



# Market Report Summary

## October 2023

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**RE/MAX**

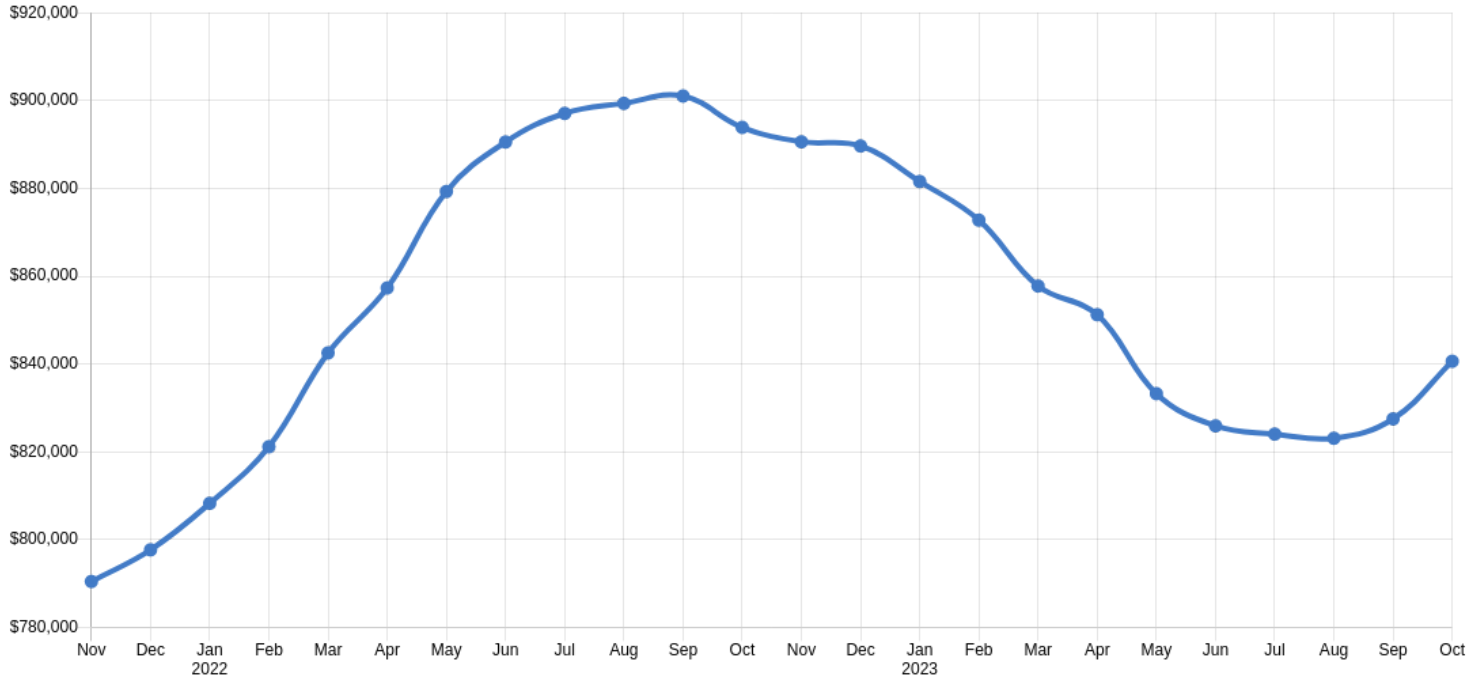
ocean pacific realty

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	65	81	-19.75%	934	1,119	-16.53%
Units Reported Sold	47	38	23.68%	653	704	-7.24%
Sell / List Ratio	72.31%	46.91%		69.91%	62.91%	
Reported Sales Dollars	\$43,274,778	\$27,253,300	58.79%	\$548,926,661	\$629,305,739	-12.77%
Average Sell Price / Unit	\$920,740	\$717,192	28.38%	\$840,623	\$893,900	-5.96%
Median Sell Price	\$825,000			\$792,000		
Sell Price / List Price	97.86%	97.18%		98.23%	101.52%	
Days to Sell	46	47	-2.13%	46	27	70.37%
Active Listings	147	211				

### Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	25	32	-21.88%	269	353	-23.80%
Units Reported Sold	15	7	114.29%	193	200	-3.50%
Sell / List Ratio	60.00%	21.88%		71.75%	56.66%	
Reported Sales Dollars	\$5,959,700	\$2,748,000	116.87%	\$78,184,333	\$81,928,369	-4.57%
Average Sell Price / Unit	\$397,313	\$392,571	1.21%	\$405,100	\$409,642	-1.11%
Median Sell Price	\$359,900			\$390,000		
Sell Price / List Price	99.72%	92.41%		98.55%	100.95%	
Days to Sell	52	35	48.57%	52	29	79.31%
Active Listings	56	90				

### Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	19	33	-42.42%	240	275	-12.73%
Units Reported Sold	12	9	33.33%	174	188	-7.45%
Sell / List Ratio	63.16%	27.27%		72.50%	68.36%	
Reported Sales Dollars	\$7,530,200	\$4,560,900	65.10%	\$101,409,085	\$113,977,393	-11.03%
Average Sell Price / Unit	\$627,517	\$506,767	23.83%	\$582,811	\$606,263	-3.87%
Median Sell Price	\$635,500			\$570,000		
Sell Price / List Price	100.08%	97.38%		98.88%	101.85%	
Days to Sell	39	51	-23.53%	46	29	58.62%
Active Listings	43	68				

### Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	16	9	77.78%	148	107	38.32%
Units Reported Sold	4	4	0.00%	52	42	23.81%
Sell / List Ratio	25.00%	44.44%		35.14%	39.25%	
Reported Sales Dollars	\$2,721,000	\$1,994,900	36.40%	\$27,932,683	\$26,040,200	7.27%
Average Sell Price / Unit	\$680,250	\$498,725	36.40%	\$537,167	\$620,005	-13.36%
Median Sell Price	\$710,500			\$473,235		
Sell Price / List Price	94.58%	96.47%		94.04%	97.97%	
Days to Sell	26	50	-48.00%	72	80	-10.00%
Active Listings	59	53				



## Single Family Detached Sales Analysis

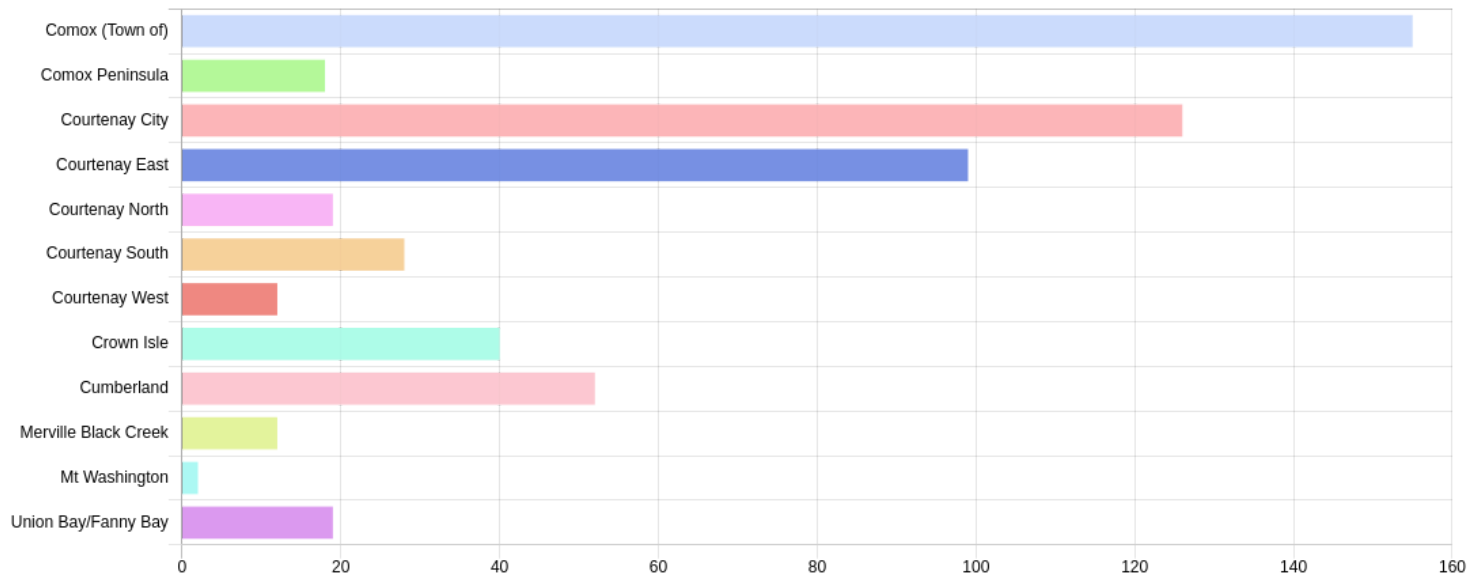
Unconditional Sales from January 1 to October 31, 2023

	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	26	55	33	14	19	155
Comox Peninsula	0	0	0	0	0	0	0	0	3	2	0	7	2	4	18
Courtenay City	0	0	0	0	0	0	1	4	23	34	26	11	9	18	126
Courtenay East	0	0	0	0	0	0	0	3	6	6	34	28	13	9	99
Courtenay North	0	0	0	0	0	0	0	0	2	2	7	2	0	6	19
Courtenay South	0	0	0	0	0	0	0	0	0	3	5	4	3	13	28
Courtenay West	0	0	0	0	0	0	0	0	1	2	2	5	0	2	12
Crown Isle	0	0	0	0	0	0	0	0	0	0	0	1	6	33	40
Cumberland	0	0	0	0	1	0	0	3	4	7	14	9	5	9	52
Merville Black Creek	0	0	0	0	0	0	0	0	2	5	1	1	1	2	12
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	3	2	2	4	4	19
Totals	0	0	0	0	1	1	1	11	51	90	146	104	57	120	582
<b>Revised Totals*</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>9</b>	<b>54</b>	<b>90</b>	<b>151</b>	<b>113</b>	<b>66</b>	<b>185</b>	<b>670</b>

\*including Acreage &amp; Waterfront

## Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to October 31, 2023



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, 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
Totals	0	0	0	0	2	2	3	9	42	79	143	137	95	162	674
<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

