

Fast Facts - Real Estate in the Comox Valley

March 2020

- The **12 mth avg sale price** of a single family home is \$583,013 - **up 5%**. The avg lot price is \$264,792 - **up 31%**
 - If you purchased an avg home in 2010, you paid \$340,484 an average lot you paid \$137,579
 - **In 10 years**, home and lot average prices have **increased 71% and 92%** respectively.
- Homes that sold for over **\$1 million** increased from **1** in **2010** to **41** in **2019**
- Apartment condos **12 mth avg** price is \$309,008 - **7% increase**.
 - However, overall avg prices vary greatly between **Comox** - median price \$455,000, **Crown Isle** - median price \$415,000, and **Courtenay East** - median price \$201,500
- Patio homes have the **highest avg sale price** \$437,419 - **up 9%**, of the condo market, followed by town houses \$364,269 - **up 3%**
- 57 single family homes sold, compared to 37 in March 2019 - **up 54%**
- 75% of single family sales occurred in the 3 urban municipalities - Comox - **15%**, Courtenay - **49%**, and Cumberland - **11%**
- If you purchased an avg home in Cumberland in 2010, you paid \$281,330. The 12 mth avg price is \$555,697 - **up 6%**
- The greatest avg sale price differential of single family homes is between **Courtenay City** - **\$512,260** and **Crown Isle** - **\$792,479**
- The residential listings YTD **sell for 97% of list price in 60 days**
- YTD sales include **25%** under \$500,000, **52%** between \$500,000 to \$700,000, **20%** between \$700,000 to \$900,000 and **3% over \$1,000,000**
- There are **166 REALTORS®** in the Comox Valley among the 1046 members of the Vancouver Island Real Estate Board. The peak in the Valley was 240 in 1993.