



**jane**  
DENHAM  
PERSONAL REAL ESTATE CORPORATION

# Market Report Summary

## December 2022

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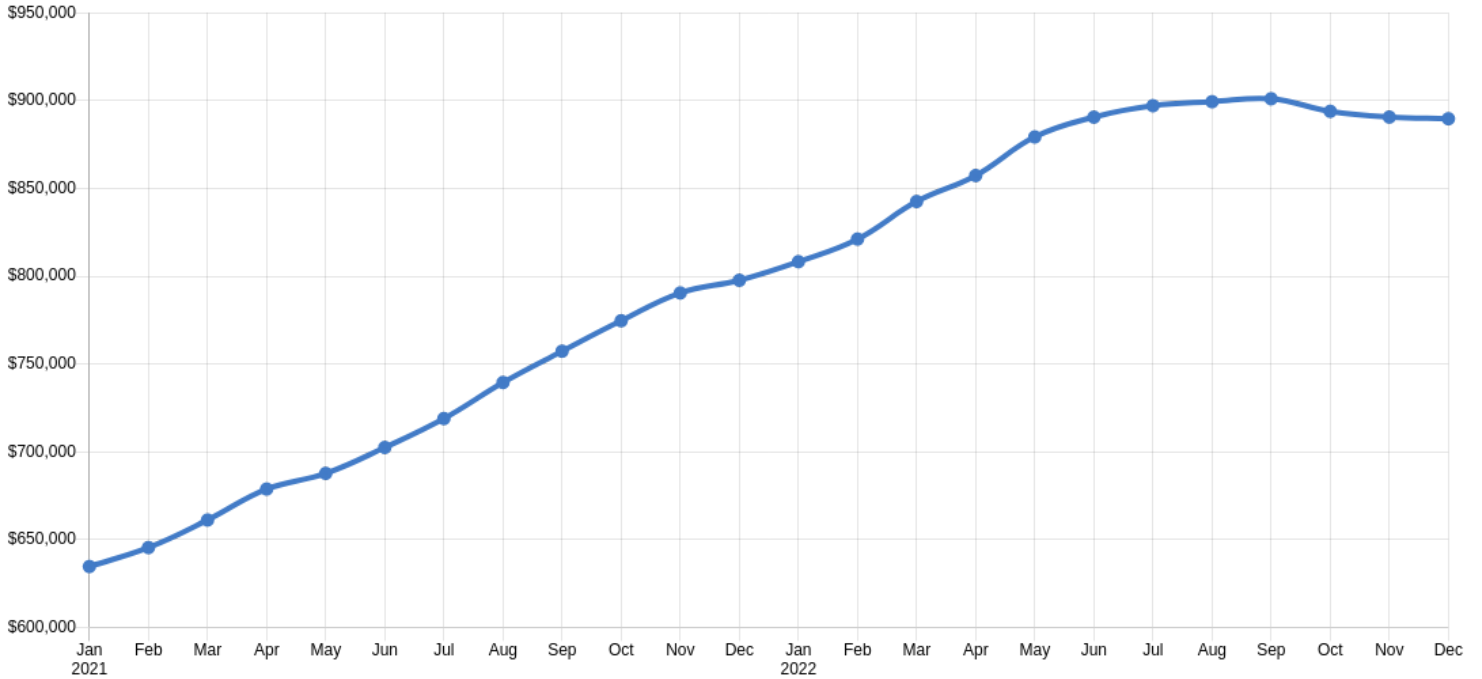
**RE/MAX**

ocean pacific realty

Each office independently owned and operated

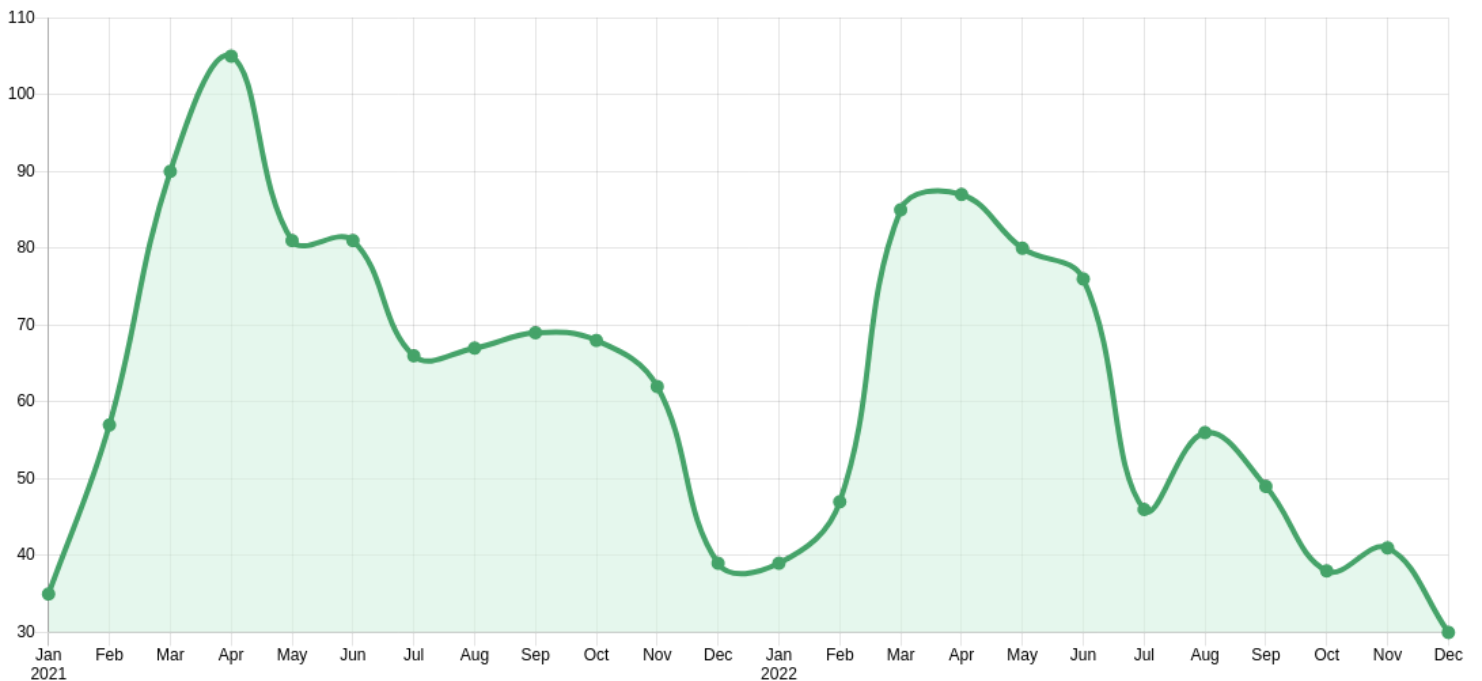
b 250.339.2021  
tf 888.829.7205  
282 Anderton Road  
Comox, BC V9M 1Y2

## 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	34	36	-5.56%	1,112	923	20.48%
Units Reported Sold	30	39	-23.08%	674	820	-17.80%
Sell / List Ratio	88.24%	108.33%		60.61%	88.84%	
Reported Sales Dollars	\$23,576,900	\$32,231,101	-26.85%	\$599,632,538	\$654,095,676	-8.33%
Average Sell Price / Unit	\$785,897	\$826,438	-4.91%	\$889,663	\$797,678	11.53%
Median Sell Price	\$727,500			\$849,950		
Sell Price / List Price	96.04%	101.82%		100.90%	102.90%	
Days to Sell	52	25	108.00%	30	25	20.00%
Active Listings	135	34				

### Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	6	10	-40.00%	352	318	10.69%
Units Reported Sold	7	15	-53.33%	185	312	-40.71%
Sell / List Ratio	116.67%	150.00%		52.56%	98.11%	
Reported Sales Dollars	\$2,916,600	\$6,597,560	-55.79%	\$75,517,062	\$118,513,671	-36.28%
Average Sell Price / Unit	\$416,657	\$439,837	-5.27%	\$408,200	\$379,852	7.46%
Median Sell Price	\$409,000			\$395,000		
Sell Price / List Price	98.01%	101.35%		100.52%	101.31%	
Days to Sell	70	26	169.23%	32	46	-30.43%
Active Listings	50	13				

### Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	4	12	-66.67%	275	259	6.18%
Units Reported Sold	6	11	-45.45%	175	239	-26.78%
Sell / List Ratio	150.00%	91.67%		63.64%	92.28%	
Reported Sales Dollars	\$3,074,200	\$6,293,550	-51.15%	\$105,867,492	\$130,082,357	-18.62%
Average Sell Price / Unit	\$512,367	\$572,141	-10.45%	\$604,957	\$544,278	11.15%
Median Sell Price	\$469,400			\$576,000		
Sell Price / List Price	97.94%	104.14%		101.57%	101.36%	
Days to Sell	62	16	287.50%	31	44	-29.55%
Active Listings	50	23				

### Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	3	1	200.00%	144	97	48.45%
Units Reported Sold	10	8	25.00%	45	85	-47.06%
Sell / List Ratio	333.33%	800.00%		31.25%	87.63%	
Reported Sales Dollars	\$4,554,825	\$2,427,400	87.64%	\$27,247,938	\$31,787,950	-14.28%
Average Sell Price / Unit	\$455,483	\$303,425	50.11%	\$605,510	\$373,976	61.91%
Median Sell Price	\$474,075			\$474,075		
Sell Price / List Price	100.68%	97.79%		99.00%	99.63%	
Days to Sell	22	190	-88.42%	27	117	-76.92%
Active Listings	64	10				

## Single Family Detached Sales Analysis

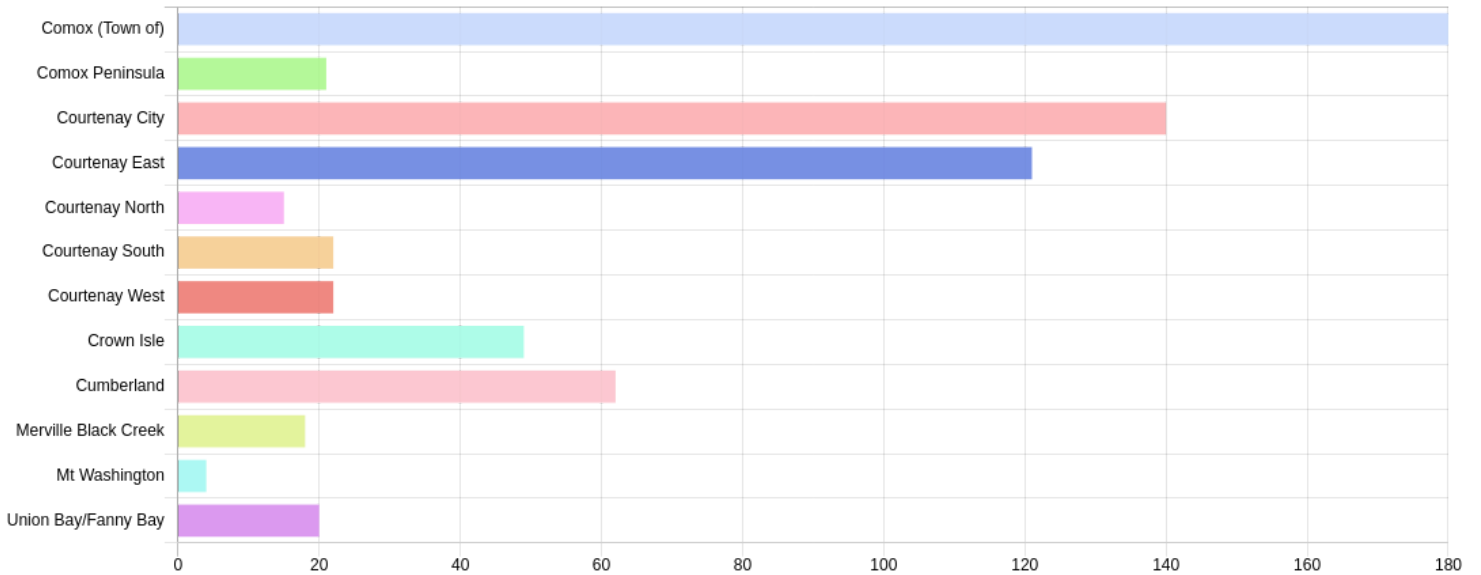
Unconditional Sales from January 1 to December 31, 2022

	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	1	6	10	56	42	24	41	180
Comox Peninsula	0	0	0	0	0	0	0	0	2	3	2	4	2	8	21
Courtenay City	0	0	0	0	0	0	2	4	20	31	33	23	14	13	140
Courtenay East	0	0	0	0	0	1	0	1	6	13	22	39	18	21	121
Courtenay North	0	0	0	0	0	0	0	1	1	3	1	0	3	6	15
Courtenay South	0	0	0	0	0	0	0	0	1	2	1	3	4	11	22
Courtenay West	0	0	0	0	0	1	1	1	2	5	3	5	3	1	22
Crown Isle	0	0	0	0	0	0	0	0	0	0	2	2	9	36	49
Cumberland	0	0	0	0	1	0	0	1	1	7	15	9	13	15	62
Merville Black Creek	0	0	0	0	0	0	0	0	1	3	4	6	2	2	18
Mt Washington	0	0	0	0	0	0	0	0	0	0	1	2	0	1	4
Union Bay/Fanny Bay	0	0	0	0	1	0	0	0	2	2	3	2	3	7	20
<b>Totals</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>3</b>	<b>9</b>	<b>42</b>	<b>79</b>	<b>143</b>	<b>137</b>	<b>95</b>	<b>162</b>	<b>674</b>
<b>Revised Totals*</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>3</b>	<b>6</b>	<b>45</b>	<b>83</b>	<b>152</b>	<b>145</b>	<b>106</b>	<b>267</b>	<b>811</b>

\*including Acreage and Waterfront

## Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to December 31, 2022



## 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

