



Market Report Summary

January 2021

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RE/MAX

ocean pacific realty

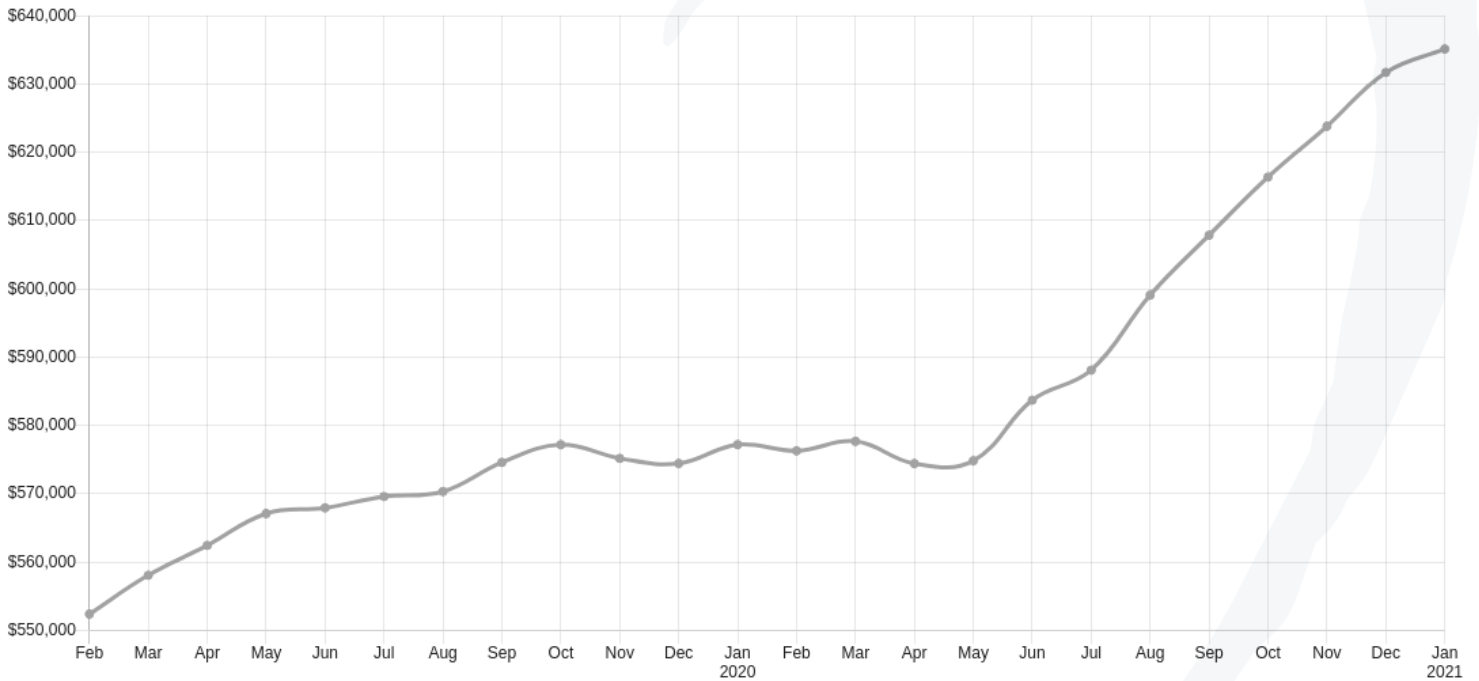
Each office independently owned and operated

b 250.339.2021
tf 888.829.7205

282 Anderton Road
Comox, BC V9M 1Y2

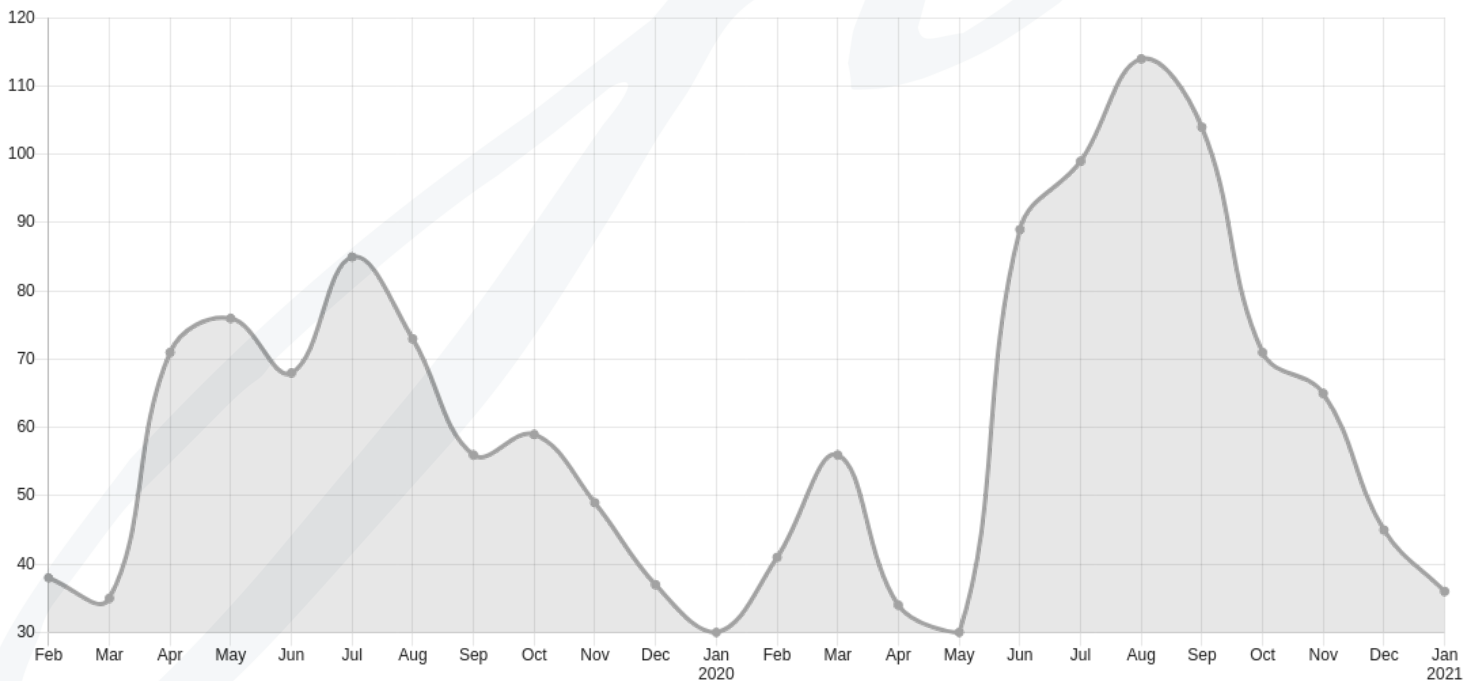
Vancouver Island Real Estate Board
GRAPHSTATS REPORT
Zone 2 - Comox Valley • January, 2021

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



Vancouver Island Real Estate Board
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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	41	58	-29.31%	866	1,037	-16.49%
Units Reported Sold	36	30	20.00%	784	677	15.81%
Sell / List Ratio	87.80%	51.72%		90.53%	65.28%	
Reported Sales Dollars	\$24,040,525	\$17,559,300	36.91%	\$497,947,464	\$390,769,801	27.43%
Average Sell Price / Unit	\$667,792	\$585,310	14.09%	\$635,137	\$577,208	10.04%
Median Sell Price	\$652,500			\$613,700		
Sell Price / List Price	100.71%	98.71%		98.61%	98.39%	
Days to Sell	48	77	-37.66%	54	51	5.88%
Active Listings	56					

CONDO APARTMENT

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	23	39	-41.03%	285	354	-19.49%
Units Reported Sold	19	11	72.73%	238	242	-1.65%
Sell / List Ratio	82.61%	28.21%		83.51%	68.36%	
Reported Sales Dollars	\$4,899,700	\$4,607,720	6.34%	\$77,675,090	\$72,220,415	7.55%
Average Sell Price / Unit	\$257,879	\$418,884	-38.44%	\$326,366	\$298,431	9.36%
Median Sell Price	\$225,000			\$293,500		
Sell Price / List Price	97.57%	99.68%		98.27%	98.19%	
Days to Sell	101	73	38.36%	80	67	19.40%
Active Listings	40					

ROW/TOWNHOUSE

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	7	31	-77.42%	208	247	-15.79%
Units Reported Sold	16	9	77.78%	198	200	-1.00%
Sell / List Ratio	228.57%	29.03%		95.19%	80.97%	
Reported Sales Dollars	\$7,280,700	\$3,052,000	138.56%	\$83,847,102	\$77,452,149	8.26%
Average Sell Price / Unit	\$455,044	\$339,111	34.19%	\$423,470	\$387,261	9.35%
Median Sell Price	\$435,000			\$409,500		
Sell Price / List Price	100.36%	98.33%		98.81%	98.81%	
Days to Sell	60	65	-7.69%	56	61	-8.20%
Active Listings	21					

LAND

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	10	21	-52.38%	164	174	-5.75%
Units Reported Sold	8	5	60.00%	119	65	83.08%
Sell / List Ratio	80.00%	23.81%		72.56%	37.36%	
Reported Sales Dollars	\$1,763,000	\$1,516,715	16.24%	\$38,975,577	\$25,152,032	54.96%
Average Sell Price / Unit	\$220,375	\$303,343	-27.35%	\$327,526	\$386,954	-15.36%
Median Sell Price	\$240,000			\$282,844		
Sell Price / List Price	95.67%	101.45%		95.32%	94.90%	
Days to Sell	173	188	-7.98%	132	93	41.94%
Active Listings	41					

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GRAPHSTATS REPORT

Zone 2 - Comox Valley • January, 2021

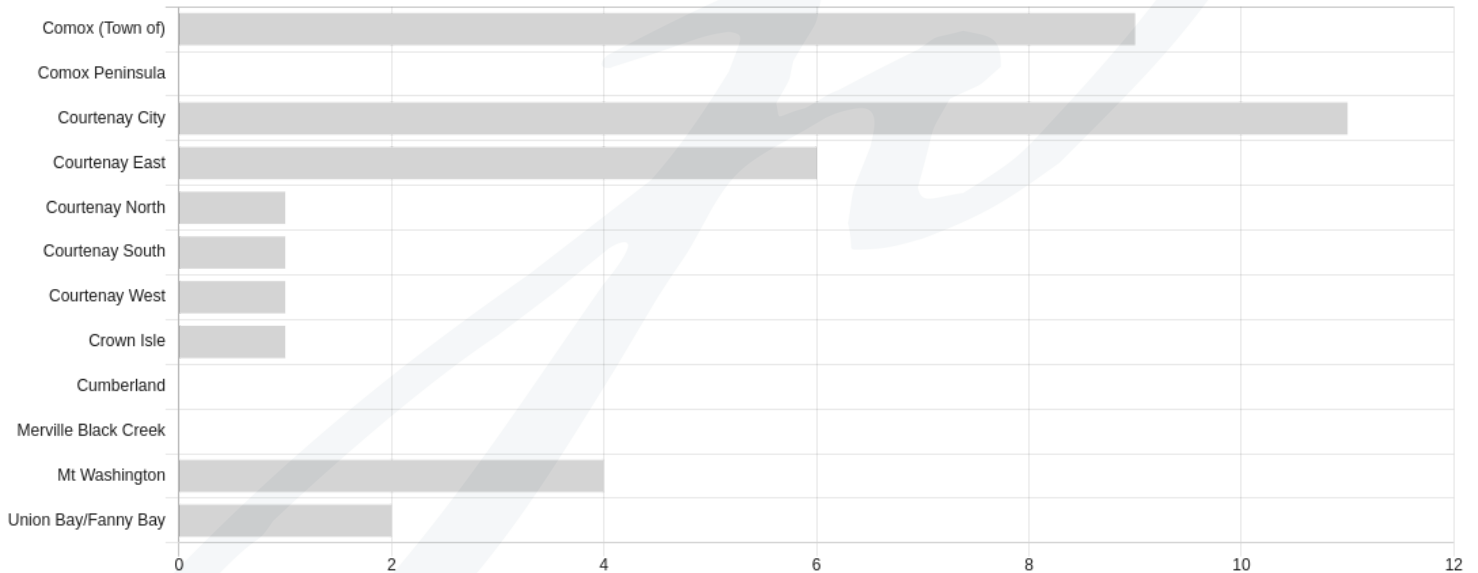
SINGLE FAMILY DETACHED SALES ANALYSIS

Unconditional Sales from January 1 to January 31, 2021

	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	4	2	1	0	1	0	9
Comox Peninsula	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Courtenay City	0	0	0	0	0	0	0	1	5	2	2	1	0	0	11
Courtenay East	0	0	0	0	0	0	0	0	2	2	1	0	1	0	6
Courtenay North	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
Courtenay South	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
Courtenay West	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
Crown Isle	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
Cumberland	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Merville Black Creek	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mt Washington	0	0	0	0	0	0	0	0	1	1	0	1	1	0	4
Union Bay/Fanny Bay	0	0	0	0	0	0	0	1	0	0	1	0	0	0	2
Totals	0	0	0	0	0	0	1	2	12	9	6	3	3	0	36

SINGLE FAMILY DETACHED SALES BY SUB AREA

Unconditional Sales from January 1 to January 31, 2021



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

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Vancouver Island Real Estate Board
GRAPHSTATS REPORT
 Zone 2 - Comox Valley • December, 2020

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

