



# Market Report Summary

## August 2021

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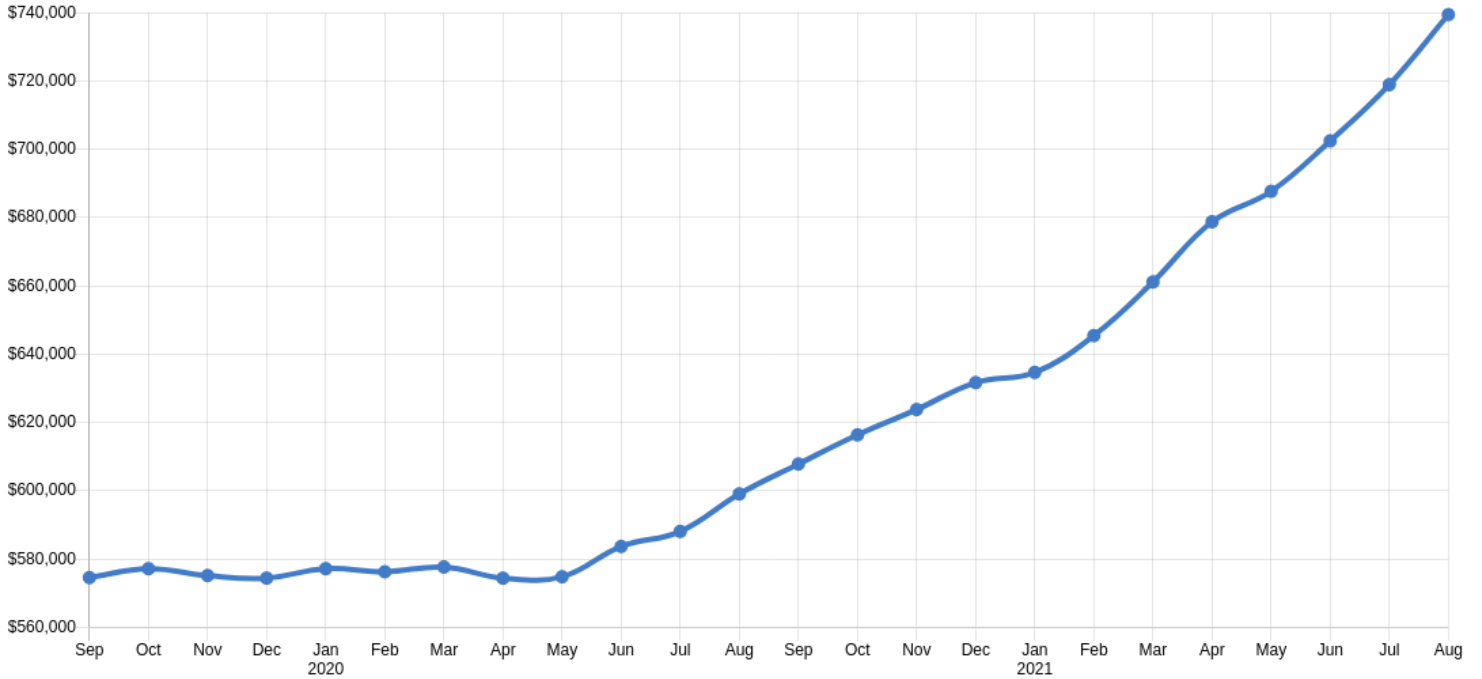
**RE/MAX**

ocean pacific realty

Each office independently owned and operated

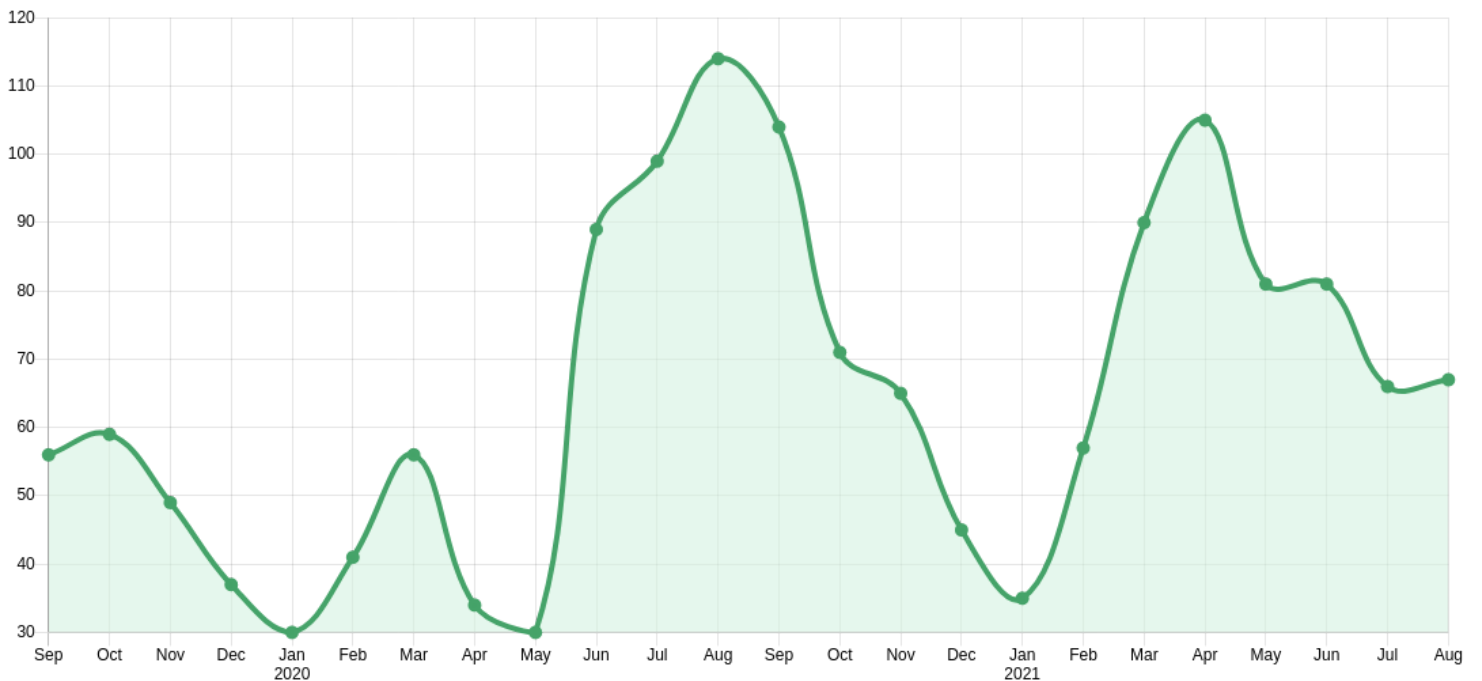
b 250.339.2021  
tf 888.829.7205  
282 Anderton Road  
Comox, BC V9M 1Y2

## 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	74	82	-9.76%	916	902	1.55%
Units Reported Sold	67	114	-41.23%	867	694	24.93%
Sell / List Ratio	90.54%	139.02%		94.65%	76.94%	
Reported Sales Dollars	\$57,270,566	\$73,281,411	-21.85%	\$641,109,952	\$415,776,990	54.20%
Average Sell Price / Unit	\$854,785	\$642,819	32.97%	\$739,458	\$599,102	23.43%
Median Sell Price	\$829,000			\$708,400		
Sell Price / List Price	101.62%	98.97%		101.77%	98.37%	
Days to Sell	25	46	-45.65%	33	58	-43.10%
Active Listings	87	168				

### Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	23	28	-17.86%	314	307	2.28%
Units Reported Sold	24	26	-7.69%	332	201	65.17%
Sell / List Ratio	104.35%	92.86%		105.73%	65.47%	
Reported Sales Dollars	\$9,349,800	\$8,475,250	10.32%	\$119,729,423	\$62,612,695	91.22%
Average Sell Price / Unit	\$389,575	\$325,971	19.51%	\$360,631	\$311,506	15.77%
Median Sell Price	\$356,250			\$343,000		
Sell Price / List Price	99.49%	98.80%		100.31%	98.19%	
Days to Sell	52	63	-17.46%	72	70	2.86%
Active Listings	32	95				

### Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	21	22	-4.55%	238	242	-1.65%
Units Reported Sold	27	28	-3.57%	233	183	27.32%
Sell / List Ratio	128.57%	127.27%		97.90%	75.62%	
Reported Sales Dollars	\$15,099,500	\$12,517,380	20.63%	\$118,363,403	\$74,003,379	59.94%
Average Sell Price / Unit	\$559,241	\$447,049	25.10%	\$507,997	\$404,390	25.62%
Median Sell Price	\$544,000			\$515,000		
Sell Price / List Price	101.91%	98.62%		100.85%	98.50%	
Days to Sell	33	83	-60.24%	46	61	-24.59%
Active Listings	30	50				

### Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	6	32	-81.25%	137	156	-12.18%
Units Reported Sold	5	15	-66.67%	129	69	86.96%
Sell / List Ratio	83.33%	46.88%		94.16%	44.23%	
Reported Sales Dollars	\$2,522,500	\$5,320,999	-52.59%	\$43,837,098	\$25,191,356	74.02%
Average Sell Price / Unit	\$504,500	\$354,733	42.22%	\$339,822	\$365,092	-6.92%
Median Sell Price	\$425,000			\$287,400		
Sell Price / List Price	97.75%	96.16%		98.40%	94.78%	
Days to Sell	30	124	-75.81%	119	125	-4.80%
Active Listings	36	78				

## Single Family Detached Sales Analysis

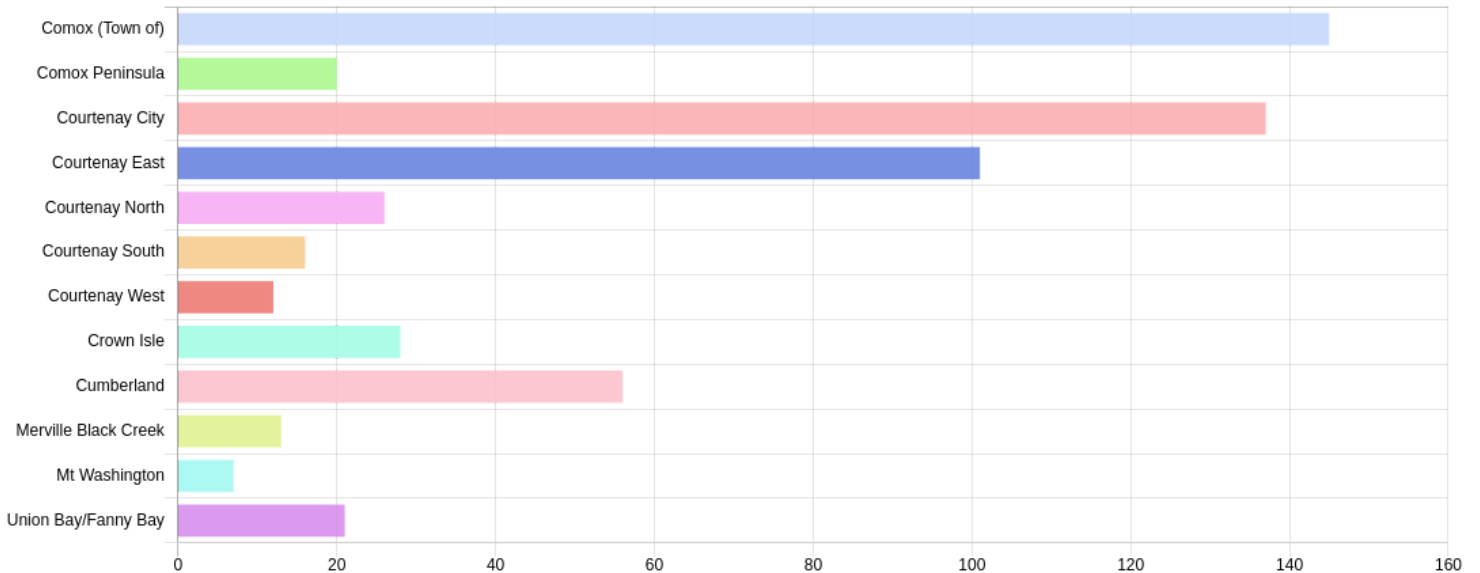
Unconditional Sales from January 1 to August 31, 2021

	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	15	32	47	23	15	12	145
Comox Peninsula	0	0	0	0	0	0	0	0	1	2	4	4	2	7	20
Courtenay City	0	0	0	0	0	1	2	7	42	40	23	12	6	4	137
Courtenay East	0	0	0	0	0	0	2	0	13	20	31	16	13	6	101
Courtenay North	0	0	0	0	0	0	0	0	2	3	10	3	1	7	26
Courtenay South	0	0	0	0	0	0	0	0	0	4	3	4	2	3	16
Courtenay West	0	0	0	0	0	0	0	0	2	3	4	2	1	0	12
Crown Isle	0	0	0	0	0	0	0	0	0	0	3	4	8	13	28
Cumberland	0	0	0	0	0	0	0	0	3	11	15	12	11	4	56
Merville Black Creek	0	0	0	0	0	0	1	0	4	3	1	2	0	2	13
Mt Washington	0	0	0	0	0	0	0	0	1	1	1	2	2	0	7
Union Bay/Fanny Bay	0	0	0	0	1	1	0	1	3	3	2	5	2	3	21
<b>Totals</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>6</b>	<b>8</b>	<b>86</b>	<b>122</b>	<b>144</b>	<b>89</b>	<b>63</b>	<b>61</b>	<b>582</b>
<b>Revised Totals *</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>6</b>	<b>6</b>	<b>87</b>	<b>122</b>	<b>157</b>	<b>101</b>	<b>72</b>	<b>125</b>	<b>679</b>

\* including Acreage & Waterfront

## Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to August 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
<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>

**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

