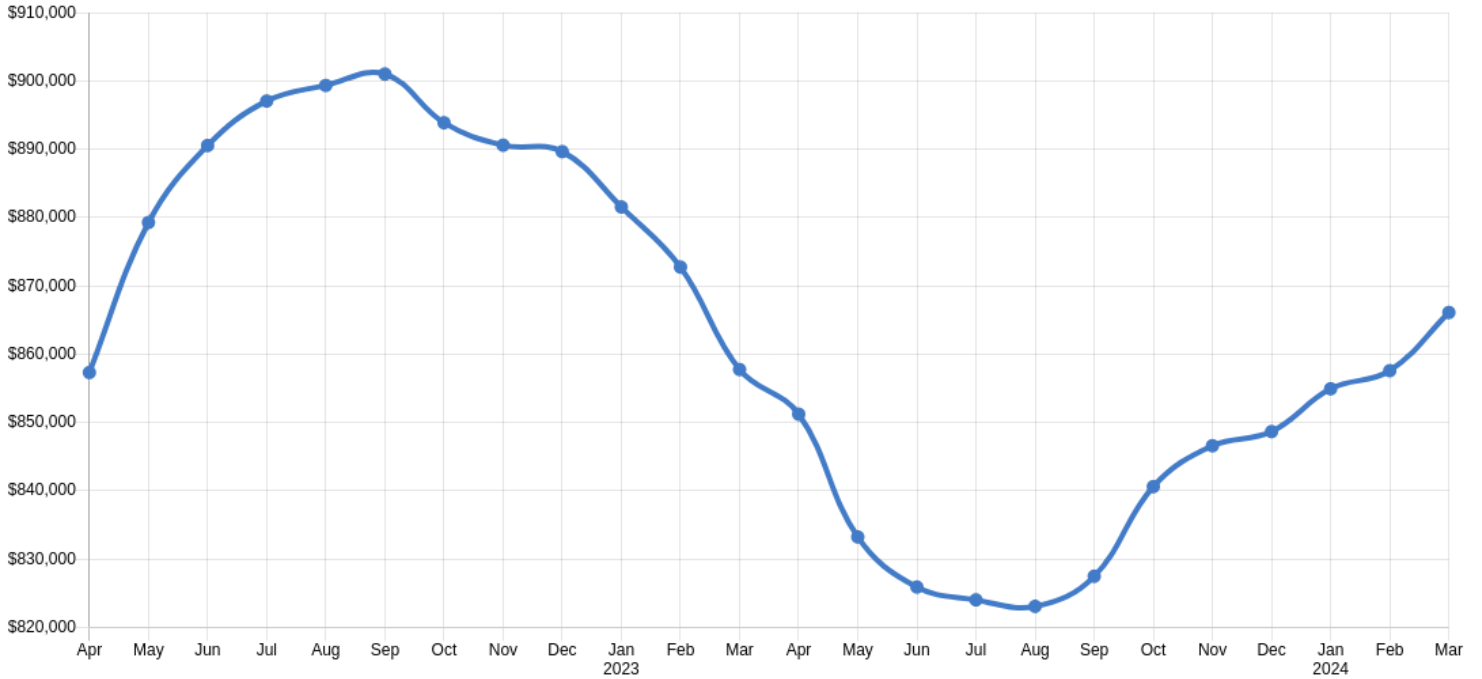


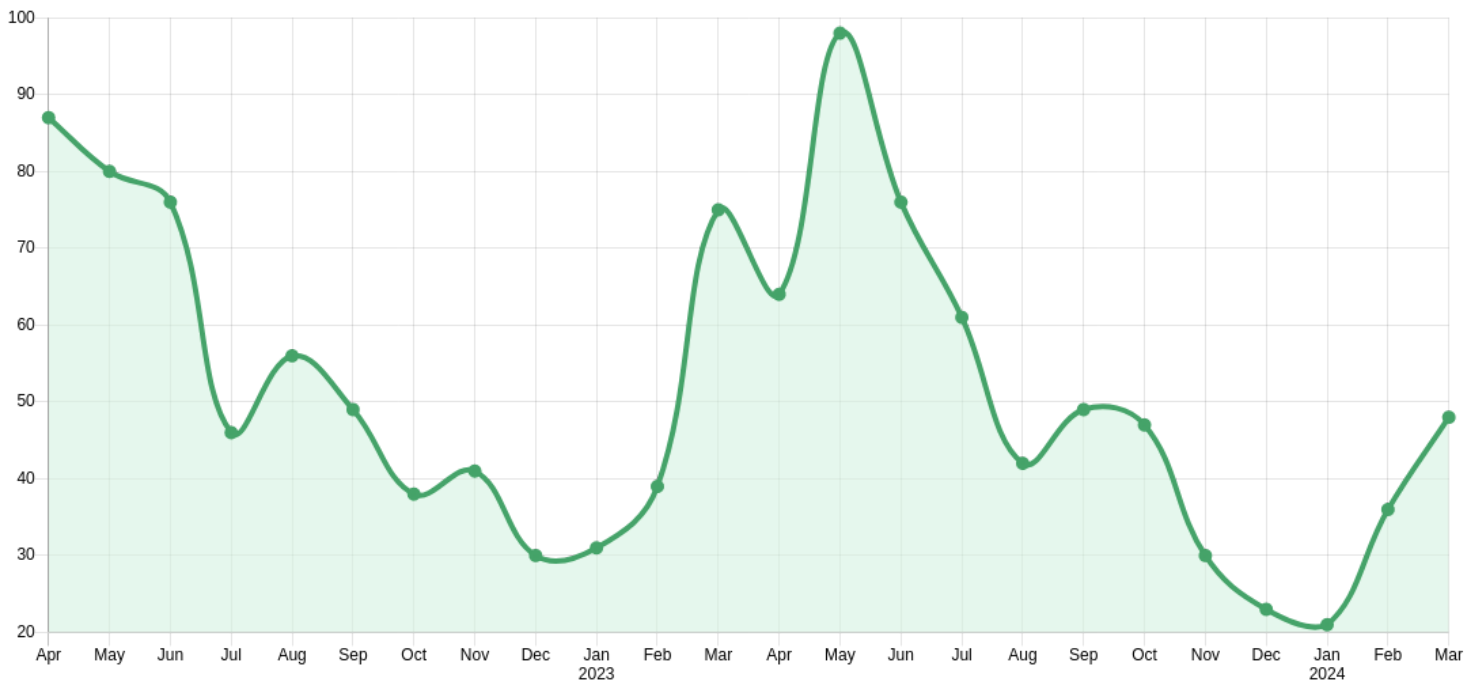


## Cumulative Residential Average Single Family Detached Sale Price



**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	83	105	-20.95%	894	1,089	-17.91%
Units Reported Sold	48	75	-36.00%	595	648	-8.18%
Sell / List Ratio	57.83%	71.43%		66.55%	59.50%	
Reported Sales Dollars	\$45,482,630	\$63,998,100	-28.93%	\$515,339,814	\$555,835,858	-7.29%
Average Sell Price / Unit	\$947,555	\$853,308	11.04%	\$866,117	\$857,771	0.97%
Median Sell Price	\$896,750			\$815,000		
Sell Price / List Price	98.81%	98.19%		98.46%	99.03%	
Days to Sell	48	45	6.67%	45	39	15.38%
Active Listings	161	162				

### Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	29	31	-6.45%	281	356	-21.07%
Units Reported Sold	19	11	72.73%	192	169	13.61%
Sell / List Ratio	65.52%	35.48%		68.33%	47.47%	
Reported Sales Dollars	\$7,758,850	\$3,853,500	101.35%	\$79,875,519	\$69,329,562	15.21%
Average Sell Price / Unit	\$408,361	\$350,318	16.57%	\$416,018	\$410,234	1.41%
Median Sell Price	\$410,000			\$391,600		
Sell Price / List Price	96.99%	97.94%		98.63%	98.79%	
Days to Sell	67	41	63.41%	47	42	11.90%
Active Listings	70	59				

### Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	23	21	9.52%	263	280	-6.07%
Units Reported Sold	16	20	-20.00%	178	159	11.95%
Sell / List Ratio	69.57%	95.24%		67.68%	56.79%	
Reported Sales Dollars	\$9,283,369	\$11,574,000	-19.79%	\$104,956,955	\$92,018,371	14.06%
Average Sell Price / Unit	\$580,211	\$578,700	0.26%	\$589,646	\$578,732	1.89%
Median Sell Price	\$620,500			\$572,250		
Sell Price / List Price	98.67%	98.68%		99.15%	99.53%	
Days to Sell	34	43	-20.93%	42	38	10.53%
Active Listings	54	48				

### Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	19	10	90.00%	139	141	-1.42%
Units Reported Sold	7	6	16.67%	41	43	-4.65%
Sell / List Ratio	36.84%	60.00%		29.50%	30.50%	
Reported Sales Dollars	\$4,022,500	\$5,340,000	-24.67%	\$21,173,926	\$26,971,188	-21.49%
Average Sell Price / Unit	\$574,643	\$890,000	-35.43%	\$516,437	\$627,237	-17.66%
Median Sell Price	\$515,000			\$475,000		
Sell Price / List Price	93.29%	85.24%		94.62%	94.61%	
Days to Sell	108	104	3.85%	118	39	202.56%
Active Listings	63	59				

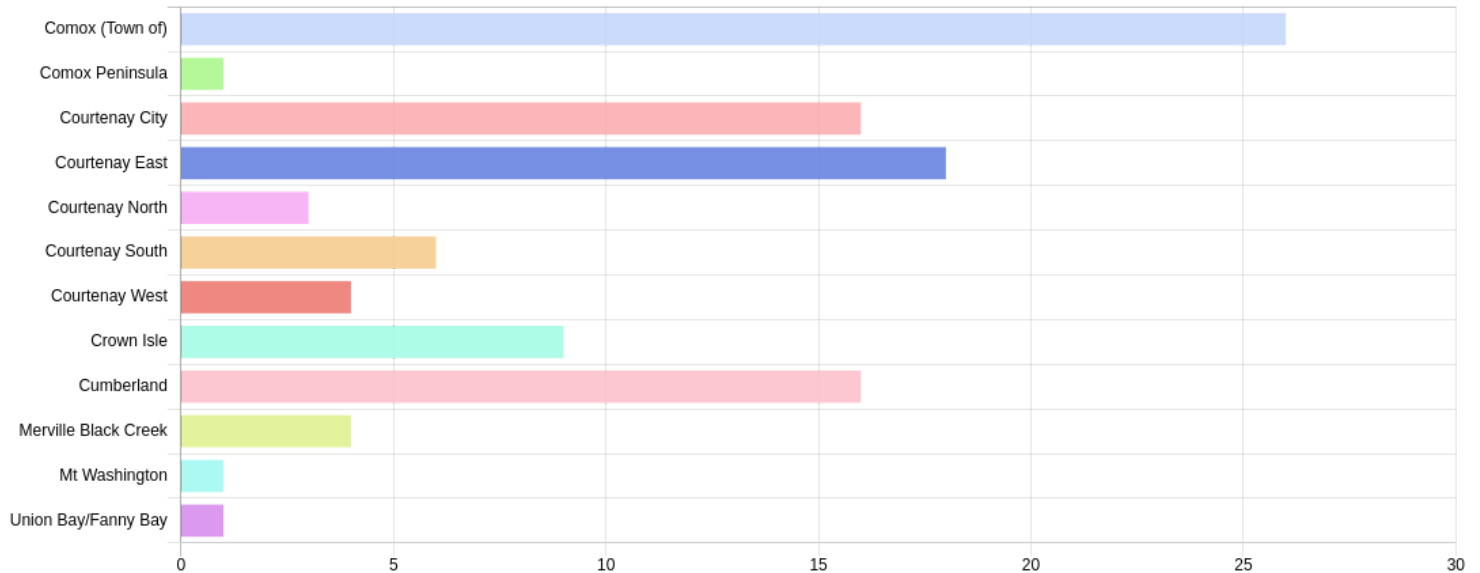
## Single Family Detached Sales Analysis

Unconditional Sales from January 1 to March 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	1	5	3	3	4	10	26
Comox Peninsula	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
Courtenay City	0	0	0	0	0	0	0	2	2	5	4	1	0	2	16
Courtenay East	0	0	0	0	0	0	0	0	2	1	5	4	3	3	18
Courtenay North	0	0	0	0	0	0	0	0	0	0	1	0	1	1	3
Courtenay South	0	0	0	0	0	0	0	0	1	0	0	2	0	3	6
Courtenay West	0	0	0	0	0	0	0	0	0	3	0	0	1	0	4
Crown Isle	0	0	0	0	0	0	0	0	0	0	0	0	1	8	9
Cumberland	0	0	0	0	0	0	0	0	0	4	4	2	3	3	16
Merville Black Creek	0	0	0	0	0	0	0	0	0	1	0	1	2	0	4
Mt Washington	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
Union Bay/Fanny Bay	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
<b>Totals</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>7</b>	<b>19</b>	<b>17</b>	<b>14</b>	<b>15</b>	<b>31</b>	<b>105</b>

## Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to March 31, 2024



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

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