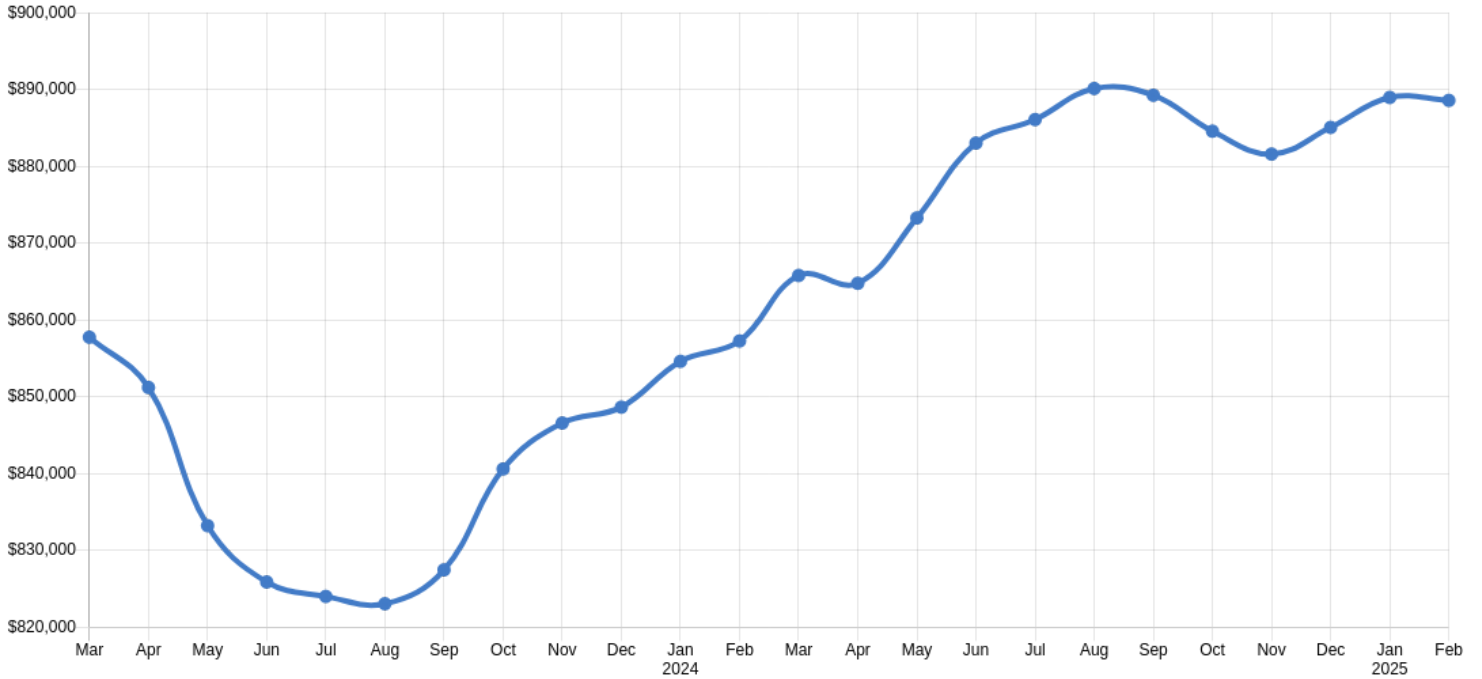
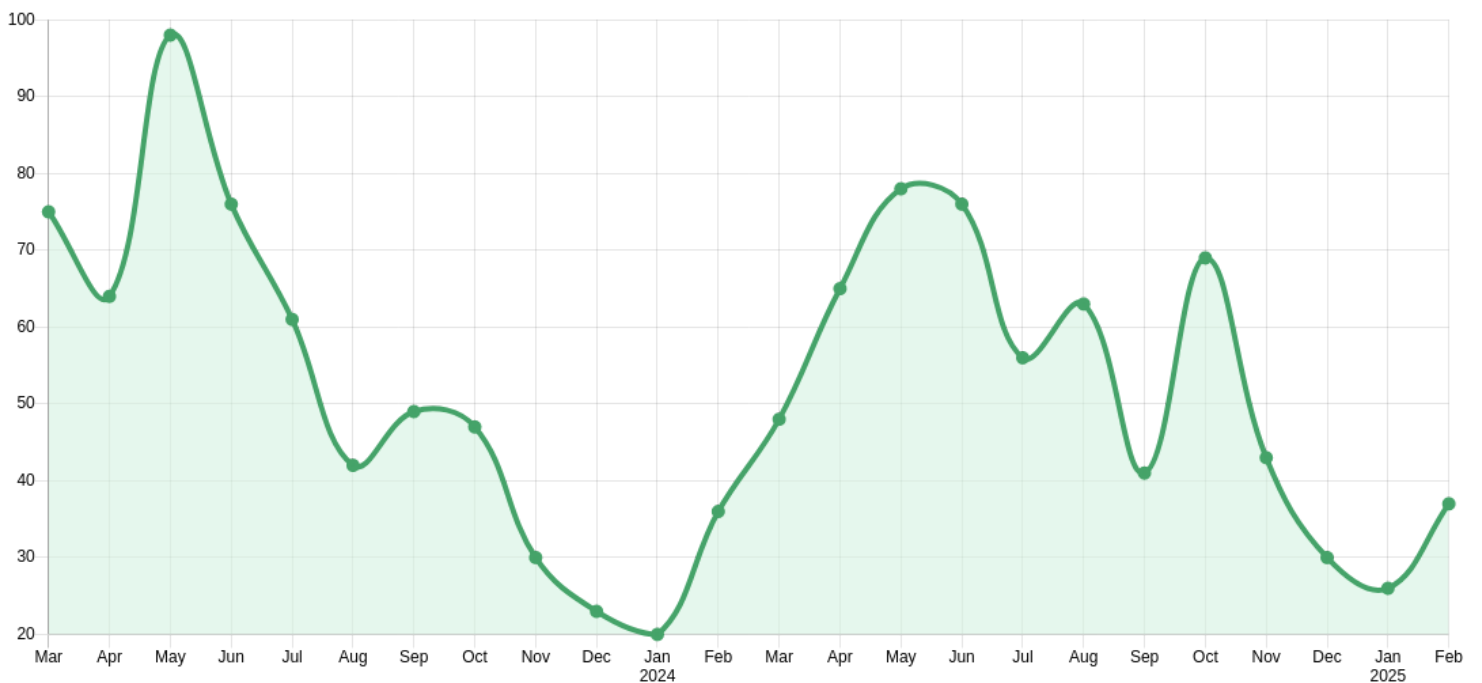


## Cumulative Residential Average Single Family Detached Sale Price



**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              | 64            | 62           | 3.23%    | 980               | 917           | 6.87%    |
| Units Reported Sold       | 37            | 36           | 2.78%    | 632               | 621           | 1.77%    |
| Sell / List Ratio         | 57.81%        | 58.06%       |          | 64.49%            | 67.72%        |          |
| Reported Sales Dollars    | \$31,699,900  | \$31,366,459 | 1.06%    | \$561,278,746     | \$532,805,284 | 5.34%    |
| Average Sell Price / Unit | \$856,754     | \$871,291    | -1.67%   | \$888,099         | \$857,980     | 3.51%    |
| Median Sell Price         | \$832,000     |              |          | \$849,945         |               |          |
| Sell Price / List Price   | 98.89%        | 97.59%       |          | 98.27%            | 98.40%        |          |
| Days to Sell              | 51            | 62           | -17.74%  | 48                | 45            | 6.67%    |
| Active Listings           | 136           | 140          |          |                   |               |          |

### Condo Apartment

|                           | Current Month |             |          | 12 Months to Date |              |          |
|---------------------------|---------------|-------------|----------|-------------------|--------------|----------|
|                           | This Year     | Last Year   | % Change | This Year         | Last Year    | % Change |
| Units Listed              | 24            | 23          | 4.35%    | 329               | 283          | 16.25%   |
| Units Reported Sold       | 14            | 18          | -22.22%  | 192               | 184          | 4.35%    |
| Sell / List Ratio         | 58.33%        | 78.26%      |          | 58.36%            | 65.02%       |          |
| Reported Sales Dollars    | \$5,429,400   | \$8,044,300 | -32.51%  | \$80,005,394      | \$75,970,169 | 5.31%    |
| Average Sell Price / Unit | \$387,814     | \$446,906   | -13.22%  | \$416,695         | \$412,881    | 0.92%    |
| Median Sell Price         | \$381,000     |             |          | \$400,000         |              |          |
| Sell Price / List Price   | 97.65%        | 98.57%      |          | 97.85%            | 98.77%       |          |
| Days to Sell              | 117           | 38          | 207.89%  | 65                | 45           | 44.44%   |
| Active Listings           | 83            | 65          |          |                   |              |          |

### Row/Townhouse

|                           | Current Month |             |          | 12 Months to Date |               |          |
|---------------------------|---------------|-------------|----------|-------------------|---------------|----------|
|                           | This Year     | Last Year   | % Change | This Year         | Last Year     | % Change |
| Units Listed              | 20            | 25          | -20.00%  | 269               | 261           | 3.07%    |
| Units Reported Sold       | 10            | 14          | -28.57%  | 198               | 181           | 9.39%    |
| Sell / List Ratio         | 50.00%        | 56.00%      |          | 73.61%            | 69.35%        |          |
| Reported Sales Dollars    | \$6,011,499   | \$7,950,400 | -24.39%  | \$126,055,718     | \$106,122,586 | 18.78%   |
| Average Sell Price / Unit | \$601,150     | \$567,886   | 5.86%    | \$636,645         | \$586,313     | 8.58%    |
| Median Sell Price         | \$594,000     |             |          | \$615,500         |               |          |
| Sell Price / List Price   | 98.78%        | 98.59%      |          | 98.83%            | 99.13%        |          |
| Days to Sell              | 44            | 62          | -29.03%  | 46                | 43            | 6.98%    |
| Active Listings           | 41            | 50          |          |                   |               |          |

### Land

|                           | Current Month |             |          | 12 Months to Date |              |          |
|---------------------------|---------------|-------------|----------|-------------------|--------------|----------|
|                           | This Year     | Last Year   | % Change | This Year         | Last Year    | % Change |
| Units Listed              | 2             | 19          | -89.47%  | 120               | 130          | -7.69%   |
| Units Reported Sold       | 1             | 3           | -66.67%  | 55                | 40           | 37.50%   |
| Sell / List Ratio         | 50.00%        | 15.79%      |          | 45.83%            | 30.77%       |          |
| Reported Sales Dollars    | \$470,000     | \$1,389,031 | -66.16%  | \$26,188,910      | \$22,491,426 | 16.44%   |
| Average Sell Price / Unit | \$470,000     | \$463,010   | 1.51%    | \$476,162         | \$562,286    | -15.32%  |
| Median Sell Price         | \$470,000     |             |          | \$445,000         |              |          |
| Sell Price / List Price   | 94.02%        | 93.24%      |          | 96.39%            | 92.44%       |          |
| Days to Sell              | 30            | 75          | -60.00%  | 98                | 118          | -16.95%  |
| Active Listings           | 39            | 55          |          |                   |              |          |

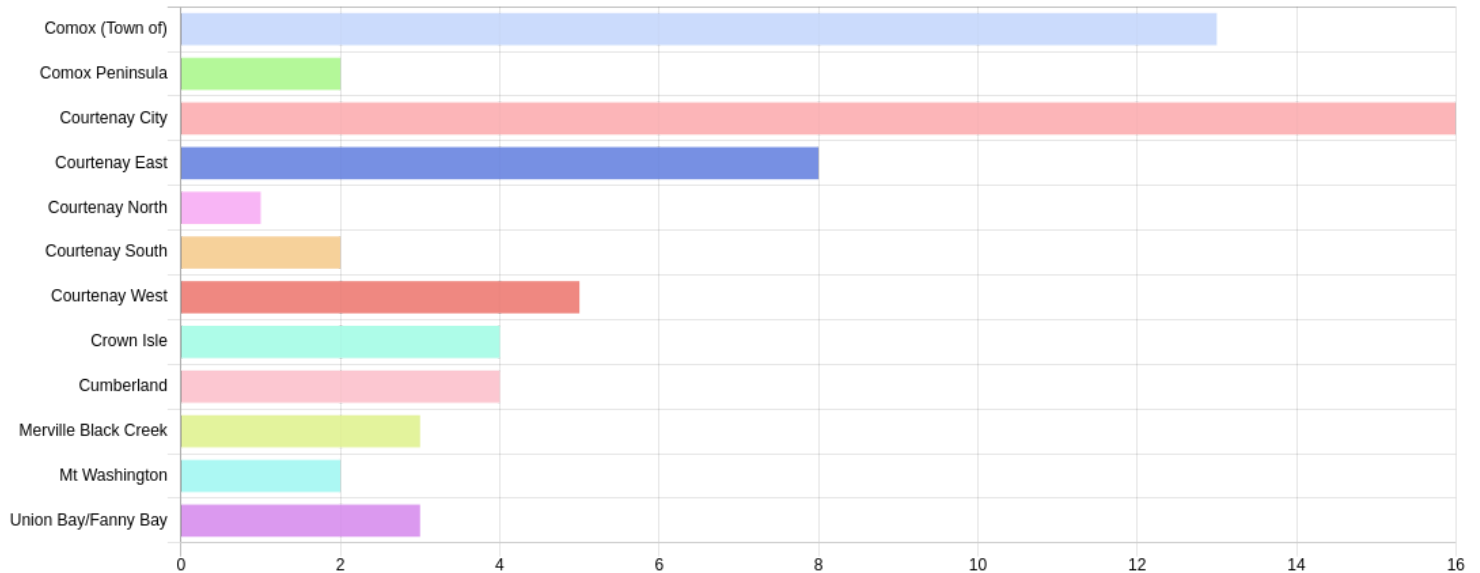
## Single Family Detached Sales Analysis

Unconditional Sales from January 1 to February 28, 2025

|                      | 0-350k   | 350k-400k | 400k-450k | 450k-500k | 500k-600k | 600k-700k | 700k-800k | 800k-900k | 900k-1M   | 1M-1.25M  | 1.25M-1.5M | 1.5M-1.75M | 1.75M-2M | 2M+      | Total     |
|----------------------|----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|------------|------------|----------|----------|-----------|
| Comox (Town of)      | 0        | 0         | 0         | 0         | 0         | 0         | 4         | 5         | 3         | 1         | 0          | 0          | 0        | 0        | 13        |
| Comox Peninsula      | 0        | 0         | 0         | 0         | 0         | 0         | 0         | 1         | 0         | 1         | 0          | 0          | 0        | 0        | 2         |
| Courtenay City       | 0        | 0         | 0         | 0         | 2         | 3         | 3         | 4         | 3         | 1         | 0          | 0          | 0        | 0        | 16        |
| Courtenay East       | 0        | 0         | 0         | 0         | 1         | 0         | 0         | 5         | 1         | 0         | 1          | 0          | 0        | 0        | 8         |
| Courtenay North      | 0        | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 1         | 0          | 0          | 0        | 0        | 1         |
| Courtenay South      | 0        | 0         | 0         | 0         | 0         | 0         | 0         | 1         | 0         | 0         | 0          | 1          | 0        | 0        | 2         |
| Courtenay West       | 0        | 0         | 0         | 0         | 0         | 2         | 1         | 0         | 0         | 1         | 1          | 0          | 0        | 0        | 5         |
| Crown Isle           | 0        | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 1         | 3         | 0          | 0          | 0        | 0        | 4         |
| Cumberland           | 0        | 0         | 0         | 0         | 0         | 0         | 0         | 2         | 1         | 1         | 0          | 0          | 0        | 0        | 4         |
| Merville Black Creek | 0        | 0         | 0         | 0         | 0         | 1         | 0         | 1         | 1         | 0         | 0          | 0          | 0        | 0        | 3         |
| Mt Washington        | 0        | 0         | 0         | 0         | 0         | 0         | 0         | 1         | 0         | 1         | 0          | 0          | 0        | 0        | 2         |
| Union Bay/Fanny Bay  | 0        | 0         | 0         | 0         | 0         | 0         | 1         | 2         | 0         | 0         | 0          | 0          | 0        | 0        | 3         |
| <b>Totals</b>        | <b>0</b> | <b>0</b>  | <b>0</b>  | <b>0</b>  | <b>3</b>  | <b>6</b>  | <b>9</b>  | <b>22</b> | <b>10</b> | <b>10</b> | <b>2</b>   | <b>1</b>   | <b>0</b> | <b>0</b> | <b>63</b> |

## Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to February 28, 2025



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