



# Market Report Summary

## March 2023

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**RE/MAX**

ocean pacific realty

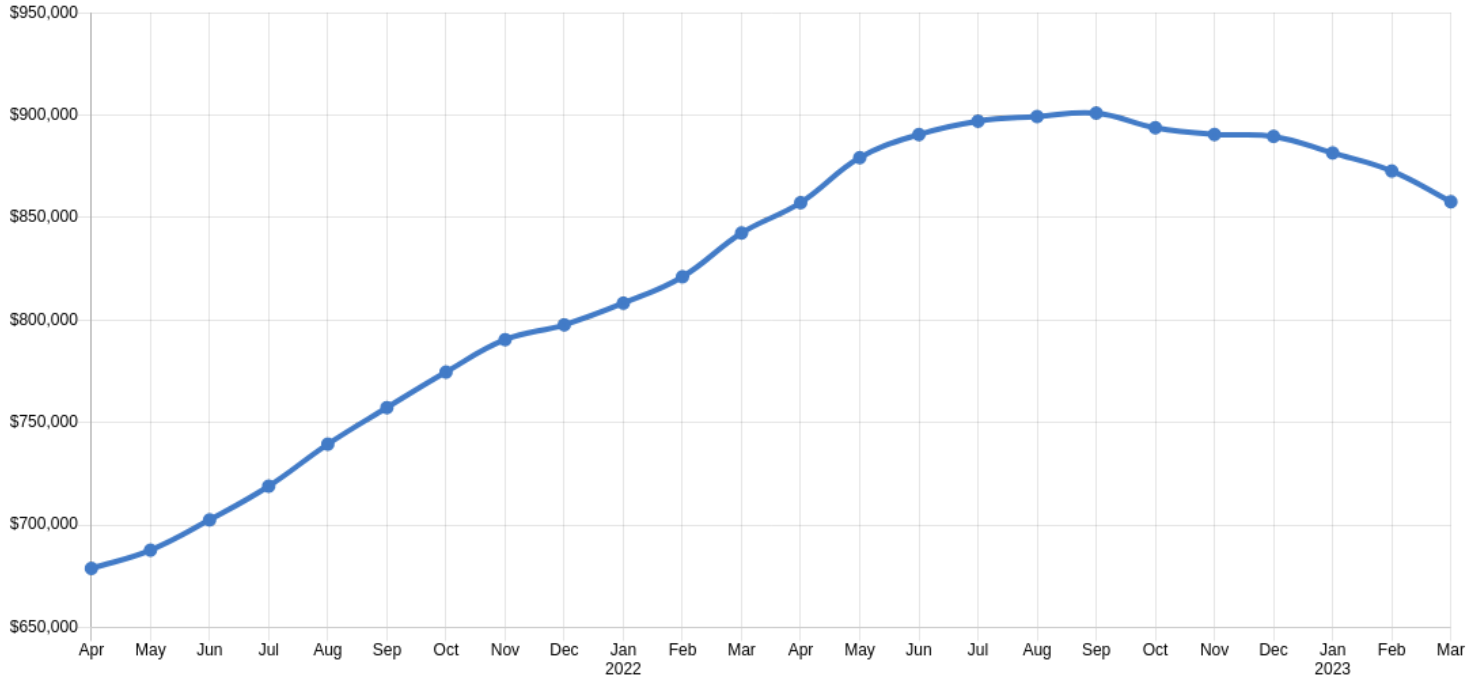
Each office independently owned and operated

b 250.339.2021  
tf 888.829.7205

282 Anderton Road  
Comox, BC V9M 1Y2

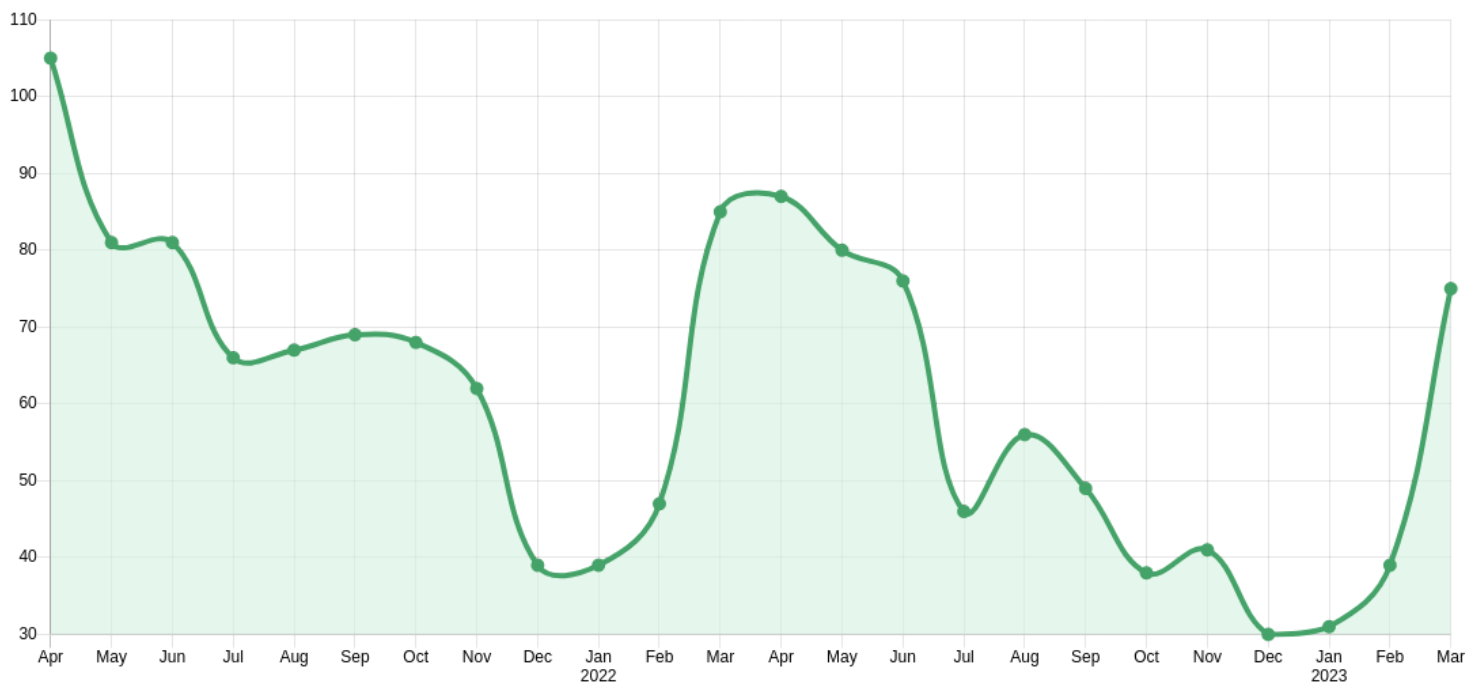


## Cumulative Residential Average Single Family Detached Sale Price



**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	105	142	-26.06%	1,093	953	14.69%
Units Reported Sold	75	85	-11.76%	648	809	-19.90%
Sell / List Ratio	71.43%	59.86%		59.29%	84.89%	
Reported Sales Dollars	\$63,998,100	\$82,440,666	-22.37%	\$555,835,858	\$681,603,961	-18.45%
Average Sell Price / Unit	\$853,308	\$969,890	-12.02%	\$857,771	\$842,527	1.81%
Median Sell Price	\$815,000			\$820,000		
Sell Price / List Price	98.19%	104.59%		99.03%	103.39%	
Days to Sell	45	18	150.00%	39	23	69.57%
Active Listings	162	94				

### Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	31	31	0.00%	356	306	16.34%
Units Reported Sold	11	25	-56.00%	169	278	-39.21%
Sell / List Ratio	35.48%	80.65%		47.47%	90.85%	
Reported Sales Dollars	\$3,853,500	\$9,633,800	-60.00%	\$69,329,562	\$108,350,540	-36.01%
Average Sell Price / Unit	\$350,318	\$385,352	-9.09%	\$410,234	\$389,750	5.26%
Median Sell Price	\$345,000			\$399,000		
Sell Price / List Price	97.94%	104.10%		98.79%	101.95%	
Days to Sell	41	17	141.18%	42	29	44.83%
Active Listings	59	23				

### Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	21	25	-16.00%	280	238	17.65%
Units Reported Sold	21	18	16.67%	160	240	-33.33%
Sell / List Ratio	100.00%	72.00%		57.14%	100.84%	
Reported Sales Dollars	\$12,214,000	\$12,762,470	-4.30%	\$92,658,371	\$137,943,977	-32.83%
Average Sell Price / Unit	\$581,619	\$709,026	-17.97%	\$579,115	\$574,767	0.76%
Median Sell Price	\$620,000			\$550,000		
Sell Price / List Price	98.67%	105.59%		99.52%	102.16%	
Days to Sell	42	25	68.00%	38	37	2.70%
Active Listings	48	17				

### Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	10	9	11.11%	141	94	50.00%
Units Reported Sold	6	5	20.00%	43	66	-34.85%
Sell / List Ratio	60.00%	55.56%		30.50%	70.21%	
Reported Sales Dollars	\$5,340,000	\$4,057,500	31.61%	\$26,971,188	\$29,820,500	-9.55%
Average Sell Price / Unit	\$890,000	\$811,500	9.67%	\$627,237	\$451,826	38.82%
Median Sell Price	\$335,000			\$474,075		
Sell Price / List Price	85.24%	105.67%		94.61%	100.55%	
Days to Sell	104	8	1200.00%	39	106	-63.21%
Active Listings	59	21				



## Single Family Detached Sales Analysis

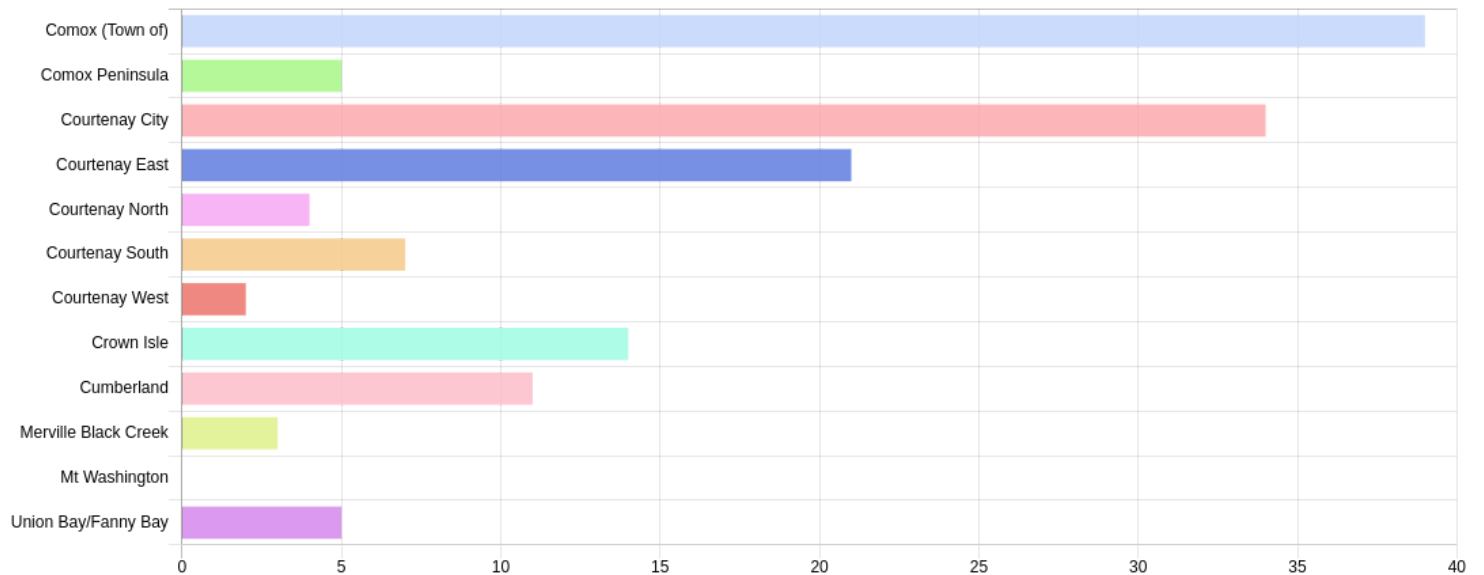
Unconditional Sales from January 1 to March 31, 2023

	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	1	12	14	8	1	1	39
Comox Peninsula	0	0	0	0	0	0	0	0	1	1	0	3	0	0	5
Courtenay City	0	0	0	0	0	0	0	4	8	5	6	2	5	4	34
Courtenay East	0	0	0	0	0	0	0	0	1	3	8	4	2	3	21
Courtenay North	0	0	0	0	0	0	0	0	1	1	1	1	0	0	4
Courtenay South	0	0	0	0	0	0	0	0	0	2	1	0	1	3	7
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	1	1	12	14
Cumberland	0	0	0	0	0	0	0	1	0	1	5	1	1	2	11
Merville Black Creek	0	0	0	0	0	0	0	0	1	1	0	0	1	0	3
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	2	1	0	1	1	5
Totals	0	0	0	0	0	1	0	6	13	29	36	21	13	26	145
<b>Revised Totals*</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>4</b>	<b>15</b>	<b>33</b>	<b>40</b>	<b>29</b>	<b>16</b>	<b>43</b>	<b>181</b>

\*including Acreage &amp; Waterfront

## Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to March 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
<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

