



jane
DENHAM
PERSONAL REAL ESTATE CORPORATION

Market Report Summary

November 2020

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



RE/MAX

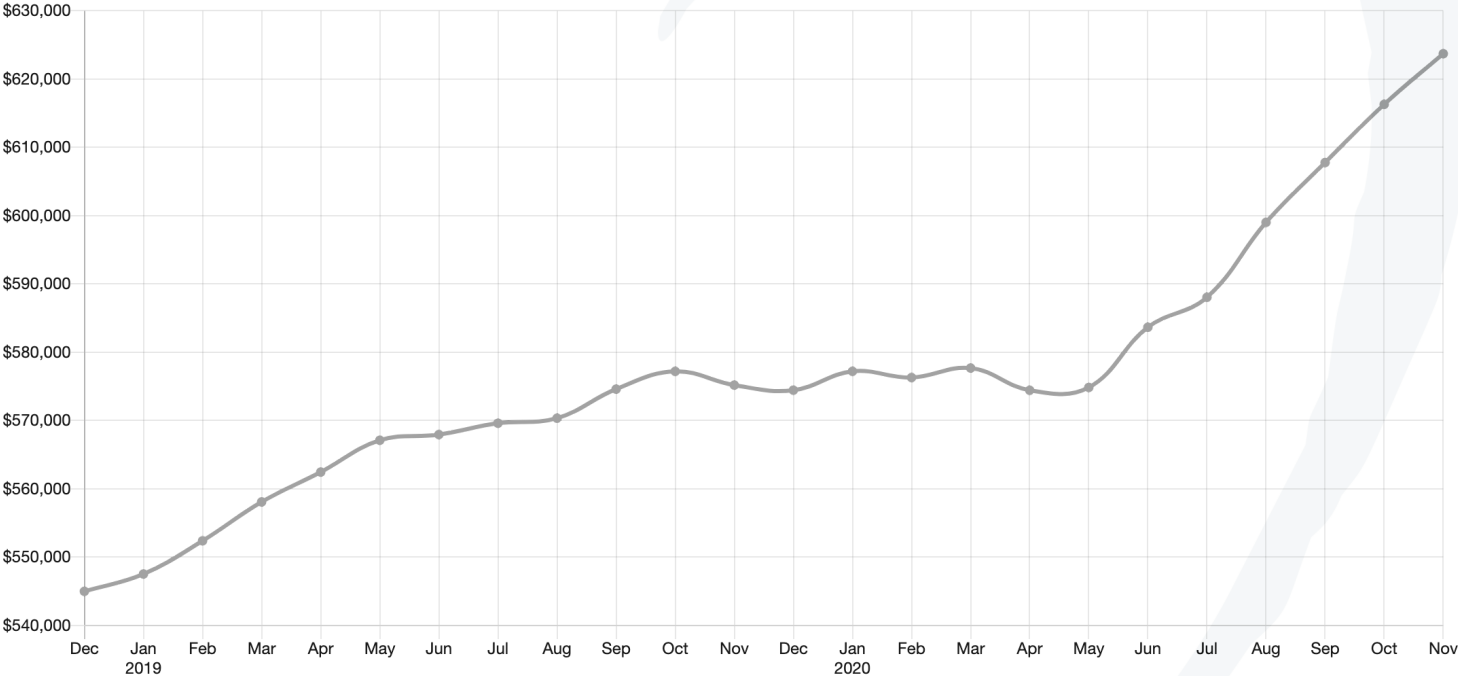
ocean pacific realty

Each office independently owned and operated

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

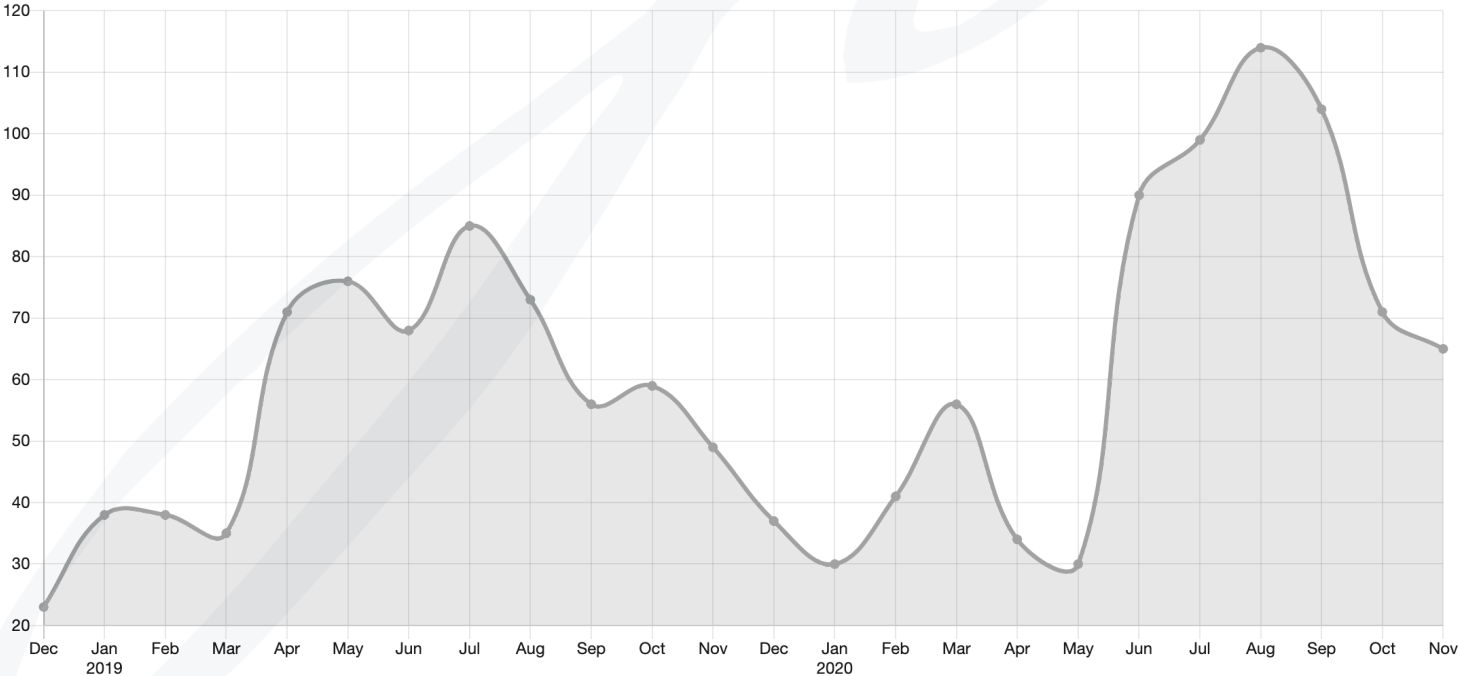
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GRAPHSTATS REPORT
 Zone 2 - Comox Valley • November, 2020

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	42	46	-8.70%	893	1,046	-14.63%
Units Reported Sold	65	49	32.65%	771	671	14.90%
Sell / List Ratio	154.76%	106.52%		86.34%	64.15%	
Reported Sales Dollars	\$42,499,710	\$26,918,300	57.88%	\$480,884,622	\$385,952,267	24.60%
Average Sell Price / Unit	\$653,842	\$549,353	19.02%	\$623,715	\$575,190	8.44%
Median Sell Price	\$628,000			\$599,900		
Sell Price / List Price	99.68%	97.88%		98.44%	98.39%	
Days to Sell	45	51	-11.76%	57	46	23.91%
Active Listings	84					

CONDO APARTMENT

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	17	15	13.33%	291	345	-15.65%
Units Reported Sold	21	19	10.53%	221	233	-5.15%
Sell / List Ratio	123.53%	126.67%		75.95%	67.54%	
Reported Sales Dollars	\$8,871,200	\$5,122,800	73.17%	\$74,508,710	\$69,309,345	7.50%
Average Sell Price / Unit	\$422,438	\$269,621	56.68%	\$337,143	\$297,465	13.34%
Median Sell Price	\$364,900			\$314,900		
Sell Price / List Price	98.49%	97.63%		98.35%	97.97%	
Days to Sell	83	105	-20.95%	78	64	21.88%
Active Listings	53					

ROW/TOWNHOUSE

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	8	14	-42.86%	231	236	-2.12%
Units Reported Sold	12	12	0.00%	191	205	-6.83%
Sell / List Ratio	150.00%	85.71%		82.68%	86.86%	
Reported Sales Dollars	\$5,590,100	\$4,306,640	29.80%	\$80,093,202	\$78,834,759	1.60%
Average Sell Price / Unit	\$465,842	\$358,887	29.80%	\$419,336	\$384,560	9.04%
Median Sell Price	\$484,950			\$410,000		
Sell Price / List Price	98.98%	98.50%		98.60%	98.89%	
Days to Sell	52	73	-28.77%	57	61	-6.56%
Active Listings	30					

LAND

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	8	10	-20.00%	163	157	3.82%
Units Reported Sold	11	7	57.14%	94	70	34.29%
Sell / List Ratio	137.50%	70.00%		57.67%	44.59%	
Reported Sales Dollars	\$4,059,500	\$2,184,412	85.84%	\$31,884,392	\$24,835,357	28.38%
Average Sell Price / Unit	\$369,045	\$312,059	18.26%	\$339,196	\$354,791	-4.40%
Median Sell Price	\$299,000			\$282,844		
Sell Price / List Price	97.45%	98.41%		95.58%	94.64%	
Days to Sell	133	139	-4.32%	145	99	46.46%
Active Listings	58					

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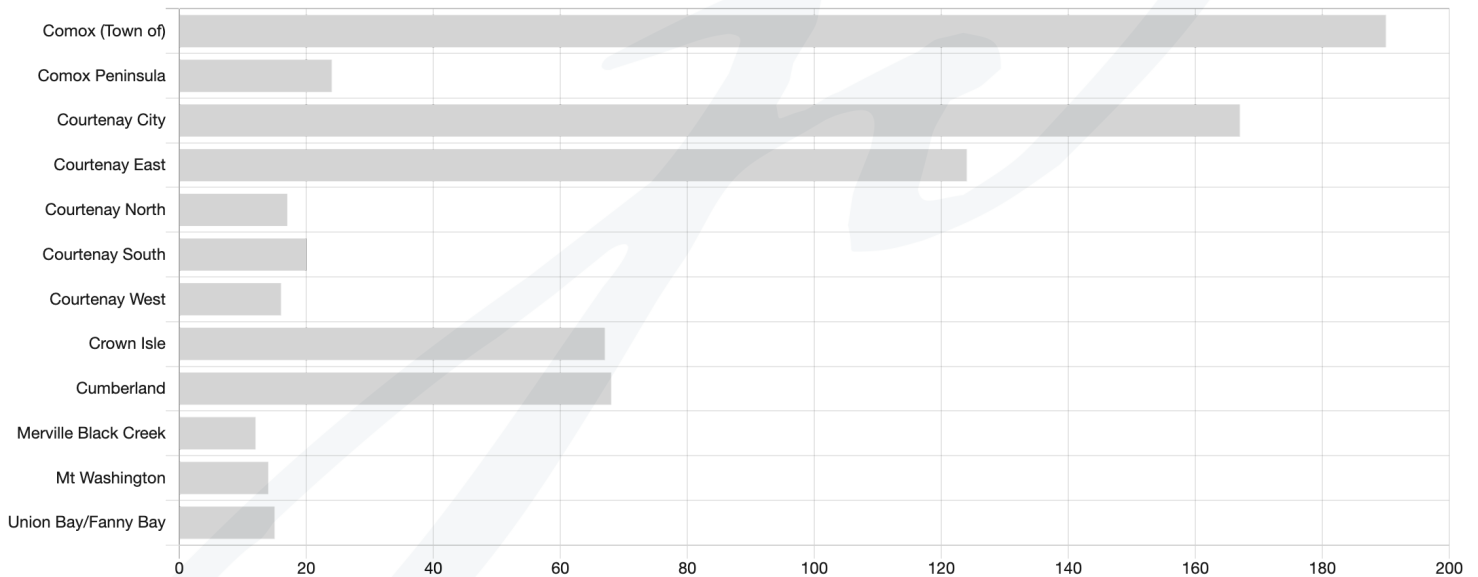
SINGLE FAMILY DETACHED SALES ANALYSIS

Unconditional Sales from January 1 to November 30, 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	5	8	14	61	59	23	8	5	5	190
Comox Peninsula	0	0	0	0	0	2	1	1	6	4	2	5	1	2	24
Courtenay City	0	0	1	2	3	11	30	21	44	35	16	4	0	0	167
Courtenay East	0	0	0	0	2	1	2	6	52	35	21	1	3	1	124
Courtenay North	0	0	0	0	0	0	1	3	5	3	2	0	0	3	17
Courtenay South	0	0	0	0	0	0	1	3	5	5	2	1	1	2	20
Courtenay West	0	0	0	0	0	0	2	1	5	5	2	0	0	1	16
Crown Isle	0	0	0	0	0	0	0	0	0	11	29	15	4	8	67
Cumberland	0	0	0	0	2	1	0	9	25	21	8	2	0	0	68
Merville Black Creek	0	0	0	0	0	0	1	1	3	7	0	0	0	0	12
Mt Washington	0	0	0	0	0	2	1	1	6	3	0	1	0	0	14
Union Bay/Fanny Bay	0	0	0	0	2	3	1	0	2	2	2	2	1	0	15
Totals	0	0	1	2	11	25	48	60	214	190	107	39	15	22	734

SINGLE FAMILY DETACHED SALES BY SUB AREA

Unconditional Sales from January 1 to November 30, 2020



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

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