

Royal LePage In The Comox Valley

MARKET CONDITIONS

General market conditions as September 30, 2025.

Statistics provided from the Vancouver Island Real Estate Board.

RESIDENTIAL SINGLE FAMILY HOMES	September 2024	September 2025	PERCENT CHANGE
Units Listed	96	82	-15%
Unit Sales	41	60	46%
Average Sell Price	\$872,994	\$866,286	-1%
Sell/List Ratio	43%	73%	
Active Listings	236	188	20%

CONDOMINIUM (APT)	2024	2025	PERCENT CHANGE
Units Listed	24	20	-17%
Unit Sales	17	18	6%
Average Sell Price	\$413,790	\$447,550	8%
Sell/List Ratio	71%	90%	
Active Listings	86	72	-16%

CONODMINIUM (ROW/TOWNHOUSE)	2024	2025	PERCENT CHANGE
Units Listed	16	30	88%
Unit Sales	18	17	-6%
Average Sell Price	\$599,769	\$572,618	-5%
Sell/List Ratio	113%	57%	
Active Listings	44	61	39%

Current Market Comments for the Comox Valley

Good market in the \$600,000 to \$1,250,000 range, sell to list ratio is a decent 68%, sales slightly more than last year, listings are significantly less than last year, off by 25%

Below you will find an analysis showing active residential homes on the market as of September 30, 2025 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
\$300,000—\$399,999		\$1,000,000—\$1,249,999	
1 Listings 1 Sales	100%	47 Listings 138 Sales	60%
\$400,000—\$499,999		\$1,250,000—\$1,499,999	
2 Listings 8 Sales	75%	45 Listings 86 Sales	52%
\$500,000—\$599,999		\$1,500,000—\$1,999,999	
6 Listings 24 Sales	75%	21 Listings 33 Sales	44%
\$600,000—\$750,000		\$2,000,000+	
26 Listings 135 Sales	72%	33 Listings 10 Sales	14%
\$750,000—\$999,999			
84 Listings 331 Sales	71%		

SINGLE FAMILY HOME ANALYSIS SINCE JANUARY 2025

Below you will find an analysis showing active residential homes on the market as of September 30, 2025 by price range in comparison to sales since January 1st.

RESIDENTIAL INVENTORY September, 2025

	September 2025	SINCE Jan 1st
PRICE RANGE	Listings	Sales
\$300 — 399,999	1	1
\$400 — 499,999	2	6
\$500 — 599,999	6	18
\$600 — 749,999	26	102
\$750 — 999,999	84	260
\$1,000,000 — \$1,249,999	47	103
\$1,250,000—\$1,499,999	45	77
\$1,500,000—\$1,999,999	21	27
\$2,000,000 +	33	9

RAW LAND SALES	CURRENT	RAW LAND SALES
Single Family Lot	25 Listings	6 Sales
Waterfront Raw Land	8 Listings	3 Sales
Acreage	19 Listings	9 Sales

SELLERS NEED TO KNOW

September, 2025

... 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 September average is	\$866,286
The 12 month/year average is	\$902,856
Since January 2023	\$911,451

Median Price

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 September is	\$830,500
The 12 month/year average is	\$860,000
Since January 2023	\$860,000

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 September is	73%
The 12 month/year average is	69%
Since January 2023	62%

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 September is	98%
The 12 month/year average is	98%
Since January 2023	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	2	2	0.00%	55	39	41.03%	48	33	45.45%
Units Reported Sold	4	0		20	17	17.65%	15	12	25.00%
Sell / List Ratio	200.00%	0.00%		36.36%	43.59%		31.25%	36.36%	
Reported Sales Dollars	\$4,425,000	\$0		\$19,946,500	\$14,754,000	35.19%	\$14,805,500	\$9,865,000	50.08%
Average Sell Price / Unit	\$1,106,250			\$997,325	\$867,882	14.91%	\$987,033	\$822,083	20.06%
Median Sell Price	\$1,000,000			\$921,250			\$925,000		
Sell Price / List Price	98.36%			95.78%	94.89%		95.37%	94.98%	
Days to Sell	75			49	112	-56.25%	52	120	-56.67%
Active Listings	25	15							

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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	6	2	200.00%	58	45	28.89%	48	36	33.33%
Units Reported Sold	3	3	0.00%	12	11	9.09%	10	10	0.00%
Sell / List Ratio	50.00%	150.00%		20.69%	24.44%		20.83%	27.78%	
Reported Sales Dollars	\$2,345,000	\$1,785,000	31.37%	\$16,010,000	\$8,036,999	99.20%	\$9,865,000	\$7,287,999	35.36%
Average Sell Price / Unit	\$781,667	\$595,000	31.37%	\$1,334,167	\$730,636	82.60%	\$986,500	\$728,800	35.36%
Median Sell Price	\$830,000			\$1,142,500			\$945,000		
Sell Price / List Price	91.67%	96.64%		96.08%	97.21%		96.10%	96.93%	
Days to Sell	42	45	-6.67%	66	40	65.00%	66	42	57.14%
Active Listings	21	19							

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