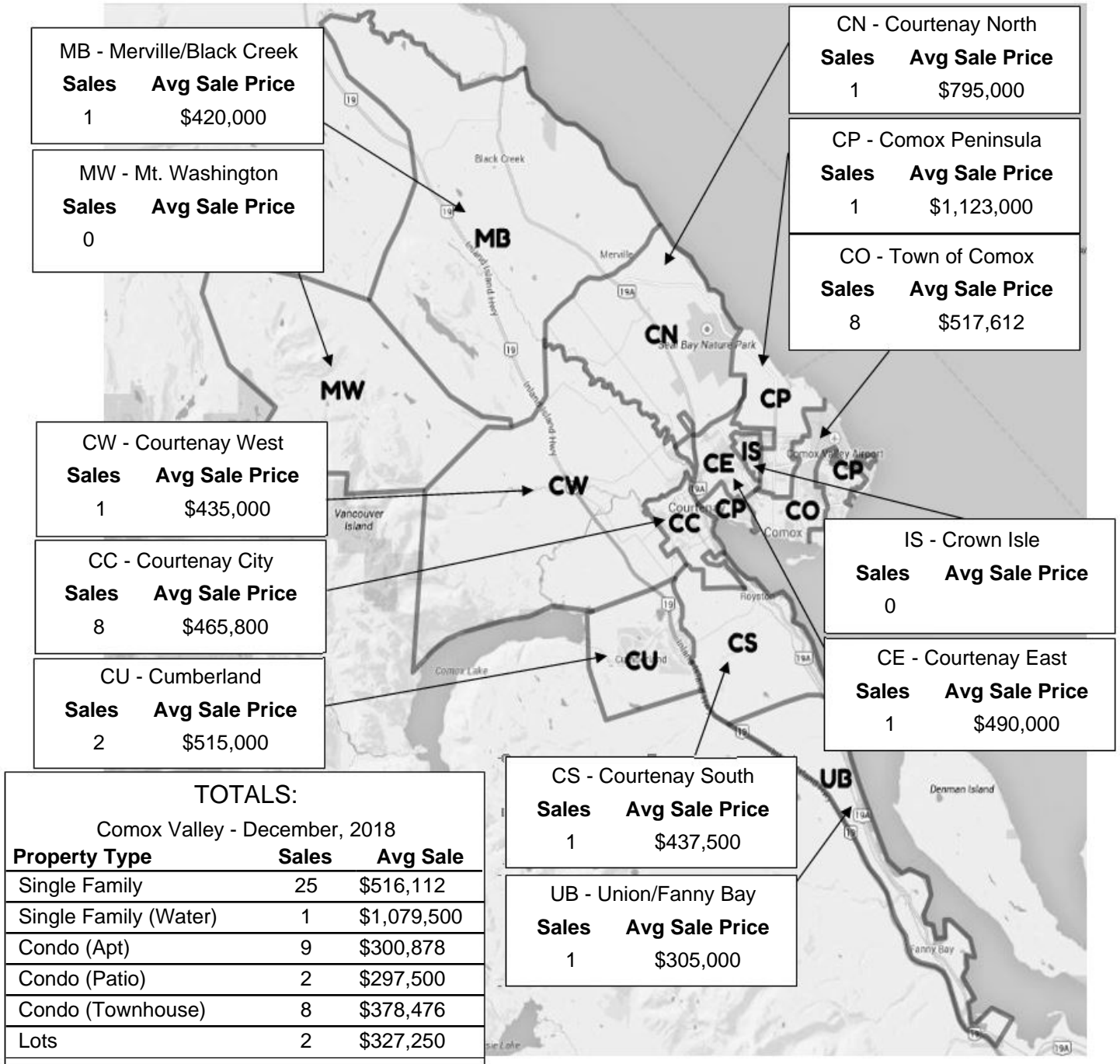




# Comox Valley

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

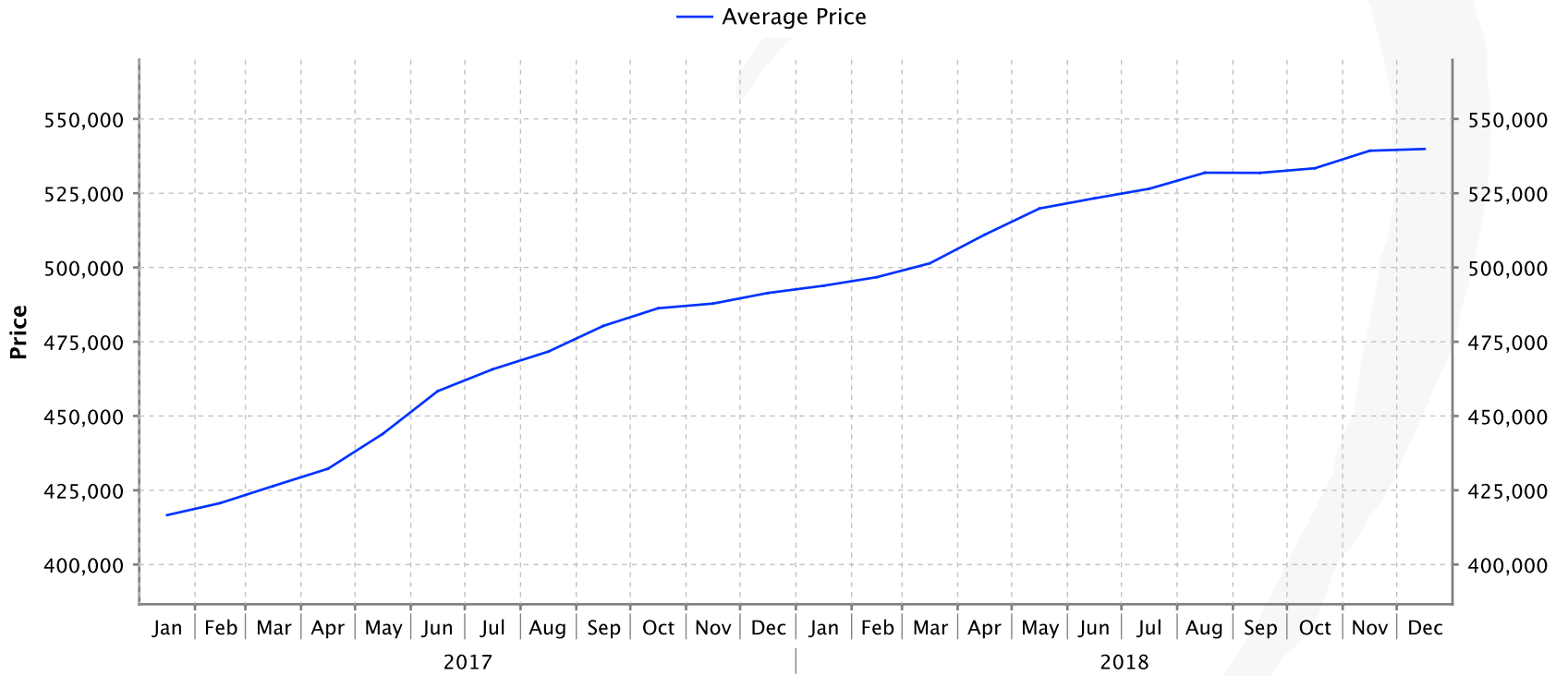


Average sale price does not include Waterfront.

# Comox Valley

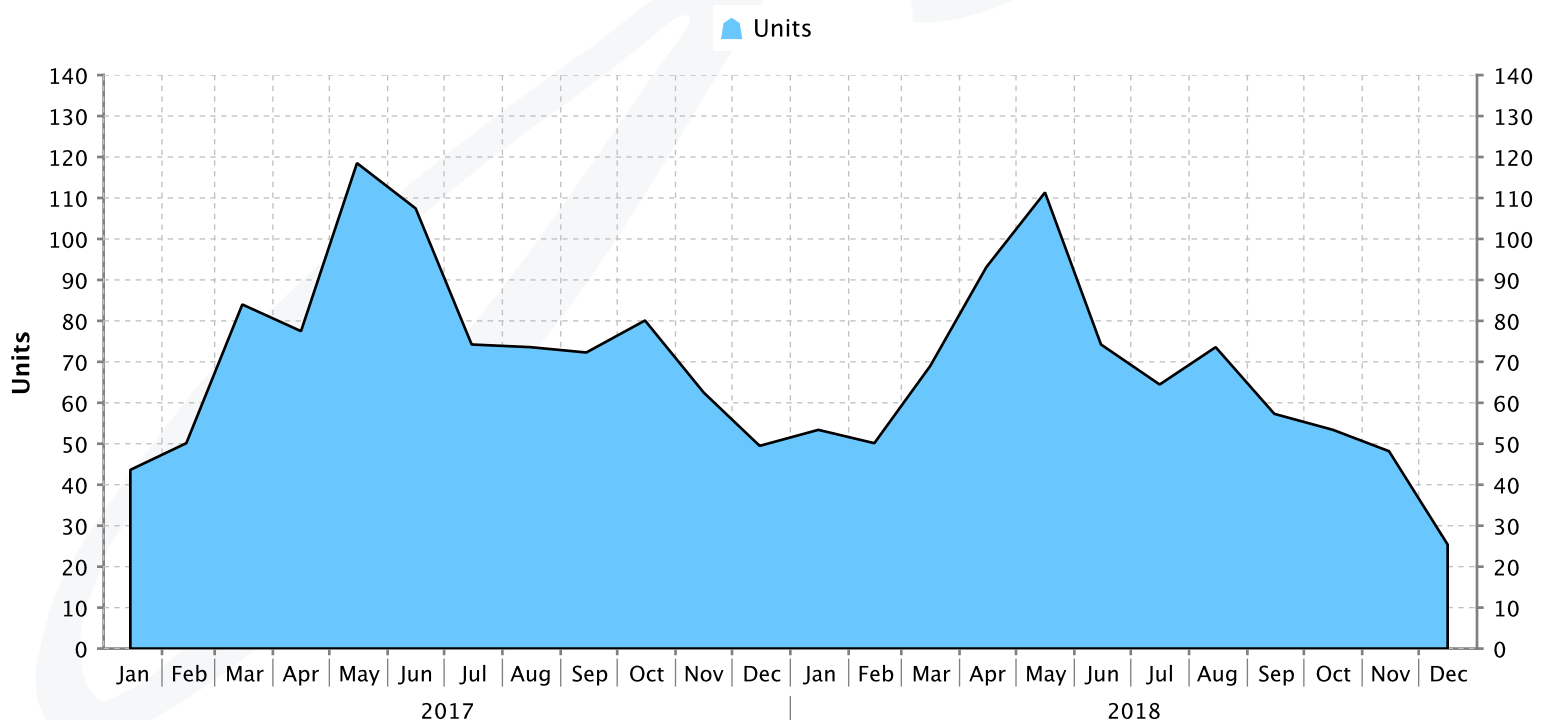
## as at December 31, 2018

### 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	2	7	-71%	59	68	-13%
Units Reported Sold	2	6	-67%	32	56	-43%
Sell/List Ratio	100%	86%		54%	82%	
Reported Sales Dollars	\$654,500	\$1,250,800	-48%	\$7,890,699	\$13,579,335	-42%
Average Sell Price / Unit	\$327,250	\$208,467	57%	\$246,584	\$242,488	2%
Median Sell Price	\$332,500			\$245,000		
Sell Price / List Price	93%	91%		93%	94%	
Days to Sell	73	358	-80%	80	204	-61%
Active Listings	25	23				
<b>Single Family</b>						
Units Listed	32	41	-22%	1,066	1,138	-6%
Units Reported Sold	25	49	-49%	770	889	-13%
Sell/List Ratio	78%	120%		72%	78%	
Reported Sales Dollars	\$12,902,800	\$25,384,400	-49%	\$415,721,052	\$436,869,190	-5%
Average Sell Price / Unit	\$516,112	\$518,049	-0%	\$539,897	\$491,416	10%
Median Sell Price	\$490,000			\$520,000		
Sell Price / List Price	96%	96%		97%	98%	
Days to Sell	38	55	-32%	33	36	-9%
Active Listings	183	141				
<b>Condos (Apt)</b>						
Units Listed	17	4	325%	352	382	-8%
Units Reported Sold	9	23	-61%	275	340	-19%
Sell/List Ratio	53%	575%		78%	89%	
Reported Sales Dollars	\$2,707,900	\$5,445,800	-50%	\$76,603,977	\$81,132,264	-6%
Average Sell Price / Unit	\$300,878	\$236,774	27%	\$278,560	\$238,624	17%
Median Sell Price	\$289,000			\$244,000		
Sell Price / List Price	96%	96%		98%	97%	
Days to Sell	34	66	-49%	44	54	-18%
Active Listings	70	56				
<b>Condos (Patio)</b>						
Units Listed	1	3	-67%	85	91	-7%
Units Reported Sold	2	3	-33%	81	78	4%
Sell/List Ratio	200%	100%		95%	86%	
Reported Sales Dollars	\$595,000	\$1,110,000	-46%	\$31,820,259	\$28,780,600	11%
Average Sell Price / Unit	\$297,500	\$370,000	-20%	\$392,843	\$368,982	6%
Median Sell Price	\$330,000			\$367,000		
Sell Price / List Price	92%	98%		98%	98%	
Days to Sell	60	43	40%	29	26	14%
Active Listings	5	8				
<b>Condos (Twnhse)</b>						
Units Listed	3	3	0%	236	171	38%
Units Reported Sold	8	9	-11%	185	147	26%
Sell/List Ratio	267%	300%		78%	86%	
Reported Sales Dollars	\$3,027,810	\$3,008,726	1%	\$65,202,150	\$43,819,169	49%
Average Sell Price / Unit	\$378,476	\$334,303	13%	\$352,444	\$298,090	18%
Median Sell Price	\$408,900			\$360,000		
Sell Price / List Price	98%	104%		99%	99%	
Days to Sell	74	73	2%	34	55	-39%
Active Listings	37	17				

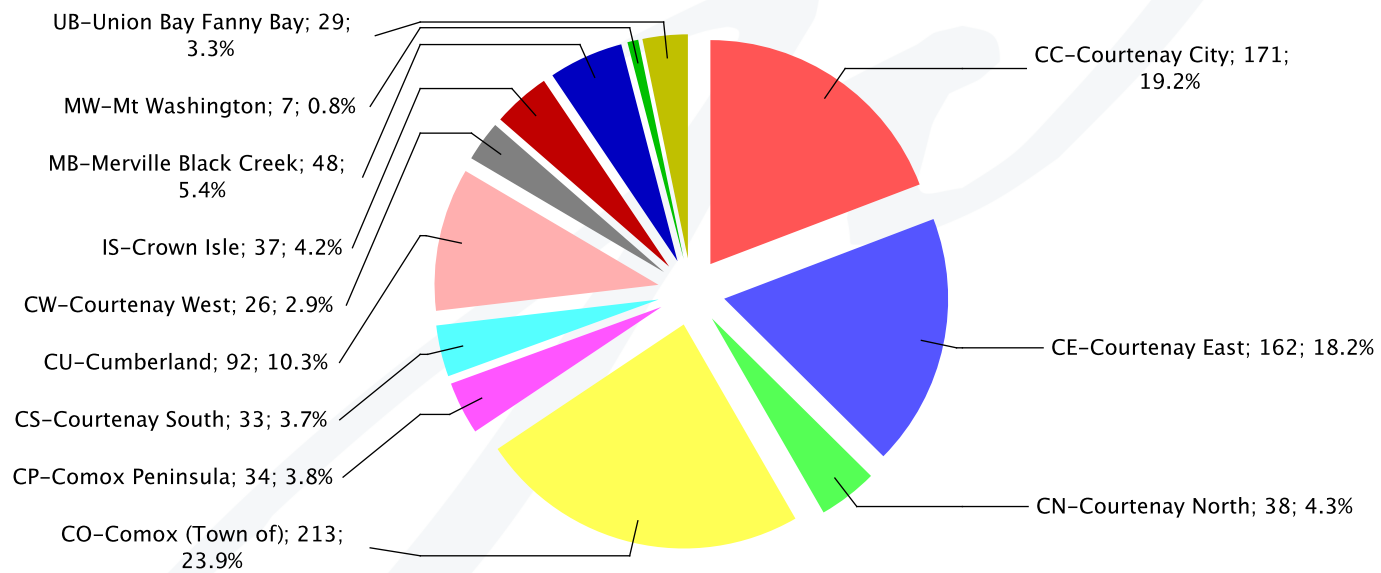
**PLEASE NOTE: SINGLE FAMILY** property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

# MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Dec 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	12	34	33	25	37	18	3	1	0	1	171
CE-Courtenay East	0	1	1	4	8	9	15	24	62	25	8	4	1	0	162
CN-Courtenay North	0	0	0	0	1	3	4	3	4	8	5	2	4	4	38
CO-Comox (Town of)	0	0	0	4	4	7	24	39	74	27	17	5	5	7	213
CP-Comox Peninsula	0	0	0	1	0	2	1	2	5	7	2	3	1	10	34
CS-Courtenay South	0	0	0	2	0	0	3	3	8	6	4	3	2	2	33
CU-Cumberland	0	0	1	0	2	6	12	22	29	18	2	0	0	0	92
CW-Courtenay West	0	0	0	2	4	3	4	2	5	1	0	1	1	3	26
IS-Crown Isle	0	0	0	0	0	0	0	0	4	8	3	14	4	4	37
MB-Merville Black Creek	1	0	0	2	3	0	3	8	15	6	5	0	1	4	48
MW-Mt Washington	0	0	0	2	0	1	2	1	1	0	0	0	0	0	7
UB-Union Bay Fanny Bay	0	0	1	1	2	0	7	3	8	3	1	2	1	0	29
<b>Zone 2 TOTALS</b>	<b>1</b>	<b>1</b>	<b>6</b>	<b>22</b>	<b>36</b>	<b>65</b>	<b>108</b>	<b>132</b>	<b>252</b>	<b>127</b>	<b>50</b>	<b>35</b>	<b>20</b>	<b>35</b>	<b>890</b>

## Comox Valley - Single Family Sales by Subarea



Total Unconditional Sales January 1 to December 31, 2018 = 890

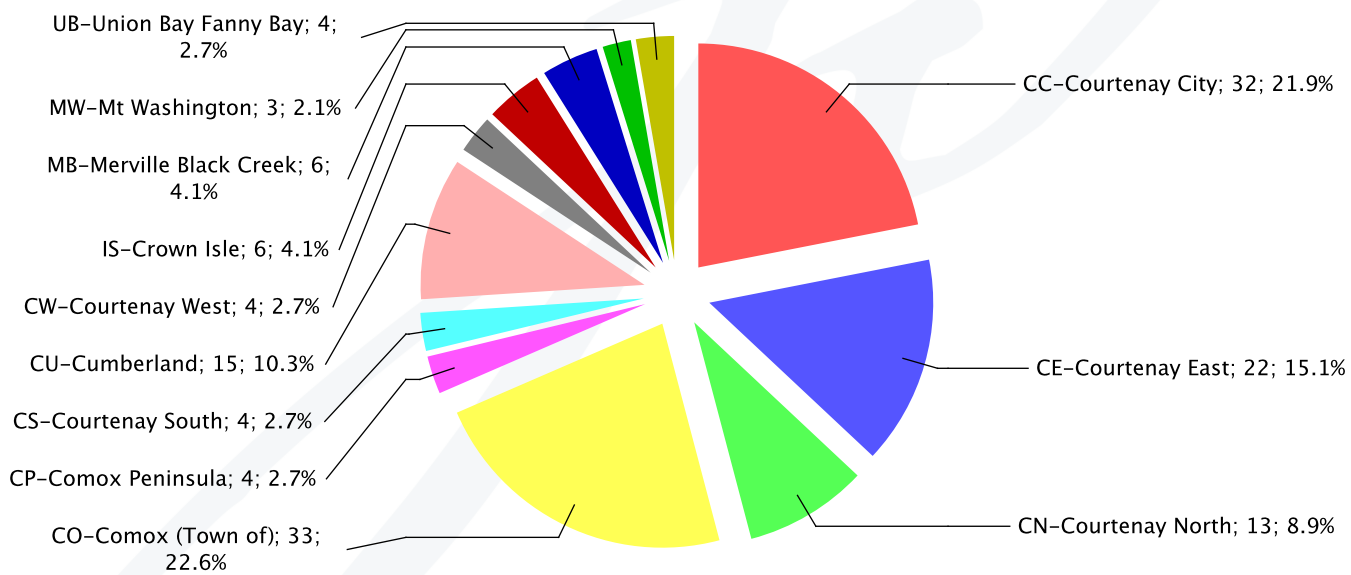
## 4th Quarter 2018

### MLS® Single Family Sales Analysis

Unconditional Sales from October 1 to Dec 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	0	1	6	4	8	1	3	9	0	0	0	0	32
CE-Courtenay East	0	0	0	1	3	2	2	6	4	3	1	0	0	0	22
CN-Courtenay North	0	0	0	0	1	3	0	0	1	3	4	0	0	1	13
CO-Comox (Town of)	0	0	0	0	0	1	2	4	17	2	2	2	1	2	33
CP-Comox Peninsula	0	0	0	0	0	0	0	0	0	1	1	0	0	2	4
CS-Courtenay South	0	0	0	0	0	0	1	0	0	3	0	0	0	0	4
CU-Cumberland	0	0	0	0	0	1	1	3	5	5	0	0	0	0	15
CW-Courtenay West	0	0	0	0	2	0	1	0	1	0	0	0	0	0	4
IS-Crown Isle	0	0	0	0	0	0	0	0	0	1	1	3	0	1	6
MB-Merville Black Creek	0	0	0	0	0	0	1	1	2	1	1	0	0	0	6
MW-Mt Washington	0	0	0	1	0	0	0	1	1	0	0	0	0	0	3
UB-Union Bay Fanny Bay	0	0	1	0	1	0	1	0	1	0	0	0	0	0	4
<b>Zone 2 TOTALS</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>3</b>	<b>13</b>	<b>11</b>	<b>17</b>	<b>16</b>	<b>35</b>	<b>28</b>	<b>10</b>	<b>5</b>	<b>1</b>	<b>6</b>	<b>146</b>

### Comox Valley - Single Family Sales by Subarea



Total Unconditional Sales October 1 to December 31, 2018 = 146