Royal LePage In The Comox Valley

MARKET CONDITIONS

General market conditions as March 31, 2026.

Statistics provided from the Vancouver Island Real Estate Board.

RESIDENTIAL SINGLE FAMILY HOMES	MARCH 2025	MARCH 2026	PERCENT CHANGE
Listed	114	107	-6%
Unit Sales	49	46	-6%
Average Sell Price	$947,064	$896,187	-5%
Sell/List Ratio	45%	43%	
Active Listings	182	148	-19%

CONDOMINIUM (APT)	2025	2026	PERCENT CHANGE
Listed	34	33	-3%
Unit Sales	19	18	-5%
Average Sell Price	$466,371	$455, 928	-2%
Sell/List Ratio	56%	56%	
Active Listings	88	65	-26%

TOWNHOMES (ROW)	2025	2026	PERCENT CHANGE
Listed	40	31	-23%
Unit Sales	17	26	53%
Average Sell Price	$585,835	$636, 092	9%
Sell/List Ratio	43%	81%	
Active Listings	58	59	1%

Current Market Comments

People who need to buy are buying, there are some good deals out there. Good, well presented, fairly priced listings are selling in all categories. But there is a lot of uncertainty out there. The future is a little cloudy out there with some stabilization you'll see the market improve positively.

Below you will find an analysis showing active residential homes on the market as of March 31, 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 1 Listings | 0 Sales	100%
$400,000—$499,999 0 Listings | 5 Sales	100%
$500,000—$599,999 3 Listings | 24 Sales	75%
$600,000—$750,000 29 Listings | 122 Sales	67%
$750,000—$999,999 71 Listings | 316 Sales	72%
$1,000,000—$1,249,999 37 Listings | 122 Sales	60%
$1,250,000—$1,499,999 25 Listings | 99 Sales	66%
$1,500,000—$1,999,999 20 Listings | 38 Sales	46%
$2,000,000 + 19 Listings | 10 Sales	20%

ANALYSIS

RESIDENTIAL INVENTORY MARCH, 2025

PRICE RANGE	MARCH 2026 Listings	SINCE Jan 1st Sales
$300 — 399,999	1	1
$400 — 499,999	0	0
$500 — 599,999	3	6
$600 — 749,999	29	21
$750 — 999,999	71	52
$1,000,000—$1,249,999	37	23
$1,250,000 - $1,499,999	25	16
$1,500,000— 1,999,999	20	10
$2,000,000	19	4

RAW LAND SALES	CURRENT	RAW LAND SALES
Single Family Lot	15 Listings	7 Sales
Waterfront Raw Land	4 Listings	1 Sales
Acreage	12 Listings	3 Sales

SELLERS NEED TO KNOW

March, 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 March average is	$896,187
The 12 month/year average is	$913,321
Since January 1	$934,498

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 March is	$875,000
The 12 month/year average is	$860,900
Since January 1	$880,000

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 March is	43%
The 12 month/year average is	67%
Since January 1	51%

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 March is	99%
The 12 month/year average is	98%
Since January 1	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.