Royal LePage In The Comox Valley

MARKET CONDITIONS

General market conditions as August 31, 2026
Statistics provided from the Vancouver Island Real Estate Board.

RESIDENTIAL SINGLE FAMILY HOMES	August 2026	August 2025	PERCENT CHANGE
Listed	68	71	-4%
Unit Sales	42	48	-13%
Average Sell Price	$888,157	$866,115	2%
Sell/List Ratio	62%	68%	
Active Listings	195	197	-1%

CONDOMINIUM (APT)	2026	2025	PERCENT CHANGE
Listed	15	20	-25%
Unit Sales	16	22	-27%
Average Sell Price	$358,894	$419,514	-14%
Sell/List Ratio	107%	110%	
Active Listings	69	84	-18%

ROW (TOWN HOMES)	2026	2025	PERCENT CHANGE
Listed	16	30	-47%
Unit Sales	19	19	0%
Average Sell Price	$660,858	$591,328	12%
Sell/List Ratio	119%	63%	
Active Listings	55	55	0%

Current Market Comments for the Comox Valley

The market is uncertain, its waiting to see if it will go back to normal but what the hell is normal now. According to Carney, normal is gone. We have low inventories which make your selection even more difficult. We are still seeing well priced homes in top notch shape getting multiple offers. Buyers are very picky right now. Sellers need to really look at what they are selling and make sure it stands out against the competition. Sell to list ratios have all dropped, nothing is over 66% now and the total residential single family since January 1 is 56%.

Below you will find an analysis showing active residential homes on the market as of August 31, 2026 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
$400,000—$499,999 2 Listings | 5 Sales	56%	**$1,000,000—$1,249,999** 42 Listings | 121 Sales	61%
$500,000—$599,999 9 Listings | 26 Sales	63%	**$1,250,000—$1,499,999** 31 Listings | 87 Sales	60%
$600,000—$750,000 36 Listings | 110 Sales	66%	**$1,500,000 — $1,999,999** 33 Listings | 37 Sales	39%
$750,000—$999,999 90 Listings | 283 Sales	66%	**$2,000,000+** 25 Listings | 21 Sales	27%

SINGLE FAMILY HOME ANALYSIS SINCE JANUARY 2026

Below you will find an analysis showing active residential homes on the market as of August 30, 2026 by price range in comparison to sales since January 1st.

RESIDENTIAL INVENTORY AUGUST, 2026

PRICE RANGE	August 2026 Listings	SINCE Jan 1st Sales
$400 — 499,999	2	5
$500 — 599,999	9	26
$600 — 749,999	36	110
$750 — 999,999	90	283
$1,000,000 — $1,249,999	42	121
$1,250,000 — $1,499,999	31	87
$1,500,000 — $1,999,999	33	37
$2,000,000+	25	21

RAW LAND SALES	CURRENT	RAW LAND SALES
Single Family Lot Residential serviced	8 Listings	12 Sales
Waterfront Raw Land	8 Listings	3 Sales
Acreage	12 Listings	12 Sales
Raw Land Combined	41 Listings	30 Sales

SELLERS NEED TO KNOW

August 2026

… And what it means

<u>Average Price</u>

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 August average is	$885,157
The 12 month/year average is	$919,604
Year To Date	$931,511

<u>Median Price</u>

This is the absolute middle price, in other words, there are the same number of sales at this price as there are above this price.

The month of August is	$832,500
The 12 month/year average is	$860,000
Year to date	$875,000

<u>Sell to List Ratio</u>

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 August is	62%
The 12 month/year average is	63%
Year to date	56%

<u>Seller to List Price Ratio</u>

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 August is	98%
The 12 month/year average is	98%
Year to Date	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.

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	4	-75.00%	33	55	-40.00%	26	46	-43.48%
Units Reported Sold	3	1	200.00%	14	16	-12.50%	6	11	-45.45%
Sell / List Ratio	300.00%	25.00%		42.42%	29.09%		23.08%	23.91%	
Reported Sales Dollars	$2,619,000	$1,025,000	155.51%	$15,611,000	$15,521,500	0.58%	$7,739,500	$10,380,500	-25.44%
Average Sell Price / Unit	$873,000	$1,025,000	-14.83%	$1,115,071	$970,094	14.94%	$1,289,917	$943,682	36.69%
Median Sell Price	$900,000			$937,500			$1,206,250		
Sell Price / List Price	96.00%	94.04%		97.26%	95.07%		97.19%	94.16%	
Days to Sell	134	48	179.17%	132	43	206.98%	125	43	190.70%
Active Listings	18	26							

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	0	6	-100.00%	48	54	-11.11%	39	42	-7.14%
Units Reported Sold	2	3	-33.33%	12	12	0.00%	3	7	-57.14%
Sell / List Ratio		50.00%		25.00%	22.22%		7.69%	16.67%	
Reported Sales Dollars	$2,370,000	$3,495,000	-32.19%	$10,868,000	$15,450,000	-29.66%	$2,790,000	$7,520,000	-62.90%
Average Sell Price / Unit	$1,185,000	$1,165,000	1.72%	$905,667	$1,287,500	-29.66%	$930,000	$1,074,286	-13.43%
Median Sell Price	$1,185,000			$797,500			$1,000,000		
Sell Price / List Price	97.77%	95.94%		92.09%	96.85%		97.62%	97.57%	
Days to Sell	76	42	80.95%	69	66	4.55%	66	77	-14.29%
Active Listings	33	26							

Proudly CANADIAN