



jane
DENHAM
PERSONAL REAL ESTATE CORPORATION

Market Report Summary

September 2021

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RE/MAX

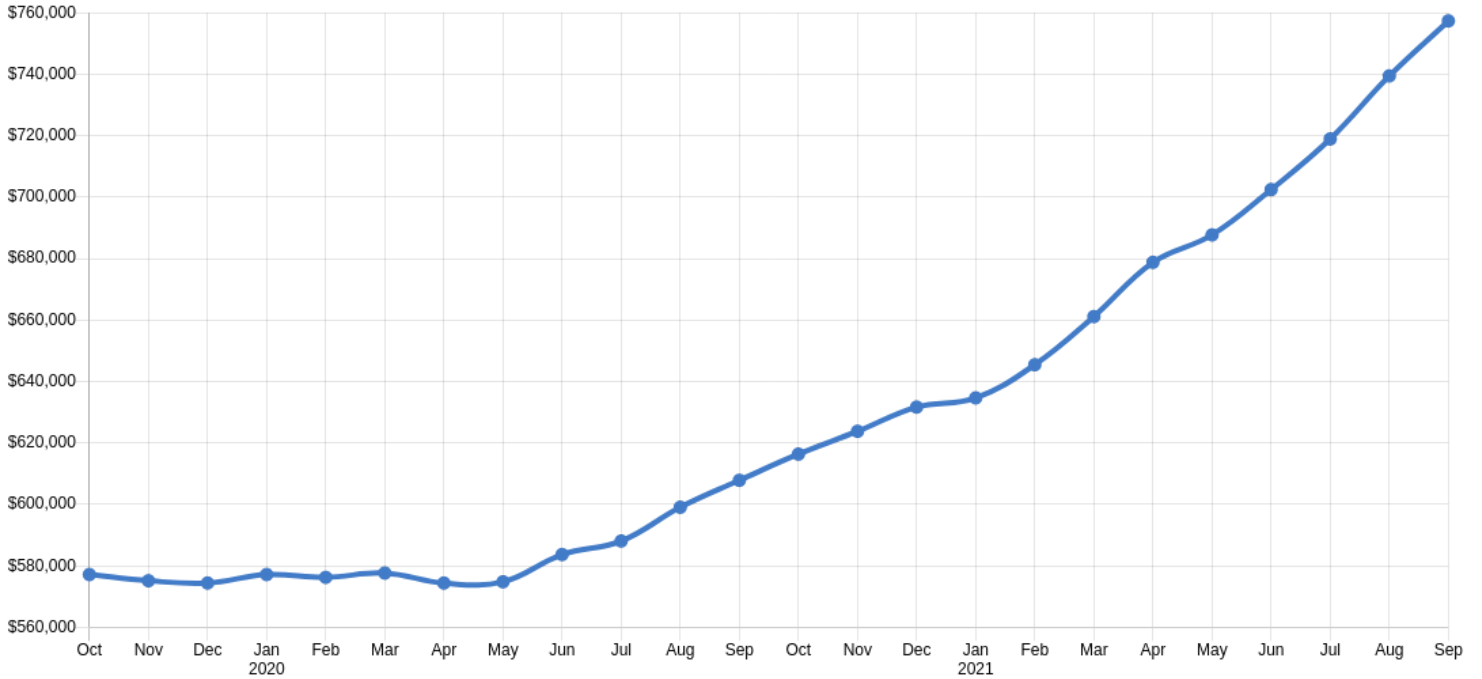
ocean pacific realty

Each office independently owned and operated

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

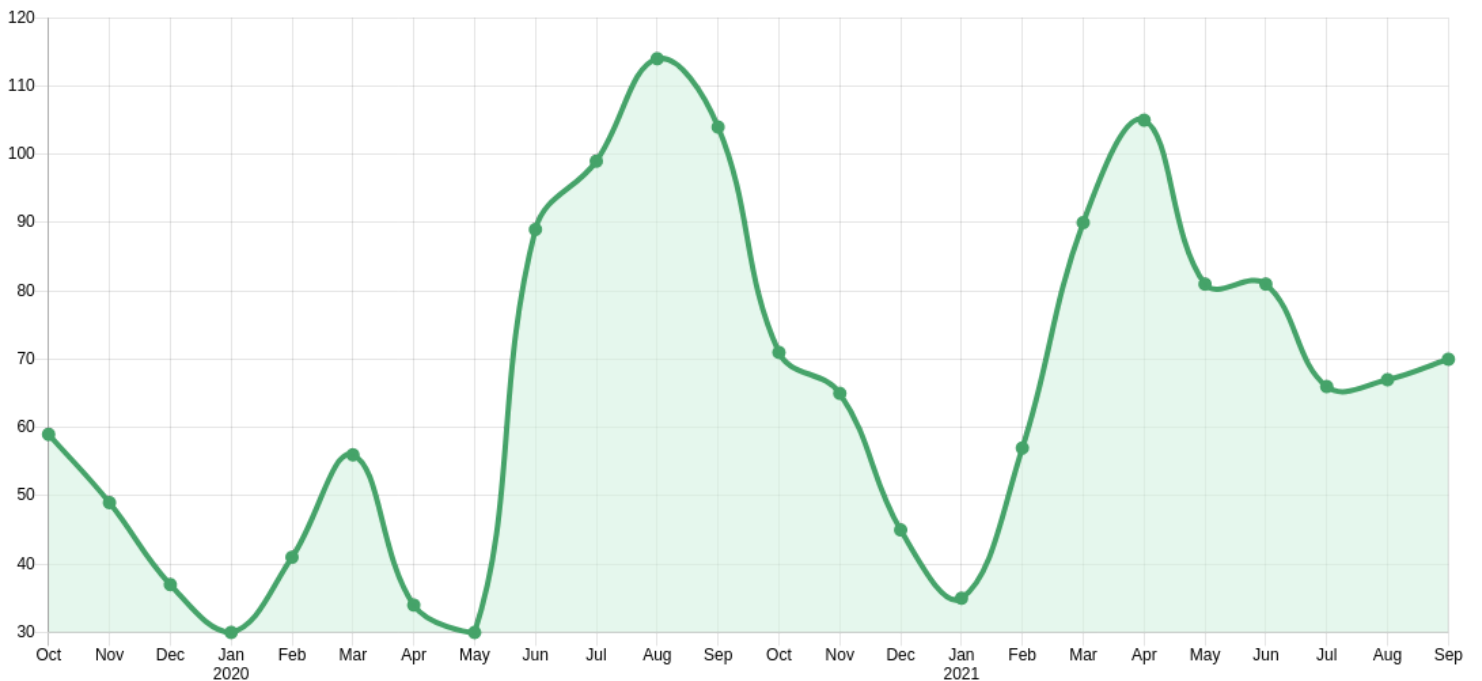


Cumulative Residential Average Single Family Detached Sale Price



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	82	82	0.00%	916	896	2.23%
Units Reported Sold	70	104	-32.69%	833	742	12.26%
Sell / List Ratio	85.37%	126.83%		90.94%	82.81%	
Reported Sales Dollars	\$58,163,100	\$68,391,327	-14.96%	\$630,881,725	\$451,037,117	39.87%
Average Sell Price / Unit	\$830,901	\$657,609	26.35%	\$757,361	\$607,867	24.59%
Median Sell Price	\$790,500			\$725,500		
Sell Price / List Price	101.52%	99.11%		102.04%	98.54%	
Days to Sell	28	58	-51.72%	30	59	-49.15%
Active Listings	86	134				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	46	23	100.00%	337	302	11.59%
Units Reported Sold	34	37	-8.11%	329	211	55.92%
Sell / List Ratio	73.91%	160.87%		97.63%	69.87%	
Reported Sales Dollars	\$14,068,200	\$13,201,315	6.57%	\$120,596,308	\$67,548,610	78.53%
Average Sell Price / Unit	\$413,771	\$356,792	15.97%	\$366,554	\$320,136	14.50%
Median Sell Price	\$430,000			\$352,900		
Sell Price / List Price	100.86%	98.00%		100.64%	98.11%	
Days to Sell	20	122	-83.61%	60	80	-25.00%
Active Listings	39	79				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	13	14	-7.14%	237	238	-0.42%
Units Reported Sold	24	25	-4.00%	232	189	22.75%
Sell / List Ratio	184.62%	178.57%		97.89%	79.41%	
Reported Sales Dollars	\$12,827,900	\$10,402,251	23.32%	\$120,789,052	\$77,330,931	56.20%
Average Sell Price / Unit	\$534,496	\$416,090	28.46%	\$520,642	\$409,158	27.25%
Median Sell Price	\$542,500			\$527,301		
Sell Price / List Price	101.42%	99.04%		101.07%	98.58%	
Days to Sell	47	53	-11.32%	46	58	-20.69%
Active Listings	17	35				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	5	22	-77.27%	120	172	-30.23%
Units Reported Sold	5	15	-66.67%	119	82	45.12%
Sell / List Ratio	100.00%	68.18%		99.17%	47.67%	
Reported Sales Dollars	\$1,716,800	\$4,485,148	-61.72%	\$41,068,750	\$29,121,504	41.03%
Average Sell Price / Unit	\$343,360	\$299,010	14.83%	\$345,116	\$355,140	-2.82%
Median Sell Price	\$402,000			\$290,000		
Sell Price / List Price	105.09%	97.59%		98.75%	95.19%	
Days to Sell	52	169	-69.23%	109	136	-19.85%
Active Listings	23	79				

Single Family Detached Sales Analysis

Unconditional Sales from January 1 to September 30, 2021

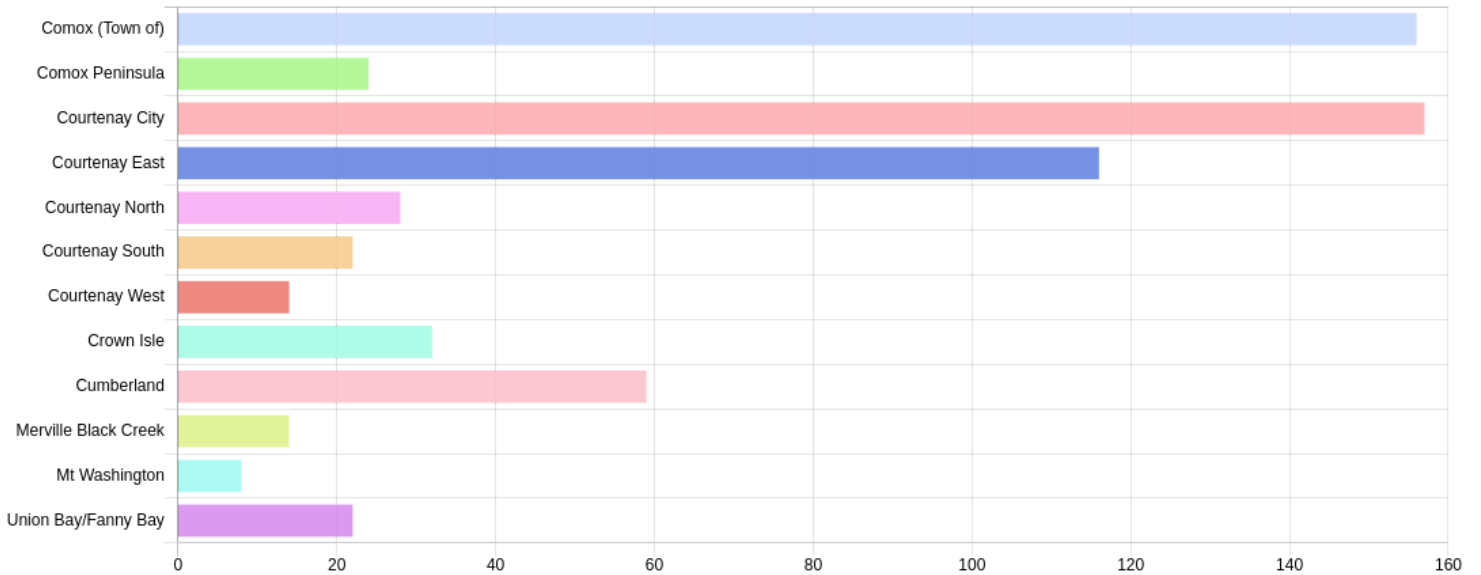
	0-150k	150k-200k	200k-250k	250k-300k	300k-350k	350k-400k	400k-450k	450k-500k	500k-600k	600k-700k	700k-800k	800k-900k	900k-1M	1M+	Total
Comox (Town of)	0	0	0	0	0	0	1	0	15	37	49	25	15	14	156
Comox Peninsula	0	0	0	0	0	0	0	0	1	2	4	6	2	9	24
Courtenay City	0	0	0	0	0	3	2	8	45	43	29	16	7	4	157
Courtenay East	0	0	0	0	0	0	2	1	13	20	36	20	16	8	116
Courtenay North	0	0	0	0	0	0	0	0	2	3	10	3	1	9	28
Courtenay South	0	0	0	0	0	0	0	0	0	4	4	5	3	6	22
Courtenay West	0	0	0	0	0	0	0	0	3	4	4	2	1	0	14
Crown Isle	0	0	0	0	0	0	0	0	0	0	3	5	8	16	32
Cumberland	0	0	0	0	0	0	0	0	3	13	16	12	11	4	59
Merville Black Creek	0	0	0	0	0	0	1	0	4	4	1	2	0	2	14
Mt Washington	0	0	0	0	0	0	0	0	1	1	1	3	2	0	8
Union Bay/Fanny Bay	0	0	0	0	1	1	0	1	3	4	2	5	2	3	22
Totals	0	0	0	0	1	4	6	10	90	135	159	104	68	75	652

Revised Totals * 0 0 0 0 1 4 6 8 92 134 171 116 78 154 764

*** including Acreage & Waterfront**

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to September 30, 2021



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

