Royal LePage In The Comox Valley

MARKET CONDITIONS

General market conditions as April 30, 2026.

Statistics provided from the Vancouver Island Real Estate Board.

RESIDENTIAL SINGLE FAMILY HOMES	APRIL 2025	APRIL 2026	PERCENT CHANGE
Listed	132	131	0%
Unit Sales	82	59	-27%
Average Sell Price	$927,289	$942,818	1%
Sell/List Ratio	81%	59%	
Active Listings	207	194	-6%

CONDOMINIUM (APT)	APRIL 2025	APRIL 2026	PERCENT CHANGE
Listed	35	21	-40%
Unit Sales	9	19	-53%
Average Sell Price	$479,884	$525,778	10%
Sell/List Ratio	54%	43%	
Active Listings	95	67	-29%

TOWNHOMES (ROW)	APRIL 2025	APRIL 2026	PERCENT CHANGE
Listed	33	48	45%
Unit Sales	17	19	12%
Average Sell Price	$634,212	$580,089	-9%
Sell/List Ratio	52%	40%	
Active Listings	64	80	25%

Current Market Comments

We have listing activity close to last year, down only 3.3% and sales, single family residential down 11.98% which, when combined relates to a sell/list ratio of 48%. That is a Buyers market. But it isn't across all price ranges. It's a Sellers market below $600,0000. A balanced market, leaning toward a Sellers market below $1,000,000, even below $1,500,000 and Buyers market above $1,500,000. Much better activity the past month. Half of our sales are below $800,000 *BUT* half of our listings are above $1,034,000. You need to price your listing accordingly. Over a million you need to be right on if you're the Seller, if you are below $750,000 and the Buyer you can't steal it. You could be in multiple offers.

ROYAL LEPAGE
In The Comox Valley

Below you will find an analysis showing active residential homes on the market as of April 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 | 1 Sales	100%
$400,000—$499,999 3 Listings | 8 Sales	72%
$500,000—$599,999 5 Listings | 23 Sales	70%
$600,000—$750,000 44 Listings | 139 Sales	65%
$750,000—$999,999 85 Listings | 297 Sales	68%
$1,000,000—$1,249,999 49 Listings | 136 Sales	59%
$1,250,000—$1,499,999 32 Listings | 84 Sales	53%
$1,500,000—$1,999,999 26 Listings | 38 Sales	42%
$2,000,000 + 30 Listings | 13 Sales	16%

ANALYSIS

RESIDENTIAL INVENTORY APRIL, 2026

PRICE RANGE	APRIL 2026 Listings	SINCE Jan 1st Sales
$300 — 399,999	0	1
$400 — 499,999	3	0
$500 — 599,999	5	7
$600 — 749,999	44	28
$750 — 999,999	85	95
$1,000,000—$1,249,999	49	40
$1,250,000 - $1,499,999	32	26
$1,500,000— 1,999,999	26	12
$2,000,000	30	6

RAW LAND SALES	CURRENT	RAW LAND SALES
Single Family Lot	13 Listings	6 Sales
Waterfront Raw Land	7 Listings	1 Sales
Acreage	21 Listings	3 Sales

SELLERS NEED TO KNOW

April, 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 April average is	$942,818
The 12 month/year average is	$912,858
Since January 1	$934,953

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	$885,000
The 12 month/year average is	$860,000
Since January 1	$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 March is	45%
The 12 month/year average is	64%
Since January 1	48%

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	98%
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.

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	9	9	0.00%	45	53	-15.09%	17	25	-32.00%
Units Reported Sold	0	0		19	15	26.67%	2	2	0.00%
Sell / List Ratio	0.00%	0.00%		42.22%	28.30%		11.76%	8.00%	
Reported Sales Dollars	$0	$0		$18,630,000	$15,173,000	22.78%	$3,658,000	$3,280,000	11.52%
Average Sell Price / Unit				$980,526	$1,011,533	-3.07%	$1,829,000	$1,640,000	11.52%
Median Sell Price				$880,000			$1,829,000		
Sell Price / List Price				96.74%	94.38%		97.94%	91.36%	
Days to Sell				95	90	5.56%	129	14	821.43%
Active Listings	18	20							

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	5	4	25.00%	45	61	-26.23%	12	18	-33.33%
Units Reported Sold	1	2	-50.00%	15	11	36.36%	1	2	-50.00%
Sell / List Ratio	20.00%	50.00%		33.33%	18.03%		8.33%	11.11%	
Reported Sales Dollars	$420,000	$1,695,000	-75.22%	$14,323,000	$13,742,999	4.22%	$420,000	$1,695,000	-75.22%
Average Sell Price / Unit	$420,000	$847,500	-50.44%	$954,867	$1,249,364	-23.57%	$420,000	$847,500	-50.44%
Median Sell Price	$420,000			$765,000			$420,000		
Sell Price / List Price	96.77%	104.31%		92.65%	97.72%		96.77%	104.31%	
Days to Sell	45	40	12.50%	76	38	100.00%	45	40	12.50%
Active Listings	12	15							