



jane
DENHAM
PERSONAL REAL ESTATE CORPORATION

Market Report Summary

September 2019

c 250.898.1220
jane@janedenham.com | www.janedenham.com



RE/MAX

ocean pacific realty

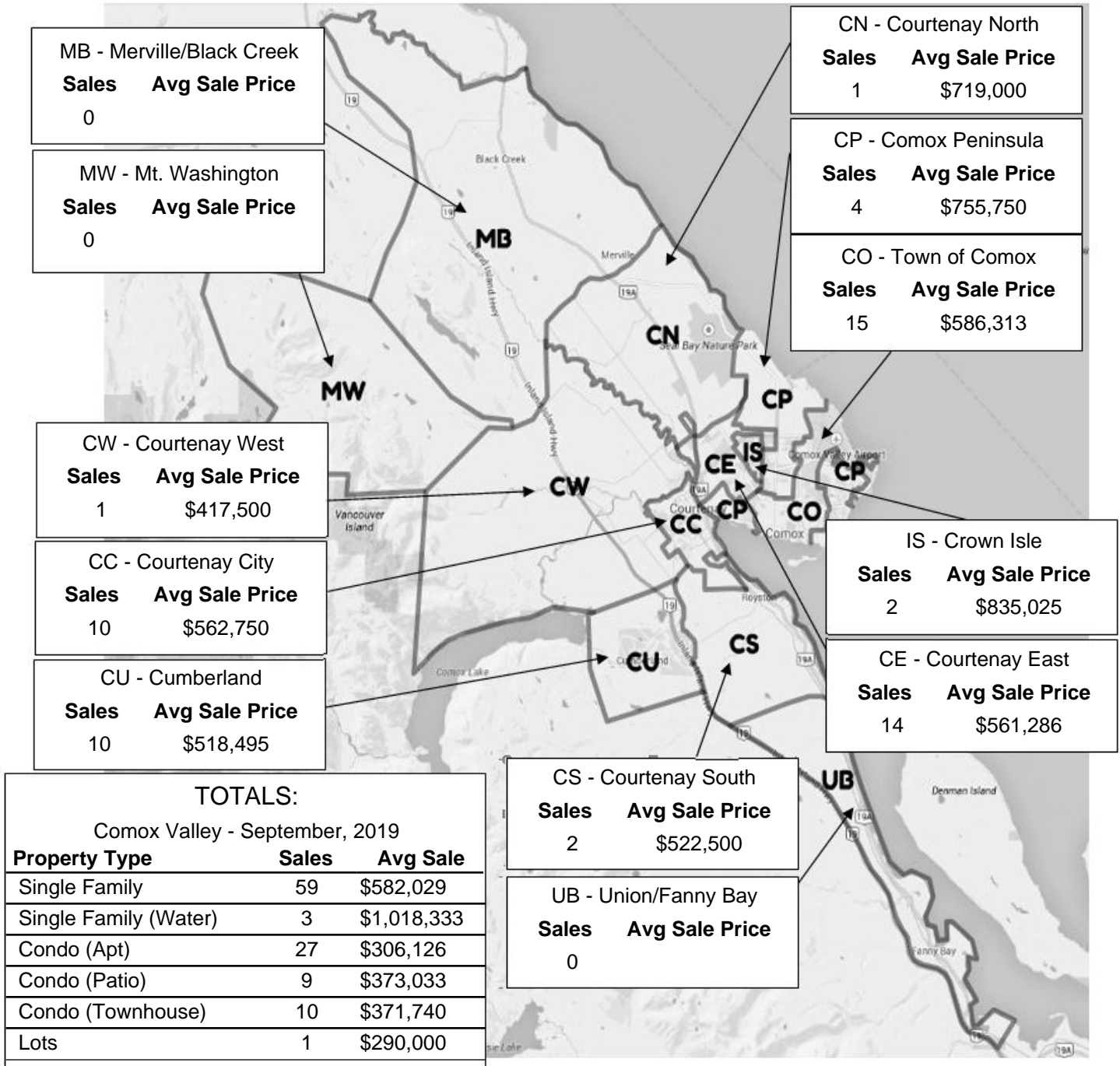
Each office independently owned and operated

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



Comox Valley

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

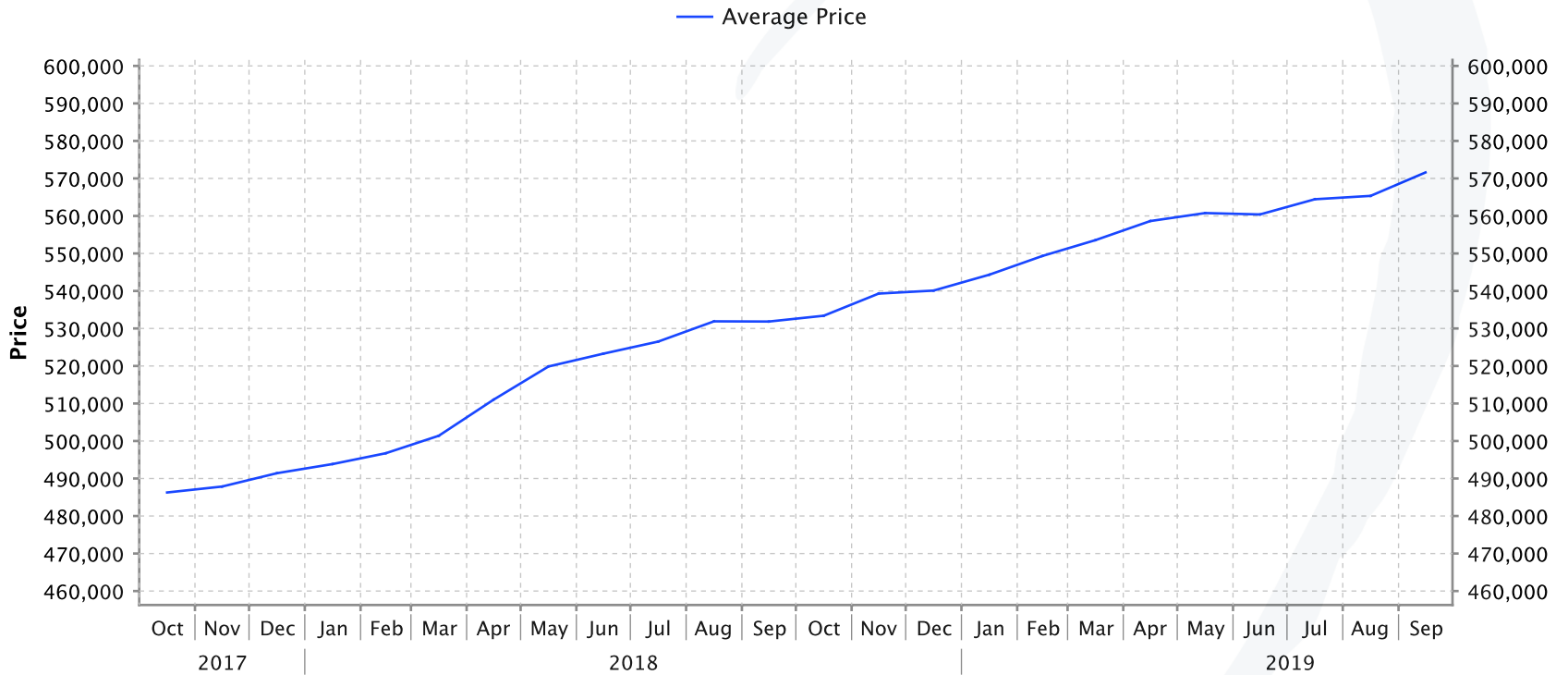


Average sale price does not include Waterfront.

Comox Valley

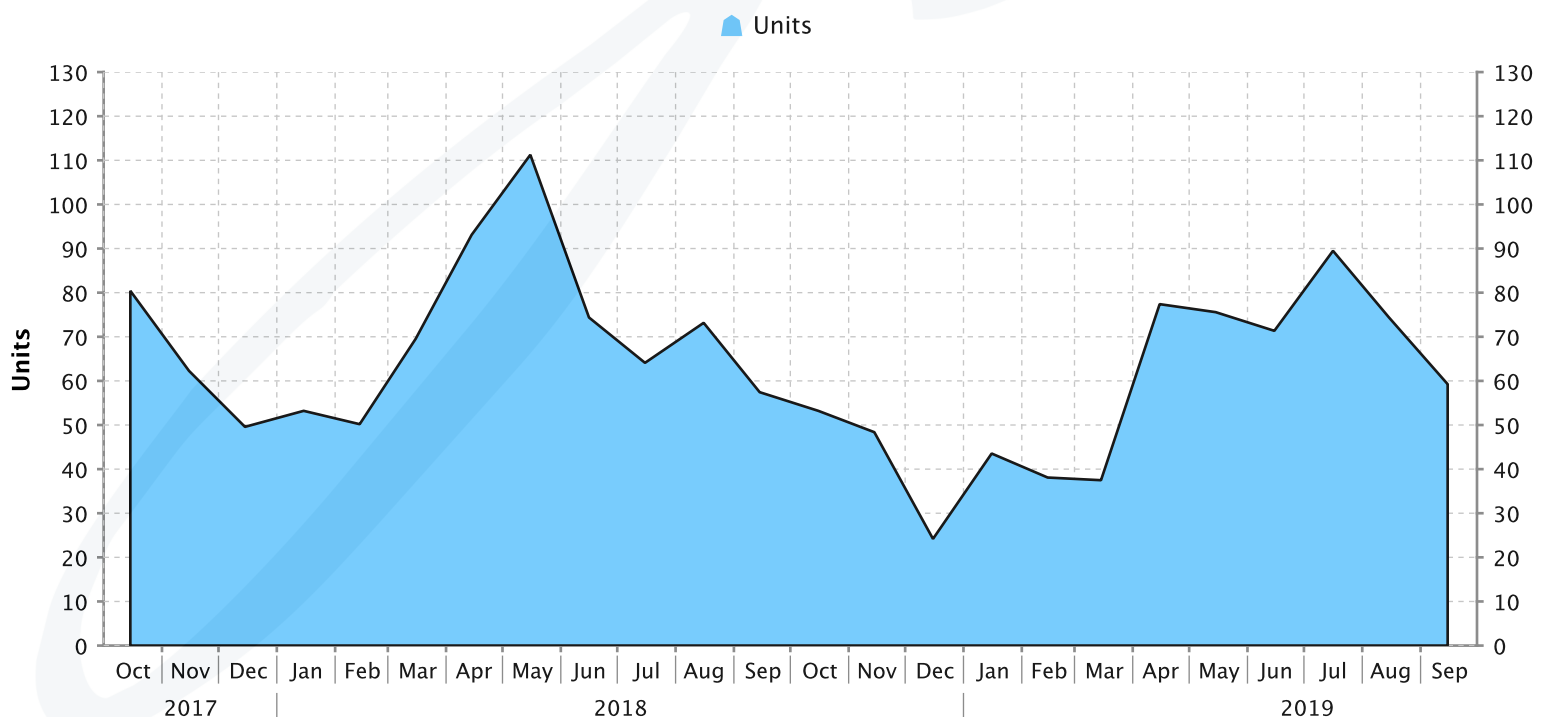
as at September 30, 2019

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	1	6	-83%	74	65	14%
Units Reported Sold	1	1	0%	32	43	-26%
Sell/List Ratio	100%	17%		43%	66%	
Reported Sales Dollars	\$290,000	\$342,000	-15%	\$7,184,505	\$9,795,389	-27%
Average Sell Price / Unit	\$290,000	\$342,000	-15%	\$224,516	\$227,800	-1%
Median Sell Price	\$290,000			\$265,000		
Sell Price / List Price	97%	98%		89%	92%	
Days to Sell	8	115	-93%	105	194	-46%
Active Listings	41	31				
Single Family						
Units Listed	88	79	11%	1,109	1,058	5%
Units Reported Sold	59	57	4%	688	835	-18%
Sell/List Ratio	67%	72%		62%	79%	
Reported Sales Dollars	\$34,339,700	\$28,910,250	19%	\$393,260,219	\$444,093,580	-11%
Average Sell Price / Unit	\$582,029	\$507,197	15%	\$571,599	\$531,849	7%
Median Sell Price	\$555,000			\$554,000		
Sell Price / List Price	95%	96%		97%	97%	
Days to Sell	54	44	23%	43	37	17%
Active Listings	278	213				
Condos (Apt)						
Units Listed	28	17	65%	331	352	-6%
Units Reported Sold	27	19	42%	240	292	-18%
Sell/List Ratio	96%	112%		73%	83%	
Reported Sales Dollars	\$8,265,400	\$6,078,133	36%	\$70,403,420	\$75,519,251	-7%
Average Sell Price / Unit	\$306,126	\$319,902	-4%	\$293,348	\$258,628	13%
Median Sell Price	\$259,000			\$266,500		
Sell Price / List Price	97%	96%		97%	98%	
Days to Sell	69	93	-26%	50	51	-1%
Active Listings	116	83				
Condos (Patio)						
Units Listed	9	9	0%	86	91	-5%
Units Reported Sold	9	10	-10%	68	80	-15%
Sell/List Ratio	100%	111%		79%	88%	
Reported Sales Dollars	\$3,357,300	\$3,417,300	-2%	\$29,693,559	\$31,119,000	-5%
Average Sell Price / Unit	\$373,033	\$341,730	9%	\$436,670	\$388,988	12%
Median Sell Price	\$340,000			\$425,000		
Sell Price / List Price	97%	98%		98%	98%	
Days to Sell	32	31	4%	34	25	32%
Active Listings	15	13				
Condos (Twnhse)						
Units Listed	9	8	12%	147	223	-34%
Units Reported Sold	10	12	-17%	142	194	-27%
Sell/List Ratio	111%	150%		97%	87%	
Reported Sales Dollars	\$3,717,399	\$4,049,050	-8%	\$51,587,279	\$66,189,009	-22%
Average Sell Price / Unit	\$371,740	\$337,421	10%	\$363,291	\$341,180	6%
Median Sell Price	\$413,900			\$365,000		
Sell Price / List Price	98%	98%		98%	99%	
Days to Sell	108	48	126%	67	32	109%
Active Listings	21	46				

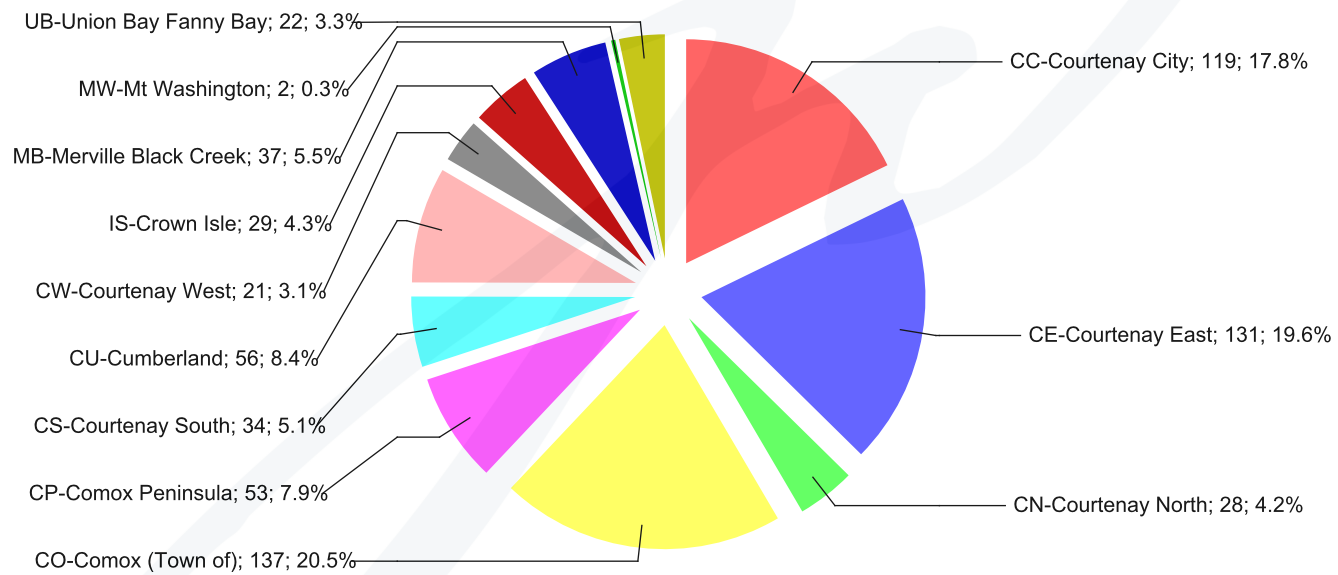
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Sep 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	3	22	18	15	28	23	7	2	0	1	119
CE-Courtenay East	0	0	1	4	4	5	6	20	46	24	13	3	3	2	131
CN-Courtenay North	0	0	0	1	2	2	1	1	0	5	7	4	1	4	28
CO-Comox (Town of)	0	0	0	0	0	3	15	21	48	32	10	5	2	1	137
CP-Comox Peninsula	0	0	1	0	1	2	0	4	3	8	8	10	2	14	53
CS-Courtenay South	0	0	0	0	1	2	0	3	8	7	4	2	0	7	34
CU-Cumberland	0	0	0	0	2	2	6	9	21	12	4	0	0	0	56
CW-Courtenay West	0	1	0	3	1	0	4	1	4	5	1	1	0	0	21
IS-Crown Isle	0	0	0	0	0	0	0	0	1	6	9	9	3	1	29
MB-Merville Black Creek	0	0	0	2	0	4	0	1	13	6	5	2	0	4	37
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	17	43	58	79	174	129	70	39	11	35	669

Comox Valley - Single Family Sales by Subarea



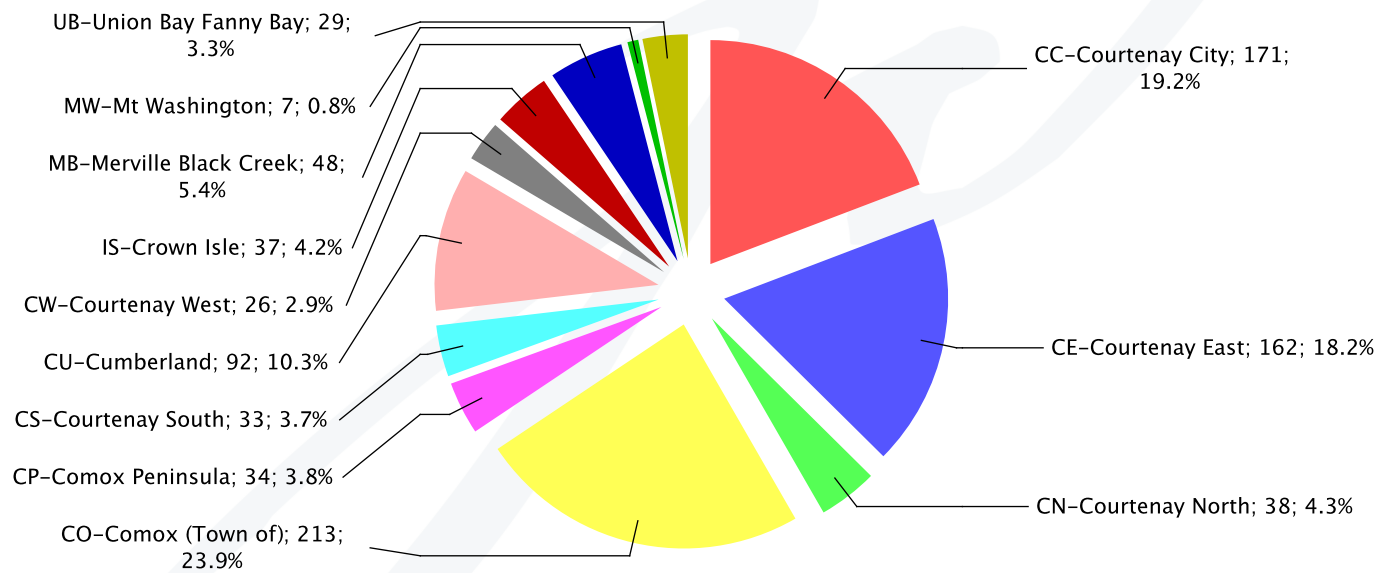
Total Unconditional Sales January 1 to September 30, 2019 = 669

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