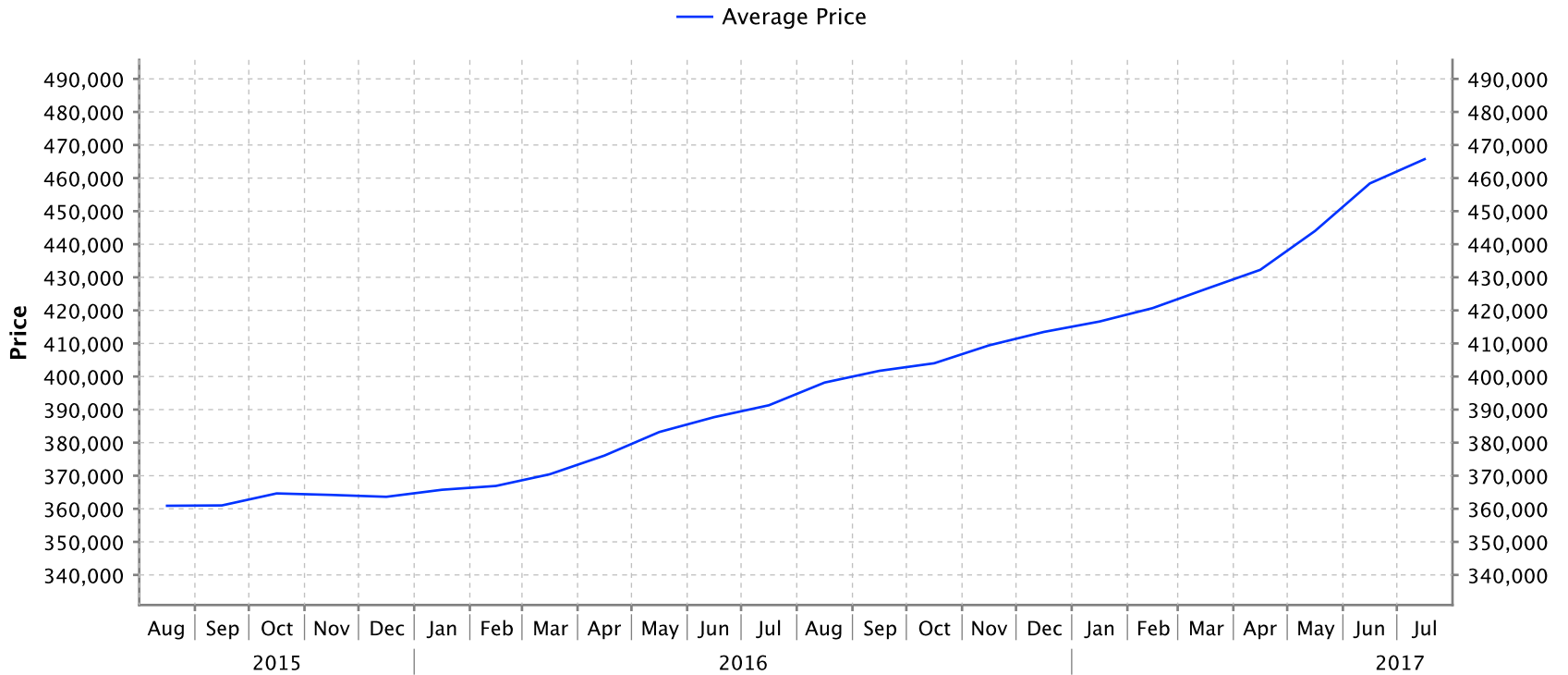




# Comox Valley

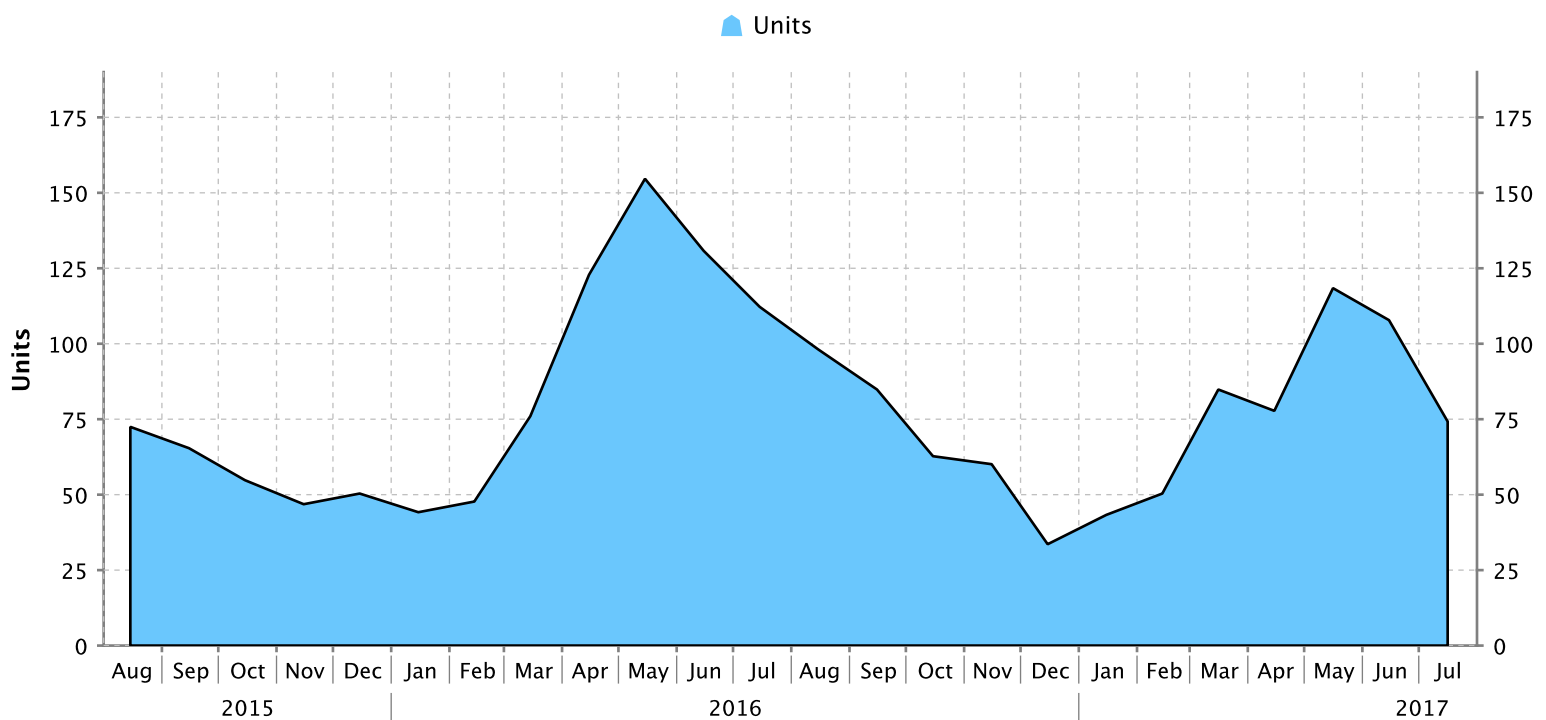
## as at July 31, 2017

### 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              | 7             | 9            | -22%     | 67                | 117           | -43%     |
| Units Reported Sold       | 4             | 15           | -73%     | 51                | 75            | -32%     |
| Sell/List Ratio           | 57%           | 167%         |          | 76%               | 64%           |          |
| Reported Sales Dollars    | \$1,147,500   | \$2,540,175  | -55%     | \$11,781,970      | \$13,656,087  | -14%     |
| Average Sell Price / Unit | \$286,875     | \$169,345    | 69%      | \$231,019         | \$182,081     | 27%      |
| Median Sell Price         | \$315,000     |              |          | \$181,900         |               |          |
| Sell Price / List Price   | 102%          | 96%          |          | 95%               | 94%           |          |
| Days to Sell              | 20            | 215          | -90%     | 145               | 231           | -37%     |
| Active Listings           | 36            | 66           |          |                   |               |          |
| <b>Single Family</b>      |               |              |          |                   |               |          |
| Units Listed              | 111           | 109          | 2%       | 1,082             | 1,191         | -9%      |
| Units Reported Sold       | 74            | 112          | -34%     | 890               | 972           | -8%      |
| Sell/List Ratio           | 67%           | 103%         |          | 82%               | 82%           |          |
| Reported Sales Dollars    | \$36,735,950  | \$47,623,008 | -23%     | \$414,501,811     | \$380,350,456 | 9%       |
| Average Sell Price / Unit | \$496,432     | \$425,205    | 17%      | \$465,732         | \$391,307     | 19%      |
| Median Sell Price         | \$482,000     |              |          | \$448,000         |               |          |
| Sell Price / List Price   | 98%           | 98%          |          | 98%               | 97%           |          |
| Days to Sell              | 27            | 45           | -39%     | 38                | 59            | -36%     |
| Active Listings           | 235           | 242          |          |                   |               |          |
| <b>Condos (Apt)</b>       |               |              |          |                   |               |          |
| Units Listed              | 66            | 32           | 106%     | 350               | 259           | 35%      |
| Units Reported Sold       | 25            | 21           | 19%      | 276               | 181           | 52%      |
| Sell/List Ratio           | 38%           | 66%          |          | 79%               | 70%           |          |
| Reported Sales Dollars    | \$6,688,400   | \$4,818,000  | 39%      | \$67,194,815      | \$36,379,500  | 85%      |
| Average Sell Price / Unit | \$267,536     | \$229,429    | 17%      | \$243,459         | \$200,992     | 21%      |
| Median Sell Price         | \$262,000     |              |          | \$210,000         |               |          |
| Sell Price / List Price   | 97%           | 97%          |          | 97%               | 95%           |          |
| Days to Sell              | 53            | 86           | -39%     | 87                | 157           | -44%     |
| Active Listings           | 116           | 122          |          |                   |               |          |
| <b>Condos (Patio)</b>     |               |              |          |                   |               |          |
| Units Listed              | 10            | 10           | 0%       | 90                | 96            | -6%      |
| Units Reported Sold       | 8             | 5            | 60%      | 84                | 97            | -13%     |
| Sell/List Ratio           | 80%           | 50%          |          | 93%               | 101%          |          |
| Reported Sales Dollars    | \$3,112,100   | \$1,680,000  | 85%      | \$28,482,625      | \$28,295,775  | 1%       |
| Average Sell Price / Unit | \$389,012     | \$336,000    | 16%      | \$339,079         | \$291,709     | 16%      |
| Median Sell Price         | \$394,000     |              |          | \$325,000         |               |          |
| Sell Price / List Price   | 99%           | 98%          |          | 99%               | 97%           |          |
| Days to Sell              | 32            | 25           | 24%      | 21                | 67            | -68%     |
| Active Listings           | 13            | 15           |          |                   |               |          |
| <b>Condos (Twnhse)</b>    |               |              |          |                   |               |          |
| Units Listed              | 11            | 4            | 175%     | 129               | 160           | -19%     |
| Units Reported Sold       | 14            | 11           | 27%      | 124               | 170           | -27%     |
| Sell/List Ratio           | 127%          | 275%         |          | 96%               | 106%          |          |
| Reported Sales Dollars    | \$4,967,100   | \$2,619,796  | 90%      | \$35,221,106      | \$42,904,190  | -18%     |
| Average Sell Price / Unit | \$354,793     | \$238,163    | 49%      | \$284,041         | \$252,378     | 13%      |
| Median Sell Price         | \$310,000     |              |          | \$270,000         |               |          |
| Sell Price / List Price   | 97%           | 99%          |          | 99%               | 99%           |          |
| Days to Sell              | 30            | 33           | -8%      | 67                | 90            | -26%     |
| Active Listings           | 22            | 32           |          |                   |               |          |

**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 Jul 31, 2017

**BRYCE HANSEN TEAM**

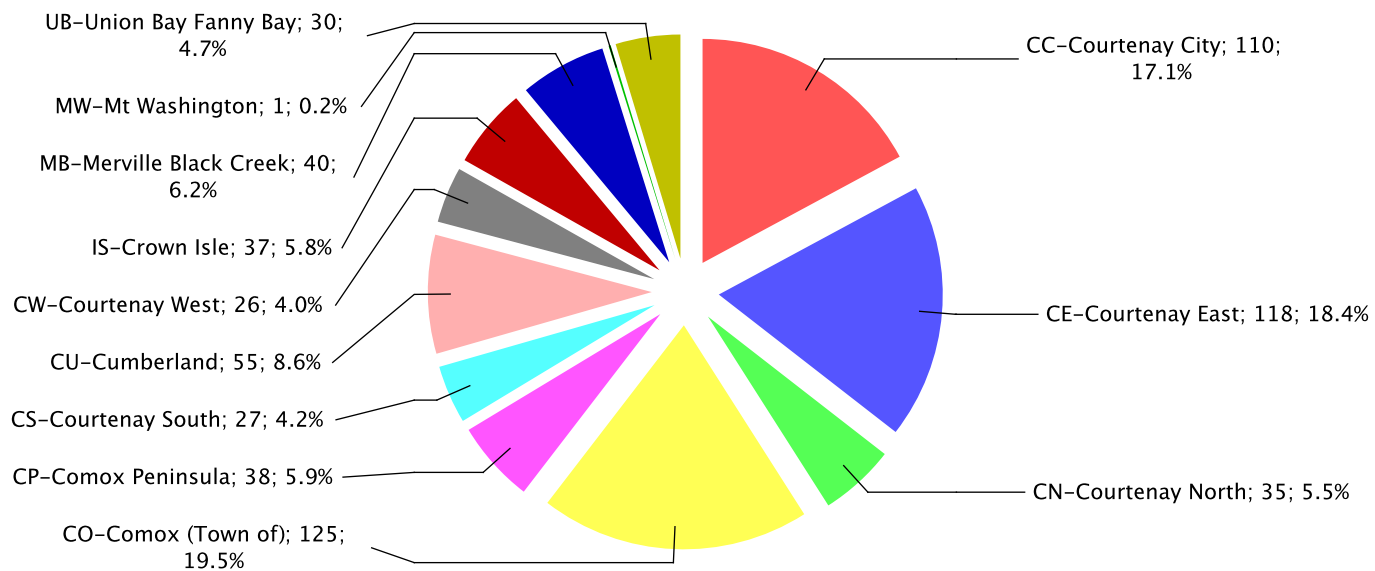
Personal Real Estate Corporation

www.comoxvalleyrealestate.com

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              | 18              | 16              | 23              | 25              | 5               | 4               | 0               | 0               | 0             | 1          | <b>110</b> |
| CE-Courtenay East       | 0         | 3               | 4               | 1               | 10              | 12              | 22              | 30              | 21              | 8               | 5               | 0               | 1             | 1          | <b>118</b> |
| CN-Courtenay North      | 0         | 0               | 0               | 0               | 4               | 1               | 3               | 4               | 6               | 6               | 5               | 2               | 2             | 2          | <b>35</b>  |
| CO-Comox (Town of)      | 0         | 0               | 0               | 1               | 4               | 18              | 19              | 32              | 24              | 18              | 3               | 3               | 1             | 2          | <b>125</b> |
| CP-Comox Peninsula      | 0         | 2               | 0               | 1               | 1               | 5               | 0               | 1               | 7               | 7               | 3               | 2               | 6             | 3          | <b>38</b>  |
| CS-Courtenay South      | 0         | 0               | 0               | 1               | 0               | 3               | 4               | 4               | 5               | 2               | 3               | 1               | 1             | 3          | <b>27</b>  |
| CU-Cumberland           | 1         | 1               | 1               | 0               | 4               | 4               | 15              | 11              | 13              | 4               | 1               | 0               | 0             | 0          | <b>55</b>  |
| CW-Courtenay West       | 1         | 0               | 0               | 2               | 2               | 4               | 3               | 2               | 4               | 5               | 0               | 2               | 0             | 1          | <b>26</b>  |
| IS-Crown Isle           | 0         | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 10              | 18              | 4               | 3               | 2             | 0          | <b>37</b>  |
| MB-Merville Black Creek | 0         | 0               | 1               | 3               | 2               | 3               | 6               | 1               | 9               | 5               | 5               | 0               | 3             | 2          | <b>40</b>  |
| MW-Mt Washington        | 0         | 0               | 0               | 0               | 0               | 1               | 0               | 0               | 0               | 0               | 0               | 0               | 0             | 0          | <b>1</b>   |
| UB-Union Bay Fanny Bay  | 0         | 4               | 0               | 2               | 3               | 2               | 5               | 4               | 5               | 3               | 0               | 1               | 1             | 0          | <b>30</b>  |
| <b>Zone 2 TOTALS</b>    | <b>2</b>  | <b>11</b>       | <b>12</b>       | <b>22</b>       | <b>48</b>       | <b>69</b>       | <b>100</b>      | <b>114</b>      | <b>109</b>      | <b>80</b>       | <b>29</b>       | <b>14</b>       | <b>17</b>     | <b>15</b>  | <b>642</b> |

## Comox Valley - Single Family Sales by Subarea



Total Unconditional Sales January 1 to July 31, 2017 = 642