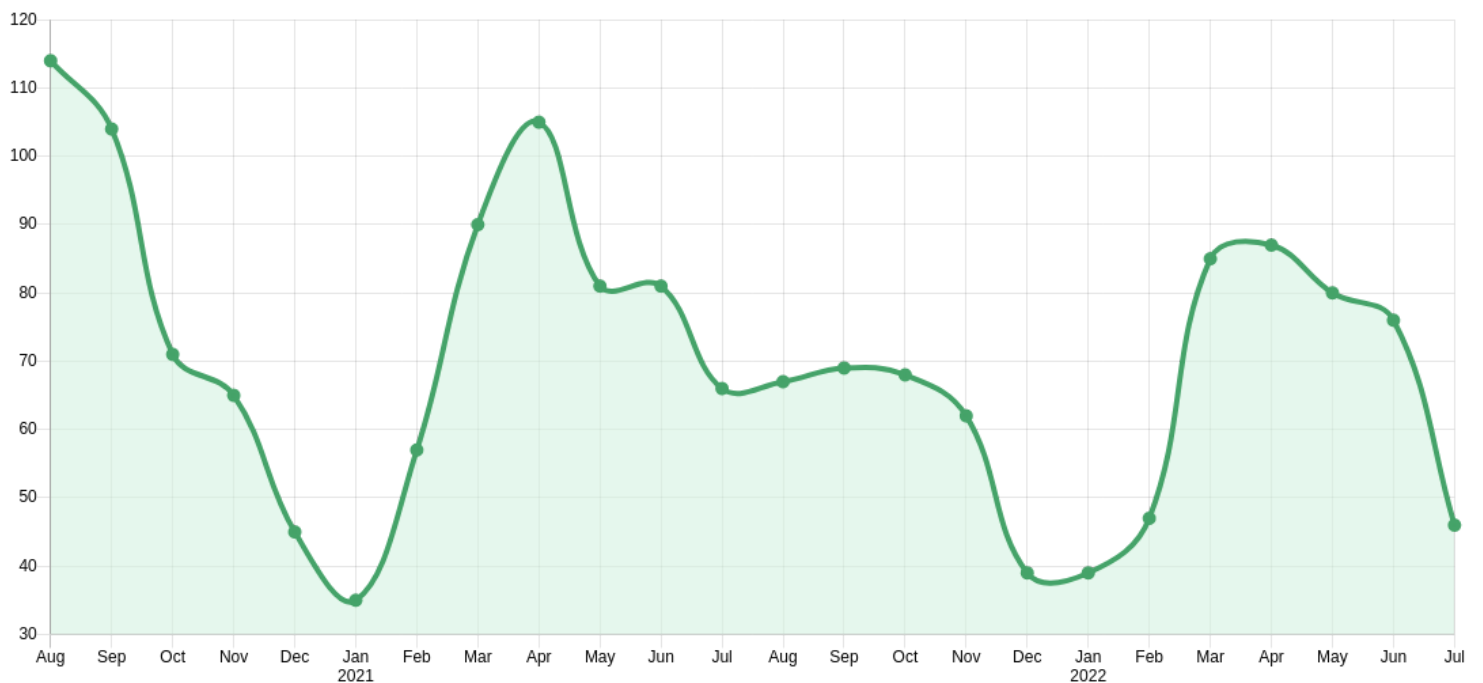


Cumulative Residential Average Single Family Detached Sale Price



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	110	84	30.95%	1,072	924	16.02%
Units Reported Sold	46	66	-30.30%	765	914	-16.30%
Sell / List Ratio	41.82%	78.57%		71.36%	98.92%	
Reported Sales Dollars	\$39,169,445	\$52,000,800	-24.68%	\$686,262,007	\$657,120,797	4.43%
Average Sell Price / Unit	\$851,510	\$787,891	8.07%	\$897,075	\$718,951	24.78%
Median Sell Price	\$805,000			\$850,000		
Sell Price / List Price	98.53%	102.22%		102.30%	101.46%	
Days to Sell	31	25	24.00%	24	35	-31.43%
Active Listings	219	98				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	34	23	47.83%	360	319	12.85%
Units Reported Sold	17	27	-37.04%	255	334	-23.65%
Sell / List Ratio	50.00%	117.39%		70.83%	104.70%	
Reported Sales Dollars	\$8,584,700	\$10,956,000	-21.64%	\$104,698,125	\$118,854,873	-11.91%
Average Sell Price / Unit	\$504,982	\$405,778	24.45%	\$410,581	\$355,853	15.38%
Median Sell Price	\$399,000			\$400,000		
Sell Price / List Price	96.37%	101.14%		101.48%	100.27%	
Days to Sell	32	27	18.52%	27	72	-62.50%
Active Listings	103	31				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	21	22	-4.55%	257	239	7.53%
Units Reported Sold	12	27	-55.56%	215	234	-8.12%
Sell / List Ratio	57.14%	122.73%		83.66%	97.91%	
Reported Sales Dollars	\$7,098,800	\$14,032,760	-49.41%	\$128,897,626	\$115,781,283	11.33%
Average Sell Price / Unit	\$591,567	\$519,732	13.82%	\$599,524	\$494,792	21.17%
Median Sell Price	\$557,500			\$582,500		
Sell Price / List Price	97.75%	101.02%		102.48%	100.46%	
Days to Sell	30	48	-37.50%	32	52	-38.46%
Active Listings	43	36				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	13	9	44.44%	92	163	-43.56%
Units Reported Sold	1	8	-87.50%	49	139	-64.75%
Sell / List Ratio	7.69%	88.89%		53.26%	85.28%	
Reported Sales Dollars	\$1,540,000	\$2,738,100	-43.76%	\$28,384,100	\$46,635,597	-39.14%
Average Sell Price / Unit	\$1,540,000	\$342,263	349.95%	\$579,267	\$335,508	72.65%
Median Sell Price	\$1,540,000			\$425,000		
Sell Price / List Price	91.67%	102.48%		98.44%	98.17%	
Days to Sell	12	90	-86.67%	80	122	-34.43%
Active Listings	45	38				



Single Family Detached Sales Analysis

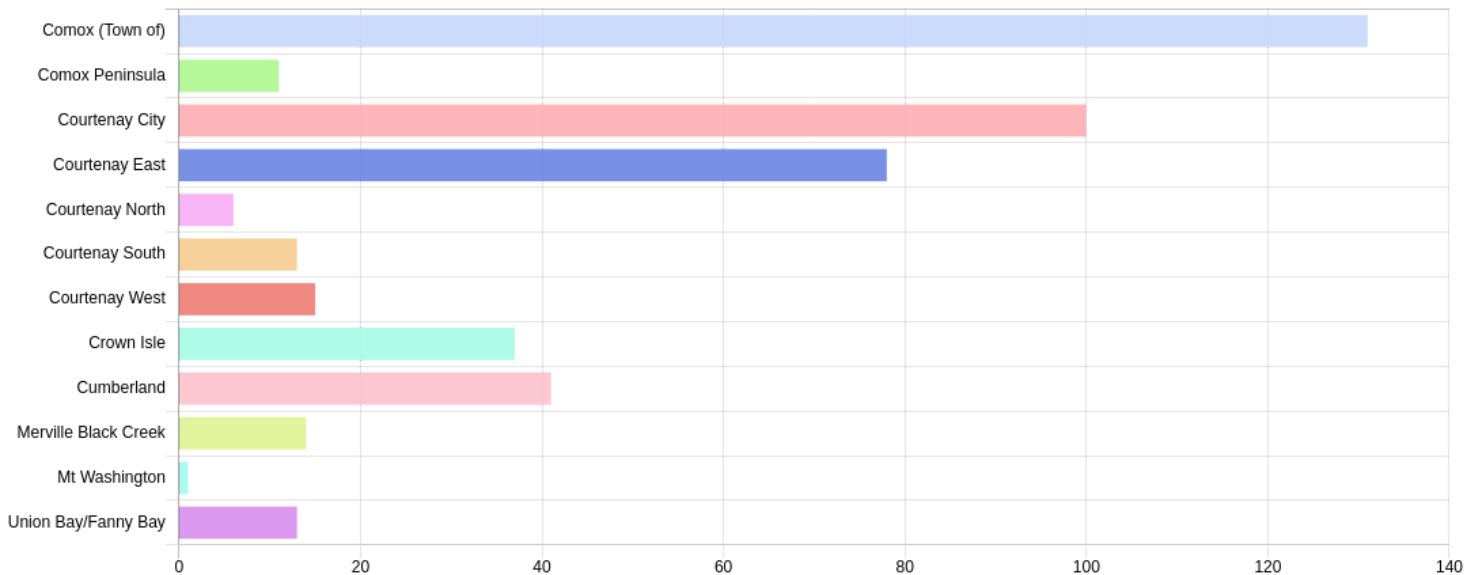
Unconditional Sales from January 1 to July 31, 2022

	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	7	37	33	21	33	131
Comox Peninsula	0	0	0	0	0	0	0	0	0	0	2	2	2	5	11
Courtenay City	0	0	0	0	0	0	0	1	10	20	28	19	12	10	100
Courtenay East	0	0	0	0	0	1	0	1	3	4	13	24	13	19	78
Courtenay North	0	0	0	0	0	0	0	1	0	1	0	0	0	4	6
Courtenay South	0	0	0	0	0	0	0	0	1	0	1	1	3	7	13
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	1	1	7	28	37
Cumberland	0	0	0	0	0	0	0	0	0	3	8	7	11	12	41
Merville Black Creek	0	0	0	0	0	0	0	0	0	2	4	4	2	2	14
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	2	1	2	6	13
Totals	0	0	0	0	0	2	0	3	15	41	99	97	76	127	460
Revised Totals *	0	0	0	0	0	2	0	3	15	41	99	106	80	203	548

* including Acreage and Waterfront

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to July 31, 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

Revised Totals * **0** **0** **0** **0** **1** **5** **7** **8** **106** **163** **208** **154** **100** **209** **961**

* including Acreage and Waterfront

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to December 31, 2021

