



Market Report Summary

December 2020

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RE/MAX

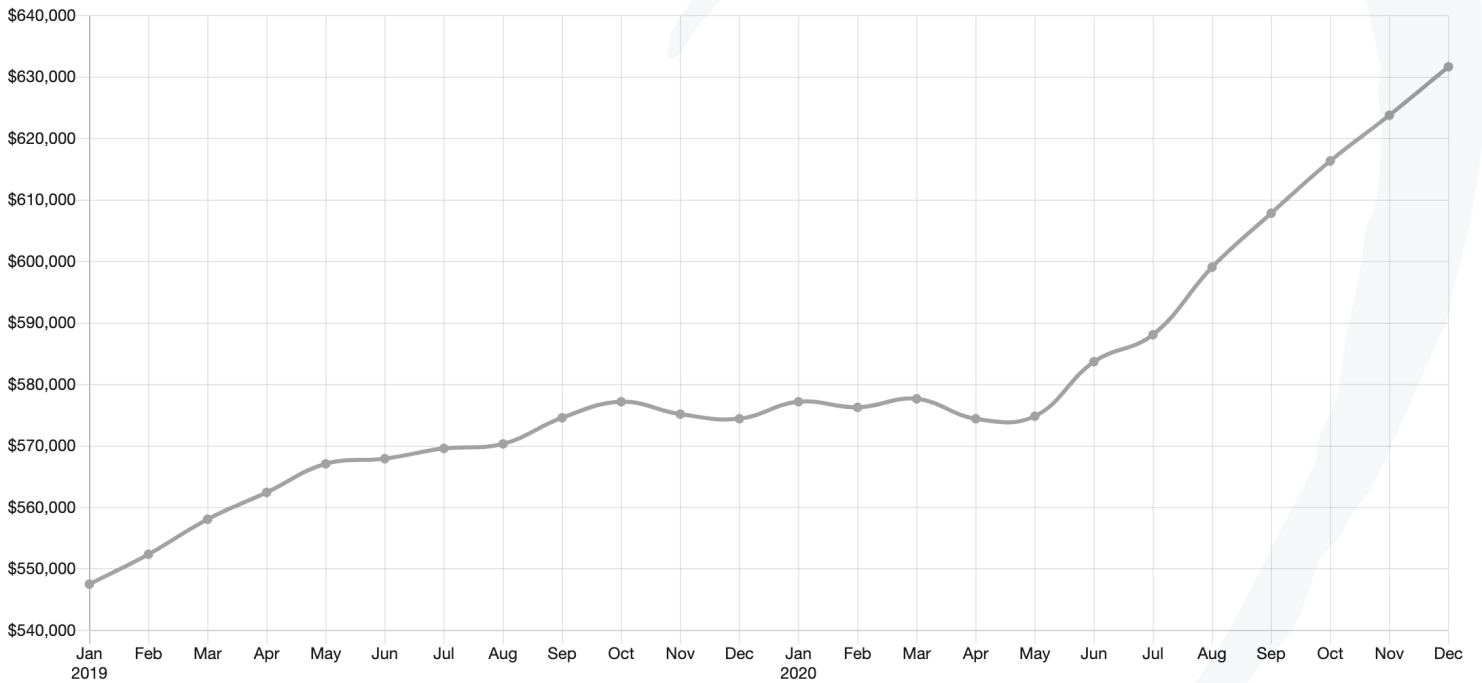
ocean pacific realty

Each office independently owned and operated

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

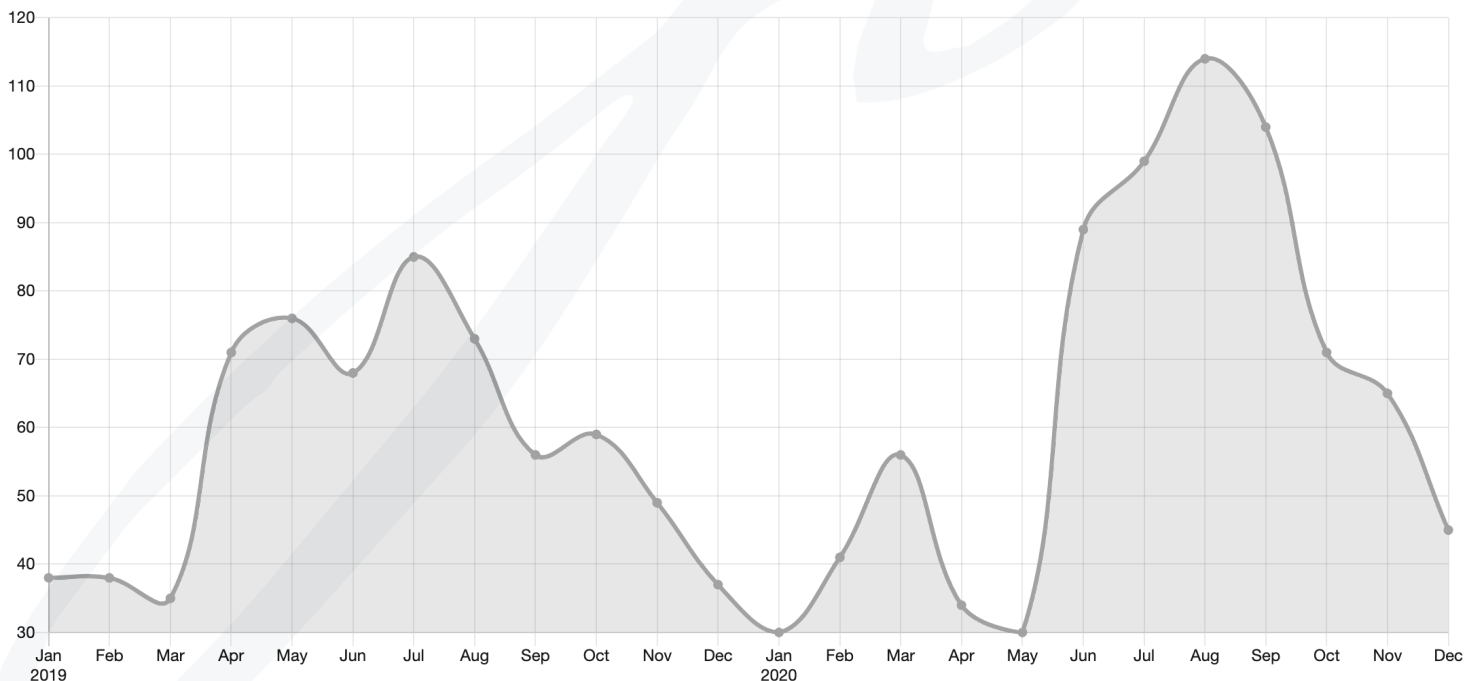
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GRAPHSTATS REPORT
Zone 2 - Comox Valley • December, 2020

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	25	35	-28.57%	883	1,049	-15.82%
Units Reported Sold	45	37	21.62%	778	685	13.58%
Sell / List Ratio	180.00%	105.71%		88.11%	65.30%	
Reported Sales Dollars	\$31,057,750	\$19,931,133	55.83%	\$491,466,239	\$393,495,700	24.90%
Average Sell Price / Unit	\$690,172	\$538,679	28.12%	\$631,705	\$574,446	9.97%
Median Sell Price	\$640,000			\$610,000		
Sell Price / List Price	99.12%	97.64%		98.52%	98.36%	
Days to Sell	48	91	-47.25%	55	49	12.24%
Active Listings	60					

CONDO APARTMENT

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	20	10	100.00%	301	338	-10.95%
Units Reported Sold	28	19	47.37%	230	243	-5.35%
Sell / List Ratio	140.00%	190.00%		76.41%	71.89%	
Reported Sales Dollars	\$8,242,700	\$5,368,300	53.54%	\$77,383,110	\$71,969,745	7.52%
Average Sell Price / Unit	\$294,382	\$282,542	4.19%	\$336,448	\$296,172	13.60%
Median Sell Price	\$287,450			\$299,500		
Sell Price / List Price	98.83%	98.40%		98.39%	98.04%	
Days to Sell	74	70	5.71%	78	65	20.00%
Active Listings	37					

ROW/TOWNHOUSE

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	8	7	14.29%	232	239	-2.93%
Units Reported Sold	5	5	0.00%	191	200	-4.50%
Sell / List Ratio	62.50%	71.43%		82.33%	83.68%	
Reported Sales Dollars	\$2,020,700	\$2,495,500	-19.03%	\$79,618,402	\$77,707,449	2.46%
Average Sell Price / Unit	\$404,140	\$499,100	-19.03%	\$416,850	\$388,537	7.29%
Median Sell Price	\$395,000			\$400,000		
Sell Price / List Price	99.88%	97.94%		98.65%	98.86%	
Days to Sell	35	54	-35.19%	56	60	-6.67%
Active Listings	30					

LAND

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	21	9	133.33%	175	163	7.36%
Units Reported Sold	24	2	1100.00%	116	67	73.13%
Sell / List Ratio	114.29%	22.22%		66.29%	41.10%	
Reported Sales Dollars	\$7,614,900	\$770,000	888.95%	\$38,729,292	\$24,159,317	60.31%
Average Sell Price / Unit	\$317,288	\$385,000	-17.59%	\$333,873	\$360,587	-7.41%
Median Sell Price	\$283,500			\$282,844		
Sell Price / List Price	95.12%	93.45%		95.53%	94.47%	
Days to Sell	77	111	-30.63%	131	95	37.89%
Active Listings	43					

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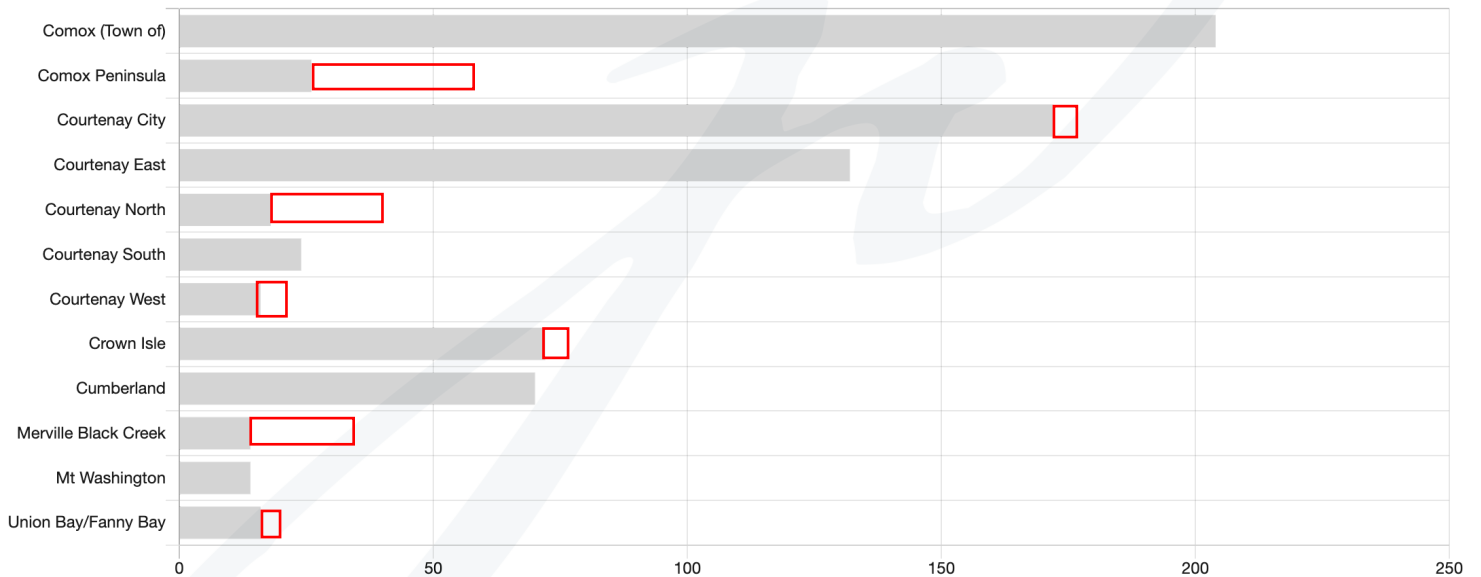
SINGLE FAMILY DETACHED SALES ANALYSIS

Unconditional Sales from January 1 to December 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	5	8	14	63	64	26	9	6	7	204
Comox Peninsula	0	0	0	0	0	2	1	1	7	5	2	5	1	2	26
Courtenay City	0	0	1	2	3	11	30	22	45	37	17	4	0	0	172
Courtenay East	0	0	0	0	3	1	2	6	56	36	22	2	3	1	132
Courtenay North	0	0	0	0	0	0	1	3	5	3	3	0	0	3	18
Courtenay South	0	0	0	0	0	0	1	3	7	7	2	1	1	2	24
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	30	17	4	10	72
Cumberland	0	0	0	0	2	1	0	9	25	23	8	2	0	0	70
Merville Black Creek	0	0	0	0	0	0	1	1	3	8	1	0	0	0	14
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	2	0	2	2	2	2	1	0	16
Totals	0	0	1	2	12	25	49	61	224	204	115	43	16	26	778
Revised Totals	0	0	1	3	13	28	55	67	229	219	142	61	36	75	929

SINGLE FAMILY DETACHED SALES BY SUB AREA

Unconditional Sales from January 1 to December 31, 2020



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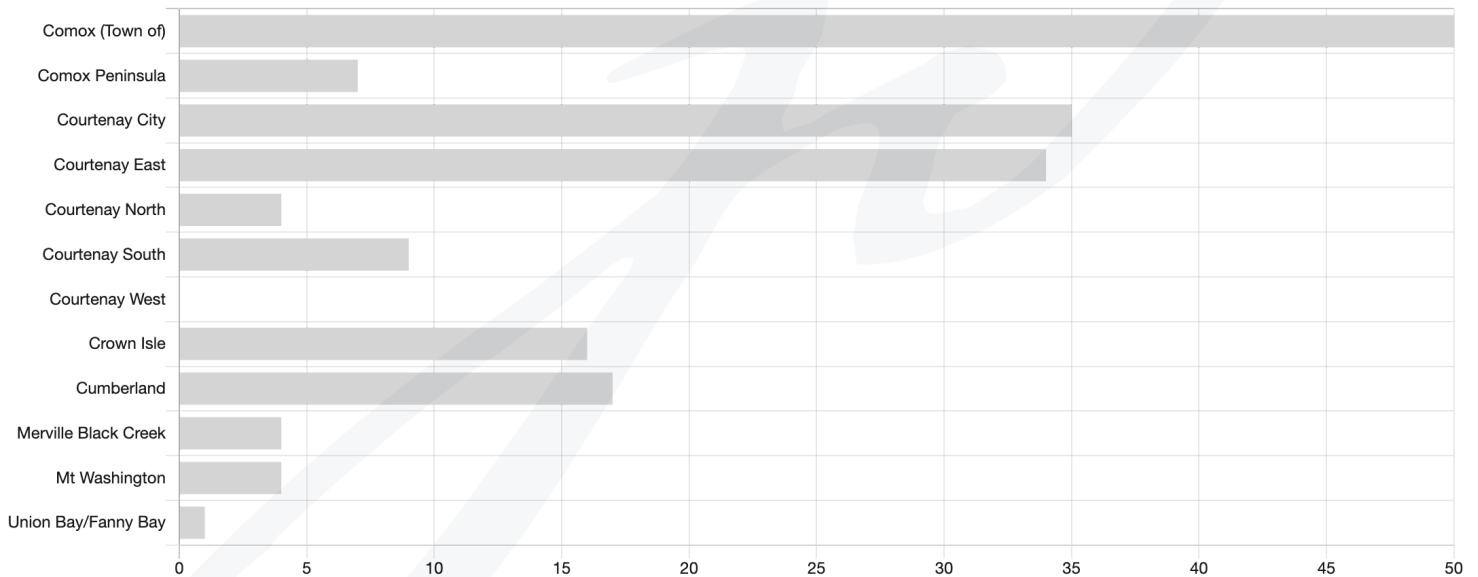
FOURTH QUARTER - SINGLE FAMILY DETACHED SALES ANALYSIS

Unconditional Sales from October 1 to December 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	0	0	1	0	17	15	10	2	2	3	50
Comox Peninsula	0	0	0	0	0	1	0	0	2	2	0	0	1	1	7
Courtenay City	0	0	0	0	0	0	5	5	12	8	4	1	0	0	35
Courtenay East	0	0	0	0	2	0	1	1	7	11	9	1	1	1	34
Courtenay North	0	0	0	0	0	0	1	0	1	1	1	0	0	0	4
Courtenay South	0	0	0	0	0	0	0	0	4	4	1	0	0	0	9
Courtenay West	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Crown Isle	0	0	0	0	0	0	0	0	0	1	5	5	1	4	16
Cumberland	0	0	0	0	0	0	0	1	5	7	3	1	0	0	17
Merville Black Creek	0	0	0	0	0	0	0	0	0	3	1	0	0	0	4
Mt Washington	0	0	0	0	0	0	0	0	3	0	0	1	0	0	4
Union Bay/Fanny Bay	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1
Totals	0	0	0	0	2	1	9	7	51	52	34	11	5	9	181

FOURTH QUARTER - SINGLE FAMILY DETACHED SALES BY SUB AREA

Unconditional Sales from October 1 to December 31, 2020



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

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