

Market Report Summary January 2024

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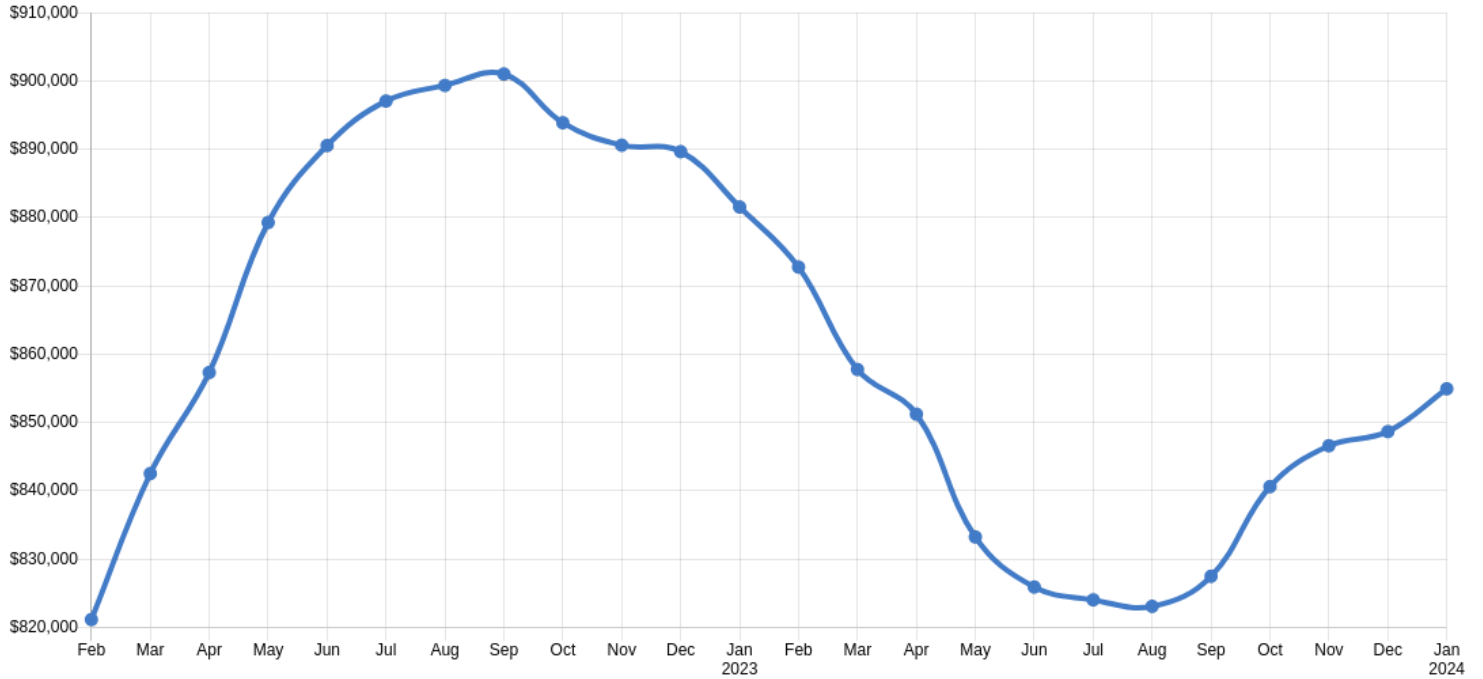
ocean pacific realty

Each office independently owned and operated

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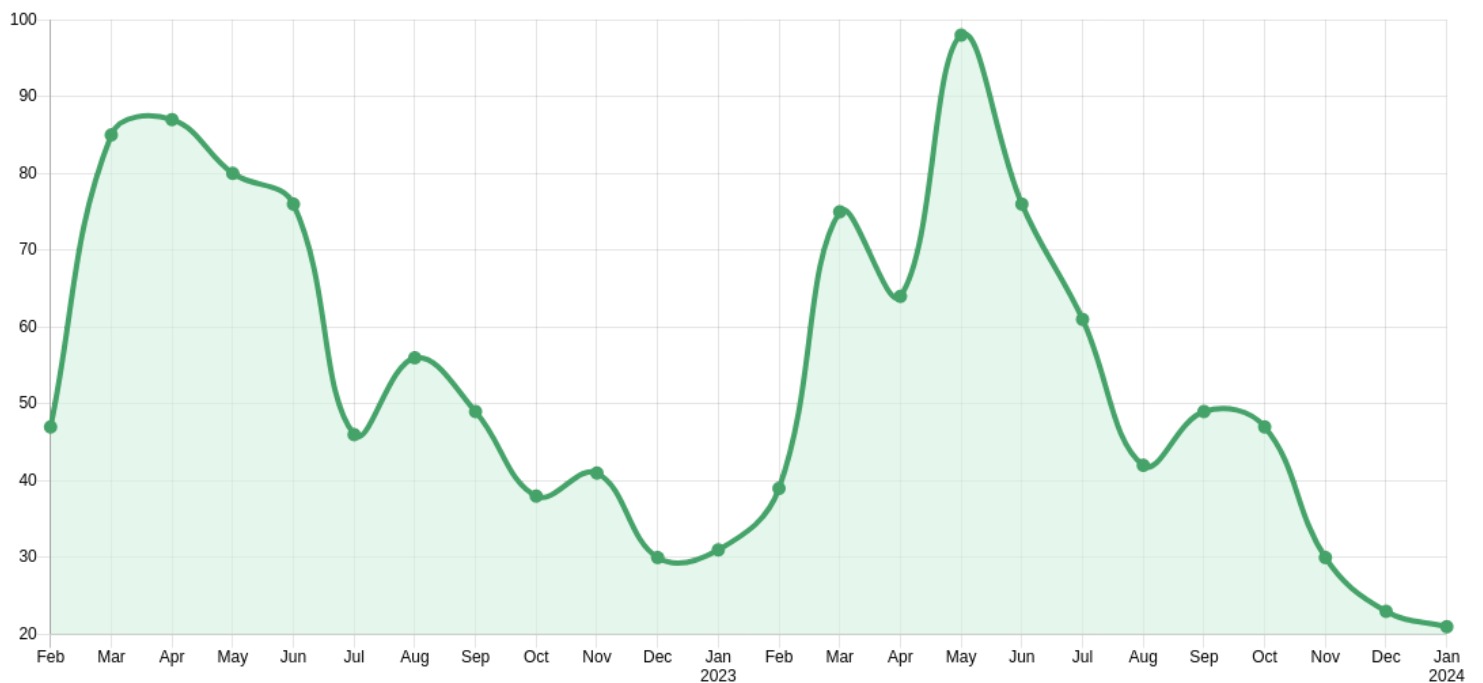


Cumulative Residential Average Single Family Detached Sale Price



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	60	60	0.00%	933	1,114	-16.25%
Units Reported Sold	21	31	-32.26%	625	666	-6.16%
Sell / List Ratio	35.00%	51.67%		66.99%	59.78%	
Reported Sales Dollars	\$17,902,250	\$22,467,310	-20.32%	\$534,341,501	\$587,122,948	-8.99%
Average Sell Price / Unit	\$852,488	\$724,752	17.62%	\$854,946	\$881,566	-3.02%
Median Sell Price	\$775,000			\$800,000		
Sell Price / List Price	97.01%	96.17%		98.40%	100.51%	
Days to Sell	70	70	0.00%	46	33	39.39%
Active Listings	132	135				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	26	23	13.04%	282	360	-21.67%
Units Reported Sold	9	11	-18.18%	185	183	1.09%
Sell / List Ratio	34.62%	47.83%		65.60%	50.83%	
Reported Sales Dollars	\$3,526,900	\$4,778,500	-26.19%	\$73,998,769	\$75,199,662	-1.60%
Average Sell Price / Unit	\$391,878	\$434,409	-9.79%	\$399,993	\$410,927	-2.66%
Median Sell Price	\$365,000			\$375,000		
Sell Price / List Price	98.42%	96.69%		98.72%	100.03%	
Days to Sell	32	59	-45.76%	49	34	44.12%
Active Listings	64	47				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	27	17	58.82%	256	273	-6.23%
Units Reported Sold	4	12	-66.67%	174	167	4.19%
Sell / List Ratio	14.81%	70.59%		67.97%	61.17%	
Reported Sales Dollars	\$2,352,900	\$6,750,599	-65.15%	\$102,487,586	\$100,511,441	1.97%
Average Sell Price / Unit	\$588,225	\$562,550	4.56%	\$589,009	\$601,865	-2.14%
Median Sell Price	\$543,950			\$571,000		
Sell Price / List Price	98.54%	97.79%		99.11%	100.99%	
Days to Sell	21	79	-73.42%	43	35	22.86%
Active Listings	41	51				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	12	4	200.00%	122	137	-10.95%
Units Reported Sold	4	5	-20.00%	37	46	-19.57%
Sell / List Ratio	33.33%	125.00%		30.33%	33.58%	
Reported Sales Dollars	\$1,405,000	\$2,128,150	-33.98%	\$21,102,395	\$27,546,188	-23.39%
Average Sell Price / Unit	\$351,250	\$425,630	-17.48%	\$570,335	\$598,830	-4.76%
Median Sell Price	\$352,500			\$430,000		
Sell Price / List Price	90.42%	93.80%		92.38%	98.62%	
Days to Sell	216	54	300.00%	121	25	384.00%
Active Listings	43	57				

Single Family Detached Sales Analysis

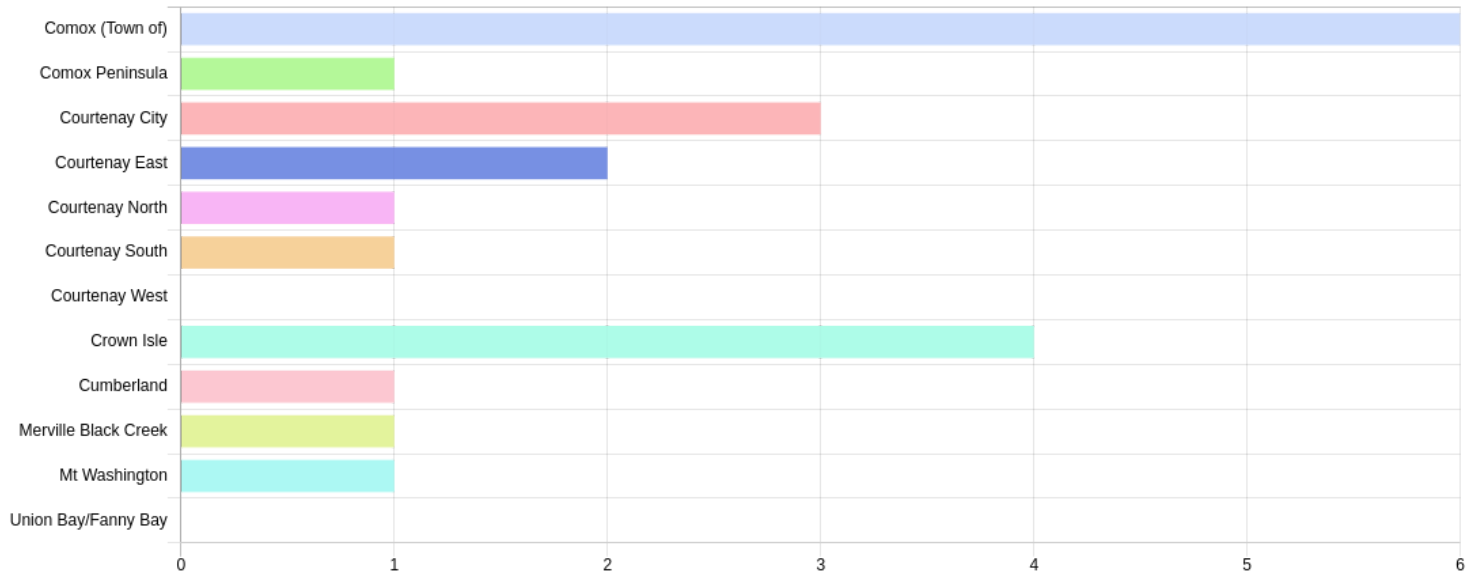
Unconditional Sales from January 1 to January 31, 2024

	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	1	2	0	2	0	1	6
Comox Peninsula	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
Courtenay City	0	0	0	0	0	0	0	0	0	2	1	0	0	0	3
Courtenay East	0	0	0	0	0	0	0	0	0	0	1	1	0	0	2
Courtenay North	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
Courtenay South	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
Courtenay West	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Crown Isle	0	0	0	0	0	0	0	0	0	0	0	0	0	4	4
Cumberland	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
Merville Black Creek	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
Mt Washington	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
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	0	3	5	4	3	0	6	21
Revised Totals*	0	0	0	0	0	0	0	0	2	5	6	2	2	9	26

***including Acreage & Waterfront**

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to January 31, 2024



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

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Single Family Detached Sales Analysis

Unconditional Sales from January 1 to December 31, 2023

	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	1	0	1	6	28	61	33	16	22	168
Comox Peninsula	0	0	0	0	0	0	0	0	3	2	0	7	2	5	19
Courtenay City	0	0	0	0	0	0	2	4	26	40	28	11	9	20	140
Courtenay East	0	0	0	0	0	0	0	3	7	6	35	28	13	12	104
Courtenay North	0	0	0	0	0	0	0	0	2	2	7	3	0	6	20
Courtenay South	0	0	0	0	0	0	0	0	0	3	5	5	3	13	29
Courtenay West	0	0	0	0	0	0	0	0	1	3	3	6	0	2	15
Crown Isle	0	0	0	0	0	0	0	0	0	0	0	1	6	35	42
Cumberland	0	0	0	0	1	0	0	3	5	8	16	14	5	10	62
Merville Black Creek	0	0	0	0	0	0	0	0	2	6	2	1	1	2	14
Mt Washington	0	0	0	0	0	0	0	0	0	0	0	1	0	1	2
Union Bay/Fanny Bay	0	0	0	0	0	0	0	0	4	4	2	2	4	4	20
Totals	0	0	0	0	1	1	2	11	56	102	159	112	59	132	635
Revised Totals*	0	0	0	0	1	1	1	10	59	102	164	123	71	207	739

* including Acreage & Waterfront

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to December 31, 2023

