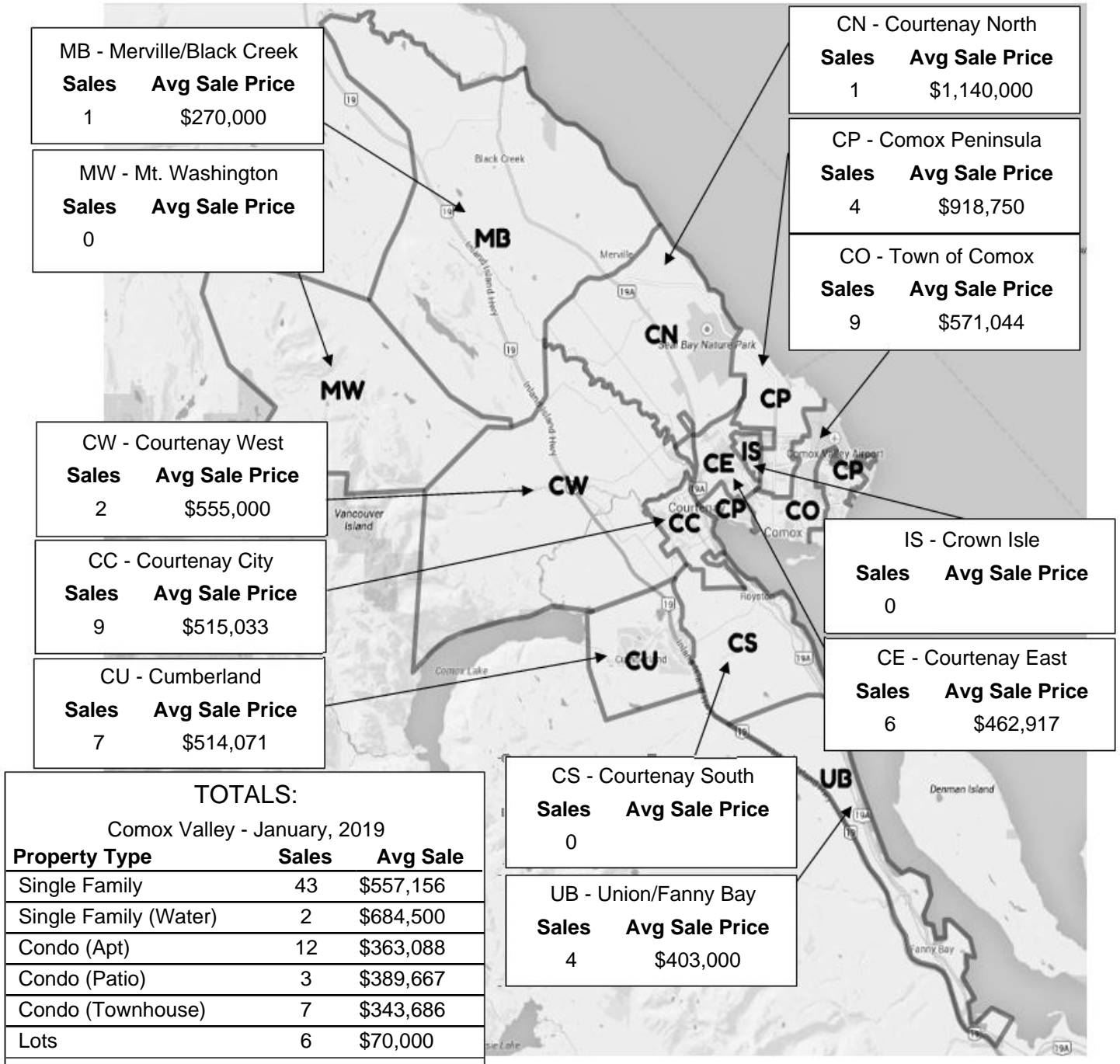




# Comox Valley

## Home Sales for the month of January, 2019 (Single Family)

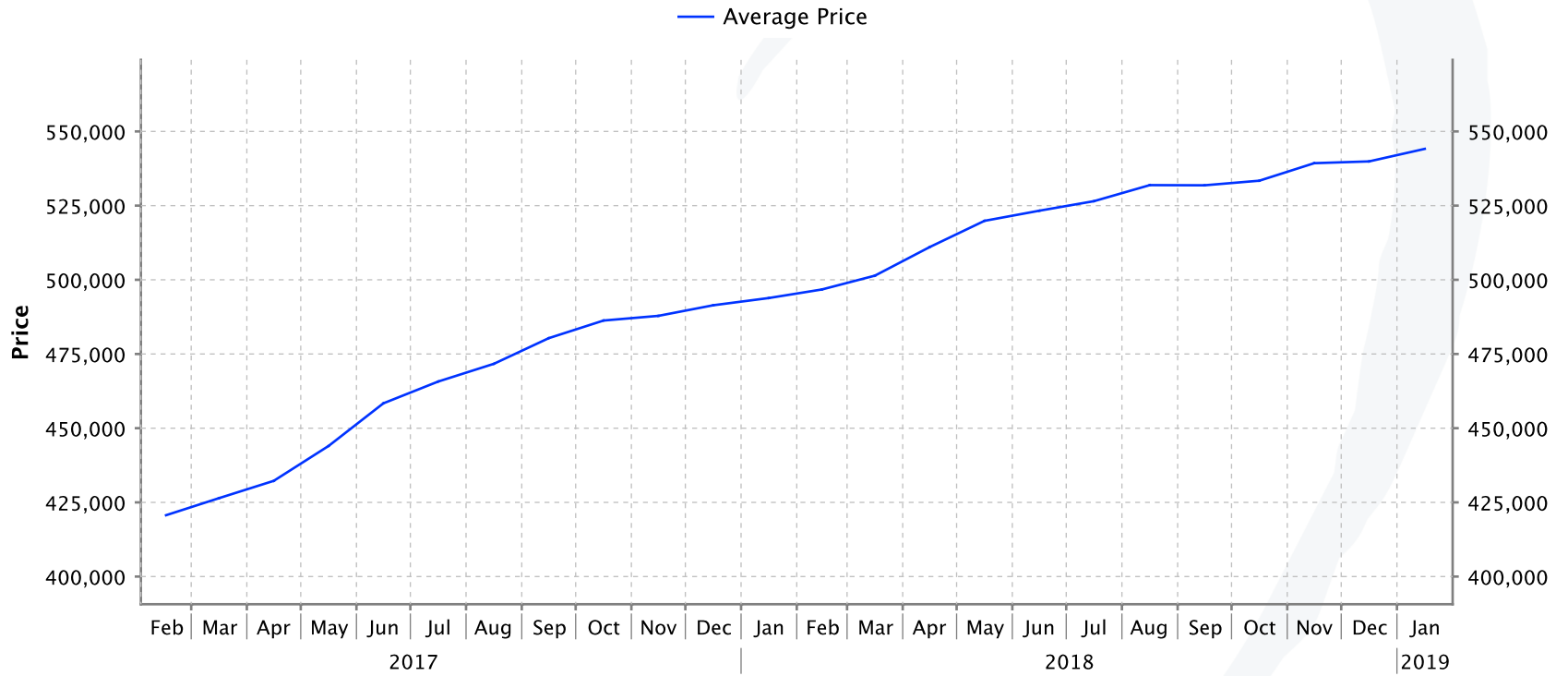


Average sale price does not include Waterfront.

# Comox Valley

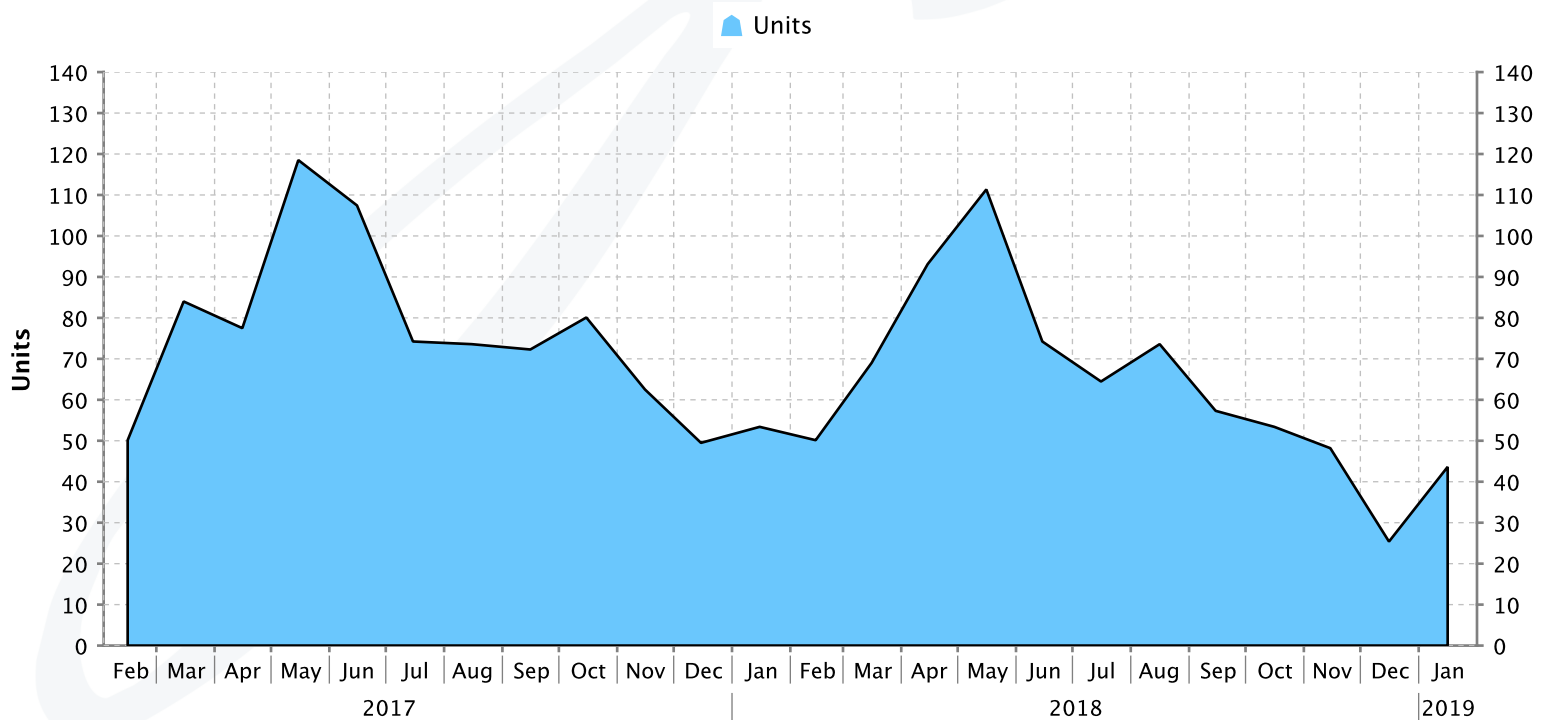
## as at January 31, 2019

### 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	5	4	25%	60	65	-8%
Units Reported Sold	6	3	100%	35	56	-38%
Sell/List Ratio	120%	75%		58%	86%	
Reported Sales Dollars	\$420,000	\$759,700	-45%	\$7,550,999	\$13,692,685	-45%
Average Sell Price / Unit	\$70,000	\$253,233	-72%	\$215,743	\$244,512	-12%
Median Sell Price	\$42,500			\$220,000		
Sell Price / List Price	70%	98%		89%	94%	
Days to Sell	195	95	105%	98	202	-51%
Active Listings	21	23				
<b>Single Family</b>						
Units Listed	72	68	6%	1,071	1,139	-6%
Units Reported Sold	43	53	-19%	760	899	-15%
Sell/List Ratio	60%	78%		71%	79%	
Reported Sales Dollars	\$23,957,699	\$26,147,044	-8%	\$413,531,707	\$443,978,894	-7%
Average Sell Price / Unit	\$557,156	\$493,340	13%	\$544,121	\$493,859	10%
Median Sell Price	\$490,000			\$520,000		
Sell Price / List Price	96%	97%		97%	98%	
Days to Sell	42	36	15%	34	35	-5%
Active Listings	183	134				
<b>Condos (Apt)</b>						
Units Listed	23	31	-26%	344	391	-12%
Units Reported Sold	12	30	-60%	257	350	-27%
Sell/List Ratio	52%	97%		75%	90%	
Reported Sales Dollars	\$4,357,050	\$6,738,690	-35%	\$74,222,337	\$82,085,054	-10%
Average Sell Price / Unit	\$363,088	\$224,623	62%	\$288,803	\$234,529	23%
Median Sell Price	\$335,000			\$249,900		
Sell Price / List Price	97%	98%		98%	97%	
Days to Sell	38	76	-50%	40	49	-18%
Active Listings	75	57				
<b>Condos (Patio)</b>						
Units Listed	6	5	20%	86	91	-5%
Units Reported Sold	3	8	-62%	76	84	-10%
Sell/List Ratio	50%	160%		88%	92%	
Reported Sales Dollars	\$1,169,000	\$3,126,900	-63%	\$29,862,359	\$31,183,600	-4%
Average Sell Price / Unit	\$389,667	\$390,862	-0%	\$392,926	\$371,233	6%
Median Sell Price	\$350,000			\$380,000		
Sell Price / List Price	100%	98%		98%	98%	
Days to Sell	14	34	-59%	28	25	12%
Active Listings	7	4				
<b>Condos (Twnhse)</b>						
Units Listed	17	9	89%	244	168	45%
Units Reported Sold	7	9	-22%	183	149	23%
Sell/List Ratio	41%	100%		75%	89%	
Reported Sales Dollars	\$2,405,800	\$3,124,501	-23%	\$64,483,449	\$45,289,270	42%
Average Sell Price / Unit	\$343,686	\$347,167	-1%	\$352,369	\$303,955	16%
Median Sell Price	\$365,000			\$364,900		
Sell Price / List Price	99%	101%		99%	99%	
Days to Sell	57	72	-20%	33	52	-37%
Active Listings	45	17				

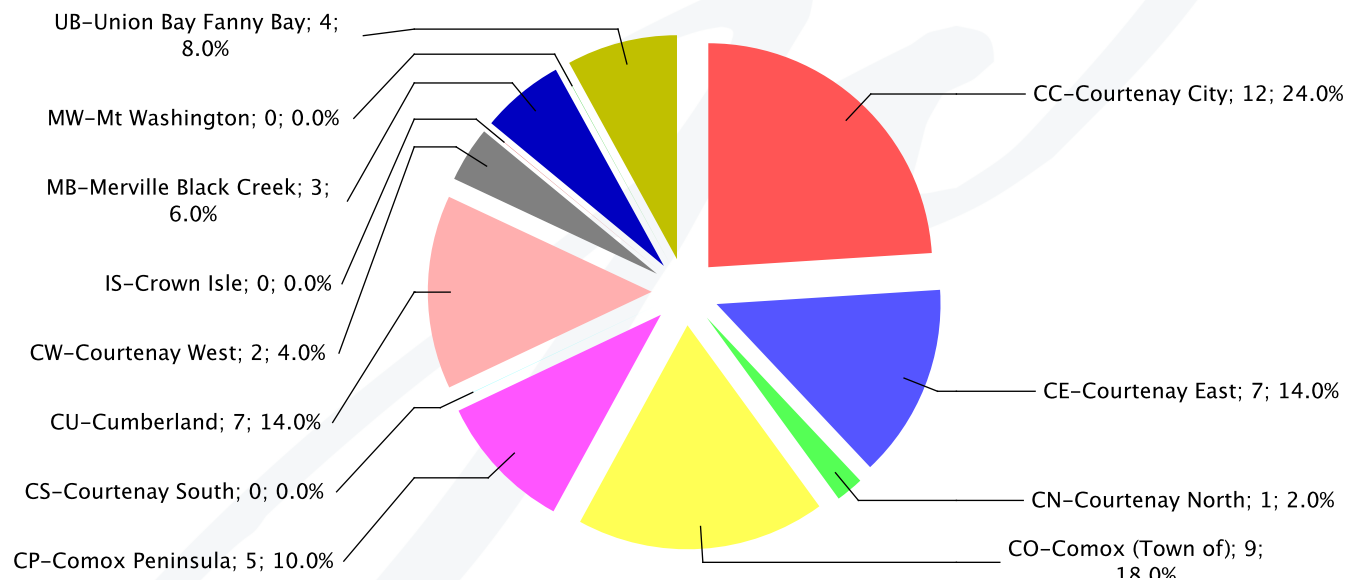
**PLEASE NOTE: SINGLE FAMILY** property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

# MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Jan 31, 2019

	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	0	0	2	1	2	3	4	0	0	0	0	12
CE-Courtenay East	0	0	0	0	1	1	1	2	1	1	0	0	0	0	7
CN-Courtenay North	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
CO-Comox (Town of)	0	0	0	0	0	0	0	4	1	3	1	0	0	0	9
CP-Comox Peninsula	0	0	0	0	0	1	0	0	0	0	1	1	0	2	5
CS-Courtenay South	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CU-Cumberland	0	0	0	0	0	0	2	2	2	1	0	0	0	0	7
CW-Courtenay West	0	0	0	0	0	0	1	0	0	1	0	0	0	0	2
IS-Crown Isle	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MB-Merville Black Creek	0	0	0	1	0	0	0	0	0	0	1	0	0	1	3
MW-Mt Washington	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
UB-Union Bay Fanny Bay	0	0	0	1	0	0	2	1	0	0	0	0	0	0	4
<b>Zone 2 TOTALS</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>1</b>	<b>4</b>	<b>7</b>	<b>11</b>	<b>7</b>	<b>10</b>	<b>3</b>	<b>1</b>	<b>0</b>	<b>4</b>	<b>50</b>

## Comox Valley - Single Family Sales by Subarea



Total Unconditional Sales January 1 to January 31, 2019 = 50