






**jane**  
DENHAM  
PERSONAL REAL ESTATE CORPORATION

# Market Report Summary

## May 2020

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**RE/MAX**

ocean pacific realty

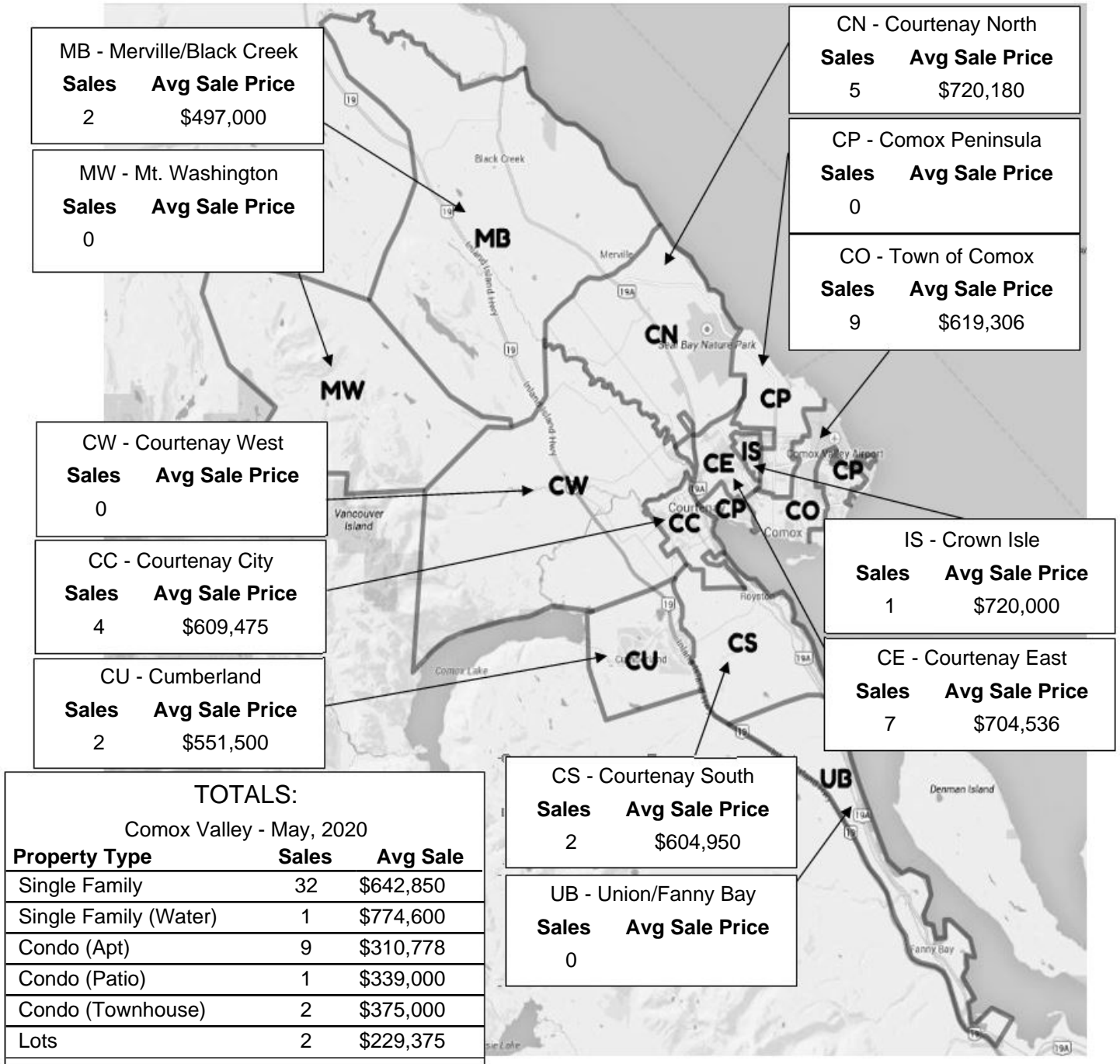
Each office independently owned and operated

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



# Comox Valley

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

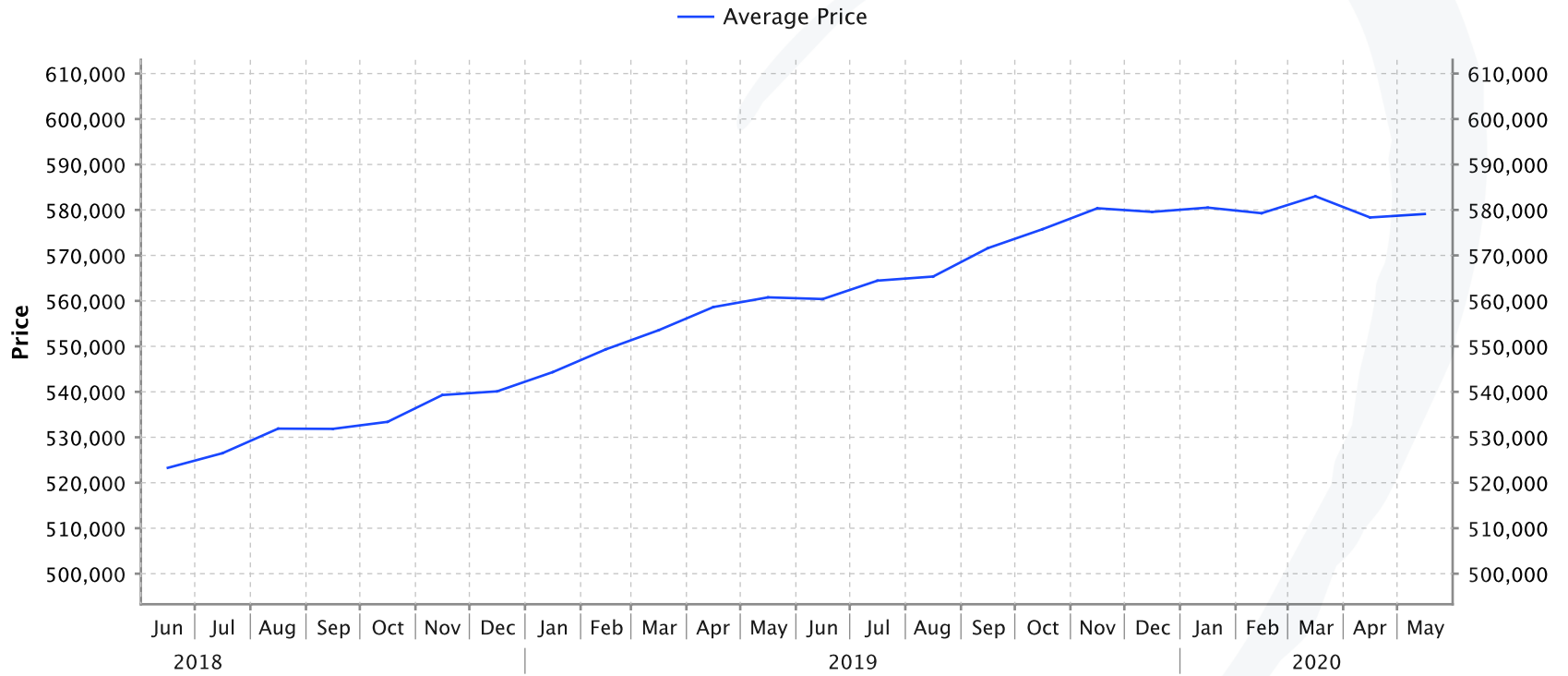


Average sale price does not include Waterfront.

# Comox Valley

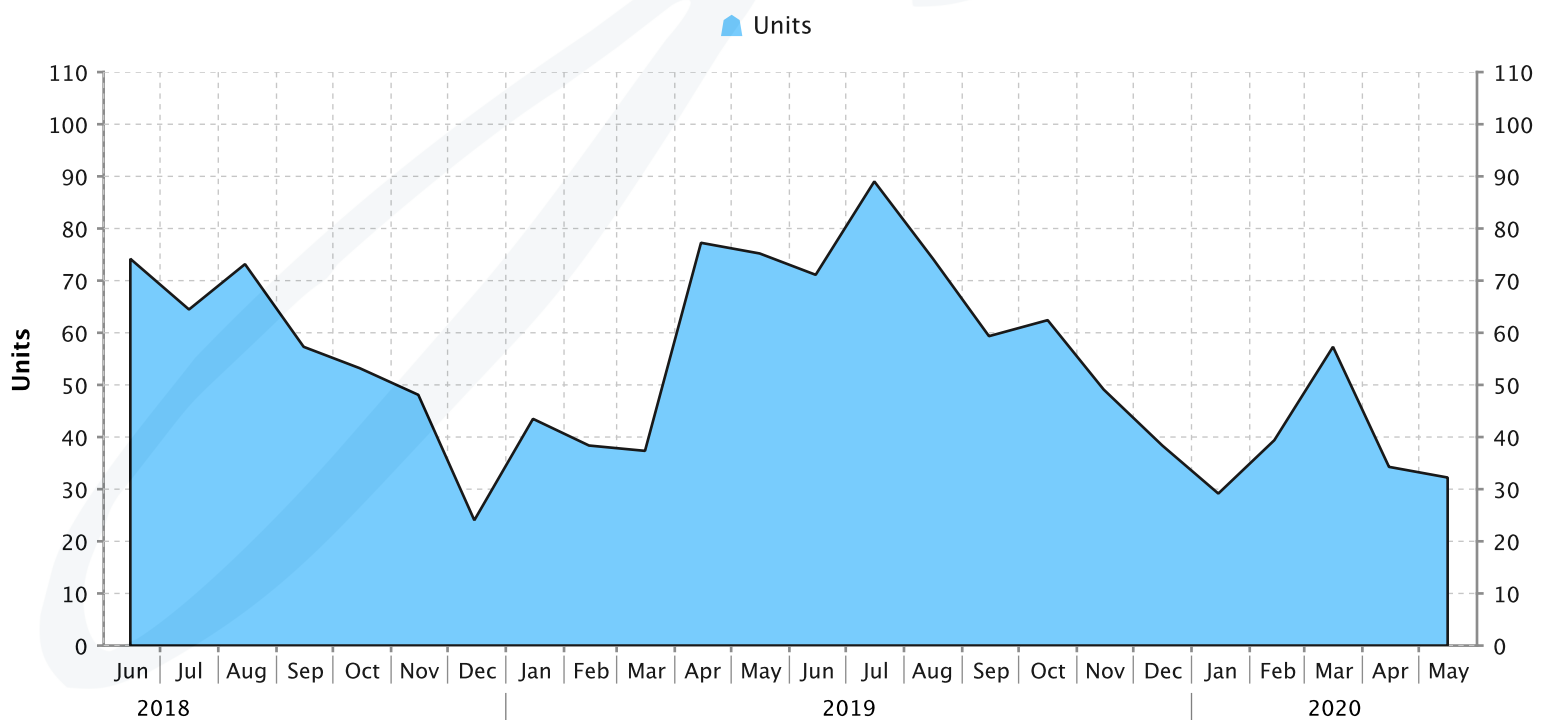
## as at May 31, 2020

### 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
<b>Lots</b>						
Units Listed	4	2	100%	86	70	23%
Units Reported Sold	2	3	-33%	35	34	3%
Sell/List Ratio	50%	150%		41%	49%	
Reported Sales Dollars	\$458,750	\$862,500	-47%	\$9,106,362	\$7,014,350	30%
Average Sell Price / Unit	\$229,375	\$287,500	-20%	\$260,182	\$206,304	26%
Median Sell Price	\$341,250			\$282,843		
Sell Price / List Price	100%	98%		99%	88%	
Days to Sell	52	26	100%	138	94	46%
Active Listings	51	34				
<b>Single Family</b>						
Units Listed	95	154	-38%	944	1,078	-12%
Units Reported Sold	32	75	-57%	633	663	-5%
Sell/List Ratio	34%	49%		67%	62%	
Reported Sales Dollars	\$20,571,199	\$44,955,188	-54%	\$366,576,920	\$371,792,804	-1%
Average Sell Price / Unit	\$642,850	\$599,403	7%	\$579,110	\$560,773	3%
Median Sell Price	\$655,000			\$560,000		
Sell Price / List Price	98%	97%		96%	97%	
Days to Sell	40	38	3%	54	38	41%
Active Listings	244	301				
<b>Condos (Apt)</b>						
Units Listed	21	64	-67%	311	340	-9%
Units Reported Sold	9	25	-64%	200	238	-16%
Sell/List Ratio	43%	39%		64%	70%	
Reported Sales Dollars	\$2,797,000	\$7,563,100	-63%	\$62,531,240	\$70,021,787	-11%
Average Sell Price / Unit	\$310,778	\$302,524	3%	\$312,656	\$294,209	6%
Median Sell Price	\$290,000			\$284,000		
Sell Price / List Price	95%	97%		97%	97%	
Days to Sell	59	41	45%	67	43	55%
Active Listings	106	121				
<b>Condos (Patio)</b>						
Units Listed	6	7	-14%	99	77	29%
Units Reported Sold	1	12	-92%	64	74	-14%
Sell/List Ratio	17%	171%		65%	96%	
Reported Sales Dollars	\$339,000	\$5,180,900	-93%	\$27,704,100	\$30,464,659	-9%
Average Sell Price / Unit	\$339,000	\$431,742	-21%	\$432,877	\$411,685	5%
Median Sell Price	\$339,000			\$418,000		
Sell Price / List Price	100%	98%		98%	98%	
Days to Sell	7	32	-78%	33	32	4%
Active Listings	24	16				
<b>Condos (Twnhse)</b>						
Units Listed	16	16	0%	127	182	-30%
Units Reported Sold	2	21	-90%	97	161	-40%
Sell/List Ratio	12%	131%		76%	88%	
Reported Sales Dollars	\$750,000	\$7,608,588	-90%	\$35,152,186	\$57,266,907	-39%
Average Sell Price / Unit	\$375,000	\$362,314	4%	\$362,394	\$355,695	2%
Median Sell Price	\$435,000			\$350,000		
Sell Price / List Price	96%	97%		97%	99%	
Days to Sell	62	65	-4%	71	47	50%
Active Listings	48	45				

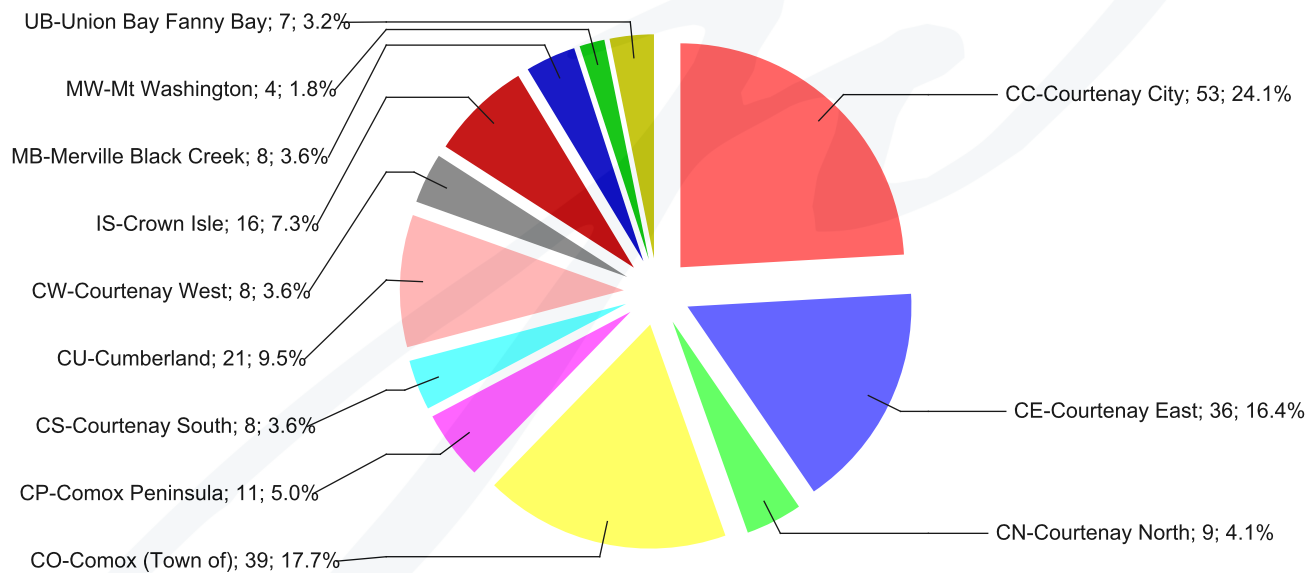
**PLEASE NOTE: SINGLE FAMILY** property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

# MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to May 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	1	1	3	10	1	15	15	5	2	0	0	53
CE-Courtenay East	0	0	0	1	0	1	1	3	15	7	7	1	0	0	36
CN-Courtenay North	0	0	0	0	0	0	0	1	2	0	4	0	1	1	9
CO-Comox (Town of)	0	0	0	0	1	2	3	5	11	11	3	2	1	0	39
CP-Comox Peninsula	0	0	0	0	0	1	0	1	2	0	0	2	1	4	11
CS-Courtenay South	0	0	0	0	0	0	0	2	2	2	1	0	0	1	8
CU-Cumberland	0	0	0	0	1	1	0	6	7	6	0	0	0	0	21
CW-Courtenay West	0	0	0	0	0	0	1	0	3	1	1	0	1	1	8
IS-Crown Isle	0	0	0	0	0	0	0	0	0	2	10	3	0	1	16
MB-Merville Black Creek	0	0	0	0	0	0	2	1	3	0	1	0	0	1	8
MW-Mt Washington	0	0	0	0	0	0	1	0	1	2	0	0	0	0	4
UB-Union Bay Fanny Bay	0	0	0	1	1	0	0	0	2	1	0	2	0	0	7
<b>Zone 2 TOTALS</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>4</b>	<b>8</b>	<b>18</b>	<b>20</b>	<b>63</b>	<b>47</b>	<b>32</b>	<b>12</b>	<b>4</b>	<b>9</b>	<b>220</b>

## Comox Valley - Single Family Sales by Subarea



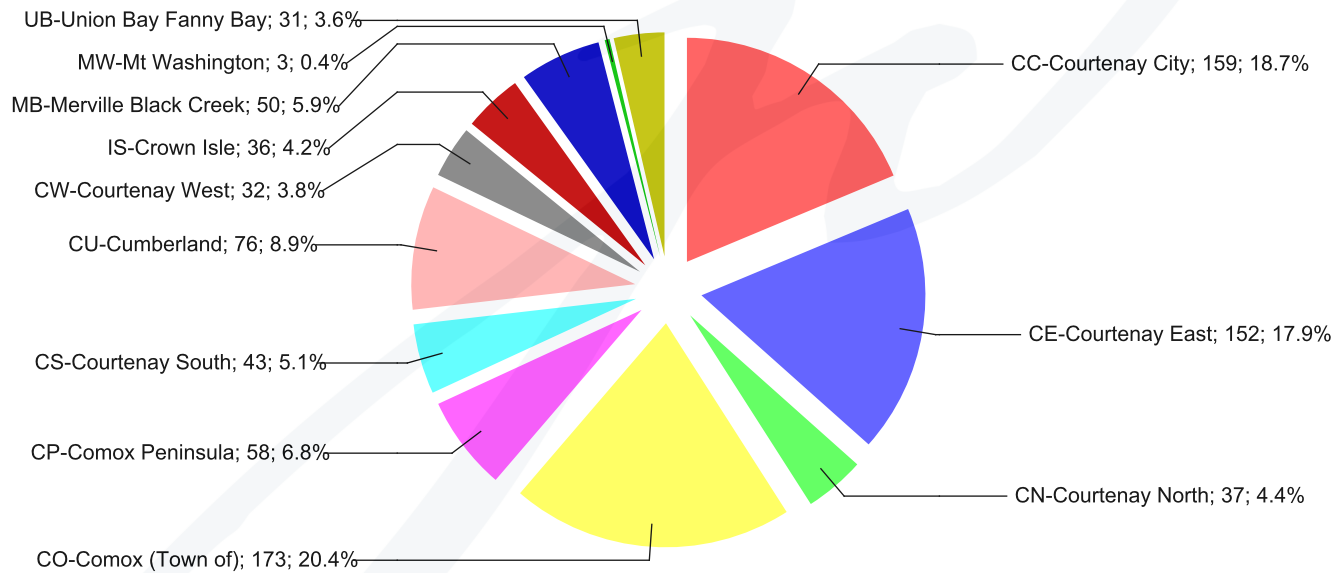
Total Unconditional Sales January 1 to May 31, 2020 = 220

# 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
<b>Zone 2 TOTALS</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>12</b>	<b>22</b>	<b>57</b>	<b>80</b>	<b>102</b>	<b>220</b>	<b>161</b>	<b>86</b>	<b>45</b>	<b>20</b>	<b>41</b>	<b>850</b>

## Comox Valley - Single Family Sales by Subarea



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