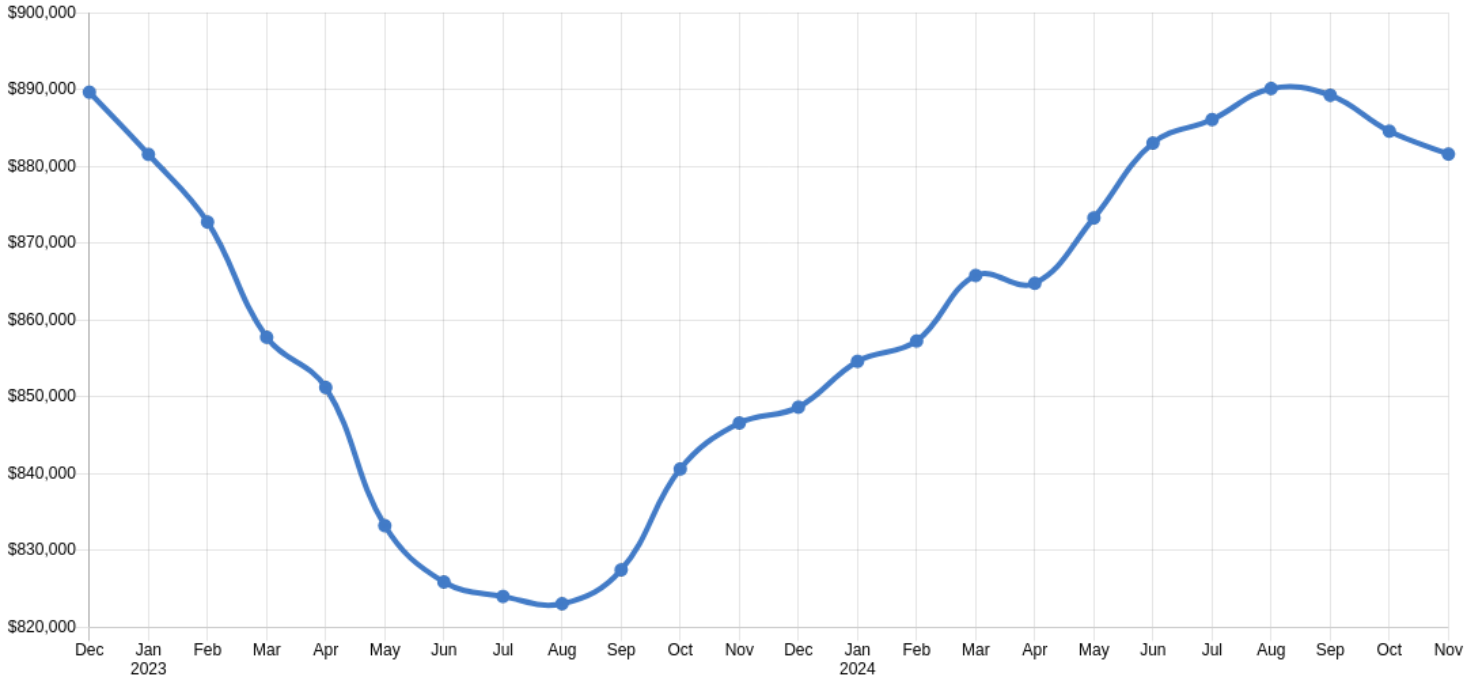


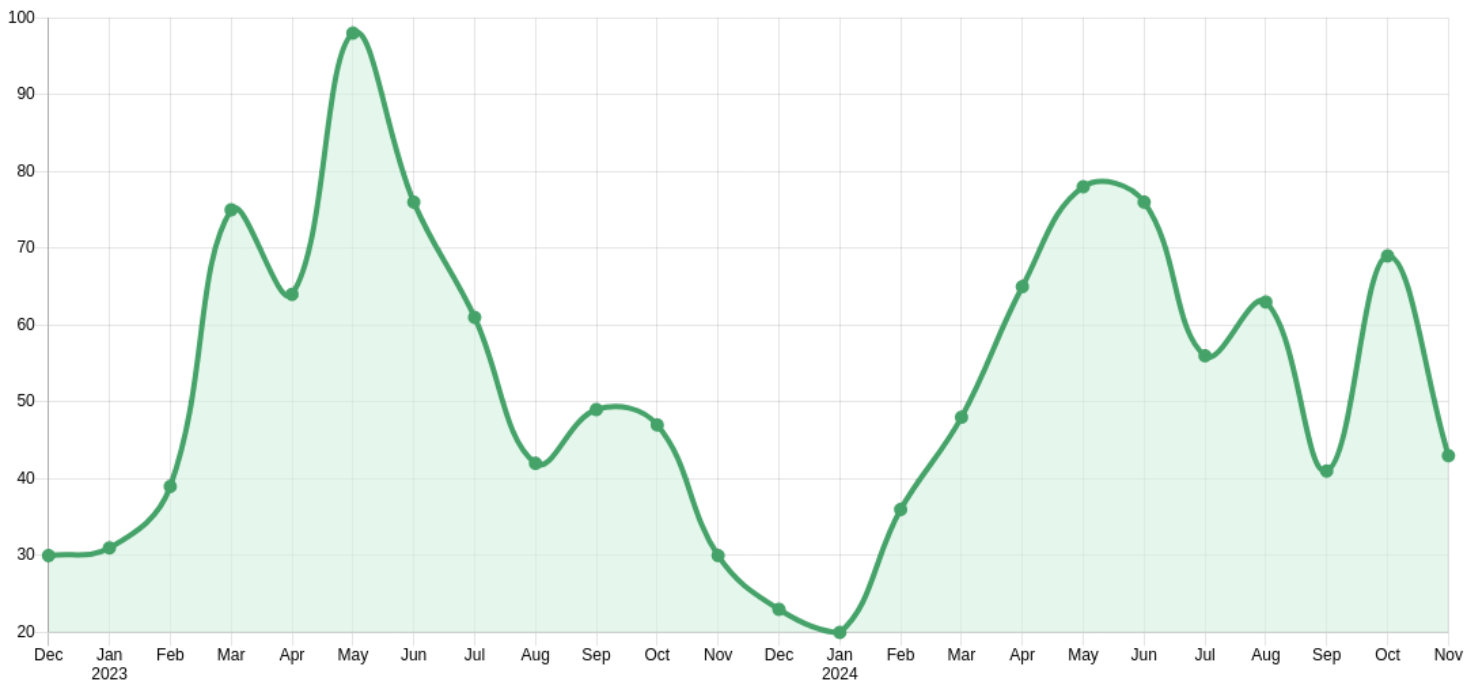


Cumulative Residential Average Single Family Detached Sale Price



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	35	54	-35.19%	980	942	4.03%
Units Reported Sold	43	30	43.33%	618	642	-3.74%
Sell / List Ratio	122.86%	55.56%		63.06%	68.15%	
Reported Sales Dollars	\$36,488,925	\$26,831,600	35.99%	\$544,832,948	\$543,520,811	0.24%
Average Sell Price / Unit	\$848,580	\$894,387	-5.12%	\$881,607	\$846,606	4.13%
Median Sell Price	\$860,000			\$840,000		
Sell Price / List Price	96.83%	97.56%		98.14%	98.28%	
Days to Sell	61	61	0.00%	48	46	4.35%
Active Listings	147	151				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	18	15	20.00%	331	263	25.86%
Units Reported Sold	13	12	8.33%	184	189	-2.65%
Sell / List Ratio	72.22%	80.00%		55.59%	71.86%	
Reported Sales Dollars	\$5,585,000	\$4,937,936	13.10%	\$77,098,613	\$76,937,969	0.21%
Average Sell Price / Unit	\$429,615	\$411,495	4.40%	\$419,014	\$407,079	2.93%
Median Sell Price	\$425,000			\$402,500		
Sell Price / List Price	97.57%	98.58%		98.07%	98.61%	
Days to Sell	66	38	73.68%	53	51	3.92%
Active Listings	78	50				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	8	16	-50.00%	280	243	15.23%
Units Reported Sold	14	14	0.00%	195	180	8.33%
Sell / List Ratio	175.00%	87.50%		69.64%	74.07%	
Reported Sales Dollars	\$8,946,000	\$8,371,300	6.87%	\$122,715,519	\$104,935,485	16.94%
Average Sell Price / Unit	\$639,000	\$597,950	6.87%	\$629,310	\$582,975	7.95%
Median Sell Price	\$617,500			\$615,000		
Sell Price / List Price	98.50%	99.40%		98.77%	99.02%	
Days to Sell	47	60	-21.67%	46	47	-2.13%
Active Listings	32	39				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	2	8	-75.00%	132	116	13.79%
Units Reported Sold	2	2	0.00%	50	47	6.38%
Sell / List Ratio	100.00%	25.00%		37.88%	40.52%	
Reported Sales Dollars	\$799,900	\$907,000	-11.81%	\$23,330,431	\$25,835,370	-9.70%
Average Sell Price / Unit	\$399,950	\$453,500	-11.81%	\$466,609	\$549,689	-15.11%
Median Sell Price	\$399,950			\$422,500		
Sell Price / List Price	97.68%	125.80%		95.65%	94.01%	
Days to Sell	27	162	-83.33%	99	84	17.86%
Active Listings	36	58				

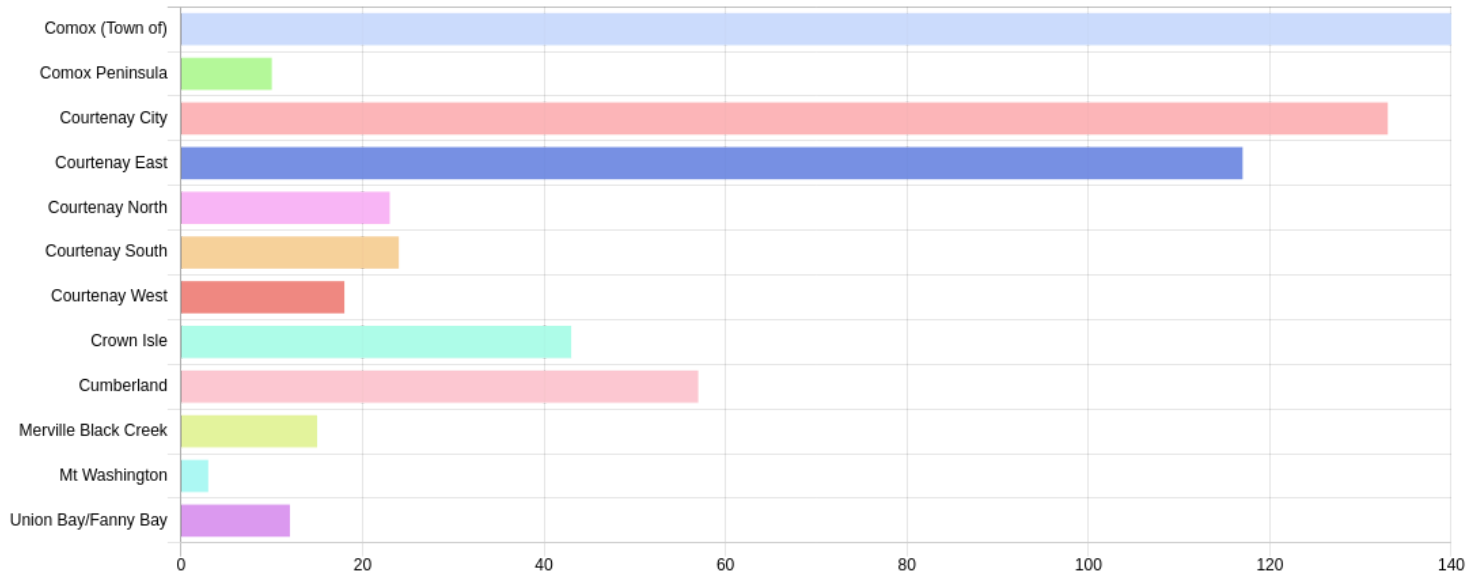
Single Family Detached Sales Analysis

Unconditional Sales from January 1 to November 30, 2024

	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	3	22	28	31	19	32	4	1	0	0	140
Comox Peninsula	0	0	0	0	1	0	1	1	2	3	1	1	0	0	10
Courtenay City	0	1	1	6	22	36	29	12	8	17	1	0	0	0	133
Courtenay East	0	0	0	0	5	6	27	47	11	14	5	1	1	0	117
Courtenay North	0	0	0	1	1	2	5	2	4	4	3	0	1	0	23
Courtenay South	0	0	0	1	2	0	3	4	5	6	3	0	0	0	24
Courtenay West	0	0	0	0	0	5	2	8	2	0	1	0	0	0	18
Crown Isle	0	0	0	0	0	0	0	0	5	25	5	6	2	0	43
Cumberland	0	1	1	0	3	9	12	9	10	9	3	0	0	0	57
Merville Black Creek	0	0	0	0	0	3	2	5	3	2	0	0	0	0	15
Mt Washington	0	0	0	1	0	0	0	0	0	1	1	0	0	0	3
Union Bay/Fanny Bay	1	0	0	0	1	1	3	3	0	2	1	0	0	0	12
Totals	1	2	2	9	38	84	112	122	69	115	28	9	4	0	595

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to November 30, 2024



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

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