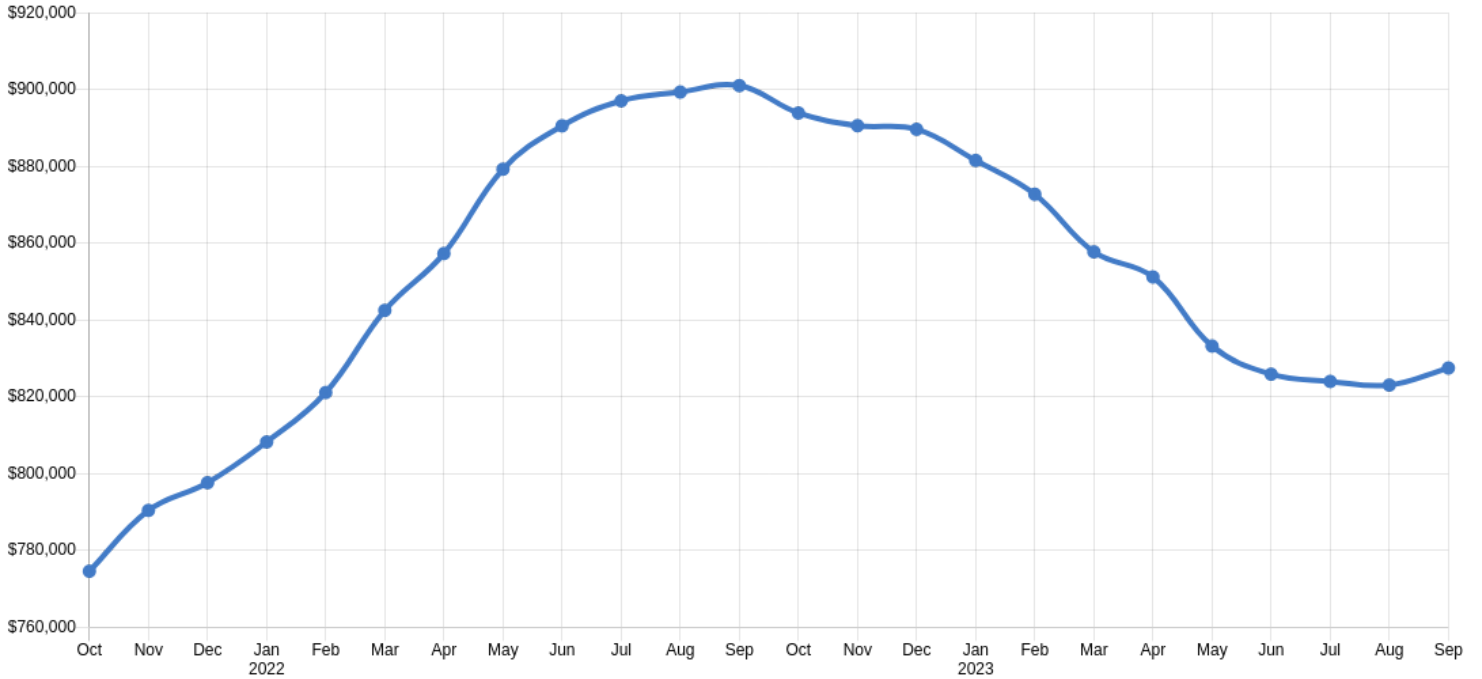




Cumulative Residential Average Single Family Detached Sale Price



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	81	103	-21.36%	950	1,098	-13.48%
Units Reported Sold	49	49	0.00%	644	734	-12.26%
Sell / List Ratio	60.49%	47.57%		67.79%	66.85%	
Reported Sales Dollars	\$43,446,740	\$40,589,740	7.04%	\$532,925,183	\$661,360,950	-19.42%
Average Sell Price / Unit	\$886,668	\$828,362	7.04%	\$827,524	\$901,037	-8.16%
Median Sell Price	\$865,000			\$788,250		
Sell Price / List Price	98.35%	97.92%		98.21%	101.79%	
Days to Sell	46	45	2.22%	46	26	76.92%
Active Listings	157	219				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	24	25	-4.00%	276	341	-19.06%
Units Reported Sold	14	11	27.27%	185	220	-15.91%
Sell / List Ratio	58.33%	44.00%		67.03%	64.52%	
Reported Sales Dollars	\$5,130,350	\$5,442,000	-5.73%	\$74,972,633	\$90,603,425	-17.25%
Average Sell Price / Unit	\$366,454	\$494,727	-25.93%	\$405,257	\$411,834	-1.60%
Median Sell Price	\$351,725			\$391,200		
Sell Price / List Price	98.22%	97.38%		98.22%	101.35%	
Days to Sell	65	48	35.42%	51	28	82.14%
Active Listings	48	105				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	23	27	-14.81%	254	278	-8.63%
Units Reported Sold	16	15	6.67%	171	191	-10.47%
Sell / List Ratio	69.57%	55.56%		67.32%	68.71%	
Reported Sales Dollars	\$10,112,400	\$9,113,667	10.96%	\$98,439,785	\$117,048,848	-15.90%
Average Sell Price / Unit	\$632,025	\$607,578	4.02%	\$575,671	\$612,821	-6.06%
Median Sell Price	\$669,450			\$562,000		
Sell Price / List Price	99.28%	97.95%		98.72%	102.00%	
Days to Sell	38	25	52.00%	47	30	56.67%
Active Listings	44	51				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	10	10	0.00%	141	103	36.89%
Units Reported Sold	2	0		52	41	26.83%
Sell / List Ratio	20.00%	0.00%		36.88%	39.81%	
Reported Sales Dollars	\$844,000	\$0		\$27,206,583	\$25,162,800	8.12%
Average Sell Price / Unit	\$422,000			\$523,204	\$613,727	-14.75%
Median Sell Price	\$422,000			\$471,198		
Sell Price / List Price	97.24%			94.16%	98.05%	
Days to Sell	48			74	87	-14.94%
Active Listings	53	56				

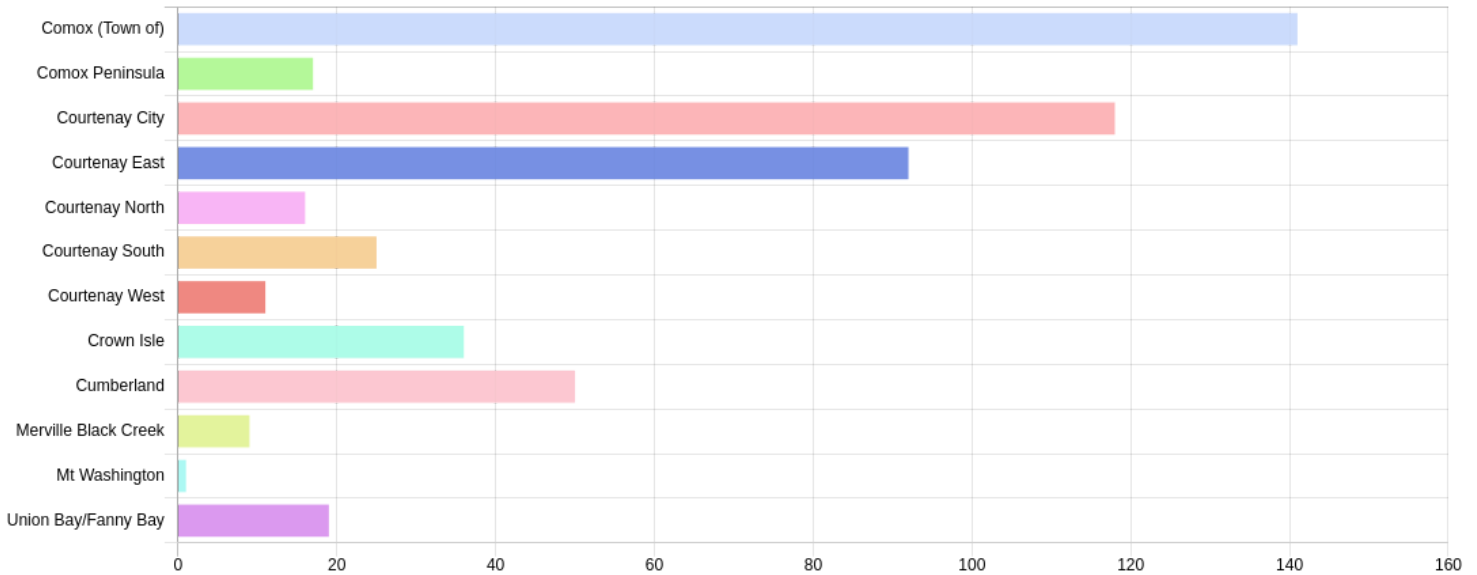
Single Family Detached Sales Analysis

Unconditional Sales from January 1 to September 30, 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	5	25	50	32	13	14	141
Comox Peninsula	0	0	0	0	0	0	0	0	3	2	0	7	2	3	17
Courtenay City	0	0	0	0	0	0	1	4	23	32	22	11	8	17	118
Courtenay East	0	0	0	0	0	0	0	3	5	6	30	28	12	8	92
Courtenay North	0	0	0	0	0	0	0	0	2	2	7	1	0	4	16
Courtenay South	0	0	0	0	0	0	0	0	0	3	5	3	3	11	25
Courtenay West	0	0	0	0	0	0	0	0	1	2	1	5	0	2	11
Crown Isle	0	0	0	0	0	0	0	0	0	0	0	1	6	29	36
Cumberland	0	0	0	0	1	0	0	3	4	5	14	9	5	9	50
Merville Black Creek	0	0	0	0	0	0	0	0	1	4	1	1	1	1	9
Mt Washington	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
Union Bay/Fanny Bay	0	0	0	0	0	0	0	0	4	3	2	2	4	4	19
Totals	0	0	0	0	1	1	1	11	48	84	132	101	54	102	535

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to September 30, 2023



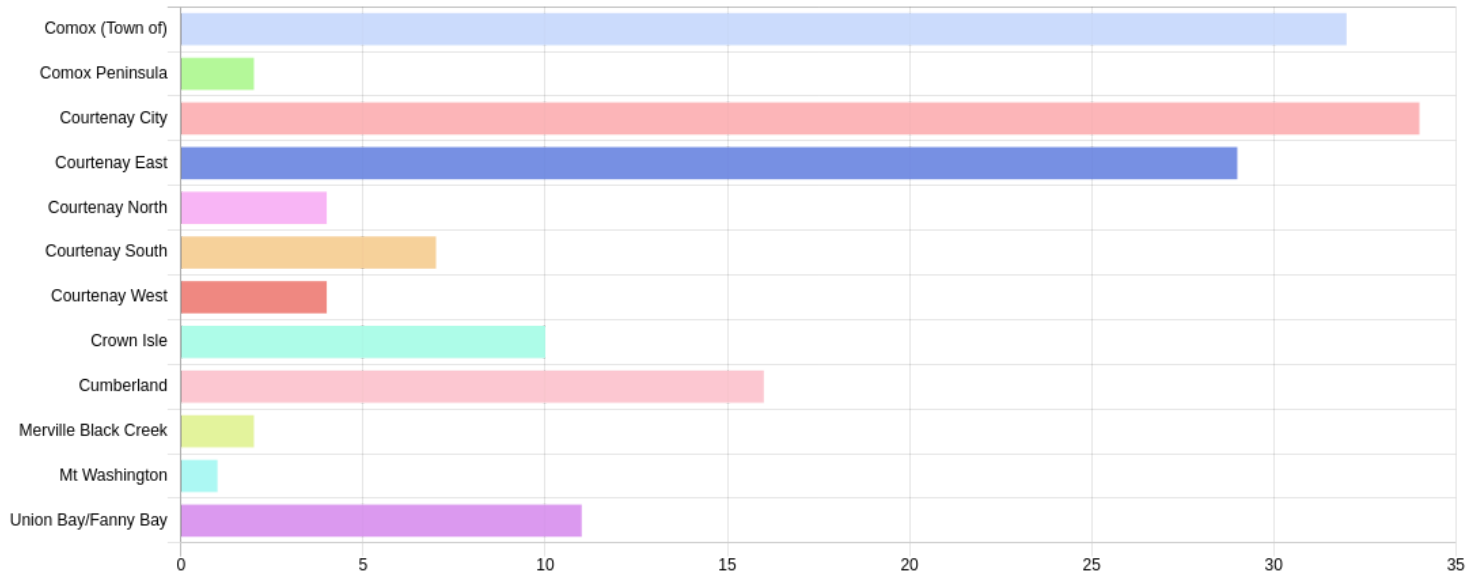
Third Quarter - Single Family Detached Sales Analysis

Unconditional Sales from July 1 to September 30, 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	0	0	0	1	5	10	9	2	5	32
Comox Peninsula	0	0	0	0	0	0	0	0	0	0	0	0	1	0	2
Courtenay City	0	0	0	0	0	0	0	0	7	12	5	5	2	3	34
Courtenay East	0	0	0	0	0	0	0	0	1	0	7	12	7	2	29
Courtenay North	0	0	0	0	0	0	0	0	0	0	3	0	0	1	4
Courtenay South	0	0	0	0	0	0	0	0	0	0	1	1	2	3	7
Courtenay West	0	0	0	0	0	0	0	0	0	0	0	2	0	2	4
Crown Isle	0	0	0	0	0	0	0	0	0	0	0	0	2	8	10
Cumberland	0	0	0	0	0	0	0	1	1	2	4	3	2	3	16
Merville Black Creek	0	0	0	0	0	0	0	0	0	1	0	0	0	1	2
Mt Washington	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
Union Bay/Fanny Bay	0	0	0	0	0	0	0	0	3	1	1	1	3	2	11
Totals	0	0	0	0	0	0	0	1	13	21	31	35	20	31	152

Third Quarter - Single Family Detached Sales by Sub Area

Unconditional Sales from July 1 to September 30, 2023



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

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