



RE/MAX[®]
OCEAN PACIFIC REALTY

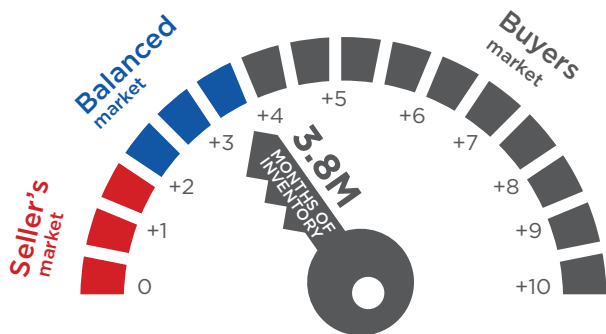
COURTENAY
2230A Cliffe Ave.
Courtenay, BC V9N 2L4
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282 Anderton Road
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COMOX VALLEY REAL ESTATE MARKET UPDATE

NOVEMBER 2018

MARKET CONDITIONS



3.8

MONTHS OF SINGLE FAMILY HOME INVENTORY

As of October 31st, we had 204 listings.
53 listings were sold in October 2018.

AVERAGE SALES PRICES BY CATEGORY

\$523,300

DETACHED



▲ **Month to Month**
Up 3%
from \$508,000

▲ **Year to Year**
Up 2%
from \$510,500

\$417,800

ATTACHED TOWN HOMES



▲ **Month to Month**
Up 23.8%
from \$337,400

▲ **Year to Year**
Up 39%
from \$300,600

\$285,600

CONDOS



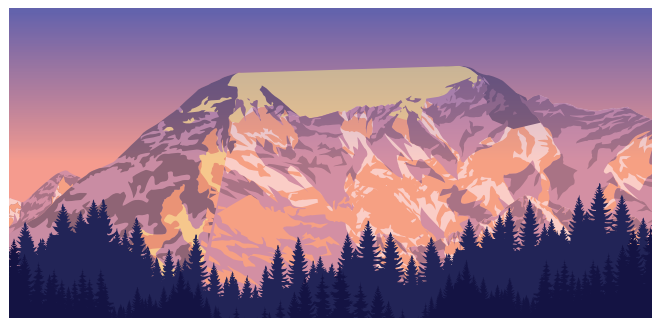
▲ **Month to Month**
Up 19.6%
from \$341,700

▲ **Year to Year**
Up 28%
from \$227,700

HPI BENCHMARK PRICE DETACHED HOME

\$501,400

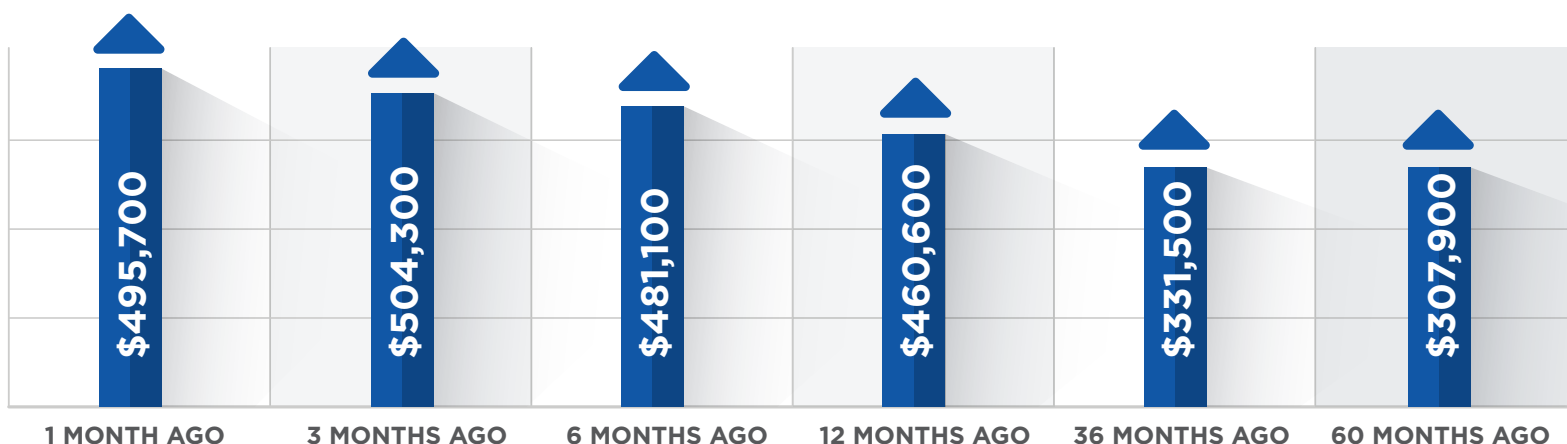
September 2018



COMOX VALLEY

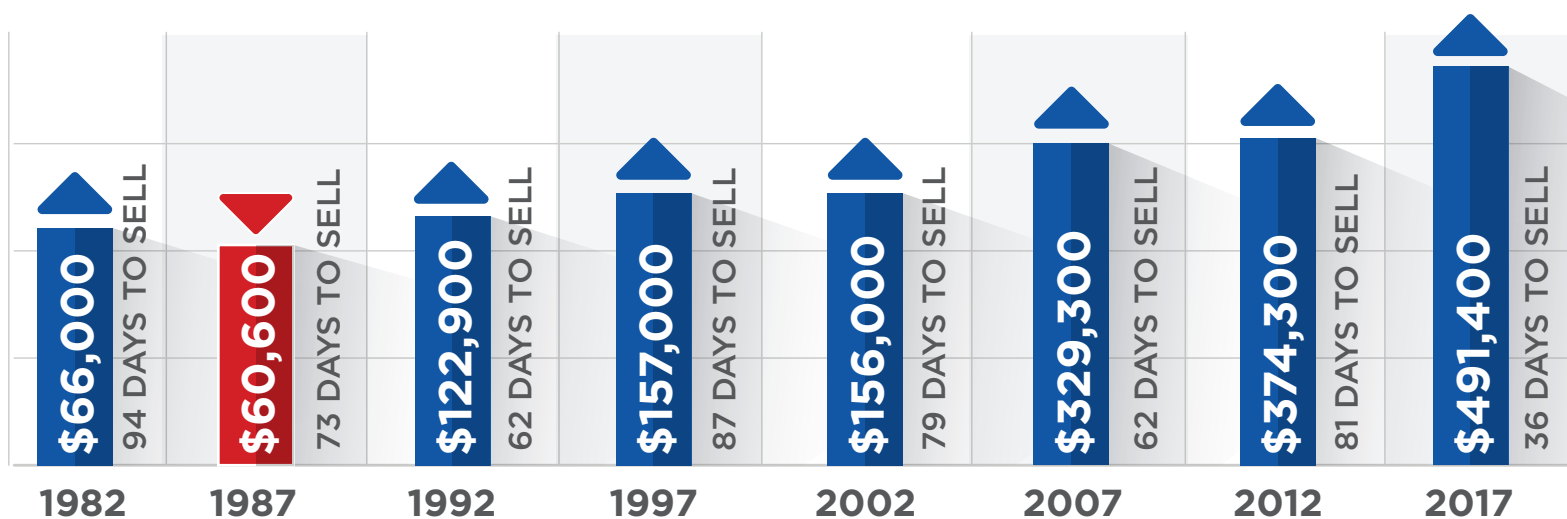
60 MONTH PRICE HISTORY

Month to Month
Up 1% from \$495,700



As of December (12 Months)

35 YEAR PRICE HISTORY



35 year average sale prices in the Comox Valley

ACTIVE AND SOLD RESIDENTIAL LISTINGS - COMOX VALLEY



204

ACTIVE Listings

▼ **Month to Month**
Down 4.2% from
September 2018

▲ **Year to Year**
Up 20% from
October 2017



53

SOLD Listings

▼ **Month to Month**
Down 7% from
September 2018

▼ **Year to Year**
Down 34%
from Oct/18

RESIDENTIAL LISTING ABSORPTION RATE

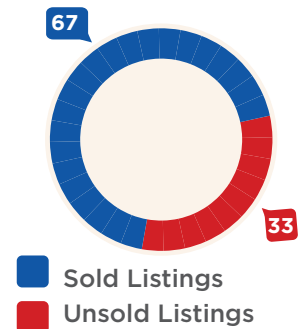
67%

53

SOLD Listings

▼ **Month to Month**
The odds of selling
decreased by 6.9%
compared to September 2018

▼ **Year to Year**
The odds of selling
decreased by 39.6%
compared to October 2017



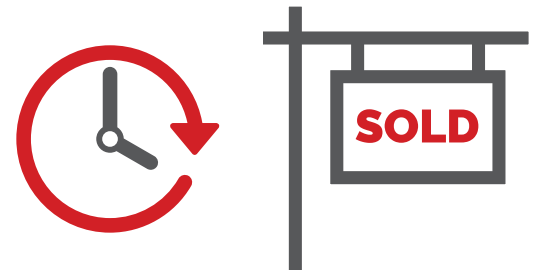
AVERAGE DAYS TO SELL A RESIDENTIAL HOME

36 DAYS

Oct. 2018 **TO SELL**
Average

▲ **Month to Month**
Average days on market
are selling 18% faster
compared to Sept. 2018

▲ **Year to Year**
Average days on market
are selling 90% slower
compared to Oct. 2017



MARKET DISTRIBUTION - JANUARY 2018 - OCTOBER 2018

0-300k	301-400k	401-500k	501-700k	700k-1m	Over 1m
29	87	222	340	97	30



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