



jane
DENHAM
PERSONAL REAL ESTATE CORPORATION

Market Report Summary

February 2019

c 250.898.1220
jane@janedenham.com | www.janedenham.com



RE/MAX

ocean pacific realty

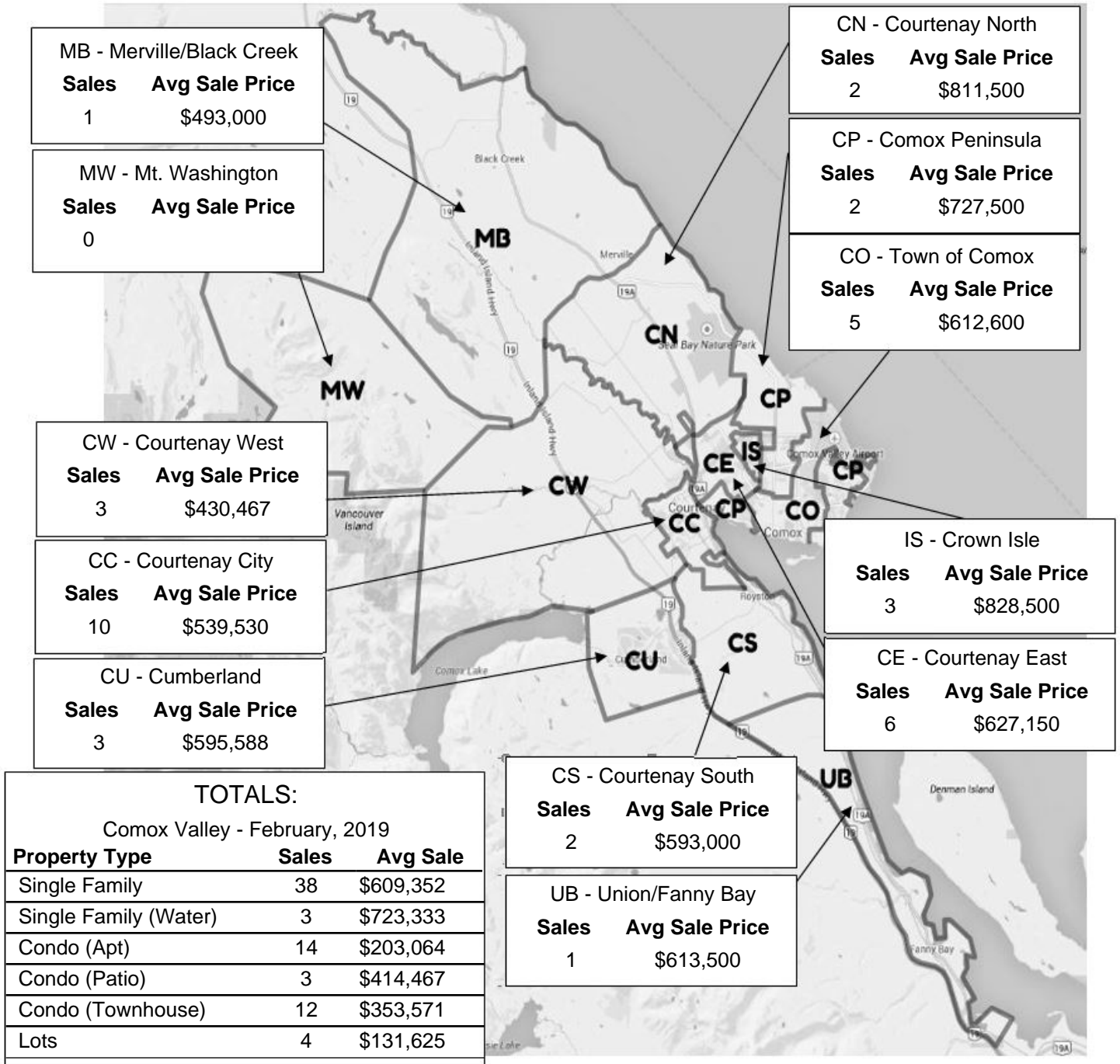
Each office independently owned and operated

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



Comox Valley

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

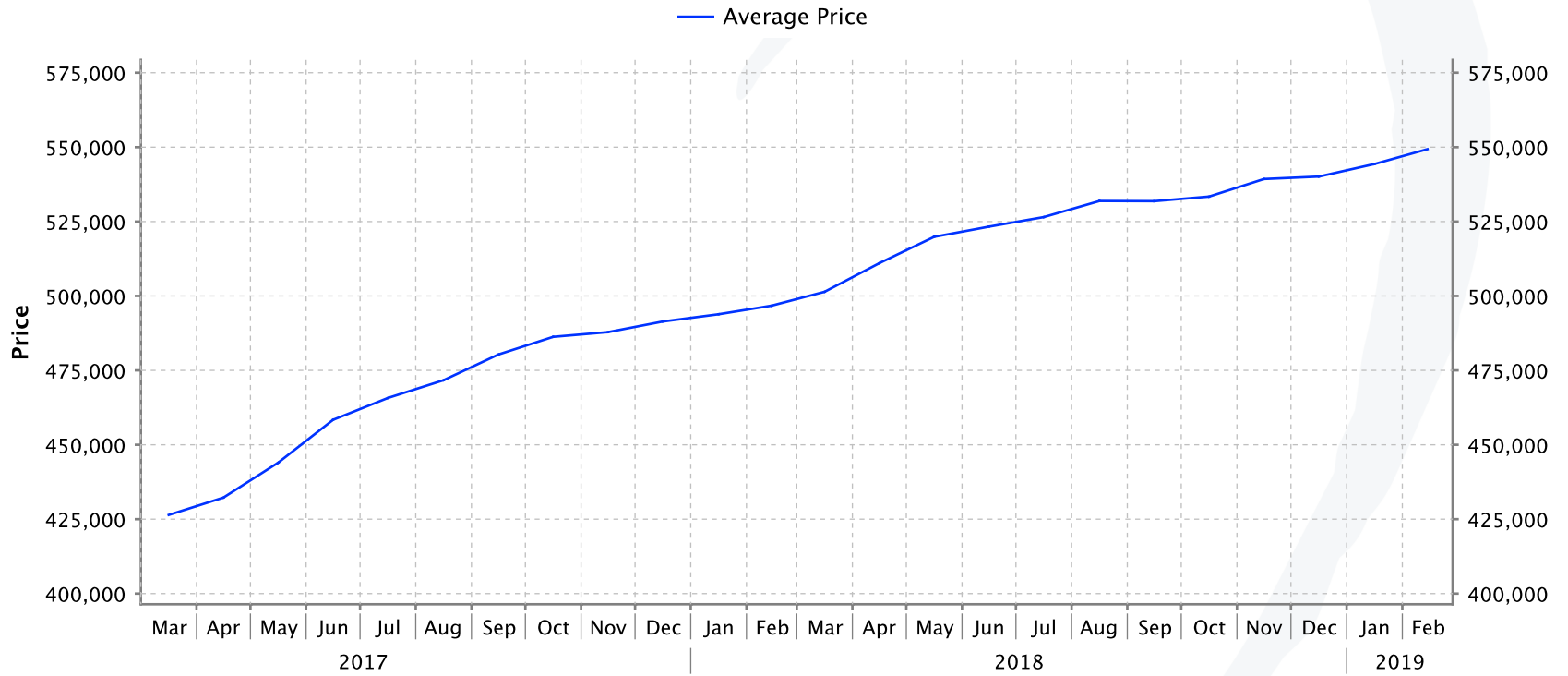


Average sale price does not include Waterfront.

Comox Valley

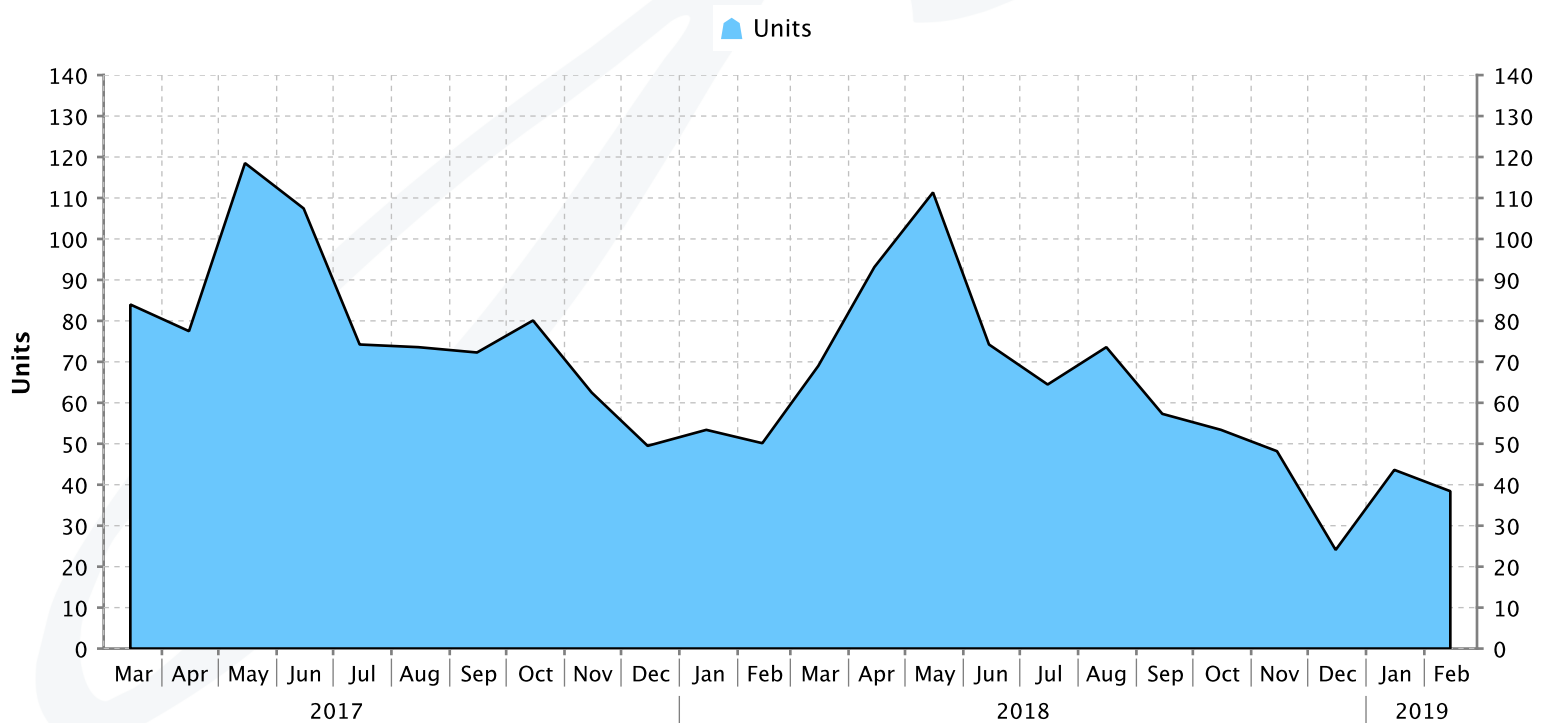
as at February 28, 2019

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
Lots						
Units Listed	7	7	0%	59	65	-9%
Units Reported Sold	4	2	100%	37	54	-31%
Sell/List Ratio	57%	29%		63%	83%	
Reported Sales Dollars	\$526,500	\$370,000	42%	\$7,707,499	\$13,290,685	-42%
Average Sell Price / Unit	\$131,625	\$185,000	-29%	\$208,311	\$246,124	-15%
Median Sell Price	\$80,000			\$219,700		
Sell Price / List Price	78%	92%		87%	94%	
Days to Sell	124	113	10%	100	204	-51%
Active Listings	21	26				
Single Family						
Units Listed	62	72	-14%	1,062	1,136	-7%
Units Reported Sold	38	50	-24%	747	899	-17%
Sell/List Ratio	61%	69%		70%	79%	
Reported Sales Dollars	\$23,155,364	\$25,957,125	-11%	\$410,349,946	\$446,567,869	-8%
Average Sell Price / Unit	\$609,352	\$519,142	17%	\$549,331	\$496,738	11%
Median Sell Price	\$584,900			\$524,900		
Sell Price / List Price	97%	98%		97%	98%	
Days to Sell	48	44	8%	33	36	-7%
Active Listings	186	143				
Condos (Apt)						
Units Listed	19	24	-21%	339	390	-13%
Units Reported Sold	14	17	-18%	254	351	-28%
Sell/List Ratio	74%	71%		75%	90%	
Reported Sales Dollars	\$2,842,900	\$4,303,600	-34%	\$72,761,637	\$82,913,654	-12%
Average Sell Price / Unit	\$203,064	\$253,153	-20%	\$286,463	\$236,221	21%
Median Sell Price	\$199,900			\$249,500		
Sell Price / List Price	97%	99%		98%	98%	
Days to Sell	85	37	130%	43	46	-7%
Active Listings	79	62				
Condos (Patio)						
Units Listed	6	8	-25%	84	90	-7%
Units Reported Sold	3	4	-25%	75	83	-10%
Sell/List Ratio	50%	50%		89%	92%	
Reported Sales Dollars	\$1,243,400	\$1,660,000	-25%	\$29,445,759	\$31,334,600	-6%
Average Sell Price / Unit	\$414,467	\$415,000	-0%	\$392,610	\$377,525	4%
Median Sell Price	\$390,000			\$380,000		
Sell Price / List Price	96%	99%		98%	99%	
Days to Sell	52	4	1,278%	30	24	28%
Active Listings	10	7				
Condos (Twnhse)						
Units Listed	15	30	-50%	229	192	19%
Units Reported Sold	12	10	20%	184	151	22%
Sell/List Ratio	80%	33%		80%	79%	
Reported Sales Dollars	\$4,242,855	\$3,096,700	37%	\$65,362,104	\$46,461,370	41%
Average Sell Price / Unit	\$353,571	\$309,670	14%	\$355,229	\$307,691	15%
Median Sell Price	\$367,500			\$366,900		
Sell Price / List Price	99%	100%		99%	100%	
Days to Sell	56	34	64%	35	48	-28%
Active Listings	46	37				

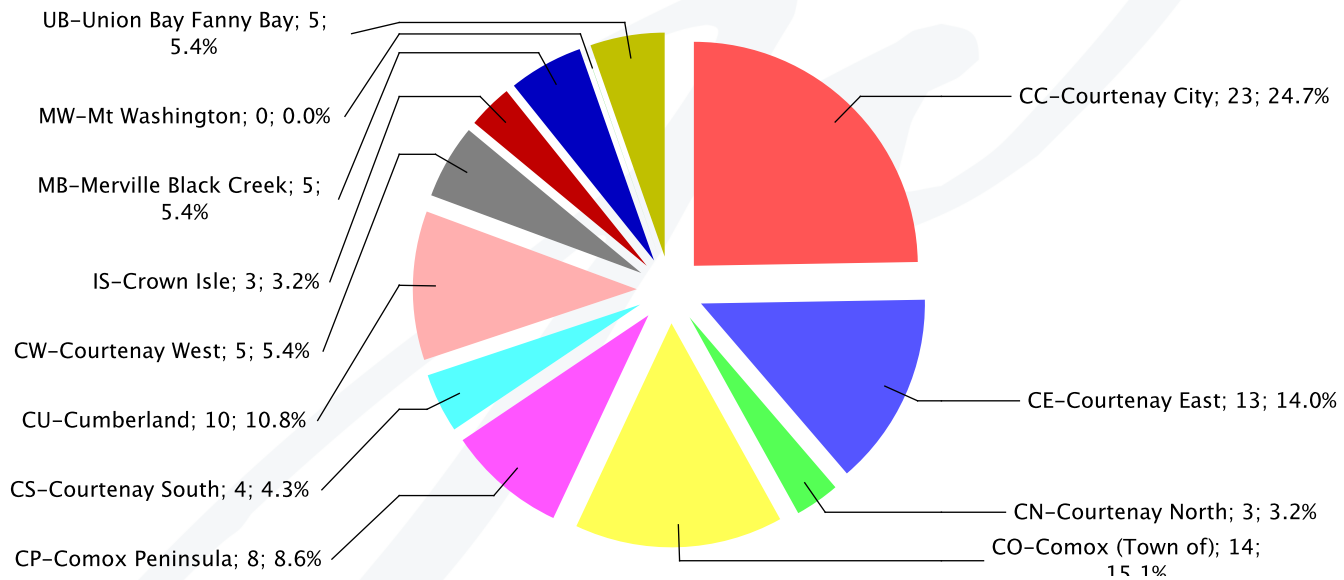
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Feb 28, 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	3	4	2	9	4	1	0	0	0	23
CE-Courtenay East	0	0	0	0	2	1	1	3	2	2	1	0	1	0	13
CN-Courtenay North	0	0	0	0	0	0	0	0	0	0	1	1	0	1	3
CO-Comox (Town of)	0	0	0	0	0	0	0	6	2	3	2	1	0	0	14
CP-Comox Peninsula	0	0	0	0	0	1	0	0	0	1	2	1	0	3	8
CS-Courtenay South	0	0	0	0	0	0	0	1	1	1	1	0	0	0	4
CU-Cumberland	0	0	0	0	0	0	2	2	4	1	1	0	0	0	10
CW-Courtenay West	0	1	0	0	0	0	2	0	0	2	0	0	0	0	5
IS-Crown Isle	0	0	0	0	0	0	0	0	0	0	1	2	0	0	3
MB-Merville Black Creek	0	0	0	1	0	1	0	1	1	0	0	0	0	1	5
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	1	0	0	0	0	5
Zone 2 TOTALS	0	1	0	2	2	6	11	16	19	15	10	5	1	5	93

Comox Valley - Single Family Sales by Subarea



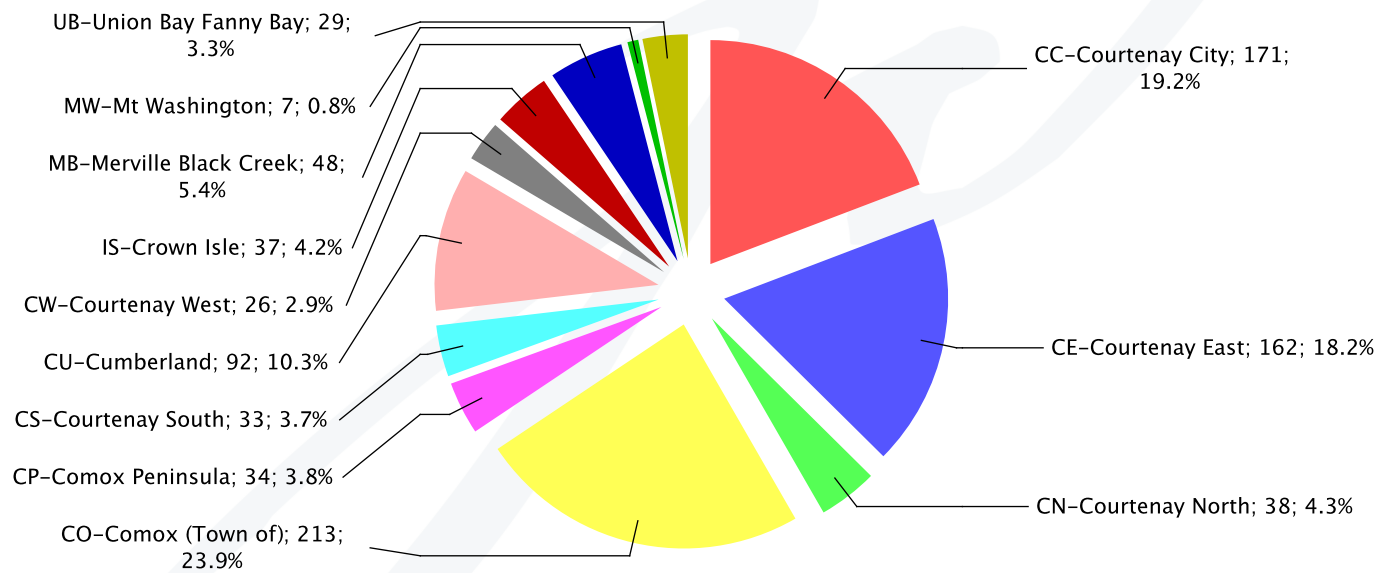
Total Unconditional Sales January 1 to February 28, 2019 = 93

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
Zone 2 TOTALS	1	1	6	22	36	65	108	132	252	127	50	35	20	35	890

Comox Valley - Single Family Sales by Subarea



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