



jane
DENHAM
PERSONAL REAL ESTATE CORPORATION

Market Report Summary

July 2023

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RE/MAX

ocean pacific realty

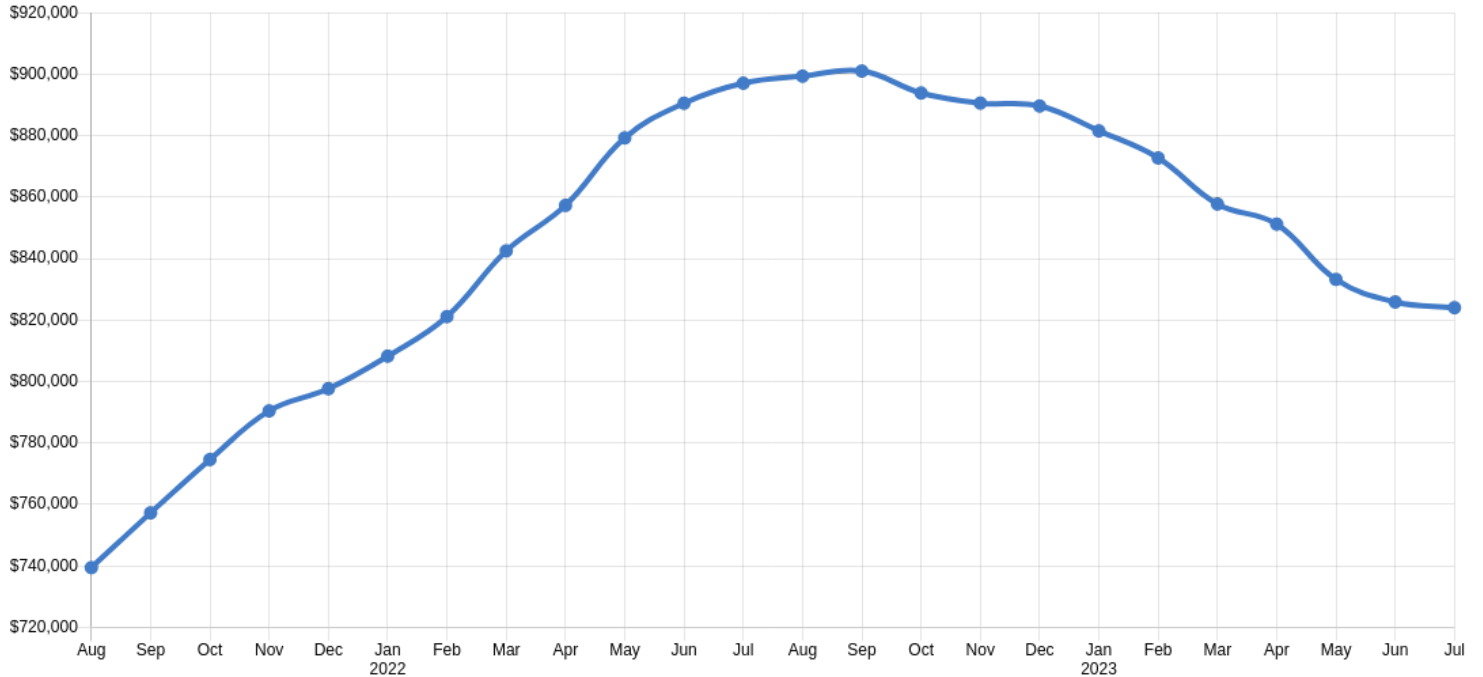
Each office independently owned and operated

b 250.339.2021
tf 888.829.7205

282 Anderton Road
Comox, BC V9M 1Y2

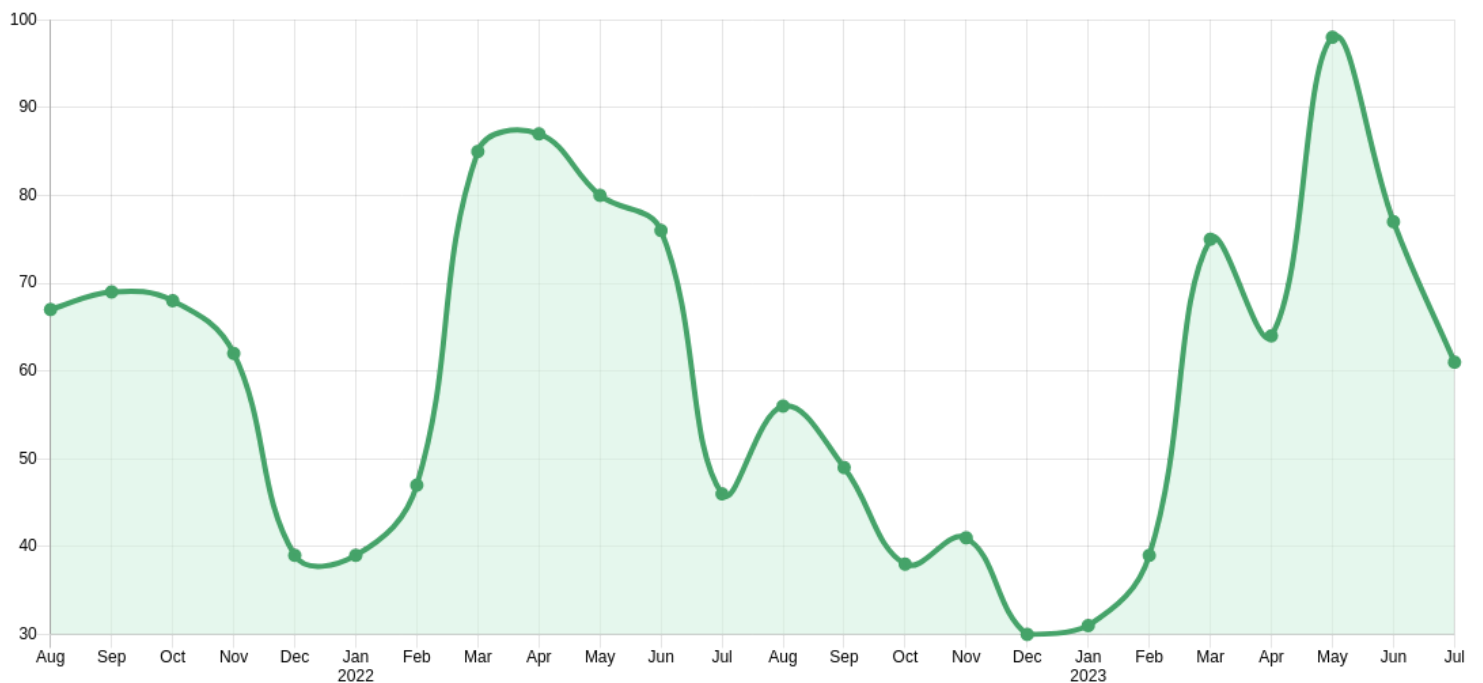


Cumulative Residential Average Single Family Detached Sale Price



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	73	110	-33.64%	961	1,072	-10.35%
Units Reported Sold	61	46	32.61%	659	765	-13.86%
Sell / List Ratio	83.56%	41.82%		68.57%	71.36%	
Reported Sales Dollars	\$50,329,600	\$39,169,445	28.49%	\$543,040,463	\$686,262,007	-20.87%
Average Sell Price / Unit	\$825,075	\$851,510	-3.10%	\$824,037	\$897,075	-8.14%
Median Sell Price	\$795,000			\$785,000		
Sell Price / List Price	99.50%	98.53%		98.09%	102.30%	
Days to Sell	34	29	17.24%	46	24	91.67%
Active Listings	140	219				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	24	35	-31.43%	283	361	-21.61%
Units Reported Sold	23	17	35.29%	181	255	-29.02%
Sell / List Ratio	95.83%	48.57%		63.96%	70.64%	
Reported Sales Dollars	\$10,990,000	\$8,584,700	28.02%	\$73,422,483	\$104,698,125	-29.87%
Average Sell Price / Unit	\$477,826	\$504,982	-5.38%	\$405,649	\$410,581	-1.20%
Median Sell Price	\$455,000			\$395,000		
Sell Price / List Price	99.39%	96.37%		97.96%	101.48%	
Days to Sell	40	32	25.00%	51	27	88.89%
Active Listings	48	103				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	15	21	-28.57%	260	257	1.17%
Units Reported Sold	21	12	75.00%	171	215	-20.47%
Sell / List Ratio	140.00%	57.14%		65.77%	83.66%	
Reported Sales Dollars	\$12,587,650	\$7,098,800	77.32%	\$97,544,271	\$128,897,626	-24.32%
Average Sell Price / Unit	\$599,412	\$591,567	1.33%	\$570,434	\$599,524	-4.85%
Median Sell Price	\$560,000			\$545,000		
Sell Price / List Price	99.35%	97.75%		98.48%	102.48%	
Days to Sell	40	30	33.33%	46	31	48.39%
Active Listings	34	43				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	7	13	-46.15%	142	92	54.35%
Units Reported Sold	9	1	800.00%	49	49	0.00%
Sell / List Ratio	128.57%	7.69%		34.51%	53.26%	
Reported Sales Dollars	\$4,730,395	\$1,540,000	207.17%	\$25,840,583	\$28,384,100	-8.96%
Average Sell Price / Unit	\$525,599	\$1,540,000	-65.87%	\$527,359	\$579,267	-8.96%
Median Sell Price	\$472,395			\$472,395		
Sell Price / List Price	93.92%	91.67%		94.35%	98.44%	
Days to Sell	150	12	1150.00%	66	80	-17.50%
Active Listings	64	45				



Single Family Detached Sales Analysis

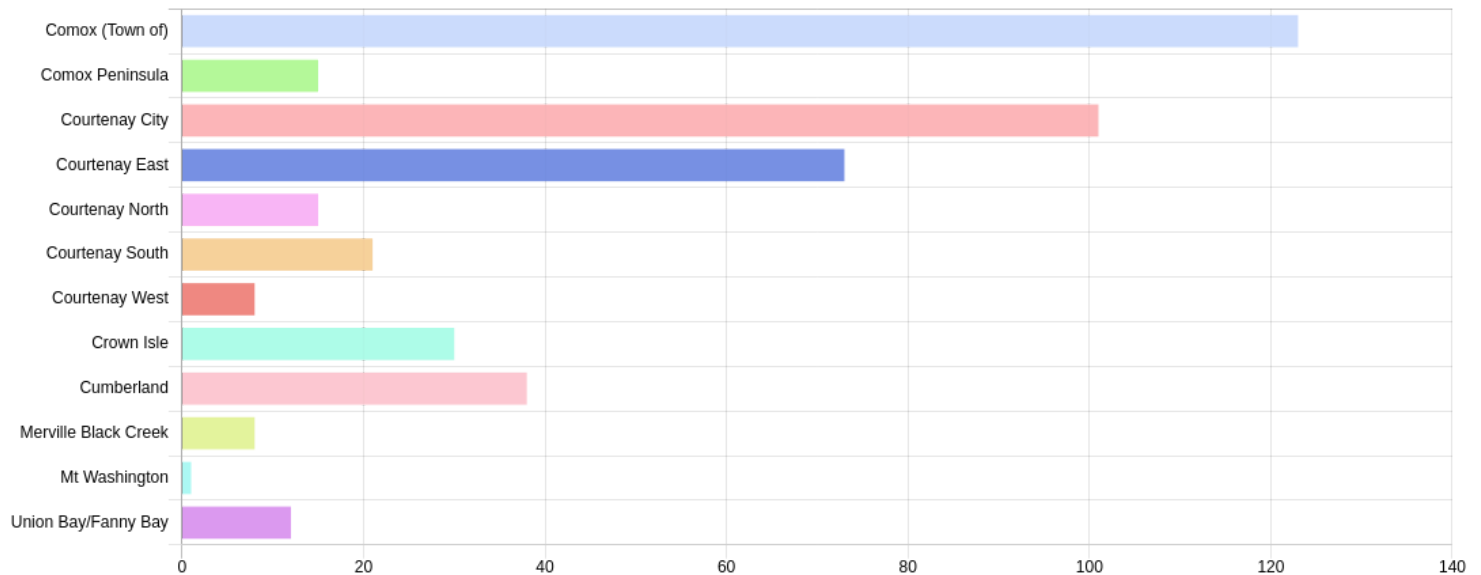
Unconditional Sales from January 1 to July 31, 2023

	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	4	21	44	28	13	11	123
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	20	28	20	6	7	15	101
Courtenay East	0	0	0	0	0	0	0	3	5	6	23	22	7	7	73
Courtenay North	0	0	0	0	0	0	0	0	2	2	6	1	0	4	15
Courtenay South	0	0	0	0	0	0	0	0	0	3	4	2	2	10	21
Courtenay West	0	0	0	0	0	0	0	0	1	2	1	4	0	0	8
Crown Isle	0	0	0	0	0	0	0	0	0	0	0	1	4	25	30
Cumberland	0	0	0	0	1	0	0	2	4	3	12	7	3	6	38
Merville Black Creek	0	0	0	0	0	0	0	0	1	4	1	1	1	0	8
Mt Washington	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
Union Bay/Fanny Bay	0	0	0	0	0	0	0	0	4	3	1	1	1	2	12
Totals	0	0	0	0	1	1	1	10	44	74	112	80	40	82	445
Revised Totals*	0	0	0	0	1	1	0	9	46	75	114	86	48	127	507

*including Acreage and Waterfront

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to July 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
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

