

jane
denham
REAL ESTATE GROUP

Market Report Summary June 2024

Jane Denham PREC* c 250.898.1220
Grace Denham-Clare c 250.897.8890
jane@janedenham.com | grace@janedenham.com

www.janedenham.com

*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

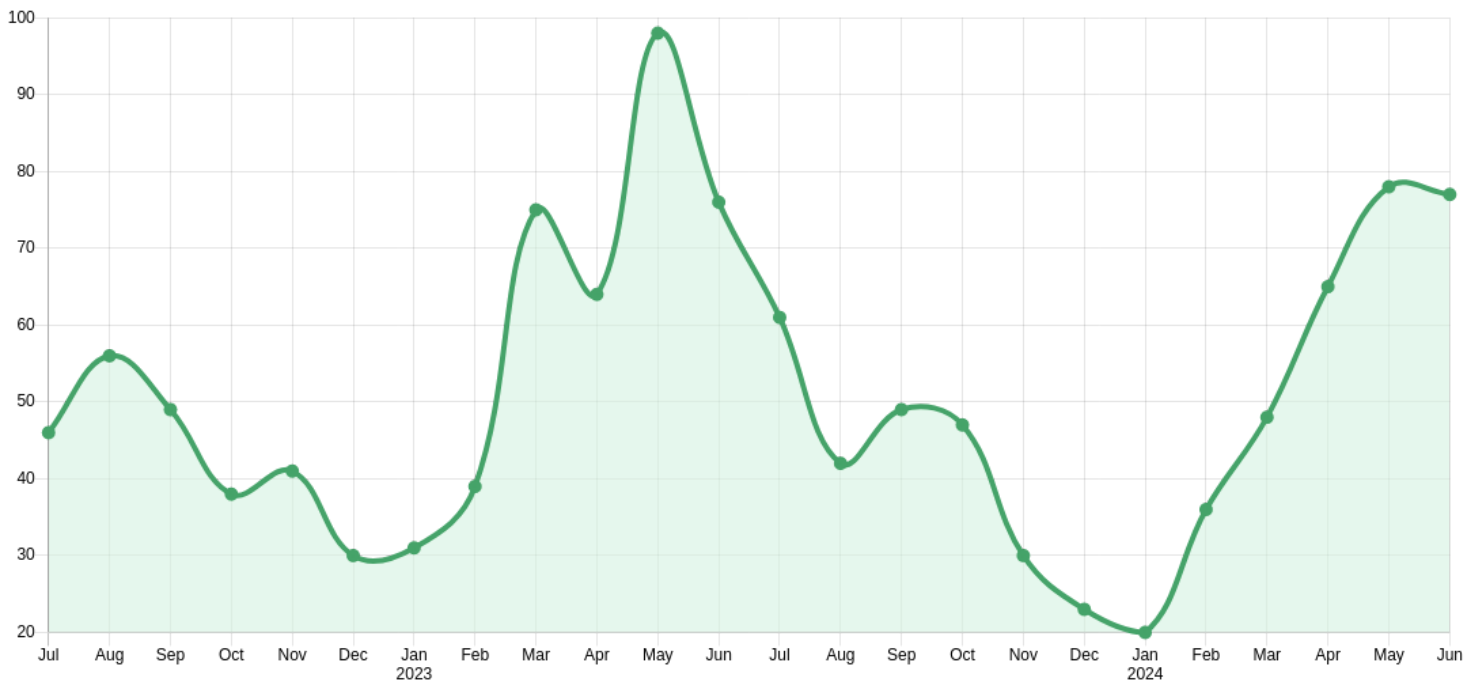


Cumulative Residential Average Single Family Detached Sale Price



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	115	103	11.65%	959	996	-3.71%
Units Reported Sold	77	76	1.32%	576	643	-10.42%
Sell / List Ratio	66.96%	73.79%		60.06%	64.56%	
Reported Sales Dollars	\$69,812,845	\$63,620,562	9.73%	\$508,337,831	\$531,061,308	-4.28%
Average Sell Price / Unit	\$906,660	\$837,113	8.31%	\$882,531	\$825,912	6.86%
Median Sell Price	\$849,990			\$832,500		
Sell Price / List Price	98.31%	99.19%		98.50%	97.99%	
Days to Sell	34	40	-15.00%	45	46	-2.17%
Active Listings	230	155				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	28	23	21.74%	299	294	1.70%
Units Reported Sold	12	26	-53.85%	182	175	4.00%
Sell / List Ratio	42.86%	113.04%		60.87%	59.52%	
Reported Sales Dollars	\$5,291,000	\$11,348,200	-53.38%	\$74,004,536	\$71,017,183	4.21%
Average Sell Price / Unit	\$440,917	\$436,469	1.02%	\$406,618	\$405,812	0.20%
Median Sell Price	\$372,500			\$392,250		
Sell Price / List Price	98.61%	98.47%		98.54%	97.55%	
Days to Sell	53	57	-7.02%	46	51	-9.80%
Active Listings	88	48				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	22	33	-33.33%	288	266	8.27%
Units Reported Sold	25	20	25.00%	194	162	19.75%
Sell / List Ratio	113.64%	60.61%		67.36%	60.90%	
Reported Sales Dollars	\$16,504,500	\$12,375,700	33.36%	\$119,034,455	\$92,055,421	29.31%
Average Sell Price / Unit	\$660,180	\$618,785	6.69%	\$613,580	\$568,243	7.98%
Median Sell Price	\$669,900			\$613,500		
Sell Price / List Price	98.97%	99.40%		99.13%	98.30%	
Days to Sell	46	34	35.29%	43	46	-6.52%
Active Listings	56	43				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	14	10	40.00%	150	148	1.35%
Units Reported Sold	5	3	66.67%	47	41	14.63%
Sell / List Ratio	35.71%	30.00%		31.33%	27.70%	
Reported Sales Dollars	\$2,067,900	\$1,500,000	37.86%	\$24,288,126	\$22,650,188	7.23%
Average Sell Price / Unit	\$413,580	\$500,000	-17.28%	\$516,769	\$552,444	-6.46%
Median Sell Price	\$375,000			\$480,000		
Sell Price / List Price	99.92%	93.57%		95.50%	94.25%	
Days to Sell	140	35	300.00%	118	46	156.52%
Active Listings	78	75				

Single Family Detached Sales Analysis

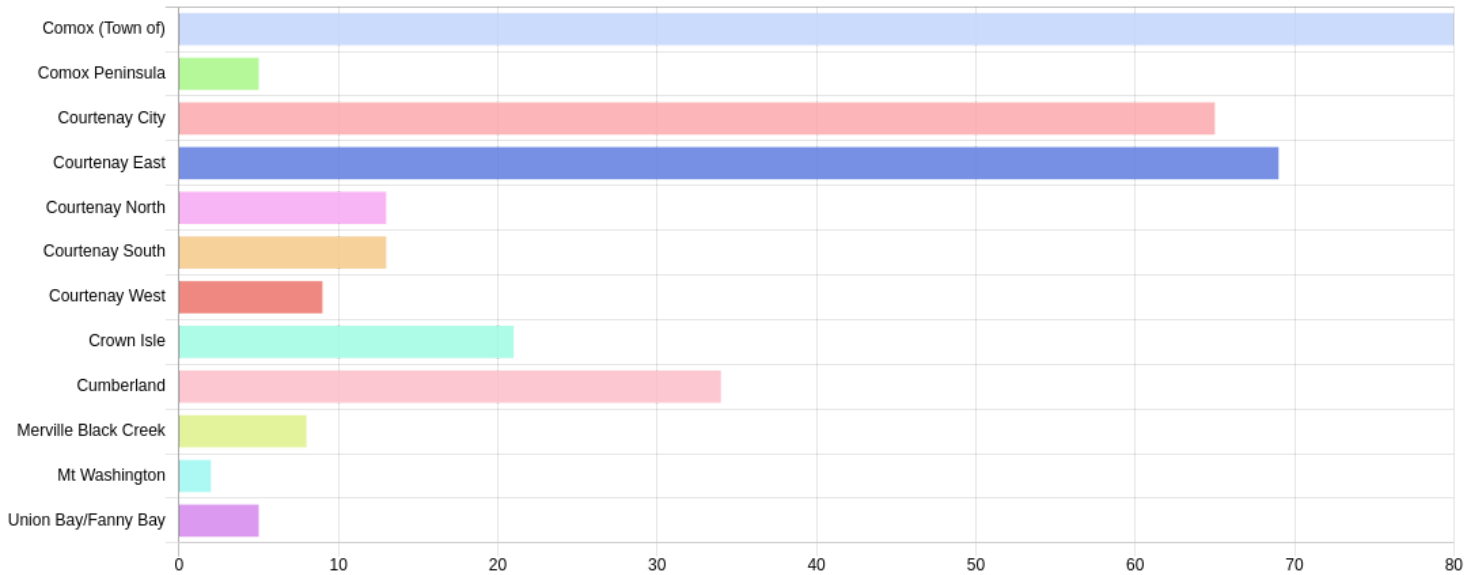
Unconditional Sales from January 1 to June 30, 2024

	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	14	15	13	12	24	80
Comox Peninsula	0	0	0	0	0	0	0	0	1	0	1	1	0	2	5
Courtenay City	0	0	0	0	0	1	0	4	11	19	15	6	3	6	65
Courtenay East	0	0	0	0	0	0	0	0	3	3	15	28	10	10	69
Courtenay North	0	0	0	0	0	0	0	1	1	0	4	0	2	5	13
Courtenay South	0	0	0	0	0	0	0	0	1	0	1	2	3	6	13
Courtenay West	0	0	0	0	0	0	0	0	0	4	0	4	1	0	9
Crown Isle	0	0	0	0	0	0	0	0	0	0	0	0	2	19	21
Cumberland	0	0	0	0	0	0	0	0	1	6	8	5	8	6	34
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	1	1	1	0	2	5
Totals	0	0	0	0	0	1	0	5	20	48	61	63	43	83	324
Revised Totals*	0	0	0	0	0	1	0	5	20	47	64	66	53	128	382

*including Acreage & Waterfront

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to June 30, 2024



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

