



Market Report Summary

August 2023

c 250.898.1220

jane@janedenham.com | www.janedenham.com



RE/MAX

ocean pacific realty

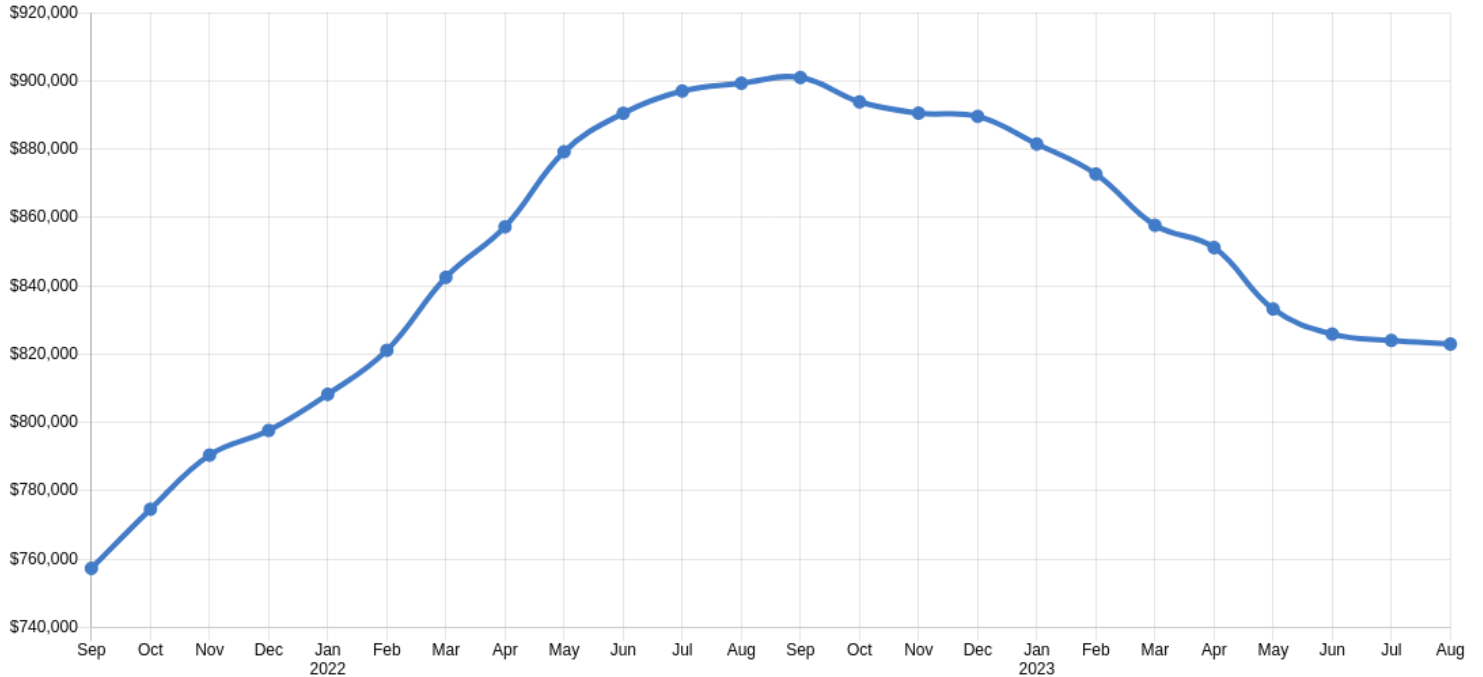
Each office independently owned and operated

b 250.339.2021
tf 888.829.7205

282 Anderton Road
Comox, BC V9M 1Y2

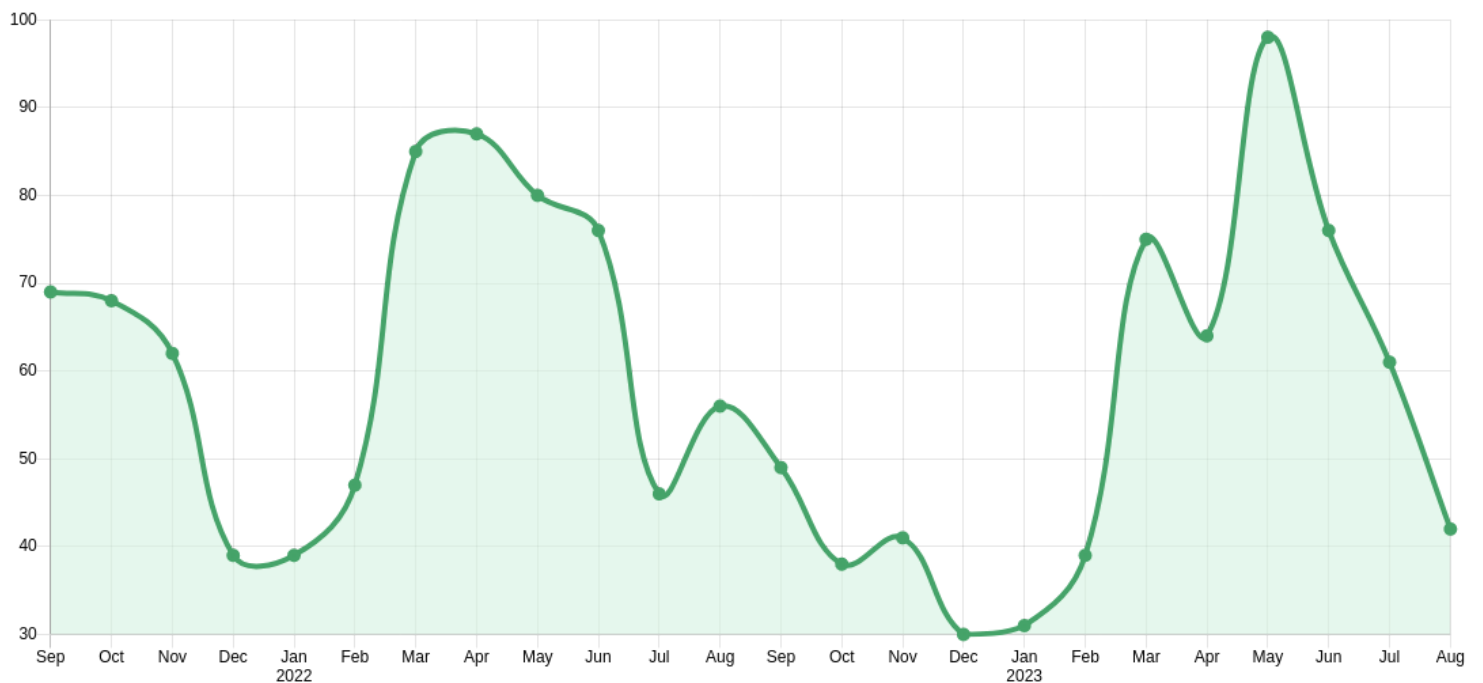


Cumulative Residential Average Single Family Detached Sale Price



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	92	78	17.95%	975	1,076	-9.39%
Units Reported Sold	42	56	-25.00%	644	754	-14.59%
Sell / List Ratio	45.65%	71.79%		66.05%	70.07%	
Reported Sales Dollars	\$36,900,590	\$49,127,970	-24.89%	\$529,994,083	\$678,119,410	-21.84%
Average Sell Price / Unit	\$878,585	\$877,285	0.15%	\$822,972	\$899,363	-8.49%
Median Sell Price	\$827,500			\$785,000		
Sell Price / List Price	98.47%	97.64%		98.16%	102.01%	
Days to Sell	42	43	-2.33%	46	25	84.00%
Active Listings	162	206				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	18	24	-25.00%	277	362	-23.48%
Units Reported Sold	14	12	16.67%	182	243	-25.10%
Sell / List Ratio	77.78%	50.00%		65.70%	67.13%	
Reported Sales Dollars	\$6,192,100	\$3,881,300	59.54%	\$75,288,283	\$99,229,625	-24.13%
Average Sell Price / Unit	\$442,293	\$323,442	36.75%	\$413,672	\$408,352	1.30%
Median Sell Price	\$405,600			\$395,000		
Sell Price / List Price	100.54%	97.56%		98.16%	101.51%	
Days to Sell	31	50	-38.00%	50	26	92.31%
Active Listings	46	108				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	26	28	-7.14%	258	264	-2.27%
Units Reported Sold	11	12	-8.33%	170	200	-15.00%
Sell / List Ratio	42.31%	42.86%		65.89%	75.76%	
Reported Sales Dollars	\$6,861,736	\$6,964,955	-1.48%	\$97,441,052	\$120,763,081	-19.31%
Average Sell Price / Unit	\$623,794	\$580,413	7.47%	\$573,183	\$603,815	-5.07%
Median Sell Price	\$625,000			\$560,000		
Sell Price / List Price	99.27%	97.63%		98.59%	102.25%	
Days to Sell	35	41	-14.63%	46	32	43.75%
Active Listings	42	50				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	11	12	-8.33%	141	98	43.88%
Units Reported Sold	3	2	50.00%	50	46	8.70%
Sell / List Ratio	27.27%	16.67%		35.46%	46.94%	
Reported Sales Dollars	\$1,540,000	\$1,018,000	51.28%	\$26,362,583	\$26,879,600	-1.92%
Average Sell Price / Unit	\$513,333	\$509,000	0.85%	\$527,252	\$584,339	-9.77%
Median Sell Price	\$365,000			\$471,198		
Sell Price / List Price	91.45%	97.43%		94.06%	98.47%	
Days to Sell	181	19	852.63%	75	83	-9.64%
Active Listings	63	51				



Single Family Detached Sales Analysis

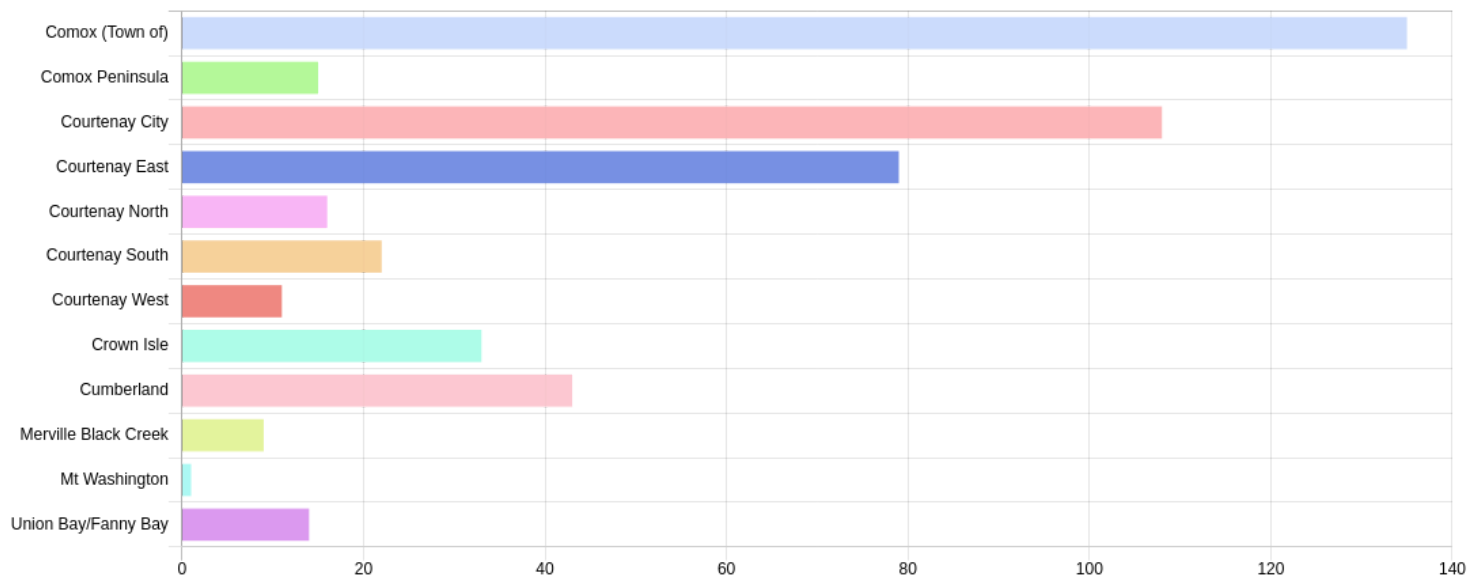
Unconditional Sales from January 1 to August 31, 2023

	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	25	47	31	13	13	135
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	23	30	20	8	7	15	108
Courtenay East	0	0	0	0	0	0	0	3	5	6	25	25	8	7	79
Courtenay North	0	0	0	0	0	0	0	0	2	2	7	1	0	4	16
Courtenay South	0	0	0	0	0	0	0	0	0	3	4	2	3	10	22
Courtenay West	0	0	0	0	0	0	0	0	1	2	1	5	0	2	11
Crown Isle	0	0	0	0	0	0	0	0	0	0	0	1	5	27	33
Cumberland	0	0	0	0	1	0	0	2	4	3	14	8	3	8	43
Merville Black Creek	0	0	0	0	0	0	0	0	1	4	1	1	1	1	9
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	2	3	14
Totals	0	0	0	0	1	1	1	10	47	80	120	90	44	92	486
Revised Totals*	0	0	0	0	1	1	1	9	49	81	122	97	53	147	560

*including Acreage and Waterfront

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to August 31, 2023



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

Copyright © 2023 Vancouver Island Real Estate Board. All rights reserved. Information presented here is for general interest only. No guarantees apply. See your REALTOR® for specific information. Trademarks are owned or controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and/or the quality of services they provide (MLS®).



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

