



jane
DENHAM
PERSONAL REAL ESTATE CORPORATION

Market Report Summary

April 2021

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RE/MAX

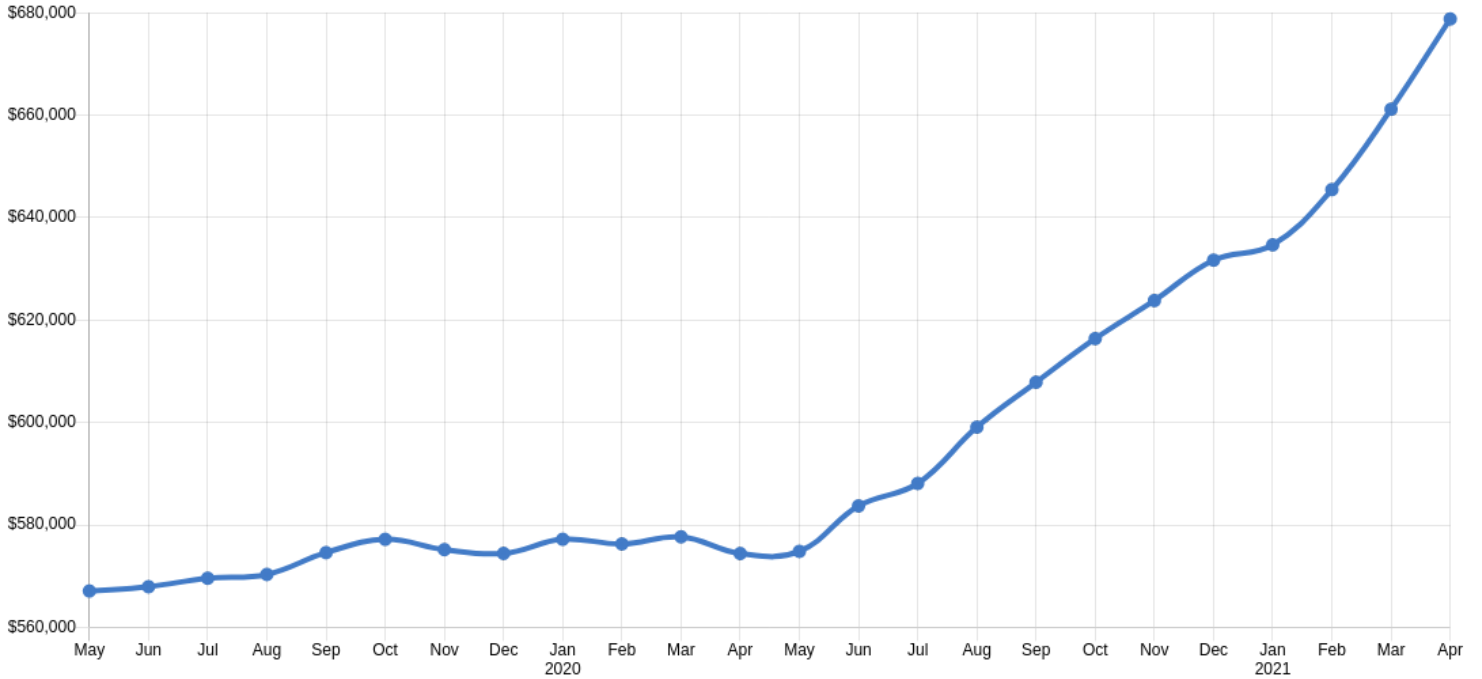
ocean pacific realty

Each office independently owned and operated

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

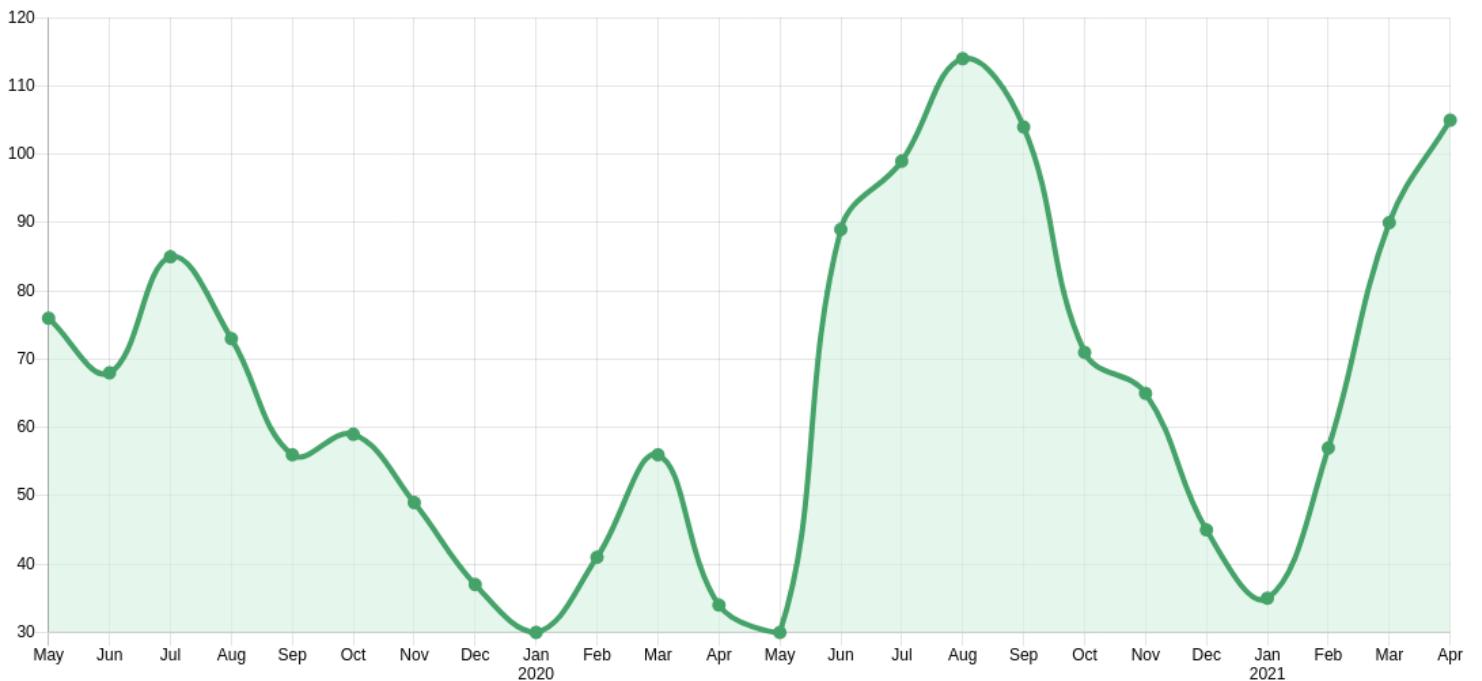


Cumulative Residential Average Single Family Detached Sale Price



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	115	58	98.28%	950	987	-3.75%
Units Reported Sold	105	34	208.82%	904	664	36.14%
Sell / List Ratio	91.30%	58.62%		95.16%	67.27%	
Reported Sales Dollars	\$82,263,123	\$19,380,500	324.46%	\$613,631,843	\$381,422,659	60.88%
Average Sell Price / Unit	\$783,458	\$570,015	37.45%	\$678,796	\$574,432	18.17%
Median Sell Price	\$749,000			\$650,000		
Sell Price / List Price	105.34%	97.88%		100.43%	98.23%	
Days to Sell	14	66	-78.79%	44	54	-18.52%
Active Listings	84					

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	35	10	250.00%	303	354	-14.41%
Units Reported Sold	26	1	2500.00%	307	216	42.13%
Sell / List Ratio	74.29%	10.00%		101.32%	61.02%	
Reported Sales Dollars	\$9,301,800	\$209,000	4350.62%	\$104,097,146	\$67,297,340	54.68%
Average Sell Price / Unit	\$357,762	\$209,000	71.18%	\$339,079	\$311,562	8.83%
Median Sell Price	\$341,650			\$314,900		
Sell Price / List Price	101.90%	97.21%		99.46%	98.24%	
Days to Sell	21	6	250.00%	79	67	17.91%
Active Listings	33					

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	27	13	107.69%	243	227	7.05%
Units Reported Sold	24	6	300.00%	221	191	15.71%
Sell / List Ratio	88.89%	46.15%		90.95%	84.14%	
Reported Sales Dollars	\$12,697,291	\$2,454,500	417.31%	\$101,481,293	\$74,556,774	36.11%
Average Sell Price / Unit	\$529,054	\$409,083	29.33%	\$459,191	\$390,350	17.64%
Median Sell Price	\$546,000			\$449,900		
Sell Price / List Price	100.80%	97.81%		99.79%	98.60%	
Days to Sell	37	19	94.74%	58	57	1.75%
Active Listings	47					

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	7	7	0.00%	154	152	1.32%
Units Reported Sold	6	0		139	52	167.31%
Sell / List Ratio	85.71%	0.00%		90.26%	34.21%	
Reported Sales Dollars	\$2,490,900	\$0		\$47,508,597	\$17,895,112	165.48%
Average Sell Price / Unit	\$415,150			\$341,788	\$344,137	-0.68%
Median Sell Price	\$355,500			\$285,000		
Sell Price / List Price	98.43%			96.01%	97.48%	
Days to Sell	210			127	107	18.69%
Active Listings	29					

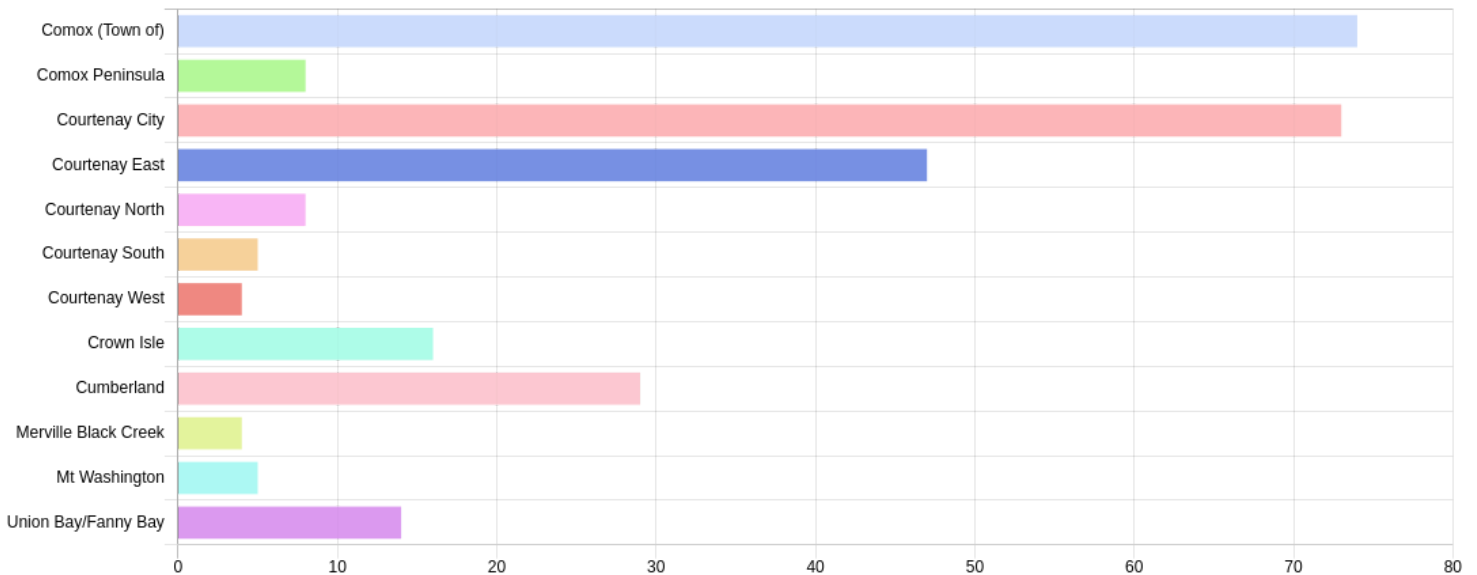
Single Family Detached Sales Analysis

Unconditional Sales from January 1 to April 30, 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	9	18	24	10	5	7	74
Comox Peninsula	0	0	0	0	0	0	0	0	0	0	4	1	0	3	8
Courtenay City	0	0	0	0	0	1	1	5	22	22	10	8	3	1	73
Courtenay East	0	0	0	0	0	0	0	0	7	11	14	7	6	2	47
Courtenay North	0	0	0	0	0	0	0	0	1	2	2	1	0	2	8
Courtenay South	0	0	0	0	0	0	0	0	0	2	1	1	1	0	5
Courtenay West	0	0	0	0	0	0	0	0	1	0	1	1	1	0	4
Crown Isle	0	0	0	0	0	0	0	0	0	0	3	3	6	4	16
Cumberland	0	0	0	0	0	0	0	0	2	7	9	4	5	2	29
Merville Black Creek	0	0	0	0	0	0	1	0	2	0	0	0	0	1	4
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	1	0	1	3	1	1	3	1	2	14
Totals	0	0	0	0	1	2	3	6	48	64	70	40	29	24	287

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to April 30, 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

* including Acreage & Waterfront

SINGLE FAMILY DETACHED SALES BY SUB AREA

Unconditional Sales from January 1 to December 31, 2020

