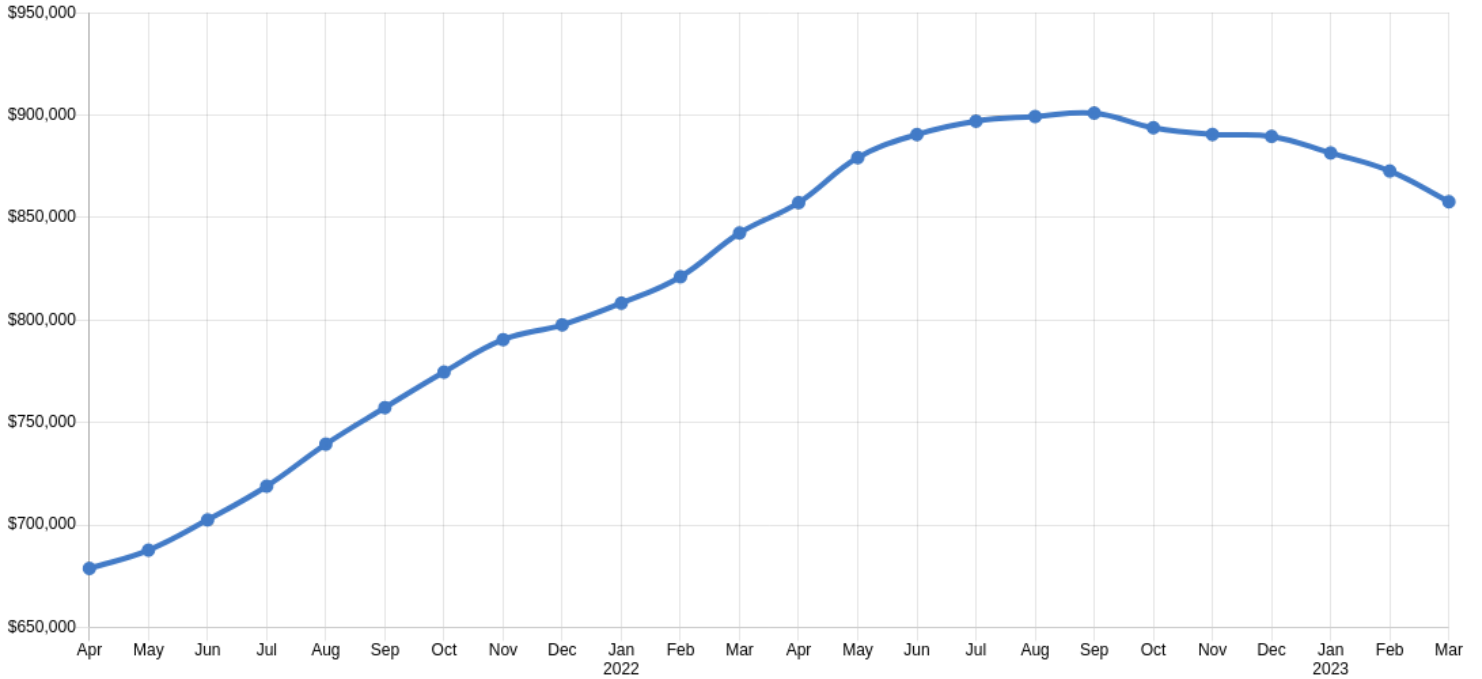
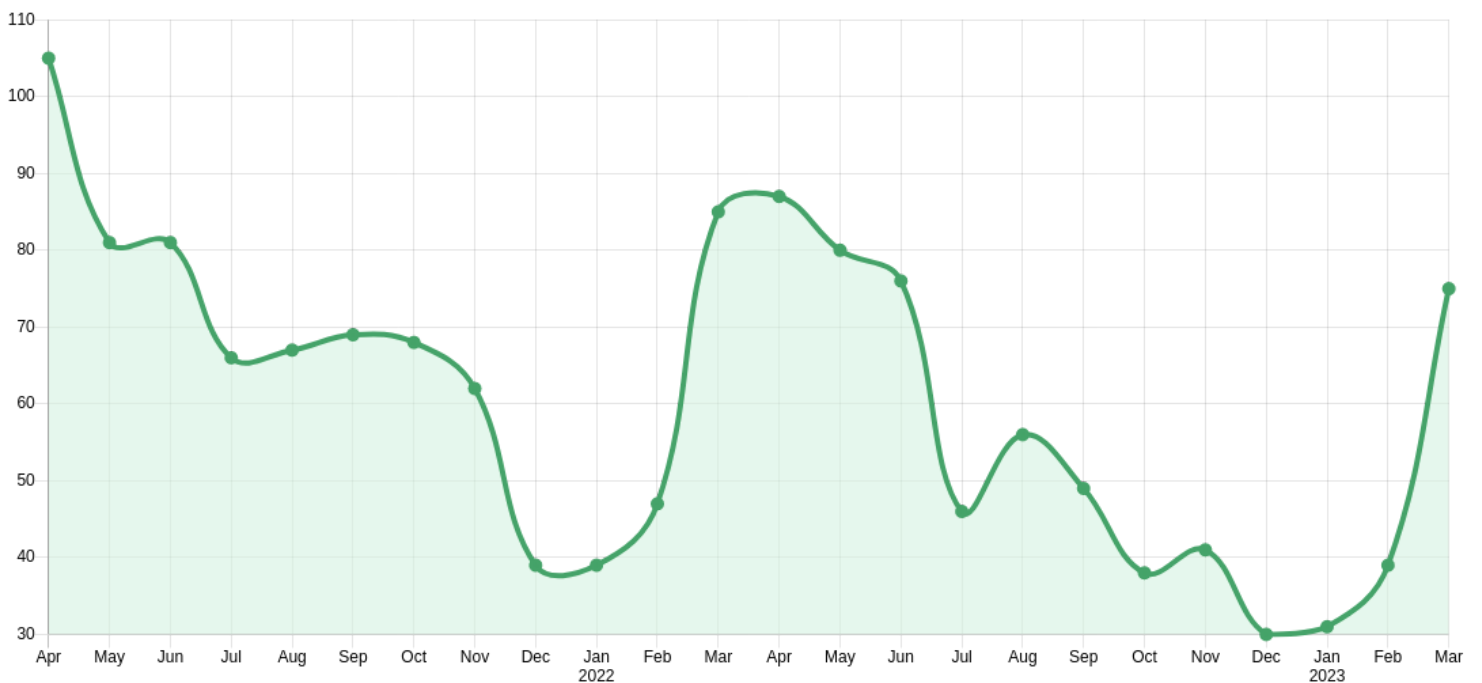


Cumulative Residential Average Single Family Detached Sale Price



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	105	142	-26.06%	1,093	953	14.69%
Units Reported Sold	75	85	-11.76%	648	809	-19.90%
Sell / List Ratio	71.43%	59.86%		59.29%	84.89%	
Reported Sales Dollars	\$63,998,100	\$82,440,666	-22.37%	\$555,835,858	\$681,603,961	-18.45%
Average Sell Price / Unit	\$853,308	\$969,890	-12.02%	\$857,771	\$842,527	1.81%
Median Sell Price	\$815,000			\$820,000		
Sell Price / List Price	98.19%	104.59%		99.03%	103.39%	
Days to Sell	45	18	150.00%	39	23	69.57%
Active Listings	162	94				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	31	31	0.00%	356	306	16.34%
Units Reported Sold	11	25	-56.00%	169	278	-39.21%
Sell / List Ratio	35.48%	80.65%		47.47%	90.85%	
Reported Sales Dollars	\$3,853,500	\$9,633,800	-60.00%	\$69,329,562	\$108,350,540	-36.01%
Average Sell Price / Unit	\$350,318	\$385,352	-9.09%	\$410,234	\$389,750	5.26%
Median Sell Price	\$345,000			\$399,000		
Sell Price / List Price	97.94%	104.10%		98.79%	101.95%	
Days to Sell	41	17	141.18%	42	29	44.83%
Active Listings	59	23				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	21	25	-16.00%	280	238	17.65%
Units Reported Sold	21	18	16.67%	160	240	-33.33%
Sell / List Ratio	100.00%	72.00%		57.14%	100.84%	
Reported Sales Dollars	\$12,214,000	\$12,762,470	-4.30%	\$92,658,371	\$137,943,977	-32.83%
Average Sell Price / Unit	\$581,619	\$709,026	-17.97%	\$579,115	\$574,767	0.76%
Median Sell Price	\$620,000			\$550,000		
Sell Price / List Price	98.67%	105.59%		99.52%	102.16%	
Days to Sell	42	25	68.00%	38	37	2.70%
Active Listings	48	17				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	10	9	11.11%	141	94	50.00%
Units Reported Sold	6	5	20.00%	43	66	-34.85%
Sell / List Ratio	60.00%	55.56%		30.50%	70.21%	
Reported Sales Dollars	\$5,340,000	\$4,057,500	31.61%	\$26,971,188	\$29,820,500	-9.55%
Average Sell Price / Unit	\$890,000	\$811,500	9.67%	\$627,237	\$451,826	38.82%
Median Sell Price	\$335,000			\$474,075		
Sell Price / List Price	85.24%	105.67%		94.61%	100.55%	
Days to Sell	104	8	1200.00%	39	106	-63.21%
Active Listings	59	21				

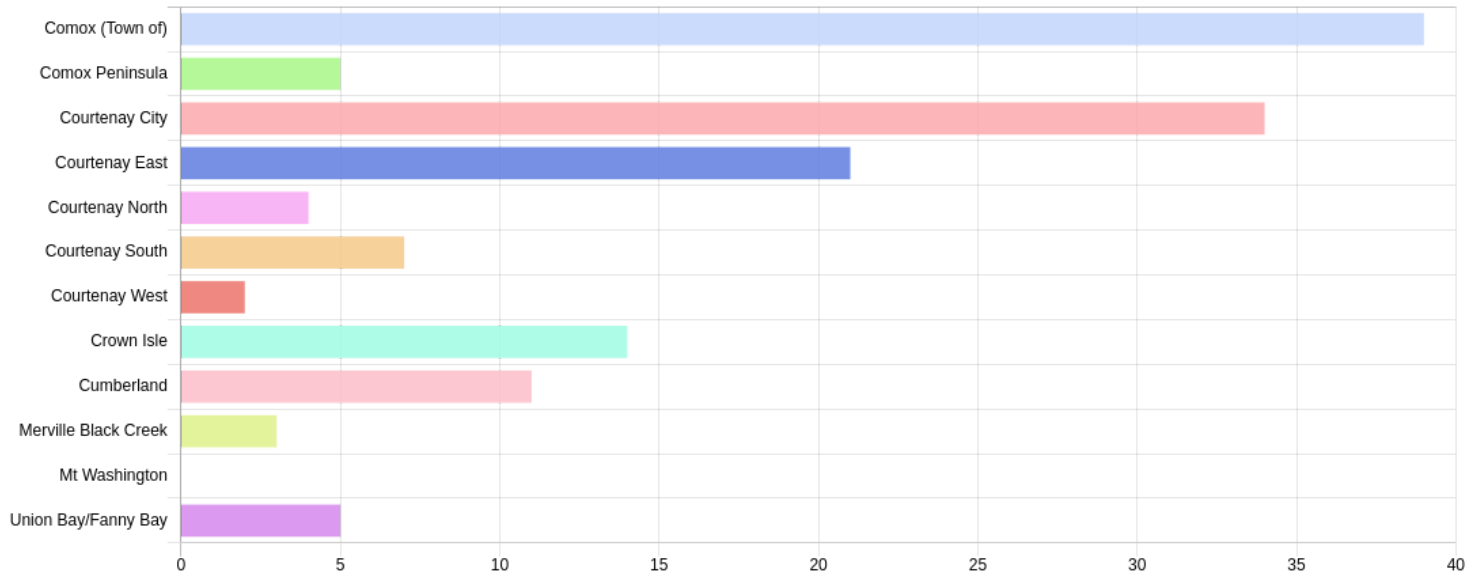
Single Family Detached Sales Analysis

Unconditional Sales from January 1 to March 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	1	12	14	8	1	1	39
Comox Peninsula	0	0	0	0	0	0	0	0	1	1	0	3	0	0	5
Courtenay City	0	0	0	0	0	0	0	4	8	5	6	2	5	4	34
Courtenay East	0	0	0	0	0	0	0	0	1	3	8	4	2	3	21
Courtenay North	0	0	0	0	0	0	0	0	1	1	1	1	0	0	4
Courtenay South	0	0	0	0	0	0	0	0	0	2	1	0	1	3	7
Courtenay West	0	0	0	0	0	0	0	0	0	1	0	1	0	0	2
Crown Isle	0	0	0	0	0	0	0	0	0	0	0	1	1	12	14
Cumberland	0	0	0	0	0	0	0	1	0	1	5	1	1	2	11
Merville Black Creek	0	0	0	0	0	0	0	0	1	1	0	0	1	0	3
Mt Washington	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Union Bay/Fanny Bay	0	0	0	0	0	0	0	0	0	2	1	0	1	1	5
Totals	0	0	0	0	0	1	0	6	13	29	36	21	13	26	145

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to March 31, 2023



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