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REAL ESTATE GROUP

Market Report Summary May 2024

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*PERSONAL REAL ESTATE CORPORATION



RE/MAX

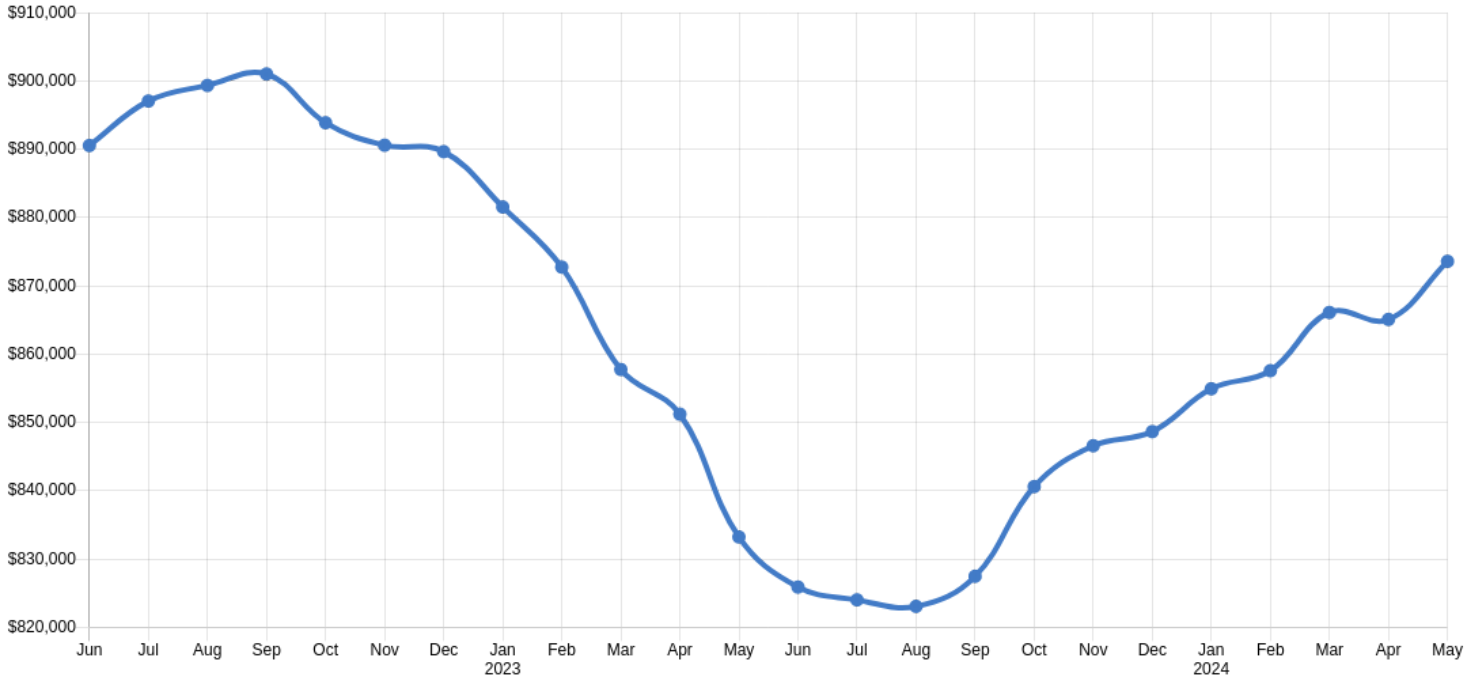
ocean pacific realty

Each office independently owned and operated

b 250.339.2021
tf 888.829.7205
282 Anderton Road
Comox, BC V9M 1Y2

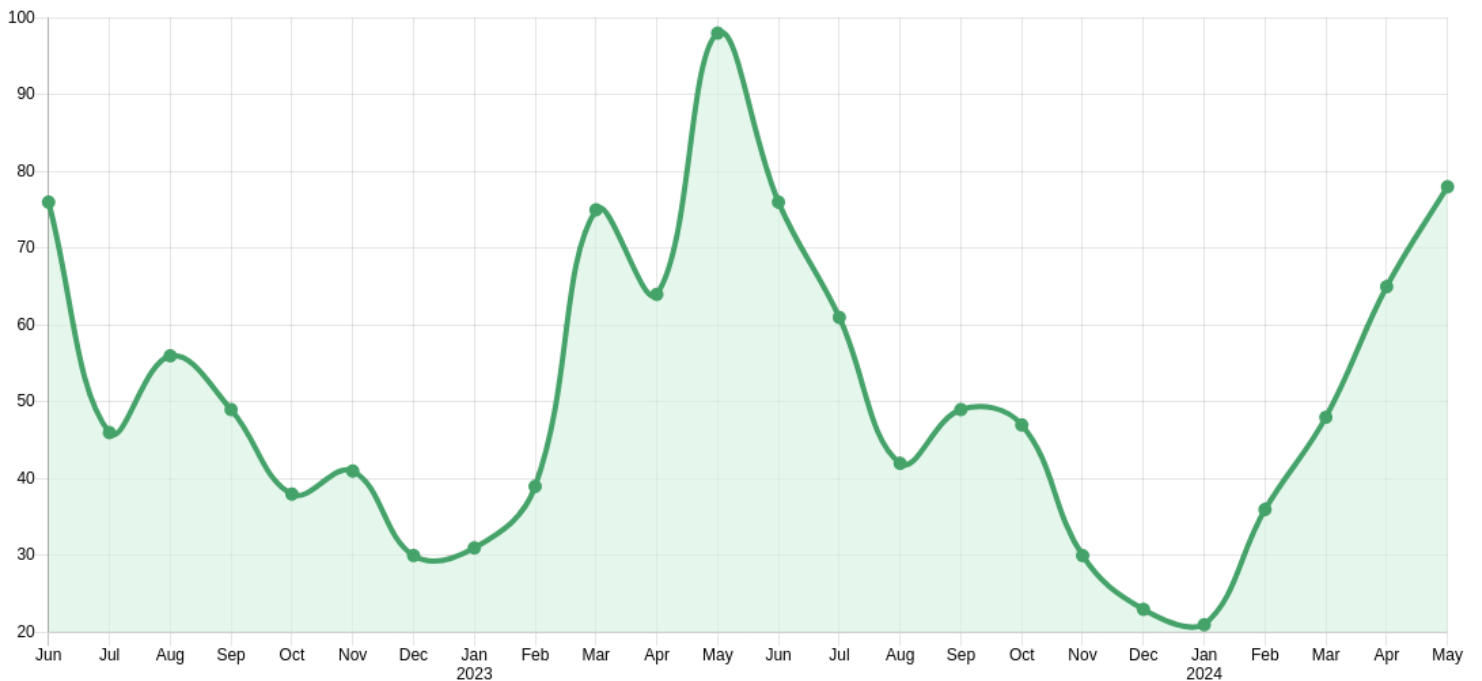


Cumulative Residential Average Single Family Detached Sale Price



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	138	107	28.97%	947	1,035	-8.50%
Units Reported Sold	78	98	-20.41%	576	643	-10.42%
Sell / List Ratio	56.52%	91.59%		60.82%	62.13%	
Reported Sales Dollars	\$69,778,900	\$82,182,650	-15.09%	\$503,195,548	\$535,776,784	-6.08%
Average Sell Price / Unit	\$894,601	\$838,598	6.68%	\$873,603	\$833,245	4.84%
Median Sell Price	\$844,950			\$822,500		
Sell Price / List Price	98.70%	98.47%		98.61%	97.92%	
Days to Sell	48	43	11.63%	46	44	4.55%
Active Listings	215	154				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	30	31	-3.23%	295	311	-5.14%
Units Reported Sold	23	23	0.00%	196	168	16.67%
Sell / List Ratio	76.67%	74.19%		66.44%	54.02%	
Reported Sales Dollars	\$8,845,100	\$9,506,900	-6.96%	\$80,061,736	\$67,082,583	19.35%
Average Sell Price / Unit	\$384,570	\$413,343	-6.96%	\$408,478	\$399,301	2.30%
Median Sell Price	\$369,900			\$396,950		
Sell Price / List Price	97.40%	98.45%		98.53%	97.57%	
Days to Sell	50	42	19.05%	47	47	0.00%
Active Listings	79	57				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	40	22	81.82%	298	260	14.62%
Units Reported Sold	32	24	33.33%	189	155	21.94%
Sell / List Ratio	80.00%	109.09%		63.42%	59.62%	
Reported Sales Dollars	\$20,049,400	\$12,957,800	54.73%	\$114,905,655	\$86,752,571	32.45%
Average Sell Price / Unit	\$626,544	\$539,908	16.05%	\$607,966	\$559,694	8.62%
Median Sell Price	\$627,500			\$600,000		
Sell Price / List Price	99.44%	98.97%		99.18%	98.31%	
Days to Sell	40	53	-24.53%	42	46	-8.70%
Active Listings	66	33				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	25	18	38.89%	146	149	-2.01%
Units Reported Sold	2	2	0.00%	45	39	15.38%
Sell / List Ratio	8.00%	11.11%		30.82%	26.17%	
Reported Sales Dollars	\$1,163,000	\$1,220,000	-4.67%	\$23,720,226	\$22,711,188	4.44%
Average Sell Price / Unit	\$581,500	\$610,000	-4.67%	\$527,116	\$582,338	-9.48%
Median Sell Price	\$581,500			\$496,031		
Sell Price / List Price	96.97%	96.90%		95.01%	94.91%	
Days to Sell	51	51	0.00%	110	46	139.13%
Active Listings	74	73				

Single Family Detached Sales Analysis

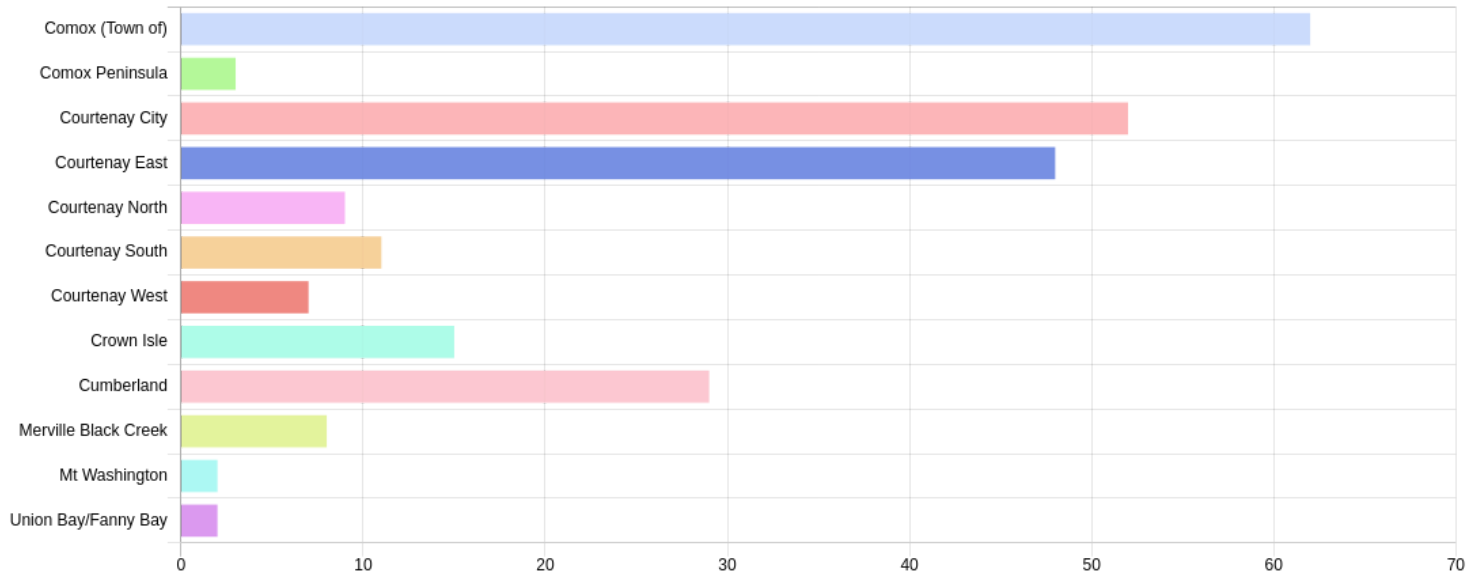
Unconditional Sales from January 1 to May 31, 2024

	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	2	11	11	10	9	19	62
Comox Peninsula	0	0	0	0	0	0	0	0	1	0	0	0	0	2	3
Courtenay City	0	0	0	0	0	1	0	4	9	17	12	3	1	5	52
Courtenay East	0	0	0	0	0	0	0	0	3	1	12	18	8	6	48
Courtenay North	0	0	0	0	0	0	0	1	0	0	3	0	2	3	9
Courtenay South	0	0	0	0	0	0	0	0	1	0	1	2	1	6	11
Courtenay West	0	0	0	0	0	0	0	0	0	4	0	2	1	0	7
Crown Isle	0	0	0	0	0	0	0	0	0	0	0	0	1	14	15
Cumberland	0	0	0	0	0	0	0	0	1	5	7	3	8	5	29
Merville Black Creek	0	0	0	0	0	0	0	0	0	1	1	3	2	1	8
Mt Washington	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2
Union Bay/Fanny Bay	0	0	0	0	0	0	0	0	0	0	0	1	0	1	2
Totals	0	0	0	0	0	1	0	5	17	39	47	42	33	64	248
Revised Totals*	0	0	0	0	0	1	0	5	17	38	50	47	40	98	295

* including Acreage & Waterfront

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to May 31, 2024



Note that Single Family Detached figures in this report exclude acreage and waterfront properties.

Single Family Detached Sales Analysis

Unconditional Sales from January 1 to December 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	6	28	61	33	16	22	168
Comox Peninsula	0	0	0	0	0	0	0	0	3	2	0	7	2	5	19
Courtenay City	0	0	0	0	0	0	2	4	26	40	28	11	9	20	140
Courtenay East	0	0	0	0	0	0	0	3	7	6	35	28	13	12	104
Courtenay North	0	0	0	0	0	0	0	0	2	2	7	3	0	6	20
Courtenay South	0	0	0	0	0	0	0	0	0	3	5	5	3	13	29
Courtenay West	0	0	0	0	0	0	0	0	1	3	3	6	0	2	15
Crown Isle	0	0	0	0	0	0	0	0	0	0	0	1	6	35	42
Cumberland	0	0	0	0	1	0	0	3	5	8	16	14	5	10	62
Merville Black Creek	0	0	0	0	0	0	0	0	2	6	2	1	1	2	14
Mt Washington	0	0	0	0	0	0	0	0	0	0	0	1	0	1	2
Union Bay/Fanny Bay	0	0	0	0	0	0	0	0	4	4	2	2	4	4	20
Totals	0	0	0	0	1	1	2	11	56	102	159	112	59	132	635
Revised Totals*	0	0	0	0	1	1	1	10	59	102	164	123	71	207	739

* including Acreage & Waterfront

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to December 31, 2023

