



jane
DENHAM
PERSONAL REAL ESTATE CORPORATION

Market Report Summary

March 2021

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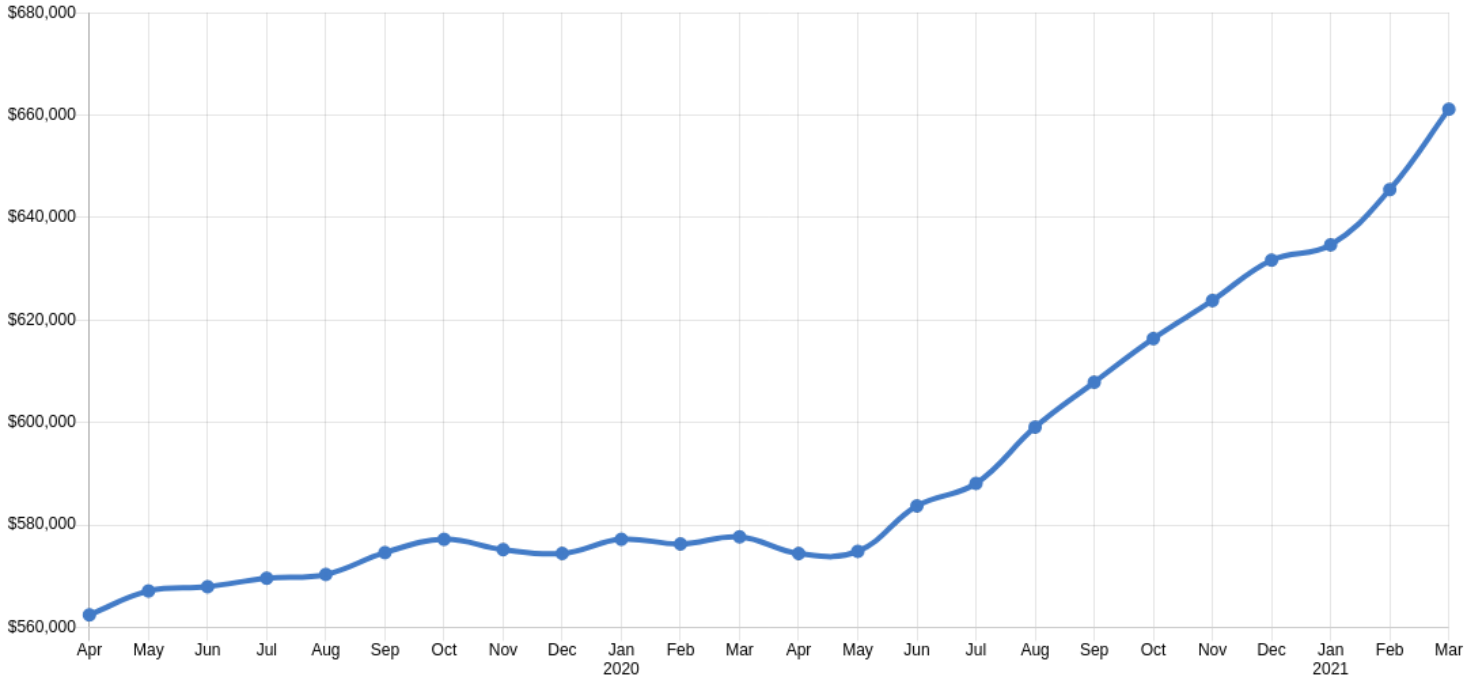
RE/MAX

ocean pacific realty

Each office independently owned and operated

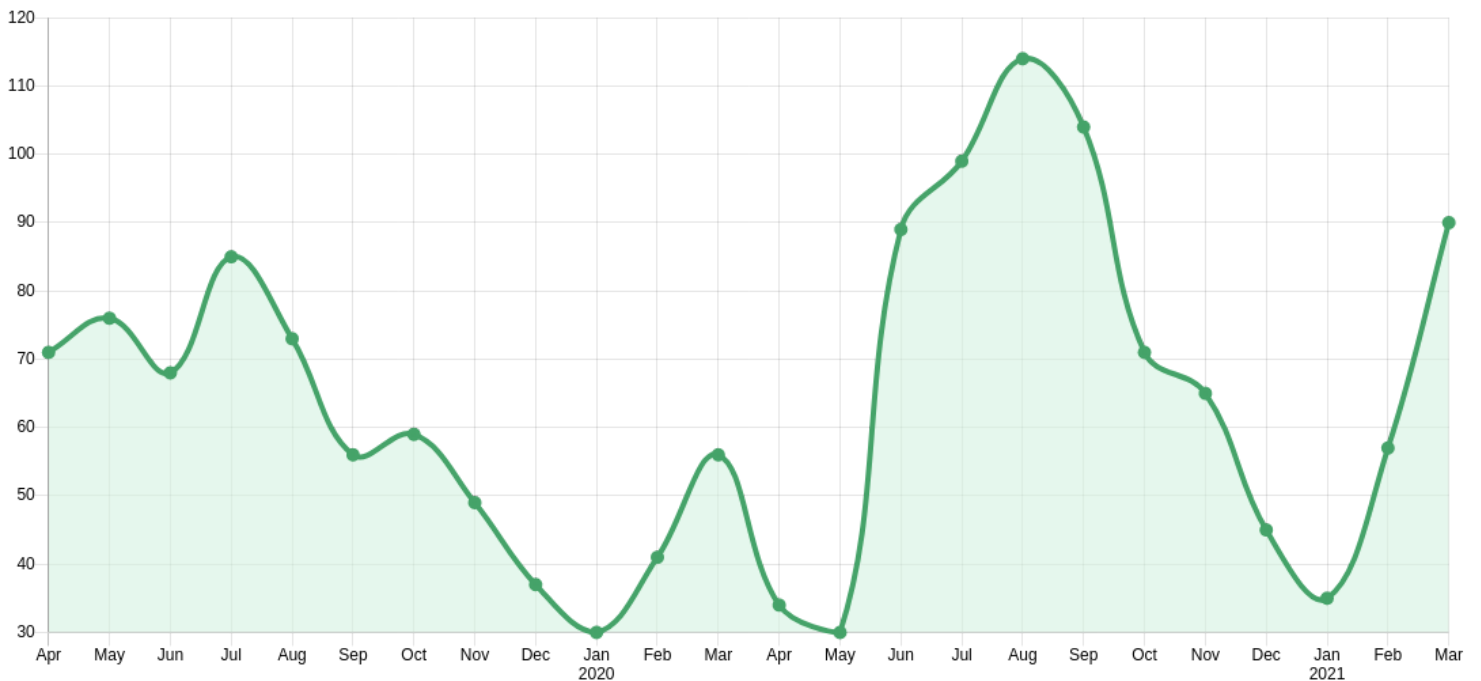
b 250.339.2021
tf 888.829.7205
282 Anderton Road
Comox, BC V9M 1Y2

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



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	130	93	39.78%	893	1,049	-14.87%
Units Reported Sold	90	56	60.71%	833	701	18.83%
Sell / List Ratio	69.23%	60.22%		93.28%	66.83%	
Reported Sales Dollars	\$69,254,173	\$34,240,400	102.26%	\$550,749,220	\$404,958,437	36.00%
Average Sell Price / Unit	\$769,491	\$611,436	25.85%	\$661,164	\$577,687	14.45%
Median Sell Price	\$750,000			\$639,900		
Sell Price / List Price	104.78%	98.35%		99.65%	98.32%	
Days to Sell	20	65	-69.23%	48	53	-9.43%
Active Listings	82					

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	31	29	6.90%	278	375	-25.87%
Units Reported Sold	37	14	164.29%	283	237	19.41%
Sell / List Ratio	119.35%	48.28%		101.80%	63.20%	
Reported Sales Dollars	\$13,927,931	\$3,687,625	277.69%	\$95,432,346	\$73,234,990	30.31%
Average Sell Price / Unit	\$376,431	\$263,402	42.91%	\$337,217	\$309,008	9.13%
Median Sell Price	\$369,000			\$312,000		
Sell Price / List Price	99.76%	97.74%		99.23%	98.23%	
Days to Sell	44	32	37.50%	85	64	32.81%
Active Listings	25					

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	30	27	11.11%	229	255	-10.20%
Units Reported Sold	16	19	-15.79%	203	204	-0.49%
Sell / List Ratio	53.33%	70.37%		88.65%	80.00%	
Reported Sales Dollars	\$8,647,000	\$6,933,400	24.72%	\$91,238,502	\$79,797,044	14.34%
Average Sell Price / Unit	\$540,438	\$364,916	48.10%	\$449,451	\$391,162	14.90%
Median Sell Price	\$589,000			\$429,900		
Sell Price / List Price	102.01%	98.75%		99.60%	98.77%	
Days to Sell	41	43	-4.65%	59	59	0.00%
Active Listings	45					

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	6	20	-70.00%	154	174	-11.49%
Units Reported Sold	11	8	37.50%	133	57	133.33%
Sell / List Ratio	183.33%	40.00%		86.36%	32.76%	
Reported Sales Dollars	\$4,068,650	\$1,791,230	127.14%	\$45,017,697	\$19,541,012	130.38%
Average Sell Price / Unit	\$369,877	\$223,904	65.19%	\$338,479	\$342,825	-1.27%
Median Sell Price	\$319,000			\$285,000		
Sell Price / List Price	101.31%	101.38%		95.88%	97.39%	
Days to Sell	111	174	-36.21%	123	99	24.24%
Active Listings	28					

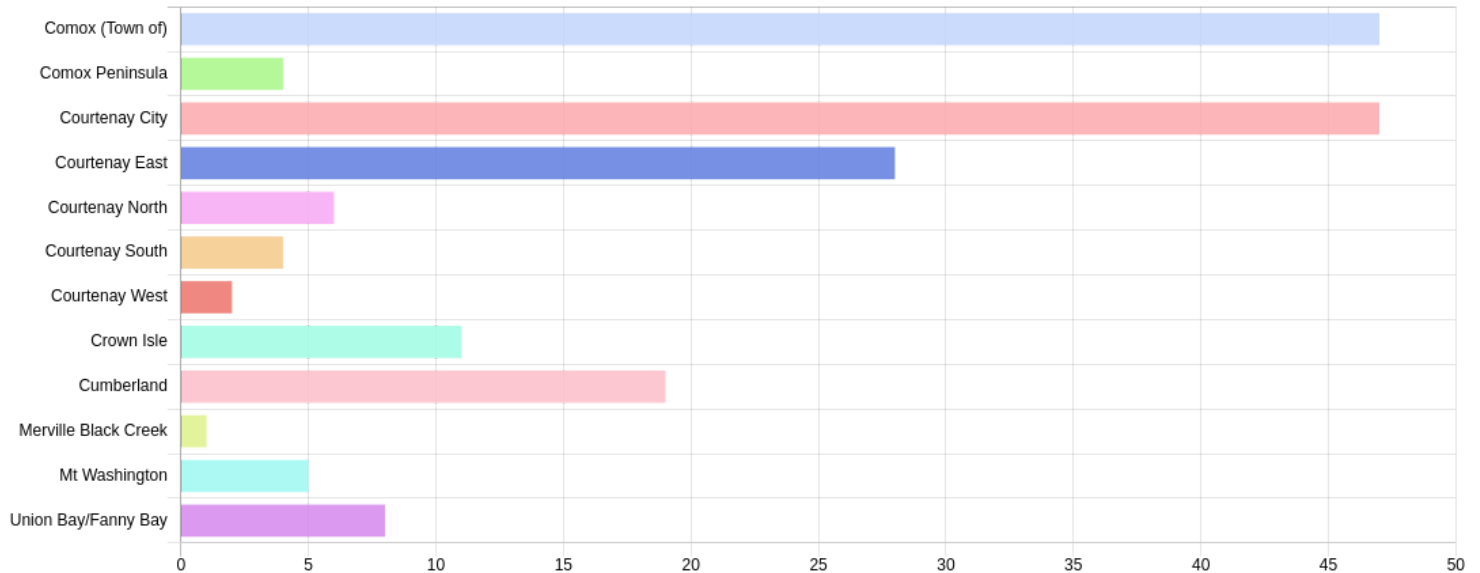
Single Family Detached Sales Analysis

Unconditional Sales from January 1 to March 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	6	11	17	5	3	4	47
Comox Peninsula	0	0	0	0	0	0	0	0	0	0	3	1	0	0	4
Courtenay City	0	0	0	0	0	0	1	5	15	12	7	4	2	1	47
Courtenay East	0	0	0	0	0	0	0	0	4	6	9	4	5	0	28
Courtenay North	0	0	0	0	0	0	0	0	1	1	2	1	0	1	6
Courtenay South	0	0	0	0	0	0	0	0	0	2	1	1	0	0	4
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	3	2	4	2	11
Cumberland	0	0	0	0	0	0	0	0	2	4	6	3	3	1	19
Merville Black Creek	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
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	1	0	2	8
Totals	0	0	0	0	1	0	2	6	32	37	50	24	19	11	182

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to March 31, 2021



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

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

