

MARKET CONDITIONS

General market conditions as December 31, 2025.

Statistics provided from the Vancouver Island Real Estate Board.

RESIDENTIAL SINGLE FAMILY HOMES	Total 2024	Total 2025	PERCENT CHANGE
Units Listed	986	953	-3
Unit Sales	626	630	1%
Average Sell Price	\$885,000	\$910,515	3%
Sell/List Ratio	64%	66%	
Active Listings	120	110	-9%

CONDOMINIUM (APT)	2024	2025	PERCENT CHANGE
Units Listed	321	300	-6%
Unit Sales	191	184	-4%
Average Sell Price	\$424,414	\$426,075	0.4%
Sell/List Ratio	60%	60%	
Active Listings	72	67	-7%

ROW/TOWNHOMES	2024	2025	PERCENT CHANGE
Units Listed	279	299	7%
Unit Sales	200	177	-11%
Average Sell Price	\$630,205	\$593,147	-6%
Sell/List Ratio	72%	59%	
Active Listings	24	51	112%

Current Market Comments for Comox Valley

This certainly looks like last year, which looked like the year before. There is very little single family development going on (question our municipalities) about that. Sales are within a few percentage points of last year, inventory the same. Very even market sales to list ratio is around 60%. Purchasers are taking their time and being very conscientious.

ANALYSIS

SHOWING ACTIVE RESIDENTIAL HOMES LISTINGS ON THE MARKET IN COMPARISON TO SALES SINCE JANUARY 1ST

PRICE RANGE	December 2025		SINCE Jan 1st		12 MONTH	
	Listings	Sales	Sales	Listing/Sell	%	
\$400 — 499,999	0	8		100%		
\$500 — 599,999	2	25		71%		
\$600 — 749,999	18	130		74%		
\$750 — 999,999	43	319		77%		
\$1,000,000 — \$1,299,999	29	127		62%		
\$1,250,000 — \$1,499,999	18	90		65%		
\$1,500,000 — \$1,999,999	13	35		59%		
\$2,000,000 +	19	11		17%		

RAW LAND

	CURRENT	RAW LAND SALES
Single Family Lot	23 Listings	10 Sales
Waterfront Raw Land	7 Listings	3 Sales
Acreage	16 Listings	11 Sales

Single Family Detached Sales Analysis

Unconditional Sales from January 1 to December 31, 2025

	0-350k	350k-400k	400k-450k	450k-500k	500k-600k	600k-700k	700k-800k	800k-900k	900k-1M	1M-1.25M	1.25M-1.5M	1.5M-1.75M	1.75M-2M	2M+	Total
Comox (Town of)	0	0	0	0	0	19	46	45	24	22	7	4	0	0	167
Comox Peninsula	0	0	0	0	1	1	1	5	4	1	3	0	1	0	17
Courtenay City	1	1	1	3	18	30	27	20	10	13	2	1	0	0	127
Courtenay East	0	0	1	0	4	3	19	44	14	18	11	0	0	0	114
Courtenay North	0	0	0	0	0	0	2	4	2	6	1	0	1	0	16
Courtenay South	0	0	0	0	0	1	0	4	3	5	10	3	0	0	26
Courtenay West	0	0	0	0	1	5	7	5	1	2	2	0	0	0	23
Crown Isle	0	0	0	0	0	0	0	1	5	18	15	4	1	0	44
Cumberland	0	0	0	0	1	8	6	17	6	7	2	0	0	0	47
Merville Black Creek	0	0	0	0	1	7	1	6	2	3	2	0	0	0	22
Mt Washington	0	0	0	0	0	0	2	1	1	1	0	0	0	0	5
Union Bay/Fanny Bay	0	0	1	0	0	5	2	9	4	1	0	0	0	0	22
Totals	1	1	3	3	26	79	113	161	76	97	55	12	3	0	630

SELLERS NEED TO KNOW

December, 2025

... And what it means

Average Price

MLS takes all the sales for a time period (usually a month or year) adds their dollar amount and divides by the number of sales.

** 2025 Average Price	\$910,515
2024 Average Price	\$885,000
2023 Average Price	\$848,672
2022 Average Price	\$889,663
2021 Average Price	\$797,678

Median Price

This is the absolute middle price, in other words, there are the same number of sales this price as there are above price.

2025 Median Price	\$859,000
2024 Median Price	\$848,790
2023 Median Price	\$795,000
2022 Median Price	\$849,950
2021 Median Price	\$760,000

Sell to List Ratio

This shows the percentage of sales in comparison to the amount of listings there are. Typically there is a monthly percentage and a yearly one. The higher the percentage, the busier the market. A stable market would typically be around 55-65%. A seller's market is over 65% and a buyer's market is below 55%.

** 2025 Sell List Ratio	66%
2024 Sell List Ratio	64%
2023 Sell List Ratio	68%
2022 Sell List Ratio	61%
2021 Sell List Ratio	89%

Seller to List Price Ratio

Is a percentage showing what the property sold for in comparison to its list price. It is shown monthly and for the year.

** 2025 Sell List Price Ratio	97%
2024 Sell List Price Ratio	98%
2023 Sell List Price Ratio	98%
2022 Sell List Price Ratio	101%
2021 Sell List Price Ratio	99%

** For the monthly figure this can be misleading. If there are disproportionate amount of higher or lower sales, it skews the average in that direction. All of these statistics can be broken down by area: Courtenay City, Comox, Cumberland, Courtenay East etc. They can be broken down by product: single family, condo apartment, condo townhouse, lots, acreage etc.

DENMAN ISLAND: TOTAL

	Current Month			12 Months to Date			Year to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	2	0		53	40	32.50%	53	40	32.50%
Units Reported Sold	0	0		19	17	11.75%	19	17	11.75%
Sell / List Ratio	0.00%			35.85%	42.50%		35.85%	42.50%	
Reported Sales Dollars	\$0	\$0		\$18,252,000	\$15,006,000	21.63%	\$18,252,000	\$15,006,000	21.63%
Average Sell Price / Unit				\$960,632	\$882,706	8.83%	\$960,632	\$882,706	8.83%
Median Sell Price				\$880,000			\$880,000		
Sell Price / List Price				95.50%	95.65%		95.50%	95.65%	
Days to Sell				83	97	-14.43%	83	97	-14.43%
Active Listings				12					

HORNY ISLAND: TOTAL

	Current Month			12 Months to Date			Year to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	0	3	-100.00%	51	46	10.87%	51	46	10.87%
Units Reported Sold	0	0		16	12	33.33%	16	12	33.33%
Sell / List Ratio				31.37%	26.09%		31.37%	26.09%	
Reported Sales Dollars	\$0	\$0		\$15,598,000	\$13,432,999	16.12%	\$15,598,000	\$13,432,999	16.12%
Average Sell Price / Unit				\$974,875	\$1,119,417	-12.91%	\$974,875	\$1,119,417	-12.91%
Median Sell Price				\$797,500			\$797,500		
Sell Price / List Price				93.68%	96.52%		93.68%	96.52%	
Days to Sell				73	46	58.70%	73	46	58.70%
Active Listings				6	11				

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