



jane
DENHAM
PERSONAL REAL ESTATE CORPORATION

Market Report Summary

April 2019

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RE/MAX

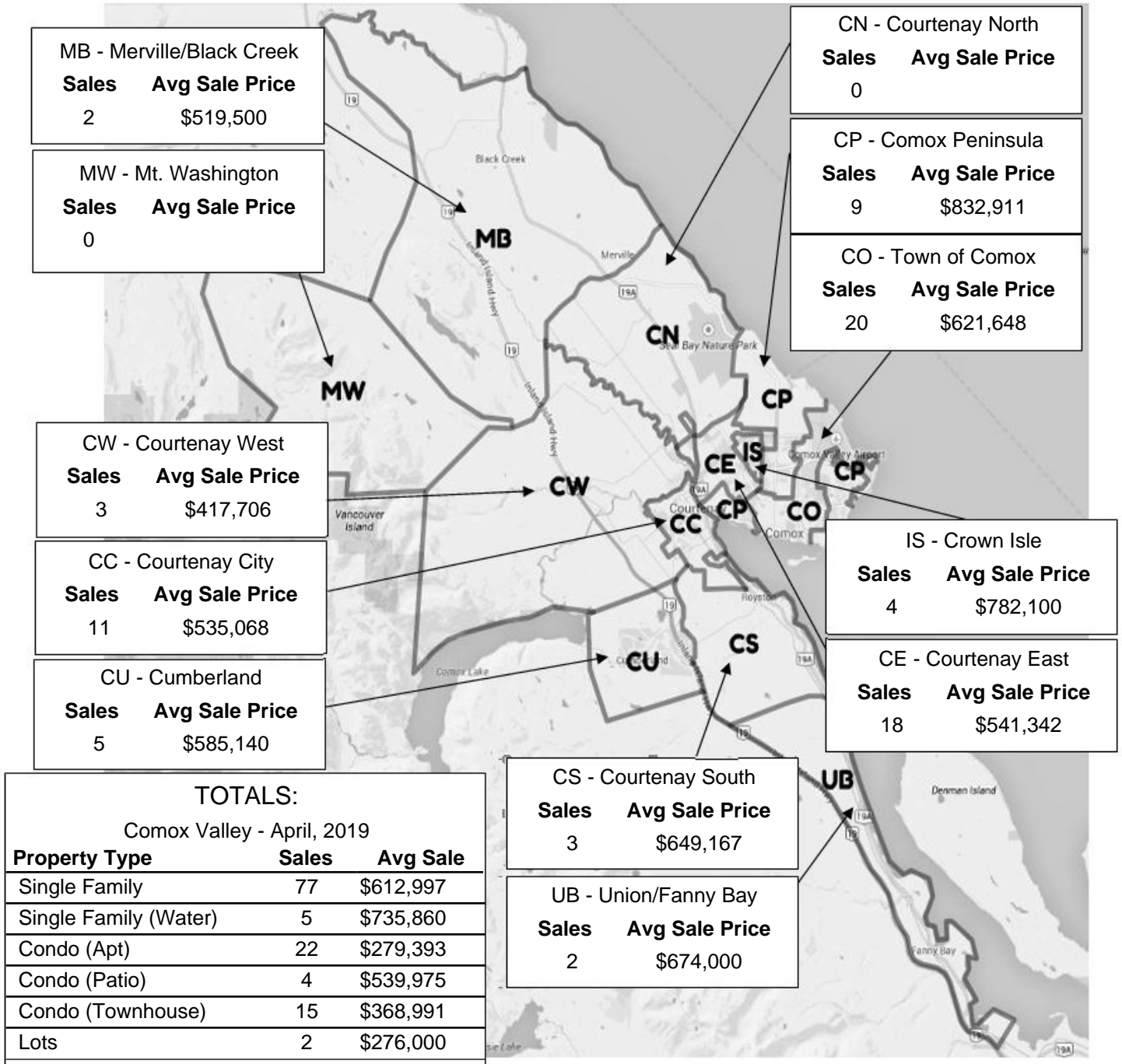
ocean pacific realty

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 April, 2019 (Single Family)

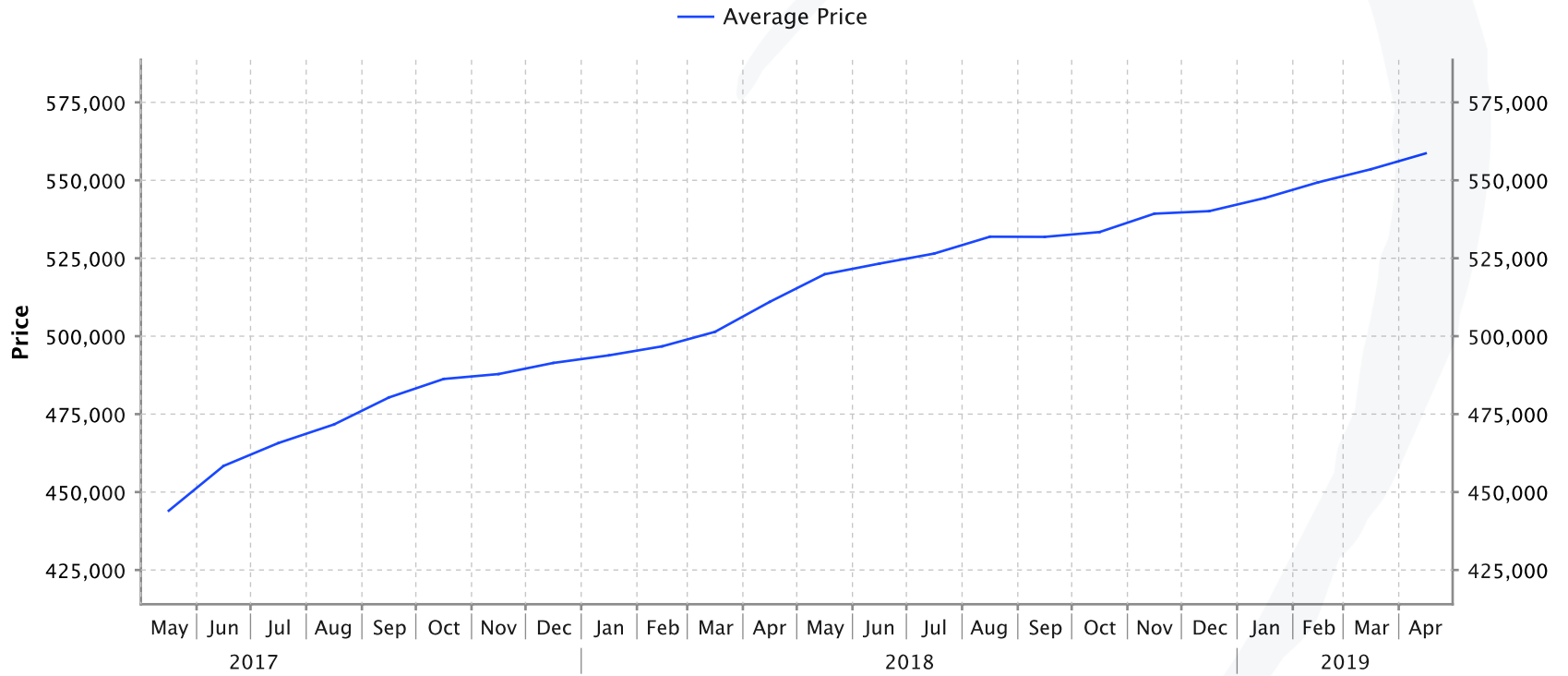


Average sale price does not include Waterfront.

Comox Valley

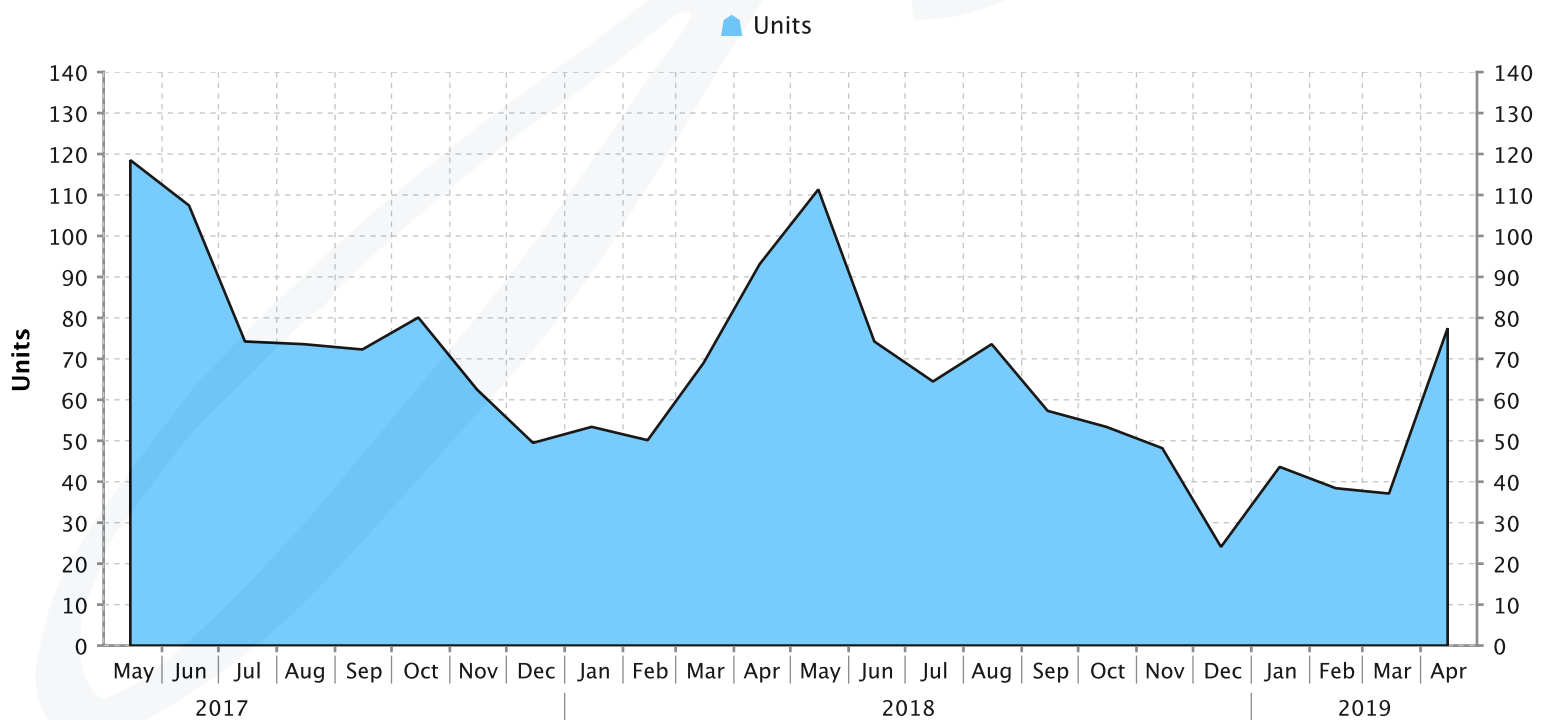
as at April 30, 2019

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	17	5	240%	74	61	21%
Units Reported Sold	2	5	-60%	33	55	-40%
Sell/List Ratio	12%	100%		45%	90%	
Reported Sales Dollars	\$552,000	\$1,262,000	-56%	\$6,579,750	\$12,590,489	-48%
Average Sell Price / Unit	\$276,000	\$252,400	9%	\$199,386	\$228,918	-13%
Median Sell Price	\$287,000			\$219,700		
Sell Price / List Price	95%	97%		88%	94%	
Days to Sell	18	28	-38%	98	185	-47%
Active Listings	37	23				
Single Family						
Units Listed	127	120	6%	1,057	1,145	-8%
Units Reported Sold	77	93	-17%	699	900	-22%
Sell/List Ratio	61%	78%		66%	79%	
Reported Sales Dollars	\$47,200,778	\$52,497,268	-10%	\$390,489,761	\$459,921,843	-15%
Average Sell Price / Unit	\$612,997	\$564,487	9%	\$558,641	\$511,024	9%
Median Sell Price	\$599,900			\$530,000		
Sell Price / List Price	98%	99%		97%	98%	
Days to Sell	49	25	98%	37	34	8%
Active Listings	258	185				
Condos (Apt)						
Units Listed	31	26	19%	342	381	-10%
Units Reported Sold	22	26	-15%	244	341	-28%
Sell/List Ratio	71%	100%		71%	90%	
Reported Sales Dollars	\$6,146,650	\$7,340,900	-16%	\$70,433,787	\$80,913,739	-13%
Average Sell Price / Unit	\$279,393	\$282,342	-1%	\$288,663	\$237,284	22%
Median Sell Price	\$249,900			\$255,000		
Sell Price / List Price	97%	99%		98%	98%	
Days to Sell	25	18	44%	43	47	-8%
Active Listings	89	63				
Condos (Patio)						
Units Listed	15	14	7%	89	92	-3%
Units Reported Sold	4	6	-33%	71	78	-9%
Sell/List Ratio	27%	43%		80%	85%	
Reported Sales Dollars	\$2,159,900	\$2,515,000	-14%	\$28,813,659	\$30,218,300	-5%
Average Sell Price / Unit	\$539,975	\$419,167	29%	\$405,826	\$387,414	5%
Median Sell Price	\$580,000			\$399,900		
Sell Price / List Price	99%	101%		98%	98%	
Days to Sell	8	13	-34%	29	24	22%
Active Listings	24	13				
Condos (Twnhse)						
Units Listed	26	27	-4%	207	216	-4%
Units Reported Sold	15	25	-40%	164	170	-4%
Sell/List Ratio	58%	93%		79%	79%	
Reported Sales Dollars	\$5,534,870	\$8,991,700	-38%	\$58,127,927	\$54,728,667	6%
Average Sell Price / Unit	\$368,991	\$359,668	3%	\$354,439	\$321,933	10%
Median Sell Price	\$364,900			\$364,900		
Sell Price / List Price	100%	99%		99%	100%	
Days to Sell	60	29	107%	42	34	25%
Active Listings	54	46				

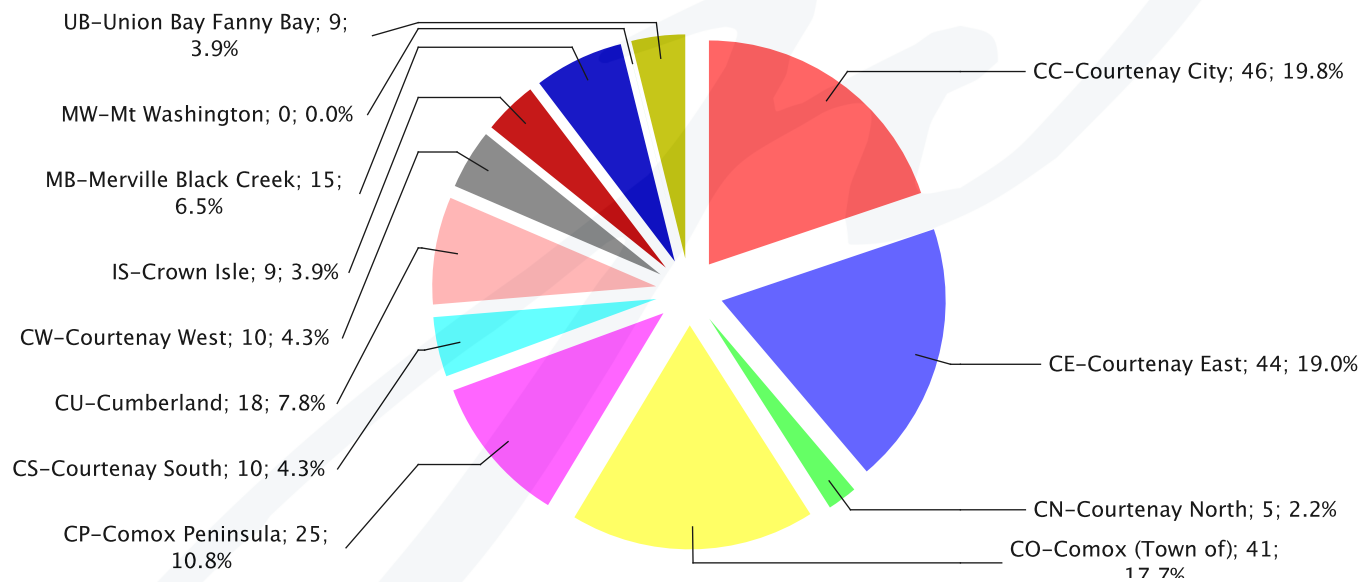
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Apr 30, 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	1	5	6	5	15	13	1	0	0	0	46
CE-Courtenay East	0	0	0	2	3	1	2	8	14	9	2	0	2	1	44
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	2	2	9	7	13	4	3	1	0	41
CP-Comox Peninsula	0	0	0	0	0	2	0	2	1	4	5	3	0	8	25
CS-Courtenay South	0	0	0	0	0	0	0	1	3	2	2	0	0	2	10
CU-Cumberland	0	0	0	0	0	0	2	4	6	3	3	0	0	0	18
CW-Courtenay West	0	1	0	2	0	0	3	0	1	2	1	0	0	0	10
IS-Crown Isle	0	0	0	0	0	0	0	0	1	2	2	2	2	0	9
MB-Merville Black Creek	0	0	0	1	0	2	0	1	5	2	1	0	0	3	15
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	1	1	2	2	0	1	0	1	0	0	9
Zone 2 TOTALS	0	1	0	6	5	13	17	32	53	52	23	10	5	15	232

Comox Valley - Single Family Sales by Subarea



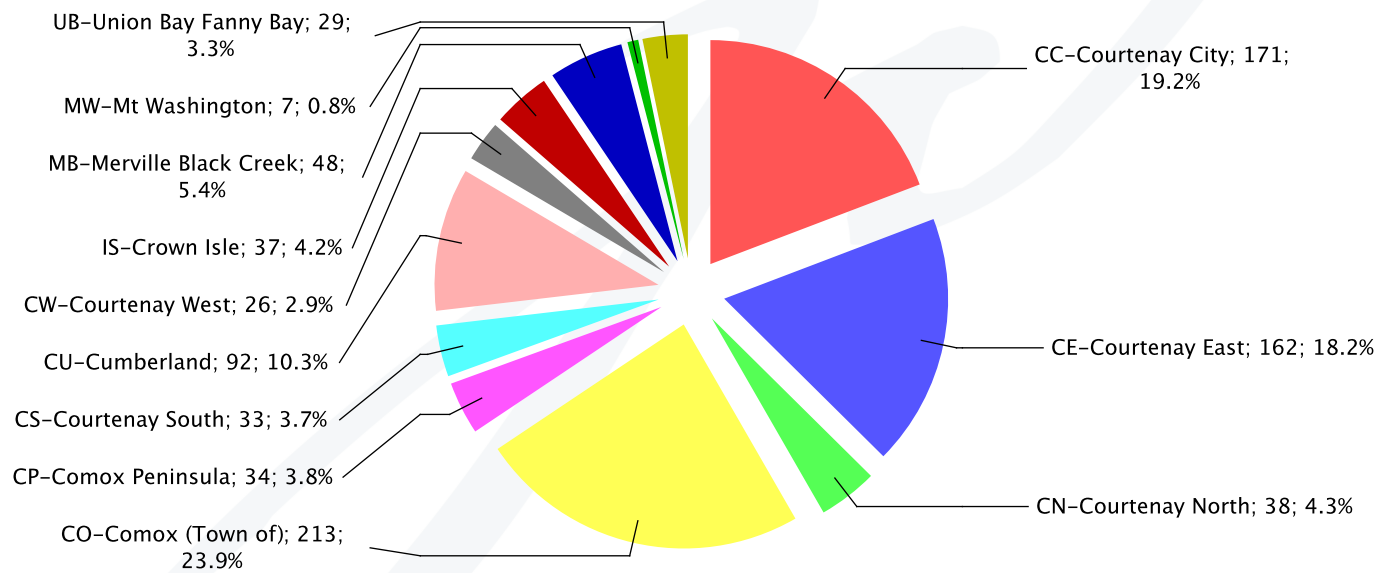
Total Unconditional Sales January 1 to April 30, 2019 = 232

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