



# Market Report Summary

## September 2023

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**RE/MAX**

ocean pacific realty

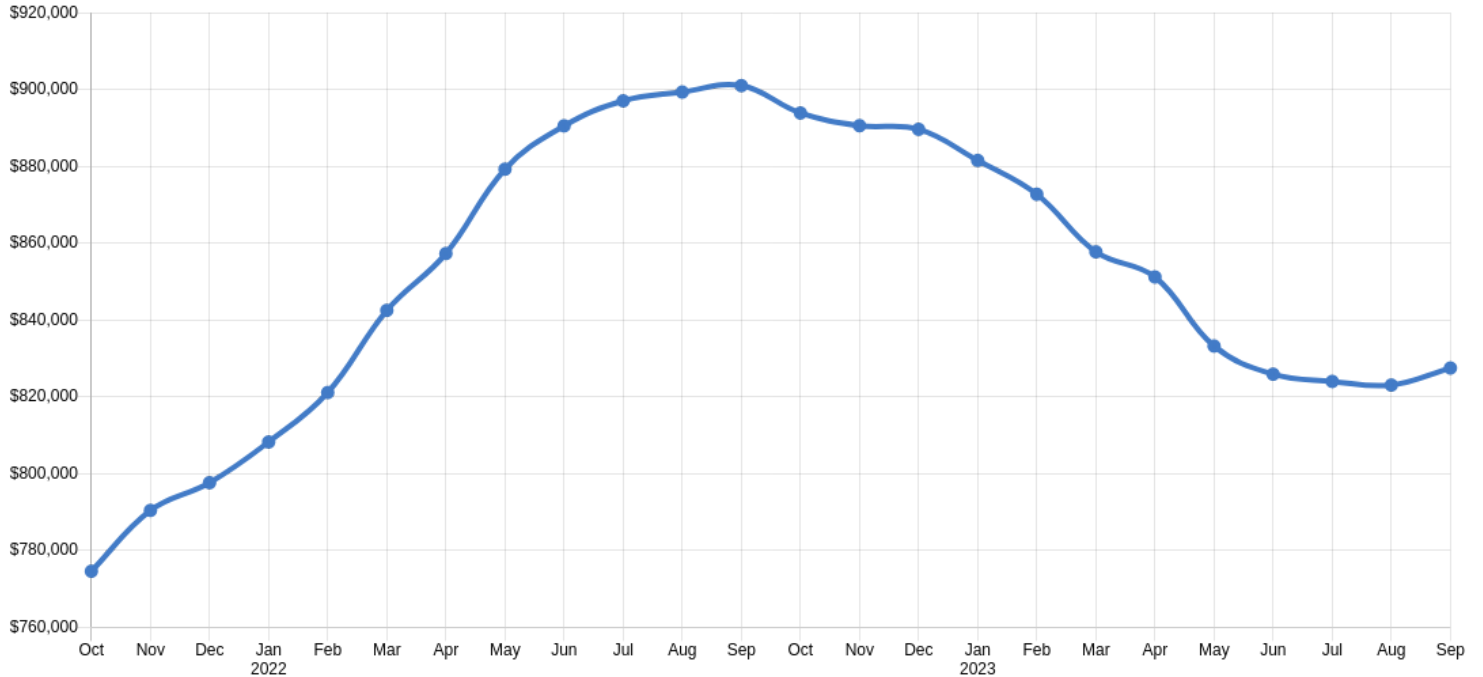
Each office independently owned and operated

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	81	103	-21.36%	950	1,098	-13.48%
Units Reported Sold	49	49	0.00%	644	734	-12.26%
Sell / List Ratio	60.49%	47.57%		67.79%	66.85%	
Reported Sales Dollars	\$43,446,740	\$40,589,740	7.04%	\$532,925,183	\$661,360,950	-19.42%
Average Sell Price / Unit	\$886,668	\$828,362	7.04%	\$827,524	\$901,037	-8.16%
Median Sell Price	\$865,000			\$788,250		
Sell Price / List Price	98.35%	97.92%		98.21%	101.79%	
Days to Sell	46	45	2.22%	46	26	76.92%
Active Listings	157	219				

### Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	24	25	-4.00%	276	341	-19.06%
Units Reported Sold	14	11	27.27%	185	220	-15.91%
Sell / List Ratio	58.33%	44.00%		67.03%	64.52%	
Reported Sales Dollars	\$5,130,350	\$5,442,000	-5.73%	\$74,972,633	\$90,603,425	-17.25%
Average Sell Price / Unit	\$366,454	\$494,727	-25.93%	\$405,257	\$411,834	-1.60%
Median Sell Price	\$351,725			\$391,200		
Sell Price / List Price	98.22%	97.38%		98.22%	101.35%	
Days to Sell	65	48	35.42%	51	28	82.14%
Active Listings	48	105				

### Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	23	27	-14.81%	254	278	-8.63%
Units Reported Sold	16	15	6.67%	171	191	-10.47%
Sell / List Ratio	69.57%	55.56%		67.32%	68.71%	
Reported Sales Dollars	\$10,112,400	\$9,113,667	10.96%	\$98,439,785	\$117,048,848	-15.90%
Average Sell Price / Unit	\$632,025	\$607,578	4.02%	\$575,671	\$612,821	-6.06%
Median Sell Price	\$669,450			\$562,000		
Sell Price / List Price	99.28%	97.95%		98.72%	102.00%	
Days to Sell	38	25	52.00%	47	30	56.67%
Active Listings	44	51				

### Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	10	10	0.00%	141	103	36.89%
Units Reported Sold	2	0		52	41	26.83%
Sell / List Ratio	20.00%	0.00%		36.88%	39.81%	
Reported Sales Dollars	\$844,000	\$0		\$27,206,583	\$25,162,800	8.12%
Average Sell Price / Unit	\$422,000			\$523,204	\$613,727	-14.75%
Median Sell Price	\$422,000			\$471,198		
Sell Price / List Price	97.24%			94.16%	98.05%	
Days to Sell	48			74	87	-14.94%
Active Listings	53	56				

## Single Family Detached Sales Analysis

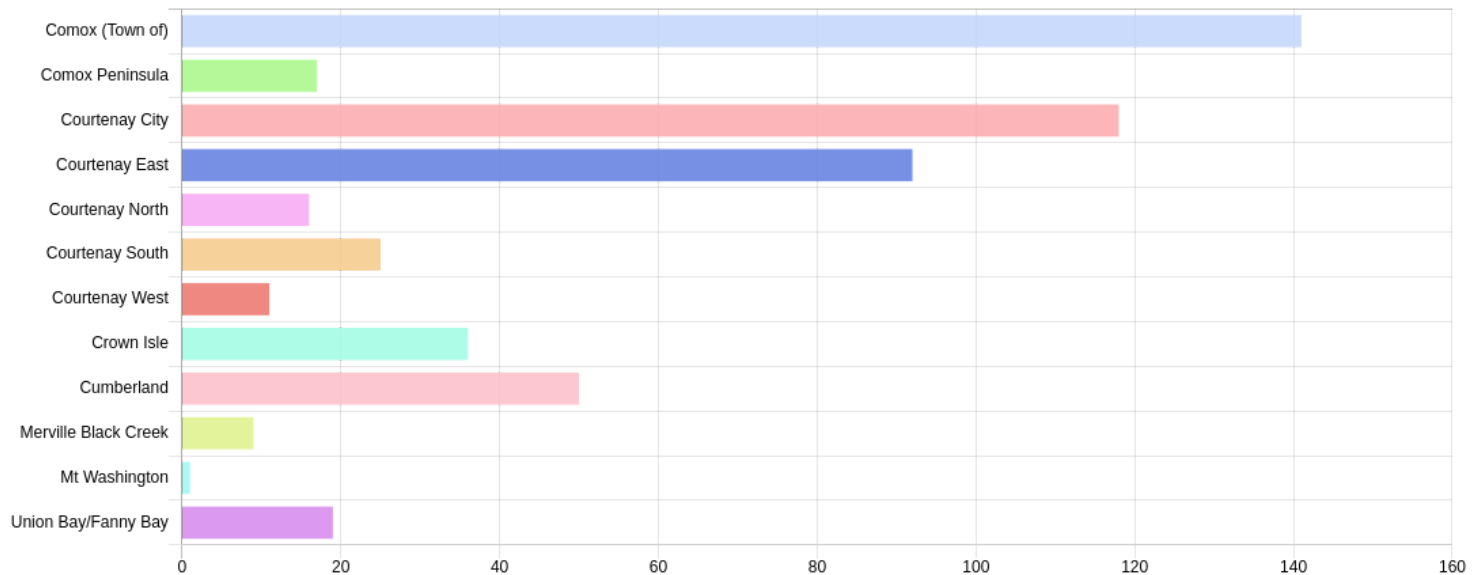
Unconditional Sales from January 1 to September 30, 2023

	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	5	25	50	32	13	14	141
Comox Peninsula	0	0	0	0	0	0	0	0	3	2	0	7	2	3	17
Courtenay City	0	0	0	0	0	0	1	4	23	32	22	11	8	17	118
Courtenay East	0	0	0	0	0	0	0	3	5	6	30	28	12	8	92
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	5	3	3	11	25
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	6	29	36
Cumberland	0	0	0	0	1	0	0	3	4	5	14	9	5	9	50
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	2	2	4	4	19
<b>Totals</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>11</b>	<b>48</b>	<b>84</b>	<b>132</b>	<b>101</b>	<b>54</b>	<b>102</b>	<b>535</b>
<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>9</b>	<b>51</b>	<b>85</b>	<b>135</b>	<b>109</b>	<b>62</b>	<b>161</b>	<b>614</b>

\* including Acreage & Waterfront

## Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to September 30, 2023





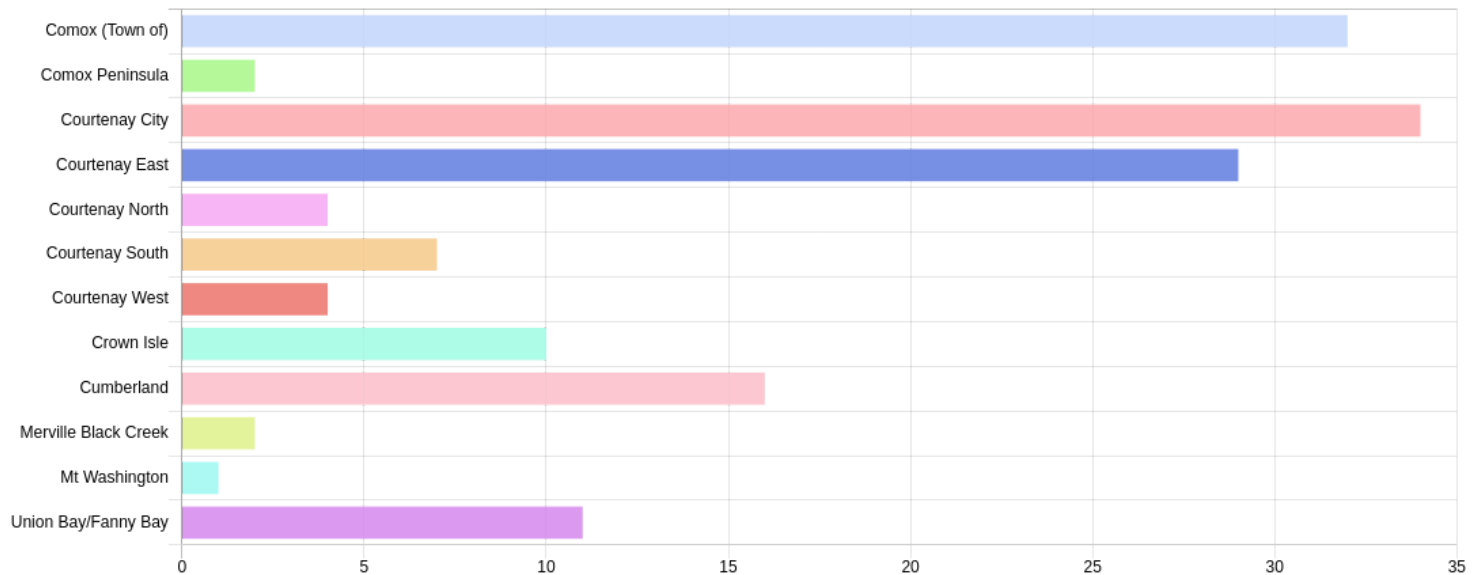
### Third Quarter - Single Family Detached Sales Analysis

Unconditional Sales from July 1 to September 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	0	0	0	1	5	10	9	2	5	32
Comox Peninsula	0	0	0	0	0	0	0	0	0	0	0	1	0	1	2
Courtenay City	0	0	0	0	0	0	0	0	7	12	5	5	2	3	34
Courtenay East	0	0	0	0	0	0	0	0	1	0	7	12	7	2	29
Courtenay North	0	0	0	0	0	0	0	0	0	0	3	0	0	1	4
Courtenay South	0	0	0	0	0	0	0	0	0	0	1	1	2	3	7
Courtenay West	0	0	0	0	0	0	0	0	0	0	0	2	0	2	4
Crown Isle	0	0	0	0	0	0	0	0	0	0	0	0	2	8	10
Cumberland	0	0	0	0	0	0	0	1	1	2	4	3	2	3	16
Merville Black Creek	0	0	0	0	0	0	0	0	0	1	0	0	0	1	2
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	3	1	1	1	3	2	11
Totals	0	0	0	0	0	0	0	1	13	21	31	35	20	31	152

### Third Quarter - Single Family Detached Sales by Sub Area

Unconditional Sales from July 1 to September 30, 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

