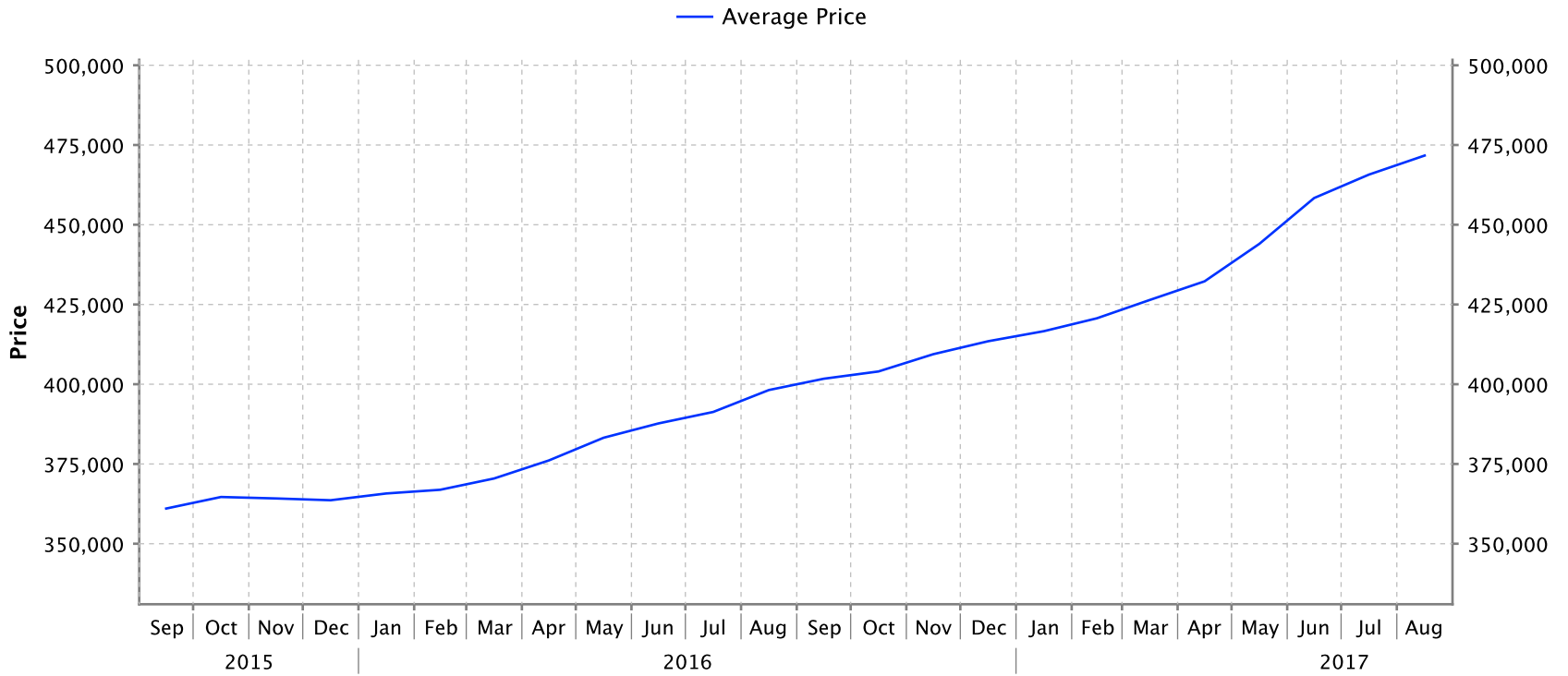




# Comox Valley as at August 31, 2017

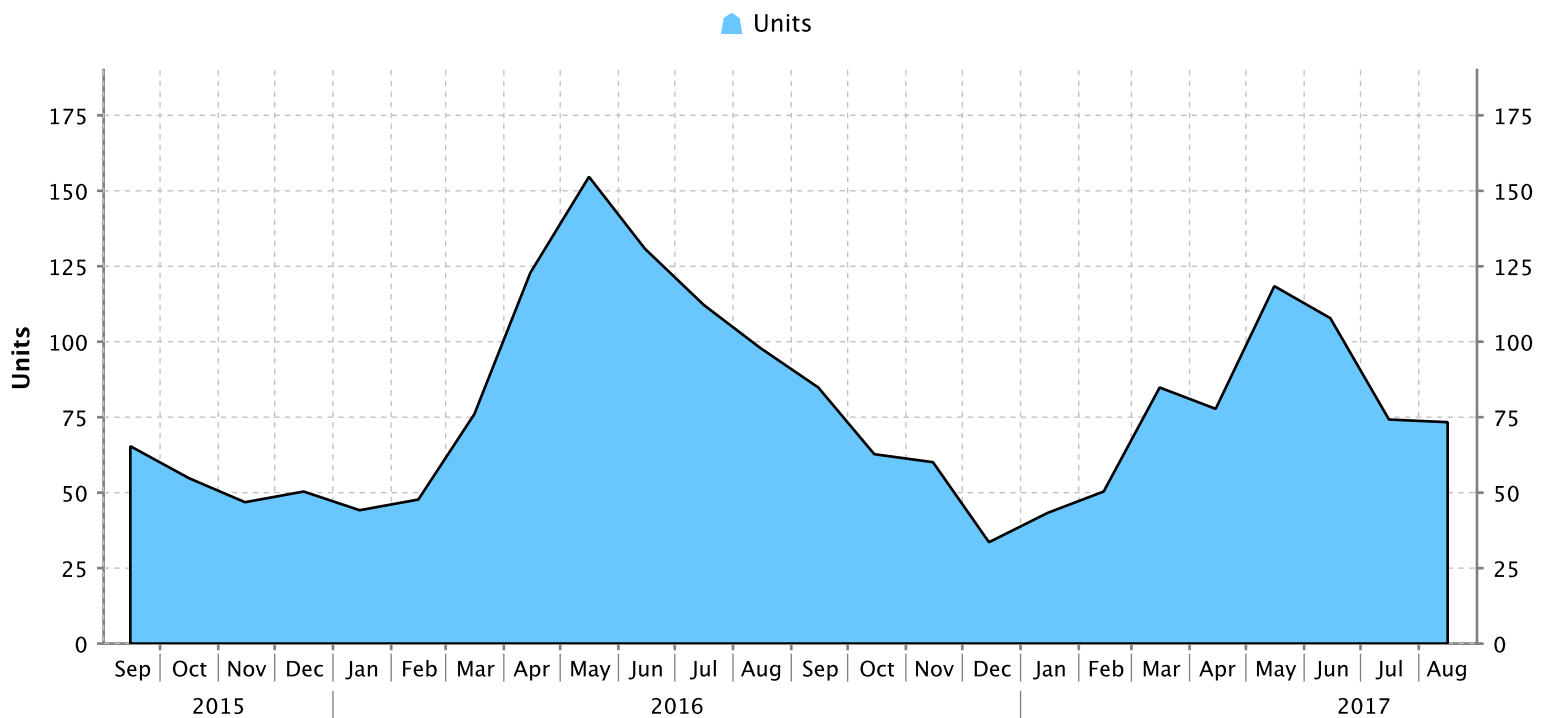
Ph (250) 702-6493

## Cumulative Residential Average Single Family 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 Units Reported Sold





**BRYCE HANSEN TEAM**  
Personal Real Estate Corporation

## Comparative Activity by Property Type

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
<b>Lots</b>						
Units Listed	2	5	-60%	64	121	-47%
Units Reported Sold	5	5	0%	51	73	-30%
Sell/List Ratio	250%	100%		80%	60%	
Reported Sales Dollars	\$884,900	\$953,500	-7%	\$11,713,370	\$13,184,587	-11%
Average Sell Price / Unit	\$176,980	\$190,700	-7%	\$229,674	\$180,611	27%
Median Sell Price	\$150,000			\$181,900		
Sell Price / List Price	94%	92%		95%	94%	
Days to Sell	200	161	25%	148	216	-31%
Active Listings	32	57				
<b>Single Family</b>						
Units Listed	104	99	5%	1,088	1,213	-10%
Units Reported Sold	73	98	-26%	865	998	-13%
Sell/List Ratio	70%	99%		80%	82%	
Reported Sales Dollars	\$36,226,540	\$42,699,677	-15%	\$408,019,674	\$397,380,954	3%
Average Sell Price / Unit	\$496,254	\$435,711	14%	\$471,699	\$398,177	18%
Median Sell Price	\$469,900			\$450,000		
Sell Price / List Price	98%	98%		98%	97%	
Days to Sell	26	40	-36%	37	58	-36%
Active Listings	240	222				
<b>Condos (Apt)</b>						
Units Listed	34	24	42%	360	266	35%
Units Reported Sold	37	23	61%	290	195	49%
Sell/List Ratio	109%	96%		81%	73%	
Reported Sales Dollars	\$8,723,250	\$5,151,200	69%	\$70,766,865	\$40,024,300	77%
Average Sell Price / Unit	\$235,764	\$223,965	5%	\$244,024	\$205,253	19%
Median Sell Price	\$252,900			\$215,000		
Sell Price / List Price	98%	98%		97%	95%	
Days to Sell	31	89	-66%	80	151	-47%
Active Listings	108	113				
<b>Condos (Patio)</b>						
Units Listed	8	8	0%	90	95	-5%
Units Reported Sold	10	9	11%	85	95	-11%
Sell/List Ratio	125%	112%		94%	100%	
Reported Sales Dollars	\$4,342,400	\$2,765,000	57%	\$30,060,025	\$27,747,575	8%
Average Sell Price / Unit	\$434,240	\$307,222	41%	\$353,647	\$292,080	21%
Median Sell Price	\$450,000			\$331,000		
Sell Price / List Price	99%	100%		99%	98%	
Days to Sell	23	8	175%	23	63	-64%
Active Listings	11	14				
<b>Condos (Twnhse)</b>						
Units Listed	53	6	783%	176	164	7%
Units Reported Sold	10	10	0%	124	163	-24%
Sell/List Ratio	19%	167%		70%	99%	
Reported Sales Dollars	\$2,721,700	\$2,392,853	14%	\$35,549,953	\$41,583,276	-15%
Average Sell Price / Unit	\$272,170	\$239,285	14%	\$286,693	\$255,112	12%
Median Sell Price	\$276,000			\$270,500		
Sell Price / List Price	97%	98%		99%	99%	
Days to Sell	23	75	-69%	62	92	-33%
Active Listings	64	25				

**PLEASE NOTE: SINGLE FAMILY** property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.



# MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Aug 31, 2017

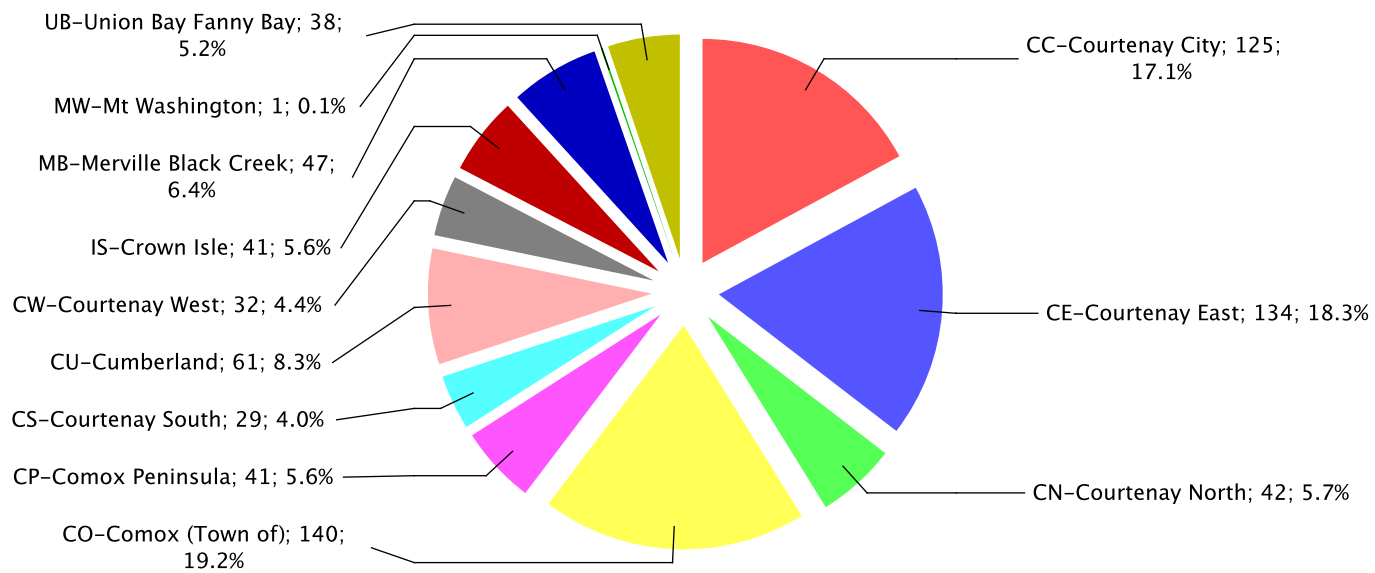
**BRYCE HANSEN TEAM**

Personal Real Estate Corporation

Ph: (250) 702-6493

	0-150,000	150,001-200,000	200,001-250,000	250,001-300,000	300,001-350,000	350,001-400,000	400,001-450,000	450,001-500,000	500,001-600,000	600,001-700,000	700,001-800,000	800,001-900,000	900,001-1 Mil	OVER 1 Mil	Total
CC-Courtenay City	0	1	6	11	21	20	28	27	6	4	0	0	0	1	125
CE-Courtenay East	0	4	4	1	11	14	22	35	25	11	5	0	1	1	134
CN-Courtenay North	0	0	0	0	4	2	5	4	7	8	6	2	2	2	42
CO-Comox (Town of)	0	1	0	1	5	21	20	36	28	19	3	3	1	2	140
CP-Comox Peninsula	0	2	0	1	1	5	0	2	7	7	4	2	6	4	41
CS-Courtenay South	0	0	0	1	0	3	5	5	5	2	3	1	1	3	29
CU-Cumberland	1	1	1	0	4	4	17	12	15	5	1	0	0	0	61
CW-Courtenay West	1	0	0	2	3	5	5	2	6	5	0	2	0	1	32
IS-Crown Isle	0	0	0	0	0	0	0	0	11	21	4	3	2	0	41
MB-Merville Black Creek	0	0	1	3	2	3	7	1	10	5	8	0	4	3	47
MW-Mt Washington	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
UB-Union Bay Fanny Bay	0	4	1	2	4	2	6	6	6	4	0	2	1	0	38
<b>Zone 2 TOTALS</b>	<b>2</b>	<b>13</b>	<b>13</b>	<b>22</b>	<b>55</b>	<b>80</b>	<b>115</b>	<b>130</b>	<b>126</b>	<b>91</b>	<b>34</b>	<b>15</b>	<b>18</b>	<b>17</b>	<b>731</b>

## Comox Valley - Single Family Sales by Subarea



Total Unconditional Sales January 1 to August 31, 2017 = 731