



Market Report Summary

June 2023

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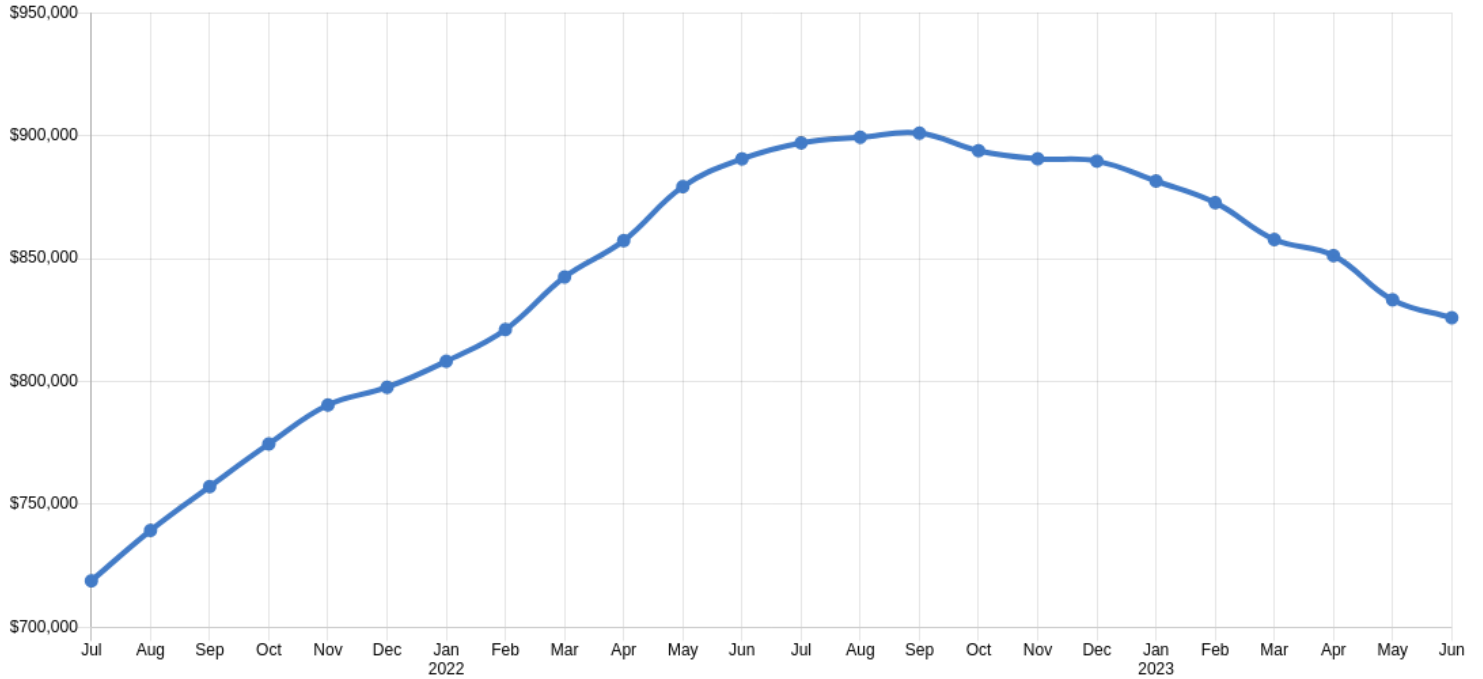


RE/MAX
ocean pacific realty
Each office independently owned and operated

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

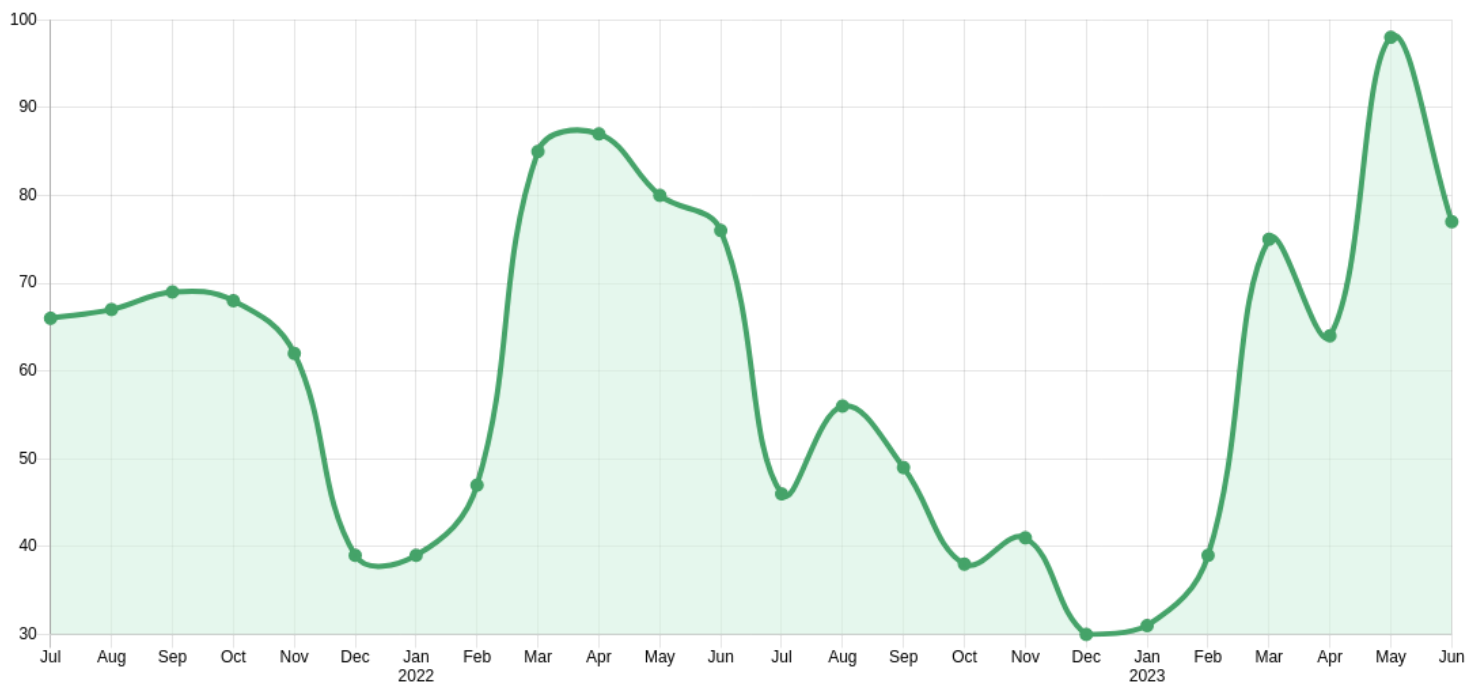


Cumulative Residential Average Single Family Detached Sale Price



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	103	142	-27.46%	998	1,046	-4.59%
Units Reported Sold	77	76	1.32%	644	785	-17.96%
Sell / List Ratio	74.76%	53.52%		64.53%	75.05%	
Reported Sales Dollars	\$64,473,610	\$68,336,038	-5.65%	\$531,914,356	\$699,093,362	-23.91%
Average Sell Price / Unit	\$837,320	\$899,158	-6.88%	\$825,954	\$890,565	-7.26%
Median Sell Price	\$789,900			\$785,000		
Sell Price / List Price	99.22%	98.55%		98.00%	102.52%	
Days to Sell	40	24	66.67%	46	24	91.67%
Active Listings	155	188				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	23	40	-42.50%	294	349	-15.76%
Units Reported Sold	26	19	36.84%	175	265	-33.96%
Sell / List Ratio	113.04%	47.50%		59.52%	75.93%	
Reported Sales Dollars	\$11,348,200	\$7,413,600	53.07%	\$71,017,183	\$107,069,425	-33.67%
Average Sell Price / Unit	\$436,469	\$390,189	11.86%	\$405,812	\$404,036	0.44%
Median Sell Price	\$412,950			\$390,000		
Sell Price / List Price	98.47%	99.24%		97.55%	101.87%	
Days to Sell	57	22	159.09%	51	27	88.89%
Active Listings	48	95				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	33	27	22.22%	266	258	3.10%
Units Reported Sold	20	13	53.85%	162	230	-29.57%
Sell / List Ratio	60.61%	48.15%		60.90%	89.15%	
Reported Sales Dollars	\$12,375,700	\$7,072,850	74.97%	\$92,055,421	\$135,831,586	-32.23%
Average Sell Price / Unit	\$618,785	\$544,065	13.73%	\$568,243	\$590,572	-3.78%
Median Sell Price	\$581,250			\$549,950		
Sell Price / List Price	99.40%	100.28%		98.30%	102.58%	
Days to Sell	34	21	61.90%	46	33	39.39%
Active Listings	43	43				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	10	11	-9.09%	148	88	68.18%
Units Reported Sold	3	1	200.00%	41	56	-26.79%
Sell / List Ratio	30.00%	9.09%		27.70%	63.64%	
Reported Sales Dollars	\$1,500,000	\$1,561,000	-3.91%	\$22,650,188	\$29,582,200	-23.43%
Average Sell Price / Unit	\$500,000	\$1,561,000	-67.97%	\$552,444	\$528,254	4.58%
Median Sell Price	\$430,000			\$474,075		
Sell Price / List Price	93.57%	104.07%		94.25%	99.18%	
Days to Sell	35	7	400.00%	46	83	-44.58%
Active Listings	75	36				



Single Family Detached Sales Analysis

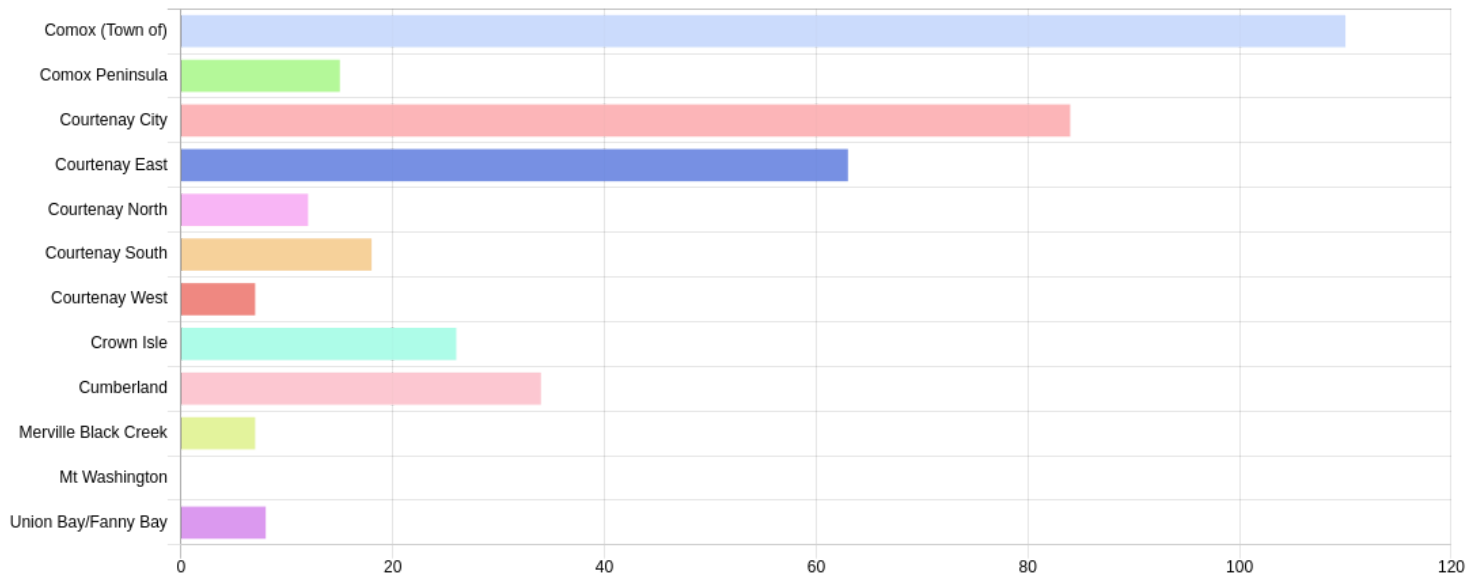
Unconditional Sales from January 1 to June 30, 2023

	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	4	20	40	24	11	9	110
Comox Peninsula	0	0	0	0	0	0	0	0	3	2	0	6	2	2	15
Courtenay City	0	0	0	0	0	0	1	4	16	20	17	6	6	14	84
Courtenay East	0	0	0	0	0	0	0	3	4	6	23	16	5	6	63
Courtenay North	0	0	0	0	0	0	0	0	2	2	4	1	0	3	12
Courtenay South	0	0	0	0	0	0	0	0	0	3	4	2	1	8	18
Courtenay West	0	0	0	0	0	0	0	0	1	2	1	3	0	0	7
Crown Isle	0	0	0	0	0	0	0	0	0	0	0	1	4	21	26
Cumberland	0	0	0	0	1	0	0	2	3	3	10	6	3	6	34
Merville Black Creek	0	0	0	0	0	0	0	0	1	2	2	1	1	0	7
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	1	2	1	1	1	2	8
Totals	0	0	0	0	1	1	1	10	35	62	102	67	34	71	384
Revised Totals*	0	0	0	0	1	1	1	8	37	63	106	73	40	109	439

*including Acreage and Waterfront

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to June 30, 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

