



jane
DENHAM
PERSONAL REAL ESTATE CORPORATION

Market Report Summary

May 2021

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RE/MAX

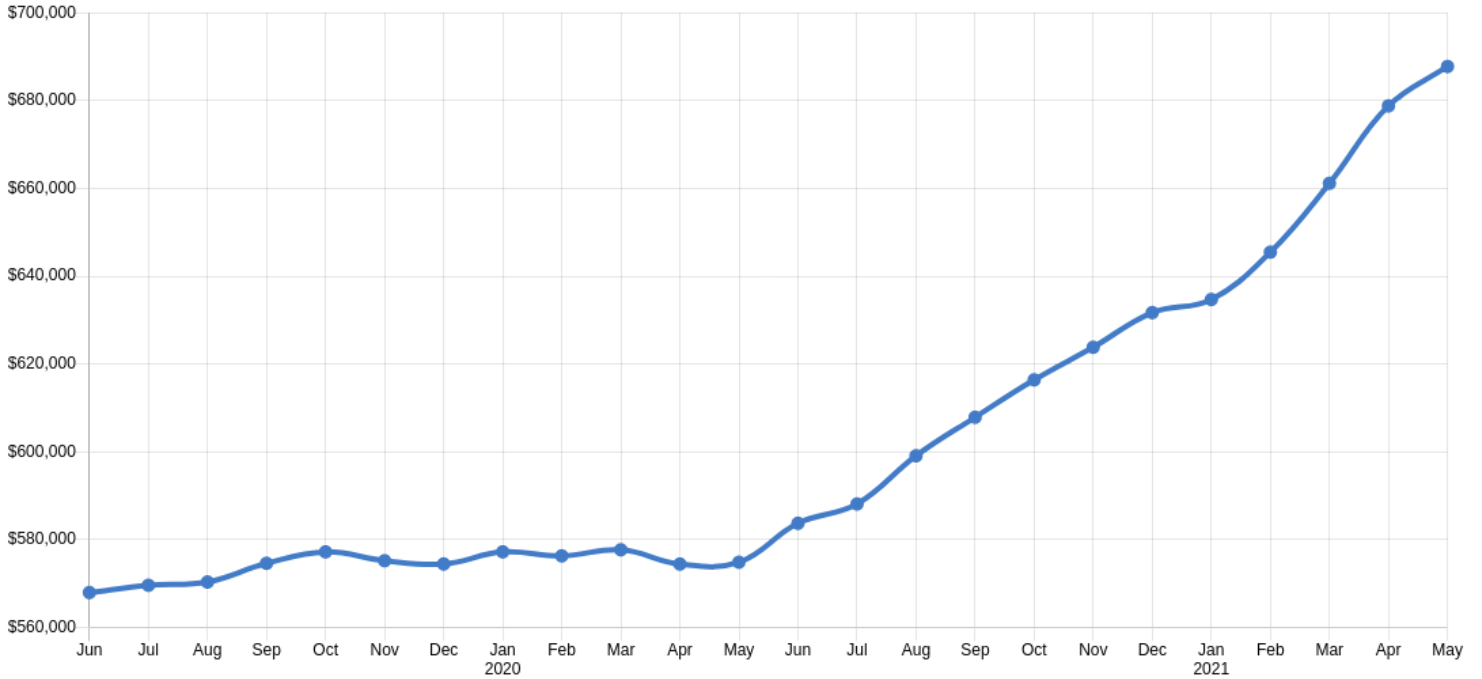
ocean pacific realty

Each office independently owned and operated

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

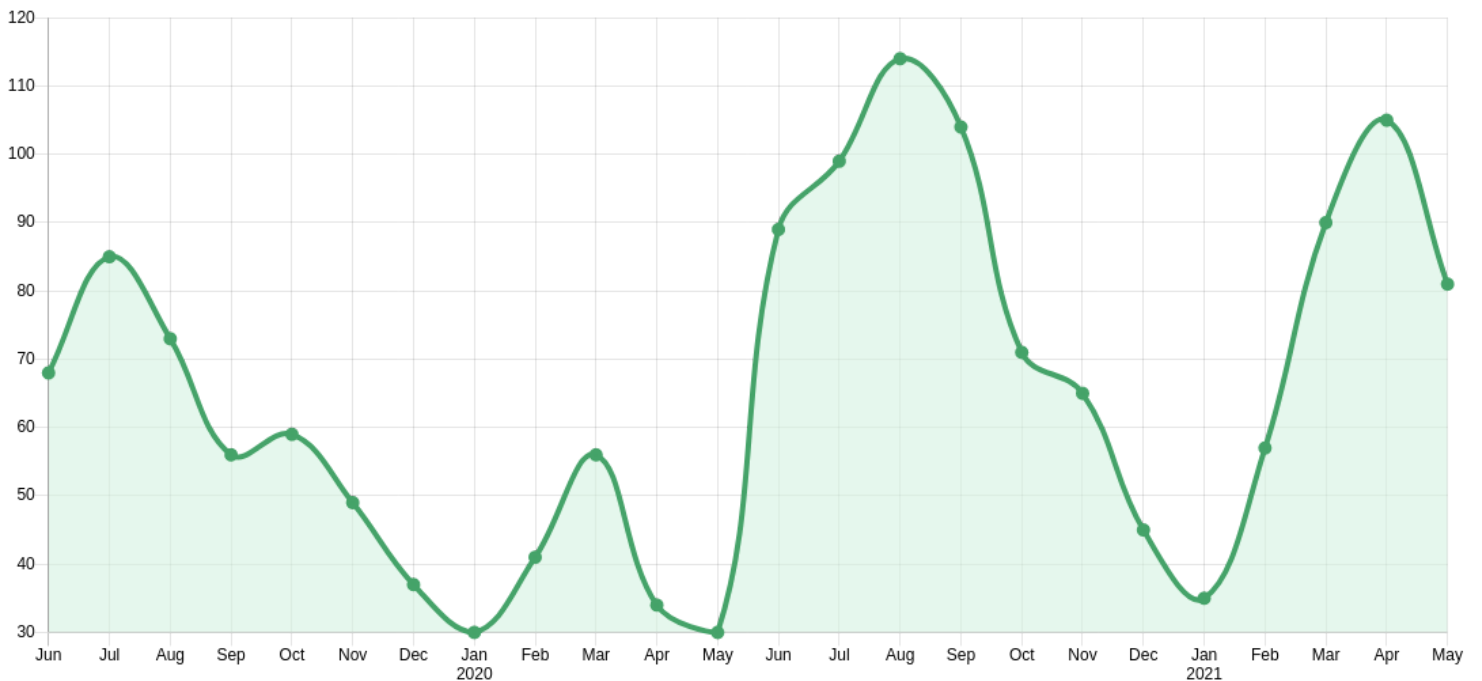


Cumulative Residential Average Single Family Detached Sale Price



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	107	92	16.30%	964	927	3.99%
Units Reported Sold	81	30	170.00%	955	618	54.53%
Sell / List Ratio	75.70%	32.61%		99.07%	66.67%	
Reported Sales Dollars	\$61,979,588	\$18,790,300	229.85%	\$656,821,131	\$355,257,171	84.89%
Average Sell Price / Unit	\$765,180	\$626,343	22.17%	\$687,771	\$574,850	19.64%
Median Sell Price	\$734,500			\$665,000		
Sell Price / List Price	103.56%	98.82%		100.77%	98.20%	
Days to Sell	18	29	-37.93%	42	54	-22.22%
Active Listings	101					

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	25	21	19.05%	307	311	-1.29%
Units Reported Sold	22	9	144.44%	320	200	60.00%
Sell / List Ratio	88.00%	42.86%		104.23%	64.31%	
Reported Sales Dollars	\$8,152,477	\$2,797,000	191.47%	\$109,452,623	\$62,531,240	75.04%
Average Sell Price / Unit	\$370,567	\$310,778	19.24%	\$342,039	\$312,656	9.40%
Median Sell Price	\$355,500			\$320,000		
Sell Price / List Price	103.07%	96.63%		99.80%	98.14%	
Days to Sell	50	59	-15.25%	78	70	11.43%
Active Listings	31					

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	28	22	27.27%	249	226	10.18%
Units Reported Sold	31	3	933.33%	249	161	54.66%
Sell / List Ratio	110.71%	13.64%		100.00%	71.24%	
Reported Sales Dollars	\$16,921,800	\$1,089,000	1453.88%	\$117,314,093	\$62,856,286	86.64%
Average Sell Price / Unit	\$545,865	\$363,000	50.38%	\$471,141	\$390,412	20.68%
Median Sell Price	\$569,900			\$462,500		
Sell Price / List Price	101.13%	98.58%		99.99%	98.62%	
Days to Sell	33	44	-25.00%	55	57	-3.51%
Active Listings	42					

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	10	8	25.00%	156	150	4.00%
Units Reported Sold	4	4	0.00%	139	50	178.00%
Sell / List Ratio	40.00%	50.00%		89.10%	33.33%	
Reported Sales Dollars	\$1,664,000	\$2,233,750	-25.51%	\$46,938,847	\$17,936,362	161.70%
Average Sell Price / Unit	\$416,000	\$558,438	-25.51%	\$337,690	\$358,727	-5.86%
Median Sell Price	\$438,950			\$285,000		
Sell Price / List Price	100.74%	83.85%		96.84%	95.58%	
Days to Sell	191	130	46.92%	128	119	7.56%
Active Listings	32					

Single Family Detached Sales Analysis

Unconditional Sales from January 1 to May 31, 2021

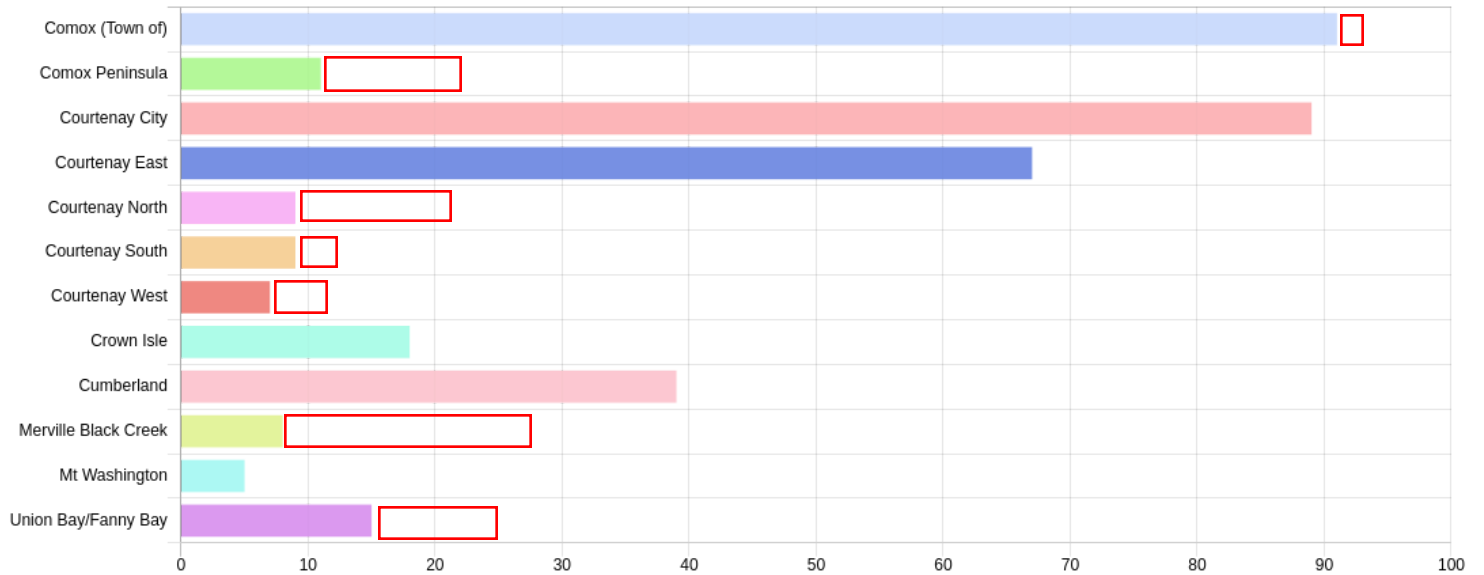
	0-150k	150k-200k	200k-250k	250k-300k	300k-350k	350k-400k	400k-450k	450k-500k	500k-600k	600k-700k	700k-800k	800k-900k	900k-1M	1M+	Total
Comox (Town of)	0	0	0	0	0	0	1	0	11	23	30	13	6	7	91
Comox Peninsula	0	0	0	0	0	0	0	0	0	0	4	2	1	4	11
Courtenay City	0	0	0	0	0	1	1	6	27	28	11	8	4	3	89
Courtenay East	0	0	0	0	0	0	0	0	11	13	20	12	8	3	67
Courtenay North	0	0	0	0	0	0	0	0	1	3	2	1	0	2	9
Courtenay South	0	0	0	0	0	0	0	0	0	2	2	3	2	0	9
Courtenay West	0	0	0	0	0	0	0	0	1	1	2	2	1	0	7
Crown Isle	0	0	0	0	0	0	0	0	0	0	3	3	7	5	18
Cumberland	0	0	0	0	0	0	0	0	2	8	12	8	7	2	39
Merville Black Creek	0	0	0	0	0	0	1	0	2	2	1	1	0	1	8
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	2	3	1	2	15
Totals	0	0	0	0	1	2	3	7	59	82	90	57	38	29	368

Revised Totals * **0** **0** **0** **0** **1** **2** **3** **5** **59** **81** **101** **67** **40** **71** **430**

* Including Waterfront & Acreage

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to May 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

* including Acreage & Waterfront

SINGLE FAMILY DETACHED SALES BY SUB AREA

Unconditional Sales from January 1 to December 31, 2020

