



**jane**  
DENHAM  
PERSONAL REAL ESTATE CORPORATION

# Market Report Summary

## May 2022

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**RE/MAX**

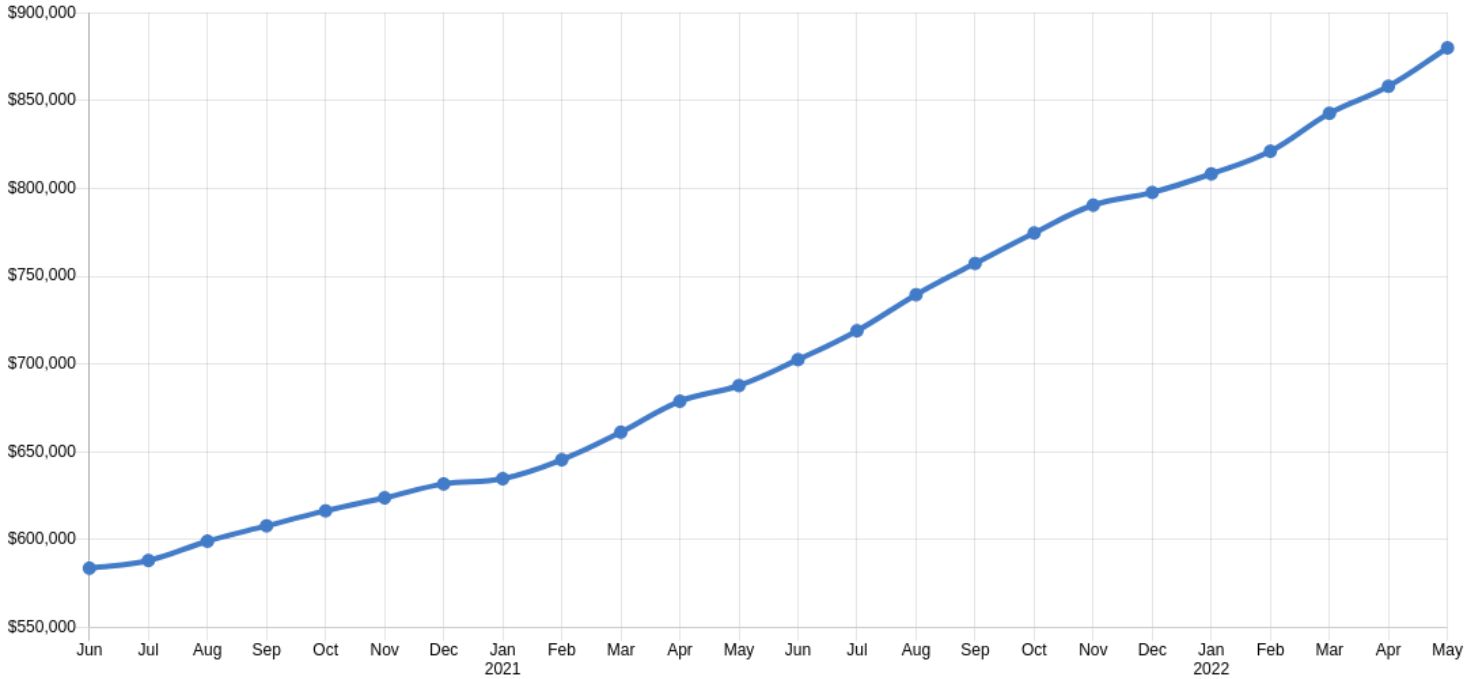
ocean pacific realty

Each office independently owned and operated

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

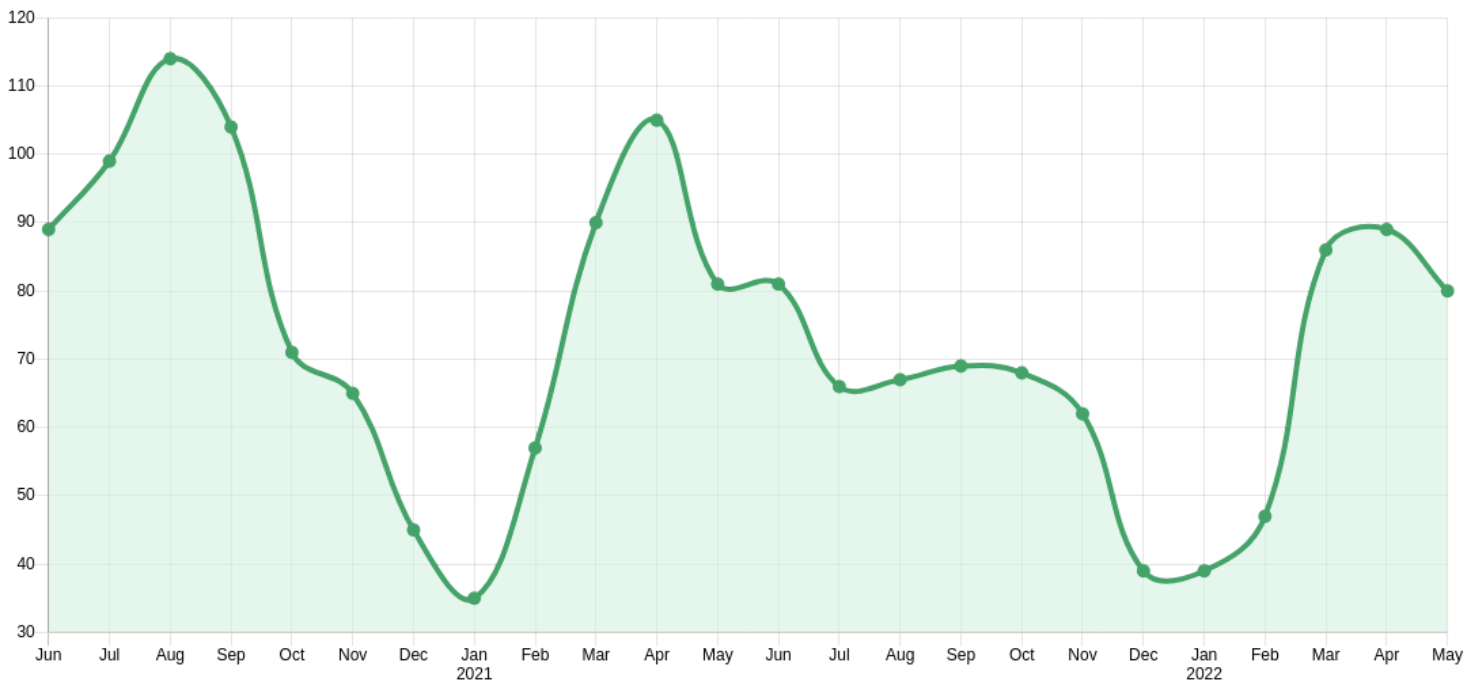


## Cumulative Residential Average Single Family Detached Sale Price



**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	127	108	17.59%	984	965	1.97%
Units Reported Sold	80	81	-1.23%	793	955	-16.96%
Sell / List Ratio	62.99%	75.00%		80.59%	98.96%	
Reported Sales Dollars	\$78,423,100	\$61,928,588	26.63%	\$697,866,180	\$656,770,131	6.26%
Average Sell Price / Unit	\$980,289	\$764,550	28.22%	\$880,033	\$687,717	27.96%
Median Sell Price	\$930,000			\$830,000		
Sell Price / List Price	102.02%	103.48%		102.95%	100.76%	
Days to Sell	22	18	22.22%	24	42	-42.86%
Active Listings	148	101				

### Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	72	25	188.00%	344	307	12.05%
Units Reported Sold	19	22	-13.64%	269	320	-15.94%
Sell / List Ratio	26.39%	88.00%		78.20%	104.23%	
Reported Sales Dollars	\$8,076,000	\$8,152,477	-0.94%	\$108,350,425	\$109,452,623	-1.01%
Average Sell Price / Unit	\$425,053	\$370,567	14.70%	\$402,790	\$342,039	17.76%
Median Sell Price	\$430,000			\$400,000		
Sell Price / List Price	100.30%	103.07%		102.09%	99.80%	
Days to Sell	17	50	-66.00%	27	78	-65.38%
Active Listings	77	31				

### Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	36	27	33.33%	252	248	1.61%
Units Reported Sold	28	31	-9.68%	231	249	-7.23%
Sell / List Ratio	77.78%	114.81%		91.67%	100.40%	
Reported Sales Dollars	\$16,308,300	\$16,921,800	-3.63%	\$136,097,986	\$117,314,093	16.01%
Average Sell Price / Unit	\$582,439	\$545,865	6.70%	\$589,169	\$471,141	25.05%
Median Sell Price	\$517,500			\$575,000		
Sell Price / List Price	103.44%	101.13%		102.60%	99.99%	
Days to Sell	14	33	-57.58%	34	55	-38.18%
Active Listings	31	42				

### Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	8	10	-20.00%	94	156	-39.74%
Units Reported Sold	4	4	0.00%	65	138	-52.90%
Sell / List Ratio	50.00%	40.00%		69.15%	88.46%	
Reported Sales Dollars	\$4,300,000	\$1,664,000	158.41%	\$32,519,600	\$46,313,847	-29.78%
Average Sell Price / Unit	\$1,075,000	\$416,000	158.41%	\$500,302	\$335,608	49.07%
Median Sell Price	\$787,500			\$399,000		
Sell Price / List Price	90.55%	100.74%		99.41%	96.79%	
Days to Sell	35	191	-81.68%	95	123	-22.76%
Active Listings	28	32				

## Single Family Detached Sales Analysis

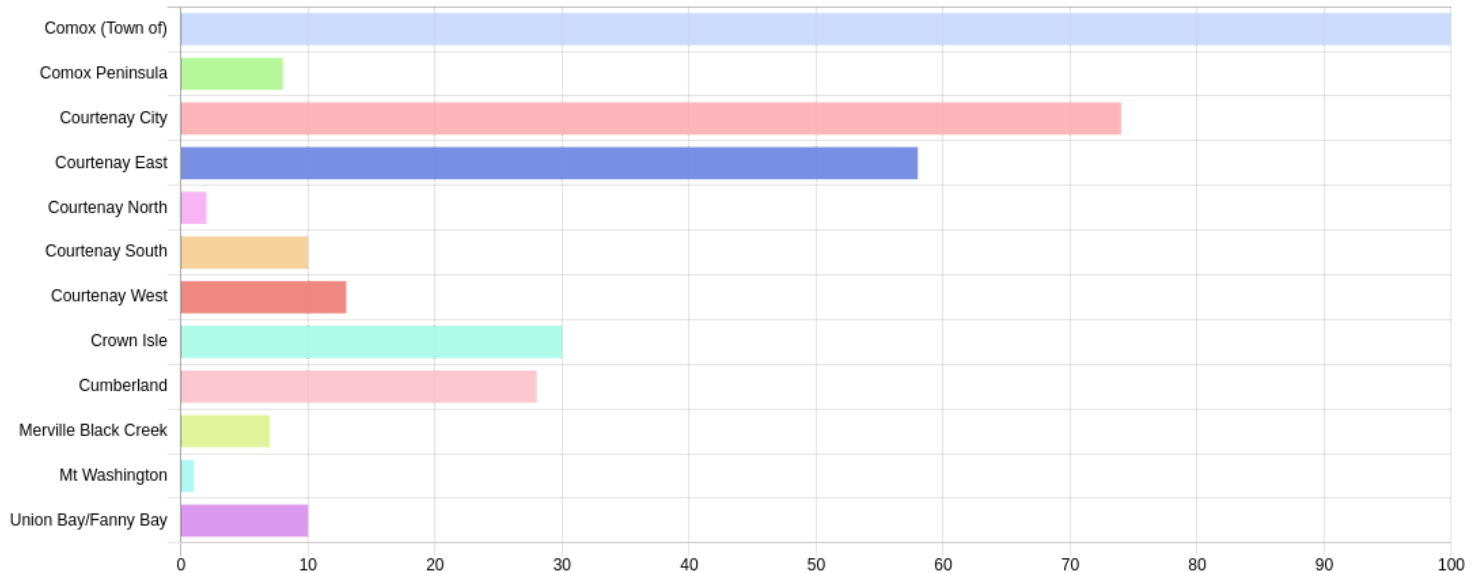
Unconditional Sales from January 1 to May 31, 2022

	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	2	28	25	15	30	100
Comox Peninsula	0	0	0	0	0	0	0	0	0	0	1	1	2	4	8
Courtenay City	0	0	0	0	0	0	0	1	8	13	20	15	7	10	74
Courtenay East	0	0	0	0	0	0	0	1	2	1	11	19	8	16	58
Courtenay North	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2
Courtenay South	0	0	0	0	0	0	0	0	1	0	1	1	3	4	10
Courtenay West	0	0	0	0	0	1	0	0	0	3	3	3	3	0	13
Crown Isle	0	0	0	0	0	0	0	0	0	0	0	1	4	25	30
Cumberland	0	0	0	0	0	0	0	0	0	3	6	7	5	7	28
Merville Black Creek	0	0	0	0	0	0	0	0	0	1	1	3	1	1	7
Mt Washington	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
Union Bay/Fanny Bay	0	0	0	0	0	0	0	0	1	1	1	0	2	5	10
<b>Totals</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>2</b>	<b>12</b>	<b>24</b>	<b>72</b>	<b>76</b>	<b>50</b>	<b>104</b>	<b>341</b>

**Revised Totals \***      **0**    **0**    **0**    **0**    **0**    **1**    **0**    **2**    **11**    **26**    **75**    **79**    **52**    **160**    **406**  
 \* including Acreage and Waterfront

## Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to May 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
<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

