



# Market Report Summary

## October 2022

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**RE/MAX**

ocean pacific realty

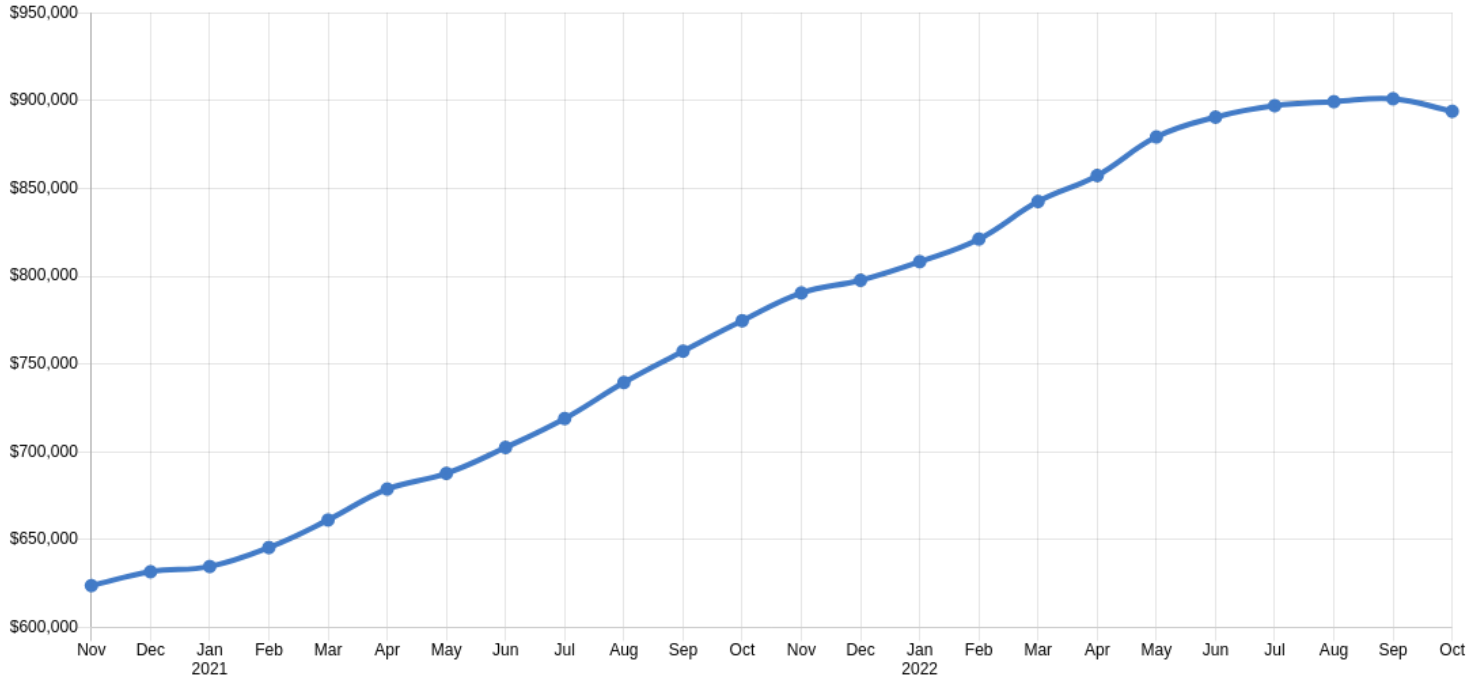
Each office independently owned and operated

b 250.339.2021  
tf 888.829.7205

282 Anderton Road  
Comox, BC V9M 1Y2

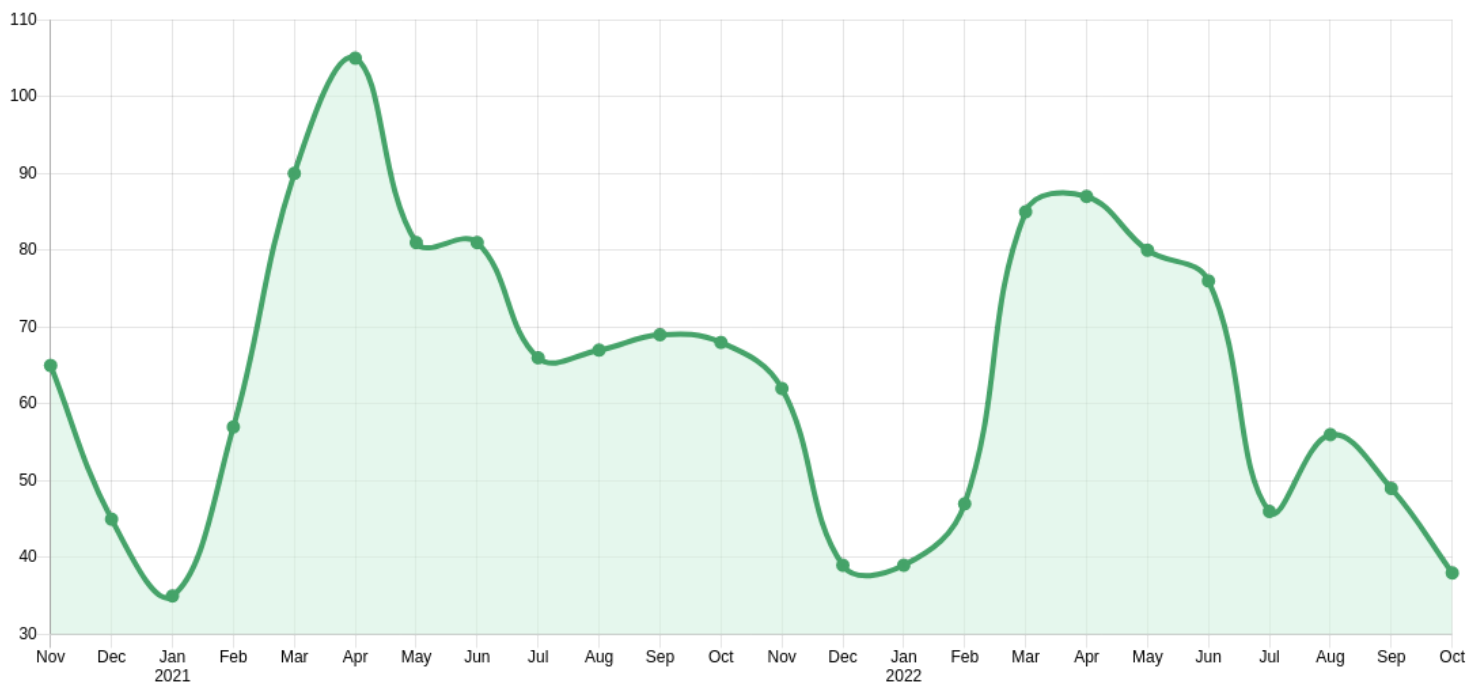


## Cumulative Residential Average Single Family Detached Sale Price



**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	81	60	35.00%	1,119	902	24.06%
Units Reported Sold	38	68	-44.12%	704	829	-15.08%
Sell / List Ratio	46.91%	113.33%		62.91%	91.91%	
Reported Sales Dollars	\$27,253,300	\$59,308,511	-54.05%	\$629,305,739	\$642,165,585	-2.00%
Average Sell Price / Unit	\$717,192	\$872,184	-17.77%	\$893,900	\$774,627	15.40%
Median Sell Price	\$682,500			\$850,000		
Sell Price / List Price	97.18%	102.42%		101.52%	102.56%	
Days to Sell	47	28	67.86%	27	27	0.00%
Active Listings	211	68				

### Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	32	20	60.00%	353	327	7.95%
Units Reported Sold	7	27	-74.07%	200	323	-38.08%
Sell / List Ratio	21.88%	135.00%		56.66%	98.78%	
Reported Sales Dollars	\$2,748,000	\$11,423,056	-75.94%	\$81,928,369	\$120,115,364	-31.79%
Average Sell Price / Unit	\$392,571	\$423,076	-7.21%	\$409,642	\$371,874	10.16%
Median Sell Price	\$428,000			\$388,000		
Sell Price / List Price	92.41%	101.85%		100.95%	100.93%	
Days to Sell	35	25	40.00%	29	53	-45.28%
Active Listings	90	27				

### Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	33	36	-8.33%	275	258	6.59%
Units Reported Sold	9	12	-25.00%	188	229	-17.90%
Sell / List Ratio	27.27%	33.33%		68.36%	88.76%	
Reported Sales Dollars	\$4,560,900	\$7,632,355	-40.24%	\$113,977,393	\$121,664,156	-6.32%
Average Sell Price / Unit	\$506,767	\$636,030	-20.32%	\$606,263	\$531,285	14.11%
Median Sell Price	\$531,000			\$581,250		
Sell Price / List Price	97.38%	101.27%		101.85%	101.22%	
Days to Sell	51	61	-16.39%	29	46	-36.96%
Active Listings	68	35				

### Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	9	5	80.00%	107	120	-10.83%
Units Reported Sold	4	3	33.33%	42	106	-60.38%
Sell / List Ratio	44.44%	60.00%		39.25%	88.33%	
Reported Sales Dollars	\$1,994,900	\$1,117,500	78.51%	\$26,040,200	\$37,110,950	-29.83%
Average Sell Price / Unit	\$498,725	\$372,500	33.89%	\$620,005	\$350,103	77.09%
Median Sell Price	\$520,000			\$505,000		
Sell Price / List Price	96.47%	97.06%		97.97%	98.83%	
Days to Sell	50	126	-60.32%	80	102	-21.57%
Active Listings	53	22				



## Single Family Detached Sales Analysis

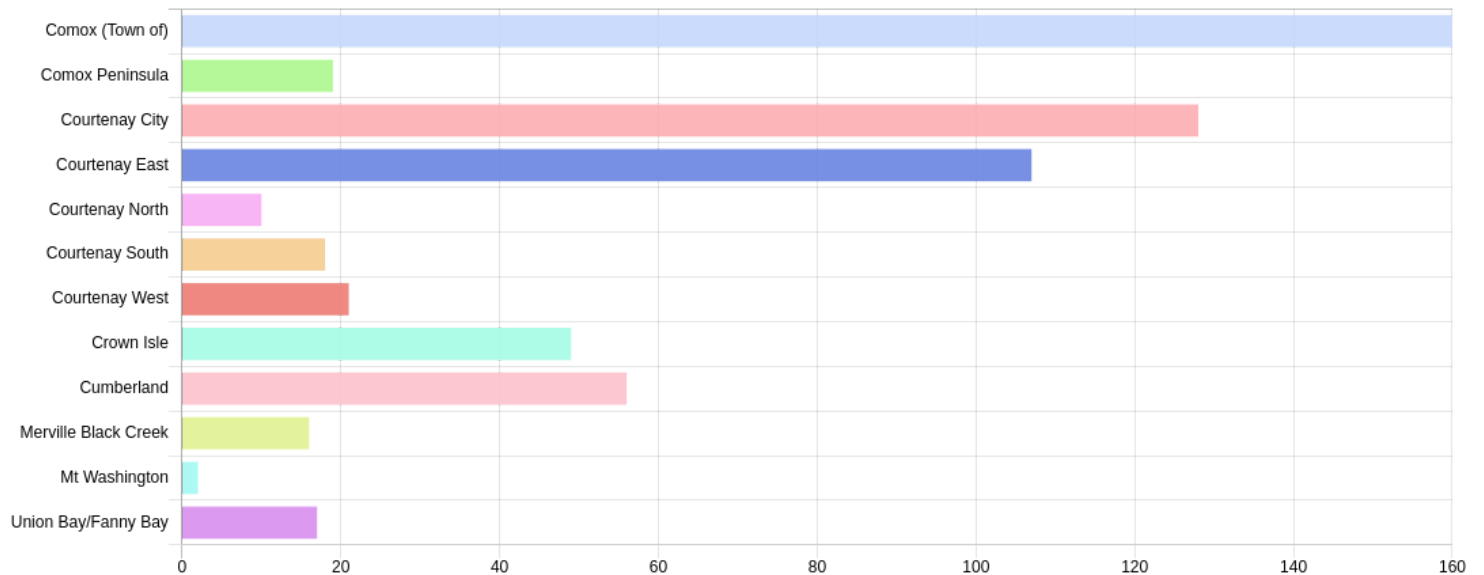
Unconditional Sales from January 1 to October 31, 2022

	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	5	8	47	38	22	39	160
Comox Peninsula	0	0	0	0	0	0	0	0	2	2	2	3	2	8	19
Courtenay City	0	0	0	0	0	0	0	1	19	28	31	23	14	12	128
Courtenay East	0	0	0	0	0	1	0	1	5	11	19	33	18	19	107
Courtenay North	0	0	0	0	0	0	0	1	0	2	0	0	2	5	10
Courtenay South	0	0	0	0	0	0	0	0	1	1	1	2	4	9	18
Courtenay West	0	0	0	0	0	1	1	1	2	4	3	5	3	1	21
Crown Isle	0	0	0	0	0	0	0	0	0	0	2	2	9	36	49
Cumberland	0	0	0	0	1	0	0	0	1	4	14	9	12	15	56
Merville Black Creek	0	0	0	0	0	0	0	0	1	2	4	5	2	2	16
Mt Washington	0	0	0	0	0	0	0	0	0	0	1	1	0	0	2
Union Bay/Fanny Bay	0	0	0	0	0	0	0	0	2	1	3	2	3	6	17
Totals	0	0	0	0	1	2	1	5	38	63	127	123	91	152	603
<b>Revised Totals*</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>5</b>	<b>36</b>	<b>68</b>	<b>132</b>	<b>132</b>	<b>101</b>	<b>248</b>	<b>726</b>

\* including Acreage and Waterfront

## Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to October 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

