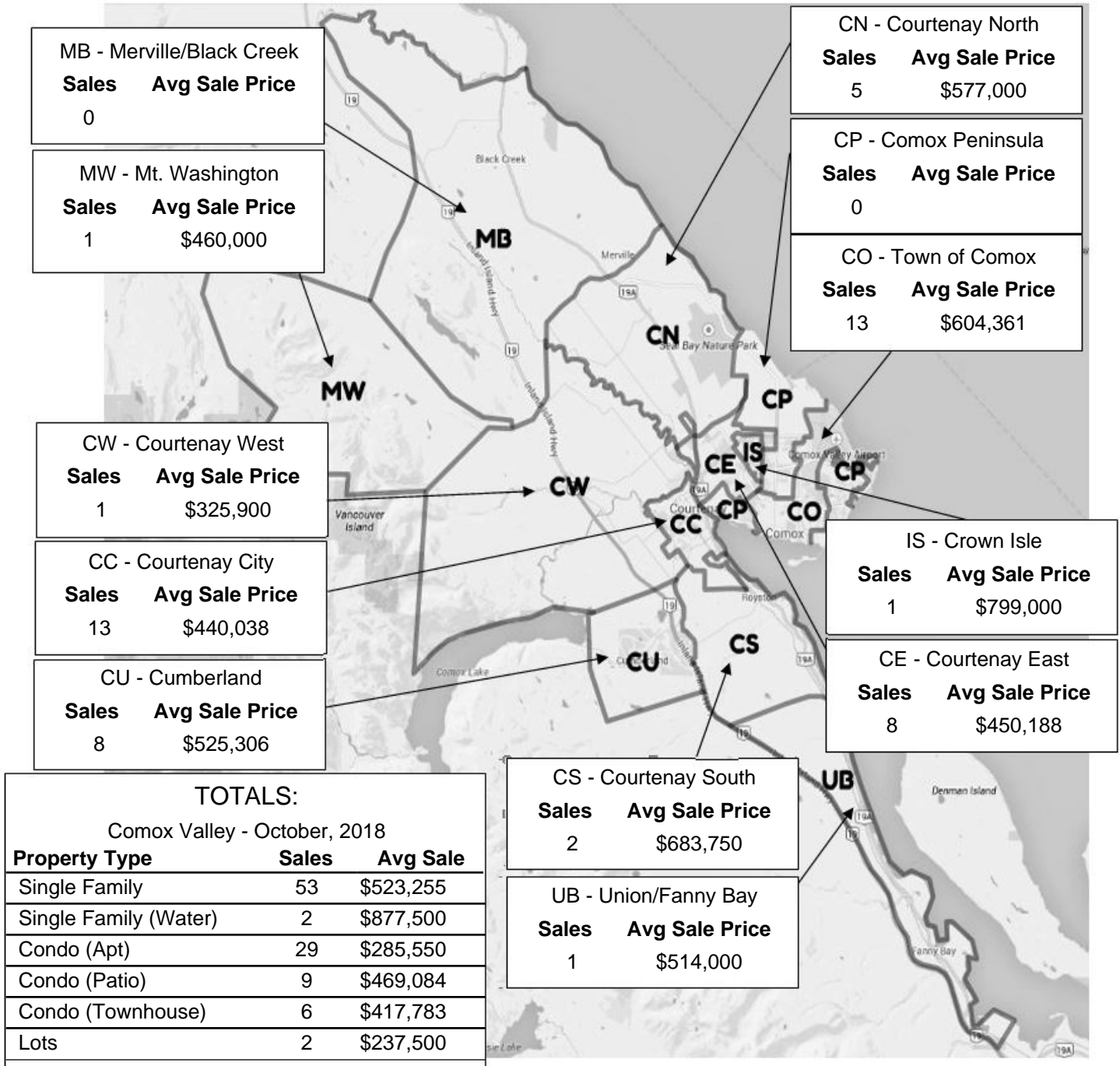




# Comox Valley

## Home Sales for the month of October, 2018 (Single Family)

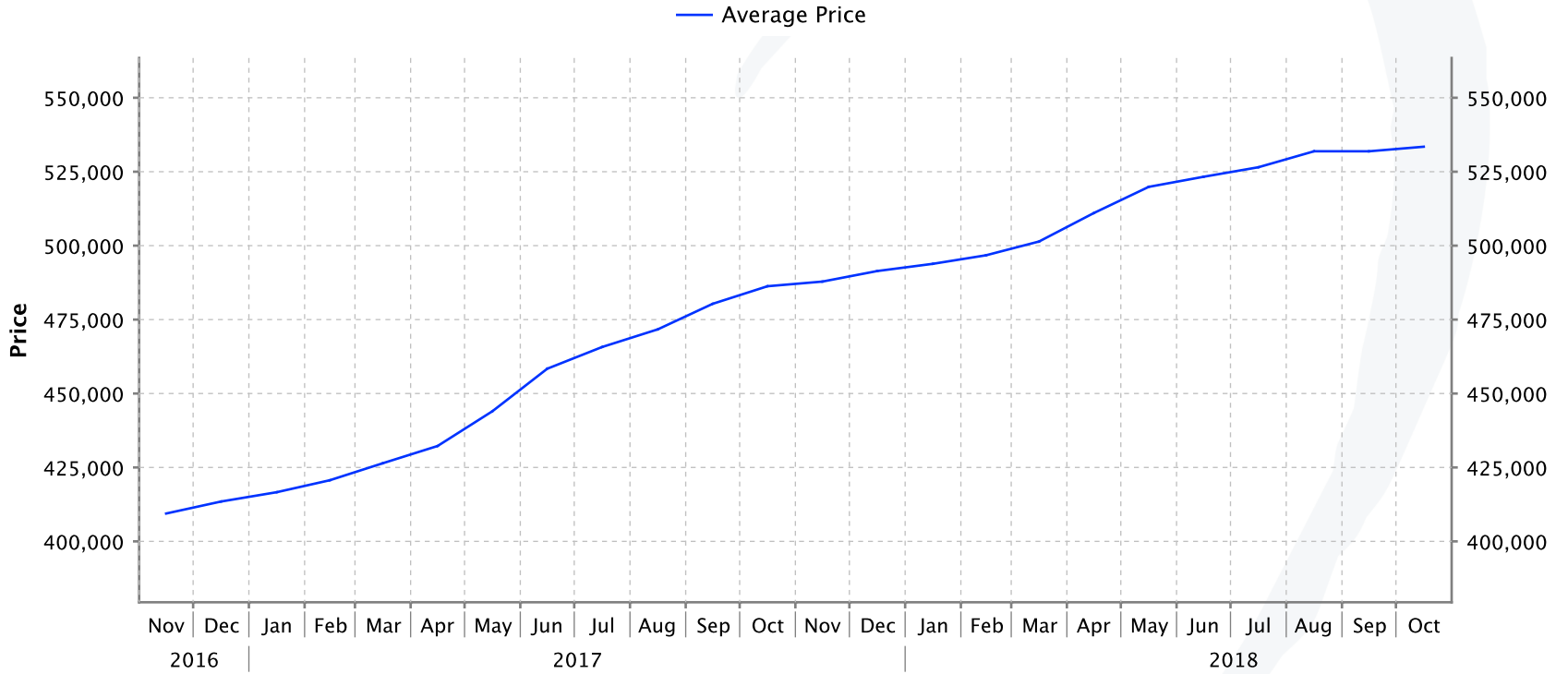


Average sale price does not include Waterfront.

# Comox Valley

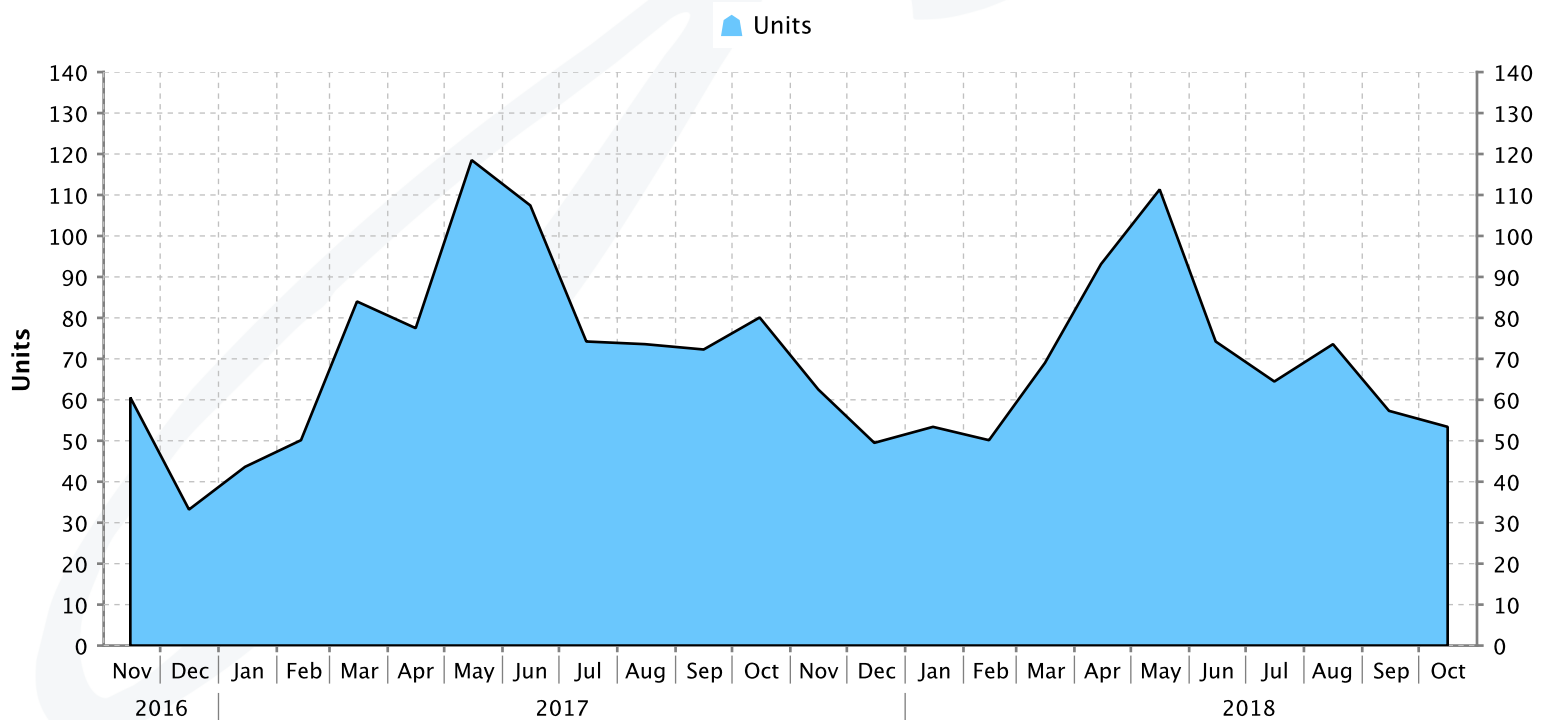
## as at October 31, 2018

### Cumulative Residential Average Single Family 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 Units Reported Sold



## Comparative Activity by Property Type

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
<b>Lots</b>						
Units Listed	7	4	75%	68	68	0%
Units Reported Sold	2	3	-33%	42	47	-11%
Sell/List Ratio	29%	75%		62%	69%	
Reported Sales Dollars	\$475,000	\$640,500	-26%	\$9,629,889	\$11,448,645	-16%
Average Sell Price / Unit	\$237,500	\$213,500	11%	\$229,283	\$243,588	-6%
Median Sell Price	\$270,000			\$220,000		
Sell Price / List Price	85%	83%		92%	95%	
Days to Sell	182	628	-71%	162	182	-11%
Active Listings	35	30				
<b>Single Family</b>						
Units Listed	79	72	10%	1,065	1,103	-3%
Units Reported Sold	53	80	-34%	808	871	-7%
Sell/List Ratio	67%	111%		76%	79%	
Reported Sales Dollars	\$27,732,538	\$40,841,611	-32%	\$431,029,507	\$423,545,840	2%
Average Sell Price / Unit	\$523,255	\$510,520	2%	\$533,452	\$486,275	10%
Median Sell Price	\$505,000			\$514,000		
Sell Price / List Price	96%	97%		97%	98%	
Days to Sell	36	61	-41%	34	37	-8%
Active Listings	204	190				
<b>Condos (Apt)</b>						
Units Listed	23	20	15%	355	363	-2%
Units Reported Sold	29	29	0%	292	328	-11%
Sell/List Ratio	126%	145%		82%	90%	
Reported Sales Dollars	\$8,280,950	\$6,458,649	28%	\$77,341,552	\$77,558,314	-0%
Average Sell Price / Unit	\$285,550	\$222,712	28%	\$264,868	\$236,458	12%
Median Sell Price	\$262,500			\$239,000		
Sell Price / List Price	98%	95%		98%	97%	
Days to Sell	50	55	-10%	51	68	-26%
Active Listings	71	78				
<b>Condos (Patio)</b>						
Units Listed	4	6	-33%	89	97	-8%
Units Reported Sold	9	7	29%	82	84	-2%
Sell/List Ratio	225%	117%		92%	87%	
Reported Sales Dollars	\$4,221,759	\$3,016,000	40%	\$32,324,759	\$30,420,225	6%
Average Sell Price / Unit	\$469,084	\$430,857	9%	\$394,204	\$362,146	9%
Median Sell Price	\$473,000			\$398,800		
Sell Price / List Price	98%	97%		98%	98%	
Days to Sell	41	30	38%	27	23	14%
Active Listings	8	9				
<b>Condos (Twnhse)</b>						
Units Listed	3	5	-40%	221	169	31%
Units Reported Sold	6	20	-70%	180	145	24%
Sell/List Ratio	200%	400%		81%	86%	
Reported Sales Dollars	\$2,506,700	\$6,011,910	-58%	\$62,683,799	\$42,617,410	47%
Average Sell Price / Unit	\$417,783	\$300,596	39%	\$348,243	\$293,913	18%
Median Sell Price	\$399,900			\$352,900		
Sell Price / List Price	98%	99%		99%	99%	
Days to Sell	35	33	5%	32	54	-41%
Active Listings	39	31				

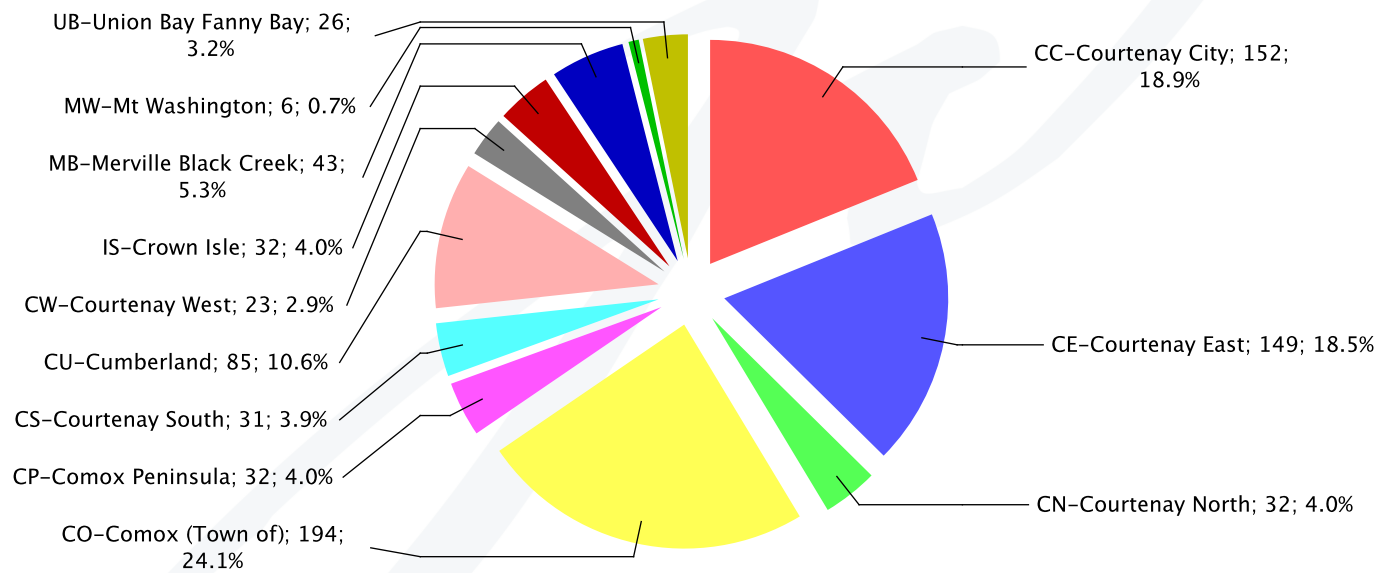
**PLEASE NOTE: SINGLE FAMILY** property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

# MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Oct 31, 2018

	0-150,000	150,001-200,000	200,001-250,000	250,001-300,000	300,001-350,000	350,001-400,000	400,001-450,000	450,001-500,000	500,001-600,000	600,001-700,000	700,001-800,000	800,001-900,000	900,001-1 Mil	OVER 1 Mil	Total
CC-Courtenay City	0	0	3	4	7	33	29	25	35	11	3	1	0	1	152
CE-Courtenay East	0	1	1	4	6	8	14	19	60	23	8	4	1	0	149
CN-Courtenay North	0	0	0	0	1	1	4	3	4	7	3	2	4	3	32
CO-Comox (Town of)	0	0	0	4	4	6	22	38	63	26	16	5	5	5	194
CP-Comox Peninsula	0	0	0	1	0	2	1	2	5	7	1	3	1	9	32
CS-Courtenay South	0	0	0	2	0	0	2	3	8	5	4	3	2	2	31
CU-Cumberland	0	0	1	0	2	6	12	21	25	16	2	0	0	0	85
CW-Courtenay West	0	0	0	2	3	3	3	2	4	1	0	1	1	3	23
IS-Crown Isle	0	0	0	0	0	0	0	0	4	7	3	11	4	3	32
MB-Merville Black Creek	1	0	0	2	3	0	2	8	13	5	4	0	1	4	43
MW-Mt Washington	0	0	0	2	0	1	2	1	0	0	0	0	0	0	6
UB-Union Bay Fanny Bay	0	0	0	1	1	0	6	3	8	3	1	2	1	0	26
<b>Zone 2 TOTALS</b>	<b>1</b>	<b>1</b>	<b>5</b>	<b>22</b>	<b>27</b>	<b>60</b>	<b>97</b>	<b>125</b>	<b>229</b>	<b>111</b>	<b>45</b>	<b>32</b>	<b>20</b>	<b>30</b>	<b>805</b>

## Comox Valley - Single Family Sales by Subarea



Total Unconditional Sales January 1 to October 31, 2018 = 805