



RE/MAX
OCEAN PACIFIC REALTY

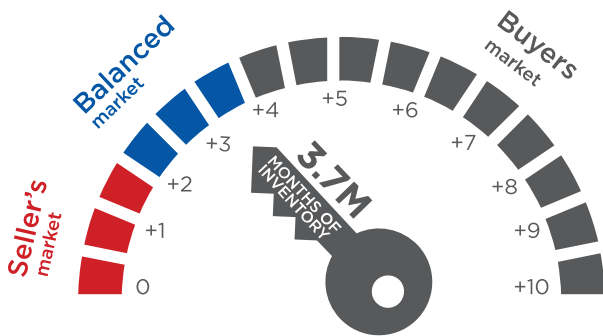
COURTENAY
2230A Cliffe Ave.
Courtenay, BC V9N 2L4
Tel: 250-334-9900
Fax: 250-334-9955
Toll Free: 1-877-216-5171

COMOX
282 Anderton Road
Comox, BC V9M 1Y2
Tel: 250-339-2021
Fax: 250-339-5529
Toll Free: 1-888-829-7205

CAMPBELL RIVER REAL ESTATE MARKET UPDATE

MARCH 2024

MARKET CONDITIONS



3.7

MONTHS OF SINGLE FAMILY HOME INVENTORY

As of February 29, 2024 we had 78 listings.
21 listings were sold in February.

AVERAGE SALE PRICES BY CATEGORY

\$703,300

DETACHED



▼ **Month to Month**
Down 1.5% from \$713,700
(based on 21 sales)

▼ **Year to Year**
Down 4.7% from \$738,000

\$397,700

CONDOS



▼ **Month to Month**
Down 24% from \$524,500
(based on only 3 sales)

▲ **Year to Year**
Up 3.1% from \$385,800

\$574,500

ATTACHED TOWN HOMES



▼ **Month to Month**
Down 13% from \$663,300
(based on only 7 sales)

▲ **Year to Year**
Up 33% from \$430,800

HPI BENCHMARK PRICE DETACHED HOME

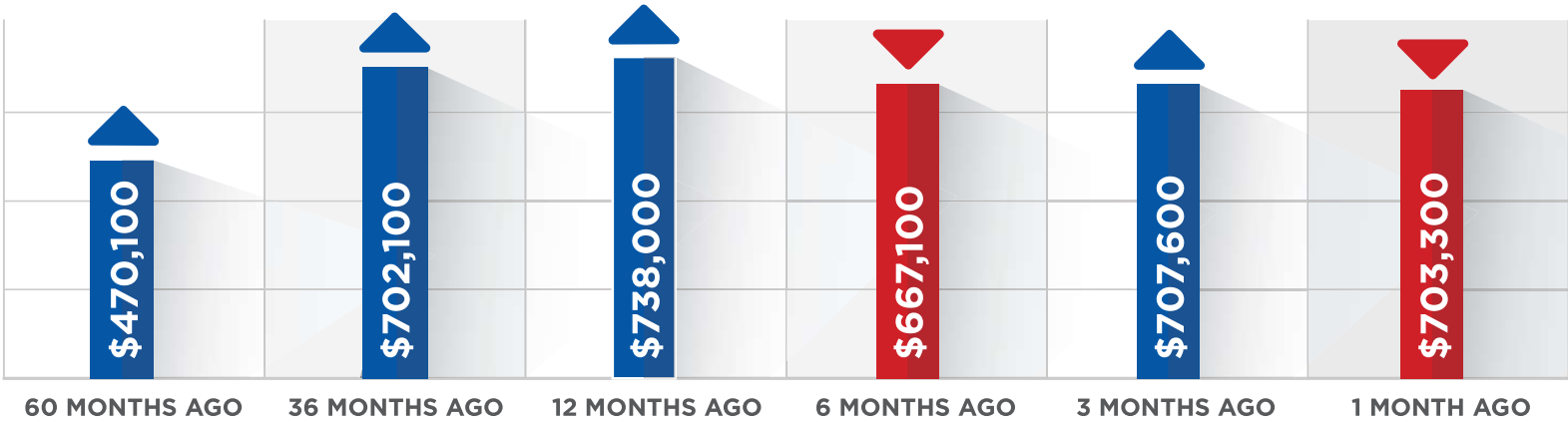
\$661,600

FEBRUARY 2024

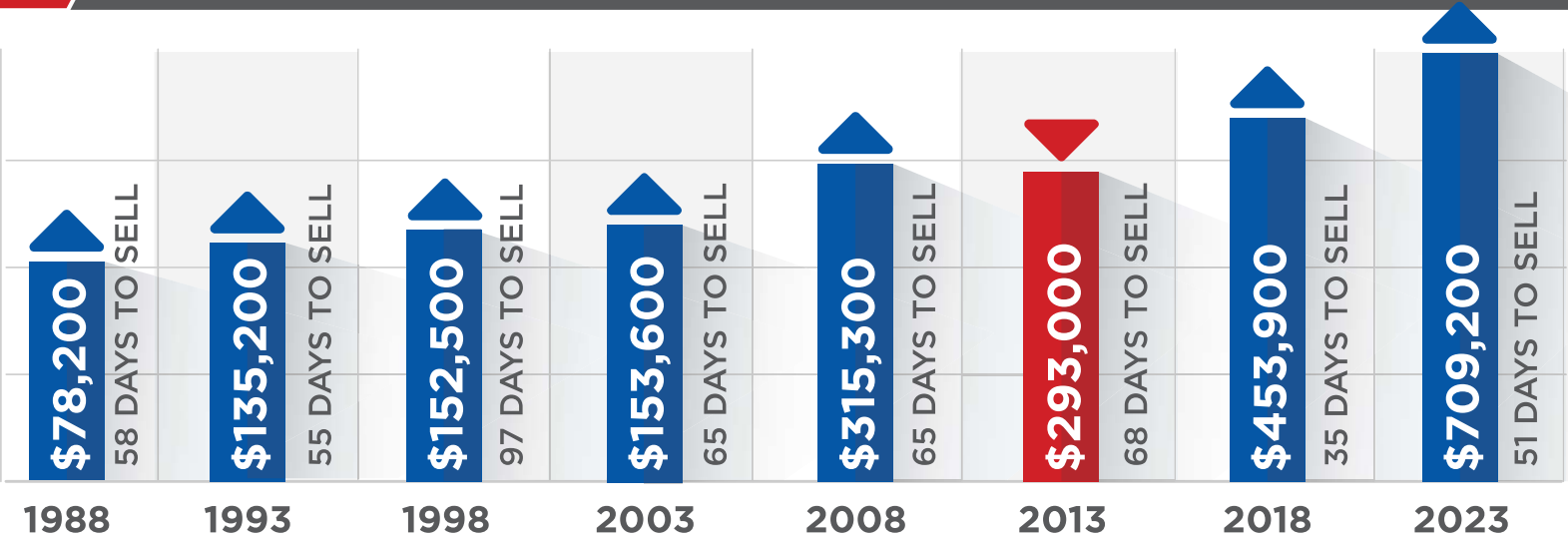
▲ Month to Month
Up 1.7% from \$650,500



60-MONTH AVERAGE PRICE HISTORY - DETACHED HOME



35 YEAR AVERAGE PRICE HISTORY - DETACHED HOME



ACTIVE AND SOLD RESIDENTIAL LISTINGS - CAMPBELL RIVER



78

ACTIVE
Listings

▲ Month to Month
Up 4.0%
from 75

▼ Year to Year
Down 34%
from 118



21

SOLD
Listings

▲ Month to Month
Up 31%
from 16

▼ Year to Year
Down 25%
from 28

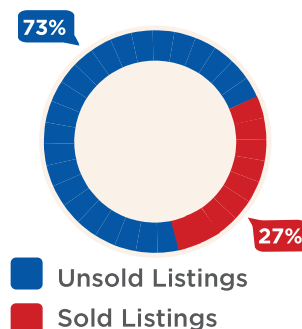
RESIDENTIAL LISTING ABSORPTION RATE - DETACHED HOUSES

27%

21 SOLD
Listings

▲ Month to Month
The odds of selling
increased by 26%
compared to January 2024

▲ Year to Year
The odds of selling
increased by 14%
compared to February 2023



AVERAGE DAYS TO SELL A RESIDENTIAL HOME

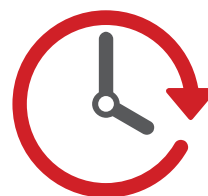
AVERAGE

62 DAYS
TO SELL

February 2024

▼ Month to Month
Homes are selling 35%
slower, compared to
January 2024

▲ Year to Year
Homes are selling 3.1%
faster, compared to
February 2023



HOUSE PRICE DISTRIBUTION MAR 01, 2023 - FEB 29, 2024

0-400k

400-550k

550-700k

700-850k

850-1m

Over 1m

11

66

151

133

48

38



RE/MAX[®]
OCEAN PACIFIC REALTY

COURTENAY
2230A Cliffe Ave.
Courtenay, BC V9N 2L4
Tel: 250-334-9900
Fax: 250-334-9955
Toll Free: 1-877-216-5171

COMOX
282 Anderton Road
Comox, BC V9M 1Y2
Tel: 250-339-2021
Fax: 250-339-5529
Toll Free: 1-888-829-7205