

Royal LePage In The Comox Valley

MARKET CONDITIONS

General market conditions as June 30, 2025.

Statistics provided from the Vancouver Island Real Estate Board.

RESIDENTIAL SINGLE FAMILY HOMES	June 2024	June 2025	PERCENT CHANGE
Units Listed	115	91	-20%
Unit Sales	77	73	-4%
Average Sell Price	\$910,814	\$918,612	2%
Sell/List Ratio	80%	67%	
Active Listings	230	215	-7%

CONDOMINIUM (APT)	2024	2025	PERCENT CHANGE
Units Listed	28	26	-7%
Unit Sales	12	20	67%
Average Sell Price	\$440,917	\$429,350	-3%
Sell/List Ratio	43%	77%	
Active Listings	88	94	7%

CONDOMINIUM (ROW/TOWNHOMES)	2024	2025	PERCENT CHANGE
Units Listed	22	26	18%
Unit Sales	25	23	-8%
Average Sell Price	\$660,180	\$568,230	-14%
Sell/List Ratio	114%	88%	
Active Listings	56	61	9%

Current Market Comments for Comox Valley

July is generally a quieter market, kids are out of school, vacations are getting into full swing and Realtor's are handing out keys to the homes they've sold and catching up on all that paperwork they left behind. It's a good time to look at current inventory and if its been there for more than a month, ask why, what else can you do, is the price, location, condition, re-do your market analysis, refresh it!

Below you will find an analysis showing active residential homes on the market as of June 30, 2025 by price range in comparison to previous twelve month sales.

12 MONTH SINGLE FAMILY HOME ANALYSIS

12 MONTH List/Sell Ratio

\$300,000—\$399,999	100%
0 Listings 1 Sales	
\$400,000—\$499,999	89%
1 Listings 8 Sales	
\$500,000—\$599,999	85%
5 Listings 28 Sales	
\$600,000—\$750,000	60%
43 Listings 104 Sales	
\$750,000—\$999,999	68%
91 Listings 340 Sales	

12 MONTH List/Sell Ratio

\$1,000,000—\$1,249,999	60%
49 Listings 143 Sales	
\$1,250,000—\$1,499,000	49%
46 Listings 80 Sales	
\$1,500,000—\$1,999,999	47%
26 Listings 42 Sales	
\$2,000,000+	9%
31 Listings 6 Sales	

SINGLE FAMILY HOME ANALYSIS

SINCE JANUARY 2025

Below you will find an analysis showing active residential homes on the market as of June 30, 2025 by price range in comparison to sales since January 1st.

RESIDENTIAL INVENTORY June, 2025

PRICE RANGE	June 2025 Listings	SINCE Jan 1st Sales
\$300 — 399,999	0	0
\$400 — 499,999	1	3
\$500 — 599,999	5	12
\$600 — 749,999	43	43
\$750 — 999,999	91	187
\$1,000,000— \$1,249,999	49	66
\$1,250,000—\$1,499,999	46	51
\$1,500,000—\$1,999,999	26	21
\$2,000,000+	31	5

RAW LAND SALES	CURRENT	RAW LAND SALES
Single Family Lot	33 Listings	9 Sales
Waterfront Raw Land	6 Listings	1 Sales
Acreage	18 Listings	7 Sales

SELLERS NEED TO KNOW

June, 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.

** The month of June average is	\$928,612
The 12 month/year average is	\$905,869
Since January 2025	\$930,922

Median Price

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

The month of June is	\$875,000
The 12 month/year average is	\$864,000
Since January 2025	\$875,000

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%.

The month of June is	80%
The 12 month/year average is	64%
Since January 2025	57%

Seller to List Price Ratio

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

The month of June is	98%
The 12 month/year average is	98%
Since January 2025	98%

** 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.

There is a wide variation of interpretation to these statistic and there are a number of other factors which influence them. At Royal LePage, we pride ourselves on keeping you as informed as we can on the market. We would be happy to meet with you to discuss this further.

