

Royal LePage In The Comox Valley

MARKET CONDITIONS

General market conditions as September 30, 2026.
Statistics provided from the Vancouver Island Real Estate Board.

RESIDENTIAL SINGLE FAMILY HOMES	September 2026	September 2025	PERCENT CHANGE
Units Listed	78	82	-5%
Unit Sales	37	59	-37%
Average Sell Price	\$859,468	\$866,286	-1%
Sell/List Ratio	47%	73%	
Active Listings	206	188	10%

CONDOMINIUM (APT)	2026	2025	PERCENT CHANGE
Units Listed	29	20	38%
Unit Sales	13	18	-28%
Average Sell Price	\$400,908	\$447,550	-10%
Sell/List Ratio	45%	86%	
Active Listings	73	72	1%

CONODMINIUM (ROW/TOWNHOUSE)	2026	2025	PERCENT CHANGE
Units Listed	15	30	-50%
Unit Sales	12	17	-29%
Average Sell Price	\$656,133	\$572,618	15%
Sell/List Ratio	80%	59%	
Active Listings	48	61	-21%

Current Market Comments for the Comox Valley

The statistics for September aren't good but that's reflected in the fact, that half of the numbers are Augusts sales becoming unconditional. Our written business for September was 42% higher than the previous month and the highest total since May. VIREB's statistics are for closed and pending properties. Realistically the market is anemic, a good week here, followed by no momentum. Residential single family for September were off by 37% compared to previous year, Condominium (Apt) off by 28% and Condominium (TNHS) off by 29%. The attached synopsis (page 4) shows each area of the Comox Valley and the relation to last year. What stands out is the sell/list ratio at 47%, only Courtenay East has a decent percentage of sales at 68.7%

Below you will find an analysis showing active residential homes on the market as of September 30, 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
\$300,000—\$399,999 1 Listings 1 Sales	100%	\$1,000,000—\$1,249,999 45 Listings 113 Sales	52%
\$400,000—\$499,999 4 Listings 4 Sales	20%	\$1,250,000—\$1,499,999 33 Listings 85 Sales	60%
\$500,000—\$599,999 11 Listings 23 Sales	59%	\$1,500,000—\$1,999,999 30 Listings 42 Sales	42%
\$600,000—\$750,000 29 Listings 111 Sales	66%	\$2,000,000+ 26 Listings 21 Sales	26%
\$750,000—\$999,999 100 Listings 275 Sales	64%		

SINGLE FAMILY HOME ANALYSIS SINCE JANUARY 2026

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

RESIDENTIAL INVENTORY September, 2026

PRICE RANGE	September 2026 Listings	SINCE Jan 1st Sales
\$300 — 399,999	1	1
\$400 — 499,999	4	4
\$500 — 599,999	11	21
\$600 — 749,999	29	98
\$750 — 999,999	100	296
\$1,000,000 — \$1,249,999	45	106
\$1,250,000—\$1,499,999	33	89
\$1,500,000—\$1,999,999	30	36
\$2,000,000 +	26	13

RAW LAND SALES	CURRENT	RAW LAND SALES
Single Family Lot	11 Listings	12 Sales
Waterfront Raw Land	7 Listings	3 Sales
Acreage	7 Listings	2 Sales

SELLERS NEED TO KNOW

September, 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 September average is	\$859,468
The 12 month/year average is	\$920,974
Since January 2026	\$925,397

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	\$825,000
The 12 month/year average is	\$860,000
Since January 2026	\$865,000

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	47%
The 12 month/year average is	60%
Since January 2026	55%

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 2026	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	2	-50.00%	32	55	-41.82%	27	48	-43.75%
Units Reported Sold	1	4	-75.00%	11	20	-45.00%	7	15	-53.33%
Sell / List Ratio	100.00%	200.00%		34.38%	36.36%		25.93%	31.25%	
Reported Sales Dollars	\$630,000	\$4,425,000	-85.76%	\$11,816,000	\$19,946,500	-40.76%	\$8,369,500	\$14,805,500	-43.47%
Average Sell Price / Unit	\$630,000	\$1,106,250	-43.05%	\$1,074,182	\$997,325	7.71%	\$1,195,643	\$987,033	21.14%
Median Sell Price	\$630,000			\$900,000			\$950,000		
Sell Price / List Price	90.13%	98.36%		96.45%	95.78%		96.62%	95.37%	
Days to Sell	181	75	141.33%	157	49	220.41%	133	52	155.77%
Active Listings	16	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	1	6	-83.33%	43	58	-25.86%	40	48	-16.67%
Units Reported Sold	2	3	-33.33%	11	12	-8.33%	5	10	-50.00%
Sell / List Ratio	200.00%	50.00%		25.58%	20.69%		12.50%	20.83%	
Reported Sales Dollars	\$1,825,000	\$2,345,000	-22.17%	\$10,348,000	\$16,010,000	-35.37%	\$4,615,000	\$9,865,000	-53.22%
Average Sell Price / Unit	\$912,500	\$781,667	16.74%	\$940,727	\$1,334,167	-29.49%	\$923,000	\$986,500	-6.44%
Median Sell Price	\$912,500			\$765,000			\$1,000,000		
Sell Price / List Price	98.70%	91.67%		93.28%	96.08%		98.05%	96.10%	
Days to Sell	95	42	126.19%	82	66	24.24%	77	66	16.67%
Active Listings	30	21							

	THIS YEAR CHANGE %	LAST YEAR SELL/LIST	S/F AVERAGE PRICE
	-29.73	56.5	
	-19.33	59.8	
COMOX S/F			\$ 907,755.00
COMOX TOTAL	30	46.4	
	24.1	39.6	
CP S/F			\$ 942,462.00
CP TOTAL	-24	52.5	
	-9.1	54.5	
COURTENAY CITY S/F			\$ 787,513.00
COURTENAY CITY TOTAL	4.2	68.7	
	3.8	65.5	
COURTENAY EAST S/F			\$ 934,061.00
COURTENAY EAST TOTAL	-7.1	48.1	
	-29.8	44.6	
COURTENAY NORTH S/F			\$ 915,346.00
COURTENAY NORTH TOTAL	-9.1	57.1	
	-25	48.2	
COURTENAY SOUTH S/F			\$ 1,177,550.00
COURTENAY SOUTH SALES	-38.9	57.9	
	6.9	72.1	
COURTENAY WEST S/F			\$ 1,185,093.00
COURTENAY WEST SALES	13.3	54.8	
	20	67.3	
CROWN ISLE S/F			\$ 1,224,325.00
CROWN ISLE TOTAL	-7.7	51.4	
	1.9	38.7	
CUMBERLAND S/F			\$ 891,513.00
CUMBERLAND TOTAL	-13.3	43.3	
	12.5	38.8	
MBC			\$ 975,608.00
MBC TOTAL	66.7	41.7	
	-26.1	32.1	
MT. WASHINGTON			\$ 950,666.00
MT. WASHINGTON TOTAL	-31.6	38.2	
	-7.3	42.7	
UNION BAY S/F			\$ 866,000.00
UNION BAY TOTAL			