



REAL ESTATE AGENT

## MONTHLY MARKET UPDATE

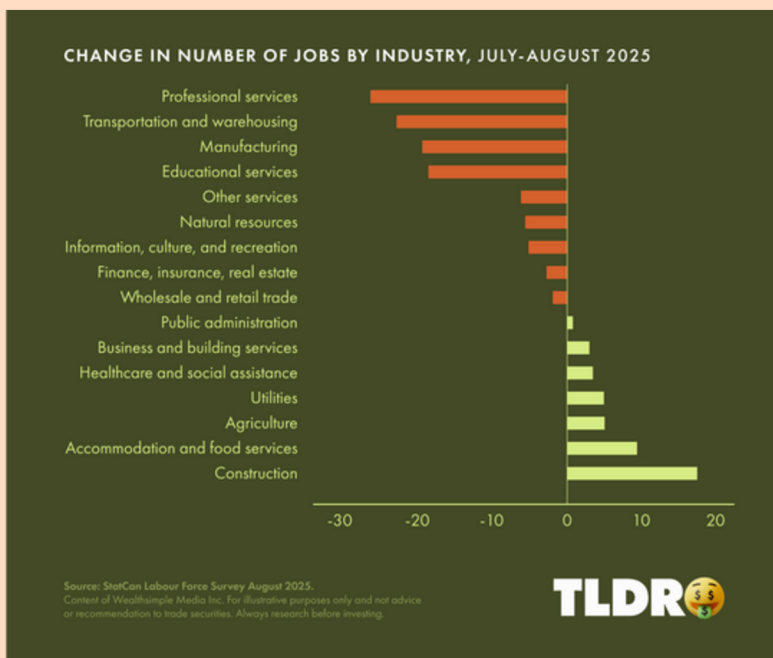
In this newsletter you will find:

*Hammertime / Strata Document Review / Local Resources / Commercial Services*

I consider myself to be overly lucky, being born and raised in a place as beautiful as the Comox Valley. Prior to working in Real Estate, I enjoyed and prioritized working for small, local businesses, often landing in managerial roles. This has allowed me to develop a large sphere of tradespeople and businesses that I can recommend for nearly everything, from home repairs to restaurants for date night (not to mention, an in-depth understanding of where all the best hikes are!). So, whether you need a handyman to redo the deck, pest removal or an appraisal, all you have to do is ask!



## ***If you want a job, pick up a hammer.***



Canada's unemployment rate has risen to 7.1% - the highest rate since the pandemic. But, not every industry is shedding jobs equally. In August 2025, Canada added 17,000 construction jobs, but lost workers in tariff-affected industries such as transportation, manufacturing, and the sciences.



## Market Statistics - August

### CAMPBELL RIVER

DOM	34 (+1)
Mos. of Inventory	4.9 (+1.7)
New Listings	54 (-20)
Median List \$	\$779,500(-)
Median Sell \$	\$755,000(+)
Sales	33 (-23)
Sell/List Ratio	98.1% (-.3%)

### COMOX VALLEY

DOM	44 (+5)
Mos. of Inventory	4.5 (+1.3)
New Listings	93 (-16)
Median List \$	\$950,000 (-)
Median Sell \$	\$824,000(-)
Sales	62 (-25)
Sell/List Ratio	97.8% (-.1%)



**\$899,000**

**MLS® 992585**

### 836 Tracker Place Comox - **Available!**

Double garage & RV parking! 3b/3b home on a cul-de-sac in a beautifully developing neighborhood close to shops, schools, trails, parks and more! Do you have a friend who might be interested? Let me know!



**\$320,000**

**MLS® 989343**

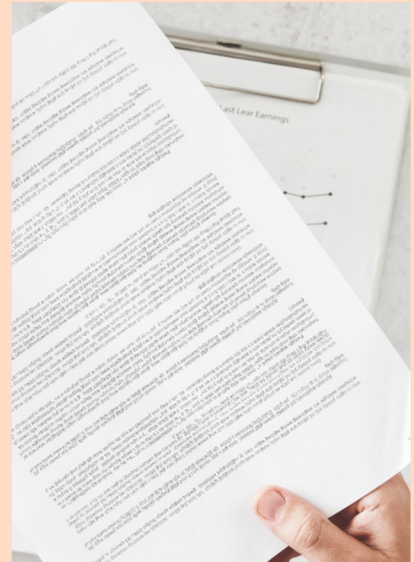
### 26- 2140 20<sup>th</sup> St. Crtny - **Available!**

The LOWEST PRICED 3b/2b MFH home in the Comox Valley is in Japonica Park! With low pad rent, an ensuite, multiple skylights, and brand new A/C. What more could you need?

# Strata Document Review

*'THE REAL VIEW' HAS OFFERED ROYAL LEPAGE 25% OFF THEIR SERVICES!*

*I **always** advise my clients who are interested in purchasing a strata property to get a strata document review. Comparable to how a building inspection inspects the physical aspects of a home, a strata document review can show you the strengths and weaknesses of a strata corporation, summarize bylaws, and much more! Want the code? Reach out today!*



## Commercial & Residential Real Estate Services

*LEGAL OWNERSHIP, LEASES & LAWYERS...OH MY!*

*Residential real estate is typically driven by lifestyle and personal factors. Contrarily, commercial real estate is focused on income generation and investment performance, leases and sales.*

*The latter generally carries higher risks due to larger financial commitments, longer vacancies, and market fluctuations tied to business performance. They often require more due diligence, including zoning reviews, lease & financial analysis, environmental assessments, and sometimes municipal approvals.*

*With expertise in both residential and commercial markets, I guide clients through each step of the process—whether that's helping families find their ideal home or assisting investors in identifying opportunities with strong income potential. My role is to simplify the complexities, manage the risks, and ensure clients make confident, informed decisions in either market.*



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**CONGRATULATIONS!!!!**

## Home, Oh-So-Sweet Home!

What an amazing journey to have gone on with this fabulous Buyer client, now settling in nicely at his new home. What an honor and a pleasure to have travelled this road with you, my friend!



**\$1,425,000**

**MLS® 1007005**

## 3767 Maple Lane - ***Still Available!***

Stunning 7-year-old Insulated Concrete Foundation home on .699 acre! Custom oak flooring and cabinets throughout. Masterfully pieced together with only the finest of finishings. Two primary bedrooms with ensuites and custom closets. Miele appliances still under transferable warranty. Sellers willing to add a third bedroom and modify gardens at a Buyer's request!