



jane
DENHAM
PERSONAL REAL ESTATE CORPORATION

Market Report Summary

May 2019

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RE/MAX

ocean pacific realty

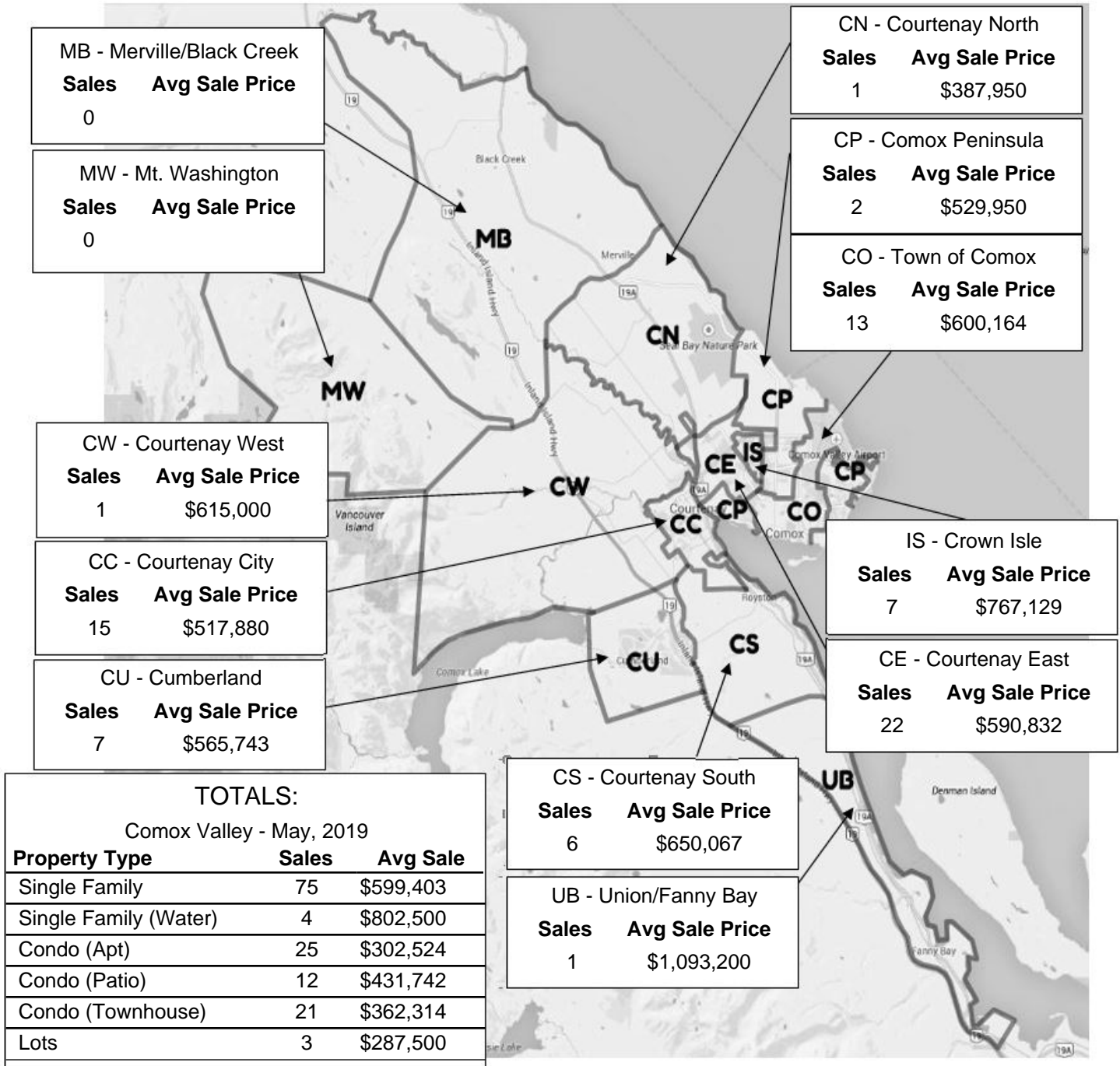
Each office independently owned and operated

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



Comox Valley

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

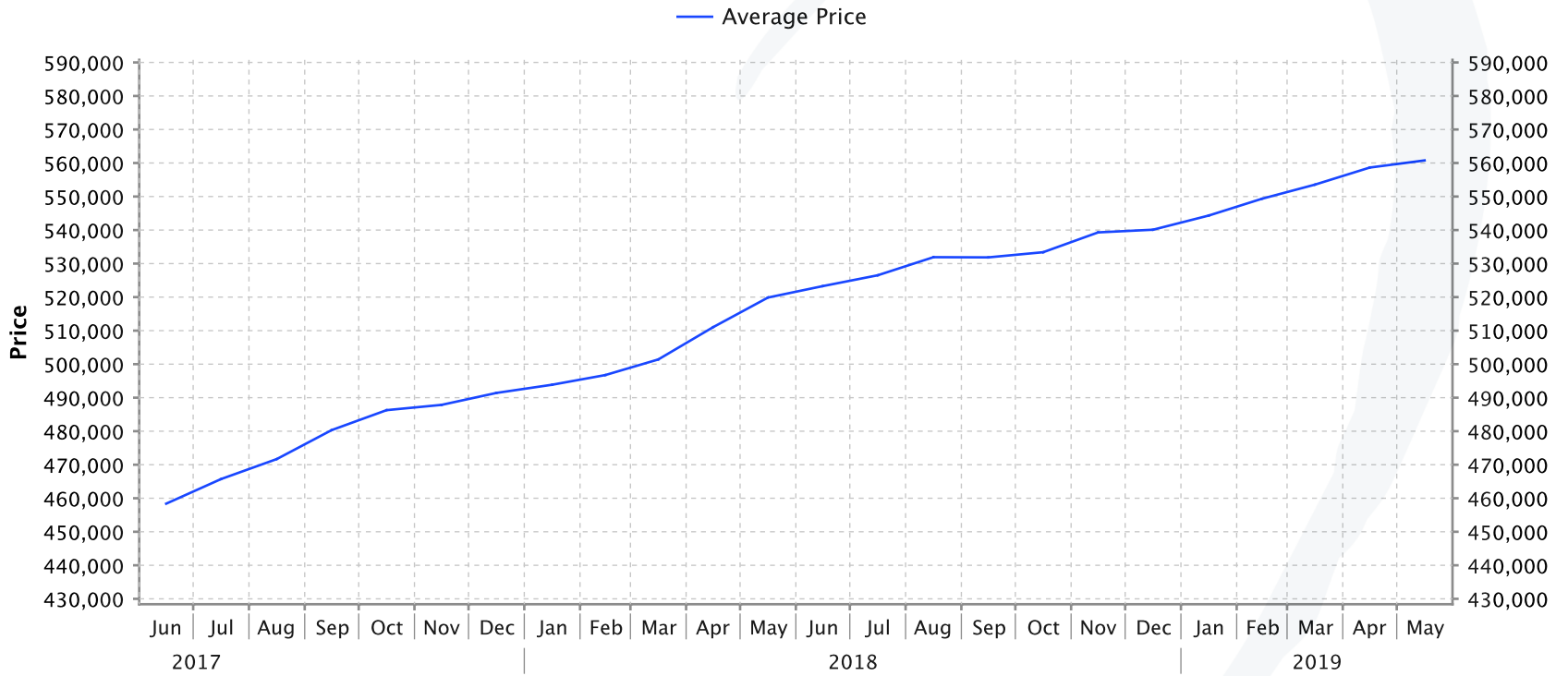


Average sale price does not include Waterfront.

Comox Valley

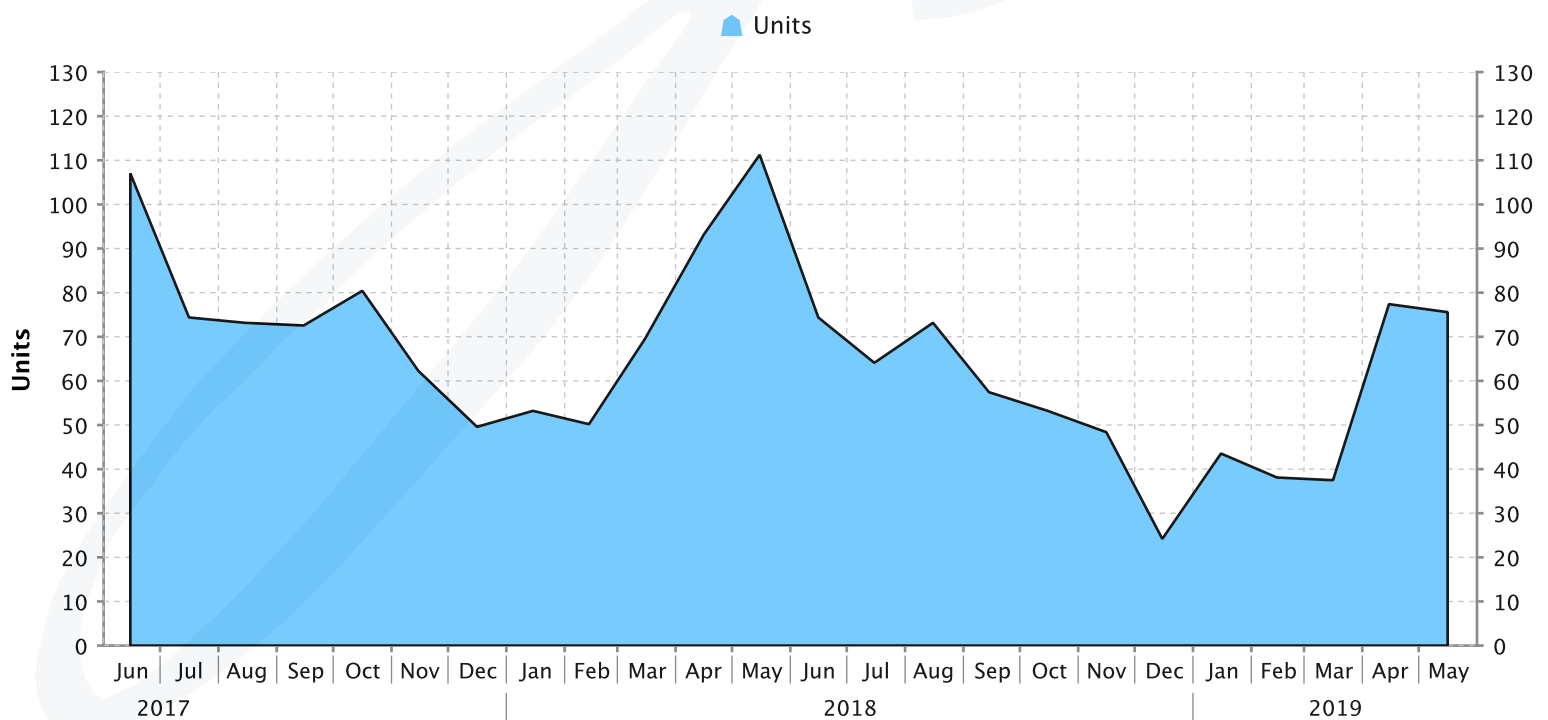
as at May 31, 2019

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	2	6	-67%	70	63	11%
Units Reported Sold	3	2	50%	34	49	-31%
Sell/List Ratio	150%	33%		49%	78%	
Reported Sales Dollars	\$862,500	\$427,900	102%	\$7,014,350	\$10,674,189	-34%
Average Sell Price / Unit	\$287,500	\$213,950	34%	\$206,304	\$217,841	-5%
Median Sell Price	\$285,000			\$235,000		
Sell Price / List Price	98%	100%		88%	93%	
Days to Sell	26	60	-57%	94	190	-50%
Active Listings	34	27				
Single Family						
Units Listed	152	133	14%	1,076	1,124	-4%
Units Reported Sold	75	111	-32%	663	893	-26%
Sell/List Ratio	49%	83%		62%	79%	
Reported Sales Dollars	\$44,955,188	\$63,652,145	-29%	\$371,792,804	\$464,241,053	-20%
Average Sell Price / Unit	\$599,403	\$573,443	5%	\$560,773	\$519,867	8%
Median Sell Price	\$585,000			\$537,500		
Sell Price / List Price	97%	99%		97%	98%	
Days to Sell	38	30	28%	38	34	12%
Active Listings	299	195				
Condos (Apt)						
Units Listed	64	66	-3%	340	410	-17%
Units Reported Sold	25	30	-17%	239	337	-29%
Sell/List Ratio	39%	45%		70%	82%	
Reported Sales Dollars	\$7,563,100	\$7,595,200	-0%	\$70,401,687	\$79,832,839	-12%
Average Sell Price / Unit	\$302,524	\$253,173	19%	\$294,568	\$236,893	24%
Median Sell Price	\$280,000			\$259,900		
Sell Price / List Price	97%	99%		97%	98%	
Days to Sell	41	42	-1%	43	50	-13%
Active Listings	121	92				
Condos (Patio)						
Units Listed	7	19	-63%	77	101	-24%
Units Reported Sold	12	9	33%	74	78	-5%
Sell/List Ratio	171%	47%		96%	77%	
Reported Sales Dollars	\$5,180,900	\$3,529,900	47%	\$30,464,659	\$30,635,700	-1%
Average Sell Price / Unit	\$431,742	\$392,211	10%	\$411,685	\$392,765	5%
Median Sell Price	\$467,000			\$416,000		
Sell Price / List Price	98%	99%		98%	98%	
Days to Sell	32	9	264%	32	23	38%
Active Listings	16	21				
Condos (Twnhse)						
Units Listed	16	41	-61%	182	236	-23%
Units Reported Sold	21	24	-12%	161	176	-9%
Sell/List Ratio	131%	59%		88%	75%	
Reported Sales Dollars	\$7,608,588	\$8,469,608	-10%	\$57,266,907	\$58,315,975	-2%
Average Sell Price / Unit	\$362,314	\$352,900	3%	\$355,695	\$331,341	7%
Median Sell Price	\$364,000			\$363,250		
Sell Price / List Price	97%	98%		99%	99%	
Days to Sell	65	30	116%	47	32	49%
Active Listings	45	58				

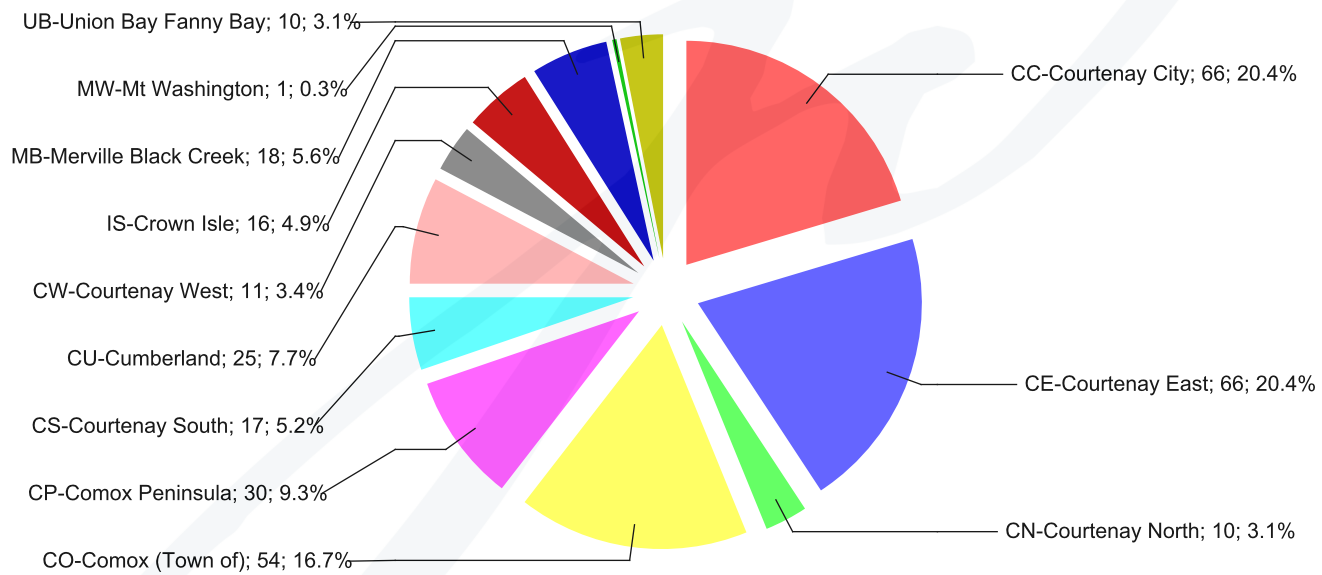
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to May 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	1	11	9	7	18	15	3	1	0	1	66
CE-Courtenay East	0	0	0	3	3	1	2	10	25	13	5	1	2	1	66
CN-Courtenay North	0	0	0	0	0	1	1	0	0	3	2	2	0	1	10
CO-Comox (Town of)	0	0	0	0	0	2	4	9	12	18	4	4	1	0	54
CP-Comox Peninsula	0	0	1	0	0	2	0	2	1	4	5	6	0	9	30
CS-Courtenay South	0	0	0	0	0	0	0	2	4	5	2	1	0	3	17
CU-Cumberland	0	0	0	0	0	0	2	6	9	5	3	0	0	0	25
CW-Courtenay West	0	1	0	2	0	0	3	0	1	3	1	0	0	0	11
IS-Crown Isle	0	0	0	0	0	0	0	0	1	5	4	3	3	0	16
MB-Merville Black Creek	0	0	0	1	0	2	0	1	5	2	3	1	0	3	18
MW-Mt Washington	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
UB-Union Bay Fanny Bay	0	0	0	1	1	1	2	2	0	1	0	1	0	1	10
Zone 2 TOTALS	0	1	1	7	6	20	23	39	76	74	32	20	6	19	324

Comox Valley - Single Family Sales by Subarea



Total Unconditional Sales January 1 to May 31, 2019 = 324