

Market Report Summary December 2023

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RE/MAX®

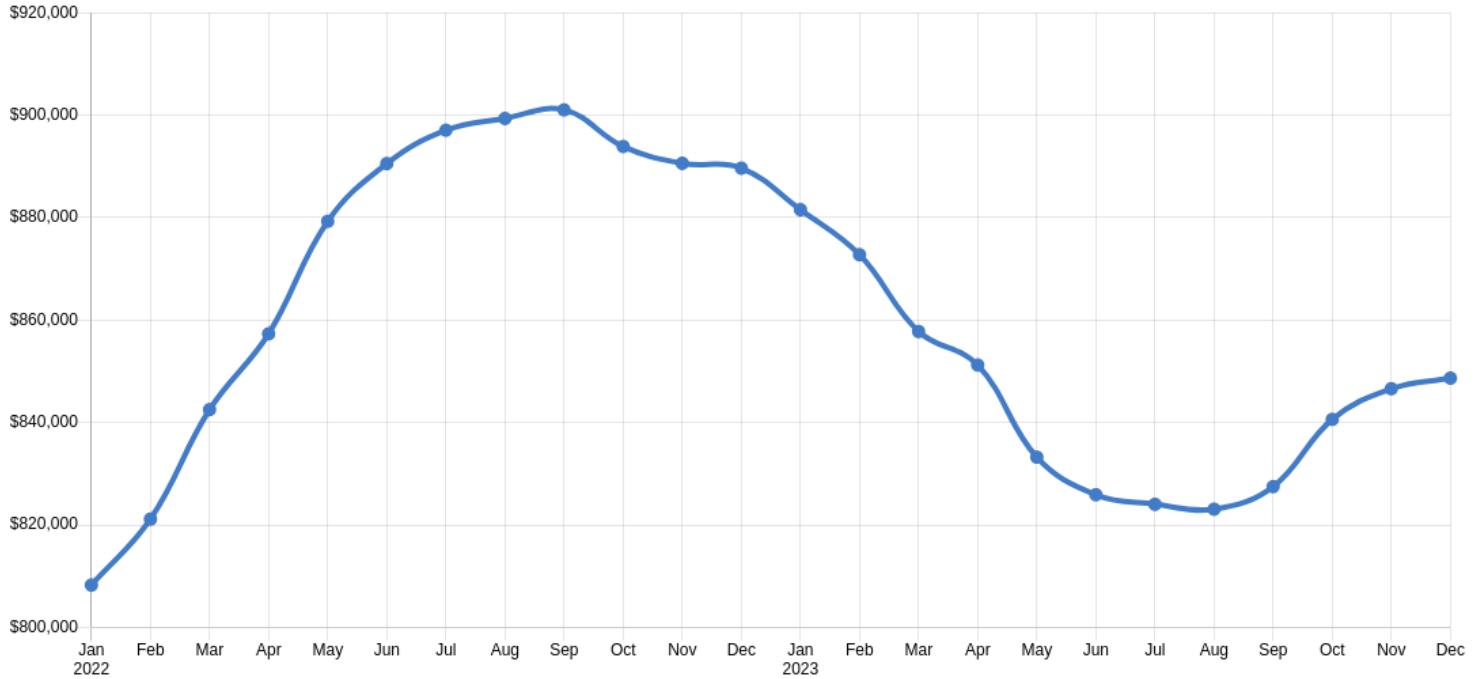
ocean pacific realty

Each office independently owned and operated

b 250.339.2021
tf 888.829.7205
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Comox, BC V9M 1Y2

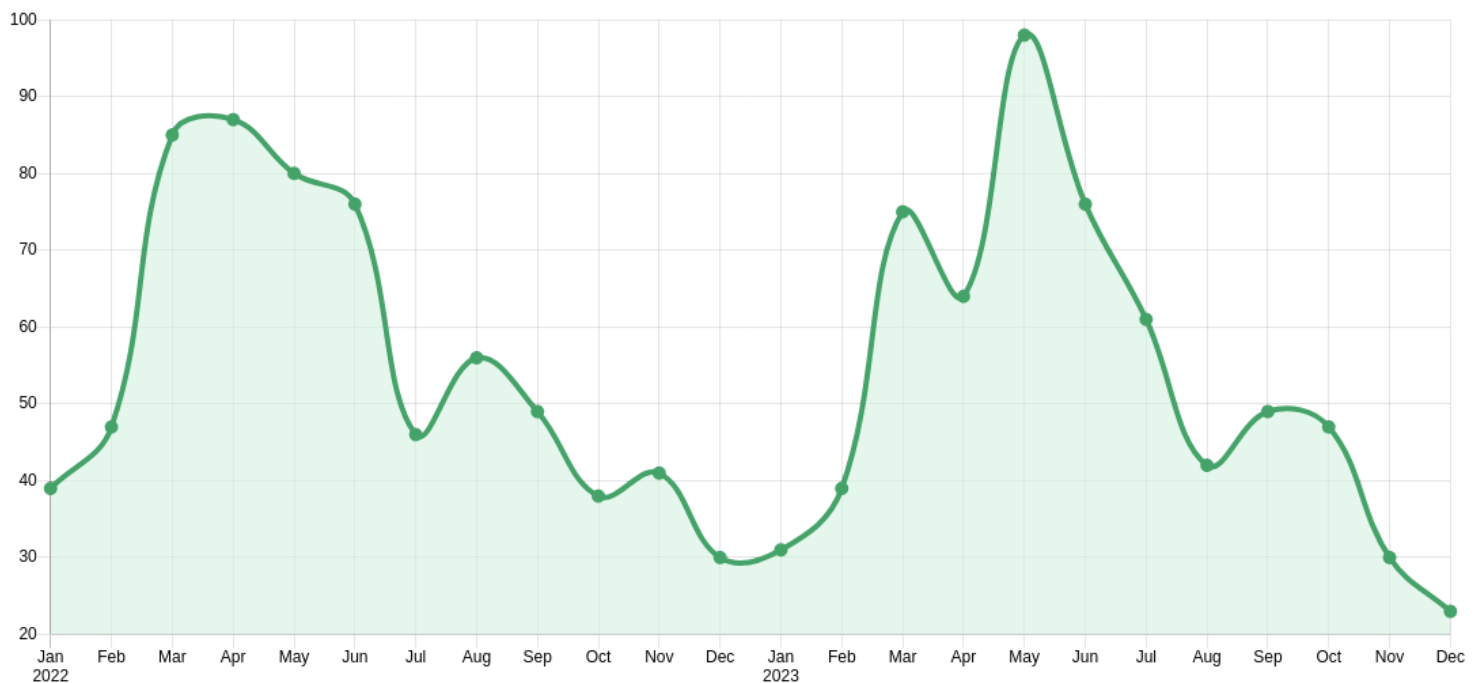


Cumulative Residential Average Single Family Detached Sale Price



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	24	33	-27.27%	933	1,110	-15.95%
Units Reported Sold	23	30	-23.33%	635	674	-5.79%
Sell / List Ratio	95.83%	90.91%		68.06%	60.72%	
Reported Sales Dollars	\$18,962,650	\$23,576,900	-19.57%	\$538,906,561	\$599,632,538	-10.13%
Average Sell Price / Unit	\$824,463	\$785,897	4.91%	\$848,672	\$889,663	-4.61%
Median Sell Price	\$714,000			\$795,000		
Sell Price / List Price	97.48%	96.04%		98.35%	100.90%	
Days to Sell	62	52	19.23%	46	30	53.33%
Active Listings	121	135				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	22	6	266.67%	279	352	-20.74%
Units Reported Sold	5	7	-28.57%	187	185	1.08%
Sell / List Ratio	22.73%	116.67%		67.03%	52.56%	
Reported Sales Dollars	\$1,229,000	\$2,916,600	-57.86%	\$75,250,369	\$75,517,062	-0.35%
Average Sell Price / Unit	\$245,800	\$416,657	-41.01%	\$402,408	\$408,200	-1.42%
Median Sell Price	\$270,000			\$378,800		
Sell Price / List Price	96.79%	98.01%		98.60%	100.52%	
Days to Sell	42	70	-40.00%	50	32	56.25%
Active Listings	59	50				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	7	4	75.00%	246	275	-10.55%
Units Reported Sold	7	6	16.67%	182	175	4.00%
Sell / List Ratio	100.00%	150.00%		73.98%	63.64%	
Reported Sales Dollars	\$3,899,000	\$3,074,200	26.83%	\$106,885,285	\$105,867,492	0.96%
Average Sell Price / Unit	\$557,000	\$512,367	8.71%	\$587,282	\$604,957	-2.92%
Median Sell Price	\$461,500			\$571,000		
Sell Price / List Price	98.41%	97.94%		99.04%	101.57%	
Days to Sell	28	62	-54.84%	46	31	48.39%
Active Listings	35	50				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	1	3	-66.67%	114	144	-20.83%
Units Reported Sold	1	10	-90.00%	38	45	-15.56%
Sell / List Ratio	100.00%	333.33%		33.33%	31.25%	
Reported Sales Dollars	\$545,000	\$4,554,825	-88.03%	\$21,825,545	\$27,247,938	-19.90%
Average Sell Price / Unit	\$545,000	\$455,483	19.65%	\$574,356	\$605,510	-5.15%
Median Sell Price	\$545,000			\$473,235		
Sell Price / List Price	90.85%	100.68%		92.65%	99.00%	
Days to Sell	146	22	563.64%	102	27	277.78%
Active Listings	49	64				

Single Family Detached Sales Analysis

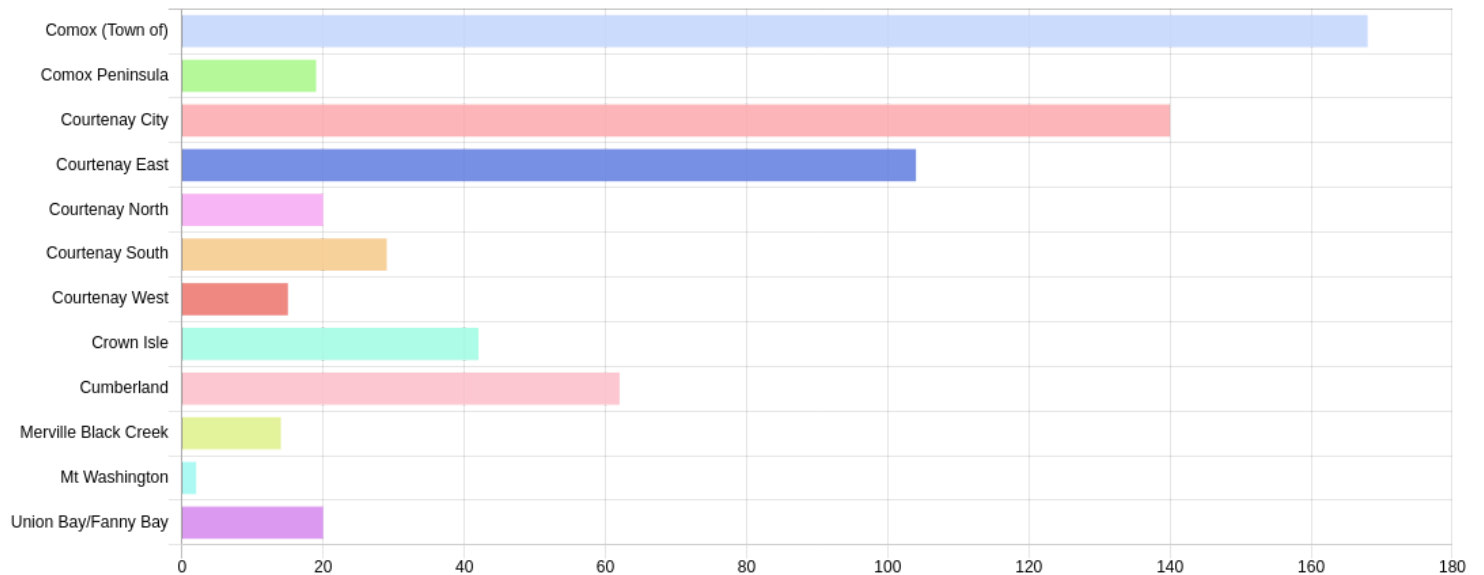
Unconditional Sales from January 1 to December 31, 2023

	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





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

