



**jane**  
DENHAM  
PERSONAL REAL ESTATE CORPORATION

# Market Report Summary

## June 2019

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**RE/MAX**

ocean pacific realty

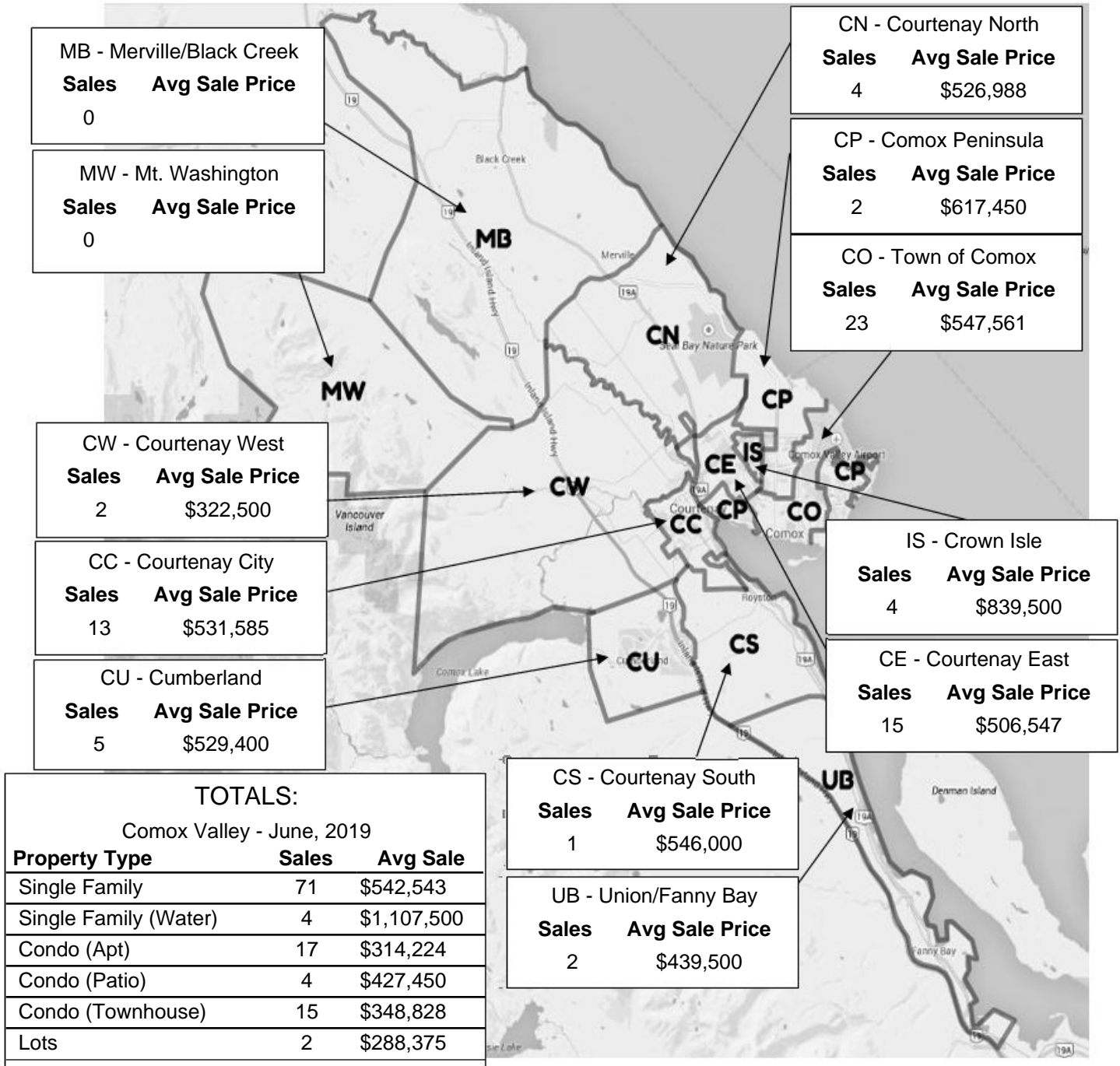
Each office independently owned and operated

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



# Comox Valley

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

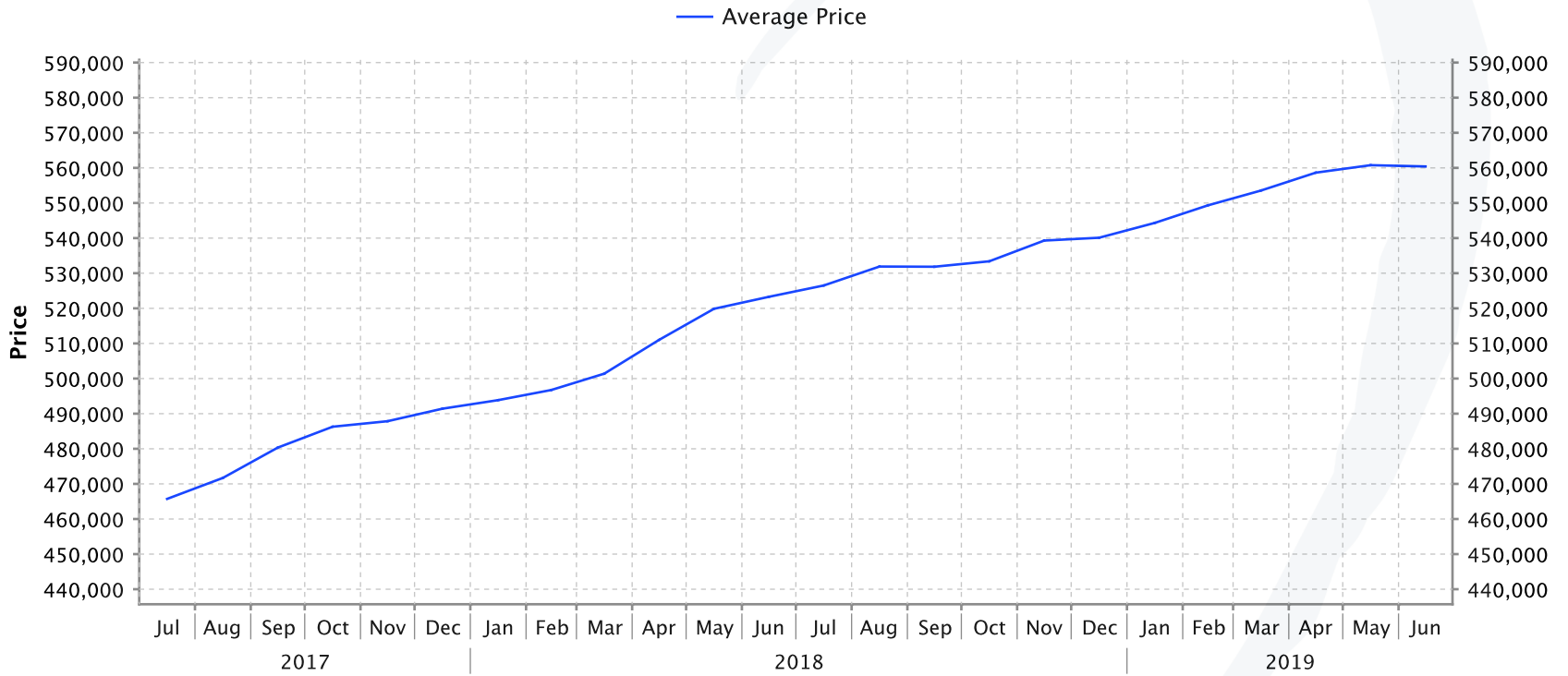


Average sale price does not include Waterfront.

# Comox Valley

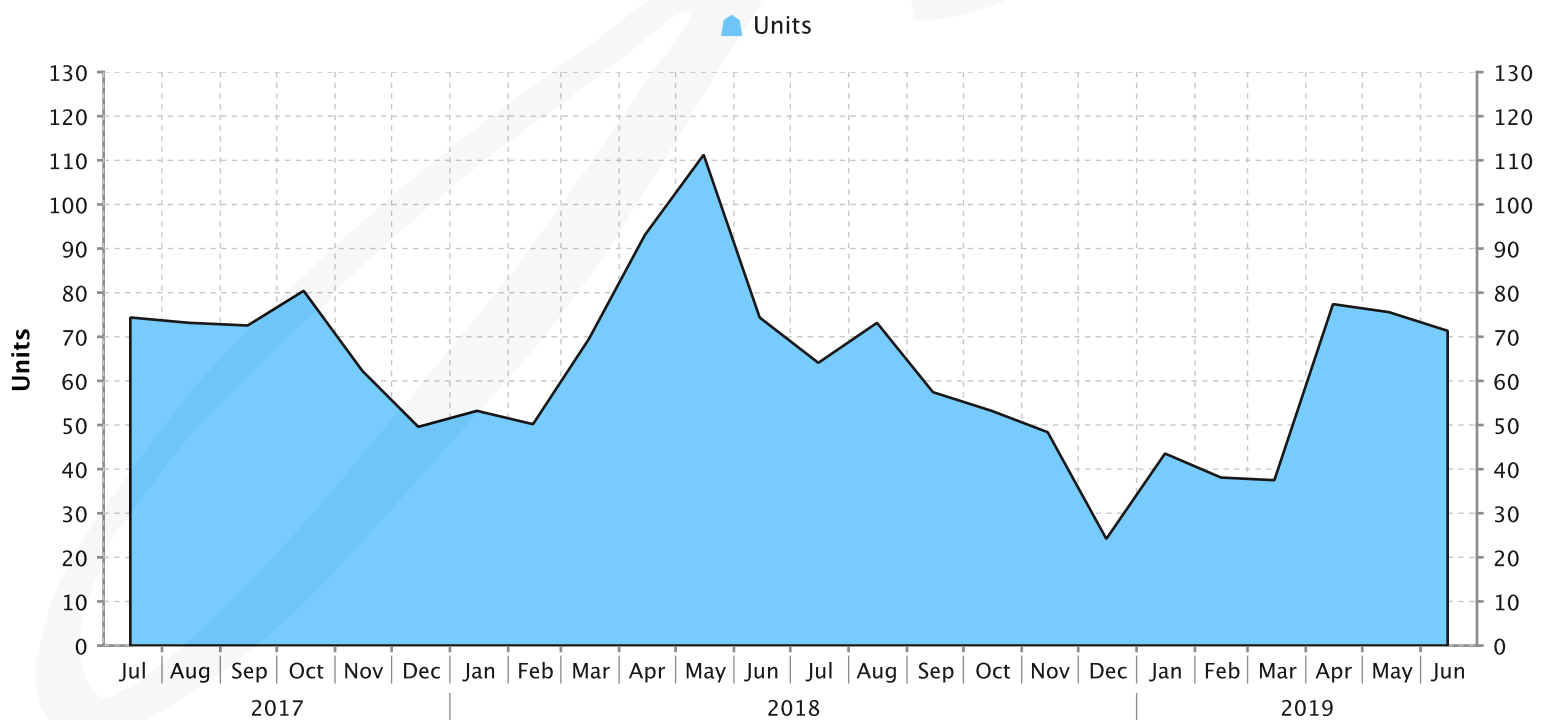
## as at June 30, 2019

### 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
<b>Lots</b>						
Units Listed	11	5	120%	76	62	23%
Units Reported Sold	2	2	0%	34	45	-24%
Sell/List Ratio	18%	40%		45%	73%	
Reported Sales Dollars	\$576,750	\$425,900	35%	\$7,165,200	\$9,994,589	-28%
Average Sell Price / Unit	\$288,375	\$212,950	35%	\$210,741	\$222,102	-5%
Median Sell Price	\$341,250			\$235,500		
Sell Price / List Price	102%	97%		88%	93%	
Days to Sell	30	33	-9%	94	201	-53%
Active Listings	42	24				
<b>Single Family</b>						
Units Listed	130	122	7%	1,085	1,108	-2%
Units Reported Sold	71	74	-4%	660	860	-23%
Sell/List Ratio	55%	61%		61%	78%	
Reported Sales Dollars	\$38,520,560	\$40,445,898	-5%	\$369,867,466	\$450,020,688	-18%
Average Sell Price / Unit	\$542,543	\$546,566	-1%	\$560,405	\$523,280	7%
Median Sell Price	\$530,000			\$539,900		
Sell Price / List Price	97%	97%		97%	98%	
Days to Sell	48	27	75%	40	35	15%
Active Listings	327	216				
<b>Condos (Apt)</b>						
Units Listed	17	41	-59%	316	405	-22%
Units Reported Sold	17	22	-23%	234	327	-28%
Sell/List Ratio	100%	54%		74%	81%	
Reported Sales Dollars	\$5,341,800	\$6,579,229	-19%	\$69,164,258	\$78,287,218	-12%
Average Sell Price / Unit	\$314,224	\$299,056	5%	\$295,574	\$239,410	23%
Median Sell Price	\$284,000			\$261,000		
Sell Price / List Price	96%	99%		97%	98%	
Days to Sell	37	26	40%	44	47	-6%
Active Listings	116	101				
<b>Condos (Patio)</b>						
Units Listed	6	5	20%	78	97	-20%
Units Reported Sold	4	8	-50%	70	80	-12%
Sell/List Ratio	67%	160%		90%	82%	
Reported Sales Dollars	\$1,709,800	\$2,808,800	-39%	\$29,365,659	\$31,432,000	-7%
Average Sell Price / Unit	\$427,450	\$351,100	22%	\$419,509	\$392,900	7%
Median Sell Price	\$424,900			\$420,000		
Sell Price / List Price	99%	98%		98%	98%	
Days to Sell	22	10	117%	34	23	46%
Active Listings	17	17				
<b>Condos (Twnhse)</b>						
Units Listed	14	36	-61%	160	256	-38%
Units Reported Sold	15	30	-50%	146	192	-24%
Sell/List Ratio	107%	83%		91%	75%	
Reported Sales Dollars	\$5,232,424	\$10,655,550	-51%	\$51,843,781	\$64,851,025	-20%
Average Sell Price / Unit	\$348,828	\$355,185	-2%	\$355,094	\$337,766	5%
Median Sell Price	\$350,000			\$360,000		
Sell Price / List Price	98%	99%		98%	99%	
Days to Sell	43	21	110%	52	30	71%
Active Listings	39	57				

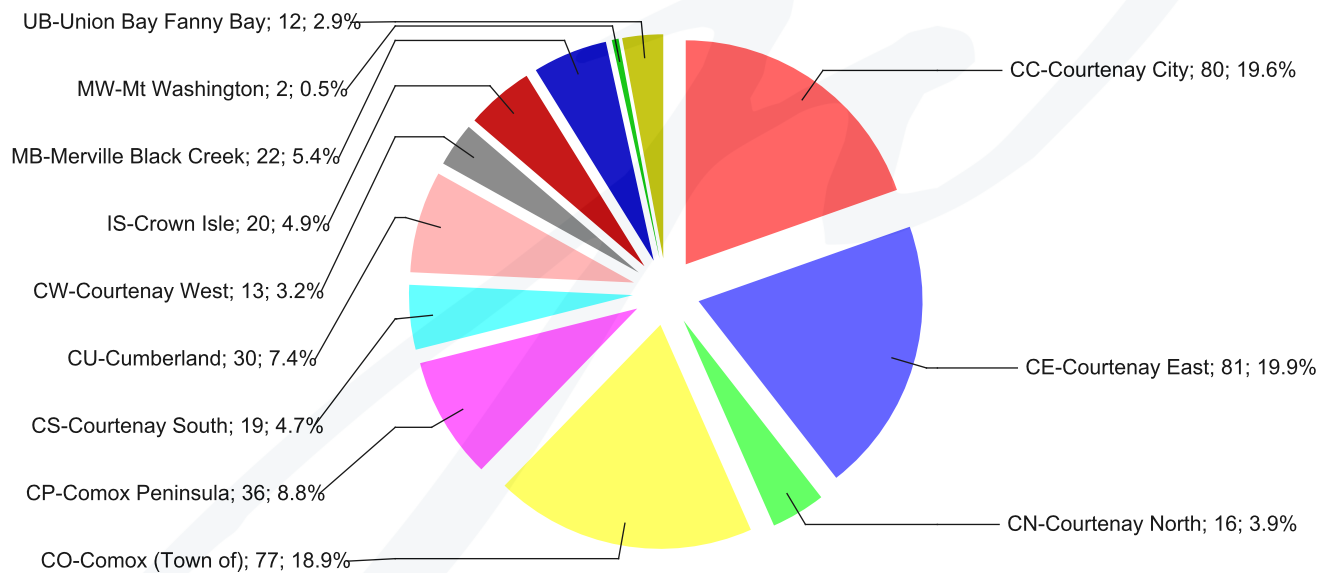
**PLEASE NOTE: SINGLE FAMILY** property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

# MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Jun 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	12	12	9	22	18	4	1	0	1	80
CE-Courtenay East	0	0	1	4	3	1	4	14	29	15	6	1	2	1	81
CN-Courtenay North	0	0	0	1	1	1	1	0	0	4	3	3	1	1	16
CO-Comox (Town of)	0	0	0	0	0	2	6	14	24	21	5	4	1	0	77
CP-Comox Peninsula	0	0	1	0	0	2	0	4	1	4	6	6	1	11	36
CS-Courtenay South	0	0	0	0	0	0	0	2	5	5	2	1	0	4	19
CU-Cumberland	0	0	0	0	0	0	3	8	9	7	3	0	0	0	30
CW-Courtenay West	0	1	0	3	1	0	3	0	1	3	1	0	0	0	13
IS-Crown Isle	0	0	0	0	0	0	0	0	1	5	6	4	3	1	20
MB-Merville Black Creek	0	0	0	1	0	2	0	1	6	2	5	2	0	3	22
MW-Mt Washington	0	0	0	0	1	0	1	0	0	0	0	0	0	0	2
UB-Union Bay Fanny Bay	0	0	0	1	1	1	3	3	0	1	0	1	0	1	12
<b>Zone 2 TOTALS</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>10</b>	<b>8</b>	<b>21</b>	<b>33</b>	<b>55</b>	<b>98</b>	<b>85</b>	<b>41</b>	<b>23</b>	<b>8</b>	<b>23</b>	<b>408</b>

## Comox Valley - Single Family Sales by Subarea



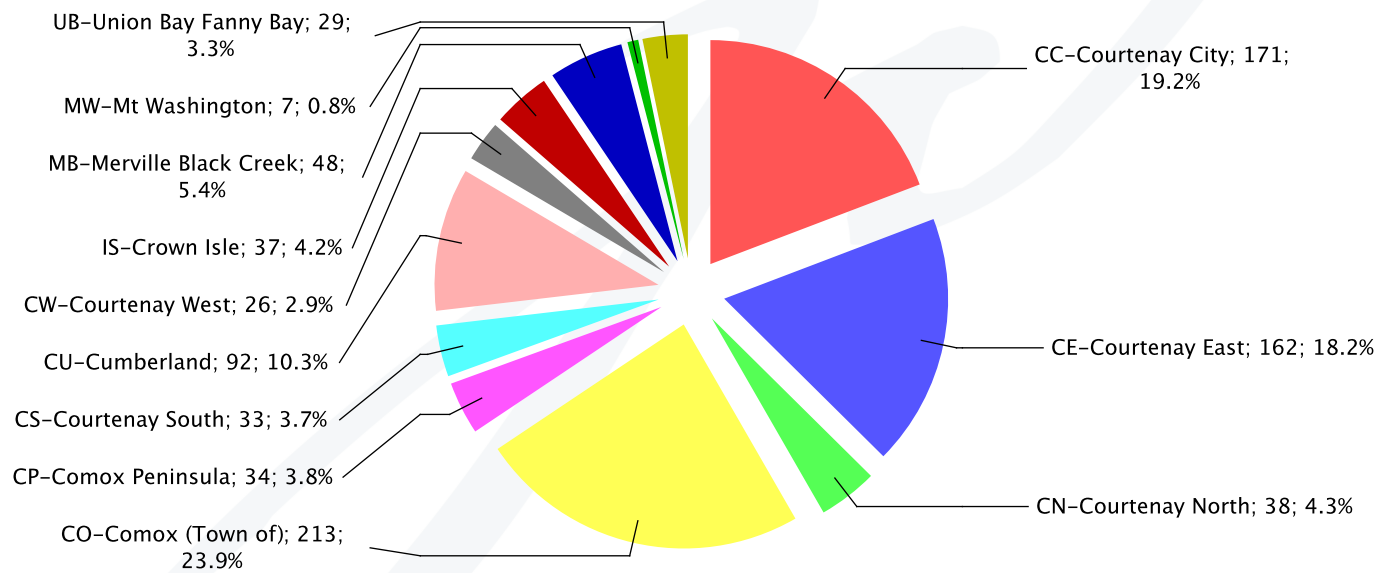
Total Unconditional Sales January 1 to June 30, 2019 = 408

# 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
<b>Zone 2 TOTALS</b>	<b>1</b>	<b>1</b>	<b>6</b>	<b>22</b>	<b>36</b>	<b>65</b>	<b>108</b>	<b>132</b>	<b>252</b>	<b>127</b>	<b>50</b>	<b>35</b>	<b>20</b>	<b>35</b>	<b>890</b>

## Comox Valley - Single Family Sales by Subarea



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