



jane
DENHAM
PERSONAL REAL ESTATE CORPORATION

Market Report Summary

November 2023

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RE/MAX

ocean pacific realty

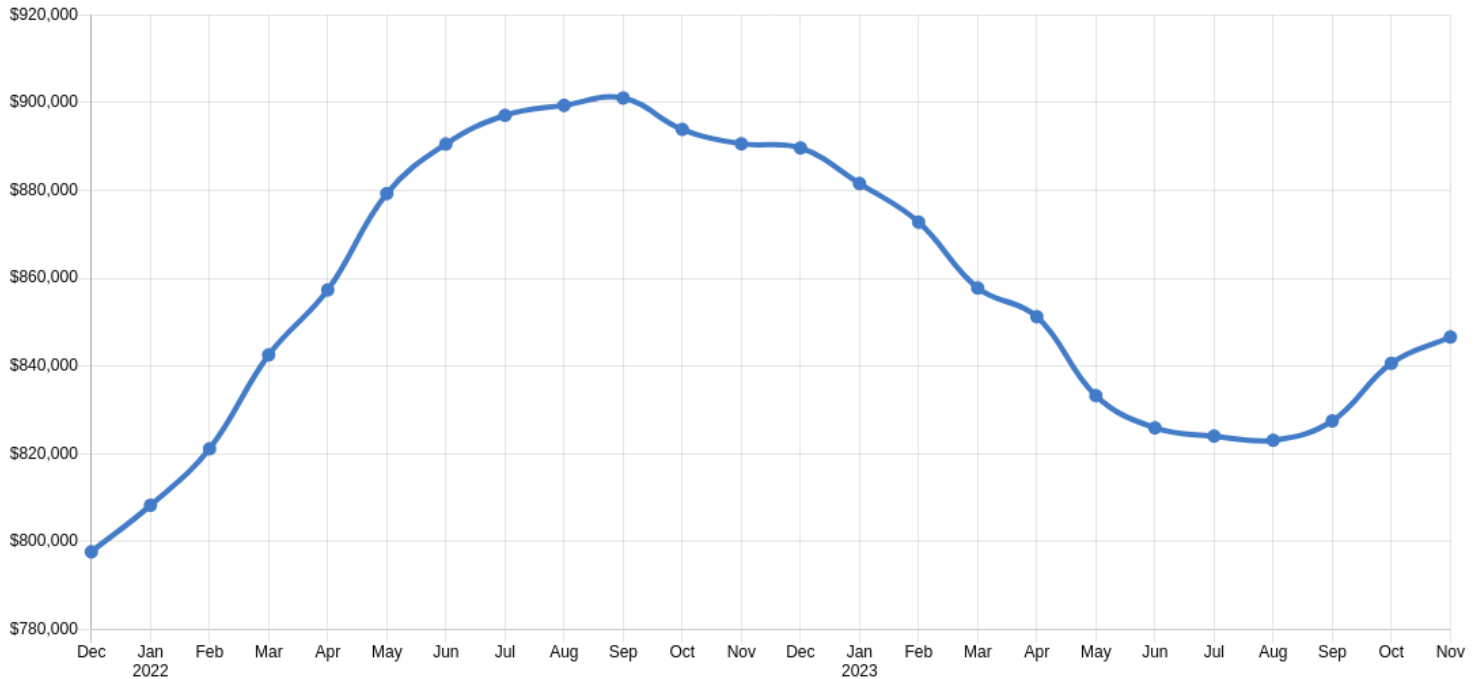
Each office independently owned and operated

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	55	46	19.57%	943	1,113	-15.27%
Units Reported Sold	30	41	-26.83%	642	683	-6.00%
Sell / List Ratio	54.55%	89.13%		68.08%	61.37%	
Reported Sales Dollars	\$26,831,600	\$32,237,450	-16.77%	\$543,520,811	\$608,286,739	-10.65%
Average Sell Price / Unit	\$894,387	\$786,279	13.75%	\$846,606	\$890,610	-4.94%
Median Sell Price	\$792,950			\$797,500		
Sell Price / List Price	97.56%	96.88%		98.28%	101.15%	
Days to Sell	61	64	-4.69%	46	29	58.62%
Active Listings	151	175				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	15	21	-28.57%	263	356	-26.12%
Units Reported Sold	12	16	-25.00%	189	193	-2.07%
Sell / List Ratio	80.00%	76.19%		71.86%	54.21%	
Reported Sales Dollars	\$4,937,936	\$6,184,300	-20.15%	\$76,937,969	\$79,198,022	-2.85%
Average Sell Price / Unit	\$411,495	\$386,519	6.46%	\$407,079	\$410,352	-0.80%
Median Sell Price	\$444,000			\$390,000		
Sell Price / List Price	98.58%	97.89%		98.61%	100.69%	
Days to Sell	38	51	-25.49%	51	30	70.00%
Active Listings	50	65				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	16	13	23.08%	243	283	-14.13%
Units Reported Sold	15	8	87.50%	181	180	0.56%
Sell / List Ratio	93.75%	61.54%		74.49%	63.60%	
Reported Sales Dollars	\$9,496,300	\$4,844,900	96.01%	\$106,060,485	\$109,086,842	-2.77%
Average Sell Price / Unit	\$633,087	\$605,613	4.54%	\$585,970	\$606,038	-3.31%
Median Sell Price	\$660,000			\$570,000		
Sell Price / List Price	99.47%	96.81%		99.03%	101.82%	
Days to Sell	58	56	3.57%	47	29	62.07%
Active Listings	39	59				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	8	40	-80.00%	116	142	-18.31%
Units Reported Sold	2	7	-71.43%	47	43	9.30%
Sell / List Ratio	25.00%	17.50%		40.52%	30.28%	
Reported Sales Dollars	\$907,000	\$3,004,313	-69.81%	\$25,835,370	\$25,120,513	2.85%
Average Sell Price / Unit	\$453,500	\$429,188	5.66%	\$549,689	\$584,198	-5.91%
Median Sell Price	\$453,500			\$474,075		
Sell Price / List Price	125.80%	102.03%		94.01%	98.59%	
Days to Sell	162	15	980.00%	84	60	40.00%
Active Listings	58	81				



Single Family Detached Sales Analysis

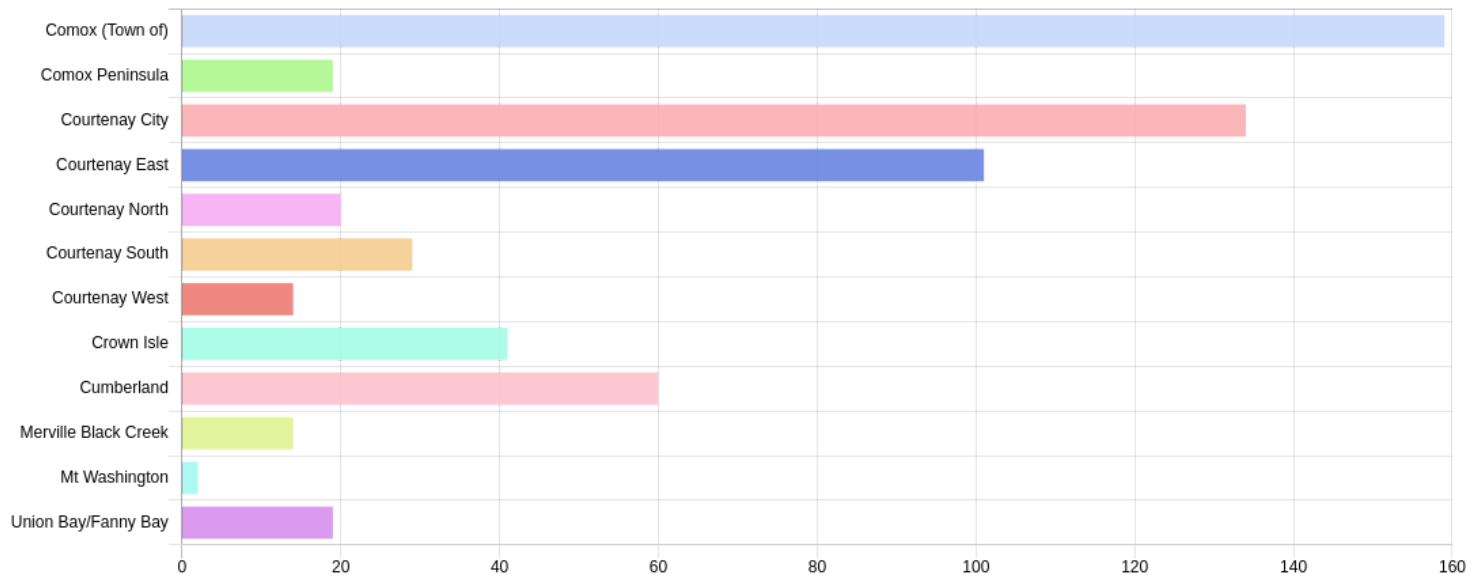
Unconditional Sales from January 1 to November 30, 2023

	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	58	33	14	20	159
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	23	38	27	11	9	20	134
Courtenay East	0	0	0	0	0	0	0	3	6	6	35	28	13	10	101
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	2	3	6	0	2	14
Crown Isle	0	0	0	0	0	0	0	0	0	0	0	1	6	34	41
Cumberland	0	0	0	0	1	0	0	3	4	8	16	13	5	10	60
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	3	2	2	4	4	19
Totals	0	0	0	0	1	1	2	11	51	96	155	111	57	127	612
Revised Totals*	0	0	0	0	1	1	1	9	55	97	159	122	70	199	714

*including Acreage & Waterfront

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to November 30, 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
Revised Totals*	0	0	0	0	2	2	3	6	45	83	152	145	106	267	811

*including Acreage and Waterfront

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to December 31, 2022

