



# Market Report Summary

## May 2023

c 250.898.1220

jane@janedenham.com | www.janedenham.com



**RE/MAX**

ocean pacific realty

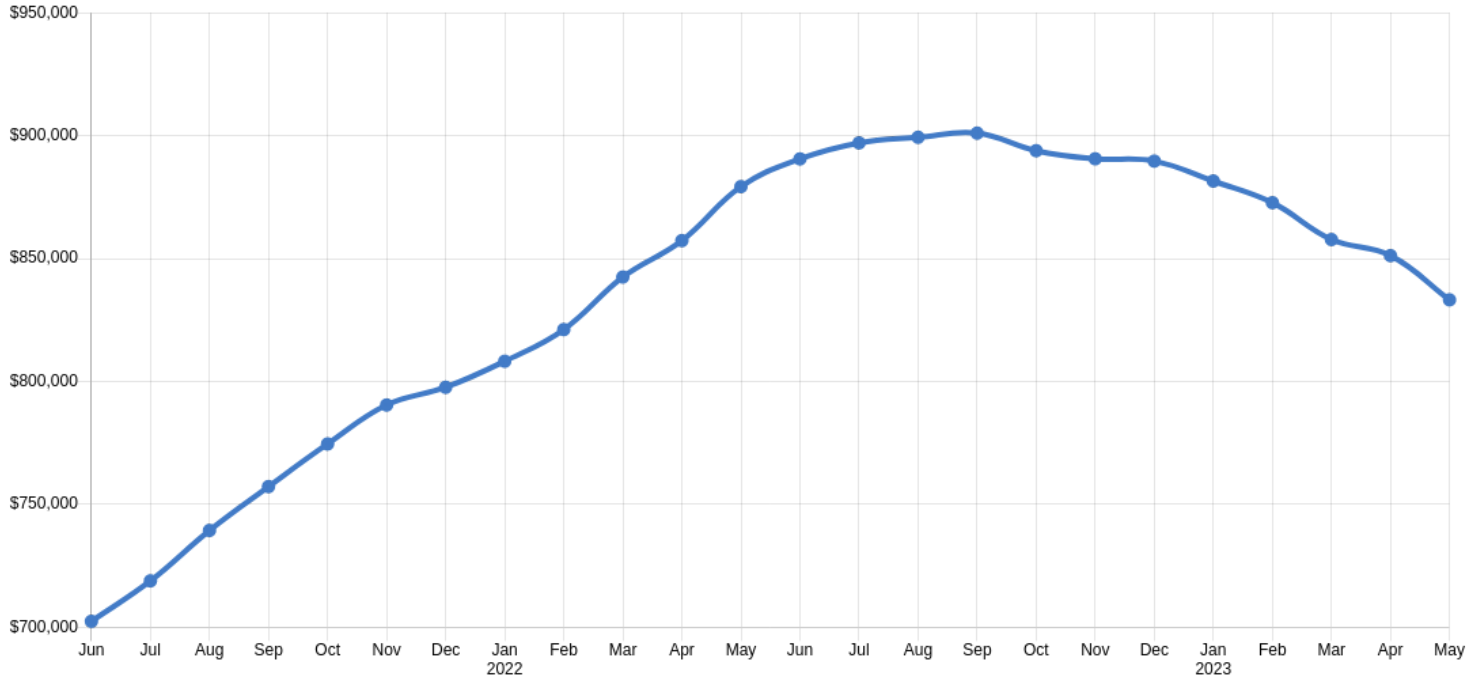
Each office independently owned and operated

b 250.339.2021  
tf 888.829.7205

282 Anderton Road  
Comox, BC V9M 1Y2

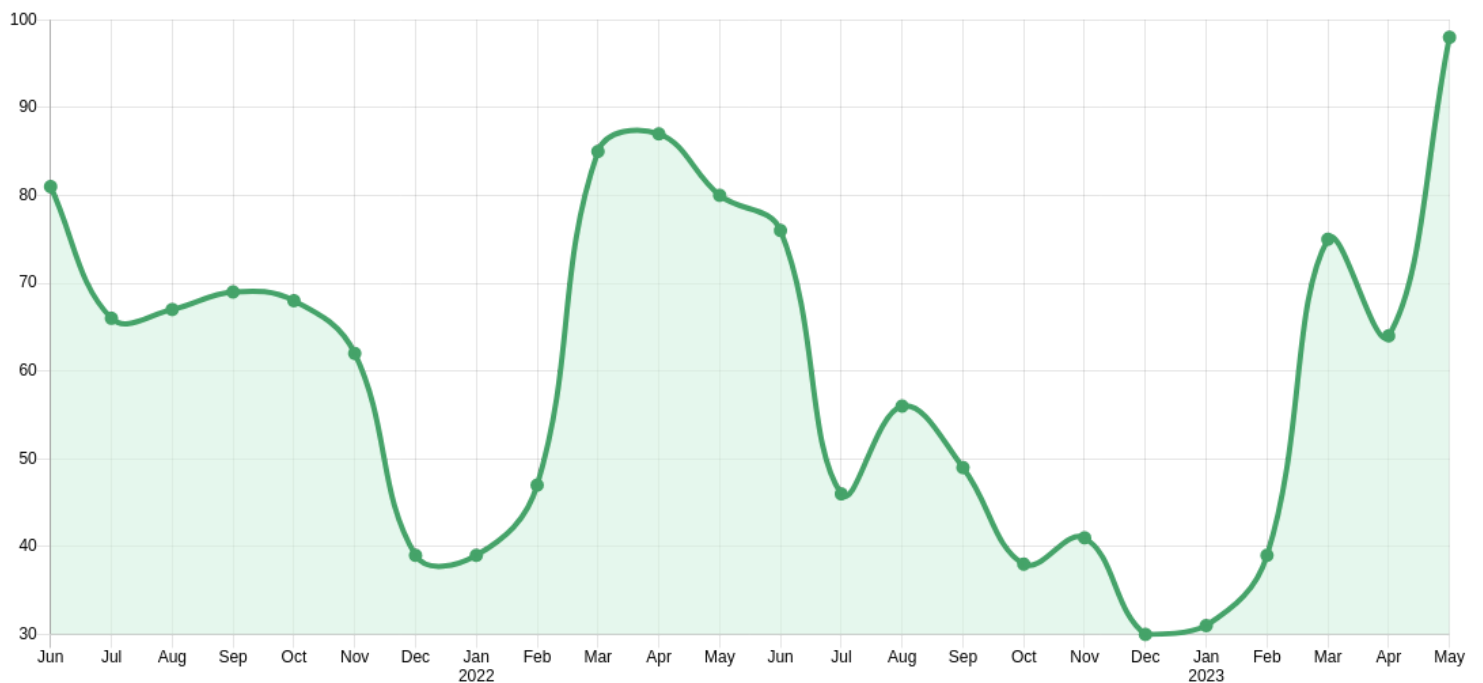


## Cumulative Residential Average Single Family Detached Sale Price



**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	107	128	-16.41%	1,037	985	5.28%
Units Reported Sold	98	80	22.50%	643	790	-18.61%
Sell / List Ratio	91.59%	62.50%		62.01%	80.20%	
Reported Sales Dollars	\$82,182,650	\$78,423,100	4.79%	\$535,776,784	\$694,639,180	-22.87%
Average Sell Price / Unit	\$838,598	\$980,289	-14.45%	\$833,245	\$879,290	-5.24%
Median Sell Price	\$790,000			\$790,000		
Sell Price / List Price	98.47%	102.02%		97.92%	102.96%	
Days to Sell	43	22	95.45%	44	24	83.33%
Active Listings	154	148				

### Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	31	72	-56.94%	311	344	-9.59%
Units Reported Sold	23	19	21.05%	168	269	-37.55%
Sell / List Ratio	74.19%	26.39%		54.02%	78.20%	
Reported Sales Dollars	\$9,506,900	\$8,076,000	17.72%	\$67,082,583	\$108,350,425	-38.09%
Average Sell Price / Unit	\$413,343	\$425,053	-2.75%	\$399,301	\$402,790	-0.87%
Median Sell Price	\$360,000			\$385,000		
Sell Price / List Price	98.45%	100.30%		97.57%	102.09%	
Days to Sell	42	17	147.06%	47	27	74.07%
Active Listings	57	77				

### Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	22	36	-38.89%	260	252	3.17%
Units Reported Sold	25	28	-10.71%	156	231	-32.47%
Sell / List Ratio	113.64%	77.78%		60.00%	91.67%	
Reported Sales Dollars	\$13,647,800	\$16,308,300	-16.31%	\$87,442,571	\$136,097,986	-35.75%
Average Sell Price / Unit	\$545,912	\$582,439	-6.27%	\$560,529	\$589,169	-4.86%
Median Sell Price	\$524,900			\$545,000		
Sell Price / List Price	98.95%	103.44%		98.31%	102.60%	
Days to Sell	52	14	271.43%	45	34	32.35%
Active Listings	33	31				

### Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	18	8	125.00%	149	94	58.51%
Units Reported Sold	2	4	-50.00%	39	64	-39.06%
Sell / List Ratio	11.11%	50.00%		26.17%	68.09%	
Reported Sales Dollars	\$1,220,000	\$4,300,000	-71.63%	\$22,711,188	\$32,120,600	-29.29%
Average Sell Price / Unit	\$610,000	\$1,075,000	-43.26%	\$582,338	\$501,884	16.03%
Median Sell Price	\$610,000			\$474,075		
Sell Price / List Price	96.90%	90.55%		94.91%	99.41%	
Days to Sell	51	35	45.71%	46	94	-51.06%
Active Listings	73	28				



## Single Family Detached Sales Analysis

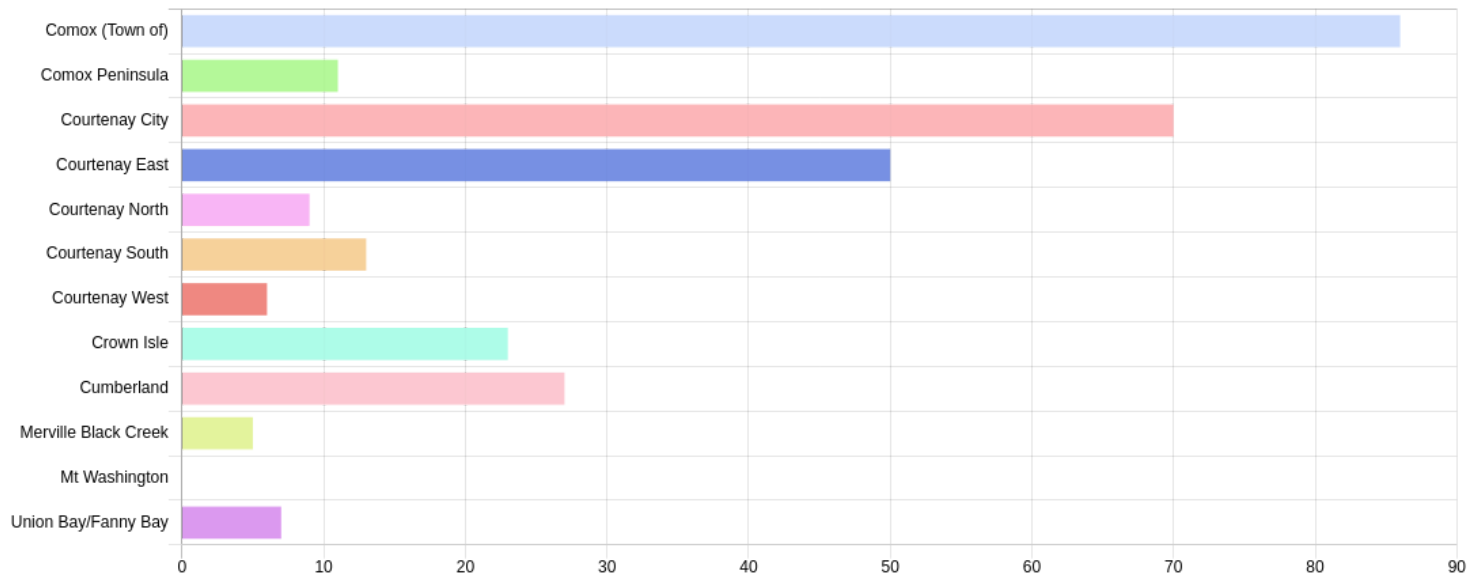
Unconditional Sales from January 1 to May 31, 2023

	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	2	20	29	17	9	7	86
Comox Peninsula	0	0	0	0	0	0	0	0	2	2	0	4	1	2	11
Courtenay City	0	0	0	0	0	0	1	4	14	17	14	4	5	11	70
Courtenay East	0	0	0	0	0	0	0	2	3	6	18	13	4	4	50
Courtenay North	0	0	0	0	0	0	0	0	2	2	2	1	0	2	9
Courtenay South	0	0	0	0	0	0	0	0	0	2	3	1	1	6	13
Courtenay West	0	0	0	0	0	0	0	0	1	1	1	3	0	0	6
Crown Isle	0	0	0	0	0	0	0	0	0	0	0	1	3	19	23
Cumberland	0	0	0	0	1	0	0	2	1	2	8	6	2	5	27
Merville Black Creek	0	0	0	0	0	0	0	0	1	1	1	1	1	0	5
Mt Washington	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Union Bay/Fanny Bay	0	0	0	0	0	0	0	0	0	2	1	1	1	2	7
Totals	0	0	0	0	1	1	1	9	26	55	77	52	27	58	307
<b>Revised Totals*</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>8</b>	<b>29</b>	<b>56</b>	<b>79</b>	<b>57</b>	<b>34</b>	<b>85</b>	<b>350</b>

\*including Acreage and Waterfront

## Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to May 31, 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
<b>Revised Totals*</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>3</b>	<b>6</b>	<b>45</b>	<b>83</b>	<b>152</b>	<b>145</b>	<b>106</b>	<b>267</b>	<b>811</b>

\*including Acreage and Waterfront

## Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to December 31, 2022

