Royal LePage In The Comox Valley

MARKET CONDITIONS

General market conditions as July 31, 2026.

Statistics provided from the Vancouver Island Real Estate Board.

RESIDENTIAL SINGLE FAMILY HOMES	July 2026	July 2025	PERCENT CHANGE
List	86	86	0%
Unit Sales	56	71	-21%
Average Sell Price	$963,956	$888,653	8%
Sell/List Ratio	65%	83%	
Active Listings	195	197	-1%

CONDOMINIUM (APT)	2026	2025	PERCENT CHANGE
List	21	30	-30%
Unit Sales	16	17	-6%
Average Sell Price	$452,281	$436,982	-3%
Sell/List Ratio	76%	57%	
Active Listings	70	95	-26%

CONDOMINIUM (ROW/TOWNHOMES)	2026	2025	PERCENT CHANGE
List	18	19	-5%
Unit Sales	14	14	-0%
Average Sell Price	$635,429	$557,857	14%
Sell/List Ratio	79%	74%	
Active Listings	62	57	9%

Sell/List ratios under a million dollars are dropping into the 60% range, in total the market is at 53%, so 47% of listings are not selling. Vancouver fuels us and their market is slow as well. Uncertainty is the big factor. The market below $900,000 is very active but our inventory is low. We are running out of building lots and those that we have begin at $399,000 which doesn't bode well for affordable housing.

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

12 MONTH SINGLE FAMILY HOME ANALYSIS

	12 MONTH List/Sell Ratio
$300,000—$399,999 0 Listings | 1 Sales	100%
$400,000—$499,999 3 Listings | 8 Sales	62%
$500,000—$599,999 9 Listings | 27 Sales	66%
$600,000—$750,000 39 Listings | 126 Sales	66%
$750,000—$999,999 92 Listings | 279 Sales	65%

	12 MONTH List/Sell Ratio
$1,000,000—$1,249,999 35 Listings | 140 Sales	66%
$1,250,000—$1,499,000 36 Listings | 75 Sales	54%
$1,500,000—$1,999,999 35 Listings | 43 Sales	40%
$2,000,000+ 24 Listings | 20 Sales	25%

SINGLE FAMILY HOME ANALYSIS SINCE JANUARY 2026

Below you will find an analysis showing active residential homes on the market as of July 31, 2026 by

Residential Inventory July 2026

	July 2026	Since Jan 1st
	Listings	Sales
Price Range		
$300-399,999	0	1
$400-499,999	3	2
$500-599,999	9	13
$600-749,900	39	61
$750-999,999	92	182
$1,000,000-1,249,999	35	82
$1,250,000-1,499,999	36	55
$1,500,000-1,999,999	35	24
$2,000,000 +	24	18

Raw Land Sales	Current	Raw Land Sales
Single Family Lot serviced	11 Listing	0 Sales
Waterfront Raw Law	8 Listings	3 Sales
Acreage	21 listings	11 Sales

SELLERS NEED TO KNOW

July, 2026

… And what it means

Average Price

MLS takes all the sales for a time period (usually a month or year) adds the dollar amount and divides by the number of sales.

** The month of July average is	$963,956
The 12 month/year average is	$917,682
Since January	$936,965

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 July is	$850,750
The 12 month/year average is	$857,500
Since January	$882,000

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 July is	65%
The 12 month/year average is	63%
Since January	56%

Seller to List Price Ratio

Is a percentage showing what the property sold for in comparison to it's list price. It is shown monthly and for the year.

** The month of July is	98%
The 12 month/year average is	98%
Since January	99%

** 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.

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	4	8	-50.00%	54	58	-6.90%	**39**	**36**	**8.33%**
Units Reported Sold	0	0		13	10	30.00%		4	-75.00%
Sell/ List Ratio	0.00%	0.00%		24.07%	17.24%		2.56%	11.11%	
Reported Sales Dollars	$0	$0		$11,993,000	$12,654,999	-5.23%	$420,000	$4,025,000	-89.57%
Average Sell Price/ Unit				$922,538	$1,265,500	-27.10%	$420,000	$1,006,250	-58.26%
Median Sell Price				$765,000			$420,000		
Sell Price/ List Price				92.11%	**97.28%**		96.77%	99.04%	
Days to Sell				62	72	-13.89%	45	103	-56.31%
Active Listings	37	28							

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	5	5	0.00%	36	56	-35.71%	25	42	-40.48%
Units Reported Sold			0.00%	12	16	-25.00%	3	10	-70.00%
Sell/ List Ratio	20.00%	20.00%		33.33%	28.57%		12.00%	23.81%	
Reported Sales Dollars	$1,462,500	$1,330,000	9.96%	$14,017,000	$15,331,500	-8.57%	$5,120,500	$9,355,500	-45.27%
Average Sell Price/ Unit	$1,462,500	$1,330,000	9.96%	$1,168,083	$958,219	21.90%	$1,706,833	$935,550	**82.44%**
Median Sell Price	$1,462,500			$1,050,000			$1,758,000		
Sell Price/ List Price	97.50%	98.52%		97.25%	95.07%		97.81%	94.17%	
Days to Sell	92	100	-8.00%	125	47	165.96%	116	43	169.77%
Active Listings	22	26							

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In The Comox Valley