Royal LePage In The Comox Valley

MARKET CONDITIONS

General market conditions as June 30, 2026.

Statistics provided from the Vancouver Island Real Estate Board.

RESIDENTIAL SINGLE FAMILY HOMES	JUNE 2026	JUNE 2025	PERCENT CHANGE
Listed	108	91	19%
Unit Sales	67	73	-8%
Average Sell Price	$904,480	$928,982	0-3%
Sell/List Ratio	62%	80%	
Active Listings	198	215	-8%

CONDOMINIUM (APT)	JUNE 2026	JUNE 2025	PERCENT CHANGE
Listed	24	26	-8%
Unit Sales	18	20	-10%
Average Sell Price	$394,994	$429,350	-8%
Sell/List Ratio	75%	77%	
Active Listings	71	94	-24%

TOWNHOMES (ROW)	JUNE 2026	JUNE 2025	PERCENT CHANGE
Listed	22	26	-15%
Unit Sales	28	23	22%
Average Sell Price	$607,539	$568,230	7%
Sell/List Ratio	122%	88%	
Active Listings	61	61	0%

Current Market Comments

We still have a lukewarm, tepid market. We have no inventory in single family before $600,000, so first time purchasers are looking at townhomes, half duplexes and mobile homes. When the single family lower end starts moving then those sellers move up to the $750,000—$900,000 range. With no inventory there, we are kind of stalled—throw in gas and food prices and you have a bit of a stalemate.

Below you will find an analysis showing active residential homes on the market as of June 30, 2026 by price range in comparison to previous twelve month sales.

SINGLE FAMILY HOME ANALYSIS

Price Range	12 MONTH List/Sell Ratio
$300,000—$399,999 0 Listings | 2 Sales	100%
$400,000—$499,999 4 Listings | 4 Sales	40%
$500,000—$599,999 10 Listings | 26 Sales	63%
$600,000—$750,000 40 Listings | 125 Sales	65%
$750,000—$999,999 89 Listings | 296 Sales	67%
$1,000,000—$1,249,999 38 Listings | 125 Sales	63%
$1,250,000—$1,499,999 35 Listings | 83 Sales	61%
$1,500,000—$1,999,999 28 Listings | 35 Sales	39%
$2,000,000 + 29 Listings | 18 Sales	22%

ANALYSIS

RESIDENTIAL INVENTORY June 2026

PRICE RANGE	June 2026 Listings	SINCE Jan 1st Sales
$300 — 399,999	0	1
$400 — 499,999	4	1
$500 — 599,999	10	12
$600 — 749,999	40	50
$750 — 999,999	89	149
$1,000,000—$1,249,999	38	71
$1,250,000 - $1,499,999	35	40
$1,500,000— 1,999,999	28	19
$2,000,000	29	11

RAW LAND SALES	CURRENT	RAW LAND SALES
Single Family Lot/Serviced	11 Listings	7 Sales
Waterfront Raw Land	7 Listings	2 Sales
Acreage	24 Listings	3 Sales

SELLERS NEED TO KNOW

June 2026

… 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	$904,480
The 12 month/year average is	$909,892
Since January 2026	$931,943

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.

The month of May is	$889,000
The 12 month/year average is	$858,750
Since January 2026	$885,000

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	62%
The 12 month/year average is	65%
Since January 2026	54%

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.

** The month of June is	98%
The 12 month/year average is	98%
Since January 2026	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. The can be broken down by product: single family, condo apartment, condo townhouse, lots, acreage etc.

There is wide a 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 any of these further.

HORNBY 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	6	6	0.00%	58	55	5.45%	35	28	25.00%
Units Reported Sold	0	2	-100.00%	13	11	18.18%	1	4	-75.00%
Sell / List Ratio	0.00%	33.33%		22.41%	20.00%		2.86%	14.29%	
Reported Sales Dollars	$0	$2,330,000	-100.00%	$11,993,000	$14,154,999	-15.27%	$420,000	$4,025,000	-89.57%
Average Sell Price / Unit		$1,165,000	-100.00%	$922,538	$1,286,818	-28.31%	$420,000	$1,006,250	-58.26%
Median Sell Price				$765,000			$420,000		
Sell Price / List Price		95.53%		92.11%	97.56%		96.77%	99.04%	
Days to Sell		166	-100.00%	62	66	-6.06%	45	103	-56.31%
Active Listings	33	20							

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	2	0.00%	36	53	-32.08%	20	37	-45.95%
Units Reported Sold	0	2	-100.00%	12	16	-25.00%	2	9	-77.78%
Sell / List Ratio	0.00%	100.00%		33.33%	30.19%		10.00%	24.32%	
Reported Sales Dollars	$0	$1,529,000	-100.00%	$13,884,500	$14,601,500	-4.91%	$3,658,000	$8,025,500	-54.42%
Average Sell Price / Unit		$764,500	-100.00%	$1,157,042	$912,594	26.79%	$1,829,000	$891,722	105.11%
Median Sell Price				$1,050,000			$1,829,000		
Sell Price / List Price		98.45%		97.35%	94.75%		97.94%	93.48%	
Days to Sell		36	-100.00%	125	47	165.96%	129	37	248.65%
Active Listings	19	25							

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