



jane
DENHAM
PERSONAL REAL ESTATE CORPORATION

Market Report Summary

March 2022

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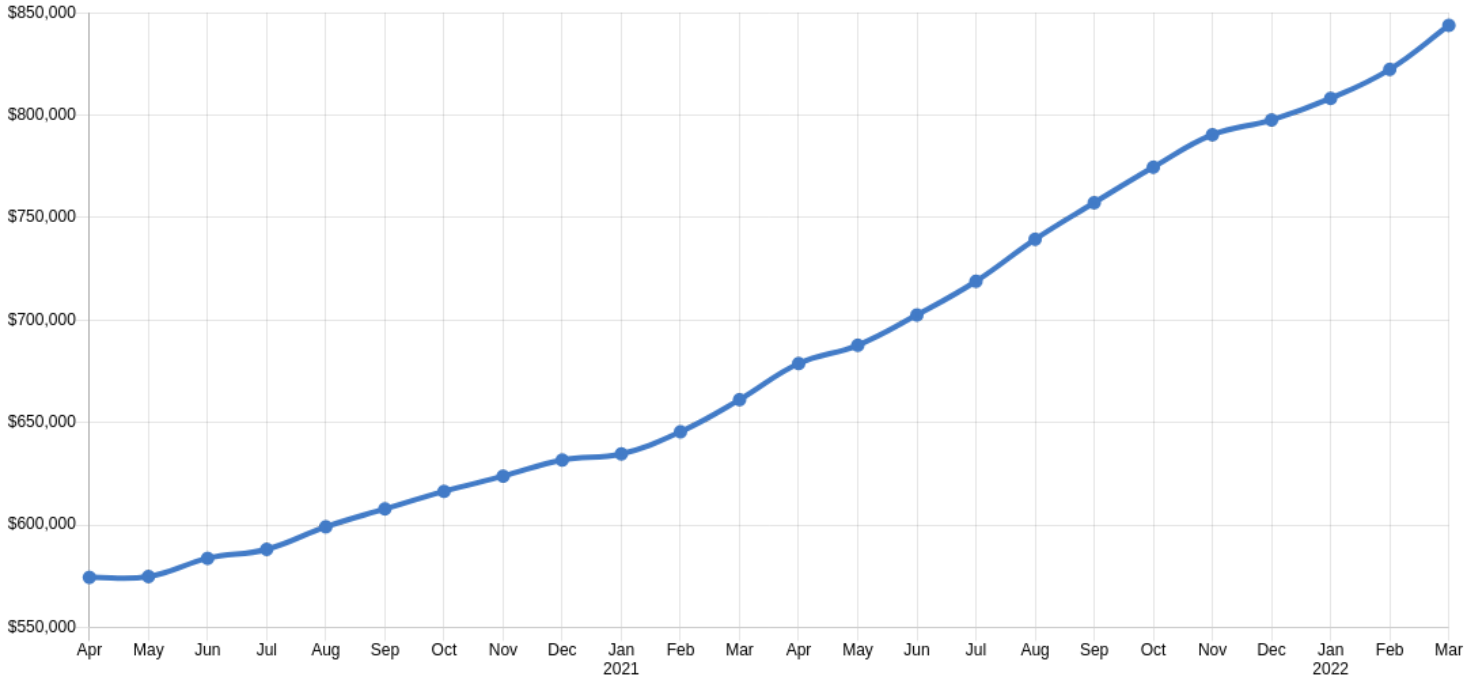
RE/MAX

ocean pacific realty

Each office independently owned and operated

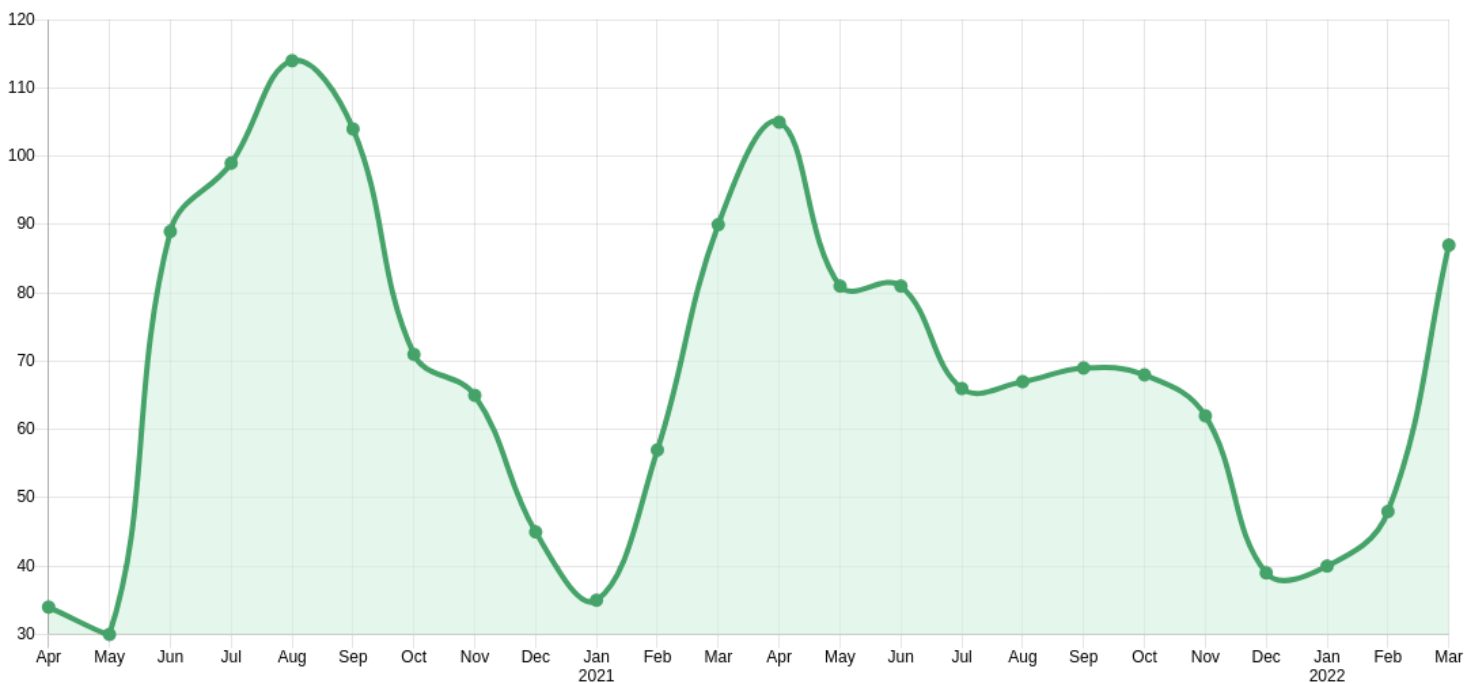
b 250.339.2021
tf 888.829.7205
282 Anderton Road
Comox, BC V9M 1Y2

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	141	130	8.46%	952	893	6.61%
Units Reported Sold	87	90	-3.33%	813	833	-2.40%
Sell / List Ratio	61.70%	69.23%		85.40%	93.28%	
Reported Sales Dollars	\$84,260,666	\$69,254,173	21.67%	\$686,061,961	\$550,749,220	24.57%
Average Sell Price / Unit	\$968,513	\$769,491	25.86%	\$843,865	\$661,164	27.63%
Median Sell Price	\$871,000			\$800,000		
Sell Price / List Price	104.57%	104.78%		103.42%	99.65%	
Days to Sell	18	20	-10.00%	23	48	-52.08%
Active Listings	94	82				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	31	31	0.00%	306	278	10.07%
Units Reported Sold	25	36	-30.56%	278	282	-1.42%
Sell / List Ratio	80.65%	116.13%		90.85%	101.44%	
Reported Sales Dollars	\$9,633,800	\$13,499,931	-28.64%	\$108,350,540	\$95,004,346	14.05%
Average Sell Price / Unit	\$385,352	\$374,998	2.76%	\$389,750	\$336,895	15.69%
Median Sell Price	\$375,000			\$389,950		
Sell Price / List Price	104.10%	99.74%		101.95%	99.23%	
Days to Sell	18	41	-56.10%	29	84	-65.48%
Active Listings	23	25				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	25	30	-16.67%	238	229	3.93%
Units Reported Sold	18	16	12.50%	240	203	18.23%
Sell / List Ratio	72.00%	53.33%		100.84%	88.65%	
Reported Sales Dollars	\$12,762,470	\$8,647,000	47.59%	\$137,943,977	\$91,238,502	51.19%
Average Sell Price / Unit	\$709,026	\$540,438	31.19%	\$574,767	\$449,451	27.88%
Median Sell Price	\$728,375			\$569,950		
Sell Price / List Price	105.59%	102.01%		102.16%	99.60%	
Days to Sell	25	41	-39.02%	37	59	-37.29%
Active Listings	17	45				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	9	6	50.00%	94	154	-38.96%
Units Reported Sold	6	11	-45.45%	67	133	-49.62%
Sell / List Ratio	66.67%	183.33%		71.28%	86.36%	
Reported Sales Dollars	\$4,456,500	\$4,068,650	9.53%	\$30,219,500	\$45,017,697	-32.87%
Average Sell Price / Unit	\$742,750	\$369,877	100.81%	\$451,037	\$338,479	33.25%
Median Sell Price	\$715,750			\$375,000		
Sell Price / List Price	105.14%	101.31%		100.54%	95.88%	
Days to Sell	19	111	-82.88%	106	123	-13.82%
Active Listings	21	28				

Single Family Detached Sales Analysis

Unconditional Sales from January 1 to March 31, 2022

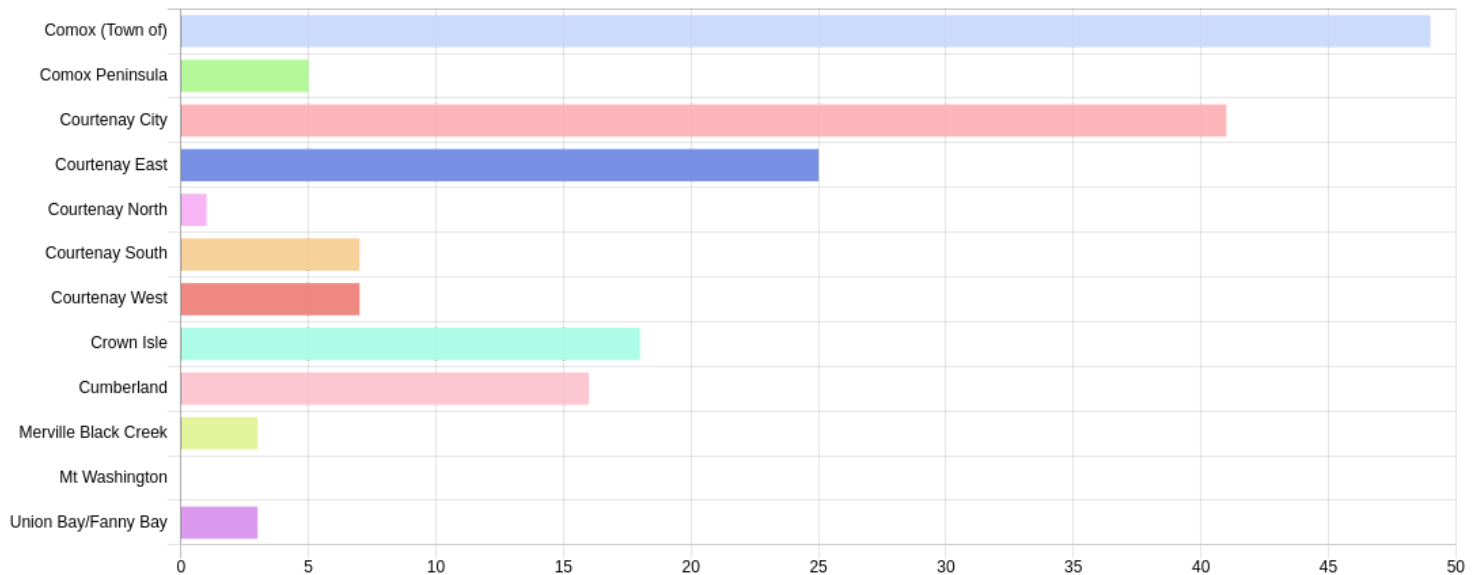
	0-150k	150k-200k	200k-250k	250k-300k	300k-350k	350k-400k	400k-450k	450k-500k	500k-600k	600k-700k	700k-800k	800k-900k	900k-1M	1M+	Total
Comox (Town of)	0	0	0	0	0	0	0	0	0	0	10	16	5	18	49
Comox Peninsula	0	0	0	0	0	0	0	0	0	0	1	0	1	3	5
Courtenay City	0	0	0	0	0	0	0	1	6	7	14	7	3	3	41
Courtenay East	0	0	0	0	0	0	0	0	1	0	4	9	3	8	25
Courtenay North	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
Courtenay South	0	0	0	0	0	0	0	0	1	0	1	1	2	2	7
Courtenay West	0	0	0	0	0	0	0	0	0	2	2	1	2	0	7
Crown Isle	0	0	0	0	0	0	0	0	0	0	0	0	2	16	18
Cumberland	0	0	0	0	0	0	0	0	0	3	3	5	3	2	16
Merville Black Creek	0	0	0	0	0	0	0	0	0	0	1	1	1	0	3
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	1	0	0	2	3
Totals	0	0	0	0	0	0	0	1	8	12	37	40	22	55	175

Revised Totals * **0** **0** **0** **0** **0** **0** **0** **0** **1** **7** **14** **38** **43** **24** **80** **207**

* including Acreage and Waterfront

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to March 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

