



jane
DENHAM
PERSONAL REAL ESTATE CORPORATION

Market Report Summary

January 2022

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RE/MAX

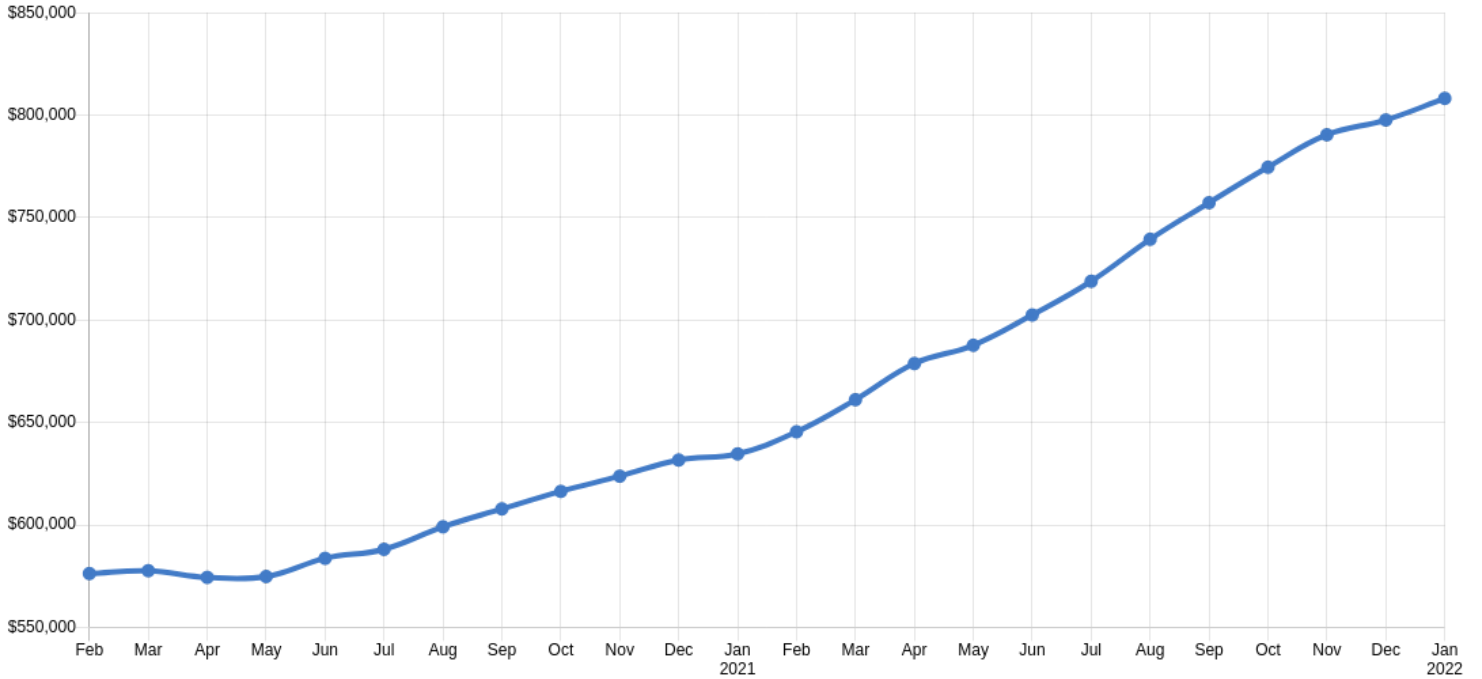
ocean pacific realty

Each office independently owned and operated

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

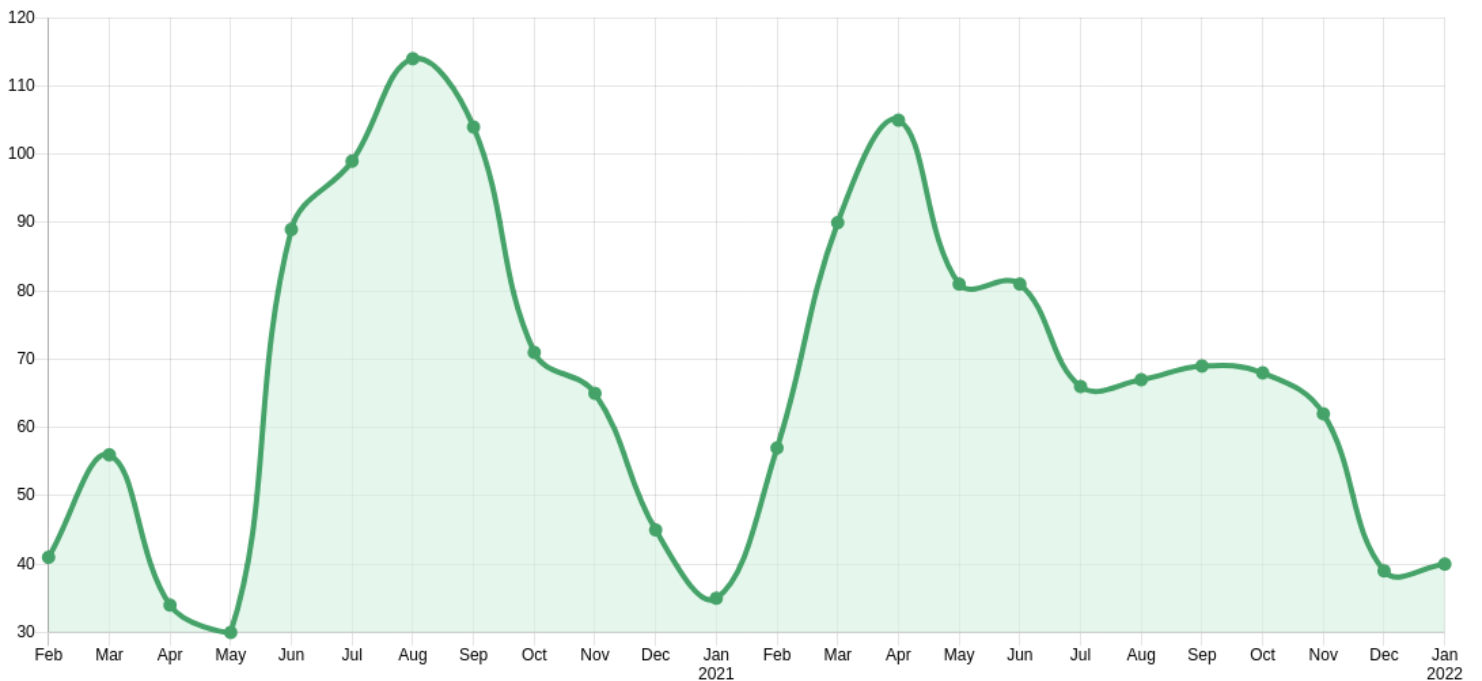


Cumulative Residential Average Single Family Detached Sale Price



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	56	41	36.59%	938	866	8.31%
Units Reported Sold	40	35	14.29%	825	783	5.36%
Sell / List Ratio	71.43%	85.37%		87.95%	90.42%	
Reported Sales Dollars	\$35,736,900	\$23,058,525	54.98%	\$666,774,051	\$496,965,464	34.17%
Average Sell Price / Unit	\$893,423	\$658,815	35.61%	\$808,211	\$634,694	27.34%
Median Sell Price	\$812,500			\$770,000		
Sell Price / List Price	104.48%	100.71%		103.07%	98.61%	
Days to Sell	21	48	-56.25%	24	54	-55.56%
Active Listings	47	56				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	15	23	-34.78%	310	285	8.77%
Units Reported Sold	13	19	-31.58%	306	238	28.57%
Sell / List Ratio	86.67%	82.61%		98.71%	83.51%	
Reported Sales Dollars	\$5,095,900	\$4,899,700	4.00%	\$118,709,871	\$77,675,090	52.83%
Average Sell Price / Unit	\$391,992	\$257,879	52.01%	\$387,941	\$326,366	18.87%
Median Sell Price	\$386,000			\$381,250		
Sell Price / List Price	104.17%	97.57%		101.59%	98.27%	
Days to Sell	23	101	-77.23%	42	80	-47.50%
Active Listings	13	40				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	19	7	171.43%	271	208	30.29%
Units Reported Sold	20	16	25.00%	243	198	22.73%
Sell / List Ratio	105.26%	228.57%		89.67%	95.19%	
Reported Sales Dollars	\$12,106,650	\$7,280,700	66.28%	\$134,908,307	\$83,847,102	60.90%
Average Sell Price / Unit	\$605,333	\$455,044	33.03%	\$555,178	\$423,470	31.10%
Median Sell Price	\$587,500			\$550,000		
Sell Price / List Price	104.24%	100.36%		101.67%	98.81%	
Days to Sell	30	60	-50.00%	42	56	-25.00%
Active Listings	23	21				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	11	10	10.00%	98	164	-40.24%
Units Reported Sold	4	8	-50.00%	82	119	-31.09%
Sell / List Ratio	36.36%	80.00%		83.67%	72.56%	
Reported Sales Dollars	\$1,829,900	\$1,763,000	3.79%	\$32,253,850	\$38,975,577	-17.25%
Average Sell Price / Unit	\$457,475	\$220,375	107.59%	\$393,340	\$327,526	20.09%
Median Sell Price	\$449,950			\$317,000		
Sell Price / List Price	98.39%	95.67%		99.79%	95.32%	
Days to Sell	140	173	-19.08%	113	132	-14.39%
Active Listings	14	41				

Single Family Detached Sales Analysis

Unconditional Sales from January 1 to January 31, 2022

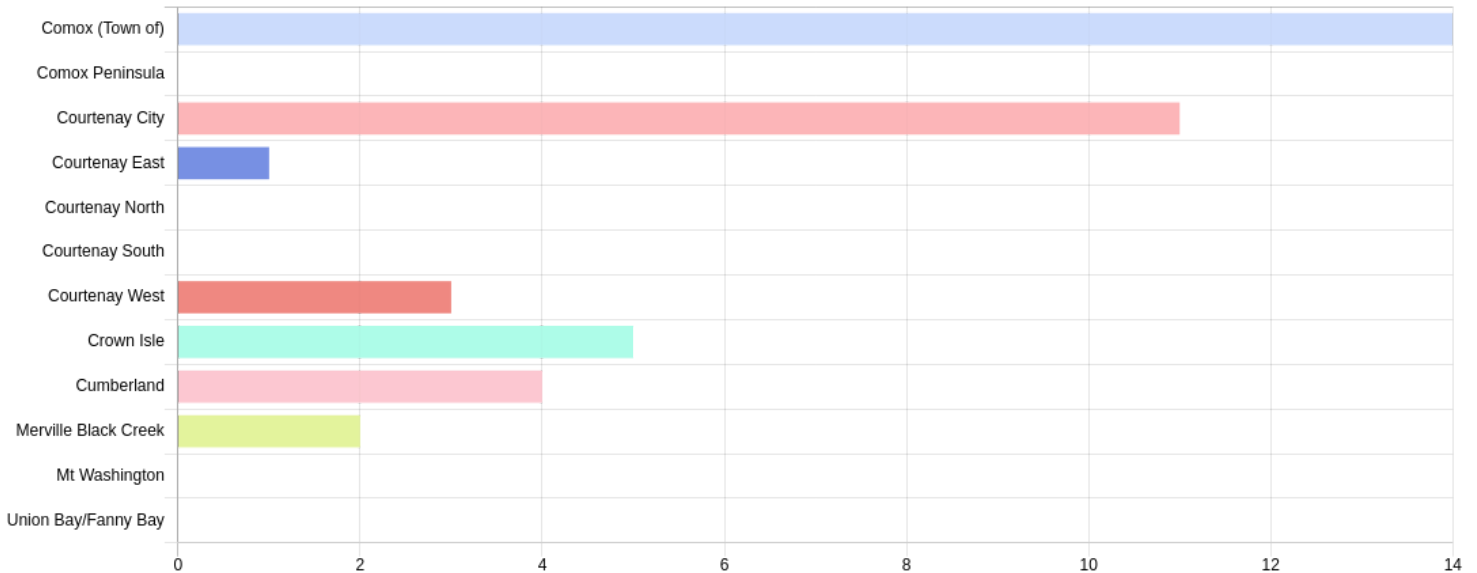
	0-150k	150k-200k	200k-250k	250k-300k	300k-350k	350k-400k	400k-450k	450k-500k	500k-600k	600k-700k	700k-800k	800k-900k	900k-1M	1M+	Total
Comox (Town of)	0	0	0	0	0	0	0	0	0	0	3	5	2	4	14
Comox Peninsula	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Courtenay City	0	0	0	0	0	0	0	1	2	4	3	1	0	0	11
Courtenay East	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
Courtenay North	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Courtenay South	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Courtenay West	0	0	0	0	0	0	0	0	0	0	2	0	1	0	3
Crown Isle	0	0	0	0	0	0	0	0	0	0	0	0	0	5	5
Cumberland	0	0	0	0	0	0	0	0	0	1	1	1	1	0	4
Merville Black Creek	0	0	0	0	0	0	0	0	0	0	1	0	1	0	2
Mt Washington	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Union Bay/Fanny Bay	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Totals	0	0	0	0	0	0	0	1	2	5	10	7	5	10	40

Revised Totals * **0** **0** **0** **0** **0** **0** **0** **0** **1** **2** **6** **10** **8** **4** **12** **43**

* including Acreage and Waterfront

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to January 31, 2022



Note that Single Family Detached figures in this report exclude acreage and waterfront properties.

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

