



Market Report Summary

April 2023

c 250.898.1220

jane@janedenham.com | www.janedenham.com



RE/MAX

ocean pacific realty

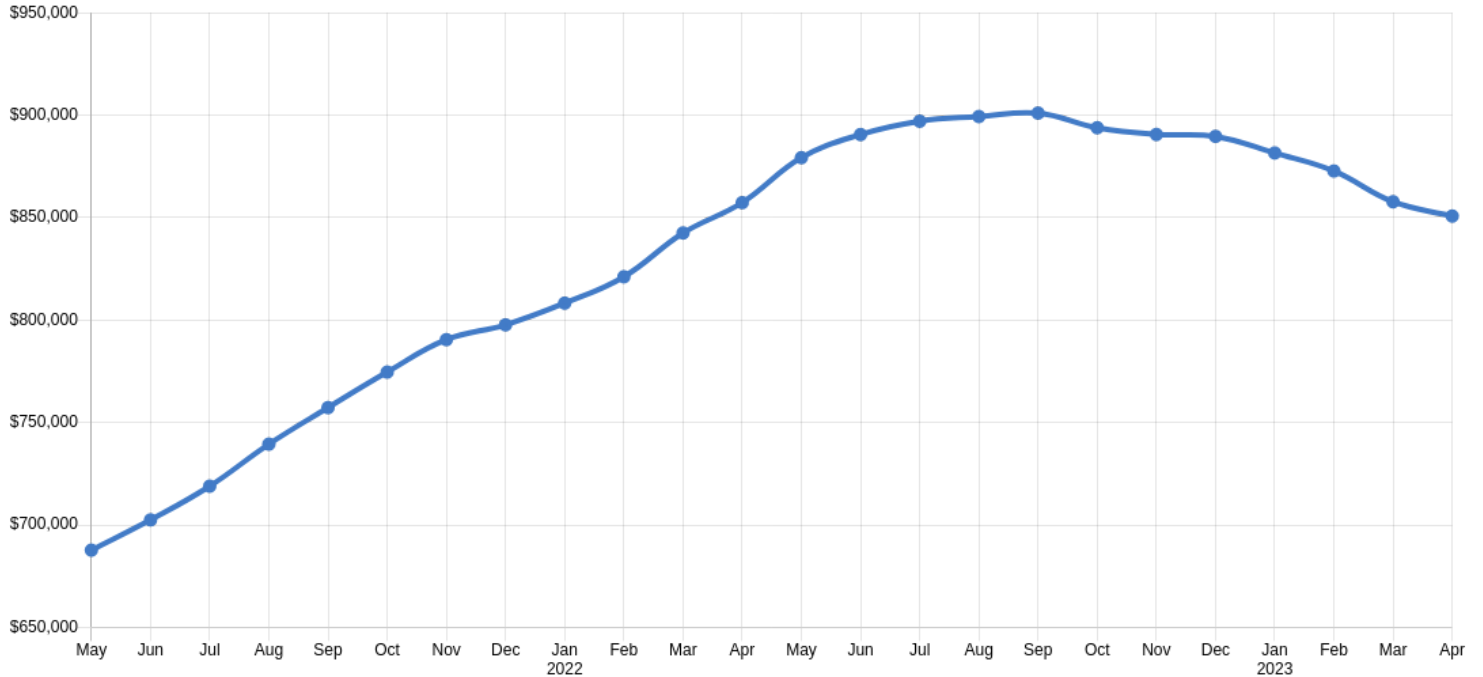
Each office independently owned and operated

b 250.339.2021
tf 888.829.7205

282 Anderton Road
Comox, BC V9M 1Y2

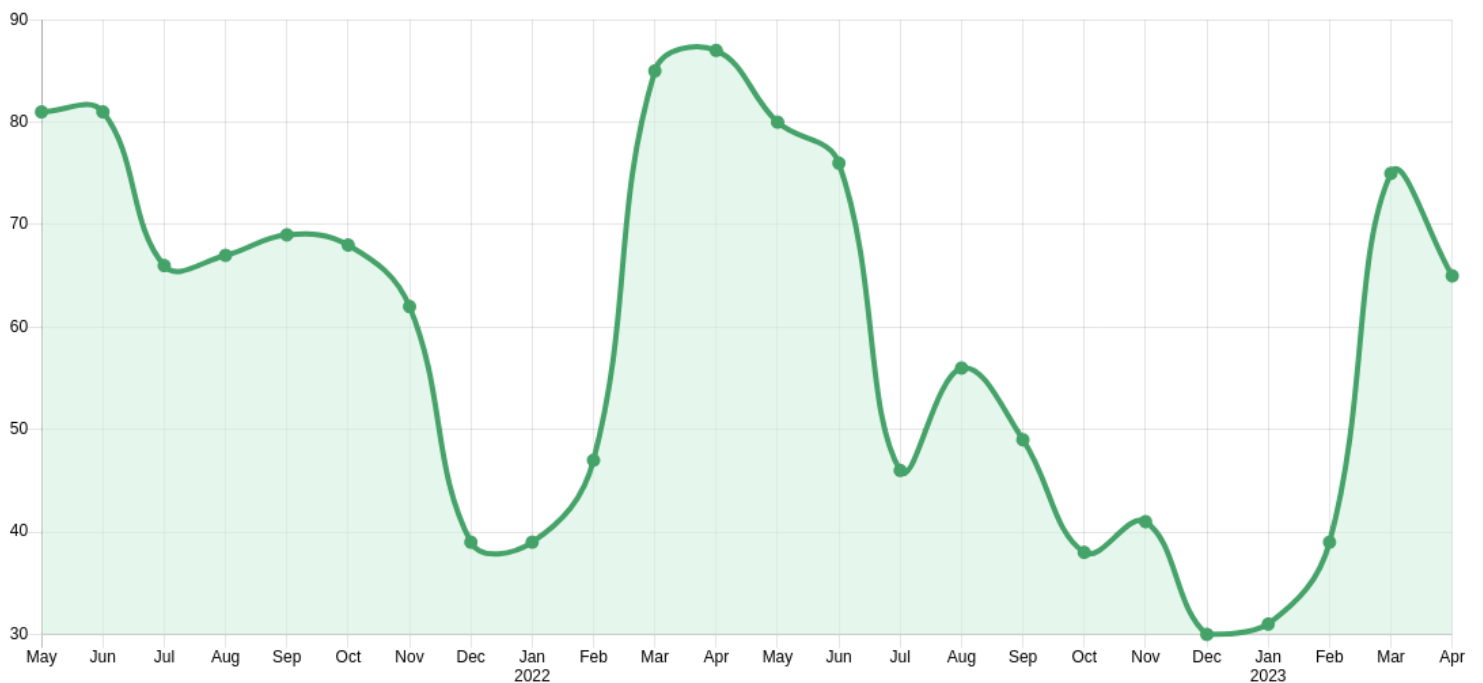


Cumulative Residential Average Single Family Detached Sale Price



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	93	126	-26.19%	1,059	965	9.74%
Units Reported Sold	65	87	-25.29%	626	791	-20.86%
Sell / List Ratio	69.89%	69.05%		59.11%	81.97%	
Reported Sales Dollars	\$55,550,205	\$78,803,829	-29.51%	\$532,582,234	\$678,144,668	-21.46%
Average Sell Price / Unit	\$854,619	\$905,791	-5.65%	\$850,770	\$857,326	-0.76%
Median Sell Price	\$820,000			\$815,000		
Sell Price / List Price	98.63%	103.01%		98.43%	103.11%	
Days to Sell	33	17	94.12%	42	23	82.61%
Active Listings	169	117				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	22	26	-15.38%	352	297	18.52%
Units Reported Sold	15	20	-25.00%	164	272	-39.71%
Sell / List Ratio	68.18%	76.92%		46.59%	91.58%	
Reported Sales Dollars	\$5,700,283	\$9,378,162	-39.22%	\$65,651,683	\$108,426,902	-39.45%
Average Sell Price / Unit	\$380,019	\$468,908	-18.96%	\$400,315	\$398,628	0.42%
Median Sell Price	\$339,000			\$393,500		
Sell Price / List Price	98.26%	106.11%		97.77%	102.30%	
Days to Sell	48	26	84.62%	44	29	51.72%
Active Listings	63	27				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	26	32	-18.75%	274	243	12.76%
Units Reported Sold	18	18	0.00%	160	234	-31.62%
Sell / List Ratio	69.23%	56.25%		58.39%	96.30%	
Reported Sales Dollars	\$9,549,500	\$11,464,800	-16.71%	\$90,753,071	\$136,711,486	-33.62%
Average Sell Price / Unit	\$530,528	\$636,933	-16.71%	\$567,207	\$584,237	-2.91%
Median Sell Price	\$512,500			\$545,000		
Sell Price / List Price	98.93%	102.50%		99.11%	102.32%	
Days to Sell	40	29	37.93%	39	37	5.41%
Active Listings	40	30				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	7	9	-22.22%	139	96	44.79%
Units Reported Sold	1	3	-66.67%	41	64	-35.94%
Sell / List Ratio	14.29%	33.33%		29.50%	66.67%	
Reported Sales Dollars	\$350,000	\$1,530,000	-77.12%	\$25,791,188	\$29,484,600	-12.53%
Average Sell Price / Unit	\$350,000	\$510,000	-31.37%	\$629,053	\$460,697	36.54%
Median Sell Price	\$350,000			\$474,075		
Sell Price / List Price	93.33%	104.58%		94.06%	100.92%	
Days to Sell	229	28	717.86%	45	104	-56.73%
Active Listings	60	27				



Single Family Detached Sales Analysis

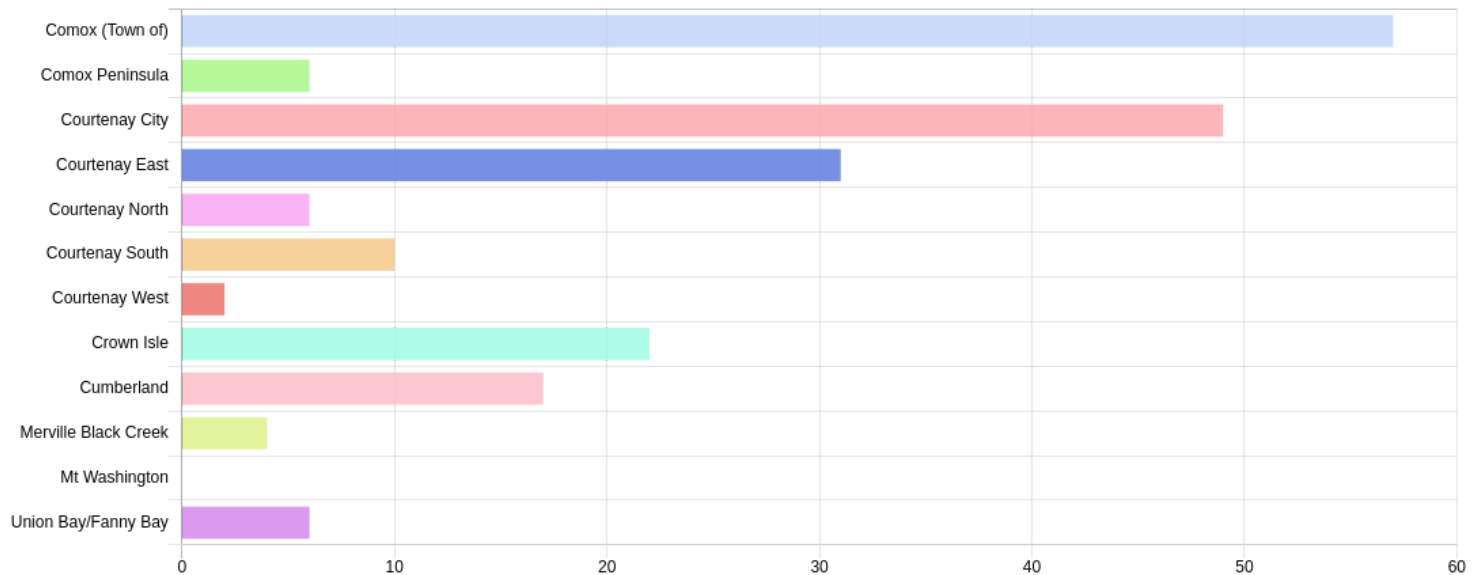
Unconditional Sales from January 1 to April 30, 2023

	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	1	17	19	13	2	3	57
Comox Peninsula	0	0	0	0	0	0	0	0	2	1	0	3	0	0	6
Courtenay City	0	0	0	0	0	0	1	4	9	11	9	4	5	6	49
Courtenay East	0	0	0	0	0	0	0	1	1	4	12	7	3	3	31
Courtenay North	0	0	0	0	0	0	0	0	1	1	1	1	0	2	6
Courtenay South	0	0	0	0	0	0	0	0	0	2	2	1	1	4	10
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	3	18	22
Cumberland	0	0	0	0	0	0	0	2	0	1	6	4	1	3	17
Merville Black Creek	0	0	0	0	0	0	0	0	1	1	1	0	1	0	4
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	1	1	1	6
Totals	0	0	0	0	0	1	1	8	15	41	51	36	17	40	210
Revised Totals*	0	0	0	0	1	1	1	6	18	43	56	42	22	63	253

* including Acreage & Waterfront

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to April 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
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

