



Market Report Summary

January 2026

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RE/MAX

ocean pacific realty

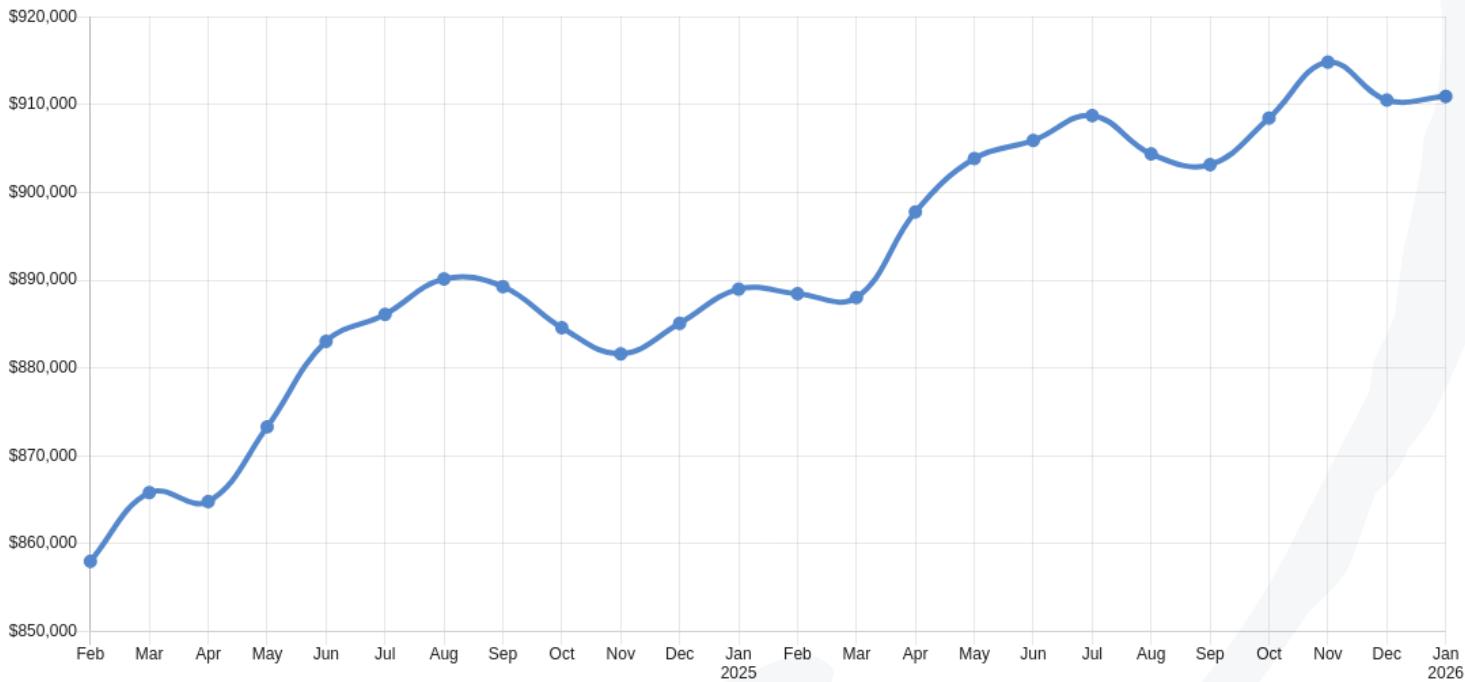
Each office independently owned and operated

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282 Anderton Road
Comox, BC V9M 1Y2

Cumulative Residential Average Single Family Detached Sale Price



Note: Figures are based on a "rolling total" from the past 12 months (i.e. 12 months to date instead of the calendar "year to date").

Single Family Detached Units Reported Sold





GRAPHSTATS REPORT

Zone 2 - Comox Valley • January, 2026

Comparative Activity by Property Type

Single Family Detached

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	57	55	3.64%	955	978	-2.35%
Units Reported Sold	21	26	-19.23%	625	631	-0.95%
Sell / List Ratio	36.84%	47.27%		65.45%	64.52%	
Reported Sales Dollars	\$20,331,045	\$24,621,100	-17.42%	\$569,334,203	\$560,945,305	1.50%
Average Sell Price / Unit	\$968,145	\$946,965	2.24%	\$910,935	\$888,978	2.47%
Median Sell Price	\$1,054,000			\$858,000		
Sell Price / List Price	98.10%	98.47%		98.31%	98.20%	
Days to Sell	64	87	-26.44%	47	49	-4.08%
Active Listings	119	129				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	15	32	-53.12%	283	328	-13.72%
Units Reported Sold	12	14	-14.29%	182	196	-7.14%
Sell / List Ratio	80.00%	43.75%		64.31%	59.76%	
Reported Sales Dollars	\$4,874,000	\$5,084,081	-4.13%	\$78,187,779	\$82,620,294	-5.36%
Average Sell Price / Unit	\$406,167	\$363,149	11.85%	\$429,603	\$421,532	1.91%
Median Sell Price	\$428,250			\$397,000		
Sell Price / List Price	96.19%	96.52%		97.16%	97.93%	
Days to Sell	90	83	8.43%	73	59	23.73%
Active Listings	58	76				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	15	23	-34.78%	291	274	6.20%
Units Reported Sold	12	6	100.00%	183	202	-9.41%
Sell / List Ratio	80.00%	26.09%		62.89%	73.72%	
Reported Sales Dollars	\$7,658,200	\$4,288,000	78.60%	\$108,357,299	\$127,994,619	-15.34%
Average Sell Price / Unit	\$638,183	\$714,667	-10.70%	\$592,116	\$633,637	-6.55%
Median Sell Price	\$559,700			\$573,000		
Sell Price / List Price	98.30%	99.87%		98.55%	98.81%	
Days to Sell	84	53	58.49%	50	48	4.17%
Active Listings	52	34				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	6	12	-50.00%	93	137	-32.12%
Units Reported Sold	2	4	-50.00%	28	57	-50.88%
Sell / List Ratio	33.33%	33.33%		30.11%	41.61%	
Reported Sales Dollars	\$1,214,395	\$1,978,635	-38.62%	\$17,652,795	\$27,107,941	-34.88%
Average Sell Price / Unit	\$607,198	\$494,659	22.75%	\$630,457	\$475,578	32.57%
Median Sell Price	\$607,198			\$447,500		
Sell Price / List Price	113.52%	97.53%		94.89%	96.26%	
Days to Sell	141	77	83.12%	87	97	-10.31%
Active Listings	47	41				

Single Family Detached Sales Analysis

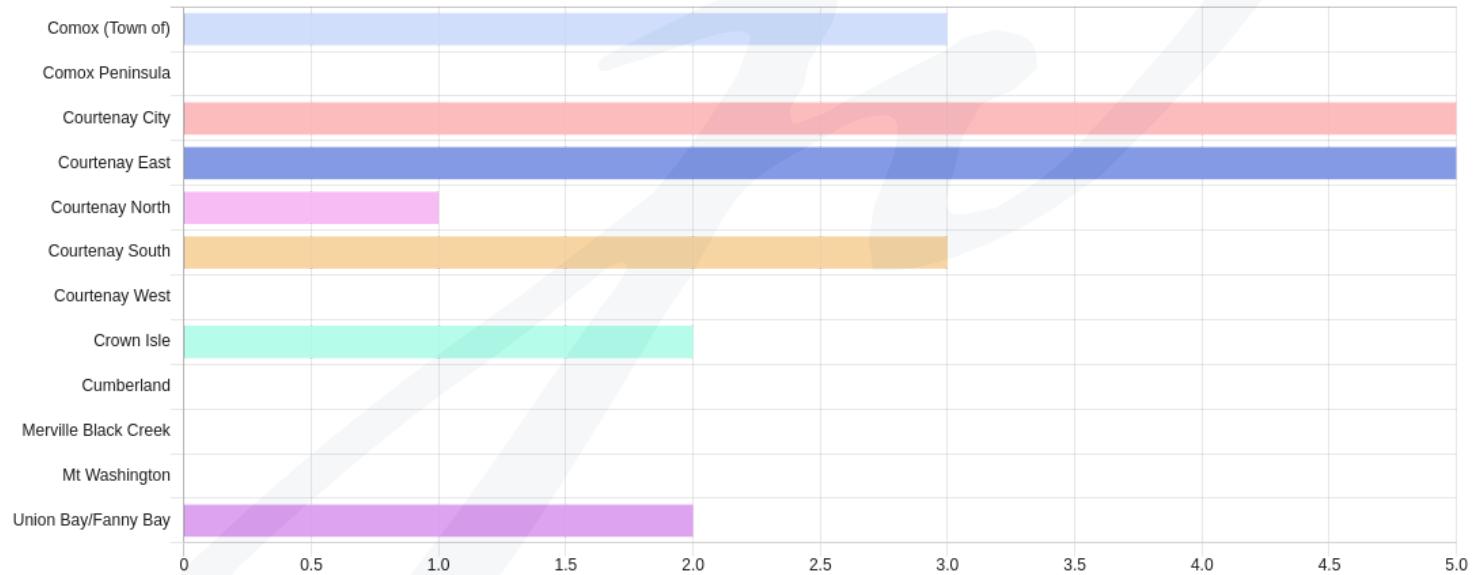
Unconditional Sales from January 1 to January 31, 2026

	0-350k	350k-400k	400k-450k	450k-500k	500k-600k	600k-700k	700k-800k	800k-900k	900k-1M	1M-1.25M	1.25M-1.5M	1.5M-1.75M	1.75M-2M	2M+	Total
Comox (Town of)	0	0	0	0	1	1	0	0	1	0	0	0	0	0	3
Comox Peninsula	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Courtenay City	0	0	0	0	0	2	0	0	0	3	0	0	0	0	5
Courtenay East	0	0	0	0	0	1	0	1	0	3	0	0	0	0	5
Courtenay North	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
Courtenay South	0	0	0	0	0	0	0	0	0	2	1	0	0	0	3
Courtenay West	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Crown Isle	0	0	0	0	0	0	0	0	0	1	1	0	0	0	2
Cumberland	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Merville Black Creek	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mt Washington	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Union Bay/Fanny Bay	0	0	0	0	0	0	1	1	0	0	0	0	0	0	2
Totals	0	0	0	0	1	4	1	3	1	9	2	0	0	0	21
Revised Totals*	0	0	0	0	1	5	1	3	2	11	2	0	1	0	25

* including Acreage & Waterfront

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to January 31, 2026



Note that Single Family Detached figures in this report exclude acreage and waterfront properties.

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Single Family Detached Sales Analysis

Unconditional Sales from January 1 to December 31, 2025

	0-350k	350k-400k	400k-450k	450k-500k	500k-600k	600k-700k	700k-800k	800k-900k	900k-1M	1M-1.25M	1.25M-1.5M	1.5M-1.75M	1.75M-2M	2M+	Total	
Comox (Town of)	0	0	0	0	0	19	46	45	24	22	7	4	0	0	167	173
Comox Peninsula	0	0	0	0	1	1	1	5	4	1	3	0	1	0	17	29
Courtenay City	1	1	1	3	18	30	27	20	10	13	2	1	0	0	127	129
Courtenay East	0	0	1	0	4	3	19	44	14	18	11	0	0	0	114	114
Courtenay North	0	0	0	0	0	0	2	4	2	6	1	0	1	0	16	43
Courtenay South	0	0	0	0	0	1	0	4	3	5	10	3	0	0	26	40
Courtenay West	0	0	0	0	1	5	7	5	1	2	2	0	0	0	23	31
Crown Isle	0	0	0	0	0	0	0	1	5	18	15	4	1	0	44	44
Cumberland	0	0	0	0	1	8	6	17	6	7	2	0	0	0	47	47
Merville Black Creek	0	0	0	0	1	7	1	6	2	3	2	0	0	0	22	49
Mt Washington	0	0	0	0	0	0	2	1	1	1	0	0	0	0	5	5
Union Bay/Fanny Bay	0	0	1	0	0	5	2	9	4	1	0	0	0	0	22	45
Totals	1	1	3	3	26	79	113	161	76	97	55	12	3	0	630	
Revised Totals*	1	1	3	4	27	80	116	172	84	130	82	23	12	11	746	

* including Acreage & Waterfront

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to December 31, 2025

