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REAL ESTATE GROUP

Market Report Summary

April 2024

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*PERSONAL REAL ESTATE CORPORATION



RE/MAX[®]

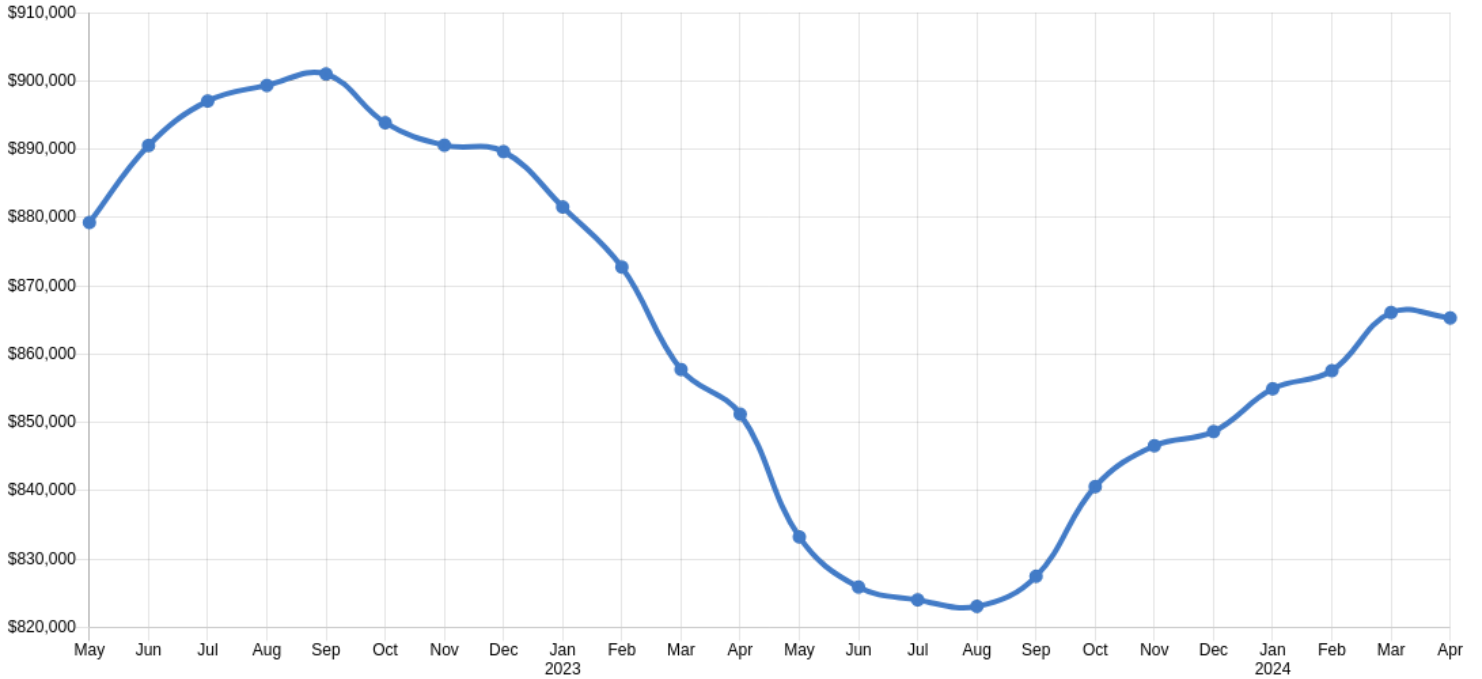
ocean pacific realty

Each office independently owned and operated

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

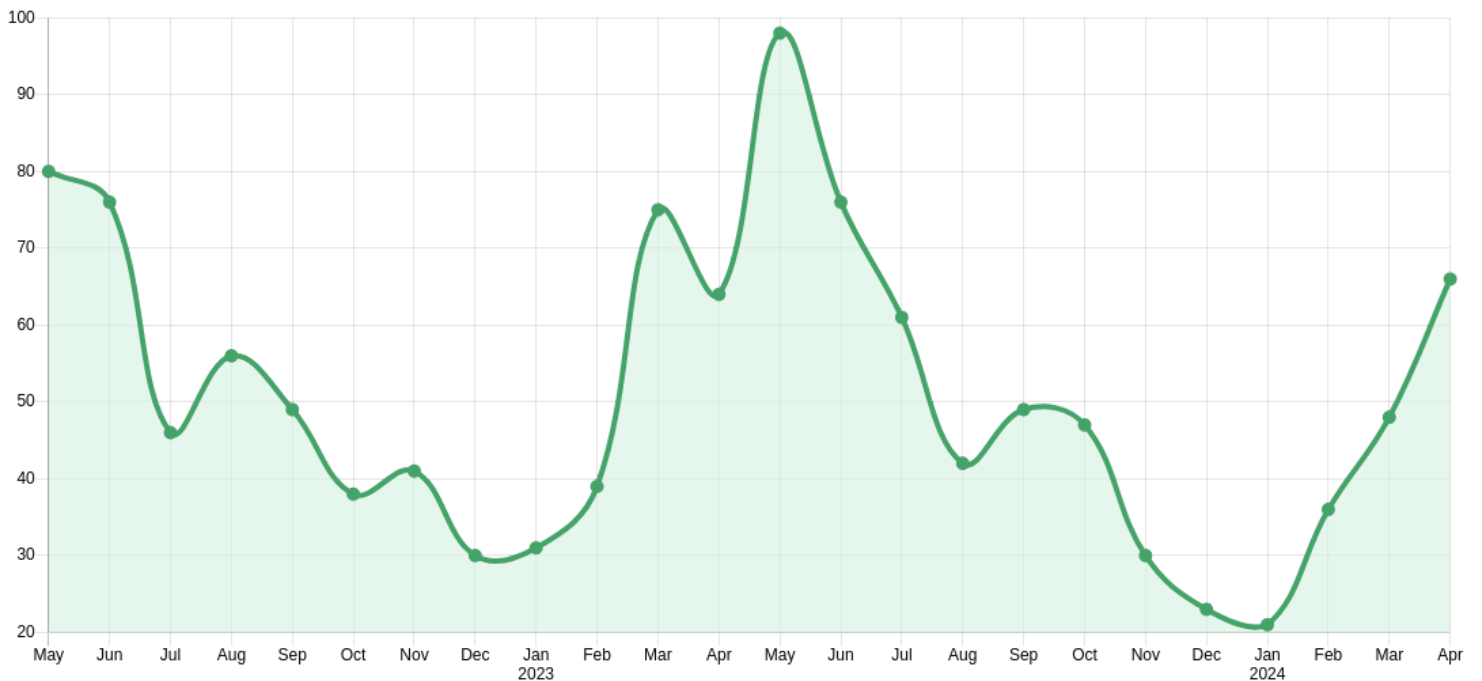


Cumulative Residential Average Single Family Detached Sale Price



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	113	93	21.51%	916	1,056	-13.26%
Units Reported Sold	66	64	3.12%	597	625	-4.48%
Sell / List Ratio	58.41%	68.82%		65.17%	59.19%	
Reported Sales Dollars	\$56,239,689	\$54,985,205	2.28%	\$516,594,298	\$532,017,234	-2.90%
Average Sell Price / Unit	\$852,117	\$859,144	-0.82%	\$865,317	\$851,228	1.66%
Median Sell Price	\$825,500			\$815,000		
Sell Price / List Price	99.73%	98.59%		98.58%	98.42%	
Days to Sell	33	33	0.00%	45	42	7.14%
Active Listings	188	169				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	38	22	72.73%	296	352	-15.91%
Units Reported Sold	19	15	26.67%	196	164	19.51%
Sell / List Ratio	50.00%	68.18%		66.22%	46.59%	
Reported Sales Dollars	\$6,548,300	\$5,700,283	14.88%	\$80,723,536	\$65,651,683	22.96%
Average Sell Price / Unit	\$344,647	\$380,019	-9.31%	\$411,855	\$400,315	2.88%
Median Sell Price	\$412,000			\$395,000		
Sell Price / List Price	98.50%	98.26%		98.65%	97.77%	
Days to Sell	34	48	-29.17%	46	44	4.55%
Active Listings	80	63				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	42	26	61.54%	280	274	2.19%
Units Reported Sold	21	18	16.67%	181	159	13.84%
Sell / List Ratio	50.00%	69.23%		64.64%	58.03%	
Reported Sales Dollars	\$12,410,600	\$9,549,500	29.96%	\$107,814,055	\$90,103,071	19.66%
Average Sell Price / Unit	\$590,981	\$530,528	11.39%	\$595,658	\$566,686	5.11%
Median Sell Price	\$615,000			\$580,000		
Sell Price / List Price	98.65%	98.93%		99.11%	99.10%	
Days to Sell	55	40	37.50%	44	39	12.82%
Active Listings	68	40				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	7	7	0.00%	139	139	0.00%
Units Reported Sold	6	1	500.00%	46	41	12.20%
Sell / List Ratio	85.71%	14.29%		33.09%	29.50%	
Reported Sales Dollars	\$3,468,300	\$350,000	890.94%	\$24,292,226	\$25,791,188	-5.81%
Average Sell Price / Unit	\$578,050	\$350,000	65.16%	\$528,092	\$629,053	-16.05%
Median Sell Price	\$543,750			\$498,016		
Sell Price / List Price	95.87%	93.33%		94.81%	94.06%	
Days to Sell	97	229	-57.64%	113	45	151.11%
Active Listings	58	60				

Single Family Detached Sales Analysis

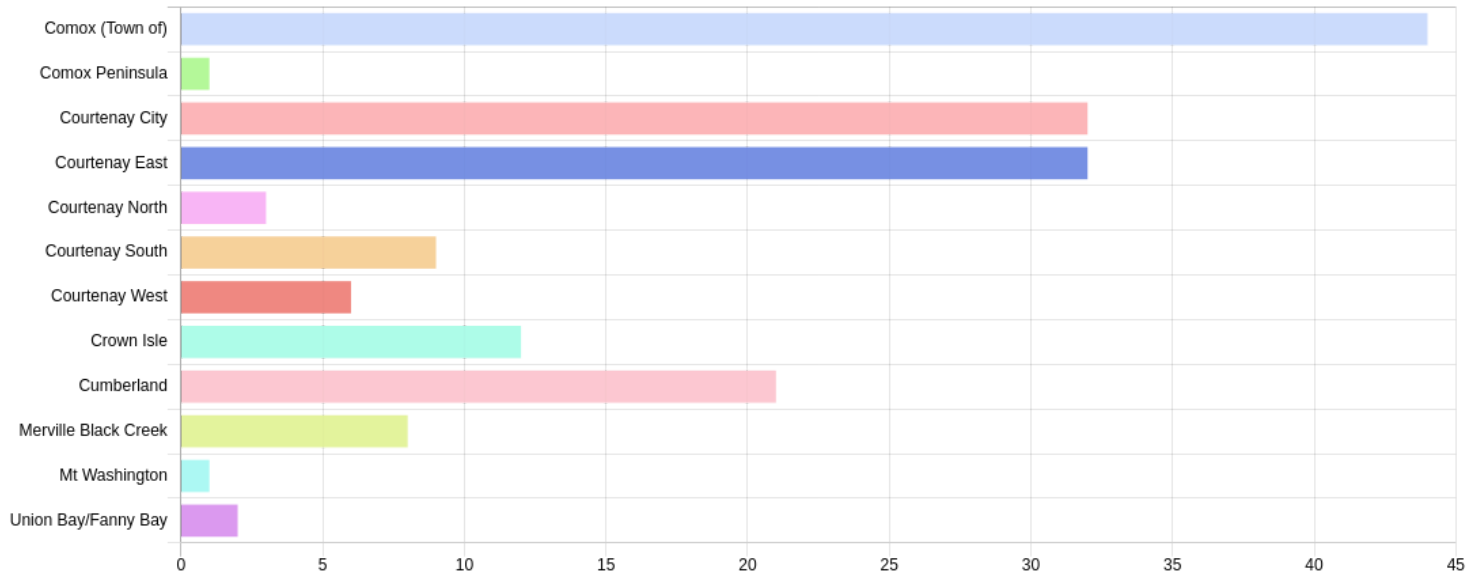
Unconditional Sales from January 1 to April 30, 2024

	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	2	7	6	8	7	14	44
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	3	7	9	8	1	1	3	32
Courtenay East	0	0	0	0	0	0	0	0	3	1	9	10	6	3	32
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	1	5	9
Courtenay West	0	0	0	0	0	0	0	0	0	4	0	1	1	0	6
Crown Isle	0	0	0	0	0	0	0	0	0	0	0	0	1	11	12
Cumberland	0	0	0	0	0	0	0	0	1	4	5	2	5	4	21
Merville Black Creek	0	0	0	0	0	0	0	0	0	1	1	3	2	1	8
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	1	2
Totals	0	0	0	0	0	0	0	3	15	26	30	28	25	44	171
Revised Totals *	0	0	0	0	0	0	0	3	14	25	32	28	33	70	205

* including Acreage & Waterfront

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to April 30, 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

