



jane
DENHAM
PERSONAL REAL ESTATE CORPORATION

Market Report Summary

November 2021

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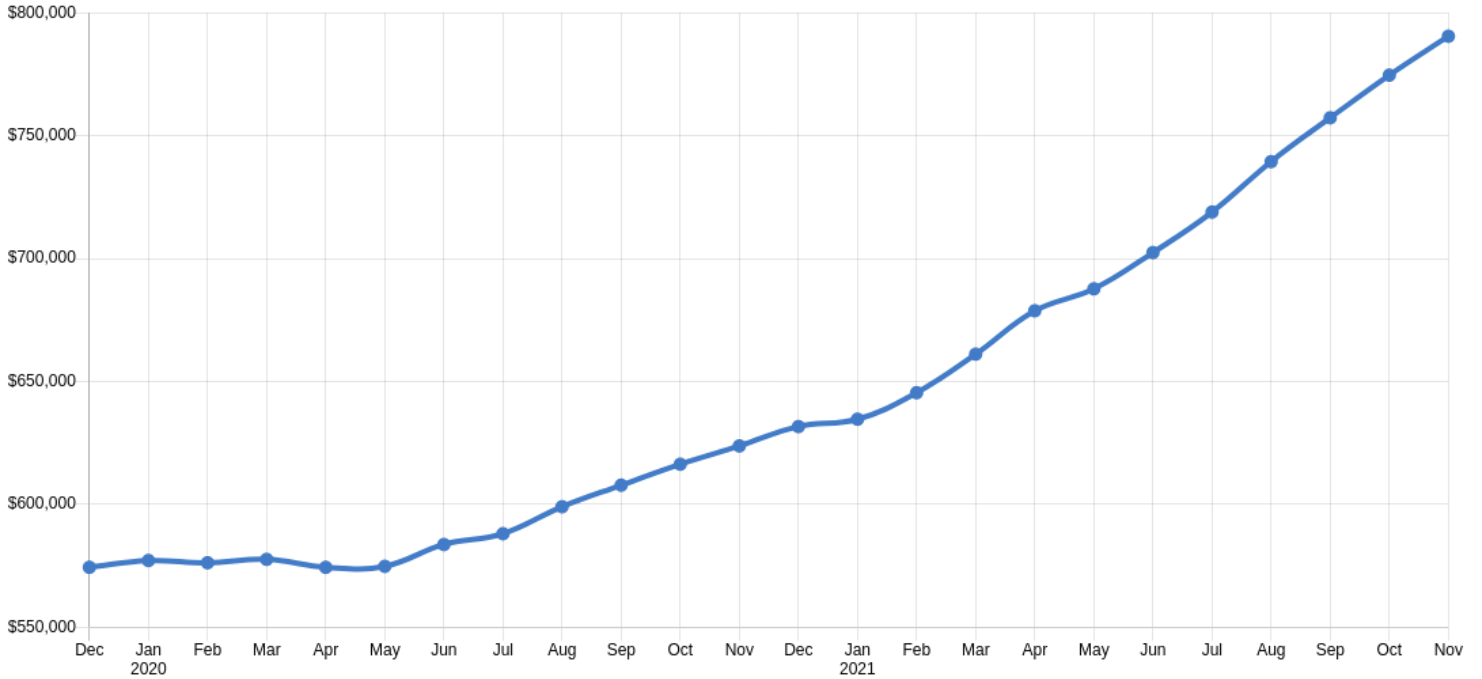
RE/MAX

ocean pacific realty

Each office independently owned and operated

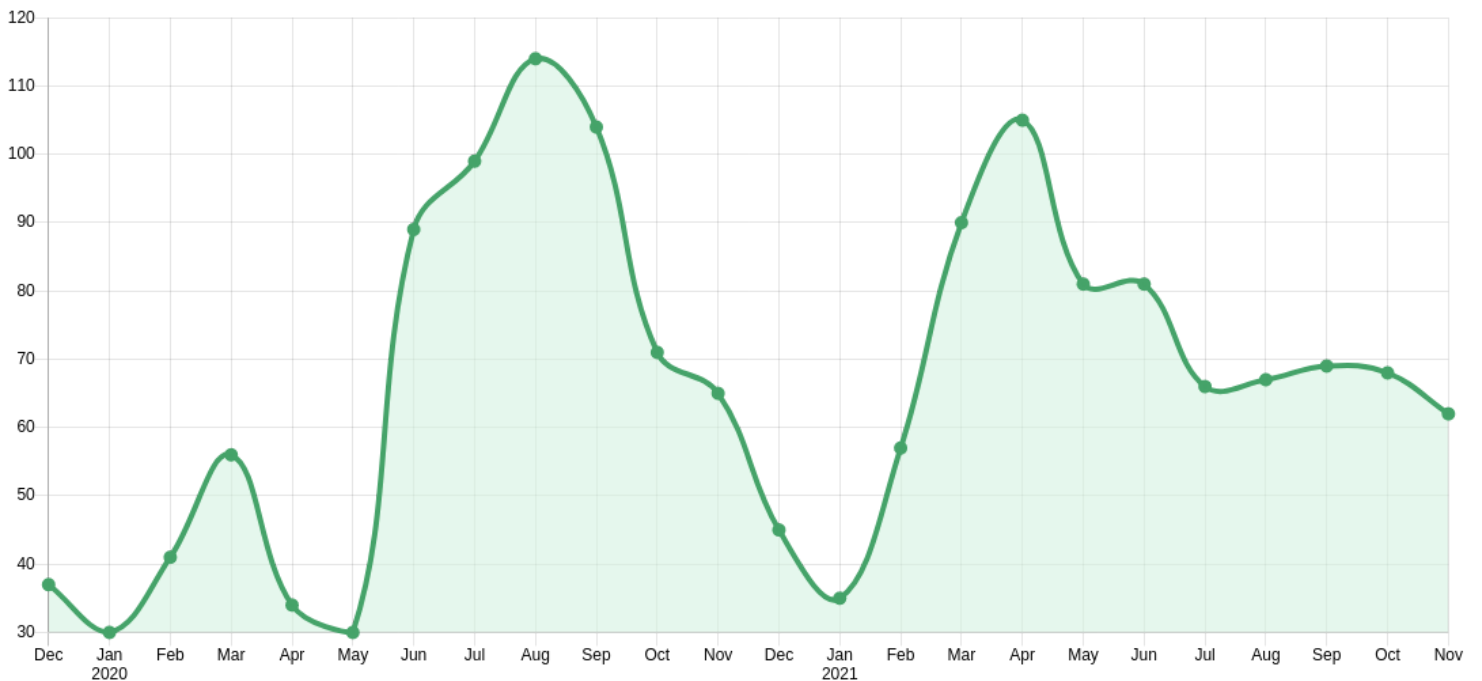
b 250.339.2021
tf 888.829.7205
282 Anderton Road
Comox, BC V9M 1Y2

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	52	42	23.81%	912	893	2.13%
Units Reported Sold	62	65	-4.62%	826	770	7.27%
Sell / List Ratio	119.23%	154.76%		90.57%	86.23%	
Reported Sales Dollars	\$53,266,450	\$42,499,710	25.33%	\$652,932,325	\$480,339,622	35.93%
Average Sell Price / Unit	\$859,136	\$653,842	31.40%	\$790,475	\$623,818	26.72%
Median Sell Price	\$829,250			\$750,550		
Sell Price / List Price	102.87%	99.68%		102.77%	98.44%	
Days to Sell	33	45	-26.67%	27	57	-52.63%
Active Listings	48	84				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	18	17	5.88%	328	291	12.71%
Units Reported Sold	23	21	9.52%	325	221	47.06%
Sell / List Ratio	127.78%	123.53%		99.09%	75.95%	
Reported Sales Dollars	\$8,914,647	\$8,871,200	0.49%	\$120,158,811	\$74,508,710	61.27%
Average Sell Price / Unit	\$387,593	\$422,438	-8.25%	\$369,719	\$337,143	9.66%
Median Sell Price	\$375,000			\$372,900		
Sell Price / List Price	101.15%	98.49%		101.14%	98.35%	
Days to Sell	34	83	-59.04%	50	77	-35.06%
Active Listings	20	53				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	5	8	-37.50%	255	231	10.39%
Units Reported Sold	16	12	33.33%	233	191	21.99%
Sell / List Ratio	320.00%	150.00%		91.37%	82.68%	
Reported Sales Dollars	\$9,735,451	\$5,590,100	74.16%	\$125,809,507	\$80,093,202	57.08%
Average Sell Price / Unit	\$608,466	\$465,842	30.62%	\$539,955	\$419,336	28.76%
Median Sell Price	\$657,000			\$539,900		
Sell Price / List Price	99.67%	98.98%		101.20%	98.60%	
Days to Sell	41	52	-21.15%	45	57	-21.05%
Active Listings	22	30				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	5	8	-37.50%	117	163	-28.22%
Units Reported Sold	7	11	-36.36%	102	94	8.51%
Sell / List Ratio	140.00%	137.50%		87.18%	57.67%	
Reported Sales Dollars	\$4,323,000	\$4,059,500	6.49%	\$37,374,450	\$31,884,392	17.22%
Average Sell Price / Unit	\$617,571	\$369,045	67.34%	\$366,416	\$339,196	8.02%
Median Sell Price	\$399,000			\$290,000		
Sell Price / List Price	97.28%	97.45%		98.80%	95.58%	
Days to Sell	147	133	10.53%	102	145	-29.66%
Active Listings	17	58				

Single Family Detached Sales Analysis

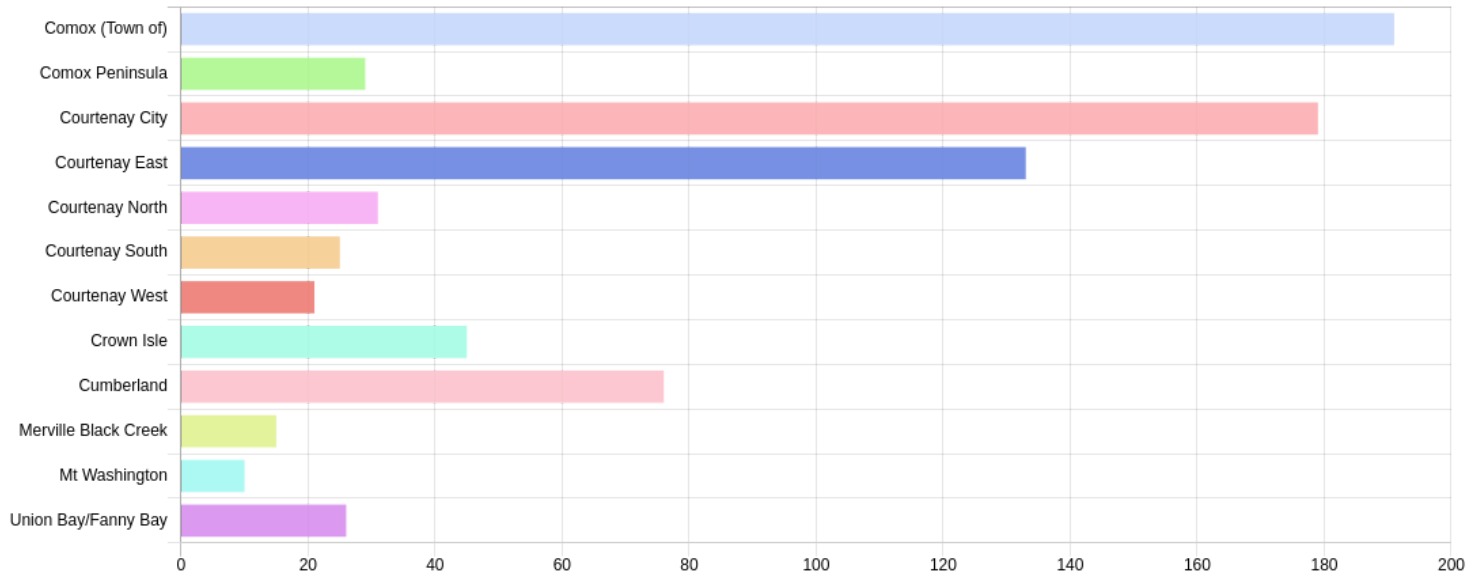
Unconditional Sales from January 1 to November 30, 2021

	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	16	45	57	33	18	21	191
Comox Peninsula	0	0	0	0	0	0	0	0	1	2	4	6	4	12	29
Courtenay City	0	0	0	0	0	4	2	8	52	48	33	18	9	5	179
Courtenay East	0	0	0	0	0	0	2	1	14	22	41	24	18	11	133
Courtenay North	0	0	0	0	0	0	0	0	2	4	10	5	1	9	31
Courtenay South	0	0	0	0	0	0	0	0	0	4	4	7	3	7	25
Courtenay West	0	0	0	0	0	0	0	0	4	6	5	4	1	1	21
Crown Isle	0	0	0	0	0	0	0	0	0	0	3	6	10	26	45
Cumberland	0	0	0	0	0	0	0	0	4	13	25	15	12	7	76
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	2	3	3	0	10
Union Bay/Fanny Bay	0	0	0	0	1	1	0	1	4	5	2	5	2	5	26
Totals	0	0	0	0	1	5	6	10	102	155	187	128	81	106	781

Revised Totals * **0** **0** **0** **0** **1** **5** **6** **8** **104** **156** **199** **144** **93** **201** **917**
 * Including Acreage & Waterfront

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to November 30, 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

