



**jane**  
DENHAM  
PERSONAL REAL ESTATE CORPORATION

# Market Report Summary

## October 2021

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**RE/MAX**

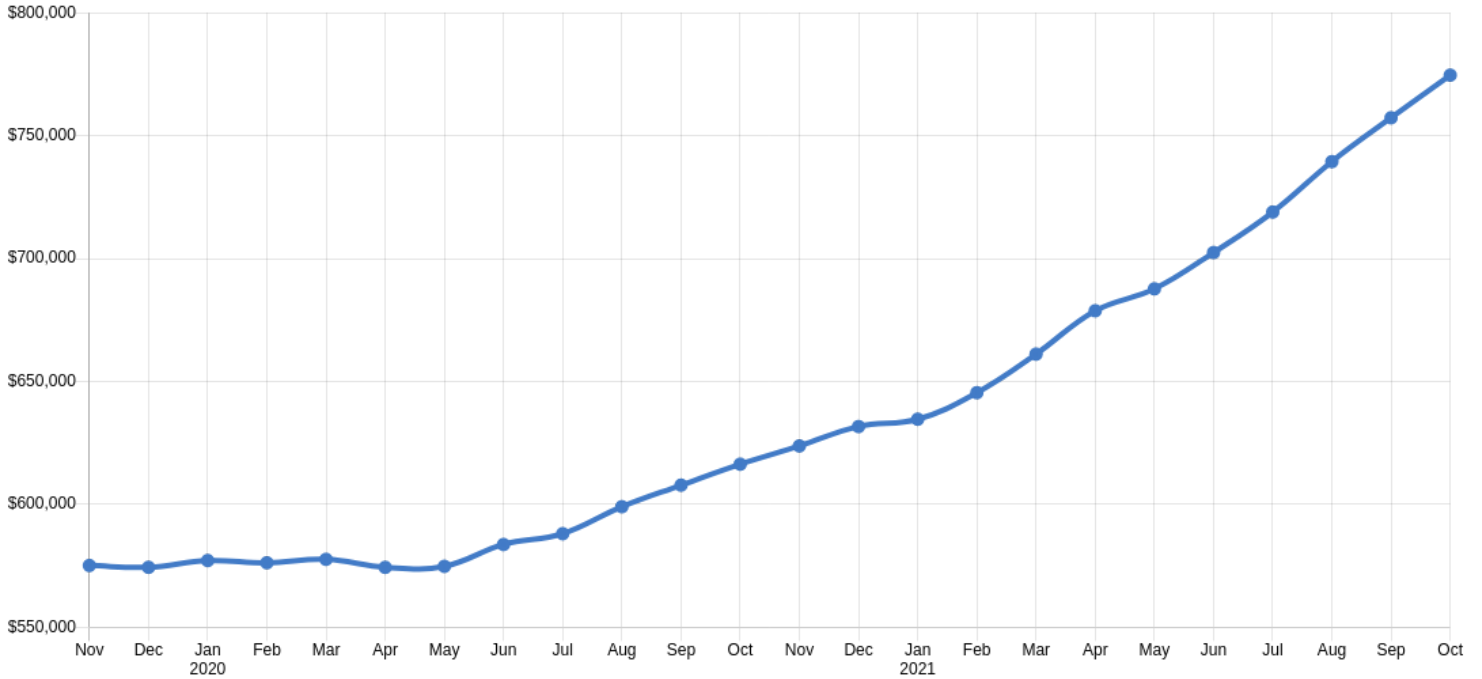
ocean pacific realty

Each office independently owned and operated

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

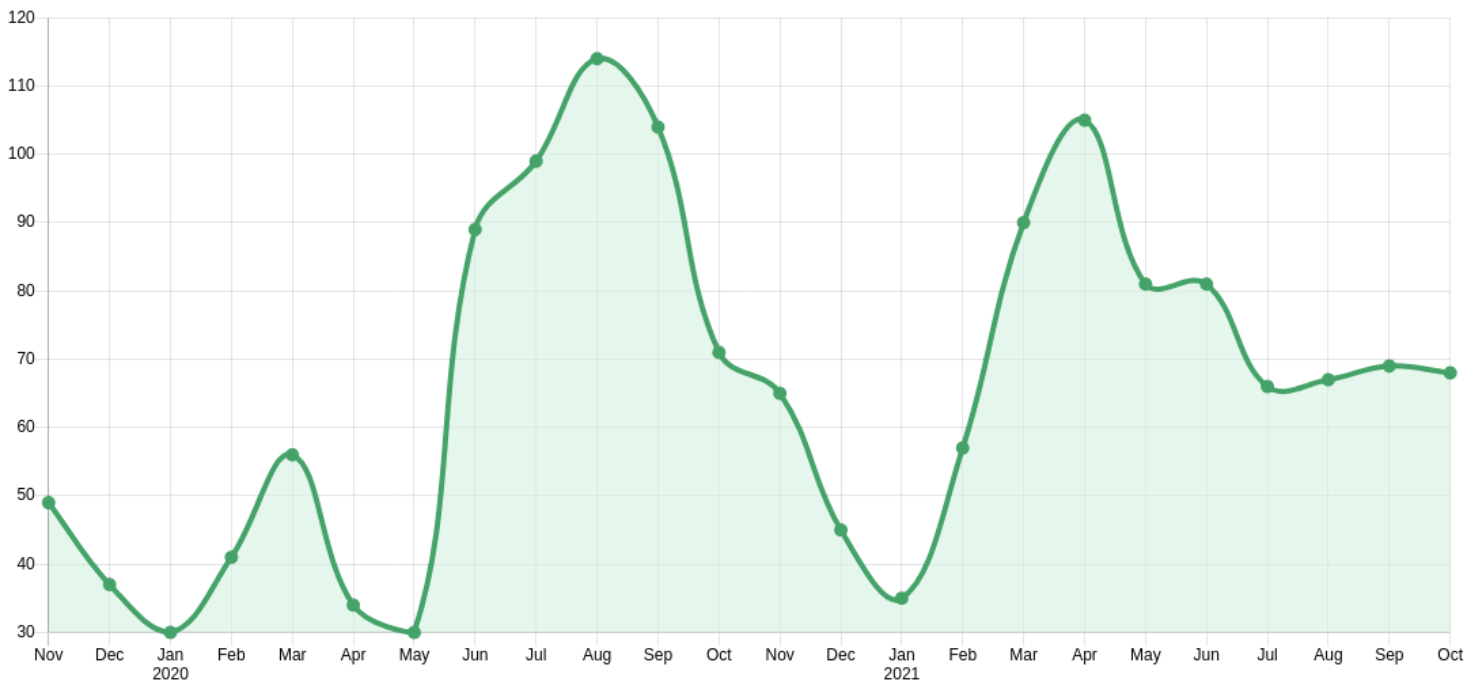


## Cumulative Residential Average Single Family Detached Sale Price



**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	60	73	-17.81%	902	897	0.56%
Units Reported Sold	68	71	-4.23%	829	754	9.95%
Sell / List Ratio	113.33%	97.26%		91.91%	84.06%	
Reported Sales Dollars	\$59,308,511	\$47,209,751	25.63%	\$642,165,585	\$464,758,212	38.17%
Average Sell Price / Unit	\$872,184	\$664,926	31.17%	\$774,627	\$616,390	25.67%
Median Sell Price	\$810,000			\$740,000		
Sell Price / List Price	102.42%	96.04%		102.56%	98.30%	
Days to Sell	28	52	-46.15%	27	58	-53.45%
Active Listings	68	123				

### Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	20	30	-33.33%	327	289	13.15%
Units Reported Sold	28	33	-15.15%	324	219	47.95%
Sell / List Ratio	140.00%	110.00%		99.08%	75.78%	
Reported Sales Dollars	\$11,847,956	\$11,904,000	-0.47%	\$120,540,264	\$70,760,310	70.35%
Average Sell Price / Unit	\$423,141	\$360,727	17.30%	\$372,038	\$323,106	15.14%
Median Sell Price	\$439,900			\$370,950		
Sell Price / List Price	101.78%	98.82%		100.93%	98.28%	
Days to Sell	26	106	-75.47%	53	79	-32.91%
Active Listings	27	60				

### Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	36	15	140.00%	258	237	8.86%
Units Reported Sold	12	15	-20.00%	229	191	19.90%
Sell / List Ratio	33.33%	100.00%		88.76%	80.59%	
Reported Sales Dollars	\$7,632,355	\$6,757,251	12.95%	\$121,664,156	\$78,809,742	54.38%
Average Sell Price / Unit	\$636,030	\$450,483	41.19%	\$531,285	\$412,616	28.76%
Median Sell Price	\$629,500			\$530,000		
Sell Price / List Price	101.27%	98.57%		101.22%	98.57%	
Days to Sell	61	60	1.67%	46	58	-20.69%
Active Listings	35	34				

### Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	5	5	0.00%	120	165	-27.27%
Units Reported Sold	3	16	-81.25%	106	90	17.78%
Sell / List Ratio	60.00%	320.00%		88.33%	54.55%	
Reported Sales Dollars	\$1,117,500	\$5,075,300	-77.98%	\$37,110,950	\$30,009,304	23.66%
Average Sell Price / Unit	\$372,500	\$317,206	17.43%	\$350,103	\$333,437	5.00%
Median Sell Price	\$205,000			\$290,000		
Sell Price / List Price	97.06%	97.77%		98.83%	95.53%	
Days to Sell	126	159	-20.75%	102	146	-30.14%
Active Listings	22	66				

## Single Family Detached Sales Analysis

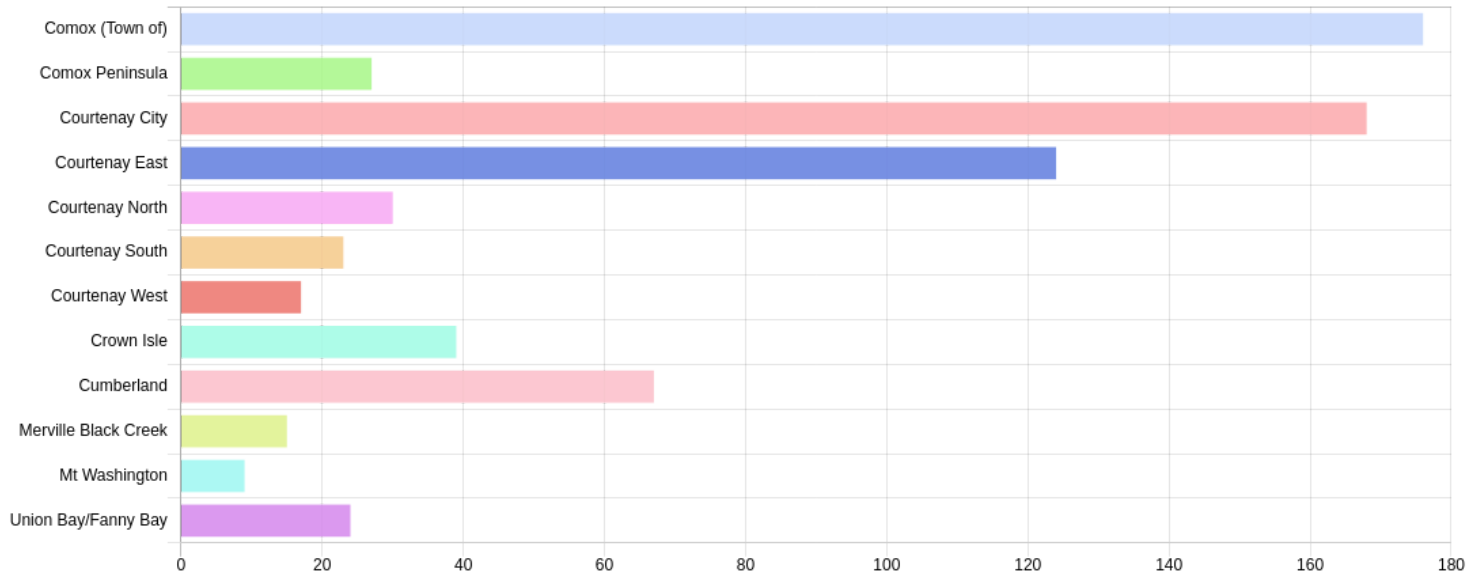
Unconditional Sales from January 1 to October 31, 2021

	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	16	40	56	29	16	18	176
Comox Peninsula	0	0	0	0	0	0	0	0	1	2	4	6	4	10	27
Courtenay City	0	0	0	0	0	3	2	8	47	47	31	17	8	5	168
Courtenay East	0	0	0	0	0	0	2	1	14	20	37	22	17	11	124
Courtenay North	0	0	0	0	0	0	0	0	2	4	10	4	1	9	30
Courtenay South	0	0	0	0	0	0	0	0	0	4	4	6	3	6	23
Courtenay West	0	0	0	0	0	0	0	0	4	4	5	3	1	0	17
Crown Isle	0	0	0	0	0	0	0	0	0	0	3	6	9	21	39
Cumberland	0	0	0	0	0	0	0	0	4	13	21	13	11	5	67
Merville Black Creek	0	0	0	0	0	0	1	0	4	5	1	2	0	2	15
Mt Washington	0	0	0	0	0	0	0	0	1	1	1	3	3	0	9
Union Bay/Fanny Bay	0	0	0	0	1	1	0	1	4	5	2	5	2	3	24
<b>Totals</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>4</b>	<b>6</b>	<b>10</b>	<b>97</b>	<b>145</b>	<b>175</b>	<b>116</b>	<b>75</b>	<b>90</b>	<b>719</b>

**Revised Totals \***      **0**    **0**    **0**    **0**    **1**    **4**    **6**    **8**    **99**    **147**    **188**    **129**    **85**    **179**    **846**  
 \* including Acreage & Waterfront

## Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to October 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

