



# Market Report Summary

## August 2020

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**RE/MAX**

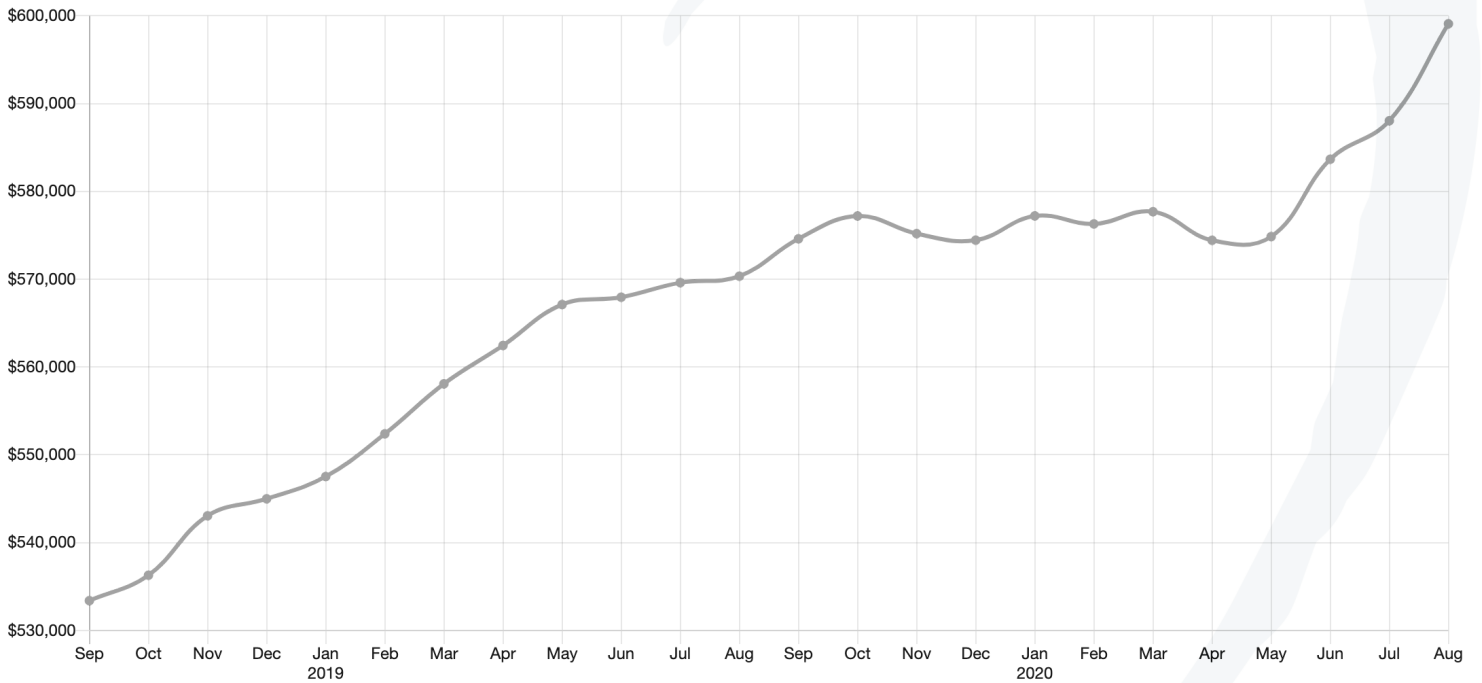
ocean pacific realty

Each office independently owned and operated

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

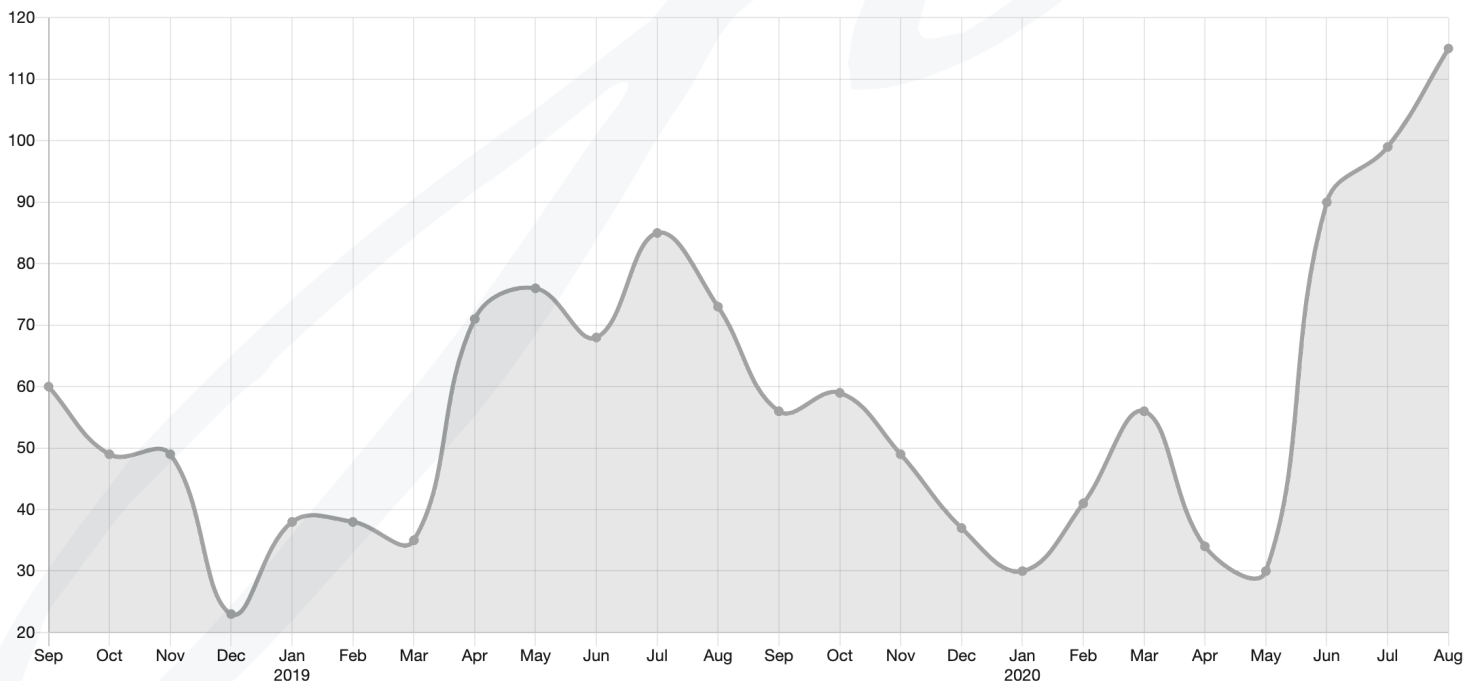
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**GRAPHSTATS REPORT**  
 Zone 2 - Comox Valley • August, 2020

**CUMULATIVE RESIDENTIAL AVERAGE SINGLE FAMILY DETACHED 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 DETACHED UNITS REPORTED SOLD**



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**COMPARATIVE ACTIVITY BY PROPERTY TYPE**

**SINGLE FAMILY DETACHED**

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	80	87	-8.05%	900	1,071	-15.97%
Units Reported Sold	115	73	57.53%	696	665	4.66%
Sell / List Ratio	143.75%	83.91%		77.33%	62.09%	
Reported Sales Dollars	\$73,926,411	\$41,542,993	77.95%	\$416,966,990	\$379,278,794	9.94%
Average Sell Price / Unit	\$642,838	\$569,082	12.96%	\$599,091	\$570,344	5.04%
Median Sell Price	\$618,095			\$580,000		
Sell Price / List Price	98.96%	98.39%		98.37%	98.49%	
Days to Sell	46	47	-2.13%	58	44	31.82%
Active Listings	168					

**CONDO APARTMENT**

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	28	25	12.00%	307	321	-4.36%
Units Reported Sold	27	15	80.00%	202	232	-12.93%
Sell / List Ratio	96.43%	60.00%		65.80%	72.27%	
Reported Sales Dollars	\$8,505,250	\$4,150,045	104.94%	\$62,642,695	\$68,216,153	-8.17%
Average Sell Price / Unit	\$315,009	\$276,670	13.86%	\$310,112	\$294,035	5.47%
Median Sell Price	\$290,000			\$275,000		
Sell Price / List Price	98.78%	97.90%		98.18%	98.09%	
Days to Sell	66	85	-22.35%	70	53	32.08%
Active Listings	95					

**ROW/TOWNHOUSE**

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	22	18	22.22%	242	232	4.31%
Units Reported Sold	28	18	55.56%	183	213	-14.08%
Sell / List Ratio	127.27%	100.00%		75.62%	91.81%	
Reported Sales Dollars	\$12,517,380	\$6,635,224	88.65%	\$74,003,379	\$81,672,489	-9.39%
Average Sell Price / Unit	\$447,049	\$368,624	21.28%	\$404,390	\$383,439	5.46%
Median Sell Price	\$426,000			\$391,901		
Sell Price / List Price	98.62%	99.17%		98.50%	98.94%	
Days to Sell	85	69	23.19%	61	56	8.93%
Active Listings	50					

**LAND**

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	32	14	128.57%	156	153	1.96%
Units Reported Sold	15	4	275.00%	69	71	-2.82%
Sell / List Ratio	46.88%	28.57%		44.23%	46.41%	
Reported Sales Dollars	\$5,320,999	\$1,307,505	306.96%	\$25,191,356	\$24,841,185	1.41%
Average Sell Price / Unit	\$354,733	\$326,876	8.52%	\$365,092	\$349,876	4.35%
Median Sell Price	\$245,000			\$282,844		
Sell Price / List Price	96.16%	94.14%		94.78%	94.61%	
Days to Sell	124	129	-3.88%	124	108	14.81%
Active Listings	78					

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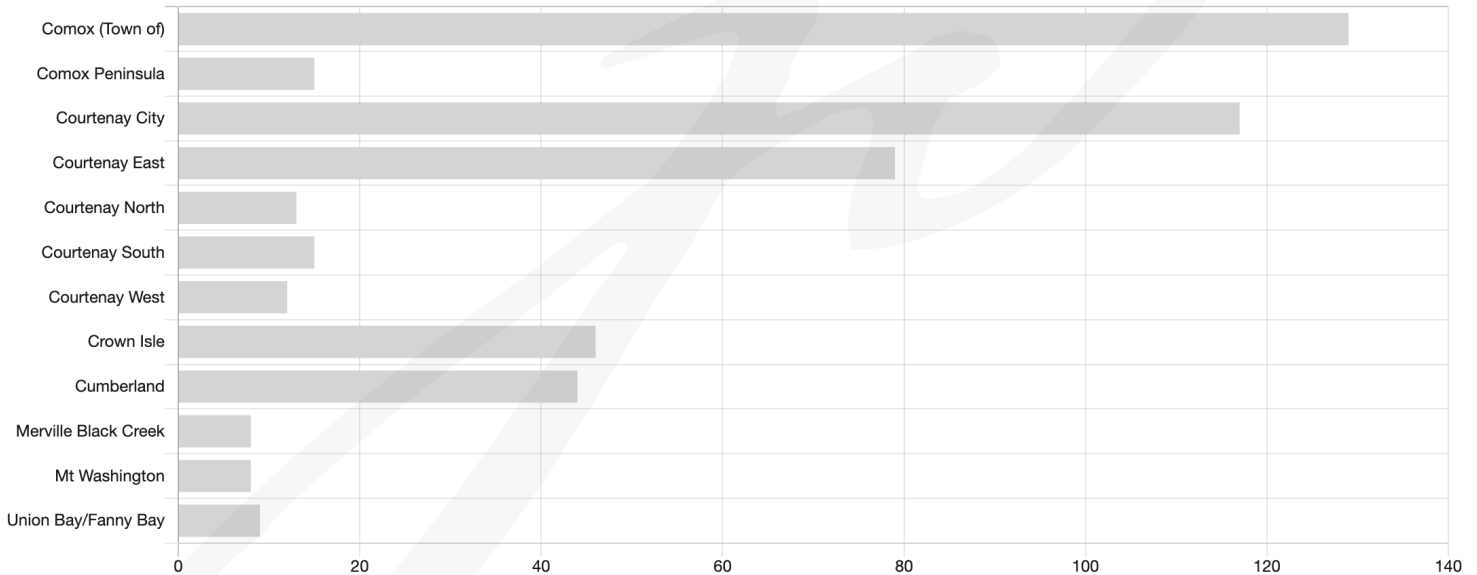
**SINGLE FAMILY DETACHED SALES ANALYSIS**

Unconditional Sales from January 1 to August 31, 2020

	0-150k	150k-200k	200k-250k	250k-300k	300k-350k	350k-400k	400k-450k	450k-500k	500k-600k	600k-700k	700k-800k	800k-900k	900k-1M	1M+	Total
Comox (Town of)	0	0	0	0	2	4	6	11	39	42	15	6	3	1	129
Comox Peninsula	0	0	0	0	0	1	0	1	5	2	0	5	0	1	15
Courtenay City	0	0	1	2	2	10	23	13	30	24	10	2	0	0	117
Courtenay East	0	0	0	0	0	1	1	3	44	18	11	1	0	0	79
Courtenay North	0	0	0	0	0	0	0	3	4	1	2	0	0	3	13
Courtenay South	0	0	0	0	0	0	1	3	3	3	1	1	1	2	15
Courtenay West	0	0	0	0	0	0	1	1	5	3	2	0	0	0	12
Crown Isle	0	0	0	0	0	0	0	0	0	10	23	8	1	4	46
Cumberland	0	0	0	0	2	1	0	7	17	14	3	0	0	0	44
Merville Black Creek	0	0	0	0	0	0	1	1	3	3	0	0	0	0	8
Mt Washington	0	0	0	0	0	1	1	1	3	2	0	0	0	0	8
Union Bay/Fanny Bay	0	0	0	0	1	1	1	0	1	2	2	1	0	0	9
<b>Totals</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>7</b>	<b>19</b>	<b>35</b>	<b>44</b>	<b>154</b>	<b>124</b>	<b>69</b>	<b>24</b>	<b>5</b>	<b>11</b>	<b>495</b>

**SINGLE FAMILY DETACHED SALES BY SUB AREA**

Unconditional Sales from January 1 to August 31, 2020



Note that Single Family Detached figures in this report exclude acreage and waterfront properties.

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