



jane
DENHAM
PERSONAL REAL ESTATE CORPORATION

Market Report Summary

March 2019

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RE/MAX

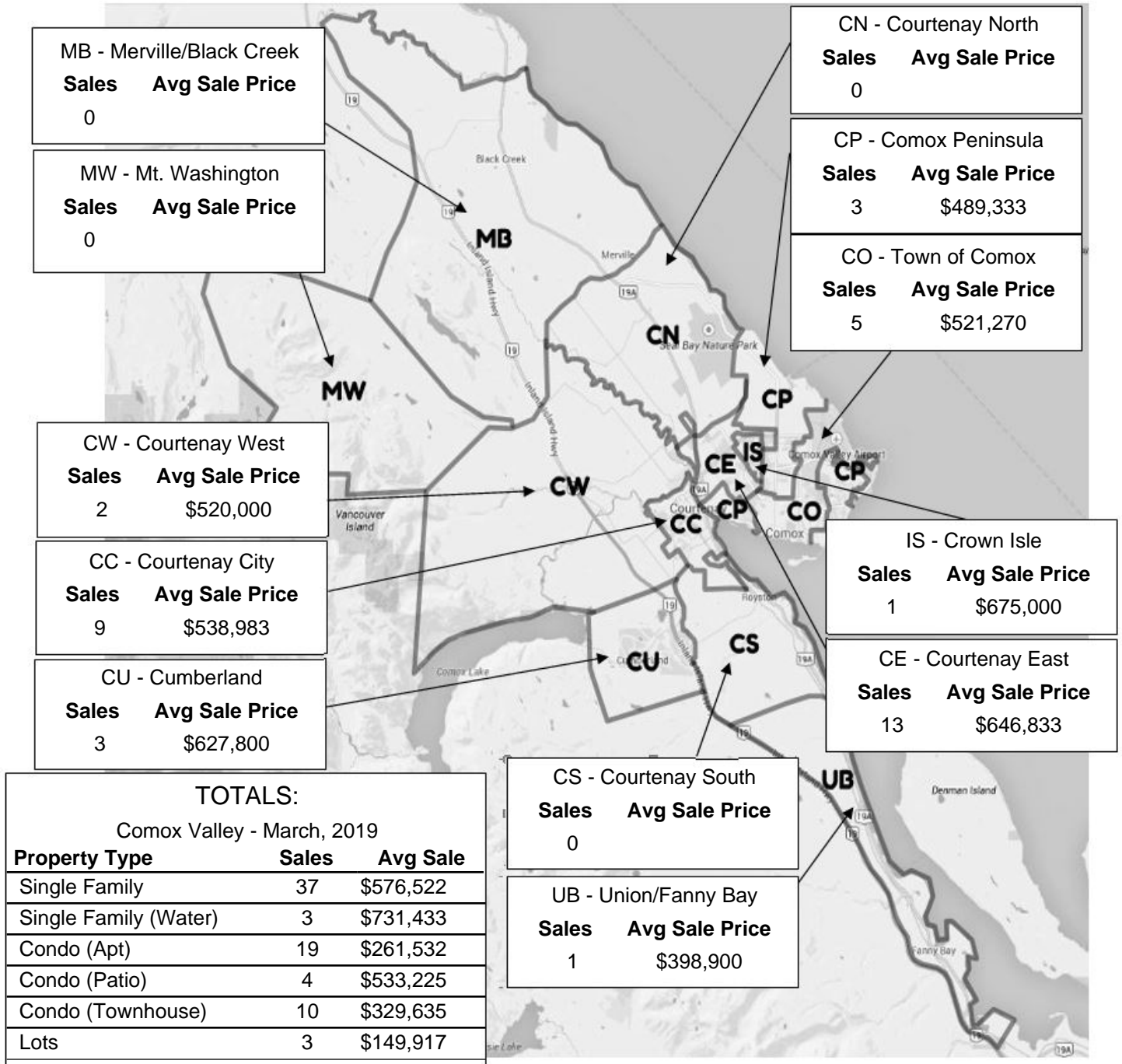
ocean pacific realty

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)

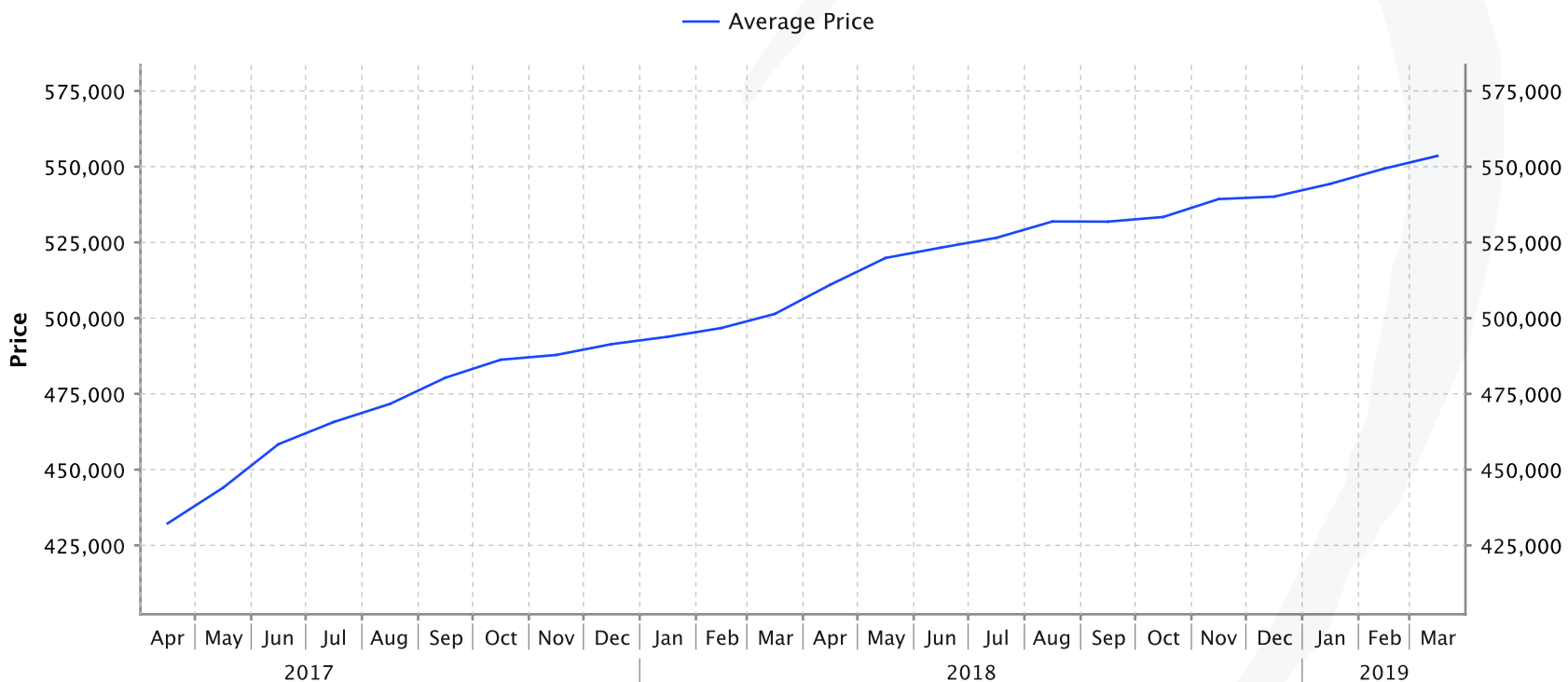


Average sale price does not include Waterfront.

Comox Valley

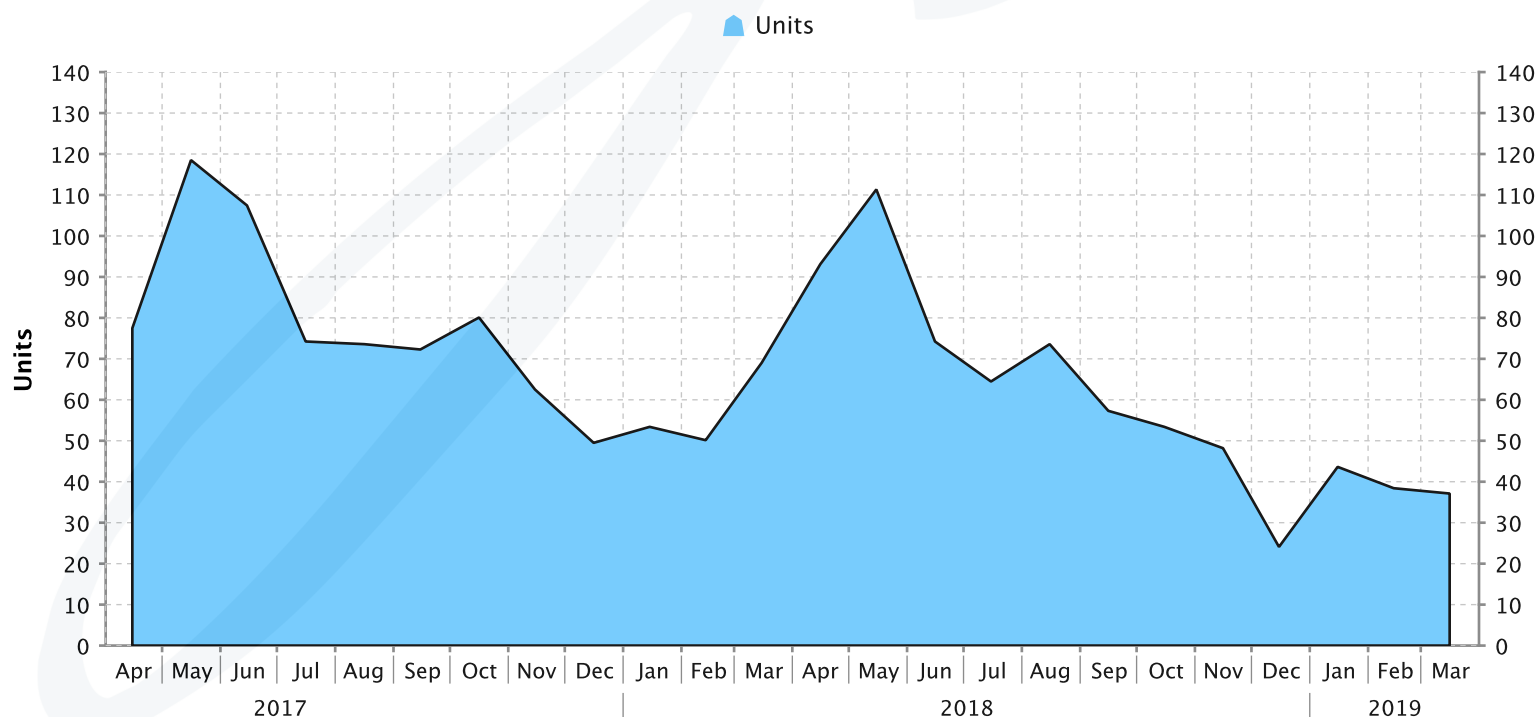
as at March 31, 2019

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
Lots						
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				
Single Family						
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				
Condos (Apt)						
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				
Condos (Patio)						
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				
Condos (Twnhse)						
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				

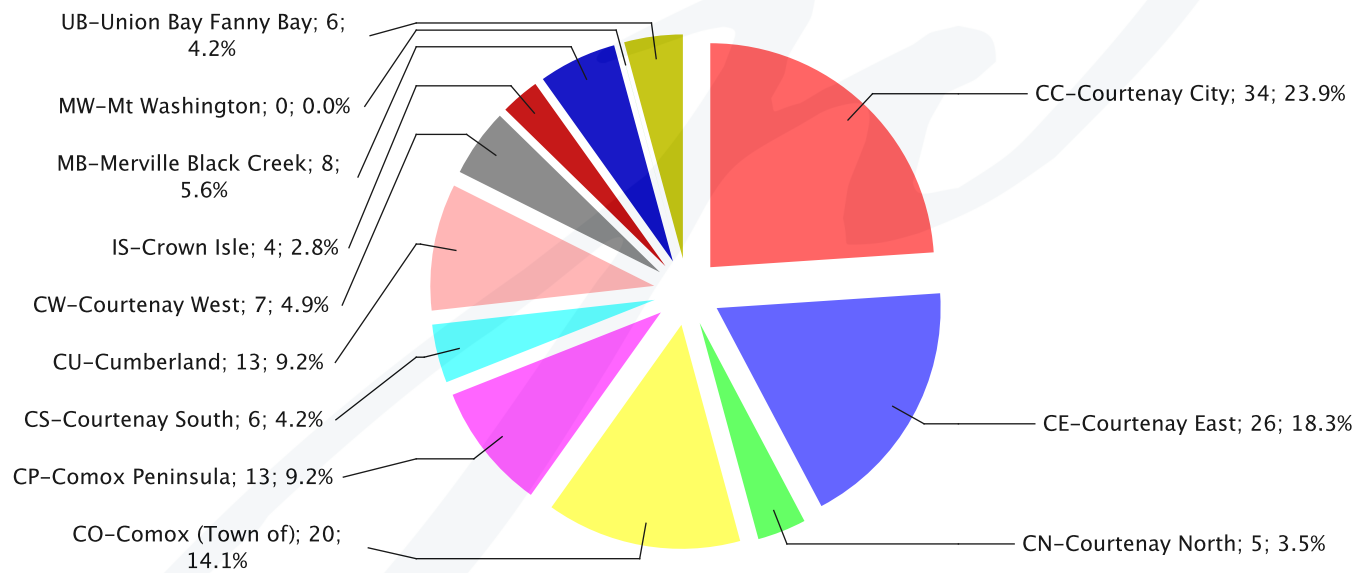
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

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
Zone 2 TOTALS	0	1	0	4	2	10	13	21	31	28	14	5	3	10	142

Comox Valley - Single Family Sales by Subarea



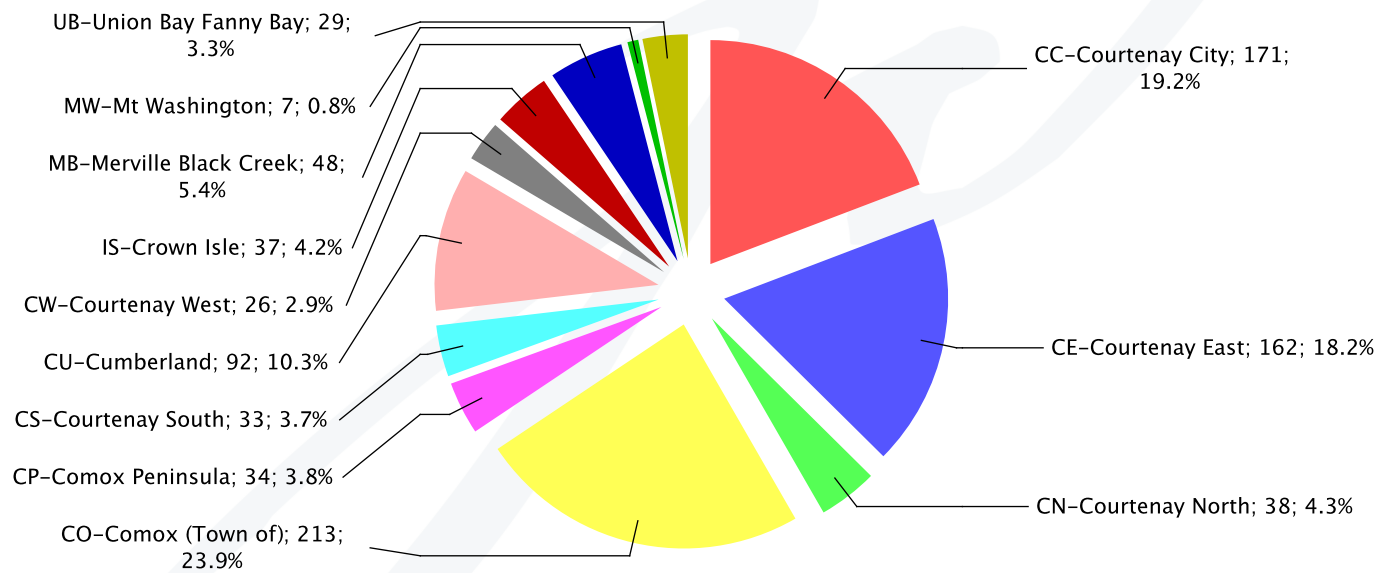
Total Unconditional Sales January 1 to March 31, 2019 = 142

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