



jane
DENHAM
PERSONAL REAL ESTATE CORPORATION

Market Report Summary

February 2020

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



RE/MAX

ocean pacific realty

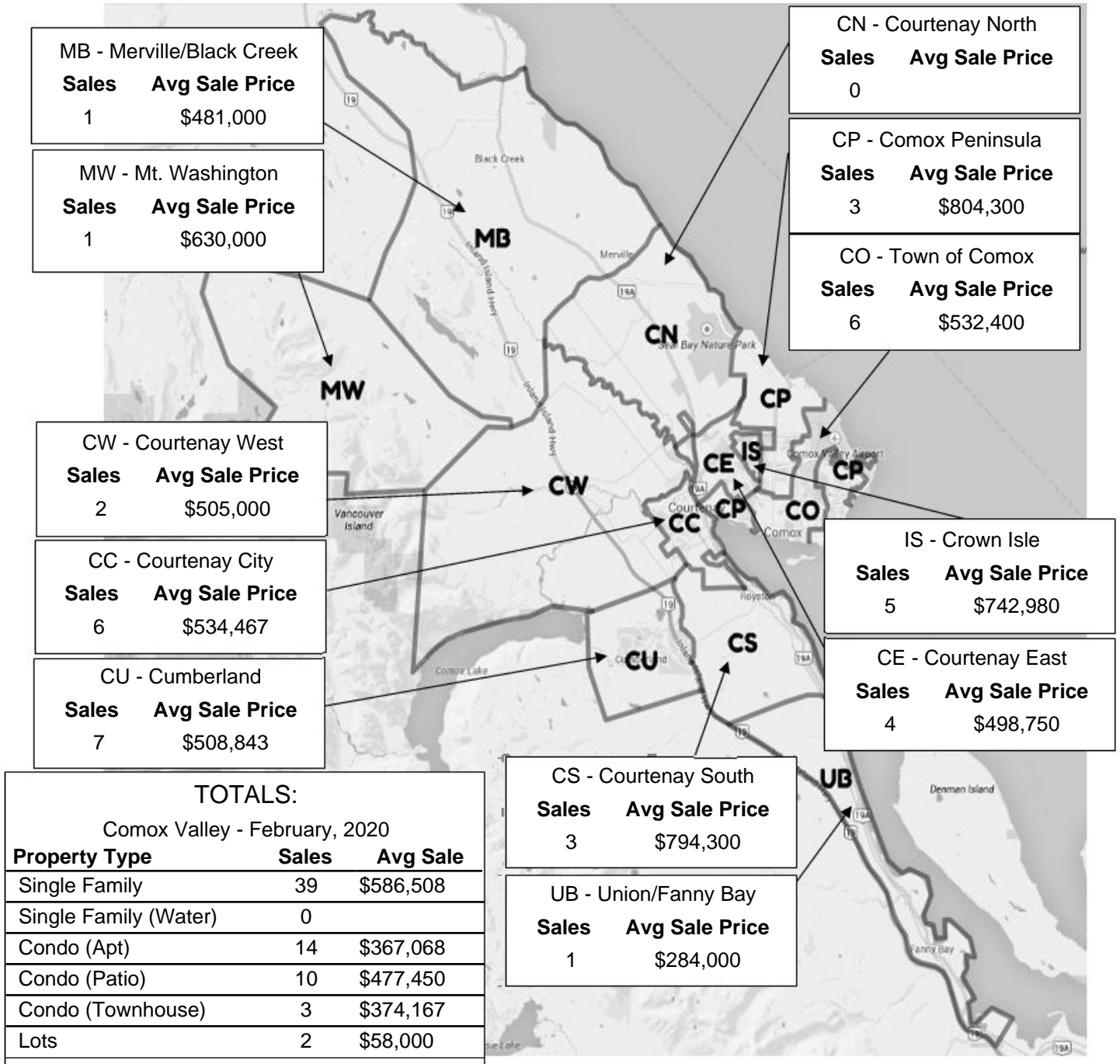
Each office independently owned and operated

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



Comox Valley

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

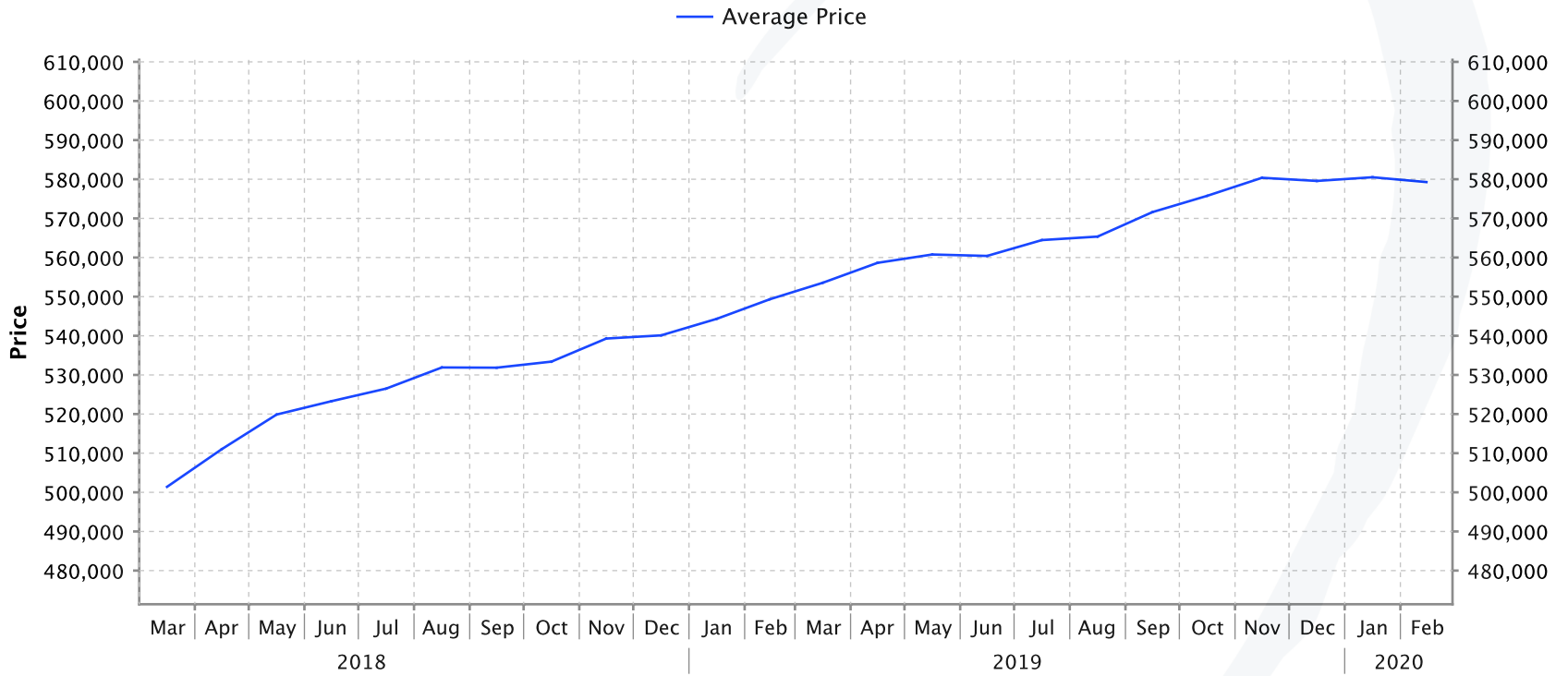


Average sale price does not include Waterfront.

Comox Valley

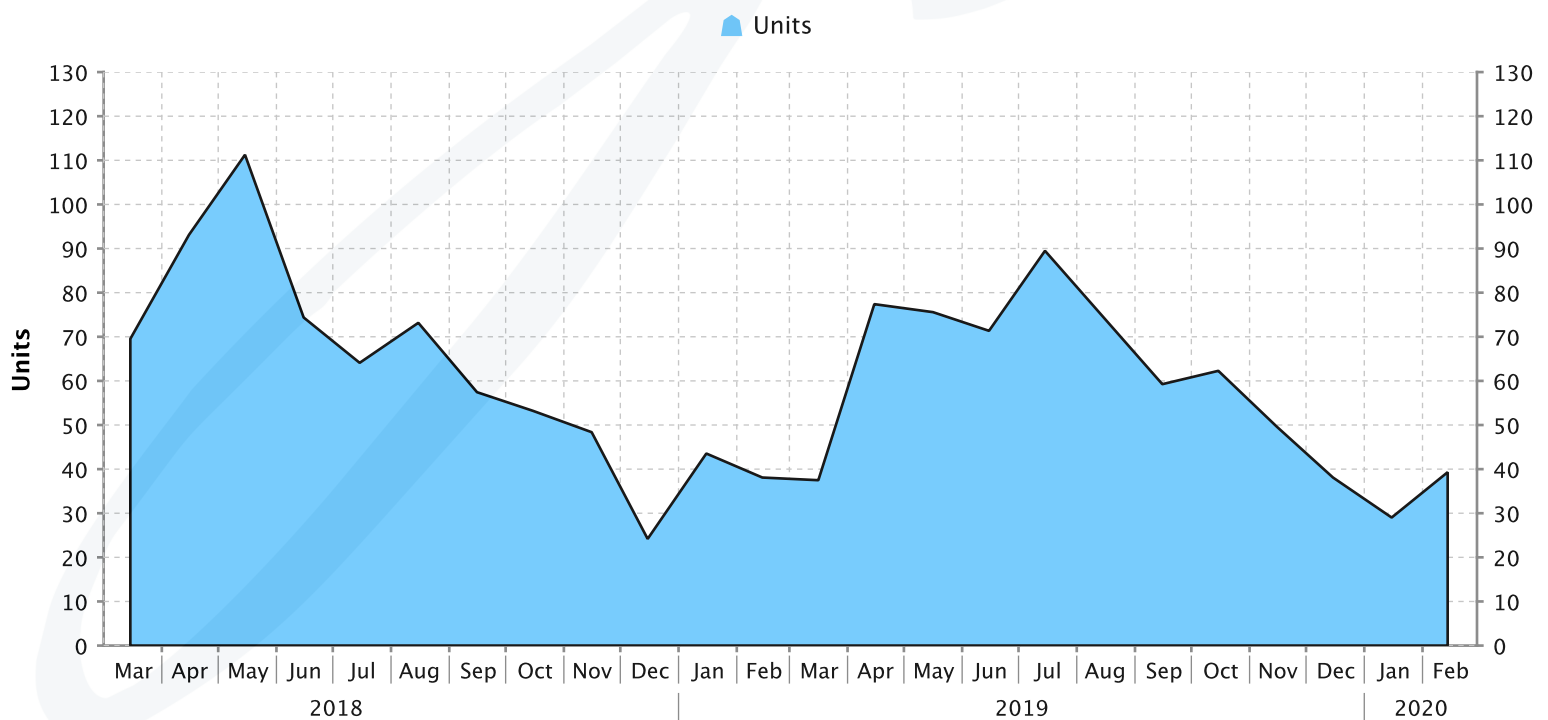
as at February 29, 2020

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	4	6	-33%	87	58	50%
Units Reported Sold	2	4	-50%	33	37	-11%
Sell/List Ratio	50%	67%		38%	64%	
Reported Sales Dollars	\$116,000	\$526,500	-78%	\$8,720,632	\$7,707,499	13%
Average Sell Price / Unit	\$58,000	\$131,625	-56%	\$264,262	\$208,311	27%
Median Sell Price	\$58,000			\$282,843		
Sell Price / List Price	97%	78%		98%	87%	
Days to Sell	6	124	-95%	109	100	9%
Active Listings	44	20				
Single Family						
Units Listed	74	62	19%	1,066	1,062	0%
Units Reported Sold	39	38	3%	699	747	-6%
Sell/List Ratio	53%	61%		66%	70%	
Reported Sales Dollars	\$22,873,800	\$23,155,364	-1%	\$404,916,612	\$410,349,946	-1%
Average Sell Price / Unit	\$586,508	\$609,352	-4%	\$579,280	\$549,331	5%
Median Sell Price	\$550,000			\$560,000		
Sell Price / List Price	96%	97%		96%	97%	
Days to Sell	58	48	21%	51	33	52%
Active Listings	201	186				
Condos (Apt)						
Units Listed	38	19	100%	373	339	10%
Units Reported Sold	14	14	0%	243	253	-4%
Sell/List Ratio	37%	74%		65%	75%	
Reported Sales Dollars	\$5,138,950	\$2,842,900	81%	\$74,724,965	\$72,381,737	3%
Average Sell Price / Unit	\$367,068	\$203,064	81%	\$307,510	\$286,094	7%
Median Sell Price	\$389,000			\$270,000		
Sell Price / List Price	98%	97%		97%	98%	
Days to Sell	35	85	-59%	62	43	44%
Active Listings	110	79				
Condos (Patio)						
Units Listed	10	6	67%	106	84	26%
Units Reported Sold	10	3	233%	76	75	1%
Sell/List Ratio	100%	50%		72%	89%	
Reported Sales Dollars	\$4,774,500	\$1,243,400	284%	\$33,858,300	\$29,445,759	15%
Average Sell Price / Unit	\$477,450	\$414,467	15%	\$445,504	\$392,610	13%
Median Sell Price	\$444,000			\$439,900		
Sell Price / List Price	97%	96%		98%	98%	
Days to Sell	30	52	-42%	30	30	1%
Active Listings	14	10				
Condos (Twnhse)						
Units Listed	10	14	-29%	141	228	-38%
Units Reported Sold	3	12	-75%	122	184	-34%
Sell/List Ratio	30%	86%		87%	81%	
Reported Sales Dollars	\$1,122,500	\$4,242,855	-74%	\$44,004,594	\$65,362,104	-33%
Average Sell Price / Unit	\$374,167	\$353,571	6%	\$360,693	\$355,229	2%
Median Sell Price	\$350,000			\$359,840		
Sell Price / List Price	97%	99%		98%	99%	
Days to Sell	57	56	2%	72	35	109%
Active Listings	39	45				

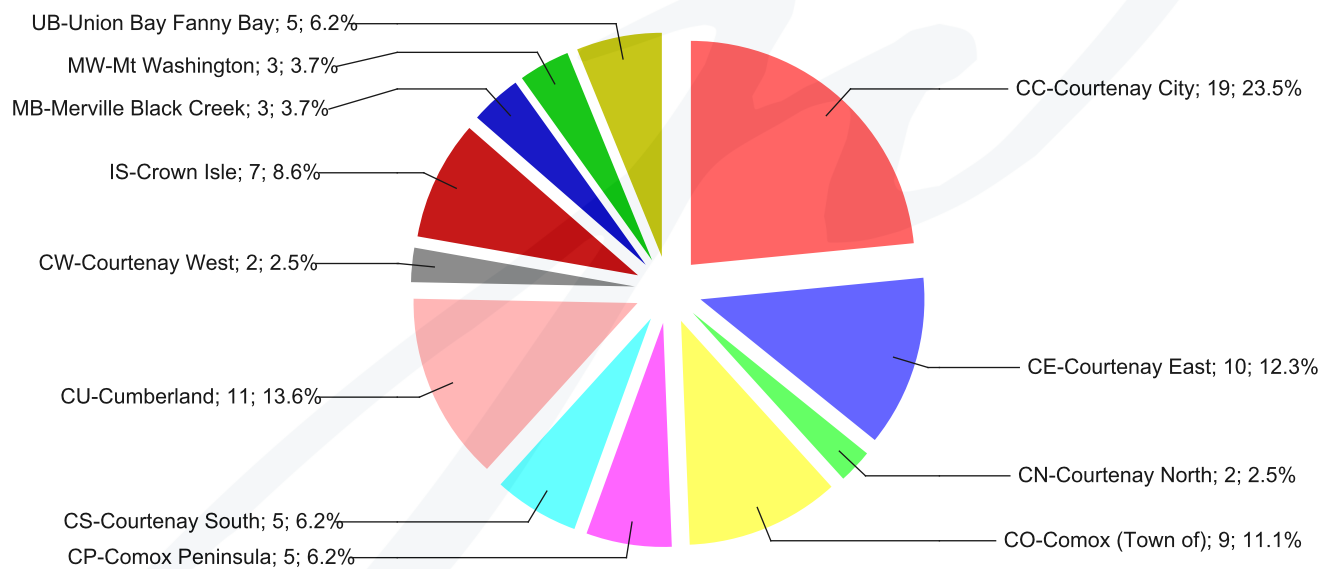
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Feb 29, 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	1	2	2	0	6	5	3	0	0	0	19
CE-Courtenay East	0	0	0	0	0	1	1	2	4	2	0	0	0	0	10
CN-Courtenay North	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2
CO-Comox (Town of)	0	0	0	0	1	1	2	0	4	0	1	0	0	0	9
CP-Comox Peninsula	0	0	0	0	0	0	0	1	2	0	0	1	1	0	5
CS-Courtenay South	0	0	0	0	0	0	0	1	1	2	0	0	0	1	5
CU-Cumberland	0	0	0	0	1	0	0	4	2	4	0	0	0	0	11
CW-Courtenay West	0	0	0	0	0	0	1	0	1	0	0	0	0	0	2
IS-Crown Isle	0	0	0	0	0	0	0	0	0	2	3	2	0	0	7
MB-Merville Black Creek	0	0	0	0	0	0	1	1	0	0	0	0	0	1	3
MW-Mt Washington	0	0	0	0	0	0	0	0	1	2	0	0	0	0	3
UB-Union Bay Fanny Bay	0	0	0	1	1	0	0	0	1	1	0	1	0	0	5
Zone 2 TOTALS	0	0	0	1	4	4	7	9	22	18	9	4	1	2	81

Comox Valley - Single Family Sales by Subarea



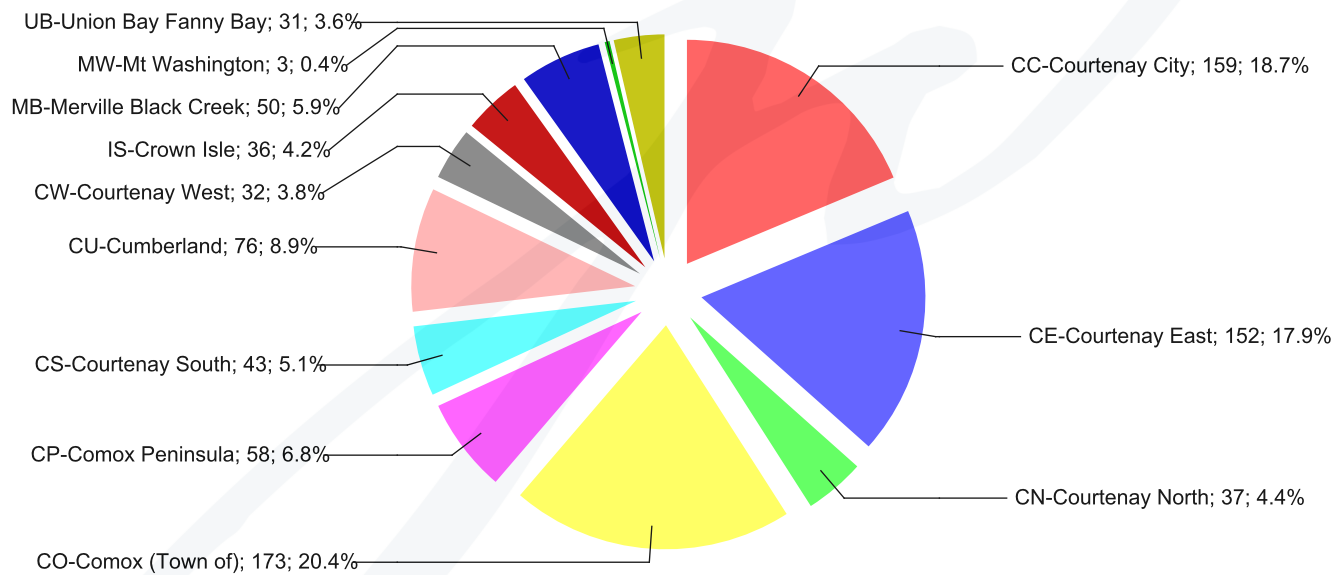
Total Unconditional Sales January 1 to February 29, 2020 = 81

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