






jane
DENHAM
PERSONAL REAL ESTATE CORPORATION

Market Report Summary

June 2021

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RE/MAX

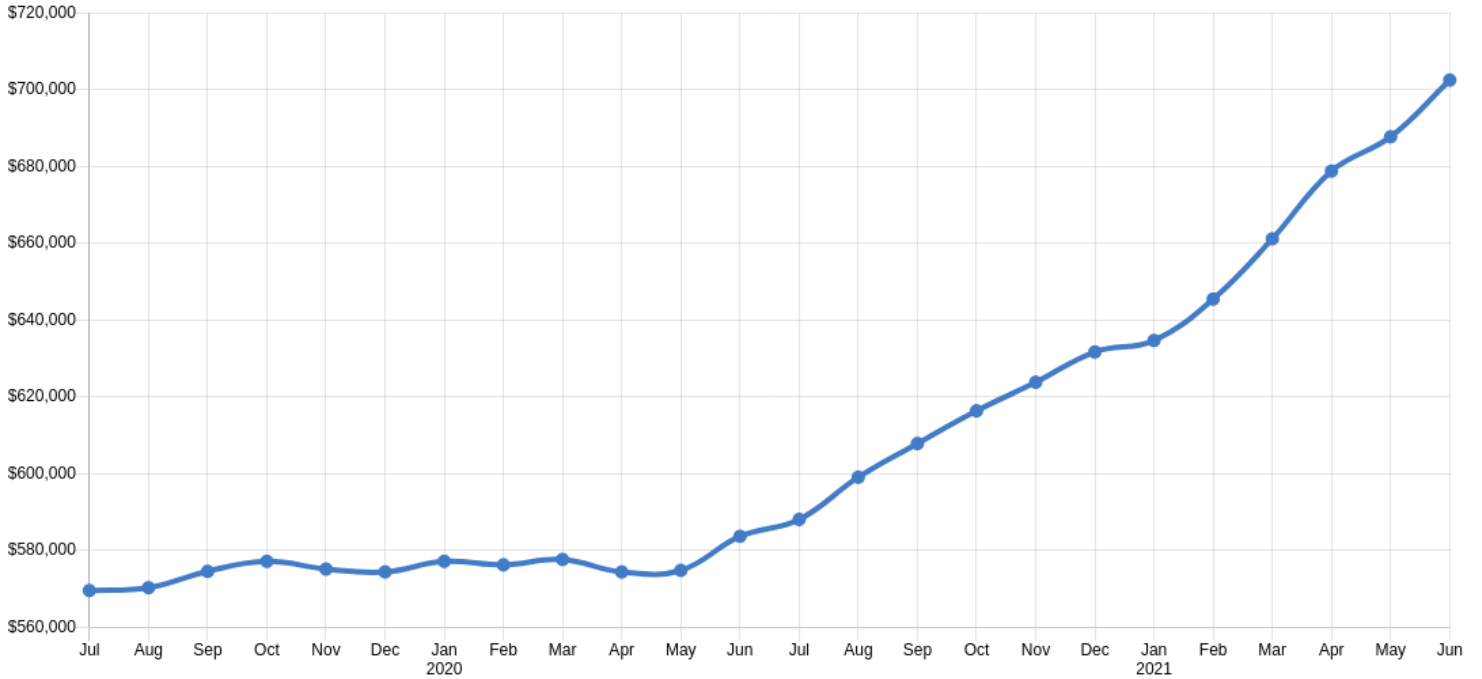
ocean pacific realty

Each office independently owned and operated

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

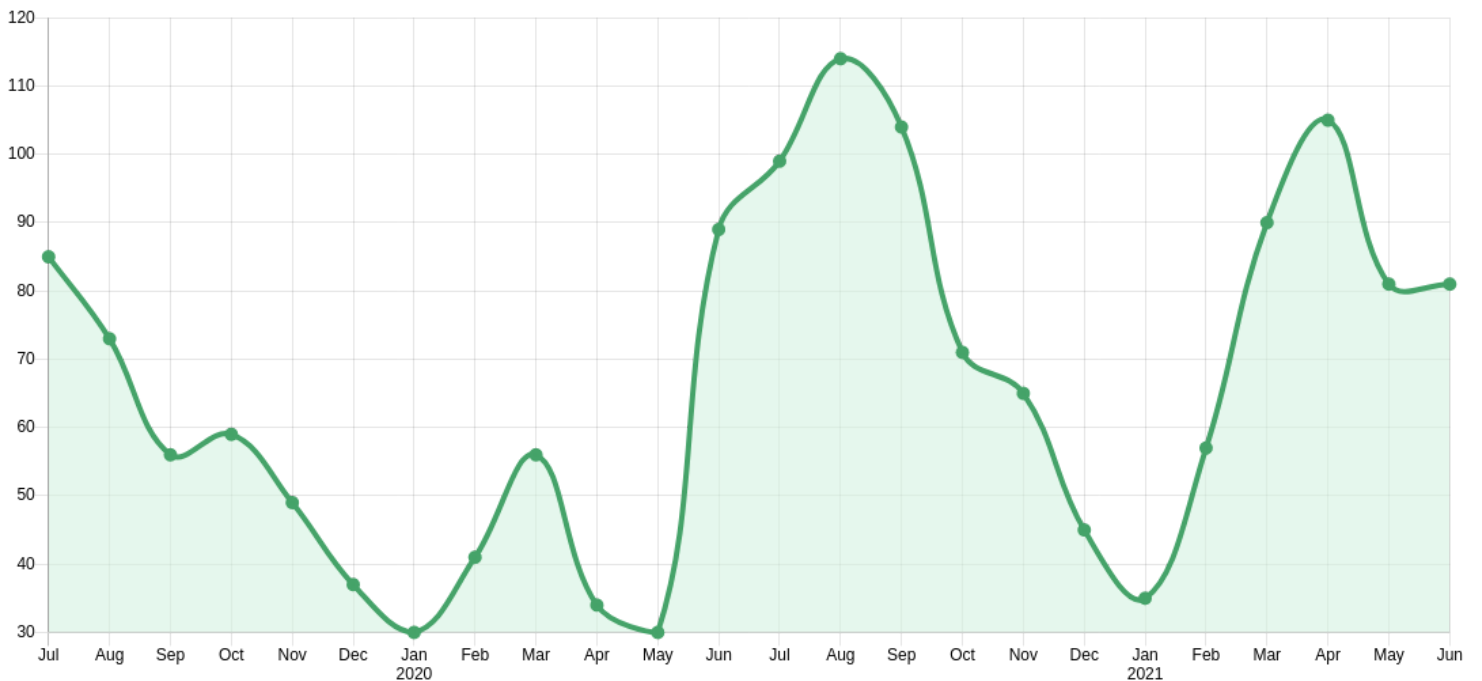


Cumulative Residential Average Single Family Detached Sale Price



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	79	75	5.33%	969	875	10.74%
Units Reported Sold	81	89	-8.99%	947	639	48.20%
Sell / List Ratio	102.53%	118.67%		97.73%	73.03%	
Reported Sales Dollars	\$63,881,856	\$55,393,640	15.32%	\$665,258,347	\$372,998,151	78.35%
Average Sell Price / Unit	\$788,665	\$622,400	26.71%	\$702,490	\$583,722	20.35%
Median Sell Price	\$765,000			\$677,500		
Sell Price / List Price	102.87%	98.08%		101.19%	98.13%	
Days to Sell	22	54	-59.26%	39	55	-29.09%
Active Listings	89					

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	35	24	45.83%	318	317	0.32%
Units Reported Sold	26	16	62.50%	330	199	65.83%
Sell / List Ratio	74.29%	66.67%		103.77%	62.78%	
Reported Sales Dollars	\$10,119,500	\$4,436,850	128.08%	\$115,135,273	\$61,626,290	86.83%
Average Sell Price / Unit	\$389,212	\$277,303	40.36%	\$348,895	\$309,680	12.66%
Median Sell Price	\$382,500			\$325,000		
Sell Price / List Price	102.48%	97.89%		100.10%	98.10%	
Days to Sell	23	39	-41.03%	75	70	7.14%
Active Listings	39					

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	21	27	-22.22%	242	234	3.42%
Units Reported Sold	15	24	-37.50%	240	166	44.58%
Sell / List Ratio	71.43%	88.89%		99.17%	70.94%	
Reported Sales Dollars	\$7,883,250	\$9,265,300	-14.92%	\$115,932,043	\$65,179,362	77.87%
Average Sell Price / Unit	\$525,550	\$386,054	36.13%	\$483,050	\$392,647	23.02%
Median Sell Price	\$525,000			\$480,500		
Sell Price / List Price	101.26%	98.52%		100.20%	98.59%	
Days to Sell	36	55	-34.55%	54	59	-8.47%
Active Listings	47					

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	17	10	70.00%	163	140	16.43%
Units Reported Sold	9	5	80.00%	142	51	178.43%
Sell / List Ratio	52.94%	50.00%		87.12%	36.43%	
Reported Sales Dollars	\$4,093,400	\$2,434,000	68.18%	\$47,973,247	\$18,809,112	155.05%
Average Sell Price / Unit	\$454,822	\$486,800	-6.57%	\$337,840	\$368,806	-8.40%
Median Sell Price	\$440,500			\$285,600		
Sell Price / List Price	102.68%	91.47%		97.56%	94.78%	
Days to Sell	159	107	48.60%	126	120	5.00%
Active Listings	39					

Single Family Detached Sales Analysis

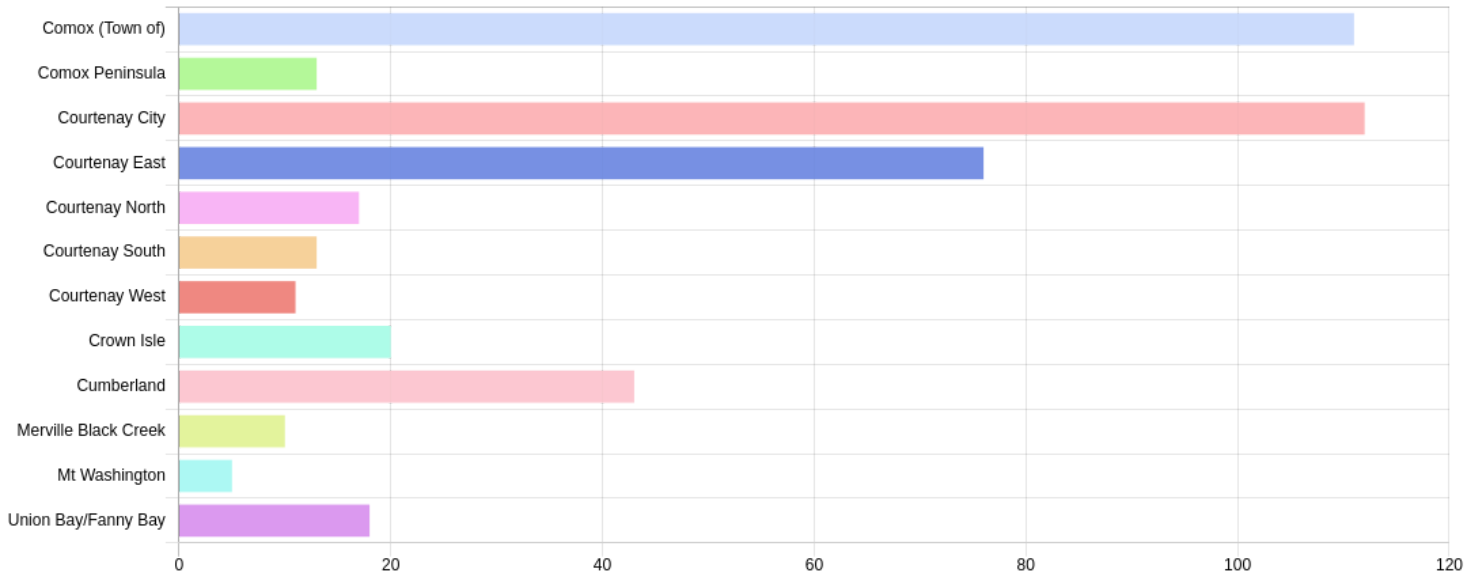
Unconditional Sales from January 1 to June 30, 2021

	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	14	27	35	15	11	8	111
Comox Peninsula	0	0	0	0	0	0	0	0	0	0	4	3	1	5	13
Courtenay City	0	0	0	0	0	1	2	6	31	36	18	10	5	3	112
Courtenay East	0	0	0	0	0	0	0	0	11	15	22	14	9	5	76
Courtenay North	0	0	0	0	0	0	0	0	1	3	6	3	0	4	17
Courtenay South	0	0	0	0	0	0	0	0	0	3	3	4	2	1	13
Courtenay West	0	0	0	0	0	0	0	0	2	2	4	2	1	0	11
Crown Isle	0	0	0	0	0	0	0	0	0	0	3	3	7	7	20
Cumberland	0	0	0	0	0	0	0	0	2	8	13	11	7	2	43
Merville Black Creek	0	0	0	0	0	0	1	0	4	1	1	1	0	2	10
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	2	2	4	2	2	18
Totals	0	0	0	0	1	2	4	7	69	98	112	71	46	39	449
Revised Totals *	0	0	0	0	1	2	4	5	70	97	122	81	51	90	523

* Including Waterfront & Acreage

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to June 30, 2021



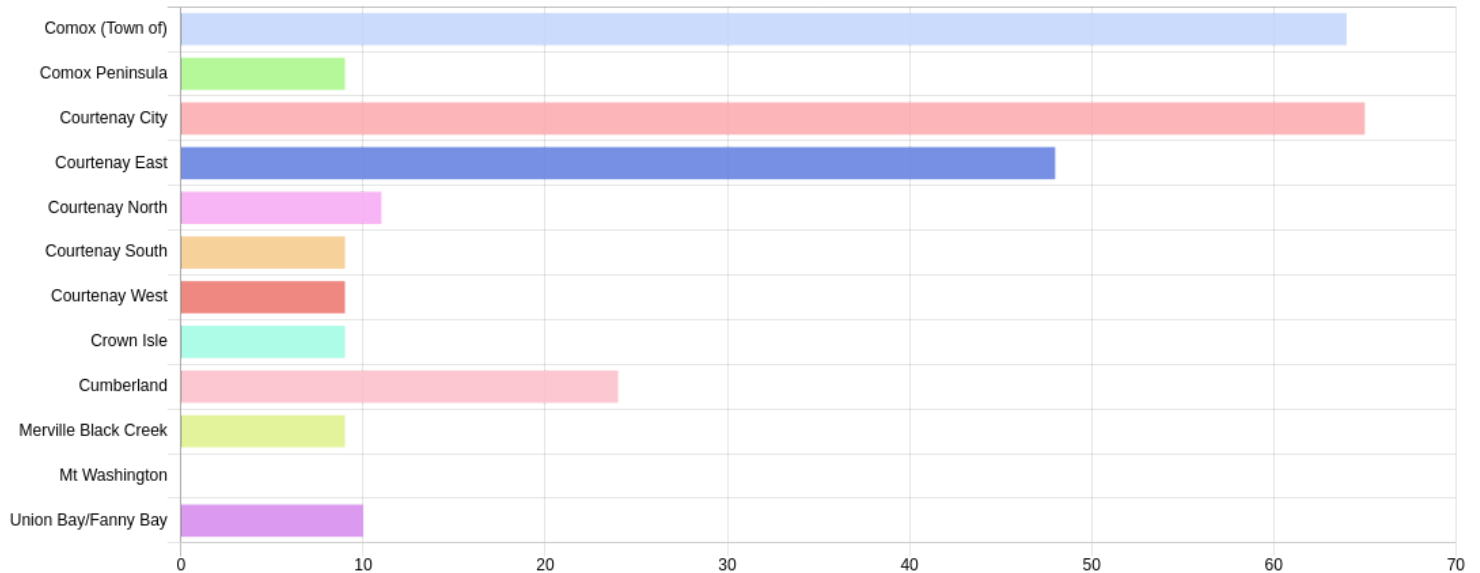
Second Quarter - Single Family Detached Sales Analysis

Unconditional Sales from April 1 to June 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	0	0	8	16	18	10	8	4	64
Comox Peninsula	0	0	0	0	0	0	0	0	0	0	1	2	1	5	9
Courtenay City	0	0	0	0	0	1	1	1	16	24	11	6	3	2	65
Courtenay East	0	0	0	0	0	0	0	0	7	9	13	10	4	5	48
Courtenay North	0	0	0	0	0	0	0	0	0	2	4	2	0	3	11
Courtenay South	0	0	0	0	0	0	0	0	0	1	2	3	2	1	9
Courtenay West	0	0	0	0	0	0	0	0	2	2	4	1	0	0	9
Crown Isle	0	0	0	0	0	0	0	0	0	0	0	1	3	5	9
Cumberland	0	0	0	0	0	0	0	0	0	4	7	8	4	1	24
Merville Black Creek	0	0	0	0	0	0	1	0	3	1	1	1	0	2	9
Mt Washington	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Union Bay/Fanny Bay	0	0	0	0	0	1	0	0	1	2	1	3	2	0	10
Totals	0	0	0	0	0	2	2	1	37	61	62	47	27	28	267

Second Quarter - Single Family Detached Sales by Sub Area

Unconditional Sales from April 1 to June 30, 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

* including Acreage & Waterfront

SINGLE FAMILY DETACHED SALES BY SUB AREA

Unconditional Sales from January 1 to December 31, 2020

