



jane
DENHAM
PERSONAL REAL ESTATE CORPORATION

Market Report Summary

July 2019

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RE/MAX

ocean pacific realty

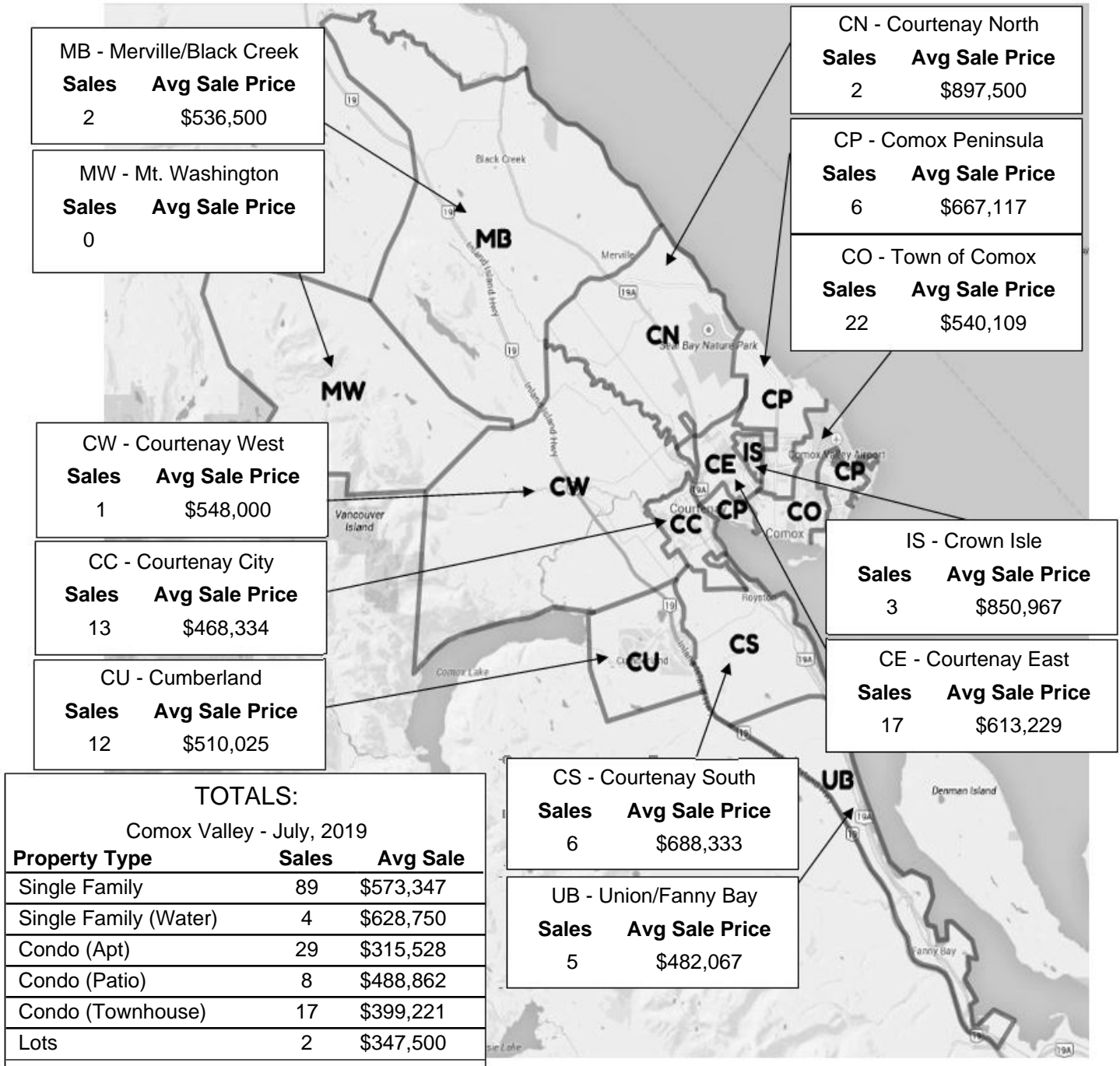
Each office independently owned and operated

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



Comox Valley

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

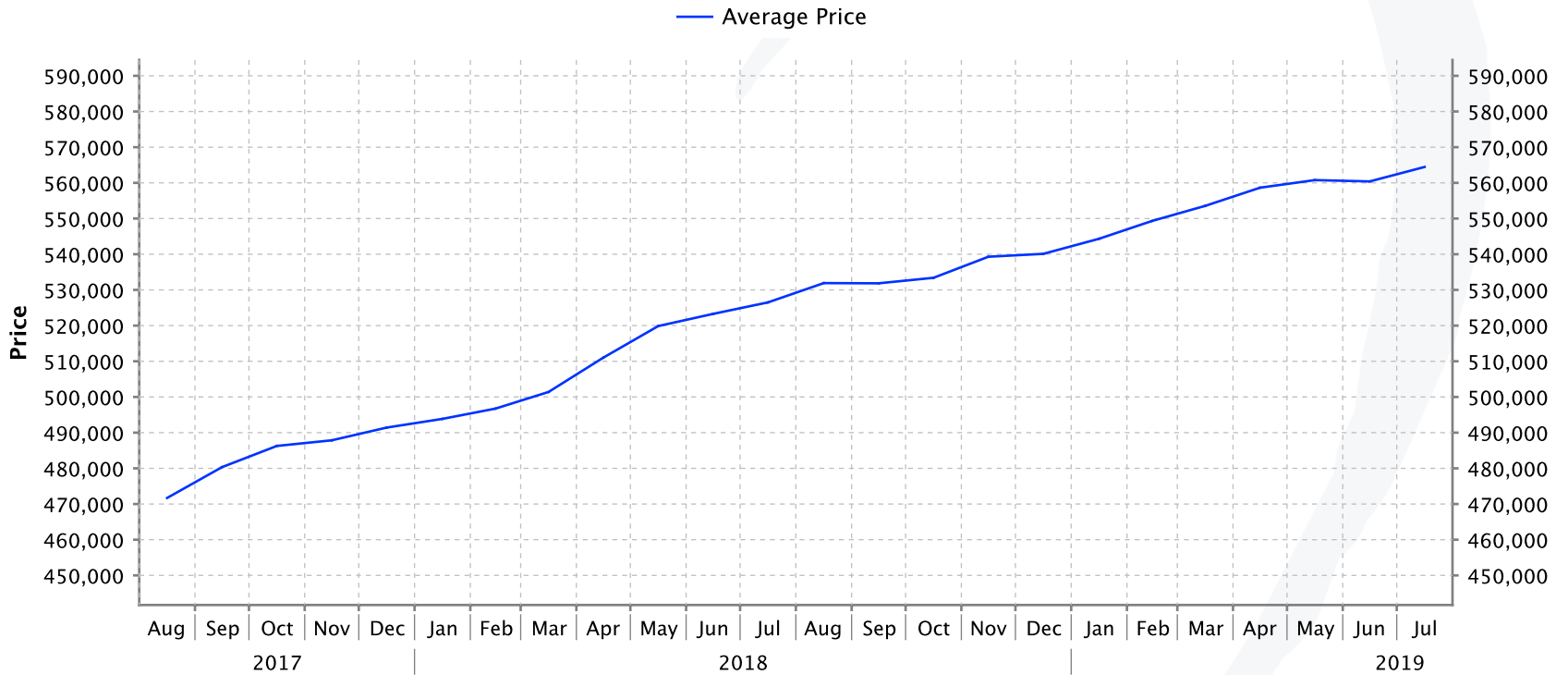


Average sale price does not include Waterfront.

Comox Valley

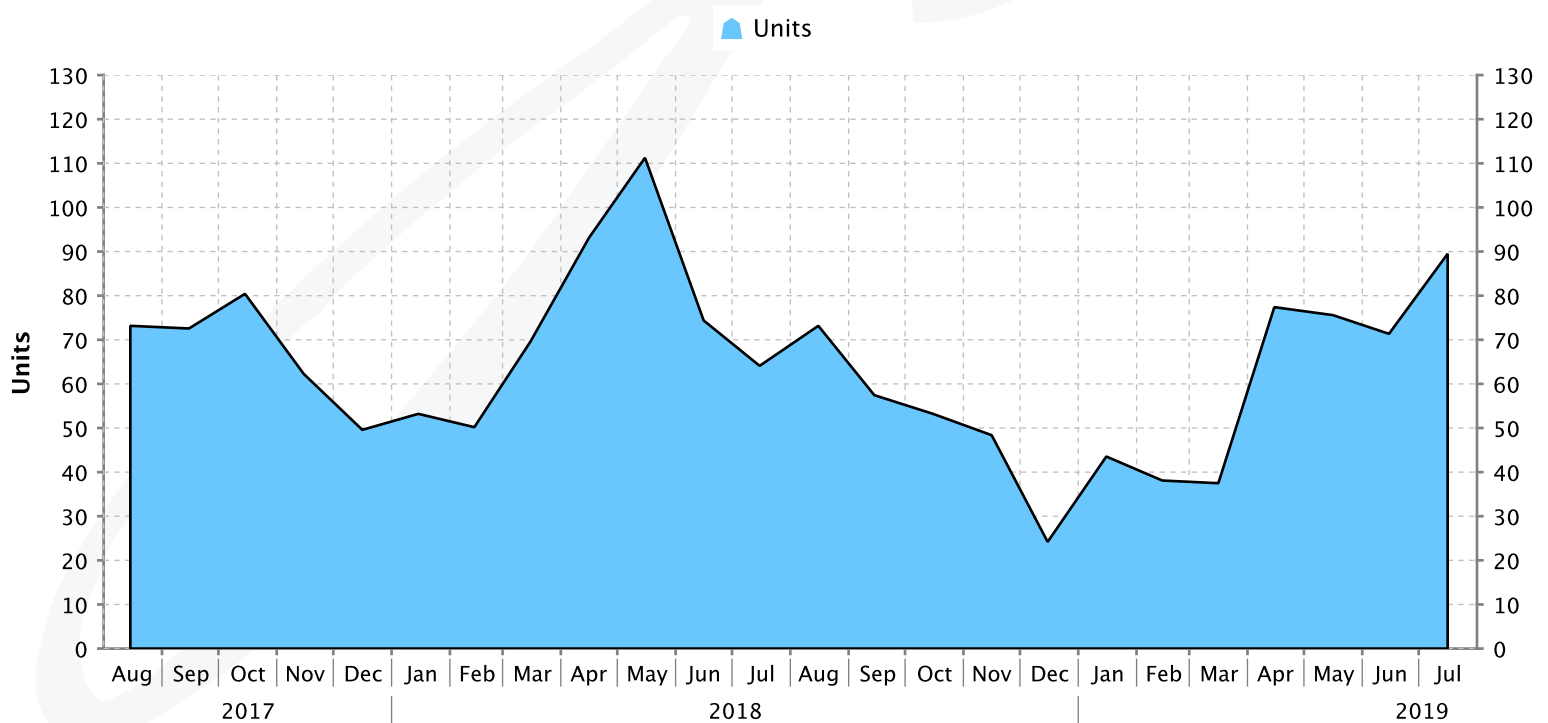
as at July 31, 2019

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	7	7	0%	76	62	23%
Units Reported Sold	2	4	-50%	32	45	-29%
Sell/List Ratio	29%	57%		42%	73%	
Reported Sales Dollars	\$695,000	\$1,039,700	-33%	\$6,820,500	\$9,886,789	-31%
Average Sell Price / Unit	\$347,500	\$259,925	34%	\$213,141	\$219,706	-3%
Median Sell Price	\$375,000			\$242,500		
Sell Price / List Price	98%	96%		88%	93%	
Days to Sell	136	81	69%	98	206	-52%
Active Listings	43	25				
Single Family						
Units Listed	104	93	12%	1,097	1,090	1%
Units Reported Sold	89	64	39%	685	850	-19%
Sell/List Ratio	86%	69%		62%	78%	
Reported Sales Dollars	\$51,027,879	\$34,244,580	49%	\$386,650,765	\$447,529,318	-14%
Average Sell Price / Unit	\$573,347	\$535,072	7%	\$564,454	\$526,505	7%
Median Sell Price	\$554,000			\$547,500		
Sell Price / List Price	96%	97%		97%	98%	
Days to Sell	38	33	17%	41	36	14%
Active Listings	302	234				
Condos (Apt)						
Units Listed	34	26	31%	325	365	-11%
Units Reported Sold	29	23	26%	240	325	-26%
Sell/List Ratio	85%	88%		74%	89%	
Reported Sales Dollars	\$9,150,300	\$7,225,700	27%	\$71,088,858	\$78,824,518	-10%
Average Sell Price / Unit	\$315,528	\$314,161	0%	\$296,204	\$242,537	22%
Median Sell Price	\$295,000			\$269,900		
Sell Price / List Price	96%	97%		97%	98%	
Days to Sell	57	32	79%	47	46	3%
Active Listings	116	94				
Condos (Patio)						
Units Listed	11	5	120%	84	92	-9%
Units Reported Sold	8	6	33%	72	78	-8%
Sell/List Ratio	73%	120%		86%	85%	
Reported Sales Dollars	\$3,910,900	\$2,424,300	61%	\$30,852,259	\$30,744,200	0%
Average Sell Price / Unit	\$488,862	\$404,050	21%	\$428,504	\$394,156	9%
Median Sell Price	\$510,000			\$425,000		
Sell Price / List Price	97%	98%		98%	98%	
Days to Sell	35	34	2%	34	23	47%
Active Listings	17	16				
Condos (Twnhse)						
Units Listed	10	22	-55%	147	267	-45%
Units Reported Sold	17	17	0%	146	195	-25%
Sell/List Ratio	170%	77%		99%	73%	
Reported Sales Dollars	\$6,786,759	\$5,851,534	16%	\$52,779,006	\$65,735,459	-20%
Average Sell Price / Unit	\$399,221	\$344,208	16%	\$361,500	\$337,105	7%
Median Sell Price	\$419,000			\$360,000		
Sell Price / List Price	98%	99%		98%	100%	
Days to Sell	73	21	239%	58	30	96%
Active Listings	29	61				

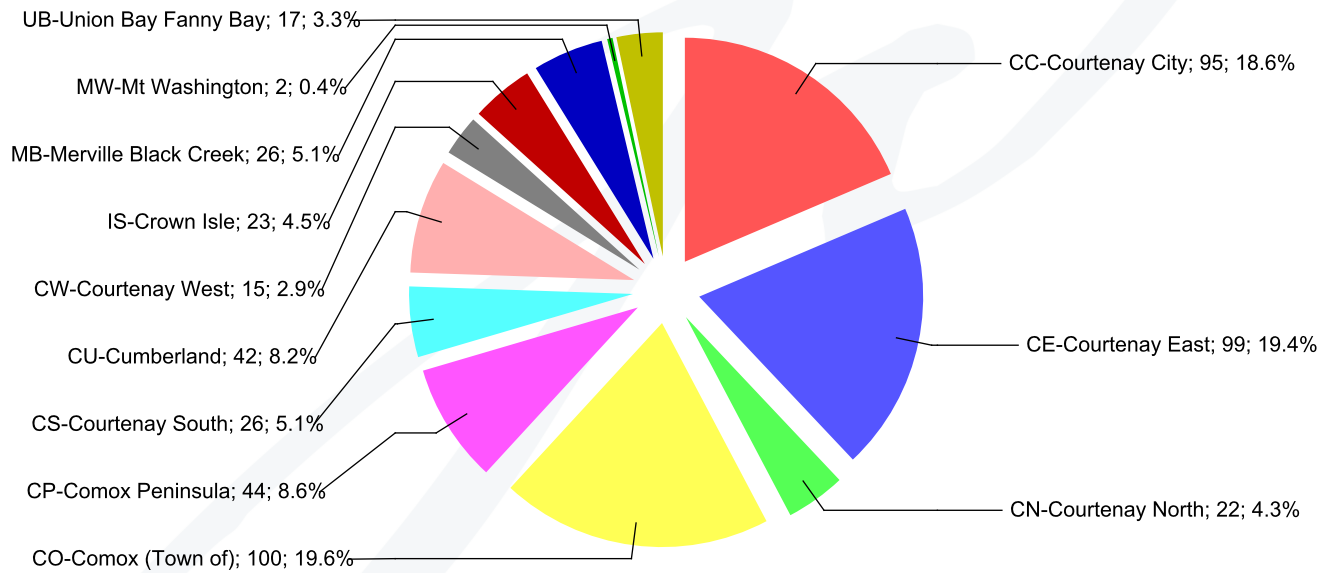
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Jul 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	3	17	13	9	27	20	4	1	0	1	95
CE-Courtenay East	0	0	1	4	3	2	4	17	32	22	10	1	2	1	99
CN-Courtenay North	0	0	0	1	1	2	1	0	0	4	5	4	1	3	22
CO-Comox (Town of)	0	0	0	0	0	2	10	17	36	24	6	4	1	0	100
CP-Comox Peninsula	0	0	1	0	1	2	0	4	1	7	7	8	1	12	44
CS-Courtenay South	0	0	0	0	0	1	0	2	6	7	3	2	0	5	26
CU-Cumberland	0	0	0	0	2	0	5	9	13	10	3	0	0	0	42
CW-Courtenay West	0	1	0	3	1	0	3	0	2	4	1	0	0	0	15
IS-Crown Isle	0	0	0	0	0	0	0	0	1	5	7	6	3	1	23
MB-Merville Black Creek	0	0	0	2	0	2	0	1	9	2	5	2	0	3	26
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	2	1	6	3	0	1	1	1	0	1	17
Zone 2 TOTALS	0	1	2	11	14	29	43	62	127	106	52	29	8	27	511

Comox Valley - Single Family Sales by Subarea



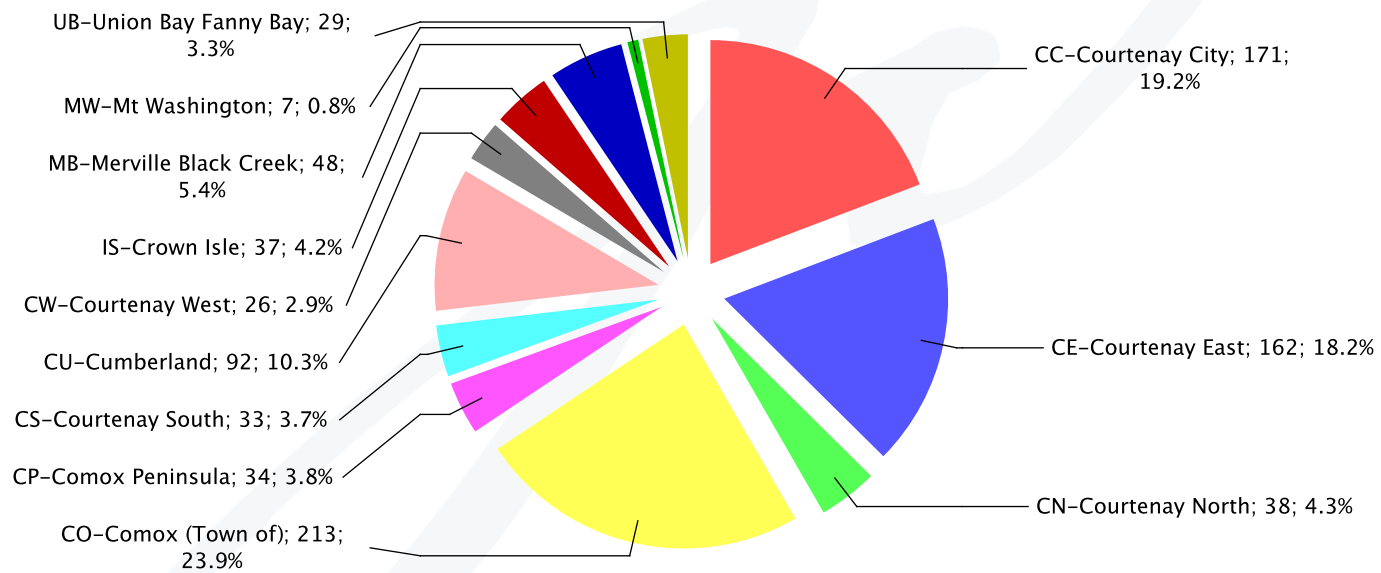
Total Unconditional Sales January 1 to July 31, 2019 = 511

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