



MONTHLY MARKET UPDATE

In this newsletter you will find:
2026 Market Predictions / Modular Homes / Christmas Hamper Program

Dear friends,

As we enter November, we take a moment to pause and reflect on the meaning of Remembrance Day — a time to honor the courage, sacrifice, and resilience of those who served our country. Their dedication reminds us of the importance of community, stability, and the place we all call home.

In that same spirit, this month's newsletter focuses on what's happening in our local housing market — how it's evolving, what opportunities are emerging, and how we can make informed choices that support both our families and our community.

Whether you're thinking of buying, selling, or simply staying informed, I'm here to help you navigate these changes with clarity and confidence.

Lest we forget.



CREA UPDATES THEIR MARKET FORECAST



In 2024, the Canadian Real Estate Association forecasted a strong rebound for 2025, driven by pent-up buyer demand. That optimism was quickly met by a wave of economic uncertainty. Though softer than anticipated, the rebound is gradually taking shape.

Overall, national home prices are projected to dip by about 1.1% this year compared to 2024, with the average price down 1.8%. British Columbia and Ontario have seen the largest impact, with BC experiencing a 4–8% price decline. Looking ahead, CREA expects a 7.7% increase in 2026—the strongest jump since 2021, though still below those record highs.



Market Statistics ~ October

CAMPBELL RIVER

DOM	48 (-11)
Mos. of Inventory	3.7 (-0.7)
New Listings	46 (-14)
Median List \$	\$796,350 (-)
Median Sell \$	\$720,000 (+)
Sales	40 (-/+)
Sell/List Ratio	98.2% (-/+)

COMOX VALLEY

DOM	46 (-10)
Mos. of Inventory	4.0 (+0.3)
New Listings	78 (-31)
Median List \$	\$978,900 (+)
Median Sell \$	\$871,750 (-)
Sales	60 (-13)
Sell/List Ratio	98.1% (-/+)

These statistics are based on residential single-family homes in the specified regions. For statistics on Manufactured Homes, Condos, Townhouses, Raw Land or Commercial Properties, please contact me directly.



\$1,325,000

MLS® 1007005

3767 Maple Lane - Price Improvement!

Where sustainable design meets modern luxury. Built in 2018 with energy-efficient Insulated Concrete Form construction, this custom contemporary rancher offers a thoughtful design for minimal energy loss and maximum living enjoyment.

Every element of this home reflects a commitment to both the environment and enduring quality.

Outside, established gardens have been designed to thrive naturally.

This is more than a home — it's a thoughtfully crafted sanctuary where eco-friendly living and modern elegance unite seamlessly.

Please Note:

Market Statistics are based on information provided by the Vancouver Island Real Estate Board. There have been a few discrepancies with recent numbers. The difference indicated (+/-) is based on actual statistics, not necessarily the ones posted in the last newsletter. For your reference, the 2025 market statistics link included in your email contains the most accurate numbers.

Thank you.

SHARING THE

Christmas Spirit

HAMPER PROGRAM



WESTJET Gift of Flight - Value \$2,500

One roundtrip flight for two guests to any regularly scheduled and marketed WestJet destination*
*No cash value. Taxes, fees and surcharges not included. Blackout dates and restrictions apply

Kingfisher Resort & Spa Gift Card - Value \$1,500

Donated By Tina Vincent Personal Real Estate Corporation & Lisa Zuk

2 Tickets to a Canucks Hockey Game &
\$100 Visa Gift Card - Value \$1,000

Donated By Kevin Dol Personal Real Estate Corporation + Kathleen & Lyle Larson
Game is Saturday, January 31st at Rogers Arena

Gift Basket with 10 \$100 Gift Cards - Value \$1,000

Donated By Amanda Longman

Costco Gift Card - Value \$500

Donated By Andrea Davis Personal Real Estate Corporation & Jodie Lewis Personal Real Estate Corporation

1 Night Stay & Dinner at Crown Mansion Hotel - Value \$450

Donated By Karen Trimmer & Kirk Williams

Gift Card to Home Depot - Value \$450

Gift Certificate to Locals Restaurant - Value \$200

Donated By Harmony Dyck Personal Real Estate Corporation

Thank you To Our Sponsors



Tina Vincent

Personal Real Estate Corporation

Royal LePage in the Comox Valley



Lisa Zuk

Realtor

Royal LePage In the Comox Valley



Kevin Dol, Kathleen & Lyle Larson

Personal Real Estate Corporation

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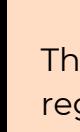
Royal LePage In the Comox Valley



Kirk Williams & Karen Trimmer

123 Real Estate Team

Royal LePage In the Comox Valley



Harmony Dyck

Personal Real Estate Corporation

Royal LePage In the Comox Valley

Prizes must be accepted as awarded and cannot be transferred, assigned, substituted or redeemed for cash.
Gaming License # 164370 Raffler and #164740 50/50 Registered Charity #889947346

What are my Buyers looking for **right now?**

- 4+ bedroom family home in Comox with RV parking, garage, dual living spaces (\$900k max)
- single-wide manufactured home in the City of Courtenay (\$250k max)
- 2+ bedroom home with a 1-bed in-law suite (\$800k max)
- master-on-main single family home with at least 3 additional bedrooms (\$800k max)

WHAT ARE YOU LOOKING FOR?

The **Sharing the Christmas Spirit**

Hamper Program was started in 1988 and continues to provide over **\$100,000** of food hampers to more than 500 families between Black Creek and Fanny Bay! Each hamper consists of

- 21 non-perishable items,
- additional perishable items,
- a complete turkey dinner, and
- a toy or gift for each child in the family

We accept (anonymous) registrations from individuals and families that are in need of a hamper. A Comox Valley school, business, or individual registered with our program generously supports one of the nominated families.

The Hamper Hotline is open for hamper registration as of 1 November 2025. If you'd like to sponsor a family, please call after 15 November 2025.

The Royal LePage in the Comox Valley actively participates in raising funds for the Christmas Hamper Program. As a means to raise funds, tickets are sold for:

- a **50/50 draw**,
- a **prize raffle**, and
- a **fundraising dance**

50/50 and prize draw tickets are sold:

- **1 x \$10**
- **3 x \$25**
- **8 x \$50**

The Hamper Dance happens at 7pm on 30 November 2025 at the Filberg Hall. Tickets are \$30 and the event is 19+. There will be live music and a silent auction.

Interest Rate Update

WILL IT BE THE LAST INTEREST RATE REDUCTION FOR 2025?

In a welcome boost for the housing market, the Bank of Canada (BoC) announced on October 29, 2025 that it is lowering its key overnight rate by 25 basis points to 2.25 %. Lower interest rates generally translate into more affordable borrowing costs for Buyers. For sellers, the rate cut can expand your pool of potential buyers. While the market still needs to balance factors like inventory, demand (especially in BC) and individual readiness, this interest-rate reduction is an encouraging tailwind.



Modular Housing - Yay or Nay?

IT'S GROWING IN POPULARITY AND OUT OF NECESSITY...IS IT THE FUTURE?

As it stands, prefabricated housing makes up about 5% of new homes built in BC. The facilities that manufacture these homes are running well below their potential, and the province's goal is to boost that number to 25%, which is supported by \$25 billion in funding through the Build Canada Homes program.

Whether it's producing key components for on-site assembly or building entire homes, prefabrication offers big advantages. It can cut construction costs, shorten timelines, reduce material waste, and improve sustainability. Because everything is built in a climate-controlled setting, quality is consistent and builders avoid weather-related setbacks common on traditional job sites. Rigorous quality checks throughout the process ensure each home meets BC's building codes and energy-efficiency standards. Many of today's prefabricated units already reach Energy Step Code Level 4, showcasing their high performance.



Of course, there are still challenges to address, including local government approvals, public perception, and transportation logistics. But, modern prefabricated homes are no longer just for industrial camps or temporary housing. In fact, they dominate housing markets in places like Japan and Sweden. It might take some growing pains, but it's the next step towards housing affordability in Canada.

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