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REAL ESTATE GROUP

Market Report Summary

March 2024

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*PERSONAL REAL ESTATE CORPORATION



RE/MAX[®]

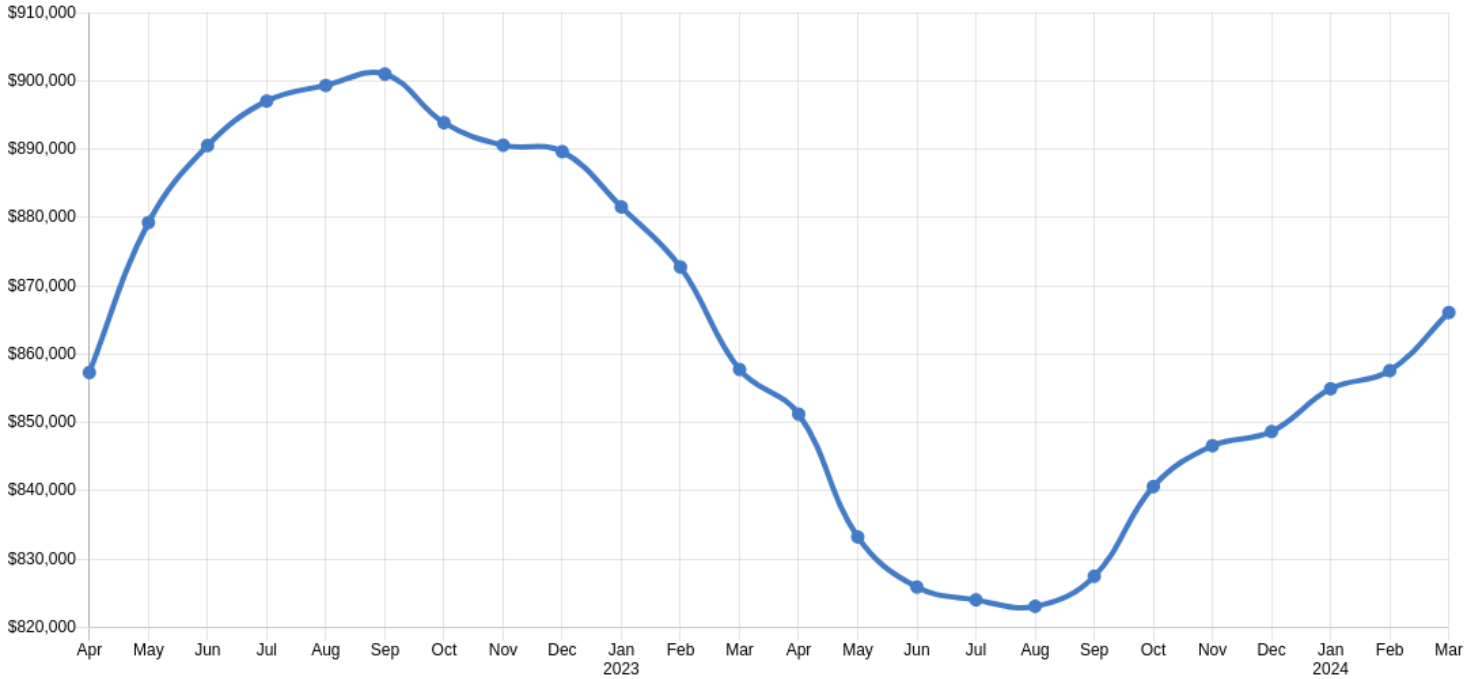
ocean pacific realty

Each office independently owned and operated

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

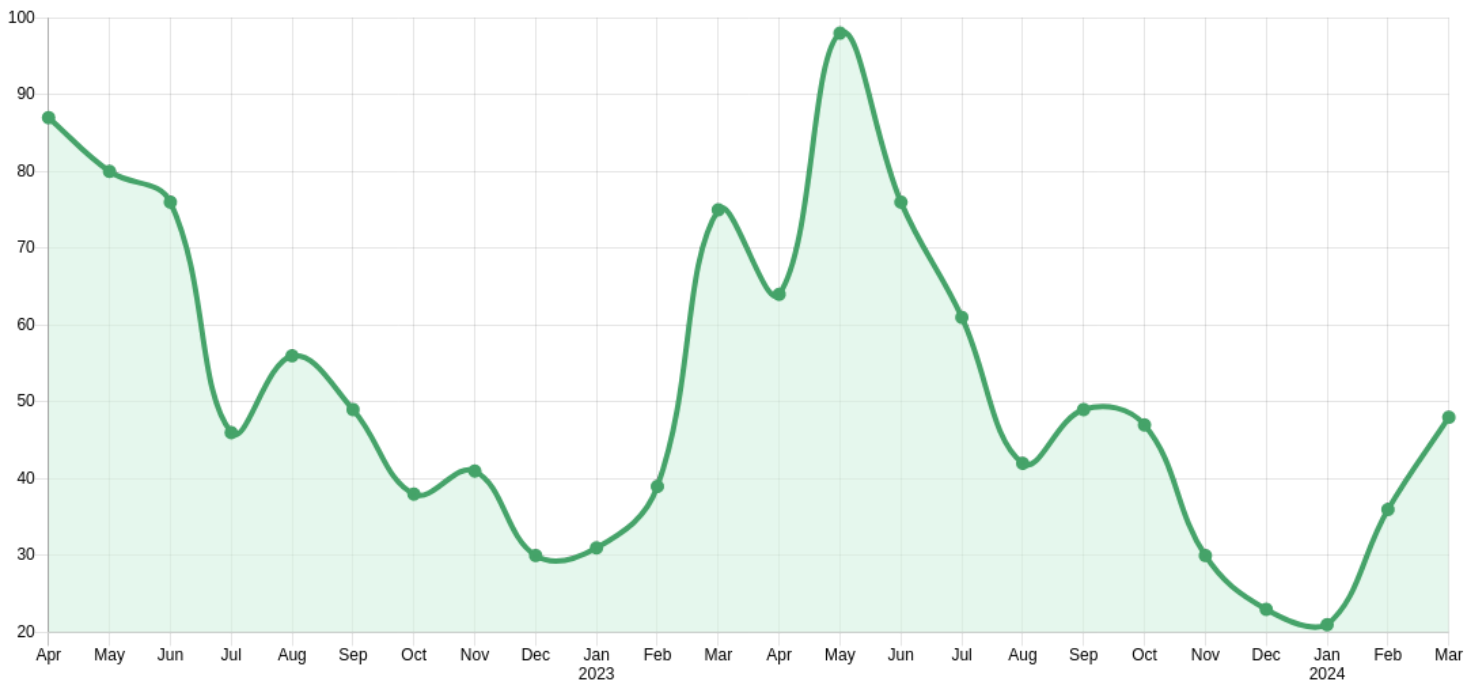


Cumulative Residential Average Single Family Detached Sale Price



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	83	105	-20.95%	894	1,089	-17.91%
Units Reported Sold	48	75	-36.00%	595	648	-8.18%
Sell / List Ratio	57.83%	71.43%		66.55%	59.50%	
Reported Sales Dollars	\$45,482,630	\$63,998,100	-28.93%	\$515,339,814	\$555,835,858	-7.29%
Average Sell Price / Unit	\$947,555	\$853,308	11.04%	\$866,117	\$857,771	0.97%
Median Sell Price	\$896,750			\$815,000		
Sell Price / List Price	98.81%	98.19%		98.46%	99.03%	
Days to Sell	48	45	6.67%	45	39	15.38%
Active Listings	161	162				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	29	31	-6.45%	281	356	-21.07%
Units Reported Sold	19	11	72.73%	192	169	13.61%
Sell / List Ratio	65.52%	35.48%		68.33%	47.47%	
Reported Sales Dollars	\$7,758,850	\$3,853,500	101.35%	\$79,875,519	\$69,329,562	15.21%
Average Sell Price / Unit	\$408,361	\$350,318	16.57%	\$416,018	\$410,234	1.41%
Median Sell Price	\$410,000			\$391,600		
Sell Price / List Price	96.99%	97.94%		98.63%	98.79%	
Days to Sell	67	41	63.41%	47	42	11.90%
Active Listings	70	59				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	23	21	9.52%	263	280	-6.07%
Units Reported Sold	16	20	-20.00%	178	159	11.95%
Sell / List Ratio	69.57%	95.24%		67.68%	56.79%	
Reported Sales Dollars	\$9,283,369	\$11,574,000	-19.79%	\$104,956,955	\$92,018,371	14.06%
Average Sell Price / Unit	\$580,211	\$578,700	0.26%	\$589,646	\$578,732	1.89%
Median Sell Price	\$620,500			\$572,250		
Sell Price / List Price	98.67%	98.68%		99.15%	99.53%	
Days to Sell	34	43	-20.93%	42	38	10.53%
Active Listings	54	48				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	19	10	90.00%	139	141	-1.42%
Units Reported Sold	7	6	16.67%	41	43	-4.65%
Sell / List Ratio	36.84%	60.00%		29.50%	30.50%	
Reported Sales Dollars	\$4,022,500	\$5,340,000	-24.67%	\$21,173,926	\$26,971,188	-21.49%
Average Sell Price / Unit	\$574,643	\$890,000	-35.43%	\$516,437	\$627,237	-17.66%
Median Sell Price	\$515,000			\$475,000		
Sell Price / List Price	93.29%	85.24%		94.62%	94.61%	
Days to Sell	108	104	3.85%	118	39	202.56%
Active Listings	63	59				

Single Family Detached Sales Analysis

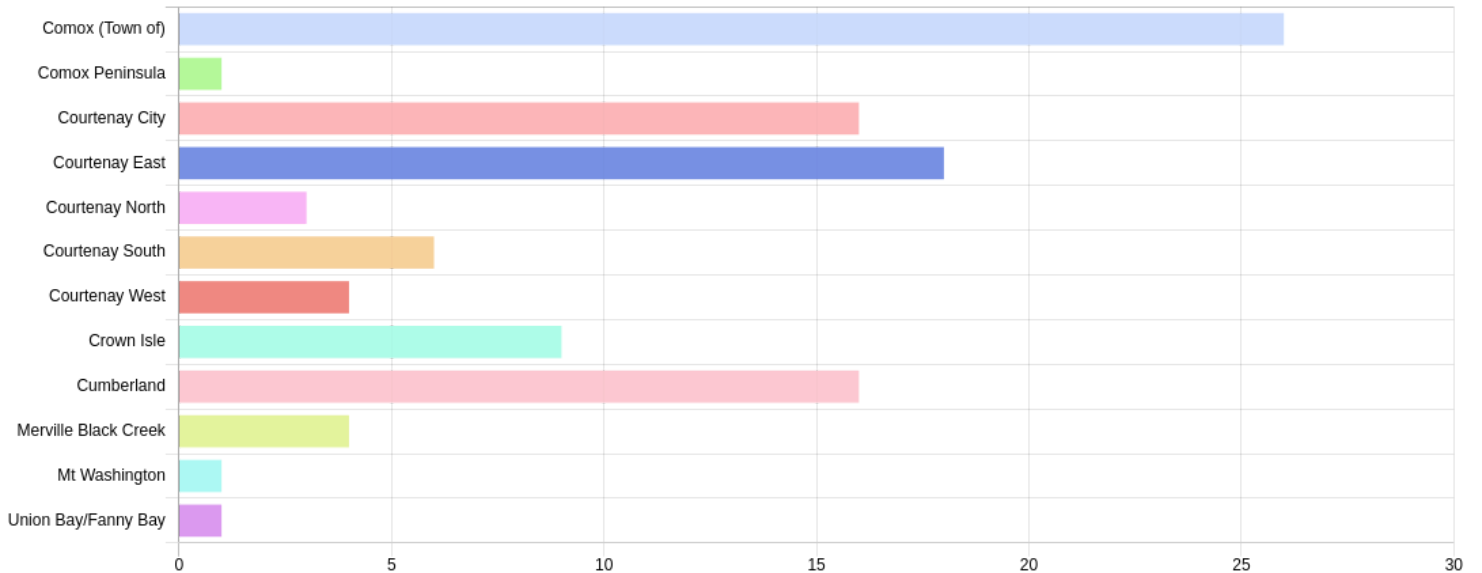
Unconditional Sales from January 1 to March 31, 2024

	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	5	3	3	4	10	26
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	2	5	4	1	0	2	16
Courtenay East	0	0	0	0	0	0	0	0	2	1	5	4	3	3	18
Courtenay North	0	0	0	0	0	0	0	0	0	0	1	0	1	1	3
Courtenay South	0	0	0	0	0	0	0	0	1	0	0	2	0	3	6
Courtenay West	0	0	0	0	0	0	0	0	0	3	0	0	1	0	4
Crown Isle	0	0	0	0	0	0	0	0	0	0	0	0	1	8	9
Cumberland	0	0	0	0	0	0	0	0	0	4	4	2	3	3	16
Merville Black Creek	0	0	0	0	0	0	0	0	0	1	0	1	2	0	4
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	1	0	0	1
Totals	0	0	0	0	0	0	0	2	7	19	17	14	15	31	105
Revised Totals*	0	0	0	0	0	0	0	2	7	19	19	18	20	52	137

*including Acreage & Waterfront

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to March 31, 2024



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

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

