



# Market Report Summary

## November 2022

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**RE/MAX**

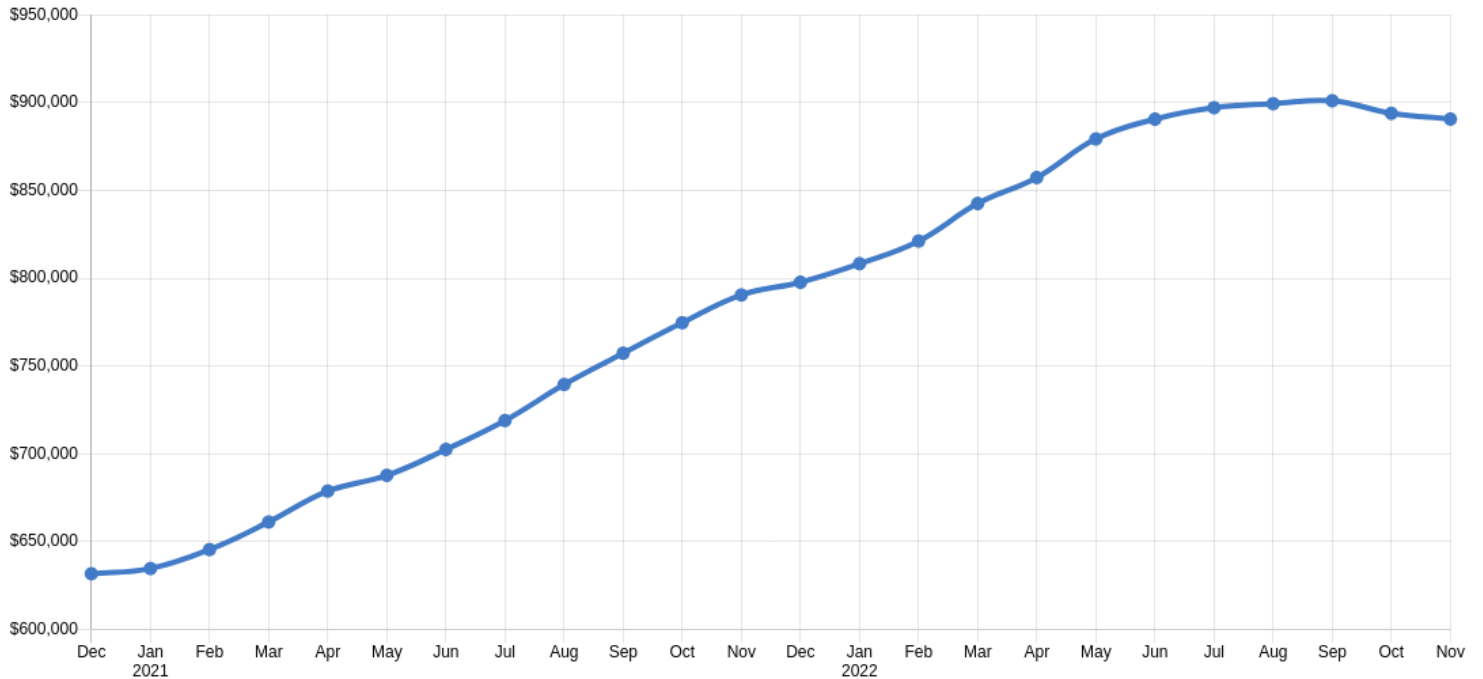
ocean pacific realty

Each office independently owned and operated

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

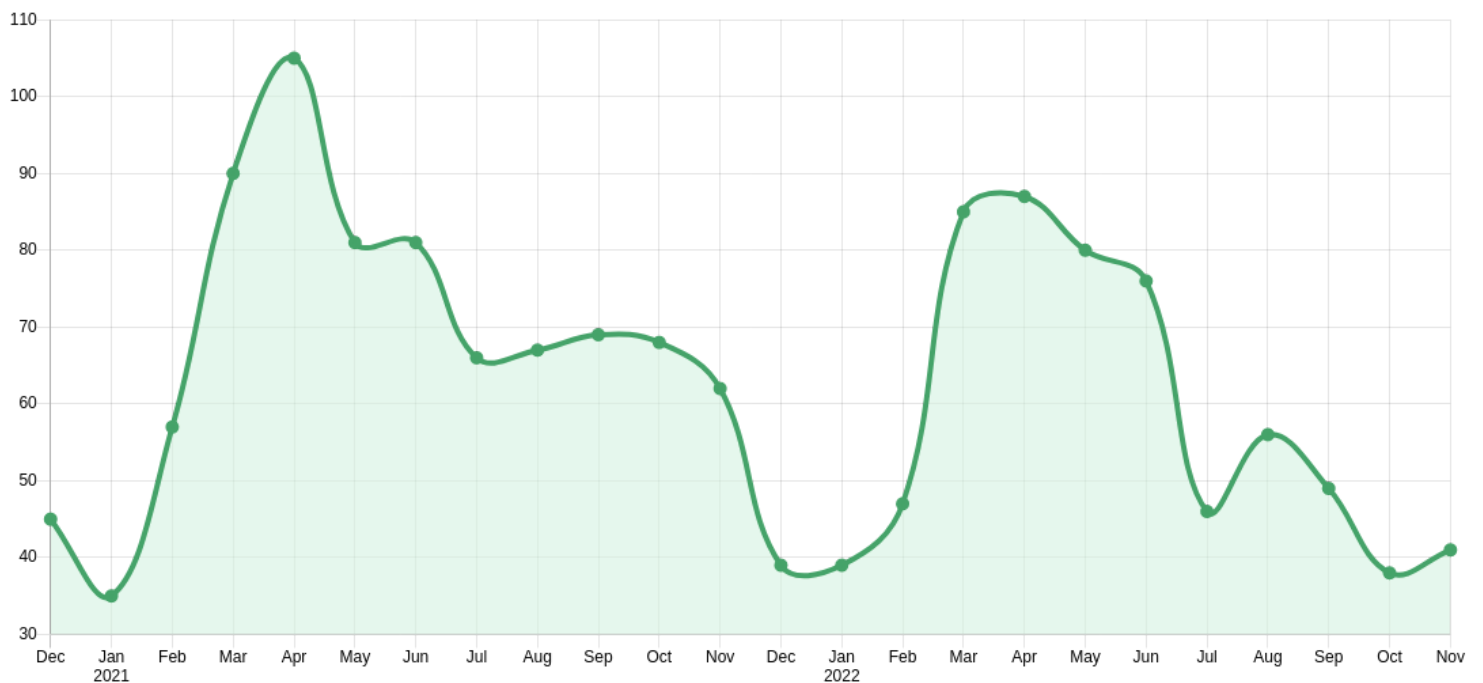


## Cumulative Residential Average Single Family Detached Sale Price



**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	46	52	-11.54%	1,113	912	22.04%
Units Reported Sold	41	62	-33.87%	683	826	-17.31%
Sell / List Ratio	89.13%	119.23%		61.37%	90.57%	
Reported Sales Dollars	\$32,237,450	\$53,256,450	-39.47%	\$608,286,739	\$652,922,325	-6.84%
Average Sell Price / Unit	\$786,279	\$858,975	-8.46%	\$890,610	\$790,463	12.67%
Median Sell Price	\$752,000			\$849,000		
Sell Price / List Price	96.88%	102.85%		101.15%	102.77%	
Days to Sell	64	33	93.94%	29	27	7.41%
Active Listings	175	48				

### Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	21	18	16.67%	356	328	8.54%
Units Reported Sold	16	23	-30.43%	193	325	-40.62%
Sell / List Ratio	76.19%	127.78%		54.21%	99.09%	
Reported Sales Dollars	\$6,184,300	\$8,914,647	-30.63%	\$79,198,022	\$120,158,811	-34.09%
Average Sell Price / Unit	\$386,519	\$387,593	-0.28%	\$410,352	\$369,719	10.99%
Median Sell Price	\$397,500			\$399,000		
Sell Price / List Price	97.89%	101.15%		100.69%	101.14%	
Days to Sell	51	34	50.00%	30	50	-40.00%
Active Listings	65	20				

### Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	13	5	160.00%	283	255	10.98%
Units Reported Sold	8	16	-50.00%	180	233	-22.75%
Sell / List Ratio	61.54%	320.00%		63.60%	91.37%	
Reported Sales Dollars	\$4,844,900	\$9,735,451	-50.23%	\$109,086,842	\$125,809,507	-13.29%
Average Sell Price / Unit	\$605,613	\$608,466	-0.47%	\$606,038	\$539,955	12.24%
Median Sell Price	\$587,500			\$578,000		
Sell Price / List Price	96.81%	99.67%		101.82%	101.20%	
Days to Sell	56	41	36.59%	29	45	-35.56%
Active Listings	59	22				

### Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	40	5	700.00%	142	117	21.37%
Units Reported Sold	7	6	16.67%	43	101	-57.43%
Sell / List Ratio	17.50%	120.00%		30.28%	86.32%	
Reported Sales Dollars	\$3,004,313	\$3,924,000	-23.44%	\$25,120,513	\$36,975,450	-32.06%
Average Sell Price / Unit	\$429,188	\$654,000	-34.37%	\$584,198	\$366,094	59.58%
Median Sell Price	\$422,363			\$474,075		
Sell Price / List Price	102.03%	97.01%		98.59%	98.79%	
Days to Sell	15	139	-89.21%	60	101	-40.59%
Active Listings	81	17				



## Single Family Detached Sales Analysis

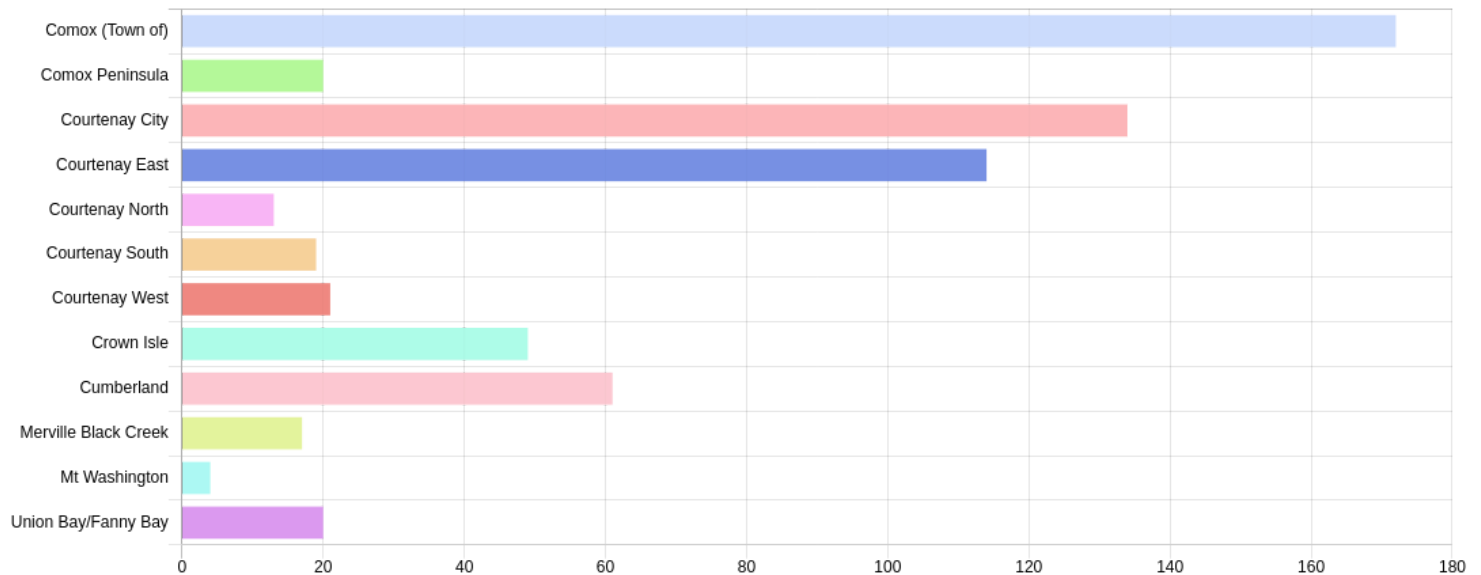
Unconditional Sales from January 1 to November 30, 2022

	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	1	5	10	53	40	22	41	172
Comox Peninsula	0	0	0	0	0	0	0	0	2	2	2	4	2	8	20
Courtenay City	0	0	0	0	0	0	0	2	19	30	33	23	14	13	134
Courtenay East	0	0	0	0	0	1	0	1	6	11	21	36	18	20	114
Courtenay North	0	0	0	0	0	0	0	1	1	3	1	0	2	5	13
Courtenay South	0	0	0	0	0	0	0	0	1	1	1	3	4	9	19
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	1	1	7	15	9	12	15	61
Merville Black Creek	0	0	0	0	0	0	0	0	1	2	4	6	2	2	17
Mt Washington	0	0	0	0	0	0	0	0	0	0	1	2	0	1	4
Union Bay/Fanny Bay	0	0	0	0	1	0	0	0	2	2	3	2	3	7	20
Totals	0	0	0	0	2	2	1	7	40	72	139	132	91	158	644
<b>Revised Totals *</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>5</b>	<b>39</b>	<b>75</b>	<b>144</b>	<b>140</b>	<b>102</b>	<b>258</b>	<b>768</b>

\* including Acreage and Waterfront

## Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to November 30, 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
<b>Totals</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>5</b>	<b>7</b>	<b>10</b>	<b>104</b>	<b>162</b>	<b>195</b>	<b>138</b>	<b>87</b>	<b>111</b>	<b>820</b>
<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

