



jane
DENHAM
PERSONAL REAL ESTATE CORPORATION

Market Report Summary

February 2023

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RE/MAX

ocean pacific realty

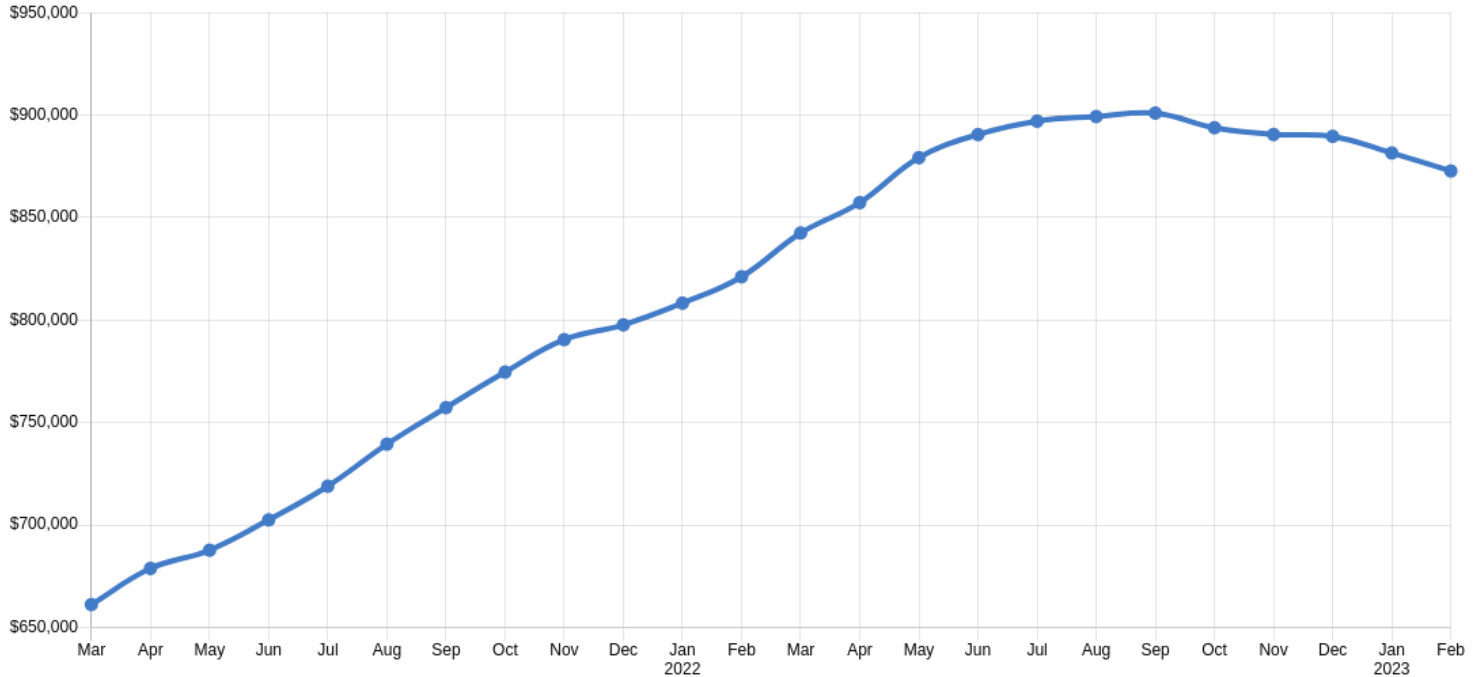
Each office independently owned and operated

b 250.339.2021
tf 888.829.7205

282 Anderton Road
Comox, BC V9M 1Y2

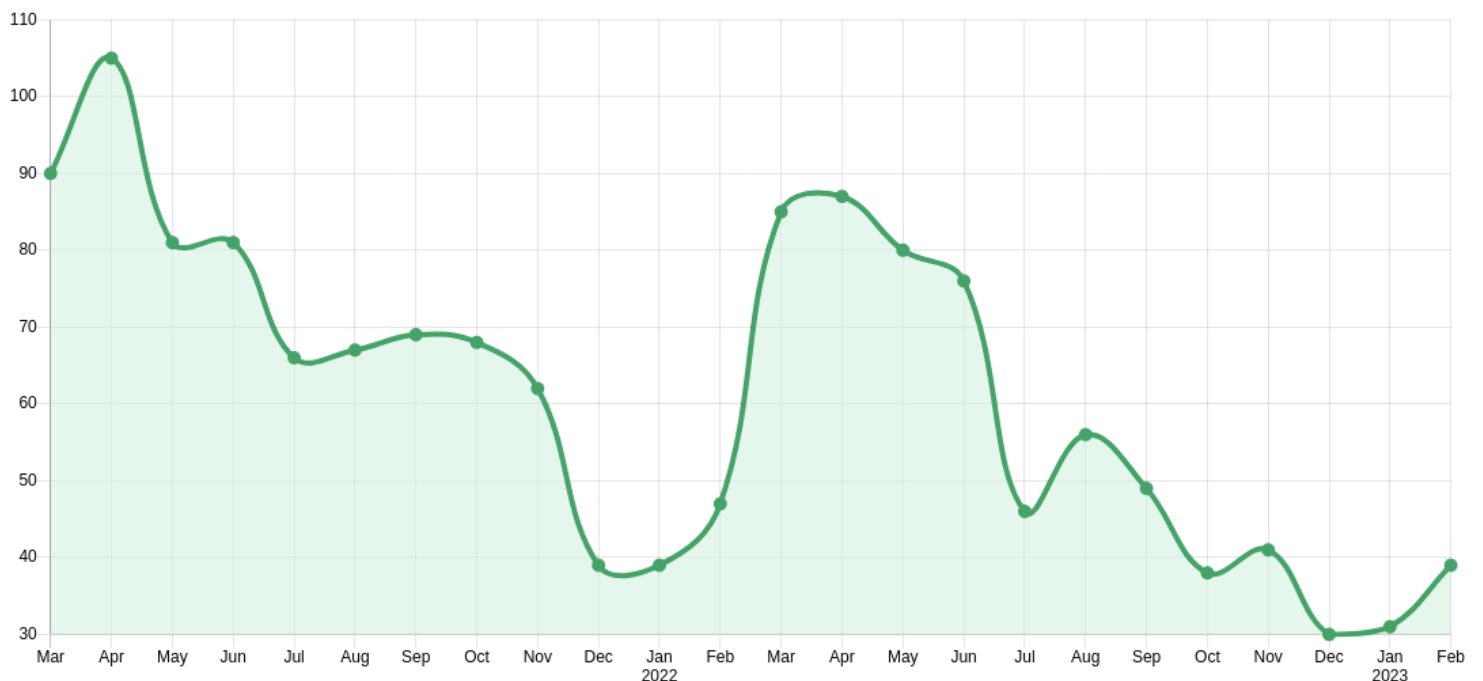


Cumulative Residential Average Single Family Detached Sale Price



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	79	65	21.54%	1,129	941	19.98%
Units Reported Sold	39	47	-17.02%	658	814	-19.16%
Sell / List Ratio	49.37%	72.31%		58.28%	86.50%	
Reported Sales Dollars	\$31,852,676	\$44,697,200	-28.74%	\$574,278,424	\$668,417,468	-14.08%
Average Sell Price / Unit	\$816,735	\$951,004	-14.12%	\$872,764	\$821,152	6.29%
Median Sell Price	\$775,000			\$835,000		
Sell Price / List Price	97.58%	106.82%		99.89%	103.38%	
Days to Sell	78	22	254.55%	36	23	56.52%
Active Listings	152	52				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	21	25	-16.00%	356	306	16.34%
Units Reported Sold	19	19	0.00%	183	289	-36.68%
Sell / List Ratio	90.48%	76.00%		51.40%	94.44%	
Reported Sales Dollars	\$6,072,900	\$6,162,700	-1.46%	\$75,109,862	\$112,216,671	-33.07%
Average Sell Price / Unit	\$319,626	\$324,353	-1.46%	\$410,436	\$388,293	5.70%
Median Sell Price	\$332,500			\$399,700		
Sell Price / List Price	97.90%	104.88%		99.48%	101.49%	
Days to Sell	74	35	111.43%	38	31	22.58%
Active Listings	46	17				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	21	10	110.00%	284	243	16.87%
Units Reported Sold	6	16	-62.50%	157	238	-34.03%
Sell / List Ratio	28.57%	160.00%		55.28%	97.94%	
Reported Sales Dollars	\$3,190,400	\$10,495,000	-69.60%	\$93,206,841	\$133,828,507	-30.35%
Average Sell Price / Unit	\$531,733	\$655,938	-18.94%	\$593,674	\$562,305	5.58%
Median Sell Price	\$478,500			\$560,000		
Sell Price / List Price	96.99%	104.92%		100.43%	101.84%	
Days to Sell	82	47	74.47%	36	38	-5.26%
Active Listings	56	15				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	12	9	33.33%	140	91	53.85%
Units Reported Sold	0	4	-100.00%	42	72	-41.67%
Sell / List Ratio	0.00%	44.44%		30.00%	79.12%	
Reported Sales Dollars	\$0	\$1,857,500	-100.00%	\$25,688,688	\$29,831,650	-13.89%
Average Sell Price / Unit		\$464,375	-100.00%	\$611,635	\$414,328	47.62%
Median Sell Price				\$474,075		
Sell Price / List Price		100.42%		98.49%	99.99%	
Days to Sell		12	-100.00%	26	114	-77.19%
Active Listings	61	17				



Single Family Detached Sales Analysis

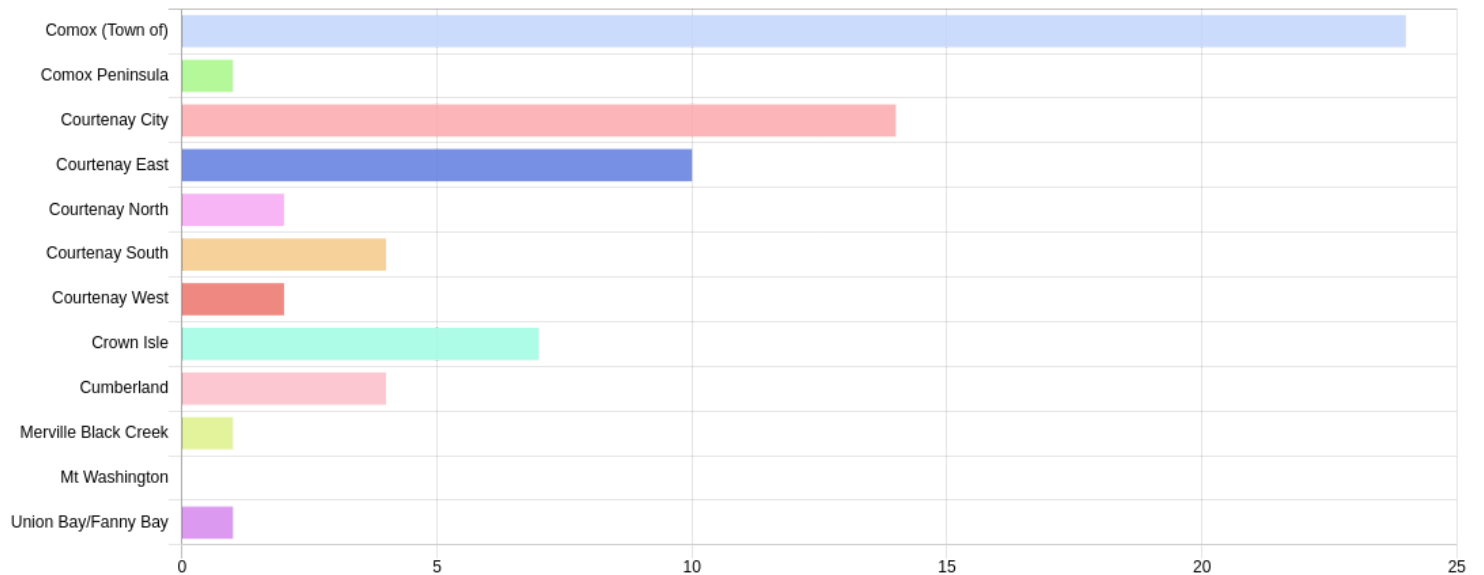
Unconditional Sales from January 1 to February 28, 2023

	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	1	9	8	4	0	0	24
Comox Peninsula	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
Courtenay City	0	0	0	0	0	0	0	2	3	3	2	1	2	1	14
Courtenay East	0	0	0	0	0	0	0	0	1	1	6	1	0	1	10
Courtenay North	0	0	0	0	0	0	0	0	0	1	1	0	0	0	2
Courtenay South	0	0	0	0	0	0	0	0	0	1	0	0	1	2	4
Courtenay West	0	0	0	0	0	0	0	0	0	1	0	1	0	0	2
Crown Isle	0	0	0	0	0	0	0	0	0	0	0	0	1	6	7
Cumberland	0	0	0	0	0	0	0	1	0	0	3	0	0	0	4
Merville Black Creek	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
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	0	0	0	0	1	0	1
Totals	0	0	0	0	0	1	0	4	7	16	20	7	5	10	70
Revised Totals*	0	0	0	0	0	1	0	3	8	15	21	11	8	16	83

* including Acreage & Waterfront

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to February 28, 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

