



jane
DENHAM
PERSONAL REAL ESTATE CORPORATION

Market Report Summary

January 2020

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RE/MAX

ocean pacific realty

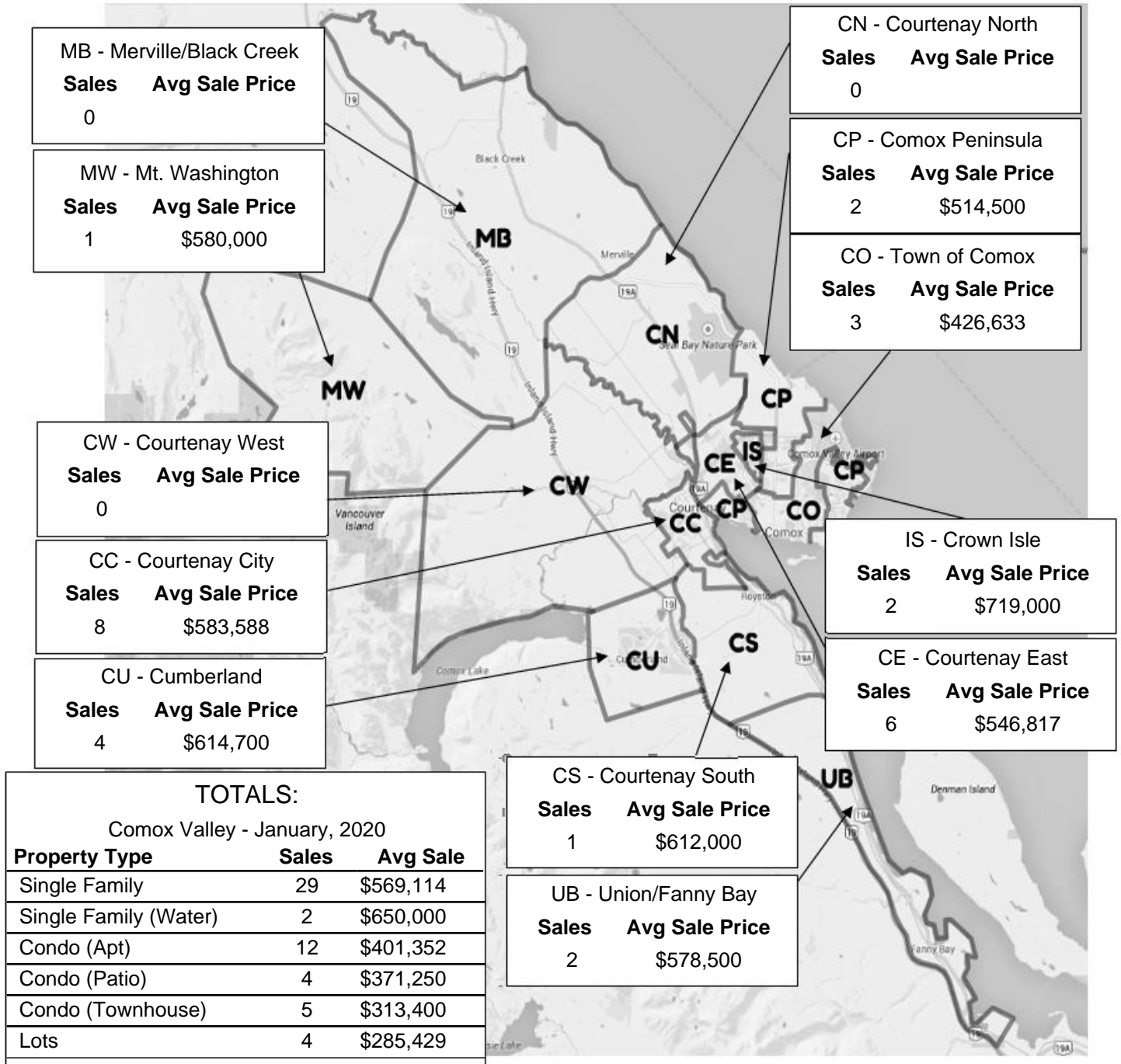
Each office independently owned and operated

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



Comox Valley

Home Sales for the month of January, 2020 (Single Family)

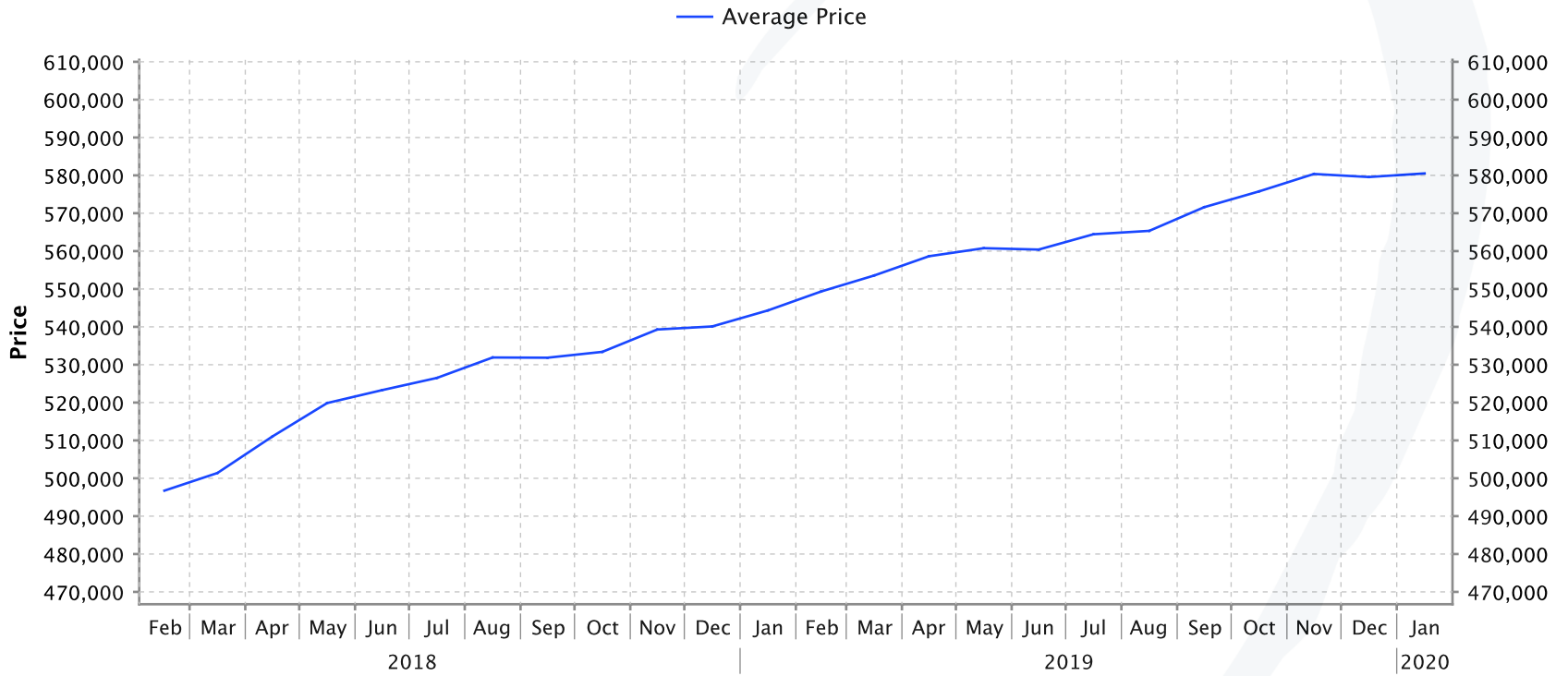


Average sale price does not include Waterfront.

Comox Valley

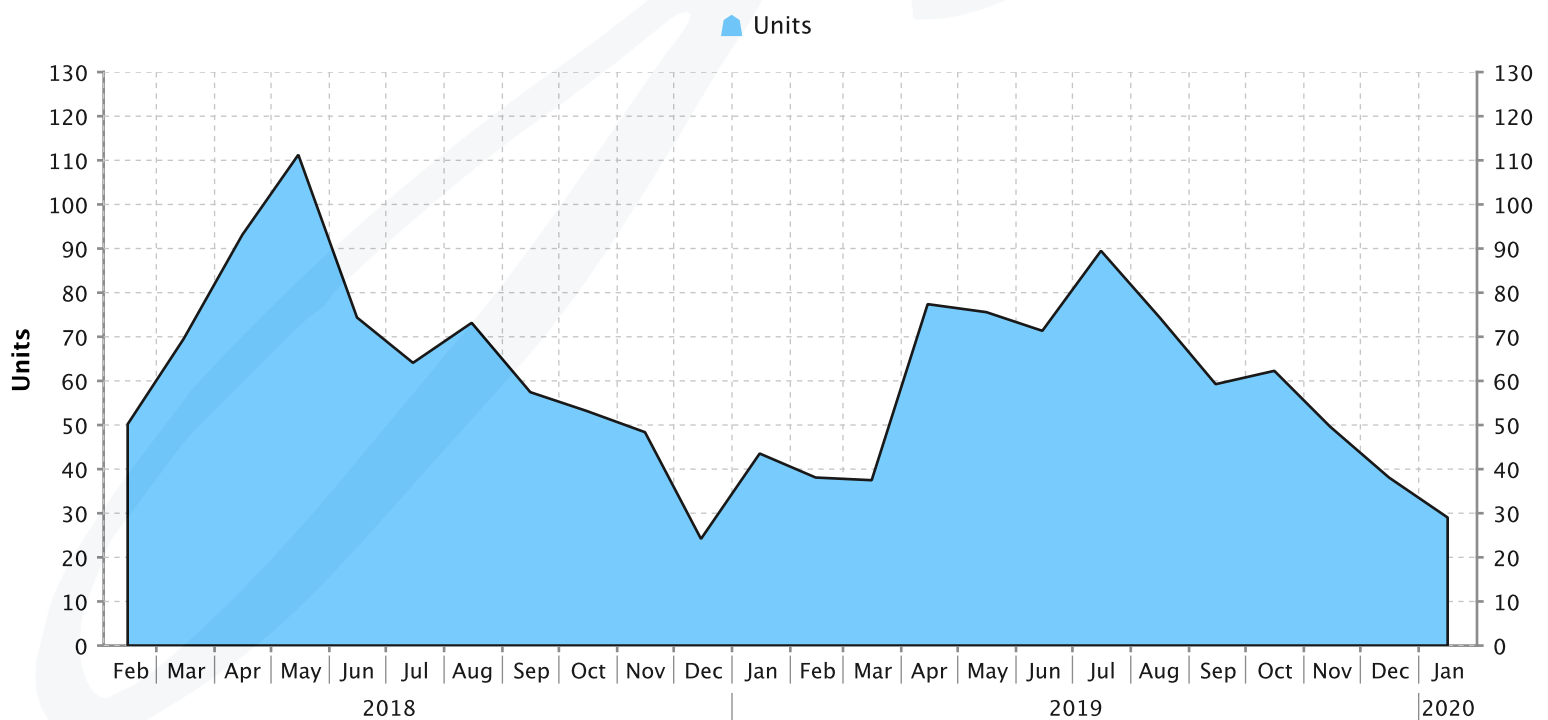
as at January 31, 2020

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	16	5	220%	89	59	51%
Units Reported Sold	4	6	-33%	35	35	0%
Sell/List Ratio	25%	120%		39%	59%	
Reported Sales Dollars	\$1,141,715	\$420,000	172%	\$9,131,132	\$7,550,999	21%
Average Sell Price / Unit	\$285,429	\$70,000	308%	\$260,889	\$215,743	21%
Median Sell Price	\$282,843			\$282,843		
Sell Price / List Price	107%	70%		96%	89%	
Days to Sell	224	195	15%	117	98	19%
Active Listings	46	20				
Single Family						
Units Listed	53	72	-26%	1,055	1,072	-2%
Units Reported Sold	29	43	-33%	698	759	-8%
Sell/List Ratio	55%	60%		66%	71%	
Reported Sales Dollars	\$16,504,300	\$23,957,699	-31%	\$405,198,176	\$413,151,707	-2%
Average Sell Price / Unit	\$569,114	\$557,156	2%	\$580,513	\$544,337	7%
Median Sell Price	\$580,000			\$560,828		
Sell Price / List Price	97%	96%		96%	97%	
Days to Sell	73	42	75%	50	33	50%
Active Listings	186	184				
Condos (Apt)						
Units Listed	39	23	70%	352	344	2%
Units Reported Sold	12	12	0%	243	256	-5%
Sell/List Ratio	31%	52%		69%	74%	
Reported Sales Dollars	\$4,816,220	\$4,357,050	11%	\$72,428,915	\$73,842,437	-2%
Average Sell Price / Unit	\$401,352	\$363,088	11%	\$298,061	\$288,447	3%
Median Sell Price	\$349,900			\$265,000		
Sell Price / List Price	97%	97%		97%	98%	
Days to Sell	55	38	45%	65	40	60%
Active Listings	92	75				
Condos (Patio)						
Units Listed	8	6	33%	102	86	19%
Units Reported Sold	4	3	33%	69	76	-9%
Sell/List Ratio	50%	50%		68%	88%	
Reported Sales Dollars	\$1,485,000	\$1,169,000	27%	\$30,327,200	\$29,862,359	2%
Average Sell Price / Unit	\$371,250	\$389,667	-5%	\$439,525	\$392,926	12%
Median Sell Price	\$505,000			\$438,000		
Sell Price / List Price	98%	100%		98%	98%	
Days to Sell	48	14	246%	31	28	12%
Active Listings	17	7				
Condos (Twnhse)						
Units Listed	23	17	35%	146	244	-40%
Units Reported Sold	5	6	-17%	131	182	-28%
Sell/List Ratio	22%	35%		90%	75%	
Reported Sales Dollars	\$1,567,000	\$2,138,300	-27%	\$47,124,949	\$64,215,949	-27%
Average Sell Price / Unit	\$313,400	\$356,383	-12%	\$359,732	\$352,835	2%
Median Sell Price	\$295,000			\$359,900		
Sell Price / List Price	94%	99%		98%	99%	
Days to Sell	79	67	18%	71	33	115%
Active Listings	33	45				

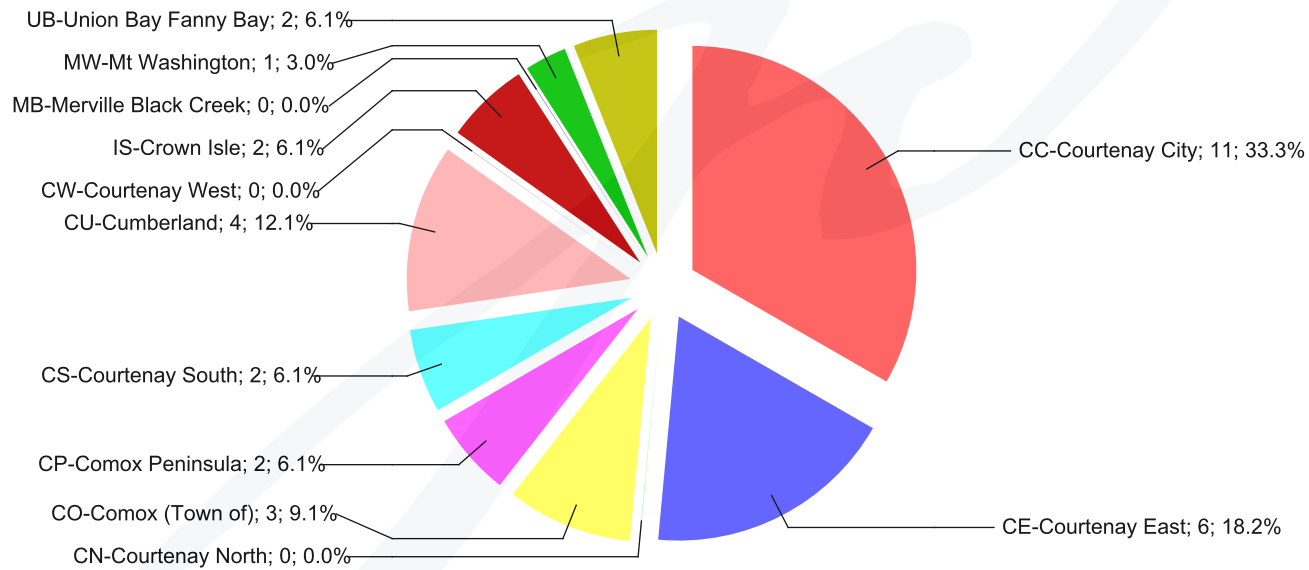
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Jan 31, 2020

	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	0	1	1	0	2	4	3	0	0	0	11
CE-Courtenay East	0	0	0	0	0	0	1	2	1	2	0	0	0	0	6
CN-Courtenay North	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CO-Comox (Town of)	0	0	0	0	1	0	1	0	1	0	0	0	0	0	3
CP-Comox Peninsula	0	0	0	0	0	0	0	1	1	0	0	0	0	0	2
CS-Courtenay South	0	0	0	0	0	0	0	0	1	1	0	0	0	0	2
CU-Cumberland	0	0	0	0	0	0	0	0	2	2	0	0	0	0	4
CW-Courtenay West	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
IS-Crown Isle	0	0	0	0	0	0	0	0	0	1	0	1	0	0	2
MB-Merville Black Creek	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MW-Mt Washington	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
UB-Union Bay Fanny Bay	0	0	0	0	0	0	0	0	1	1	0	0	0	0	2
Zone 2 TOTALS	0	0	0	0	1	1	3	3	10	11	3	1	0	0	33

Comox Valley - Single Family Sales by Subarea



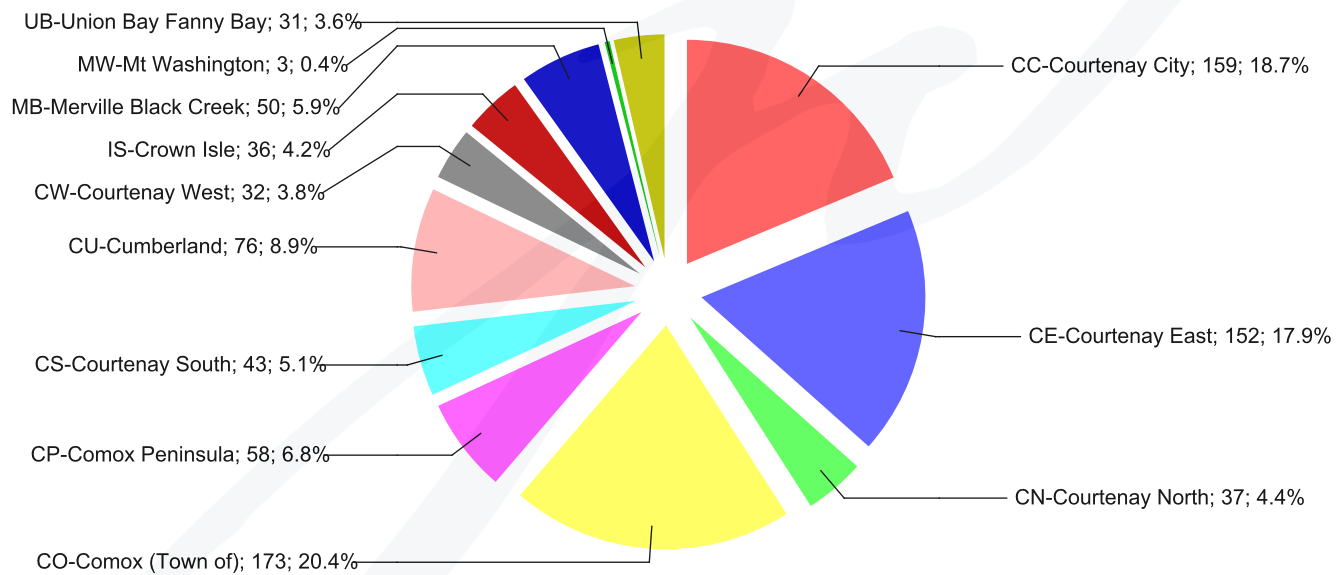
Total Unconditional Sales January 1 to January 31, 2020 = 33

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