

Royal LePage In The Comox Valley

MARKET CONDITIONS

General market conditions as October 31, 2025.

Statistics provided from the Vancouver Island Real Estate Board.

RESIDENTIAL SINGLE FAMILY HOMES	October 2024	October 2025	PERCENT CHANGE
List	67	70	4%
Unit Sales	69	49	-29%
Average Sell Price	\$869,707	\$924,605	6%
Sell/List Ratio	103%	70%	
Active Listings	195	160	-22%

YEAR TO DATE

CONDOMINIUM (APT)	2024	2025	PERCENT CHANGE
List	31	22	-29%
Unit Sales	16	15	-6%
Average Sell Price	\$443,847	\$423,167	-5%
Sell/List Ratio	52%	68%	
Active Listings	84	65	-23%

ROW/TOWNHOUSE	2024	2025	PERCENT CHANGE
List	19	30	58%
Unit Sales	13	16	15%
Average Sell Price	\$755,769	\$624,120	-17%
Sell/List Ratio	68%	50%	
Active Listings	46	64	32%

Below you will find an analysis showing active residential homes on the market as of October 31, 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
\$300,000—\$399,999 0 Listings 1 Sales	100%	\$750,000—\$999,999 64 Listings 328 Sales	74%
\$400,000—\$499,999 1 Listings 8 Sales	88%	\$1,000,000—\$1,249,999 49 Listings 136 Sales	59%
\$500,000—\$599,999 8 Listings 24 Sales	69%	\$1,250,000—\$1,499,999 27 Listings 88 Sales	59%
\$600,000—\$750,000 30 Listings 128 Sales	68%	\$1,500,000—\$1,999,999 19 Listings 34 Sales	46%
		\$2,000,000+ 30 Listings 10 Sales	14%

SINGLE FAMILY HOME ANALYSIS SINCE JANUARY 2025

Below you will find an analysis showing active residential homes on the market as of October 31, 2025 by price range in comparison to sales since January 1st.

RESIDENTIAL INVENTORY October, 2025

PRICE RANGE	October 2025 Listings	SINCE Jan 1st Sales
\$300 — 399,999	0	1
\$400 — 499,999	1	6
\$500 — 599,999	8	20
\$600 — 749,999	30	110
\$750 — 999,999	64	290
\$1,000,000— \$1,249,999	45	116
\$1,250,000—\$1,499,999	27	84
\$1,500,000—\$1,999,999	19	30
\$2,000,000+	30	9

RAW LAND SALES	CURRENT	RAW LAND SALES
Single Family Lot Fully Serviced	31 Listings	7 Sales
Waterfront Raw Land	7 Listings	3 Sales
Acreage	20 Listings	10 Sales
Total Land Listings and Sales	60 Listings	22 Sales

SELLERS NEED TO KNOW

October, 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 October average is	\$924,605
The 12 month/year average is	\$908,145
Since January 2022	\$912,600

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 October is	\$860,000
The 12 month/year average is	\$860,000
Since January 2022	\$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 October is	70%
The 12 month/year average is	67%
Since January 2022	63%

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 October is	98%
The 12 month/year average is	98%
Since January 2022	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.

