



Market Report Summary

August 2019

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RE/MAX

ocean pacific realty

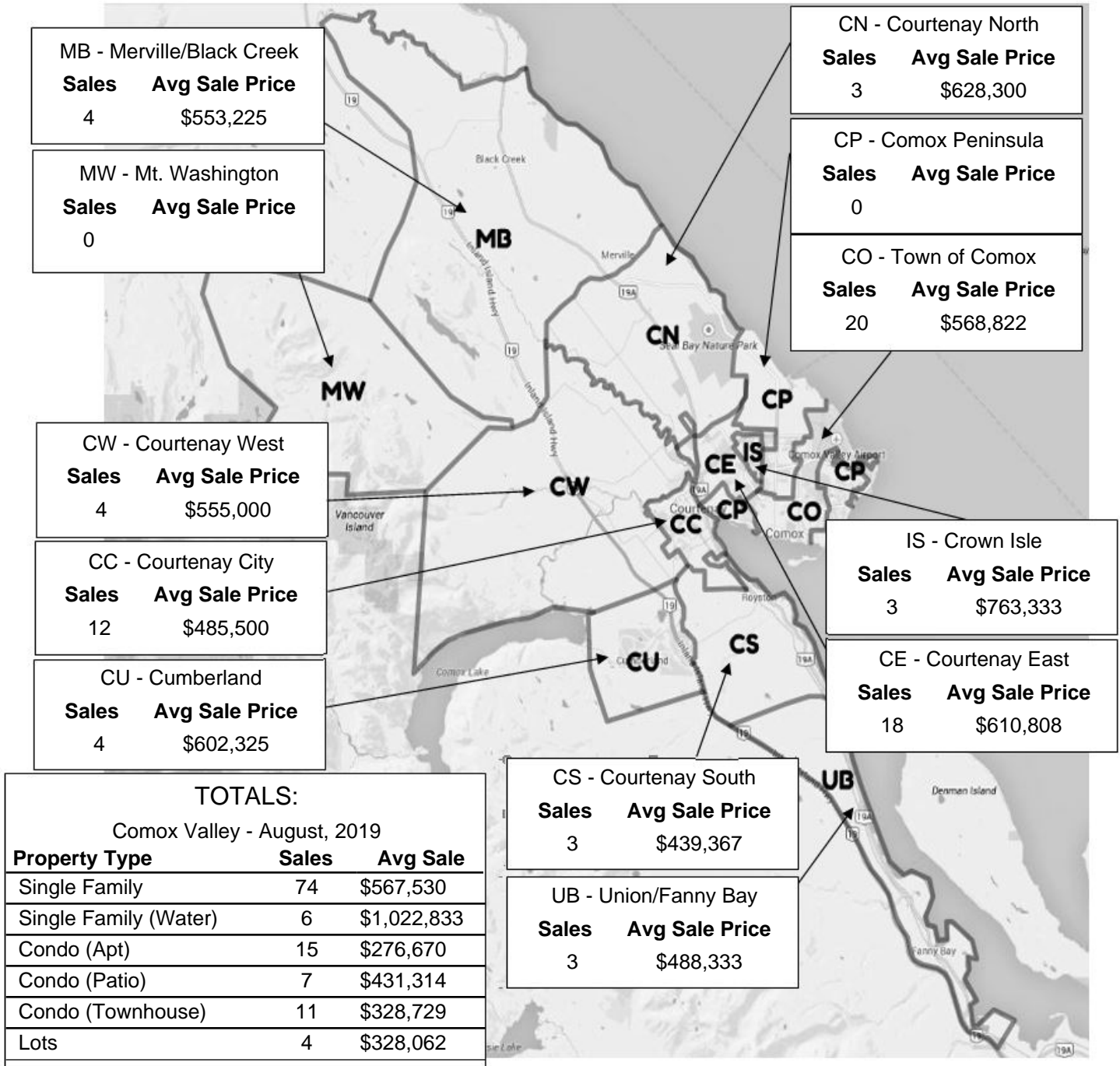
Each office independently owned and operated

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



Comox Valley

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

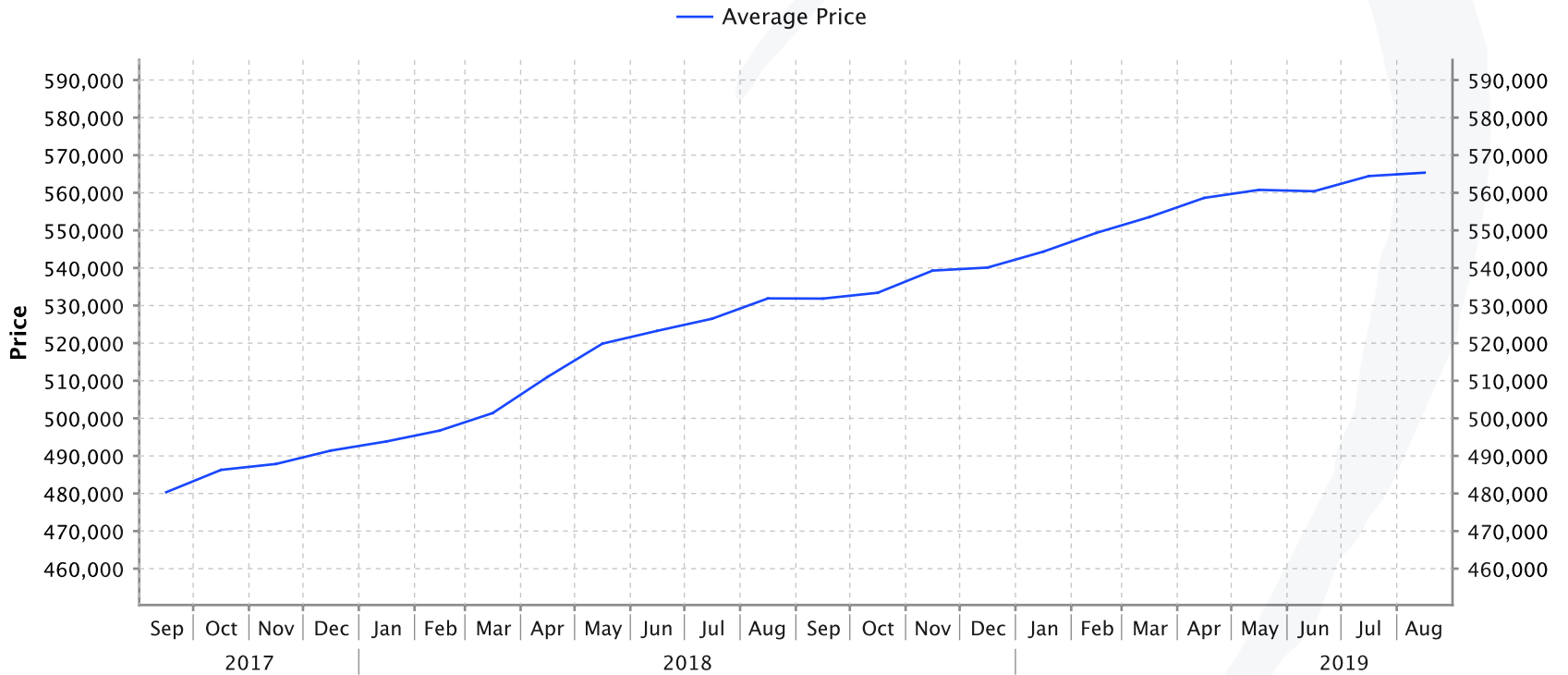


Average sale price does not include Waterfront.

Comox Valley

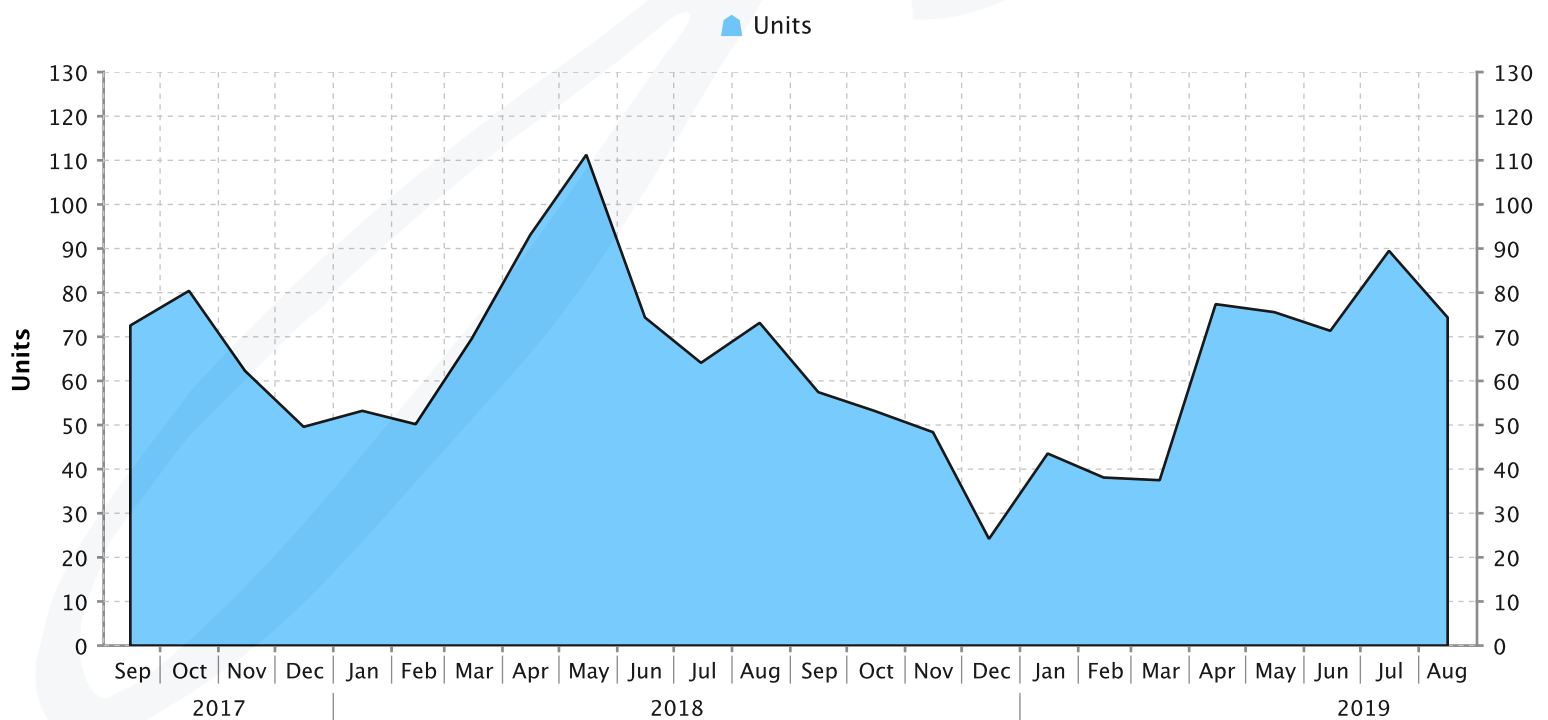
as at August 31, 2019

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	9	6	50%	79	66	20%
Units Reported Sold	4	4	0%	32	44	-27%
Sell/List Ratio	44%	67%		41%	67%	
Reported Sales Dollars	\$1,312,250	\$891,500	47%	\$7,241,250	\$9,893,389	-27%
Average Sell Price / Unit	\$328,062	\$222,875	47%	\$226,289	\$224,850	1%
Median Sell Price	\$375,550			\$265,000		
Sell Price / List Price	95%	86%		89%	92%	
Days to Sell	129	44	195%	109	192	-43%
Active Listings	47	28				
Single Family						
Units Listed	87	84	4%	1,100	1,070	3%
Units Reported Sold	74	73	1%	686	850	-19%
Sell/List Ratio	85%	87%		62%	79%	
Reported Sales Dollars	\$41,997,193	\$40,817,189	3%	\$387,830,769	\$452,119,967	-14%
Average Sell Price / Unit	\$567,530	\$559,140	2%	\$565,351	\$531,906	6%
Median Sell Price	\$560,000			\$549,900		
Sell Price / List Price	97%	97%		97%	97%	
Days to Sell	40	25	62%	42	36	19%
Active Listings	284	224				
Condos (Apt)						
Units Listed	25	30	-17%	320	361	-11%
Units Reported Sold	15	23	-35%	232	311	-25%
Sell/List Ratio	60%	77%		72%	86%	
Reported Sales Dollars	\$4,150,045	\$7,022,750	-41%	\$68,216,153	\$77,124,018	-12%
Average Sell Price / Unit	\$276,670	\$305,337	-9%	\$294,035	\$247,987	19%
Median Sell Price	\$288,000			\$269,900		
Sell Price / List Price	97%	97%		97%	98%	
Days to Sell	85	25	241%	52	46	13%
Active Listings	120	93				
Condos (Patio)						
Units Listed	10	8	25%	86	92	-7%
Units Reported Sold	7	10	-30%	69	78	-12%
Sell/List Ratio	70%	125%		80%	85%	
Reported Sales Dollars	\$3,019,200	\$4,117,900	-27%	\$29,753,559	\$30,519,700	-3%
Average Sell Price / Unit	\$431,314	\$411,790	5%	\$431,211	\$391,278	10%
Median Sell Price	\$355,000			\$425,000		
Sell Price / List Price	98%	97%		98%	98%	
Days to Sell	39	40	-2%	33	25	33%
Active Listings	17	14				
Condos (Twnhse)						
Units Listed	8	9	-11%	146	223	-35%
Units Reported Sold	11	13	-15%	144	200	-28%
Sell/List Ratio	138%	144%		99%	90%	
Reported Sales Dollars	\$3,616,024	\$4,476,100	-19%	\$51,918,930	\$68,119,659	-24%
Average Sell Price / Unit	\$328,729	\$344,315	-5%	\$360,548	\$340,598	6%
Median Sell Price	\$332,000			\$360,000		
Sell Price / List Price	98%	99%		98%	100%	
Days to Sell	89	34	161%	63	30	108%
Active Listings	26	54				

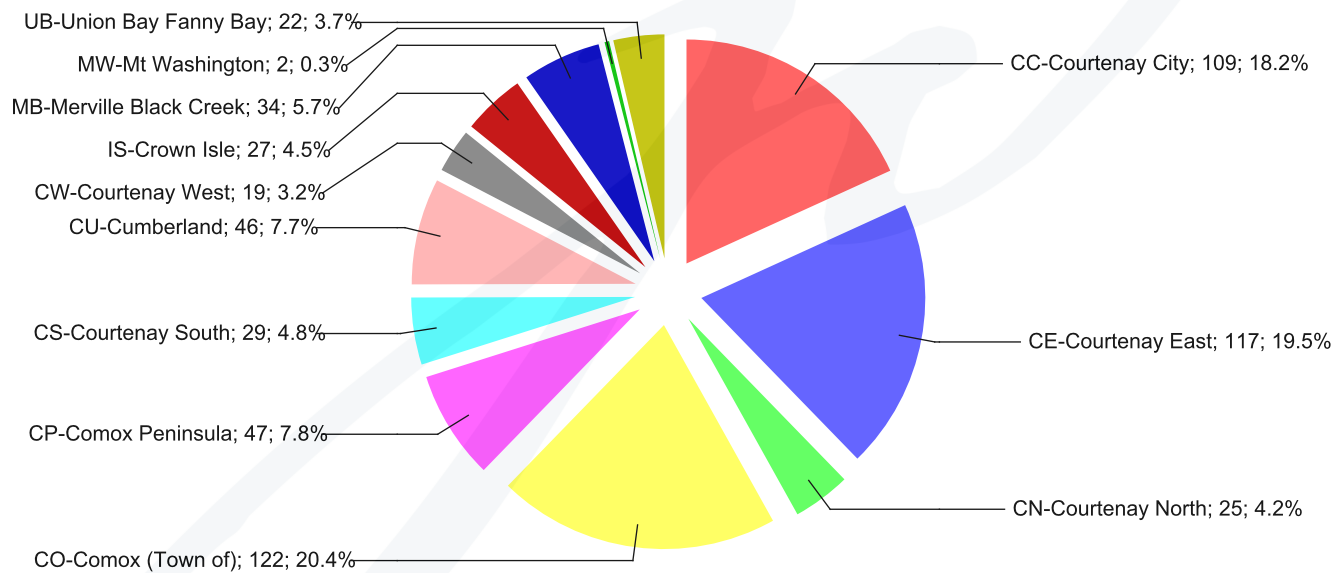
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Aug 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	19	16	15	27	23	4	1	0	1	109
CE-Courtenay East	0	0	1	4	3	3	6	18	39	24	12	3	3	1	117
CN-Courtenay North	0	0	0	1	1	2	1	1	0	5	6	4	1	3	25
CO-Comox (Town of)	0	0	0	0	0	3	12	20	43	29	7	5	2	1	122
CP-Comox Peninsula	0	0	1	0	1	2	0	4	1	8	7	8	1	14	47
CS-Courtenay South	0	0	0	0	1	2	0	2	7	7	3	2	0	5	29
CU-Cumberland	0	0	0	0	2	0	5	9	15	11	4	0	0	0	46
CW-Courtenay West	0	1	0	3	1	0	3	1	4	5	1	0	0	0	19
IS-Crown Isle	0	0	0	0	0	0	0	0	1	6	8	8	3	1	27
MB-Merville Black Creek	0	0	0	2	0	4	0	1	11	5	5	2	0	4	34
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	7	4	2	1	2	1	0	1	22
Zone 2 TOTALS	0	1	2	11	15	36	51	75	150	124	59	34	10	31	599

Comox Valley - Single Family Sales by Subarea



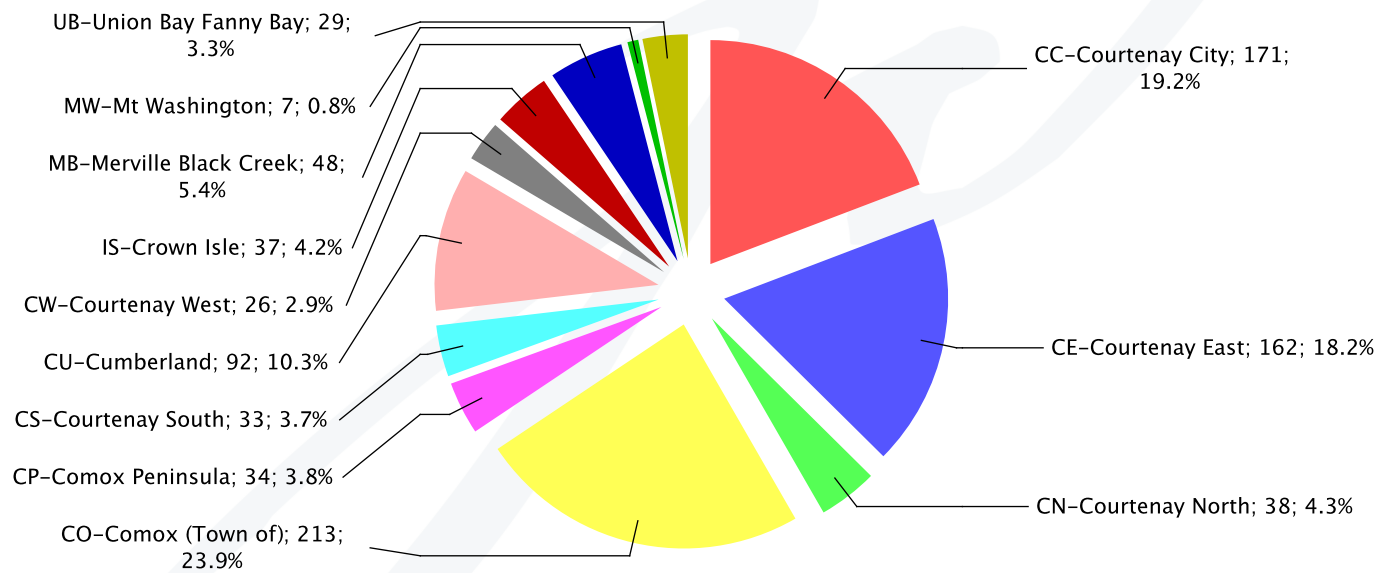
Total Unconditional Sales January 1 to August 31, 2019 = 599

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