



Market Report Summary

December 2019

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RE/MAX

ocean pacific realty

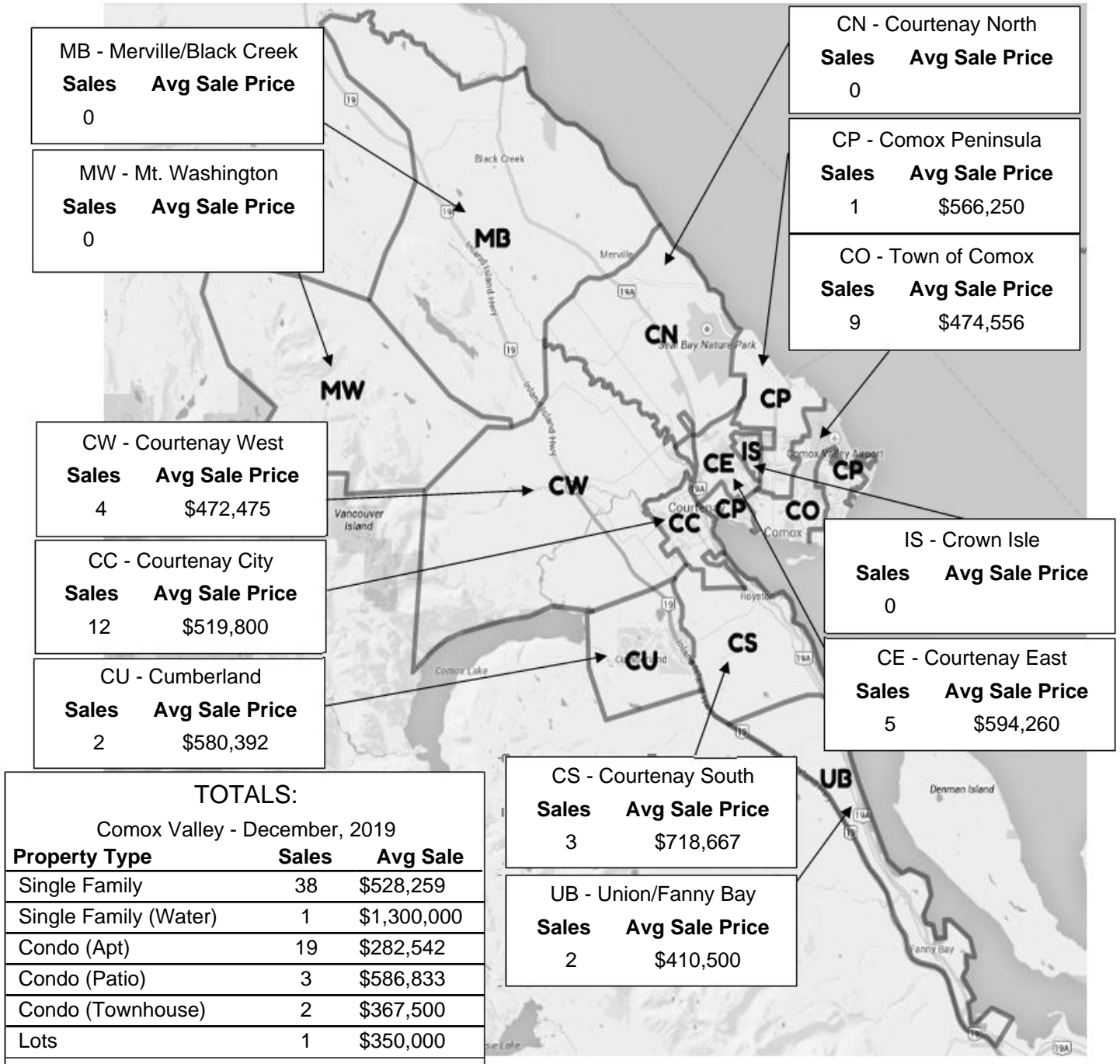
Each office independently owned and operated

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



Comox Valley

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

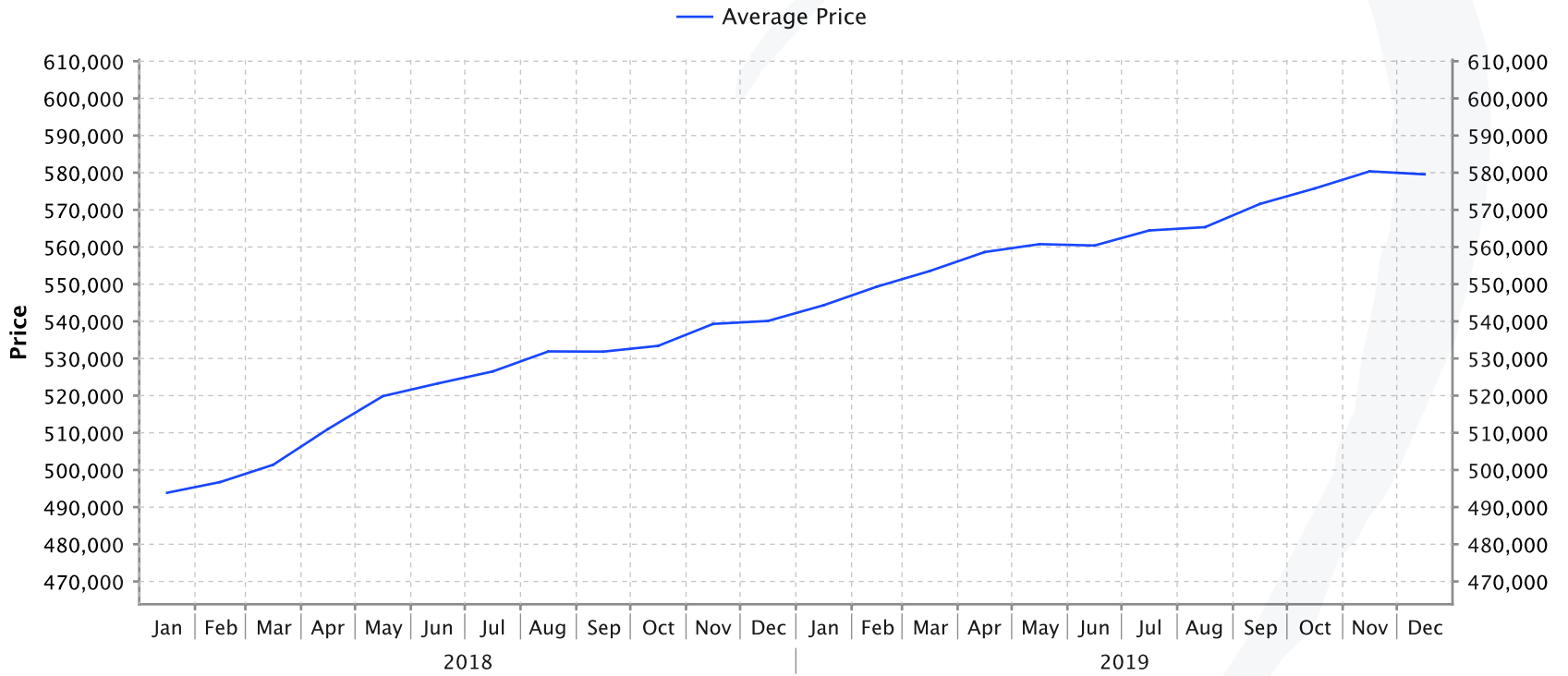


Average sale price does not include Waterfront.

Comox Valley

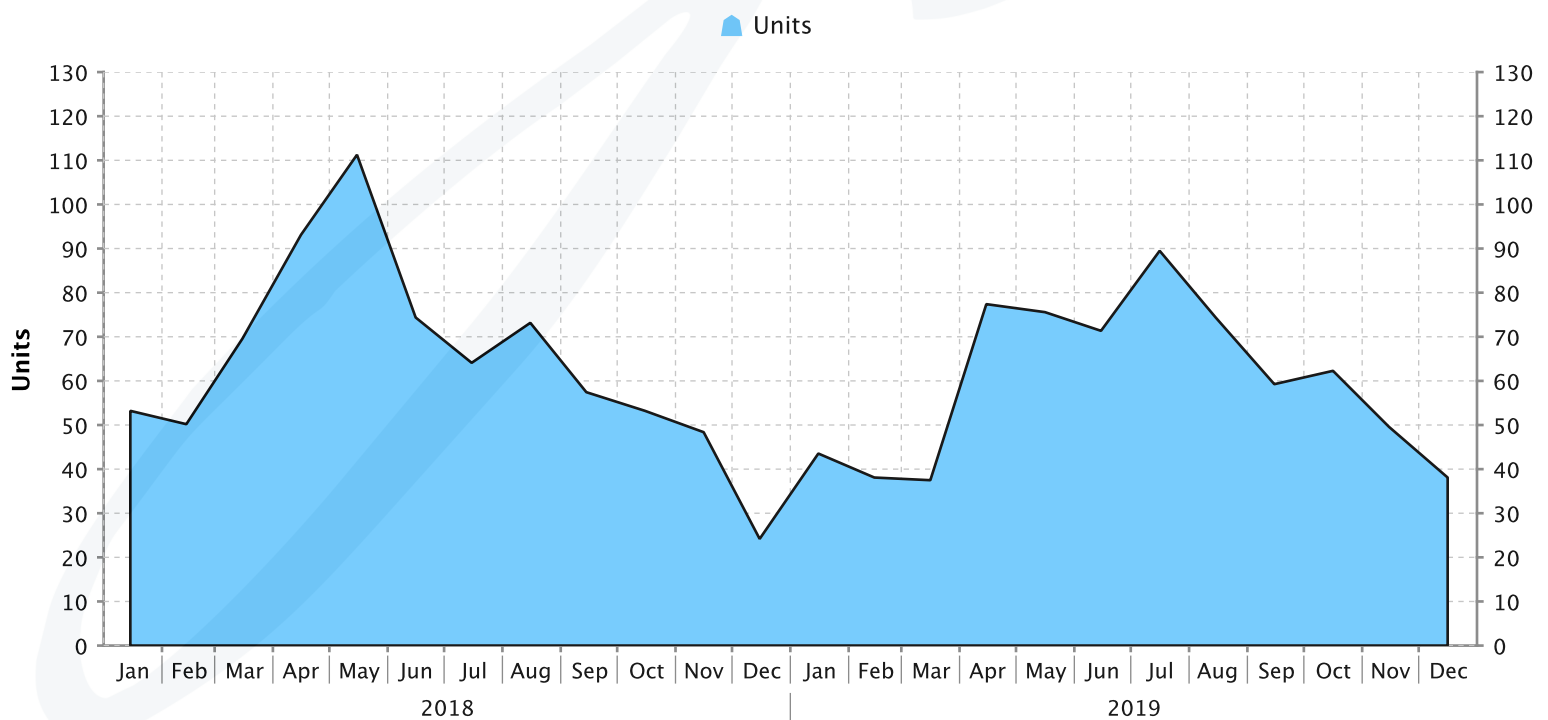
as at December 31, 2019

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	0	2	-100%	78	58	34%
Units Reported Sold	1	2	-50%	37	32	16%
Sell/List Ratio		100%		47%	55%	
Reported Sales Dollars	\$350,000	\$654,500	-47%	\$8,409,417	\$7,890,699	7%
Average Sell Price / Unit	\$350,000	\$327,250	7%	\$227,282	\$246,584	-8%
Median Sell Price	\$350,000			\$236,250		
Sell Price / List Price	89%	93%		91%	93%	
Days to Sell	216	73	196%	118	80	47%
Active Listings	35	24				
Single Family						
Units Listed	35	32	9%	1,074	1,068	1%
Units Reported Sold	38	24	58%	712	769	-7%
Sell/List Ratio	109%	75%		66%	72%	
Reported Sales Dollars	\$20,073,833	\$12,522,800	60%	\$412,651,575	\$415,341,052	-1%
Average Sell Price / Unit	\$528,259	\$521,783	1%	\$579,567	\$540,105	7%
Median Sell Price	\$513,000			\$557,000		
Sell Price / List Price	94%	96%		96%	97%	
Days to Sell	99	34	192%	49	33	47%
Active Listings	177	185				
Condos (Apt)						
Units Listed	9	17	-47%	336	352	-5%
Units Reported Sold	19	9	111%	243	274	-11%
Sell/List Ratio	211%	53%		72%	78%	
Reported Sales Dollars	\$5,368,300	\$2,707,900	98%	\$71,969,745	\$76,224,077	-6%
Average Sell Price / Unit	\$282,542	\$300,878	-6%	\$296,172	\$278,190	6%
Median Sell Price	\$305,000			\$265,000		
Sell Price / List Price	97%	96%		97%	98%	
Days to Sell	70	34	108%	64	44	44%
Active Listings	68	70				
Condos (Patio)						
Units Listed	5	1	400%	100	85	18%
Units Reported Sold	3	2	50%	68	81	-16%
Sell/List Ratio	60%	200%		68%	95%	
Reported Sales Dollars	\$1,760,500	\$595,000	196%	\$30,011,200	\$31,820,259	-6%
Average Sell Price / Unit	\$586,833	\$297,500	97%	\$441,341	\$392,843	12%
Median Sell Price	\$612,500			\$438,000		
Sell Price / List Price	96%	92%		98%	98%	
Days to Sell	49	60	-19%	30	29	2%
Active Listings	15	5				
Condos (Twnhse)						
Units Listed	3	3	0%	140	236	-41%
Units Reported Sold	2	8	-75%	132	185	-29%
Sell/List Ratio	67%	267%		94%	78%	
Reported Sales Dollars	\$735,000	\$3,027,810	-76%	\$47,696,249	\$65,202,150	-27%
Average Sell Price / Unit	\$367,500	\$378,476	-3%	\$361,335	\$352,444	3%
Median Sell Price	\$457,500			\$360,000		
Sell Price / List Price	95%	98%		98%	99%	
Days to Sell	61	74	-18%	71	34	108%
Active Listings	14	37				

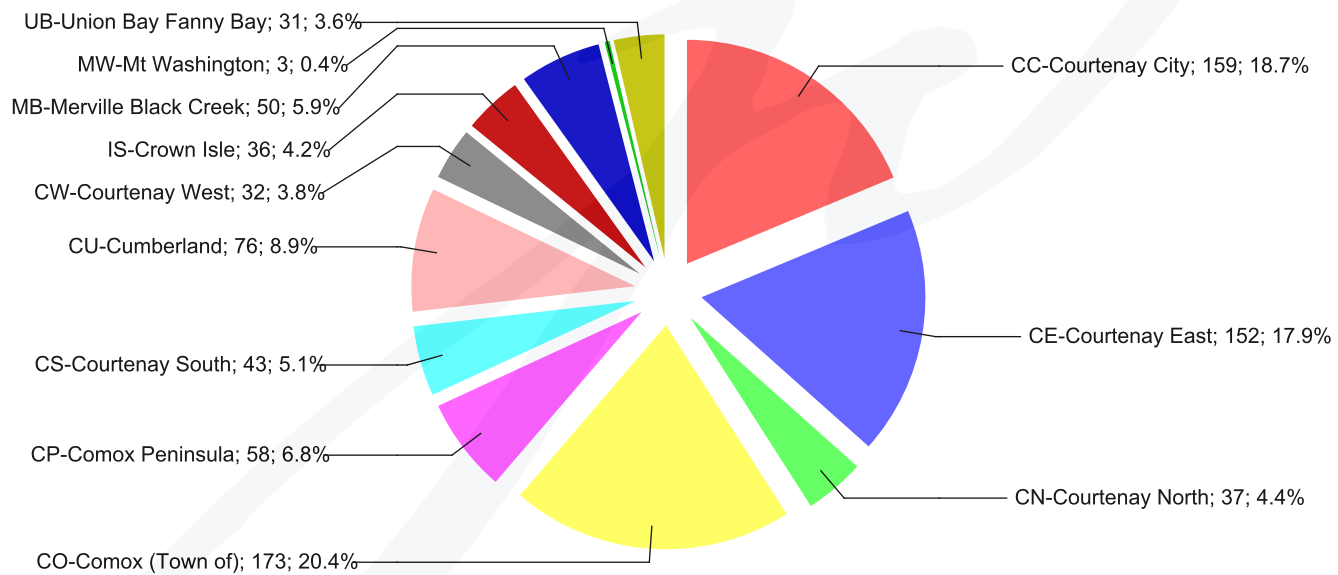
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Dec 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	6	29	25	21	40	24	10	2	0	2	159
CE-Courtenay East	0	0	1	4	4	6	7	23	55	29	14	4	3	2	152
CN-Courtenay North	0	0	0	1	2	3	2	1	0	6	8	5	4	5	37
CO-Comox (Town of)	0	0	0	1	1	5	19	24	60	40	14	5	3	1	173
CP-Comox Peninsula	0	0	1	0	1	2	0	4	5	10	9	10	2	14	58
CS-Courtenay South	0	0	0	0	1	3	0	4	10	8	5	3	1	8	43
CU-Cumberland	0	0	0	0	2	2	9	12	24	22	5	0	0	0	76
CW-Courtenay West	0	2	0	3	1	0	4	4	5	6	2	1	1	3	32
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	17	7	6	3	1	4	50
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	2	11	6	3	2	2	1	0	1	31
Zone 2 TOTALS	0	2	2	12	22	57	80	102	220	161	86	45	20	41	850

Comox Valley - Single Family Sales by Subarea



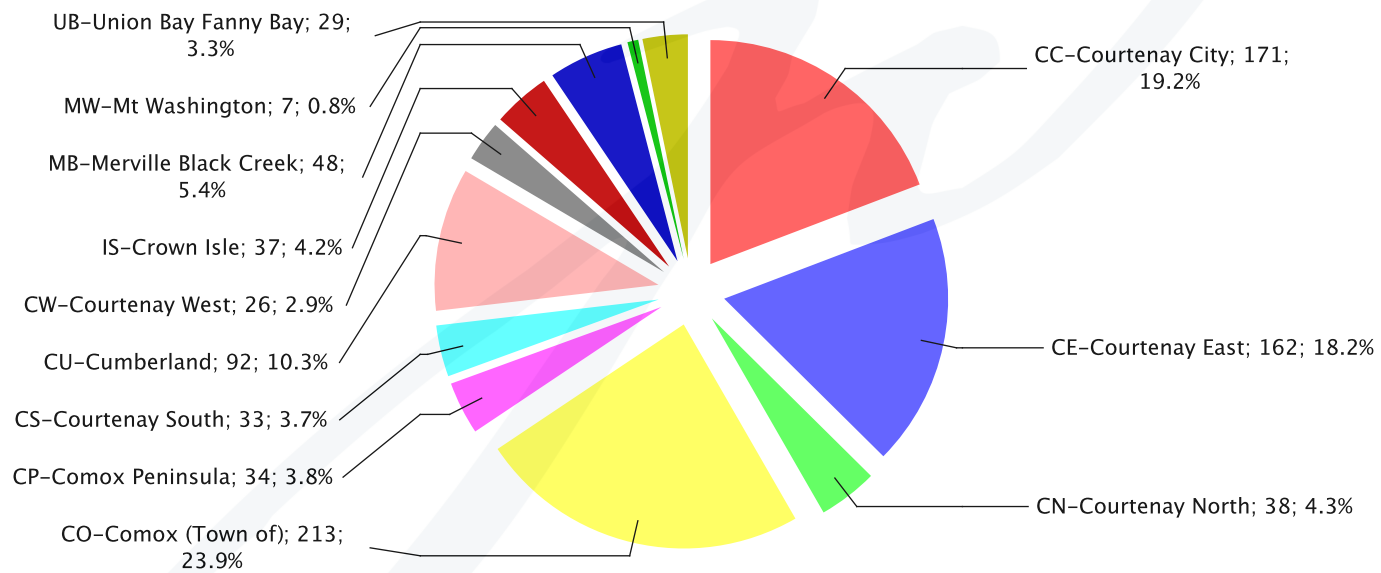
Total Unconditional Sales January 1 to December 31, 2019 = 850

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