



**jane**  
DENHAM  
PERSONAL REAL ESTATE CORPORATION

# Market Report Summary

## March 2019

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**RE/MAX**

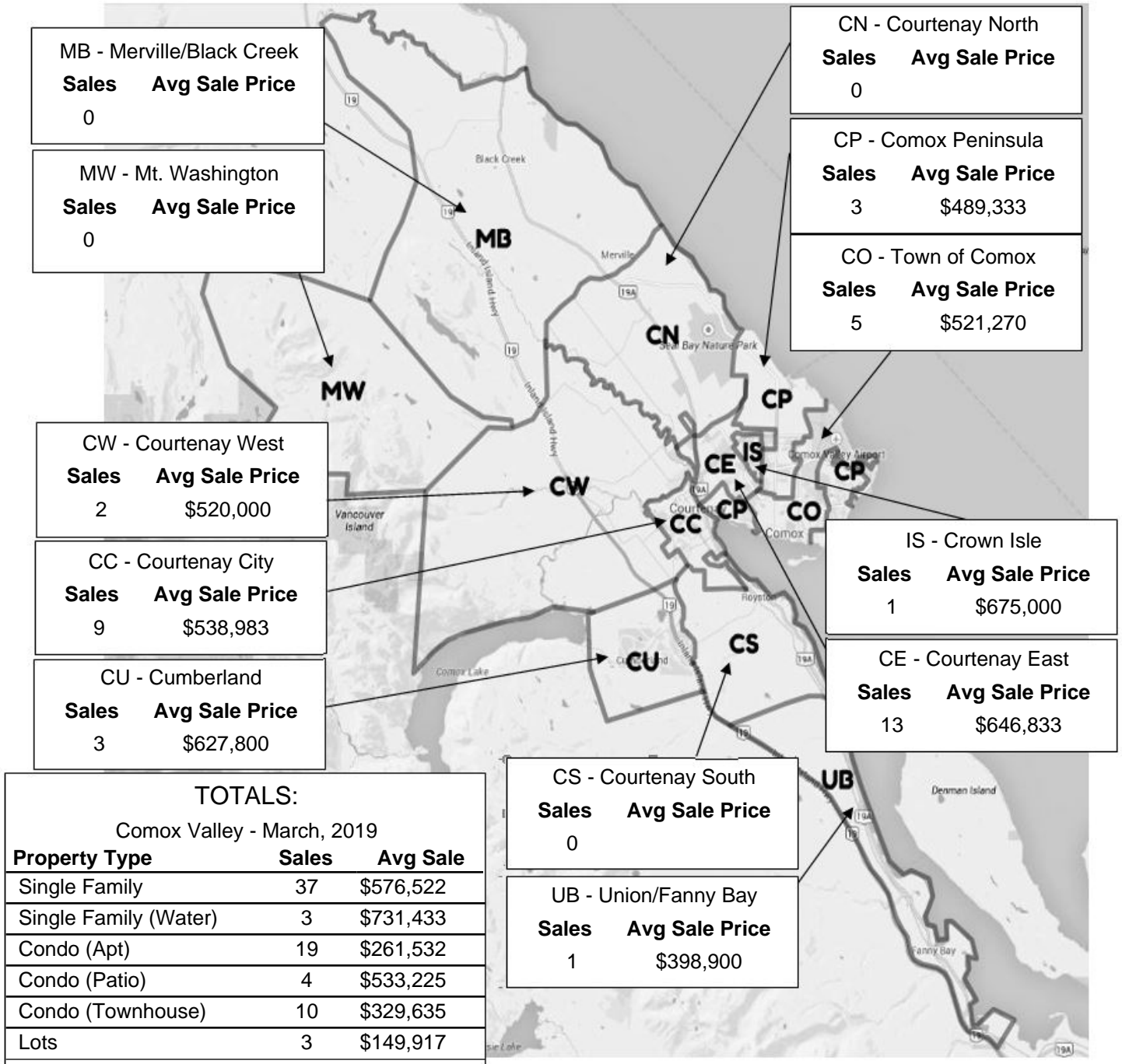
ocean pacific realty

Each office independently owned and operated

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

# Comox Valley

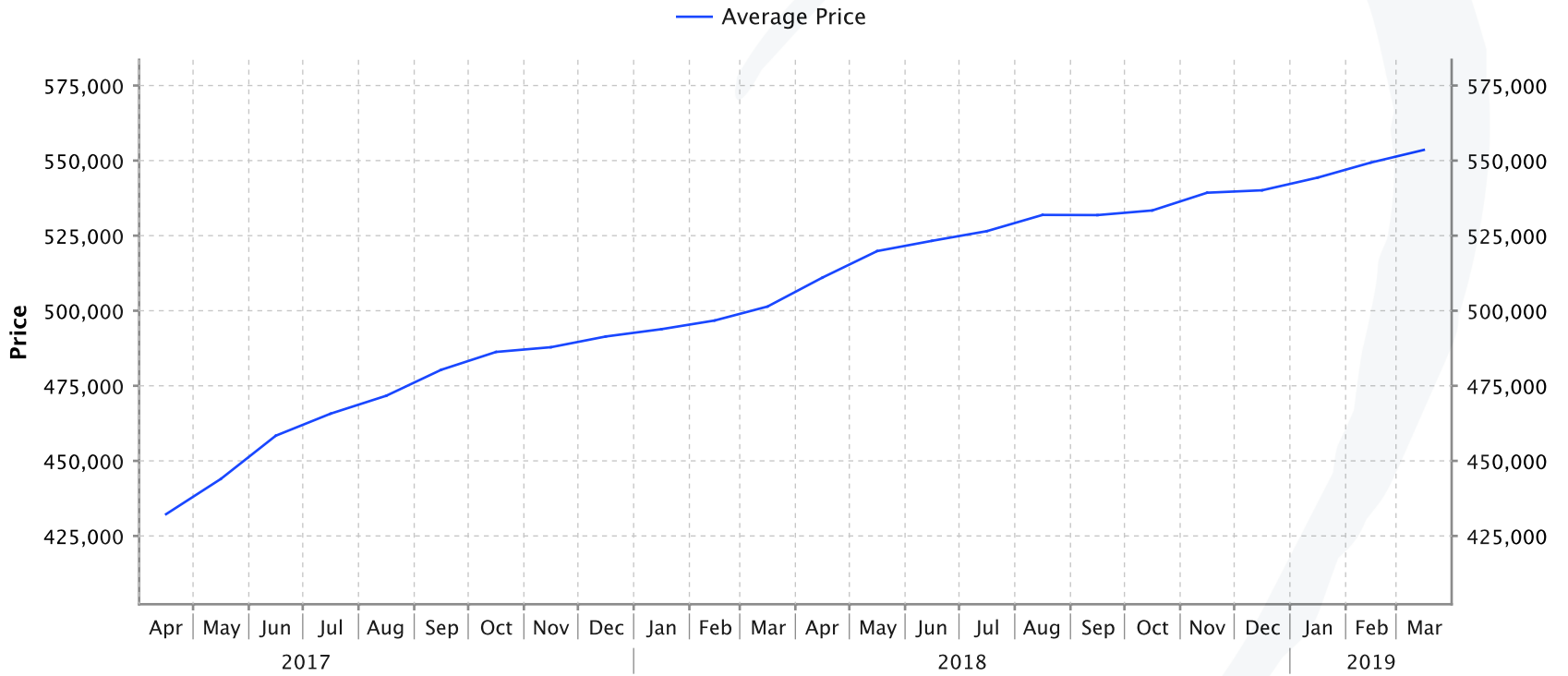
## Home Sales for the month of March, 2019 (Single Family)



*Average sale price does not include Waterfront.*

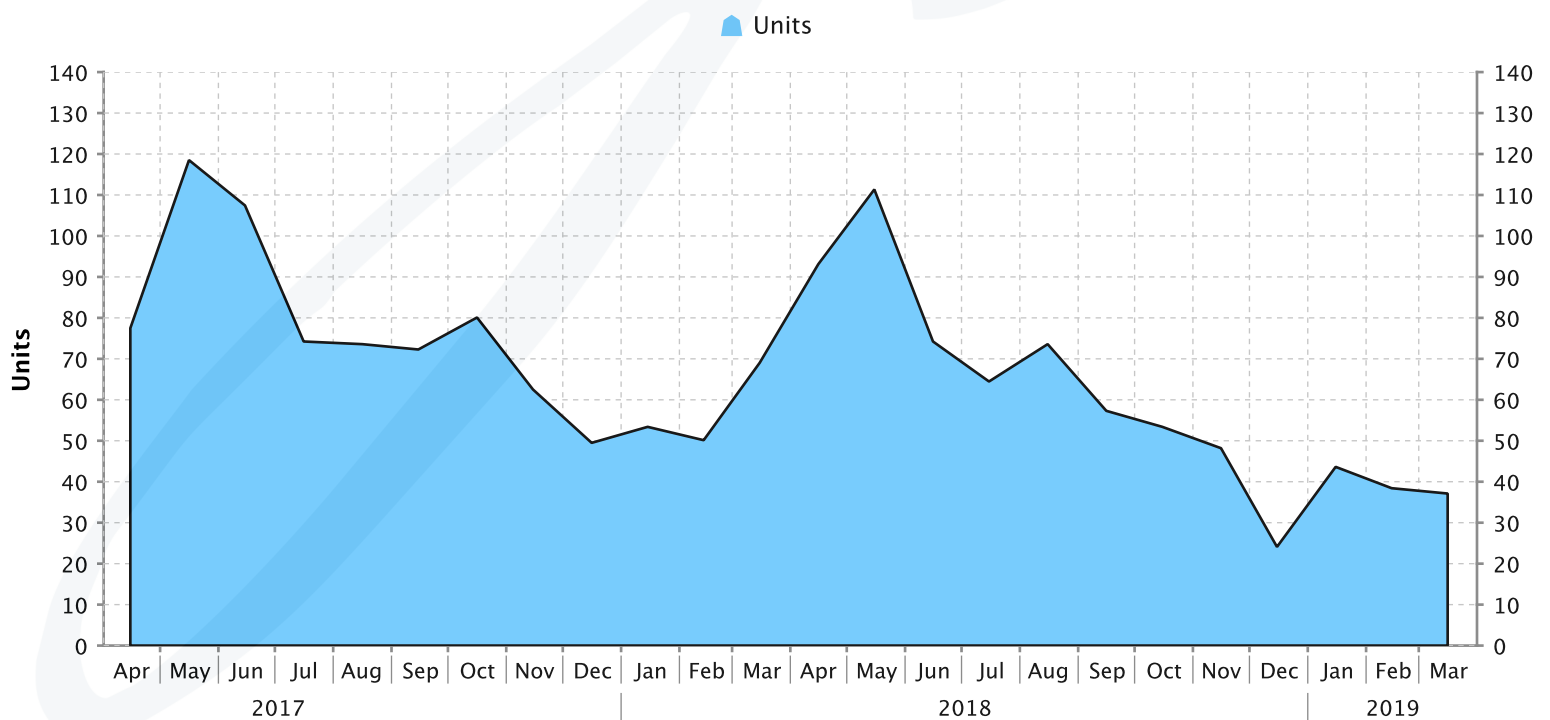
# Comox Valley as at March 31, 2019

## 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	8	4	100%	63	62	2%
Units Reported Sold	3	4	-25%	36	51	-29%
Sell/List Ratio	38%	100%		57%	82%	
Reported Sales Dollars	\$449,750	\$867,499	-48%	\$7,289,750	\$11,473,489	-36%
Average Sell Price / Unit	\$149,917	\$216,875	-31%	\$202,493	\$224,970	-10%
Median Sell Price	\$179,250			\$219,700		
Sell Price / List Price	104%	87%		89%	93%	
Days to Sell	44	126	-65%	93	198	-53%
Active Listings	25	26				
<b>Single Family</b>						
Units Listed	94	105	-10%	1,049	1,132	-7%
Units Reported Sold	37	69	-46%	715	884	-19%
Sell/List Ratio	39%	66%		68%	78%	
Reported Sales Dollars	\$21,331,325	\$35,895,020	-41%	\$395,786,251	\$443,237,975	-11%
Average Sell Price / Unit	\$576,522	\$520,218	11%	\$553,547	\$501,400	10%
Median Sell Price	\$555,000			\$525,000		
Sell Price / List Price	97%	98%		97%	98%	
Days to Sell	48	38	28%	34	35	-3%
Active Listings	225	171				
<b>Condos (Apt)</b>						
Units Listed	27	29	-7%	337	387	-13%
Units Reported Sold	19	25	-24%	248	344	-28%
Sell/List Ratio	70%	86%		74%	89%	
Reported Sales Dollars	\$4,969,100	\$6,102,700	-19%	\$71,628,037	\$81,904,939	-13%
Average Sell Price / Unit	\$261,532	\$244,108	7%	\$288,823	\$238,096	21%
Median Sell Price	\$244,500			\$255,000		
Sell Price / List Price	96%	98%		98%	98%	
Days to Sell	48	53	-11%	42	49	-13%
Active Listings	85	65				
<b>Condos (Patio)</b>						
Units Listed	9	5	80%	88	85	4%
Units Reported Sold	4	6	-33%	73	77	-5%
Sell/List Ratio	44%	120%		83%	91%	
Reported Sales Dollars	\$2,132,900	\$2,409,900	-11%	\$29,168,759	\$29,429,900	-1%
Average Sell Price / Unit	\$533,225	\$401,650	33%	\$399,572	\$382,206	5%
Median Sell Price	\$539,000			\$398,800		
Sell Price / List Price	99%	95%		98%	98%	
Days to Sell	9	36	-75%	29	27	6%
Active Listings	13	6				
<b>Condos (Twnhse)</b>						
Units Listed	10	30	-67%	209	208	0%
Units Reported Sold	10	19	-47%	175	160	9%
Sell/List Ratio	100%	63%		84%	77%	
Reported Sales Dollars	\$3,296,350	\$6,643,697	-50%	\$62,014,757	\$50,615,767	23%
Average Sell Price / Unit	\$329,635	\$349,668	-6%	\$354,370	\$316,349	12%
Median Sell Price	\$349,900			\$364,900		
Sell Price / List Price	98%	100%		99%	100%	
Days to Sell	55	5	1,110%	39	45	-13%
Active Listings	44	45				

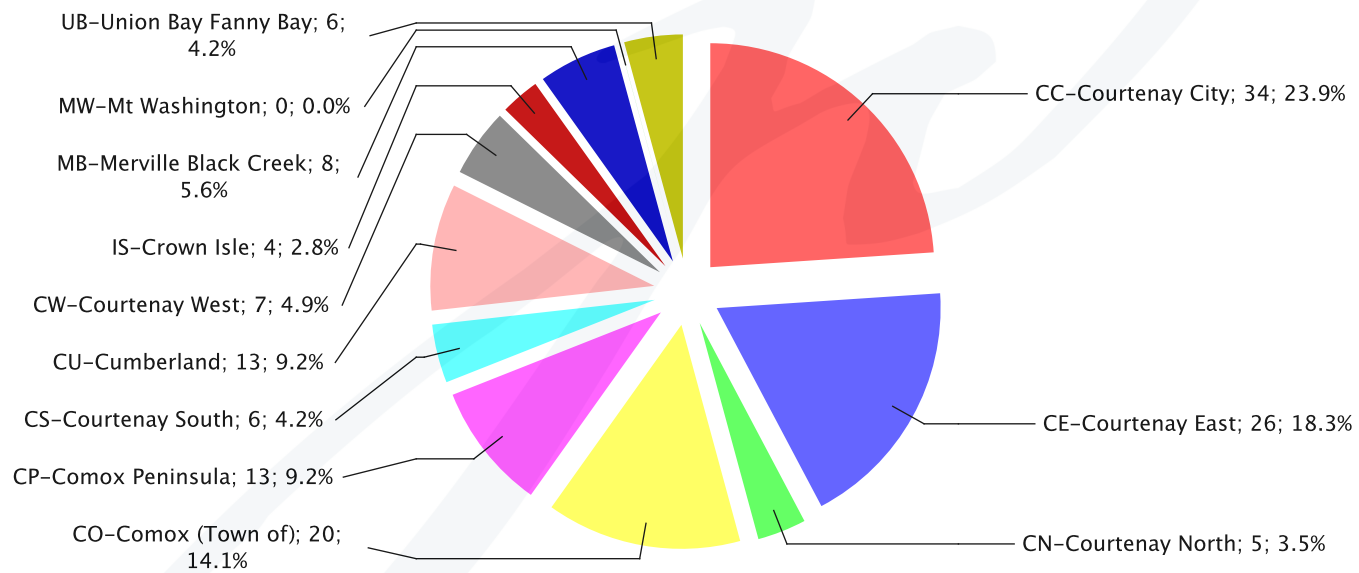
**PLEASE NOTE: SINGLE FAMILY** property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

# MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Mar 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	4	5	3	13	8	1	0	0	0	34
CE-Courtenay East	0	0	0	1	2	1	1	5	8	4	1	0	2	1	26
CN-Courtenay North	0	0	0	0	0	0	0	0	0	1	2	1	0	1	5
CO-Comox (Town of)	0	0	0	0	0	1	1	7	2	5	2	1	1	0	20
CP-Comox Peninsula	0	0	0	0	0	2	0	1	0	2	2	1	0	5	13
CS-Courtenay South	0	0	0	0	0	0	0	1	2	1	1	0	0	1	6
CU-Cumberland	0	0	0	0	0	0	2	2	5	2	2	0	0	0	13
CW-Courtenay West	0	1	0	1	0	0	2	0	0	2	1	0	0	0	7
IS-Crown Isle	0	0	0	0	0	0	0	0	0	1	1	2	0	0	4
MB-Merville Black Creek	0	0	0	1	0	1	0	1	1	1	1	0	0	2	8
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	1	2	1	0	1	0	0	0	0	6
<b>Zone 2 TOTALS</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>4</b>	<b>2</b>	<b>10</b>	<b>13</b>	<b>21</b>	<b>31</b>	<b>28</b>	<b>14</b>	<b>5</b>	<b>3</b>	<b>10</b>	<b>142</b>

## Comox Valley - Single Family Sales by Subarea



Total Unconditional Sales January 1 to March 31, 2019 = 142

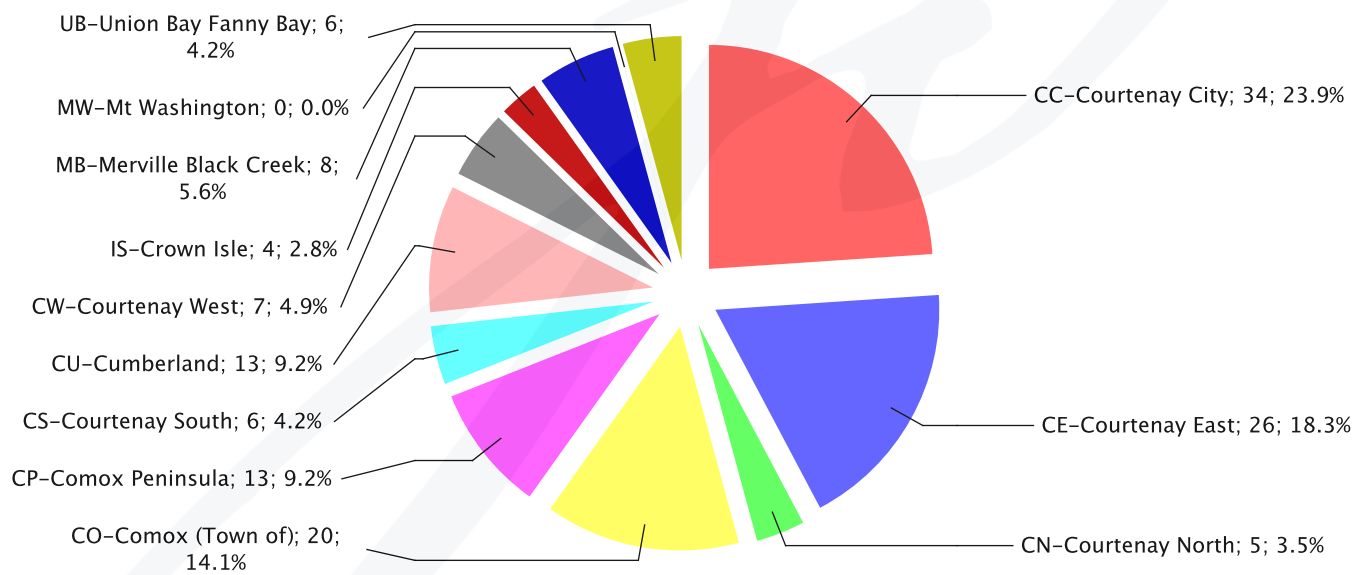
# 1st Quarter 2019

## MLS® Single Family Sales Analysis

### Unconditional Sales from January 1 to Mar 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	4	5	3	13	8	1	0	0	0	34
CE-Courtenay East	0	0	0	1	2	1	1	5	8	4	1	0	2	1	26
CN-Courtenay North	0	0	0	0	0	0	0	0	0	1	2	1	0	1	5
CO-Comox (Town of)	0	0	0	0	0	1	1	7	2	5	2	1	1	0	20
CP-Comox Peninsula	0	0	0	0	0	2	0	1	0	2	2	1	0	5	13
CS-Courtenay South	0	0	0	0	0	0	0	1	2	1	1	0	0	1	6
CU-Cumberland	0	0	0	0	0	0	2	2	5	2	2	0	0	0	13
CW-Courtenay West	0	1	0	1	0	0	2	0	0	2	1	0	0	0	7
IS-Crown Isle	0	0	0	0	0	0	0	0	0	1	1	2	0	0	4
MB-Merville Black Creek	0	0	0	1	0	1	0	1	1	1	1	0	0	2	8
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	1	2	1	0	1	0	0	0	0	6
<b>Zone 2 TOTALS</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>4</b>	<b>2</b>	<b>10</b>	<b>13</b>	<b>21</b>	<b>31</b>	<b>28</b>	<b>14</b>	<b>5</b>	<b>3</b>	<b>10</b>	<b>142</b>

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