

# Royal LePage In The Comox Valley

## MARKET CONDITIONS

General market conditions as November 30, 2025.

Statistics provided from the Vancouver Island Real Estate Board.

RESIDENTIAL SINGLE FAMILY HOMES	November 2024	November 2025	PERCENT CHANGE
Listed	35	38	9%
Unit Sales	43	45	5%
Average Sell Price	\$848,500	\$941,132	11%
Sell/List Ratio	123%	118%	
Active Listings	147	133	-10%

### YEAR TO DATE

CONDOMINIUM (APT)	2024	2025	PERCENT CHANGE
Listed	18	15	-17%
Unit Sales	13	11	-15%
Average Sell Price	\$429,615	\$436,173	2%
Sell/List Ratio	72%	73%	
Active Listings	78	64	-18%

ROW/TOWNHOUSE	2024	2025	PERCENT CHANGE
Listed	8	12	-50
Unit Sales	14	11	-21%
Average Sell Price	\$639,000	\$537,500	-16%
Sell/List Ratio	175%	92%	
Active Listings	32	60	88%

### Current Market Comments for Comox Valley

We are confident the new year will be a vibrant one, last year comment. Well if an increase of sales by 1.85% is considered vibrant then I guess it is. Our sell/list ratio looks ok but that's because there are so few listings. 2023, 2024 & 2025 year to date sales are 612, 595, 606, less than 2% difference. Doesn't look a lot different for next year.

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

## 12 MONTH SINGLE FAMILY HOME ANALYSIS

12 MONTH List/Sell Ratio		12 MONTH List/Sell Ratio	
<b>\$400,000—\$499,999</b>	100%	<b>\$1,000,000—\$1,249,999</b>	59%
0 Listings   6 Sales		40 Listings   125 Sales	
<b>\$500,000—\$599,999</b>	71%	<b>\$1,250,000—\$1,499,999</b>	64%
6 Listings   25 Sales		21 Listings   94 Sales	
<b>\$600,000—\$750,000</b>	69%	<b>\$1,500,000—\$1,999,999</b>	52%
25 Listings   118 Sales		14 Listings   40 Sales	
<b>\$750,000—\$999,999</b>	77%	<b>\$2,000,000+</b>	15%
53 Listings   340 Sales		27 Listings   11 Sales	

## SINGLE FAMILY HOME ANALYSIS SINCE JANUARY 2025

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

### RESIDENTIAL INVENTORY November 2025

PRICE RANGE	November 2025	SINCE Jan 1st
	Listings	Sales
\$300 — 399,999	0	1
\$400 — 499,999	0	5
\$500 — 599,999	6	24
\$600 — 749,999	25	122
\$750 — 999,999	53	310
\$1,000,000— \$1,249,999	40	124
\$1,250,000—\$1,499,999	21	87
\$1,500,000—\$1,999,999	14	34
\$2,000,000+	27	11

RAW LAND SALES	CURRENT	RAW LAND SALES
Single Family Lot	31 Listings	26 Sales
Waterfront Raw Land	7 Listings	3 Sales
Acreage	18 Listings	11 Sales

# SELLERS NEED TO KNOW

## November, 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 November average is	\$941,132
The 12 month/year average is	\$914,506
Since January 2024	\$914,719

### 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 November is	\$860,000
The 12 month/year average is	\$860,000
Since January 2024	\$860,000

### 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 November is	118%
The 12 month/year average is	67%
Since January 2024	65%

### 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 November is	98%
The 12 month/year average is	98%
Since January 2024	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.

# 12 MONTH COMPARATIVE ACTIVITY BY PROPERTY TYPE

Zone 10 - Islands • November, 2025

## HORNBY ISLAND: COMMERCIAL LEASE

	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	0		0	0		0	0	
Units Reported Sold	0	0		0	0		0	0	
Sell / List Ratio									
Reported Sales Dollars	\$0	\$0		\$0	\$0		\$0	\$0	
Average Sell Price / Unit									
Median Sell Price									
Sell Price / List Price									
Days to Sell									
Active Listings	0	0							

## 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	0	3	-100.00%	51	41	24.39%	51	40	27.50%
Units Reported Sold	4	5	-20.00%	19	20	-5.00%	19	17	11.76%
Sell / List Ratio									
Reported Sales Dollars	\$3,446,500	\$5,141,000	-32.96%	\$18,252,000	\$18,605,000	-1.90%	\$18,252,000	\$15,006,000	21.63%
Average Sell Price / Unit	\$861,625	\$1,028,200	-16.20%	\$960,632	\$930,250	3.27%	\$960,632	\$880,000	8.83%
Median Sell Price	\$635,750			\$880,000					
Sell Price / List Price	96.03%	96.96%	95.50%	95.40%	95.50%	95.65%			
Days to Sell	199	42	373.81%	83	94	-11.70%	83	97	-14.43%
Active Listings	18	16							

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