



jane
DENHAM
PERSONAL REAL ESTATE CORPORATION

Market Report Summary

November 2019

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RE/MAX

ocean pacific realty

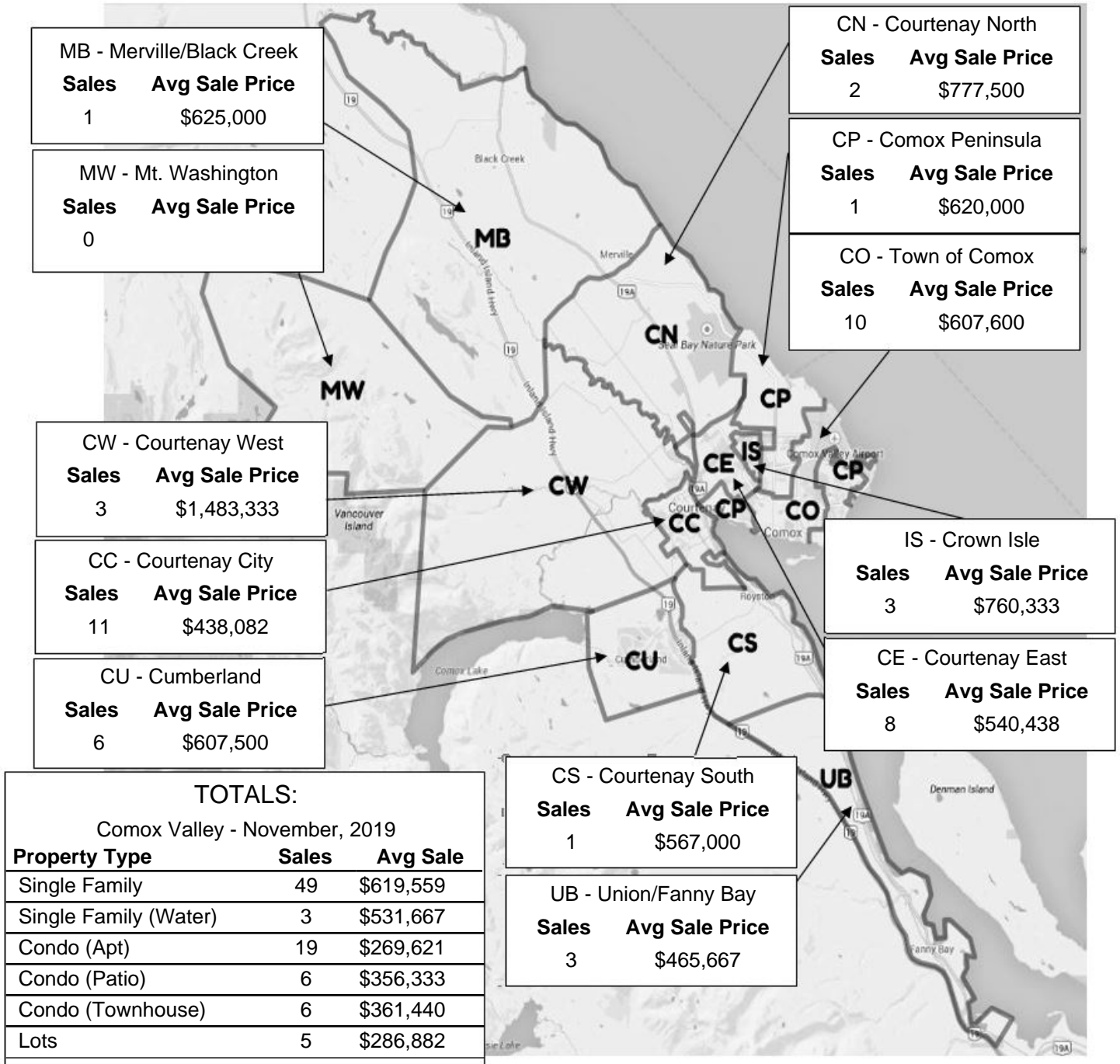
Each office independently owned and operated

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



Comox Valley

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

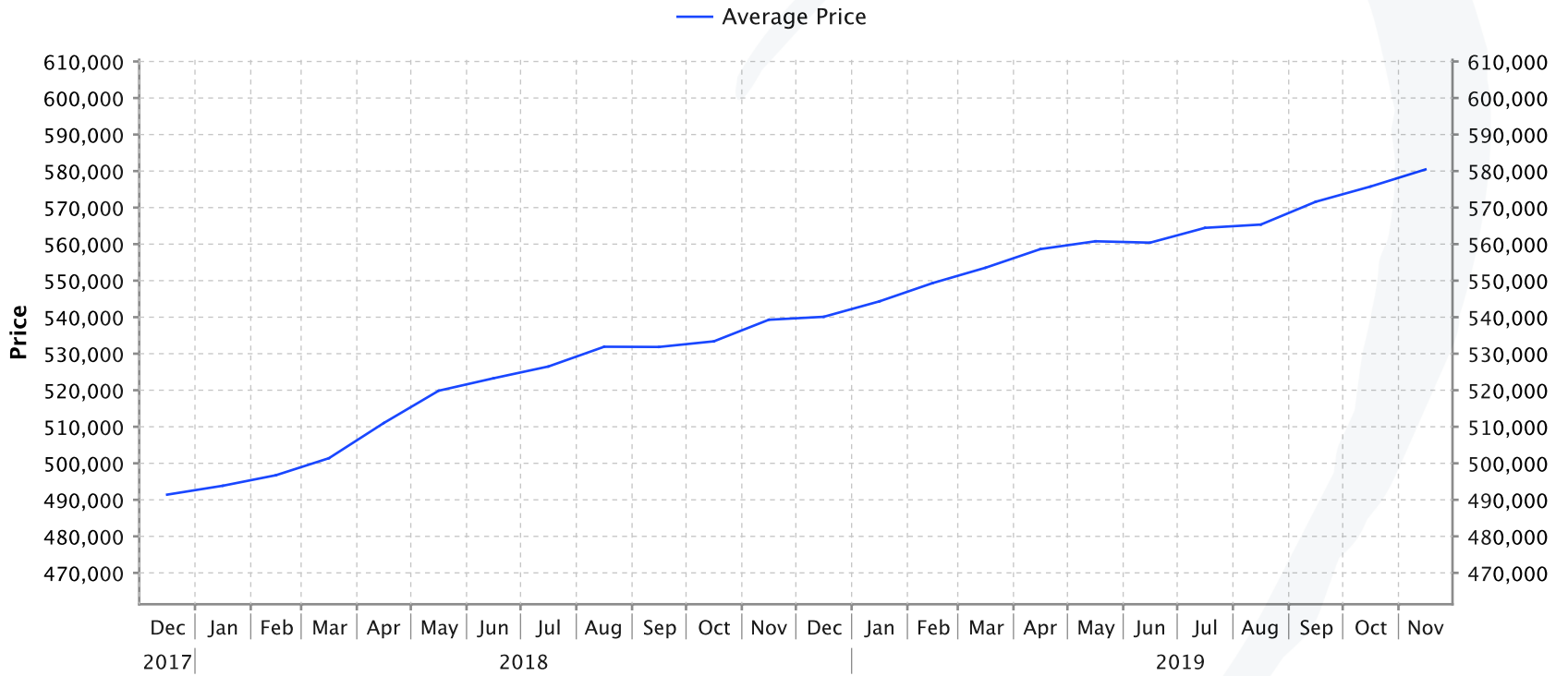


Average sale price does not include Waterfront.

Comox Valley

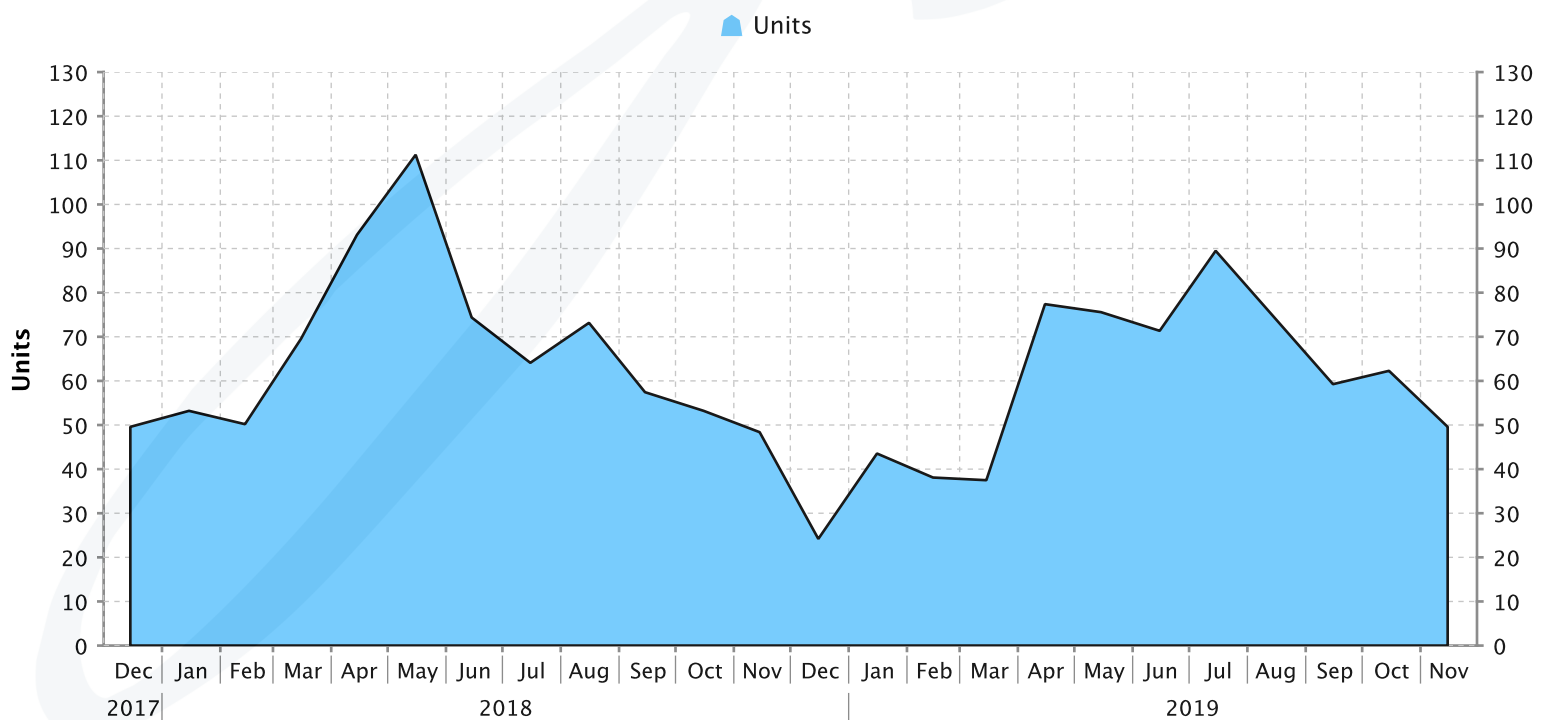
as at November 30, 2019

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	3	0		80	63	27%
Units Reported Sold	5	1	400%	38	36	6%
Sell/List Ratio	167%			48%	57%	
Reported Sales Dollars	\$1,434,412	\$375,000	283%	\$8,713,917	\$8,486,999	3%
Average Sell Price / Unit	\$286,882	\$375,000	-23%	\$229,314	\$235,750	-3%
Median Sell Price	\$236,250			\$242,500		
Sell Price / List Price	96%	94%		91%	93%	
Days to Sell	177	100	77%	113	127	-11%
Active Listings	38	29				
Single Family						
Units Listed	46	81	-43%	1,071	1,077	-1%
Units Reported Sold	49	48	2%	698	794	-12%
Sell/List Ratio	107%	59%		65%	74%	
Reported Sales Dollars	\$30,358,400	\$26,519,195	14%	\$405,150,542	\$428,202,652	-5%
Average Sell Price / Unit	\$619,559	\$552,483	12%	\$580,445	\$539,298	8%
Median Sell Price	\$547,500			\$555,000		
Sell Price / List Price	95%	96%		96%	97%	
Days to Sell	48	42	13%	45	35	32%
Active Listings	209	199				
Condos (Apt)						
Units Listed	15	22	-32%	344	339	1%
Units Reported Sold	19	22	-14%	233	288	-19%
Sell/List Ratio	127%	100%		68%	85%	
Reported Sales Dollars	\$5,122,800	\$6,628,225	-23%	\$69,309,345	\$78,961,977	-12%
Average Sell Price / Unit	\$269,621	\$301,283	-11%	\$297,465	\$274,174	8%
Median Sell Price	\$250,000			\$265,000		
Sell Price / List Price	96%	98%		97%	98%	
Days to Sell	94	37	153%	62	46	34%
Active Listings	96	68				
Condos (Patio)						
Units Listed	6	2	200%	96	87	10%
Units Reported Sold	6	3	100%	67	82	-18%
Sell/List Ratio	100%	150%		70%	94%	
Reported Sales Dollars	\$2,138,000	\$993,500	115%	\$28,845,700	\$32,335,259	-11%
Average Sell Price / Unit	\$356,333	\$331,167	8%	\$430,533	\$394,332	9%
Median Sell Price	\$370,000			\$424,900		
Sell Price / List Price	98%	96%		98%	98%	
Days to Sell	23	73	-68%	30	29	3%
Active Listings	15	7				
Condos (Twnhse)						
Units Listed	8	18	-56%	140	236	-41%
Units Reported Sold	6	12	-50%	138	186	-26%
Sell/List Ratio	75%	67%		99%	79%	
Reported Sales Dollars	\$2,168,640	\$4,309,200	-50%	\$49,989,059	\$65,183,066	-23%
Average Sell Price / Unit	\$361,440	\$359,100	1%	\$362,240	\$350,447	3%
Median Sell Price	\$364,840			\$364,000		
Sell Price / List Price	98%	97%		98%	99%	
Days to Sell	122	82	49%	71	34	108%
Active Listings	16	43				

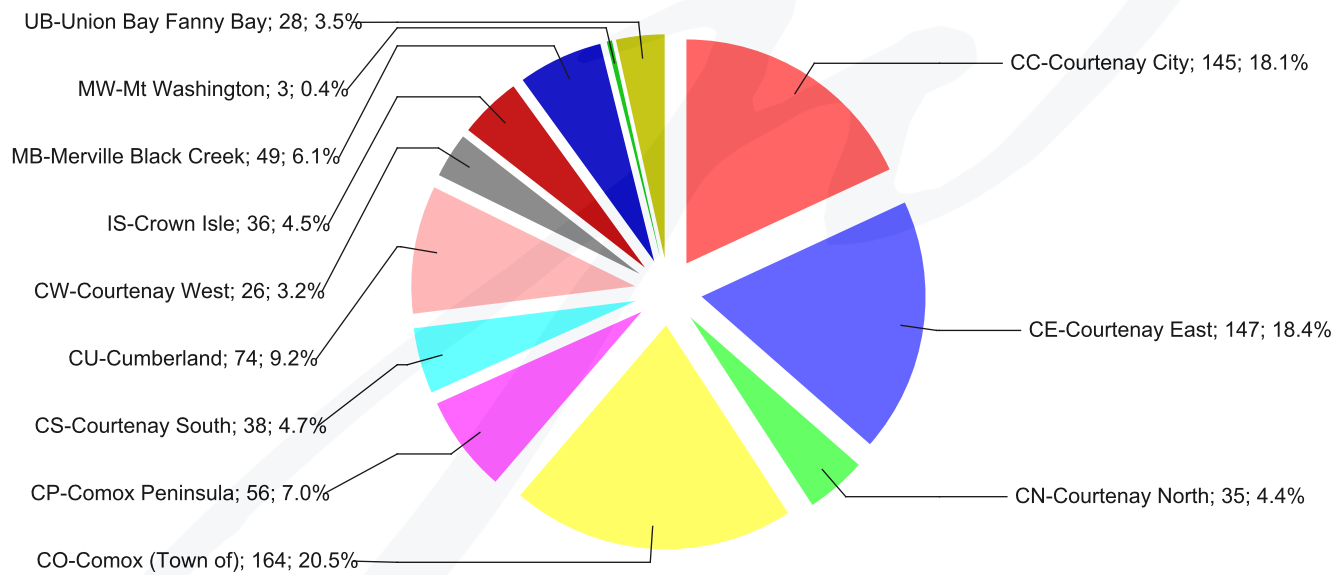
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Nov 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	6	27	22	19	37	23	8	2	0	1	145
CE-Courtenay East	0	0	1	4	4	5	7	22	54	28	14	3	3	2	147
CN-Courtenay North	0	0	0	1	2	2	2	1	0	6	8	5	3	5	35
CO-Comox (Town of)	0	0	0	0	1	5	16	24	55	40	14	5	3	1	164
CP-Comox Peninsula	0	0	1	0	1	2	0	4	4	9	9	10	2	14	56
CS-Courtenay South	0	0	0	0	1	3	0	3	9	8	4	3	0	7	38
CU-Cumberland	0	0	0	0	2	2	9	11	24	21	5	0	0	0	74
CW-Courtenay West	0	1	0	3	1	0	4	3	4	5	1	1	1	2	26
IS-Crown Isle	0	0	0	0	0	0	0	0	1	7	11	11	5	1	36
MB-Merville Black Creek	0	0	0	2	1	5	2	2	16	7	6	3	1	4	49
MW-Mt Washington	0	0	0	0	1	0	1	1	0	0	0	0	0	0	3
UB-Union Bay Fanny Bay	0	0	0	1	2	1	10	6	2	2	2	1	0	1	28
Zone 2 TOTALS	0	1	2	11	22	52	73	96	206	156	82	44	18	38	801

Comox Valley - Single Family Sales by Subarea



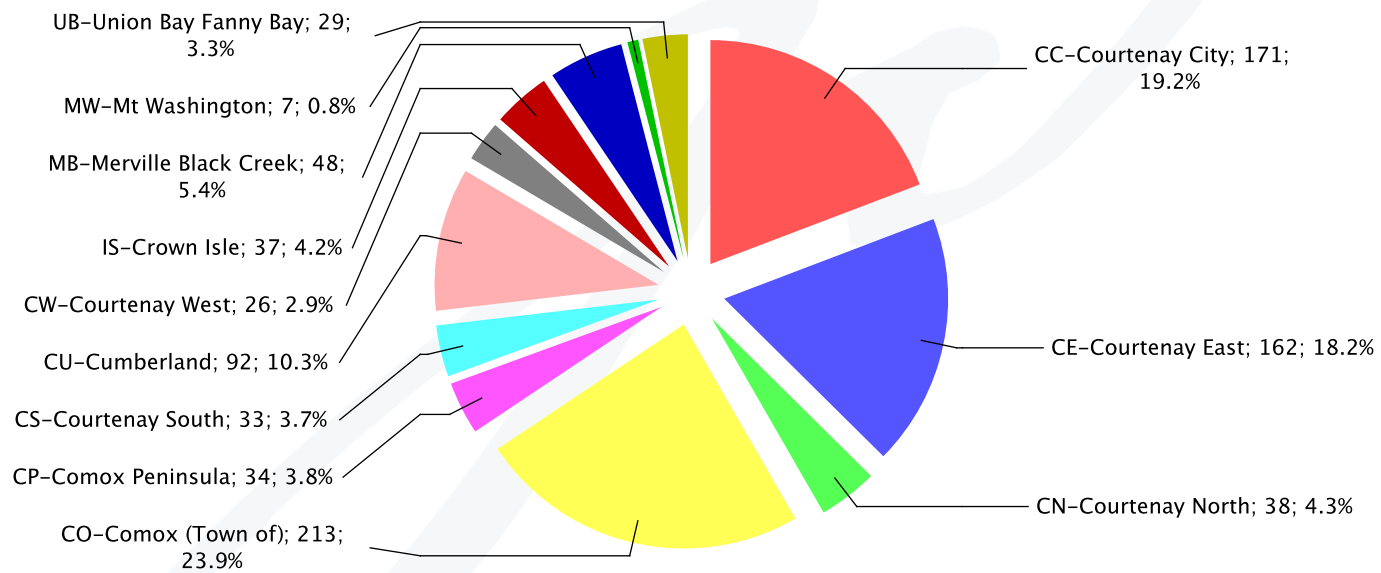
Total Unconditional Sales January 1 to November 30, 2019 = 801

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