



**jane**  
DENHAM  
PERSONAL REAL ESTATE CORPORATION

# Market Report Summary

## February 2021

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**RE/MAX**

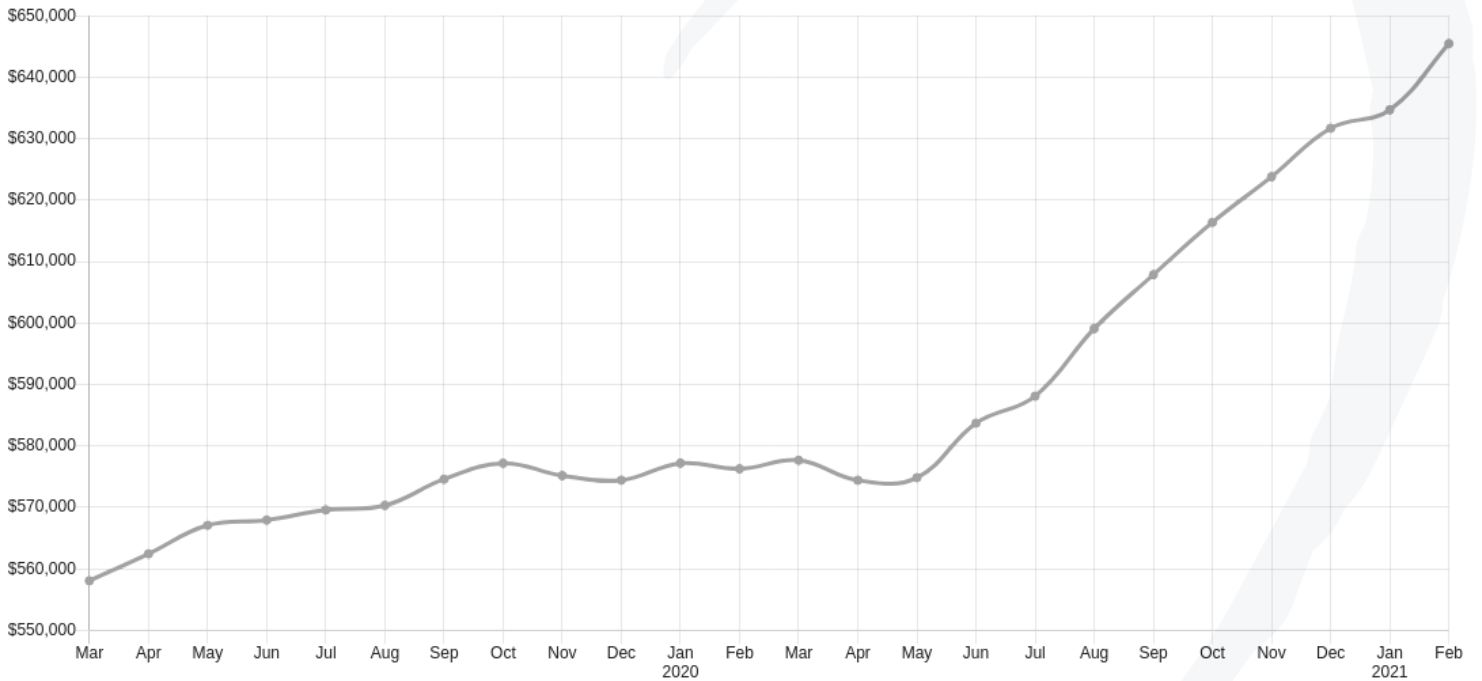
ocean pacific realty

Each office independently owned and operated

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

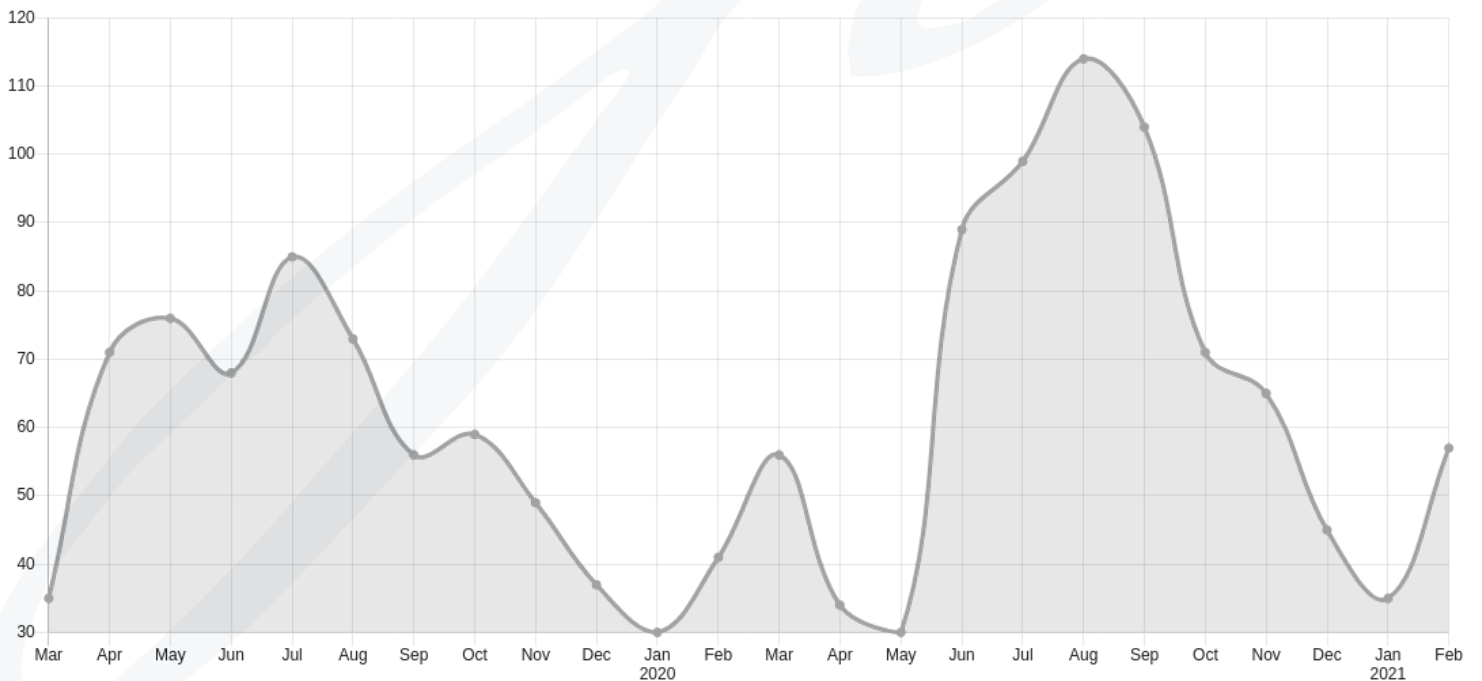
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**GRAPHSTATS REPORT**  
Zone 2 - Comox Valley • February, 2021

**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**



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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	62	72	-13.89%	856	1,043	-17.93%
Units Reported Sold	57	41	39.02%	799	680	17.50%
Sell / List Ratio	91.94%	56.94%		93.34%	65.20%	
Reported Sales Dollars	\$42,293,783	\$23,523,800	79.79%	\$515,735,447	\$391,546,337	31.72%
Average Sell Price / Unit	\$741,996	\$573,751	29.32%	\$645,476	\$575,803	12.10%
Median Sell Price	\$726,000			\$623,400		
Sell Price / List Price	101.76%	97.58%		98.91%	98.34%	
Days to Sell	41	61	-32.79%	53	52	1.92%
Active Listings	52					

**CONDO APARTMENT**

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	29	38	-23.68%	276	373	-26.01%
Units Reported Sold	36	14	157.14%	260	242	7.44%
Sell / List Ratio	124.14%	36.84%		94.20%	64.88%	
Reported Sales Dollars	\$12,655,900	\$5,138,950	146.27%	\$85,192,040	\$74,516,465	14.33%
Average Sell Price / Unit	\$351,553	\$367,068	-4.23%	\$327,662	\$307,919	6.41%
Median Sell Price	\$330,500			\$294,500		
Sell Price / List Price	104.07%	98.35%		99.08%	98.21%	
Days to Sell	123	38	223.68%	88	64	37.50%
Active Listings	31					

**ROW/TOWNHOUSE**

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	38	20	90.00%	226	247	-8.50%
Units Reported Sold	21	13	61.54%	206	198	4.04%
Sell / List Ratio	55.26%	65.00%		91.15%	80.16%	
Reported Sales Dollars	\$11,574,800	\$5,897,000	96.28%	\$89,524,902	\$77,862,894	14.98%
Average Sell Price / Unit	\$551,181	\$453,615	21.51%	\$434,587	\$393,247	10.51%
Median Sell Price	\$550,500			\$415,000		
Sell Price / List Price	102.56%	98.37%		99.31%	98.76%	
Days to Sell	76	40	90.00%	59	60	-1.67%
Active Listings	33					

**LAND**

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	16	12	33.33%	168	169	-0.59%
Units Reported Sold	13	2	550.00%	130	55	136.36%
Sell / List Ratio	81.25%	16.67%		77.38%	32.54%	
Reported Sales Dollars	\$3,880,700	\$116,000	3245.43%	\$42,740,277	\$20,518,532	108.30%
Average Sell Price / Unit	\$298,515	\$58,000	414.68%	\$328,771	\$373,064	-11.87%
Median Sell Price	\$249,900			\$282,422		
Sell Price / List Price	98.56%	96.67%		95.61%	96.25%	
Days to Sell	67	6	1016.67%	127	90	41.11%
Active Listings	40					

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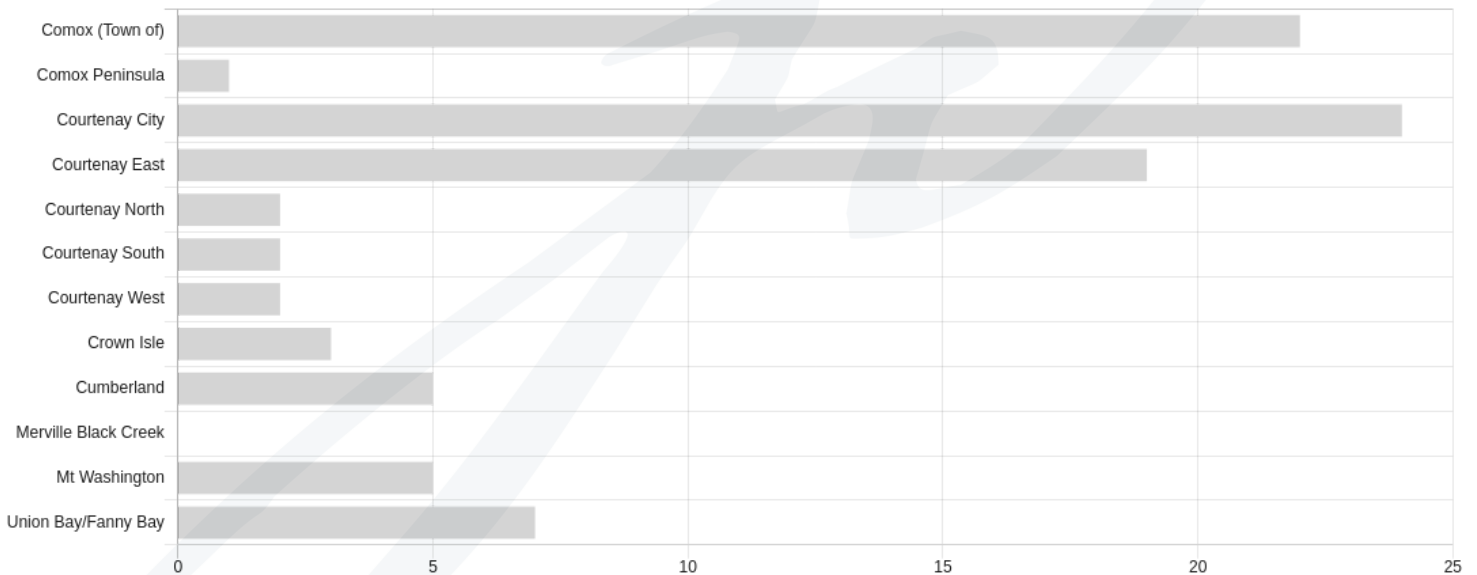
**SINGLE FAMILY DETACHED SALES ANALYSIS**

Unconditional Sales from January 1 to February 28, 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	5	4	7	2	2	1	22
Comox Peninsula	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
Courtenay City	0	0	0	0	0	0	1	5	7	6	4	1	0	0	24
Courtenay East	0	0	0	0	0	0	0	0	4	4	6	2	3	0	19
Courtenay North	0	0	0	0	0	0	0	0	0	1	0	0	0	1	2
Courtenay South	0	0	0	0	0	0	0	0	0	1	1	0	0	0	2
Courtenay West	0	0	0	0	0	0	0	0	0	0	0	1	1	0	2
Crown Isle	0	0	0	0	0	0	0	0	0	0	1	1	1	0	3
Cumberland	0	0	0	0	0	0	0	0	1	2	1	0	1	0	5
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	1	1	1	0	5
Union Bay/Fanny Bay	0	0	0	0	1	0	0	1	2	0	1	0	0	2	7
<b>Totals</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>2</b>	<b>6</b>	<b>20</b>	<b>19</b>	<b>23</b>	<b>8</b>	<b>9</b>	<b>4</b>	<b>92</b>

**SINGLE FAMILY DETACHED SALES BY SUB AREA**

Unconditional Sales from January 1 to February 28, 2021



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

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**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
<b>Totals</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>12</b>	<b>25</b>	<b>49</b>	<b>61</b>	<b>224</b>	<b>204</b>	<b>115</b>	<b>43</b>	<b>16</b>	<b>26</b>	<b>778</b>
<b>Revised Totals</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>3</b>	<b>13</b>	<b>28</b>	<b>55</b>	<b>67</b>	<b>229</b>	<b>219</b>	<b>142</b>	<b>61</b>	<b>36</b>	<b>75</b>	<b>929</b>

**SINGLE FAMILY DETACHED SALES BY SUB AREA**

Unconditional Sales from January 1 to December 31, 2020

