



jane
DENHAM
PERSONAL REAL ESTATE CORPORATION

Market Report Summary

October 2019

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RE/MAX

ocean pacific realty

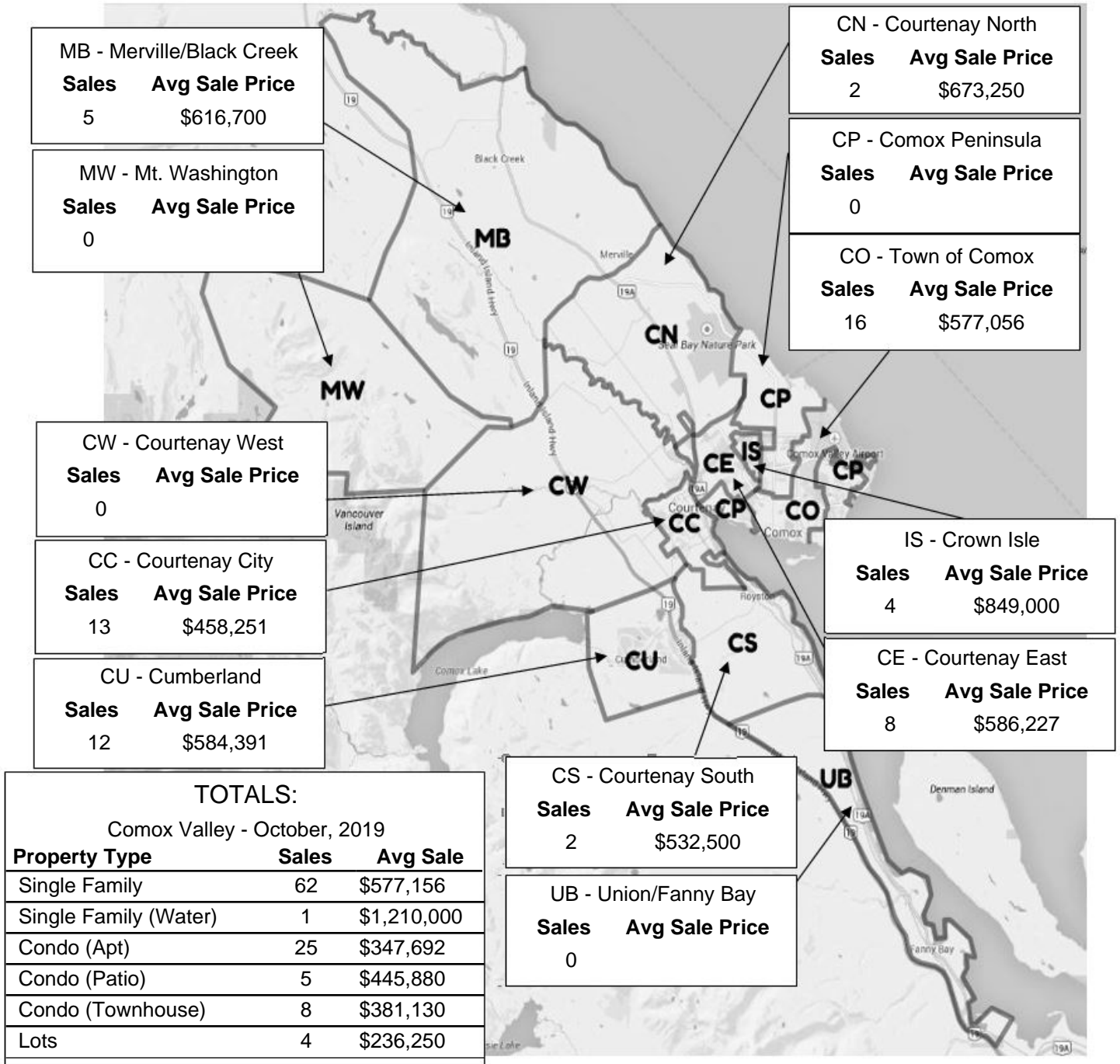
Each office independently owned and operated

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



Comox Valley

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

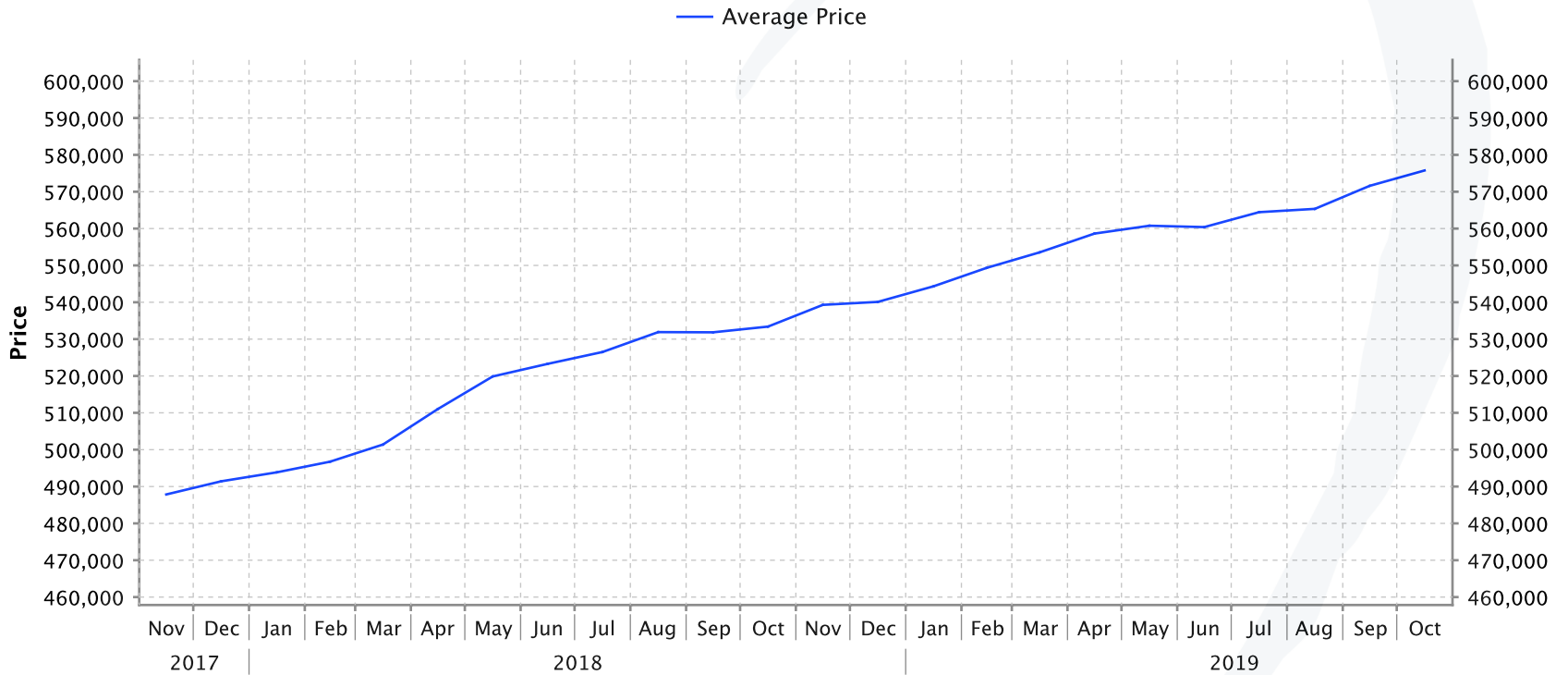


Average sale price does not include Waterfront.

Comox Valley

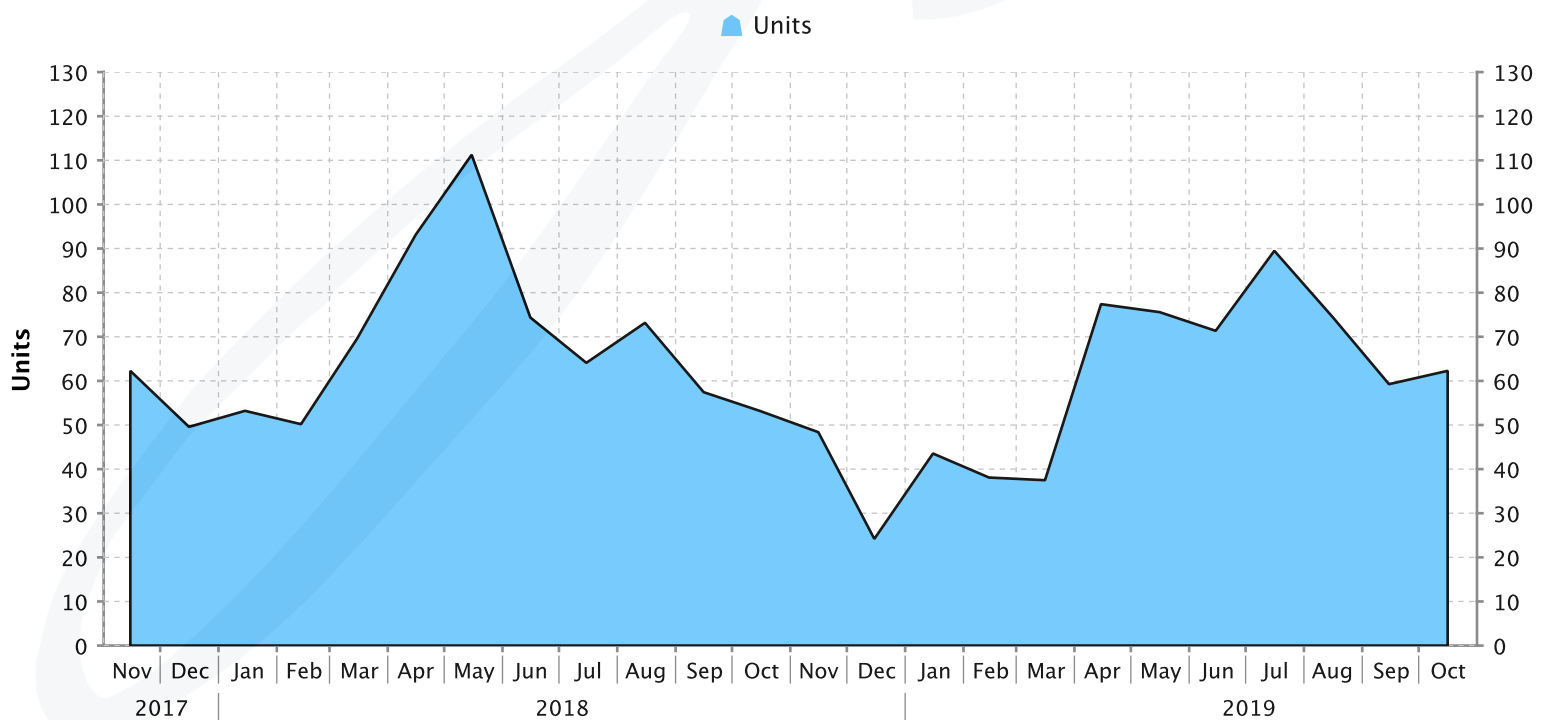
as at October 31, 2019

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%	77	67	15%
Units Reported Sold	4	2	100%	34	42	-19%
Sell/List Ratio	44%	33%		44%	63%	
Reported Sales Dollars	\$945,000	\$475,000	99%	\$7,654,505	\$9,629,889	-21%
Average Sell Price / Unit	\$236,250	\$237,500	-1%	\$225,132	\$229,283	-2%
Median Sell Price	\$250,000			\$250,000		
Sell Price / List Price	98%	85%		90%	92%	
Days to Sell	126	182	-31%	103	162	-36%
Active Listings	45	34				
Single Family						
Units Listed	77	79	-3%	1,106	1,065	4%
Units Reported Sold	62	53	17%	697	808	-14%
Sell/List Ratio	81%	67%		63%	76%	
Reported Sales Dollars	\$35,783,656	\$27,732,538	29%	\$401,311,337	\$430,984,507	-7%
Average Sell Price / Unit	\$577,156	\$523,255	10%	\$575,769	\$533,397	8%
Median Sell Price	\$545,000			\$555,000		
Sell Price / List Price	95%	96%		96%	97%	
Days to Sell	58	36	62%	45	34	31%
Active Listings	243	204				
Condos (Apt)						
Units Listed	43	23	87%	351	355	-1%
Units Reported Sold	25	29	-14%	236	291	-19%
Sell/List Ratio	58%	126%		67%	82%	
Reported Sales Dollars	\$8,692,300	\$8,280,950	5%	\$70,814,770	\$76,961,652	-8%
Average Sell Price / Unit	\$347,692	\$285,550	22%	\$300,063	\$264,473	13%
Median Sell Price	\$299,900			\$270,000		
Sell Price / List Price	97%	98%		97%	98%	
Days to Sell	113	50	127%	57	51	13%
Active Listings	108	71				
Condos (Patio)						
Units Listed	10	4	150%	92	89	3%
Units Reported Sold	5	9	-44%	64	82	-22%
Sell/List Ratio	50%	225%		70%	92%	
Reported Sales Dollars	\$2,229,400	\$4,221,759	-47%	\$27,701,200	\$32,324,759	-14%
Average Sell Price / Unit	\$445,880	\$469,084	-5%	\$432,831	\$394,204	10%
Median Sell Price	\$477,500			\$425,000		
Sell Price / List Price	99%	98%		98%	98%	
Days to Sell	30	41	-27%	32	27	21%
Active Listings	16	8				
Condos (Twnhse)						
Units Listed	6	3	100%	150	221	-32%
Units Reported Sold	8	6	33%	144	180	-20%
Sell/List Ratio	133%	200%		96%	81%	
Reported Sales Dollars	\$3,049,040	\$2,506,700	22%	\$52,129,619	\$62,683,799	-17%
Average Sell Price / Unit	\$381,130	\$417,783	-9%	\$362,011	\$348,243	4%
Median Sell Price	\$364,840			\$364,840		
Sell Price / List Price	97%	98%		98%	99%	
Days to Sell	87	30	189%	70	32	119%
Active Listings	18	39				

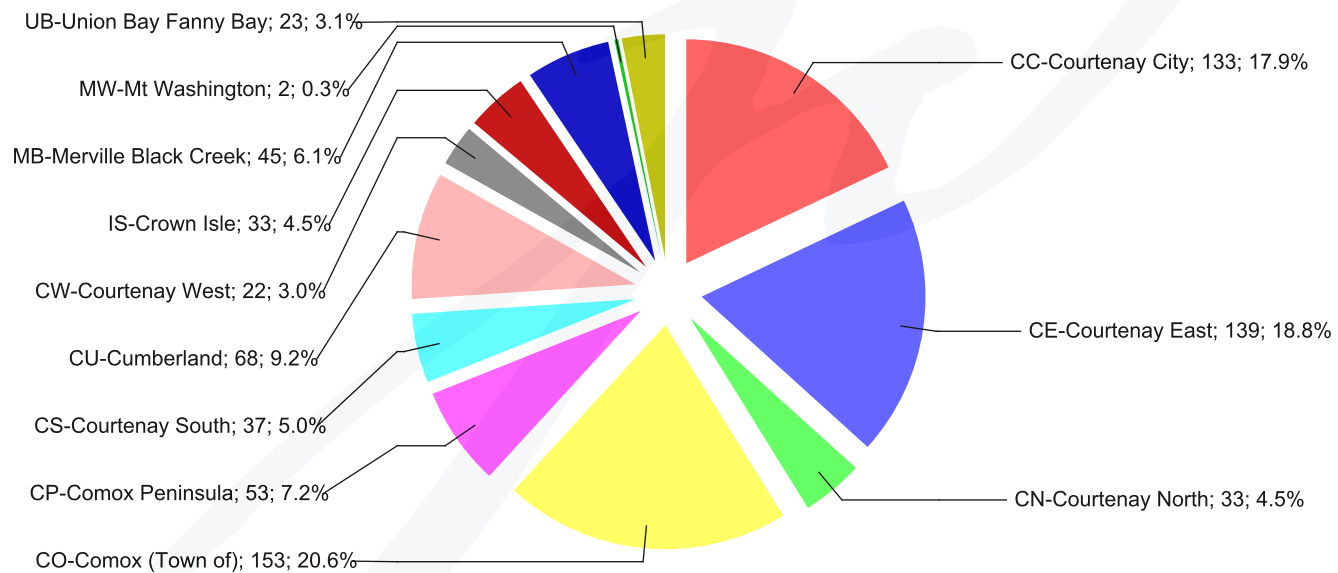
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Oct 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	5	23	20	18	33	23	8	2	0	1	133
CE-Courtenay East	0	0	1	4	4	5	6	20	51	26	14	3	3	2	139
CN-Courtenay North	0	0	0	1	2	2	2	1	0	5	8	5	2	5	33
CO-Comox (Town of)	0	0	0	0	1	4	15	23	52	37	13	5	2	1	153
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	3	0	3	8	8	4	3	0	7	37
CU-Cumberland	0	0	0	0	2	2	8	11	23	17	5	0	0	0	68
CW-Courtenay West	0	1	0	3	1	0	4	1	4	5	1	1	1	0	22
IS-Crown Isle	0	0	0	0	0	0	0	0	1	6	10	11	4	1	33
MB-Merville Black Creek	0	0	0	2	1	5	2	1	15	6	5	3	1	4	45
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	5	2	1	2	1	0	1	23
Zone 2 TOTALS	0	1	2	11	21	47	65	87	192	142	78	44	15	36	741

Comox Valley - Single Family Sales by Subarea



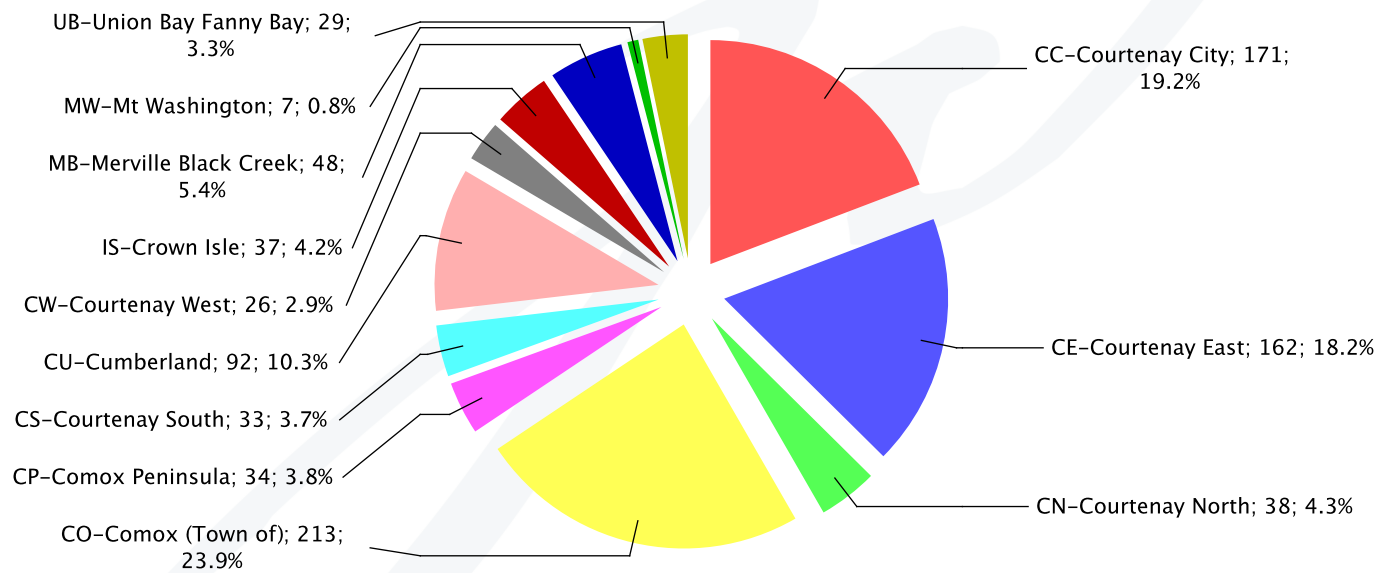
Total Unconditional Sales January 1 to October 31, 2019 = 741

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