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	1	10	-90.00%	36	56	-35.71%	18	35	-48.57%
Units Reported Sold	0	5	-100.00%	14	20	-30.00%	2	7	-71.43%
Sell / List Ratio	0.00%	50.00%		38.89%	35.71%		11.11%	20.00%	
Reported Sales Dollars	$0	$3,216,500	-100.00%	$15,413,500	$18,389,500	-16.18%	$3,658,000	$6,496,500	-43.69%
Average Sell Price / Unit		$643,300	-100.00%	$1,100,964	$919,475	19.74%	$1,829,000	$928,071	97.08%
Median Sell Price				$984,500			$1,829,000		
Sell Price / List Price		93.45%		97.46%	94.22%		97.94%	92.39%	
Days to Sell		46	-100.00%	112	79	41.77%	129	37	248.65%
Active Listings	18	25							

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	17	4	325.00%	58	54	7.41%	29	22	31.82%
Units Reported Sold	0	0		15	10	50.00%	1	2	-50.00%
Sell / List Ratio	0.00%	0.00%		25.86%	18.52%		3.45%	9.09%	
Reported Sales Dollars	$0	$0		$14,323,000	$12,719,999	12.60%	$420,000	$1,695,000	-75.22%
Average Sell Price / Unit				$954,867	$1,272,000	-24.93%	$420,000	$847,500	-50.44%
Median Sell Price				$765,000			$420,000		
Sell Price / List Price				92.65%	98.11%		95.77%	104.31%	
Days to Sell				76	40	90.00%	45	40	12.50%
Active Listings	28	16							

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Royal LePage In The Comox Valley

MARKET CONDITIONS

General market conditions as May 31, 2026.

Statistics provided from the Vancouver Island Real Estate Board.

RESIDENTIAL SINGLE FAMILY HOMES	MAY 2026	MAY 2025	PERCENT CHANGE
Listed	94	128	-26%
Unit Sales	65	68	-4%
Average Sell Price	$952,502	$951,203	0%
Sell/List Ratio	69%	53%	
Active Listings	199	226	-12%

CONDOMINIUM (APT)	MAY 2026	MAY 2025	PERCENT CHANGE
Listed	26	28	-7%
Unit Sales	10	13	-17%
Average Sell Price	$447,777	$414,859	8%
Sell/List Ratio	38%	43%	
Active Listings	73	100	-27%

TOWNHOMES (ROW)	MAY 2026	MAY 2025	PERCENT CHANGE
Listed	43	32	35%
Unit Sales	27	22	23%
Average Sell Price	$642,661	$600,568	7%
Sell/List Ratio	80%	69%	
Active Listings	71	63	13%

Current Market Comments

This is a slow market. If you look at it over the previous 12 months. it's okay but when you look at it since January 1 this year it's list less (best description I can come up with). Our inventory below $600K is awful, 16 listings and picked over by Purchasers in that price range. Above $750K to $1.25K is okay 132 listings, about 16 weeks of inventory. Purchasers are really kicking tires.

Below you will find an analysis showing active residential homes on the market as of May 31, 2026 by price range in comparison to previous twelve month sales.

SINGLE FAMILY HOME ANALYSIS

Price Range	Listings / Sales	12 MONTH List/Sell Ratio
$300,000—$399,999	0 Listings | 1 Sales	100%
$400,000—$499,999	4 Listings | 7 Sales	64%
$500,000—$599,999	12 Listings | 23 Sales	55%
$600,000—$750,000	41 Listings | 144 Sales	67%
$750,000—$999,999	85 Listings | 295 Sales	68%
$1,000,000—$1,249,999	47 Listings | 138 Sales	62%
$1,250,000—$1,499,999	36 Listings | 80 Sales	56%
$1,500,000—$1,999,999	26 Listings | 38 Sales	42%
$2,000,000 +	30 Listings | 16 Sales	19%

ANALYSIS

RESIDENTIAL INVENTORY MAY 2026

PRICE RANGE	MAY 2026 Listings	SINCE Jan 1st Sales
$300 — 399,999	0	1
$400 — 499,999	4	1
$500 — 599,999	12	10
$600 — 749,999	41	47
$750 — 999,999	85	122
$1,000,000—$1,249,999	47	65
$1,250,000 - $1,499,999	36	30
$1,500,000— 1,999,999	26	7
$2,000,000	30	9

RAW LAND SALES	CURRENT	RAW LAND SALES
Single Family Lot/Serviced	17 Listings	10 Sales
Waterfront Raw Land	8 Listings	2 Sales
Acreage	27 Listings	3 Sales

SELLERS NEED TO KNOW

May, 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 May average is	$952,502
The 12 month/year average is	$912,799
Since January 1	$939,806

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	$895,000
The 12 month/year average is	$860,000
Since January 1	$890,000

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 May is	69%
The 12 month/year average is	66%
Since January 1	52%

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 May 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.