



**jane**  
DENHAM  
PERSONAL REAL ESTATE CORPORATION

# Market Report Summary

## April 2022

c 250.898.1220  
jane@janedenham.com | www.janedenham.com



**RE/MAX**

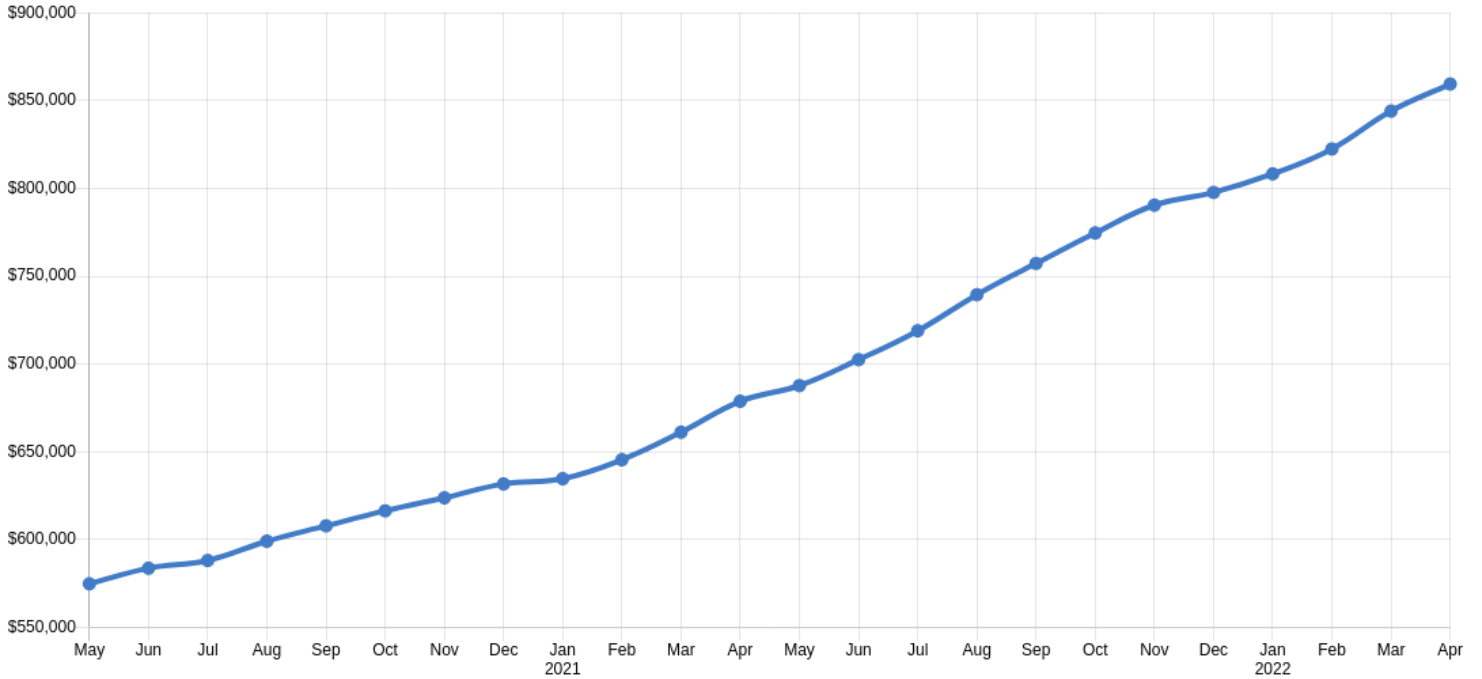
ocean pacific realty

Each office independently owned and operated

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

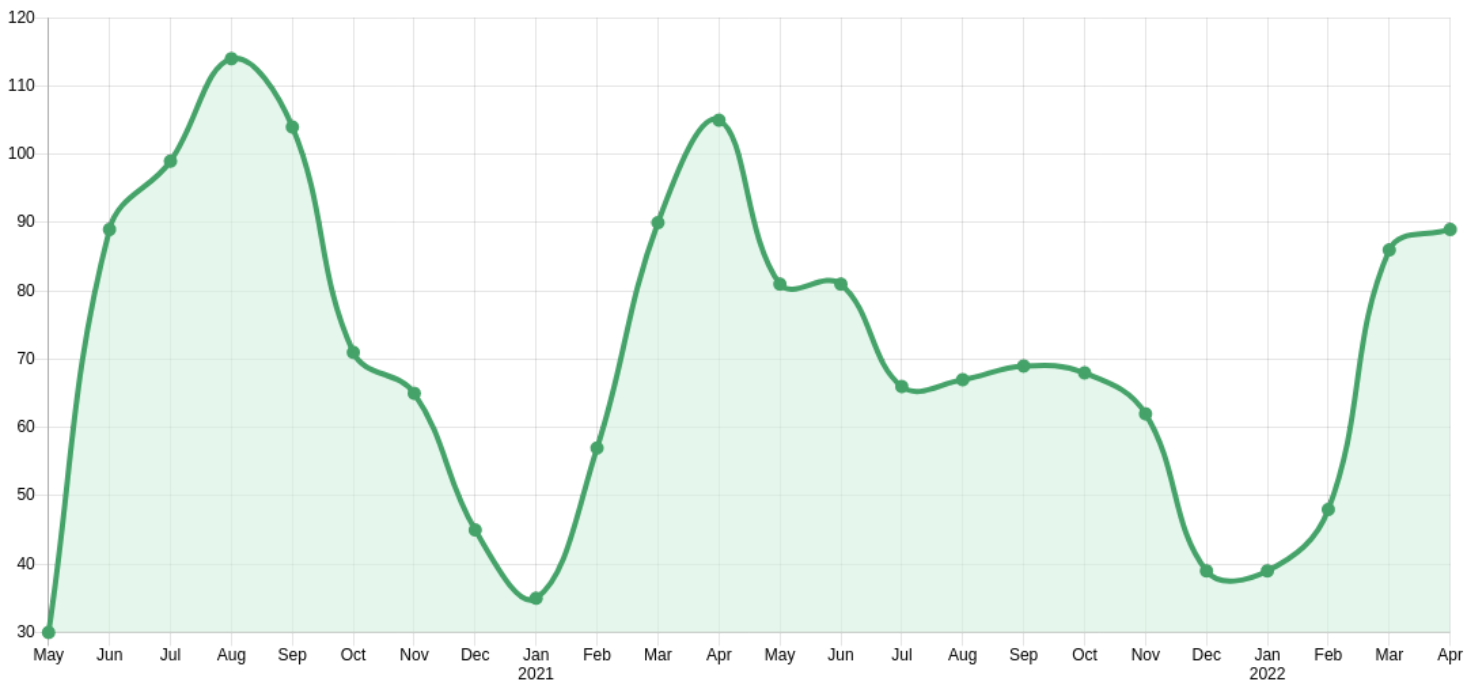


## Cumulative Residential Average Single Family Detached Sale Price



**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	126	114	10.53%	965	949	1.69%
Units Reported Sold	89	105	-15.24%	795	904	-12.06%
Sell / List Ratio	70.63%	92.11%		82.38%	95.26%	
Reported Sales Dollars	\$81,005,829	\$82,263,123	-1.53%	\$683,249,668	\$613,631,843	11.35%
Average Sell Price / Unit	\$910,178	\$783,458	16.17%	\$859,434	\$678,796	26.61%
Median Sell Price	\$874,900			\$810,000		
Sell Price / List Price	102.93%	105.34%		103.13%	100.43%	
Days to Sell	18	14	28.57%	23	44	-47.73%
Active Listings	117	84				

### Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	26	35	-25.71%	297	303	-1.98%
Units Reported Sold	20	26	-23.08%	272	307	-11.40%
Sell / List Ratio	76.92%	74.29%		91.58%	101.32%	
Reported Sales Dollars	\$9,378,162	\$9,301,800	0.82%	\$108,426,902	\$104,097,146	4.16%
Average Sell Price / Unit	\$468,908	\$357,762	31.07%	\$398,628	\$339,079	17.56%
Median Sell Price	\$425,000			\$395,000		
Sell Price / List Price	106.11%	101.90%		102.30%	99.46%	
Days to Sell	26	20	30.00%	29	79	-63.29%
Active Listings	27	33				

### Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	32	27	18.52%	243	243	0.00%
Units Reported Sold	18	24	-25.00%	234	221	5.88%
Sell / List Ratio	56.25%	88.89%		96.30%	90.95%	
Reported Sales Dollars	\$11,464,800	\$12,697,291	-9.71%	\$136,711,486	\$101,481,293	34.72%
Average Sell Price / Unit	\$636,933	\$529,054	20.39%	\$584,237	\$459,191	27.23%
Median Sell Price	\$600,000			\$575,500		
Sell Price / List Price	102.50%	100.80%		102.32%	99.79%	
Days to Sell	29	35	-17.14%	37	58	-36.21%
Active Listings	30	47				

### Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	9	7	28.57%	96	154	-37.66%
Units Reported Sold	4	5	-20.00%	65	138	-52.90%
Sell / List Ratio	44.44%	71.43%		67.71%	89.61%	
Reported Sales Dollars	\$1,929,000	\$1,865,900	3.38%	\$29,883,600	\$46,883,597	-36.26%
Average Sell Price / Unit	\$482,250	\$373,180	29.23%	\$459,748	\$339,736	35.33%
Median Sell Price	\$467,000			\$384,900		
Sell Price / List Price	103.60%	97.91%		100.91%	95.96%	
Days to Sell	70	86	-18.60%	105	121	-13.22%
Active Listings	27	29				

## Single Family Detached Sales Analysis

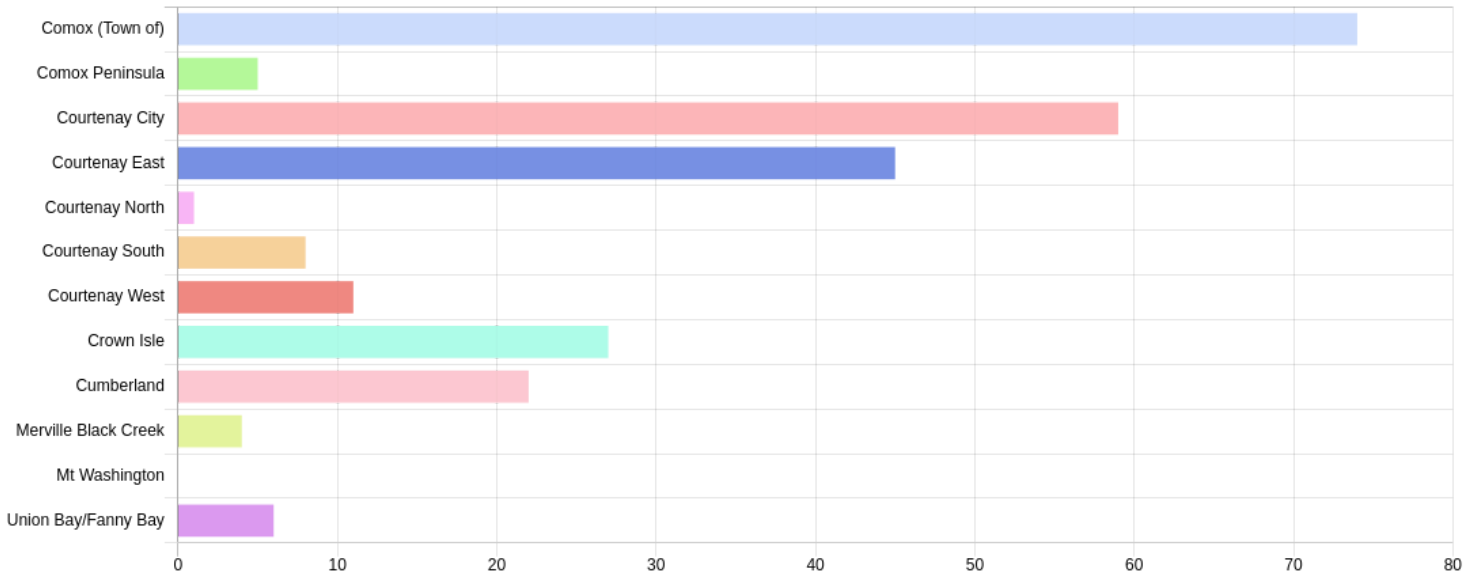
Unconditional Sales from January 1 to April 30, 2022

	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	2	19	20	8	25	74
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	10	19	11	6	6	59
Courtenay East	0	0	0	0	0	0	0	0	2	1	9	17	4	12	45
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	3	2	8
Courtenay West	0	0	0	0	0	0	0	0	0	3	2	3	3	0	11
Crown Isle	0	0	0	0	0	0	0	0	0	0	0	1	3	23	27
Cumberland	0	0	0	0	0	0	0	0	0	3	6	7	3	3	22
Merville Black Creek	0	0	0	0	0	0	0	0	0	1	1	1	1	0	4
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	1	0	1	0	1	3	6
<b>Totals</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>10</b>	<b>20</b>	<b>59</b>	<b>61</b>	<b>33</b>	<b>78</b>	<b>262</b>

**Revised Totals \***      **0**   **0**   **0**   **0**   **0**   **0**   **0**   **0**   **1**   **9**   **22**   **62**   **65**   **35**   **119**   **313**  
 \* including Acreage and Waterfront

## Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to April 30, 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
<b>Totals</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>5</b>	<b>7</b>	<b>10</b>	<b>104</b>	<b>162</b>	<b>195</b>	<b>138</b>	<b>87</b>	<b>111</b>	<b>820</b>

**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

