

Market Report Summary February 2024

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RE/MAX

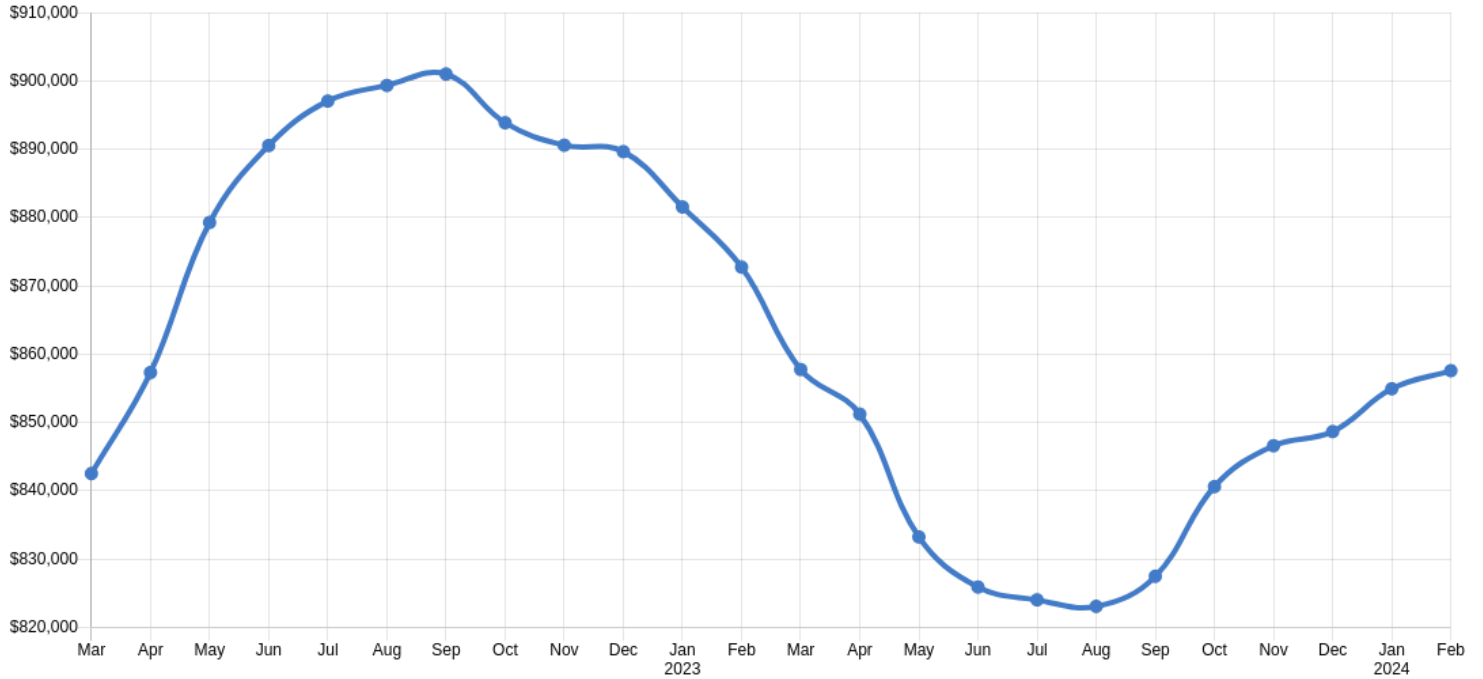
ocean pacific realty

Each office independently owned and operated

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

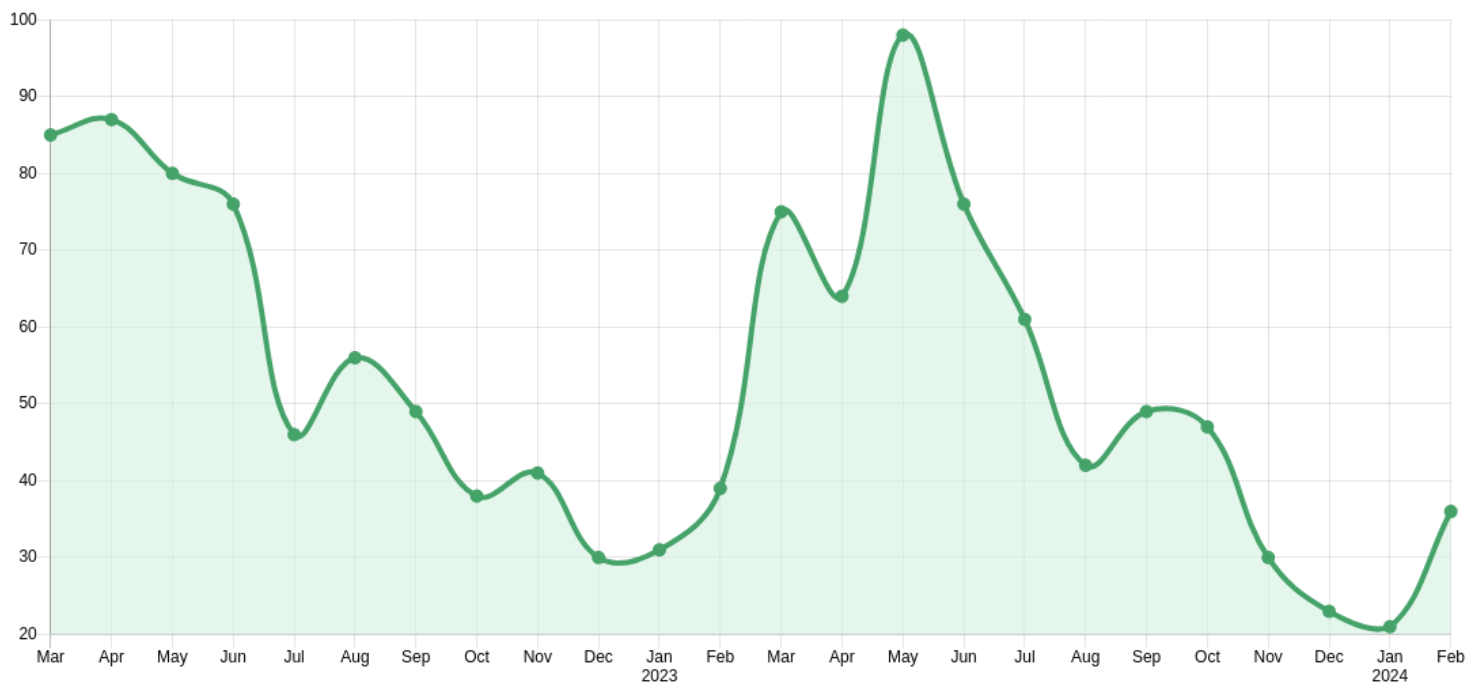


Cumulative Residential Average Single Family Detached Sale Price



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	61	77	-20.78%	916	1,126	-18.65%
Units Reported Sold	36	39	-7.69%	622	658	-5.47%
Sell / List Ratio	59.02%	50.65%		67.90%	58.44%	
Reported Sales Dollars	\$31,366,459	\$31,852,676	-1.53%	\$533,855,284	\$574,278,424	-7.04%
Average Sell Price / Unit	\$871,291	\$816,735	6.68%	\$858,288	\$872,764	-1.66%
Median Sell Price	\$880,500			\$800,000		
Sell Price / List Price	97.59%	97.58%		98.40%	99.89%	
Days to Sell	62	76	-18.42%	45	36	25.00%
Active Listings	140	152				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	23	21	9.52%	283	356	-20.51%
Units Reported Sold	18	19	-5.26%	184	183	0.55%
Sell / List Ratio	78.26%	90.48%		65.02%	51.40%	
Reported Sales Dollars	\$8,044,300	\$6,072,900	32.46%	\$75,970,169	\$75,109,862	1.15%
Average Sell Price / Unit	\$446,906	\$319,626	39.82%	\$412,881	\$410,436	0.60%
Median Sell Price	\$432,000			\$390,000		
Sell Price / List Price	98.57%	97.90%		98.77%	99.48%	
Days to Sell	38	74	-48.65%	45	38	18.42%
Active Listings	65	46				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	25	21	19.05%	261	284	-8.10%
Units Reported Sold	14	6	133.33%	182	157	15.92%
Sell / List Ratio	56.00%	28.57%		69.73%	55.28%	
Reported Sales Dollars	\$7,950,400	\$3,190,400	149.20%	\$107,247,586	\$93,206,841	15.06%
Average Sell Price / Unit	\$567,886	\$531,733	6.80%	\$589,272	\$593,674	-0.74%
Median Sell Price	\$552,500			\$572,000		
Sell Price / List Price	98.59%	96.99%		99.14%	100.43%	
Days to Sell	62	82	-24.39%	43	36	19.44%
Active Listings	50	56				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	19	12	58.33%	130	140	-7.14%
Units Reported Sold	3	0		40	42	-4.76%
Sell / List Ratio	15.79%	0.00%		30.77%	30.00%	
Reported Sales Dollars	\$1,389,031	\$0		\$22,491,426	\$25,688,688	-12.45%
Average Sell Price / Unit	\$463,010			\$562,286	\$611,635	-8.07%
Median Sell Price	\$496,031			\$440,000		
Sell Price / List Price	93.24%			92.44%	98.49%	
Days to Sell	75			118	26	353.85%
Active Listings	55	61				

GRAPHSTATS REPORT

Zone 2 - Comox Valley • February, 2024

Single Family Detached Sales Analysis

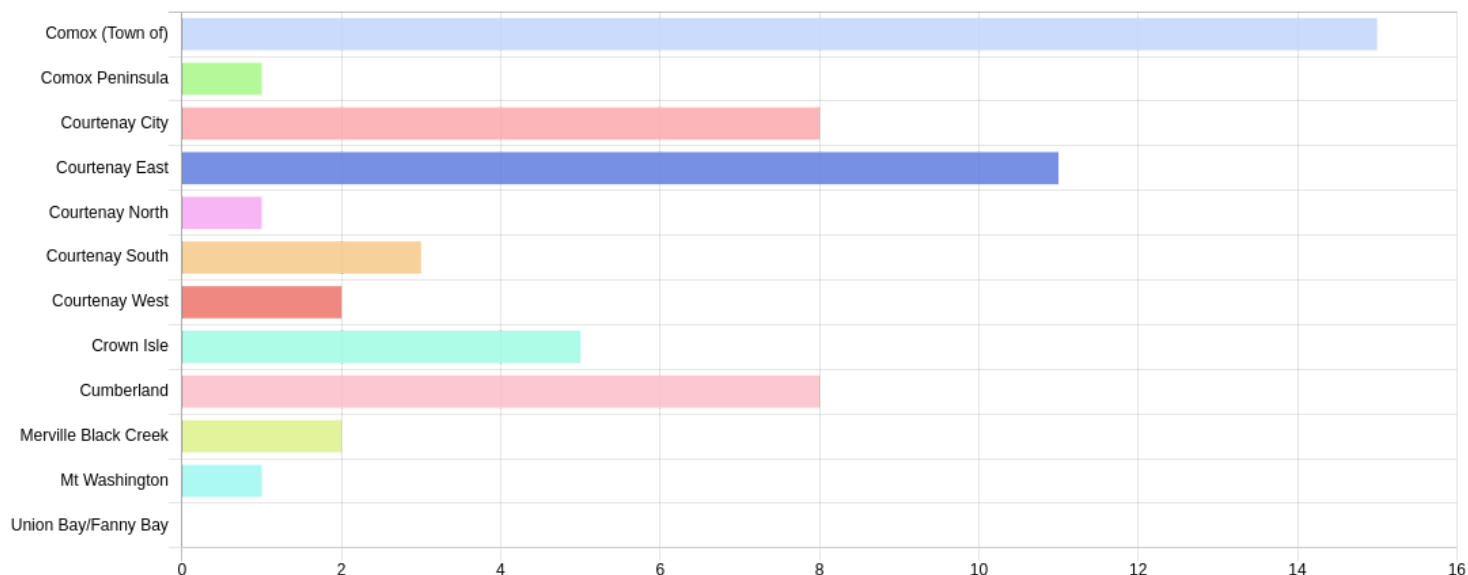
Unconditional Sales from January 1 to February 29, 2024

	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	3	0	2	2	7	15
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	2	0	4	2	0	0	0	8
Courtenay East	0	0	0	0	0	0	0	0	1	1	4	3	1	1	11
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	2	3
Courtenay West	0	0	0	0	0	0	0	0	0	1	0	0	1	0	2
Crown Isle	0	0	0	0	0	0	0	0	0	0	0	0	0	5	5
Cumberland	0	0	0	0	0	0	0	0	0	2	3	0	3	0	8
Merville Black Creek	0	0	0	0	0	0	0	0	0	1	0	0	1	0	2
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	2	4	12	10	5	8	16	57
Revised Totals	0	0	0	0	0	0	0	2	4	12	10	6	11	29	74

*including Acreage & Waterfront

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to February 29, 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

