



jane
DENHAM
PERSONAL REAL ESTATE CORPORATION

Market Report Summary

June 2020

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RE/MAX

ocean pacific realty

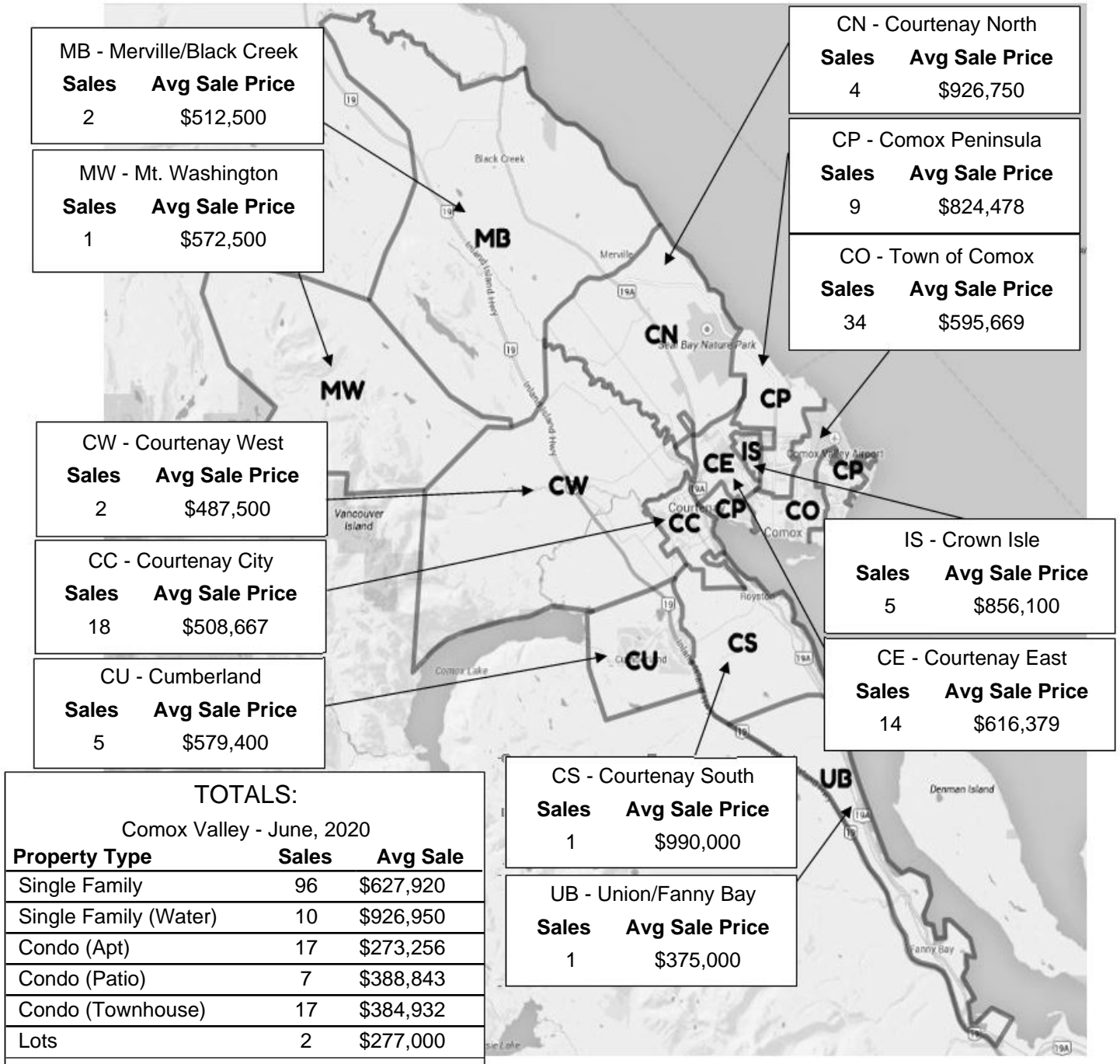
Each office independently owned and operated

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



Comox Valley

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

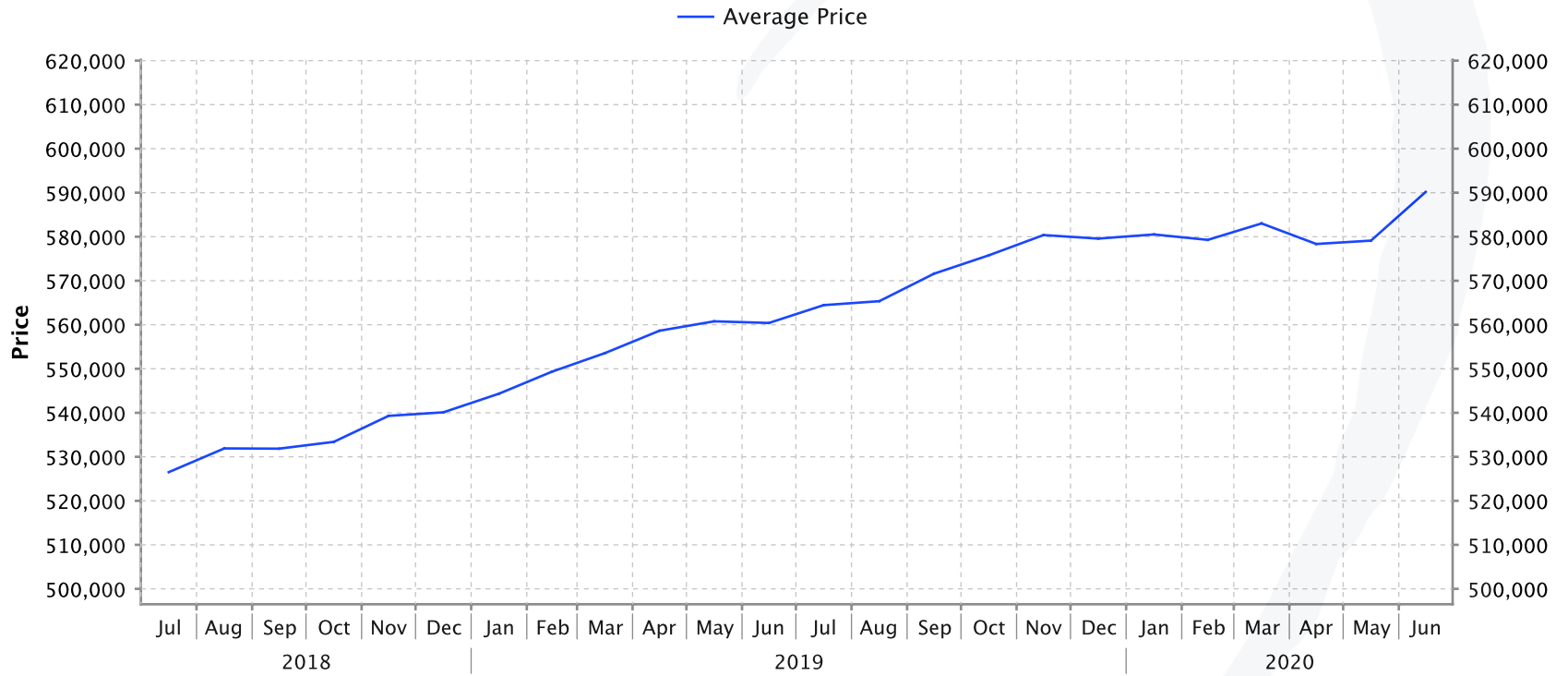


Average sale price does not include Waterfront.

Comox Valley

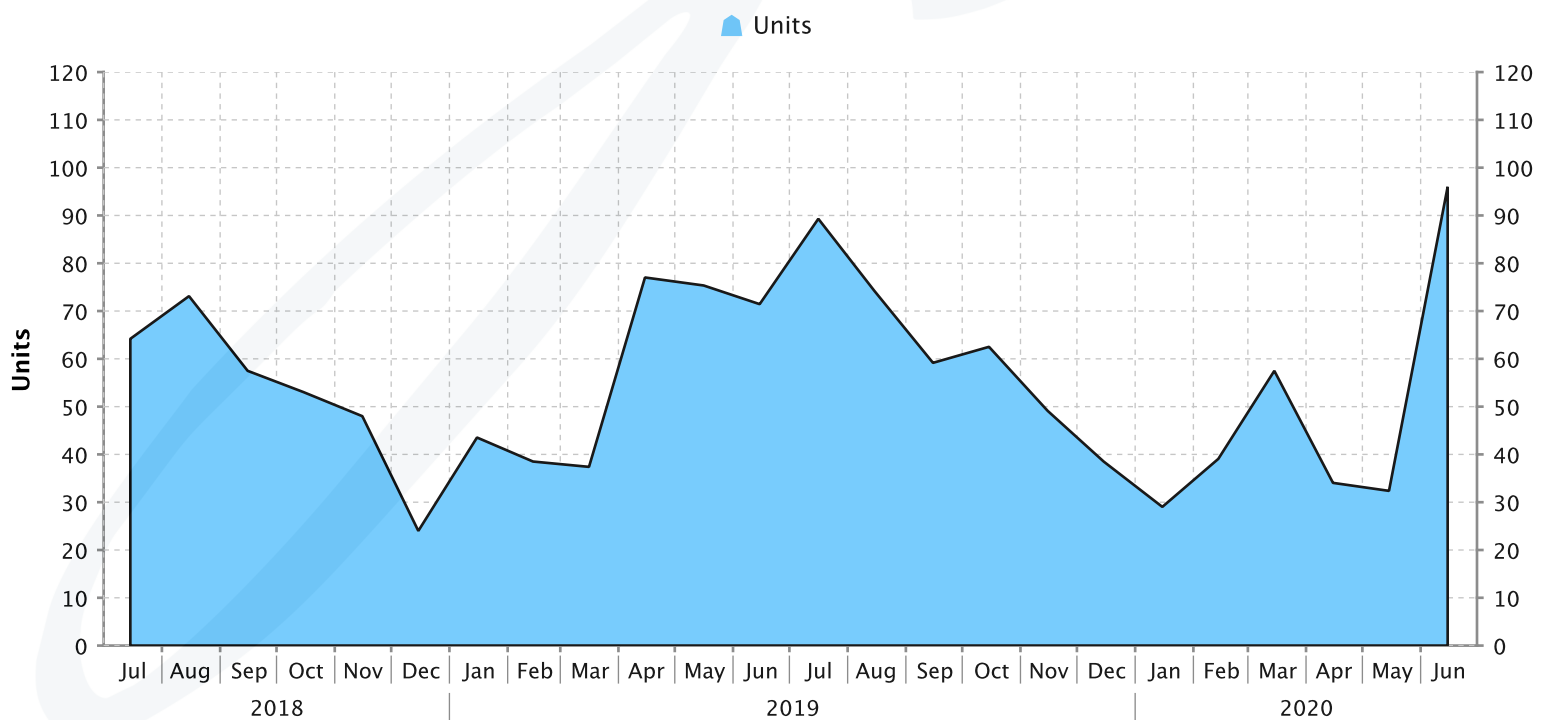
as at June 30, 2020

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	8	11	-27%	83	76	9%
Units Reported Sold	2	2	0%	35	34	3%
Sell/List Ratio	25%	18%		42%	45%	
Reported Sales Dollars	\$554,000	\$576,750	-4%	\$9,083,612	\$7,165,200	27%
Average Sell Price / Unit	\$277,000	\$288,375	-4%	\$259,532	\$210,741	23%
Median Sell Price	\$285,000			\$282,843		
Sell Price / List Price	94%	102%		99%	88%	
Days to Sell	65	30	117%	140	94	49%
Active Listings	54	42				
Single Family						
Units Listed	80	130	-38%	894	1,086	-18%
Units Reported Sold	96	71	35%	658	660	-0%
Sell/List Ratio	120%	55%		74%	61%	
Reported Sales Dollars	\$60,280,340	\$38,520,560	56%	\$388,336,700	\$369,867,466	5%
Average Sell Price / Unit	\$627,920	\$542,543	16%	\$590,177	\$560,405	5%
Median Sell Price	\$582,000			\$567,500		
Sell Price / List Price	98%	97%		96%	97%	
Days to Sell	49	48	1%	53	40	33%
Active Listings	208	328				
Condos (Apt)						
Units Listed	24	18	33%	317	317	0%
Units Reported Sold	17	17	0%	200	233	-14%
Sell/List Ratio	71%	94%		63%	74%	
Reported Sales Dollars	\$4,645,350	\$5,341,800	-13%	\$61,834,790	\$68,784,358	-10%
Average Sell Price / Unit	\$273,256	\$314,224	-13%	\$309,174	\$295,212	5%
Median Sell Price	\$279,000			\$279,000		
Sell Price / List Price	94%	96%		97%	97%	
Days to Sell	34	37	-7%	67	45	51%
Active Listings	107	117				
Condos (Patio)						
Units Listed	8	6	33%	101	78	29%
Units Reported Sold	7	4	75%	67	70	-4%
Sell/List Ratio	88%	67%		66%	90%	
Reported Sales Dollars	\$2,721,900	\$1,709,800	59%	\$28,716,200	\$29,365,659	-2%
Average Sell Price / Unit	\$388,843	\$427,450	-9%	\$428,600	\$419,509	2%
Median Sell Price	\$370,000			\$410,000		
Sell Price / List Price	97%	99%		97%	98%	
Days to Sell	68	22	204%	37	34	11%
Active Listings	26	17				
Condos (Twnhse)						
Units Listed	19	13	46%	133	159	-16%
Units Reported Sold	17	15	13%	99	146	-32%
Sell/List Ratio	89%	115%		74%	92%	
Reported Sales Dollars	\$6,543,840	\$5,232,424	25%	\$36,463,602	\$51,843,781	-30%
Average Sell Price / Unit	\$384,932	\$348,828	10%	\$368,319	\$355,094	4%
Median Sell Price	\$394,000			\$359,840		
Sell Price / List Price	97%	98%		97%	98%	
Days to Sell	43	43	-0%	70	52	35%
Active Listings	46	38				

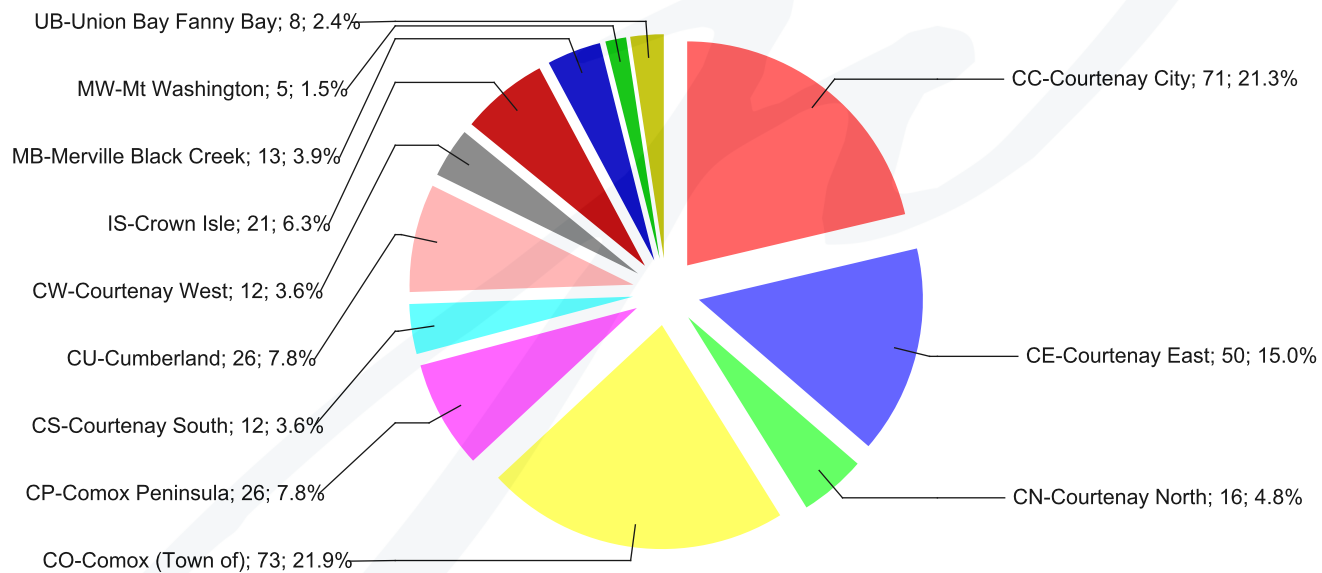
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Jun 30, 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	1	1	1	4	13	8	17	17	7	2	0	0	71
CE-Courtenay East	0	0	0	1	0	1	1	3	24	9	10	1	0	0	50
CN-Courtenay North	0	0	0	0	0	0	0	1	2	1	6	0	3	3	16
CO-Comox (Town of)	0	0	0	0	1	4	5	8	25	19	6	3	2	0	73
CP-Comox Peninsula	0	0	0	0	0	1	0	1	4	3	1	5	3	8	26
CS-Courtenay South	0	0	0	0	0	0	0	2	2	3	1	1	2	1	12
CU-Cumberland	0	0	0	0	1	1	0	6	11	7	0	0	0	0	26
CW-Courtenay West	0	0	0	0	0	0	2	1	4	2	1	0	1	1	12
IS-Crown Isle	0	0	0	0	0	0	0	0	0	2	13	4	0	2	21
MB-Merville Black Creek	0	0	0	0	1	0	3	1	3	1	1	0	1	2	13
MW-Mt Washington	0	0	0	0	0	0	1	0	2	2	0	0	0	0	5
UB-Union Bay Fanny Bay	0	0	0	1	1	1	0	0	2	1	0	2	0	0	8
Zone 2 TOTALS	0	0	1	3	5	12	25	31	96	67	46	18	12	17	333

Comox Valley - Single Family Sales by Subarea



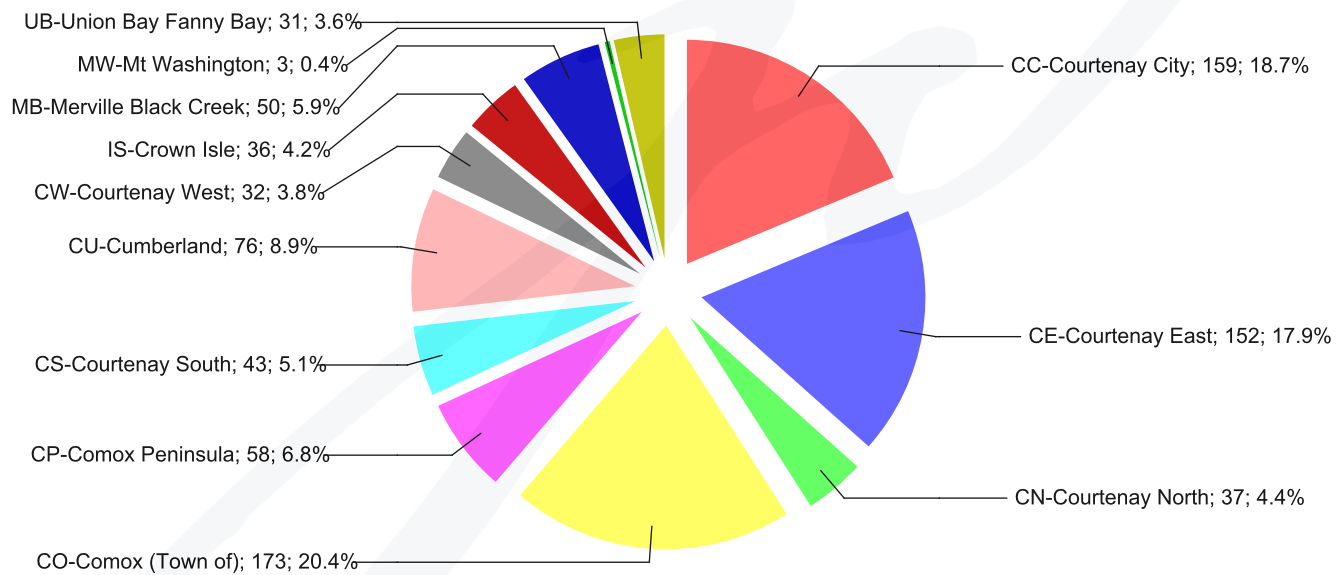
Total Unconditional Sales January 1 to June 30, 2020 = 333

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