



# Market Report Summary

## August 2022

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**RE/MAX**

ocean pacific realty

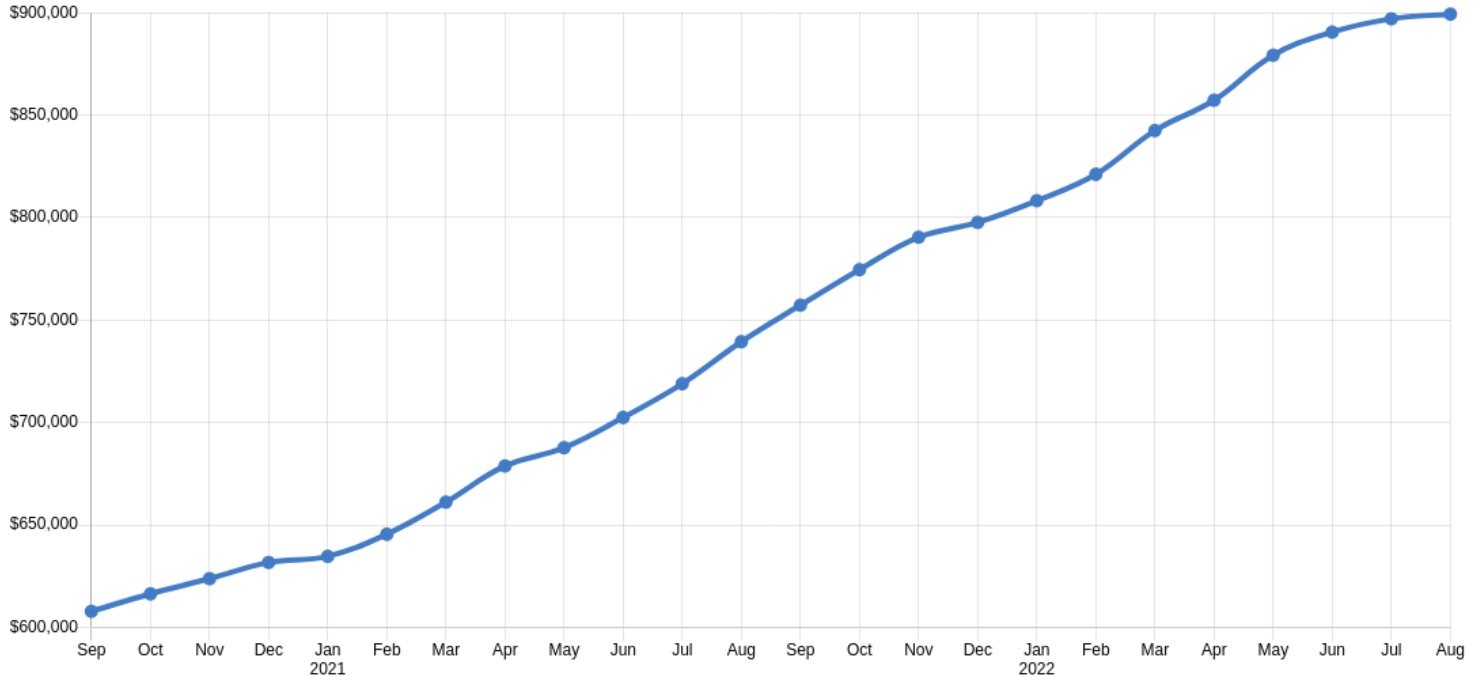
Each office independently owned and operated

b 250.339.2021  
tf 888.829.7205

282 Anderton Road  
Comox, BC V9M 1Y2

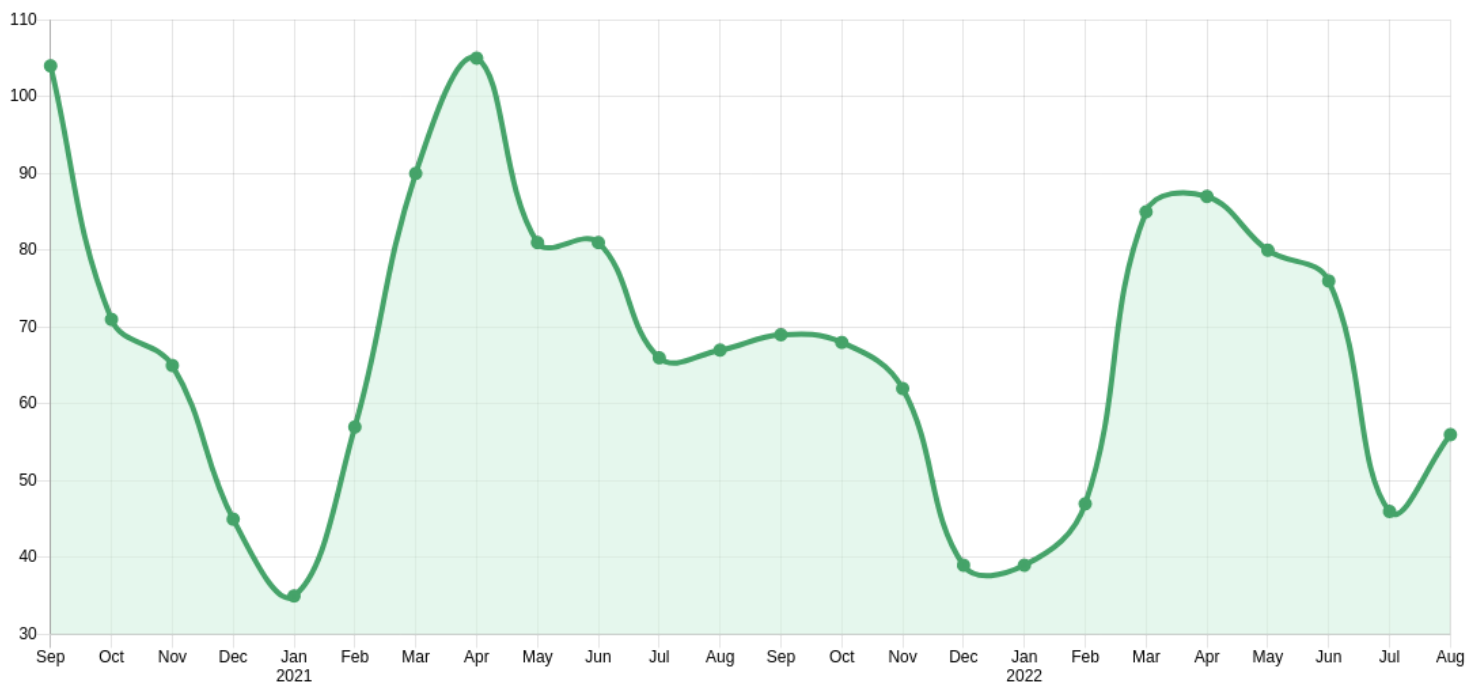


## Cumulative Residential Average Single Family Detached Sale Price



**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	78	74	5.41%	1,075	916	17.36%
Units Reported Sold	56	67	-16.42%	754	867	-13.03%
Sell / List Ratio	71.79%	90.54%		70.14%	94.65%	
Reported Sales Dollars	\$49,127,970	\$57,270,566	-14.22%	\$678,119,410	\$641,109,952	5.77%
Average Sell Price / Unit	\$877,285	\$854,785	2.63%	\$899,363	\$739,458	21.62%
Median Sell Price	\$855,000			\$855,000		
Sell Price / List Price	97.64%	101.62%		102.01%	101.77%	
Days to Sell	43	25	72.00%	25	33	-24.24%
Active Listings	206	87				

### Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	24	23	4.35%	362	314	15.29%
Units Reported Sold	12	24	-50.00%	243	332	-26.81%
Sell / List Ratio	50.00%	104.35%		67.13%	105.73%	
Reported Sales Dollars	\$3,881,300	\$9,349,800	-58.49%	\$99,229,625	\$119,729,423	-17.12%
Average Sell Price / Unit	\$323,442	\$389,575	-16.98%	\$408,352	\$360,631	13.23%
Median Sell Price	\$282,450			\$401,000		
Sell Price / List Price	97.56%	99.49%		101.51%	100.31%	
Days to Sell	50	49	2.04%	26	71	-63.38%
Active Listings	108	32				

### Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	28	21	33.33%	264	238	10.92%
Units Reported Sold	12	27	-55.56%	200	233	-14.16%
Sell / List Ratio	42.86%	128.57%		75.76%	97.90%	
Reported Sales Dollars	\$6,964,955	\$15,099,500	-53.87%	\$120,763,081	\$118,363,403	2.03%
Average Sell Price / Unit	\$580,413	\$559,241	3.79%	\$603,815	\$507,997	18.86%
Median Sell Price	\$608,278			\$594,000		
Sell Price / List Price	97.63%	101.91%		102.25%	100.85%	
Days to Sell	41	33	24.24%	32	46	-30.43%
Active Listings	50	30				

### Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	12	6	100.00%	98	137	-28.47%
Units Reported Sold	2	5	-60.00%	46	129	-64.34%
Sell / List Ratio	16.67%	83.33%		46.94%	94.16%	
Reported Sales Dollars	\$1,018,000	\$2,522,500	-59.64%	\$26,879,600	\$43,837,098	-38.68%
Average Sell Price / Unit	\$509,000	\$504,500	0.89%	\$584,339	\$339,822	71.95%
Median Sell Price	\$509,000			\$427,500		
Sell Price / List Price	97.43%	97.75%		98.47%	98.40%	
Days to Sell	19	30	-36.67%	83	119	-30.25%
Active Listings	51	36				



## Single Family Detached Sales Analysis

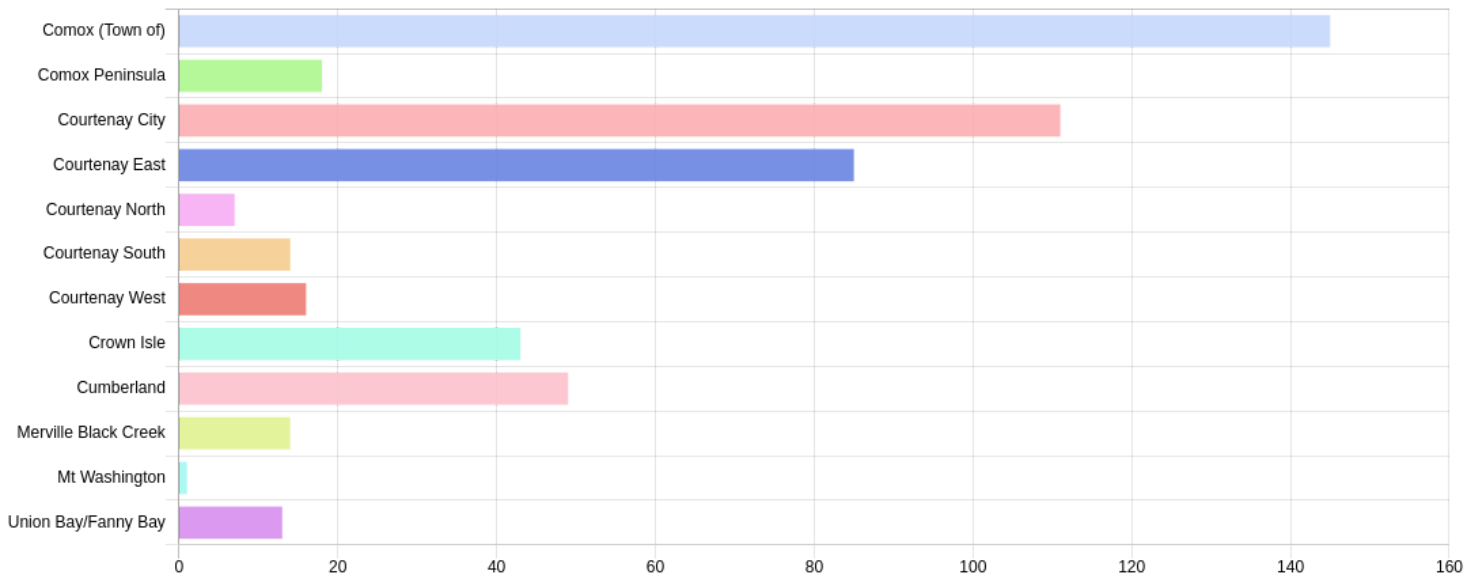
Unconditional Sales from January 1 to August 31, 2022

	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	1	2	7	41	37	22	35	145
Comox Peninsula	0	0	0	0	0	0	0	0	1	2	2	3	2	8	18
Courtenay City	0	0	0	0	0	0	0	1	12	23	29	21	14	11	111
Courtenay East	0	0	0	0	0	1	0	1	3	5	14	27	15	19	85
Courtenay North	0	0	0	0	0	0	0	1	0	1	0	0	1	4	7
Courtenay South	0	0	0	0	0	0	0	0	1	0	1	2	3	7	14
Courtenay West	0	0	0	0	0	1	0	0	0	3	3	5	3	1	16
Crown Isle	0	0	0	0	0	0	0	0	0	0	2	1	8	32	43
Cumberland	0	0	0	0	0	0	0	0	0	4	11	8	12	14	49
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	4	20	48	109	110	84	139	516
<b>Revised Totals *</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>4</b>	<b>19</b>	<b>51</b>	<b>114</b>	<b>117</b>	<b>88</b>	<b>216</b>	<b>611</b>

\* including Acreage &amp; Waterfront

## Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to August 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
<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

