



Market Report Summary

December 2021

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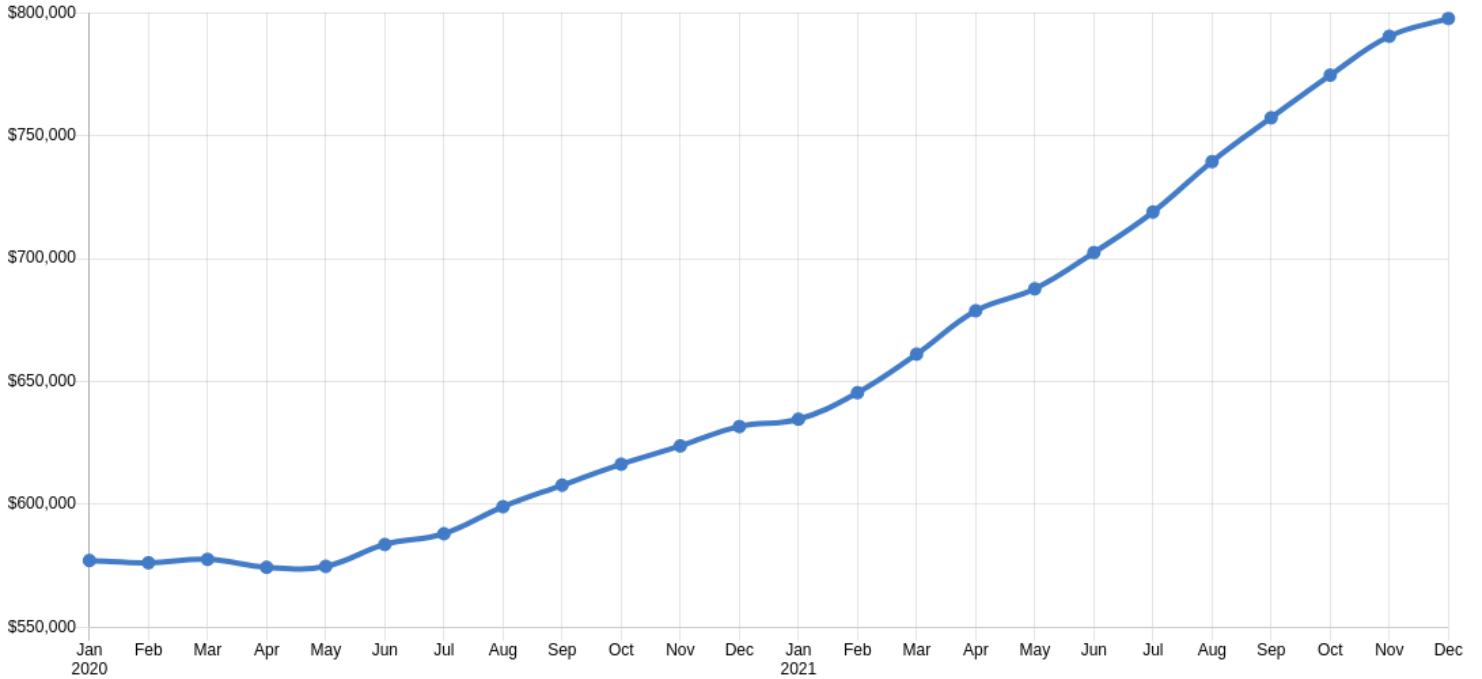
RE/MAX

ocean pacific realty

Each office independently owned and operated

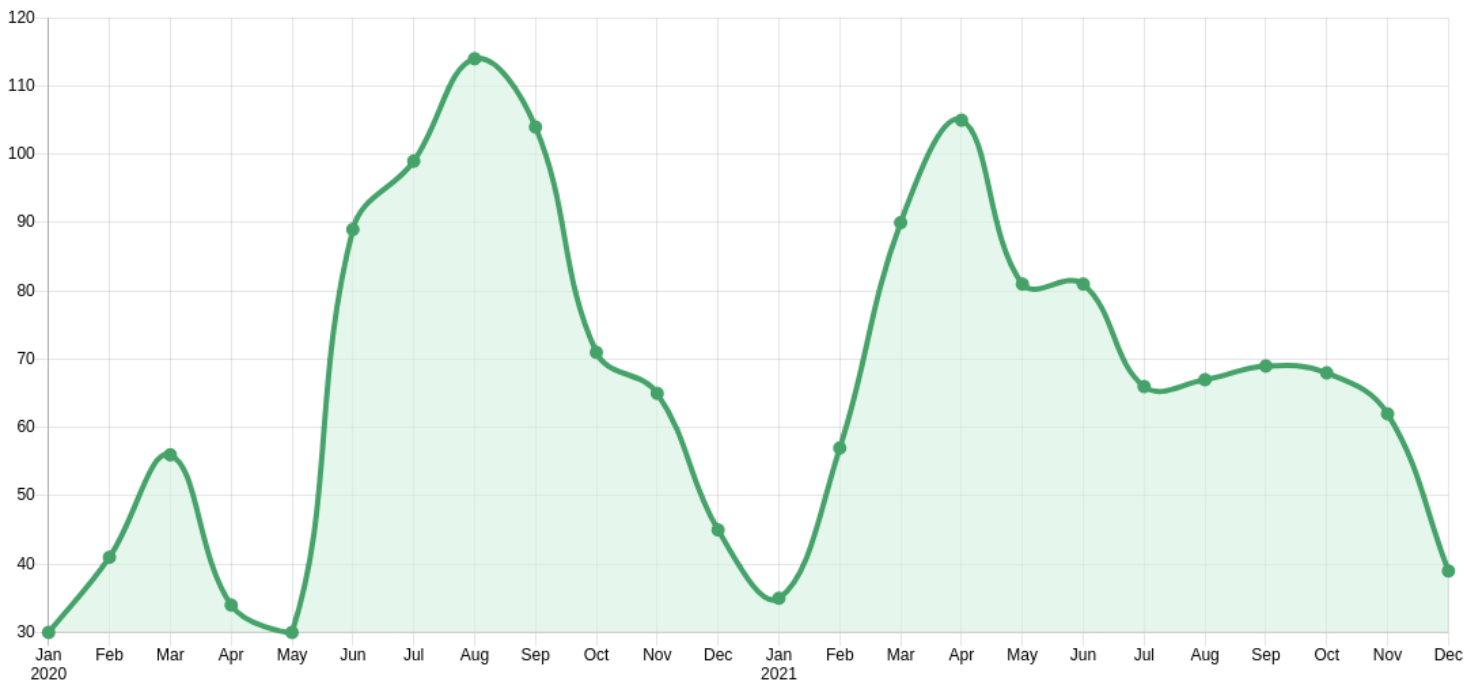
b 250.339.2021
tf 888.829.7205
282 Anderton Road
Comox, BC V9M 1Y2

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	36	25	44.00%	923	883	4.53%
Units Reported Sold	39	45	-13.33%	820	778	5.40%
Sell / List Ratio	108.33%	180.00%		88.84%	88.11%	
Reported Sales Dollars	\$32,231,101	\$31,057,750	3.78%	\$654,095,676	\$491,466,239	33.09%
Average Sell Price / Unit	\$826,438	\$690,172	19.74%	\$797,678	\$631,705	26.27%
Median Sell Price	\$813,400			\$760,000		
Sell Price / List Price	101.82%	99.12%		102.90%	98.52%	
Days to Sell	26	48	-45.83%	25	55	-54.55%
Active Listings	34	60				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	10	20	-50.00%	318	301	5.65%
Units Reported Sold	15	28	-46.43%	312	230	35.65%
Sell / List Ratio	150.00%	140.00%		98.11%	76.41%	
Reported Sales Dollars	\$6,597,560	\$8,242,700	-19.96%	\$118,513,671	\$77,383,110	53.15%
Average Sell Price / Unit	\$439,837	\$294,382	49.41%	\$379,852	\$336,448	12.90%
Median Sell Price	\$439,900			\$375,500		
Sell Price / List Price	101.35%	98.83%		101.31%	98.39%	
Days to Sell	26	74	-64.86%	46	78	-41.03%
Active Listings	13	37				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	12	8	50.00%	259	232	11.64%
Units Reported Sold	11	5	120.00%	239	191	25.13%
Sell / List Ratio	91.67%	62.50%		92.28%	82.33%	
Reported Sales Dollars	\$6,293,550	\$2,020,700	211.45%	\$130,082,357	\$79,618,402	63.38%
Average Sell Price / Unit	\$572,141	\$404,140	41.57%	\$544,278	\$416,850	30.57%
Median Sell Price	\$559,900			\$540,000		
Sell Price / List Price	104.14%	99.88%		101.36%	98.65%	
Days to Sell	16	35	-54.29%	44	56	-21.43%
Active Listings	23	30				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	1	21	-95.24%	97	175	-44.57%
Units Reported Sold	8	24	-66.67%	86	116	-25.86%
Sell / List Ratio	800.00%	114.29%		88.66%	66.29%	
Reported Sales Dollars	\$2,427,400	\$7,614,900	-68.12%	\$32,186,950	\$38,729,292	-16.89%
Average Sell Price / Unit	\$303,425	\$317,288	-4.37%	\$374,267	\$333,873	12.10%
Median Sell Price	\$262,500			\$290,000		
Sell Price / List Price	97.79%	95.12%		99.64%	95.53%	
Days to Sell	190	77	146.75%	118	131	-9.92%
Active Listings	10	43				

Single Family Detached Sales Analysis

Unconditional Sales from January 1 to December 31, 2021

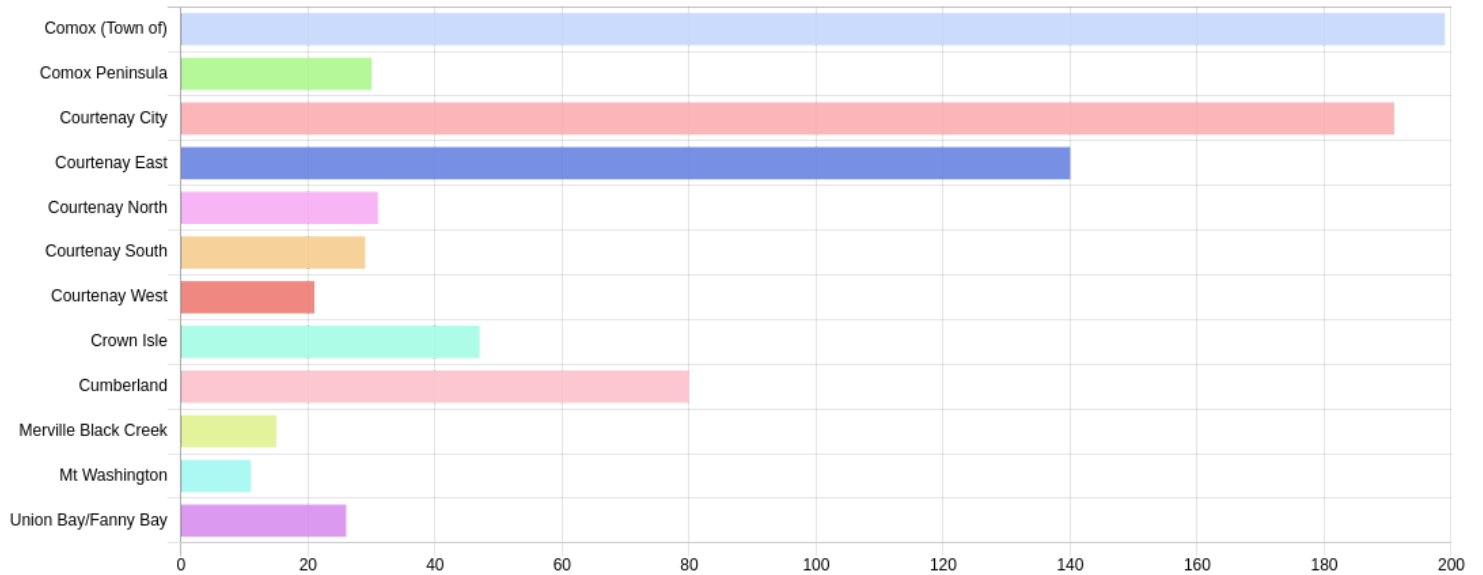
	0-150k	150k-200k	200k-250k	250k-300k	300k-350k	350k-400k	400k-450k	450k-500k	500k-600k	600k-700k	700k-800k	800k-900k	900k-1M	1M+	Total
Comox (Town of)	0	0	0	0	0	0	1	0	16	46	60	35	18	23	199
Comox Peninsula	0	0	0	0	0	0	0	0	1	2	4	6	4	13	30
Courtenay City	0	0	0	0	0	4	2	8	53	53	35	20	11	5	191
Courtenay East	0	0	0	0	0	0	2	1	15	23	41	27	20	11	140
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	1	0	0	4	7	7	3	7	29
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	7	11	26	47
Cumberland	0	0	0	0	0	0	0	0	4	13	25	17	12	9	80
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	4	0	11
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	7	10	104	162	195	138	87	111	820

Revised Totals * **0** **0** **0** **0** **1** **5** **7** **8** **106** **163** **208** **154** **100** **209** **961**

* including Acreage and Waterfront

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to December 31, 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

