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REAL ESTATE GROUP

Market Report Summary January 2026

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RE/MAX

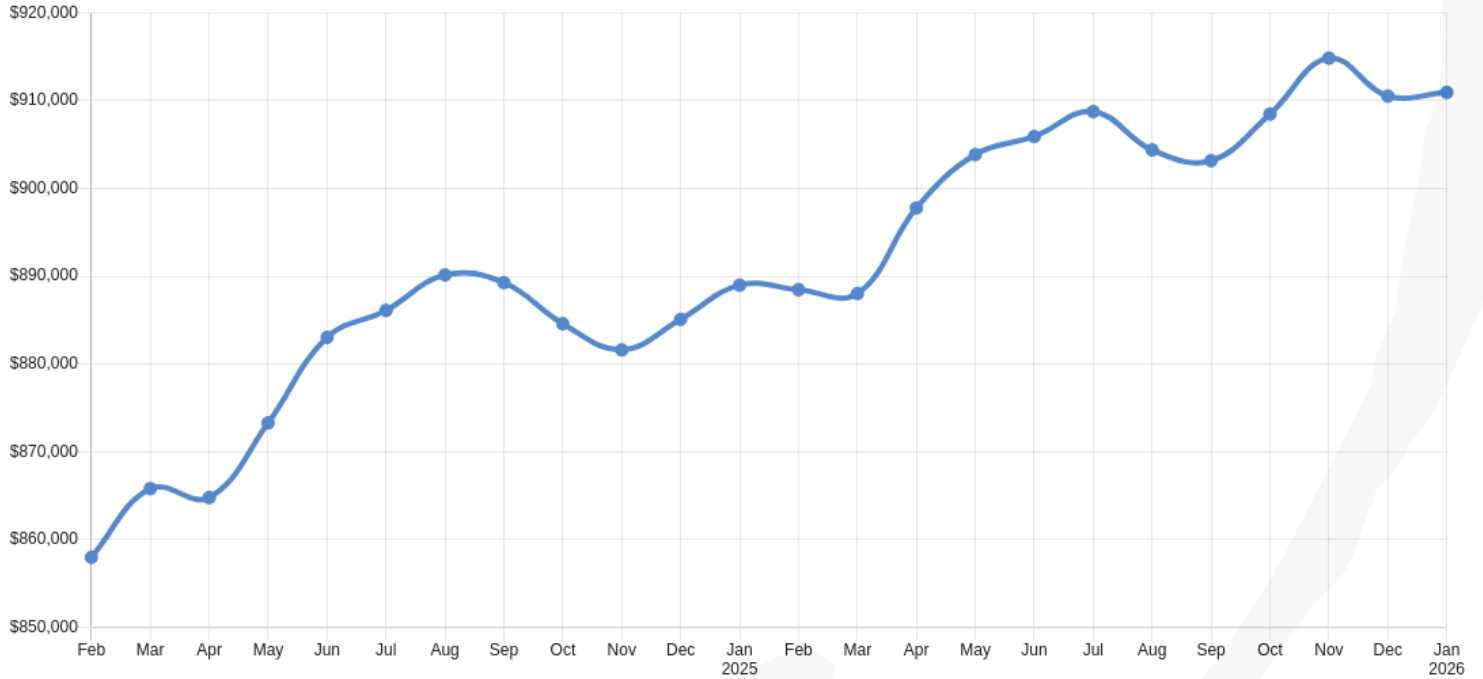
ocean pacific realty

Each office independently owned and operated

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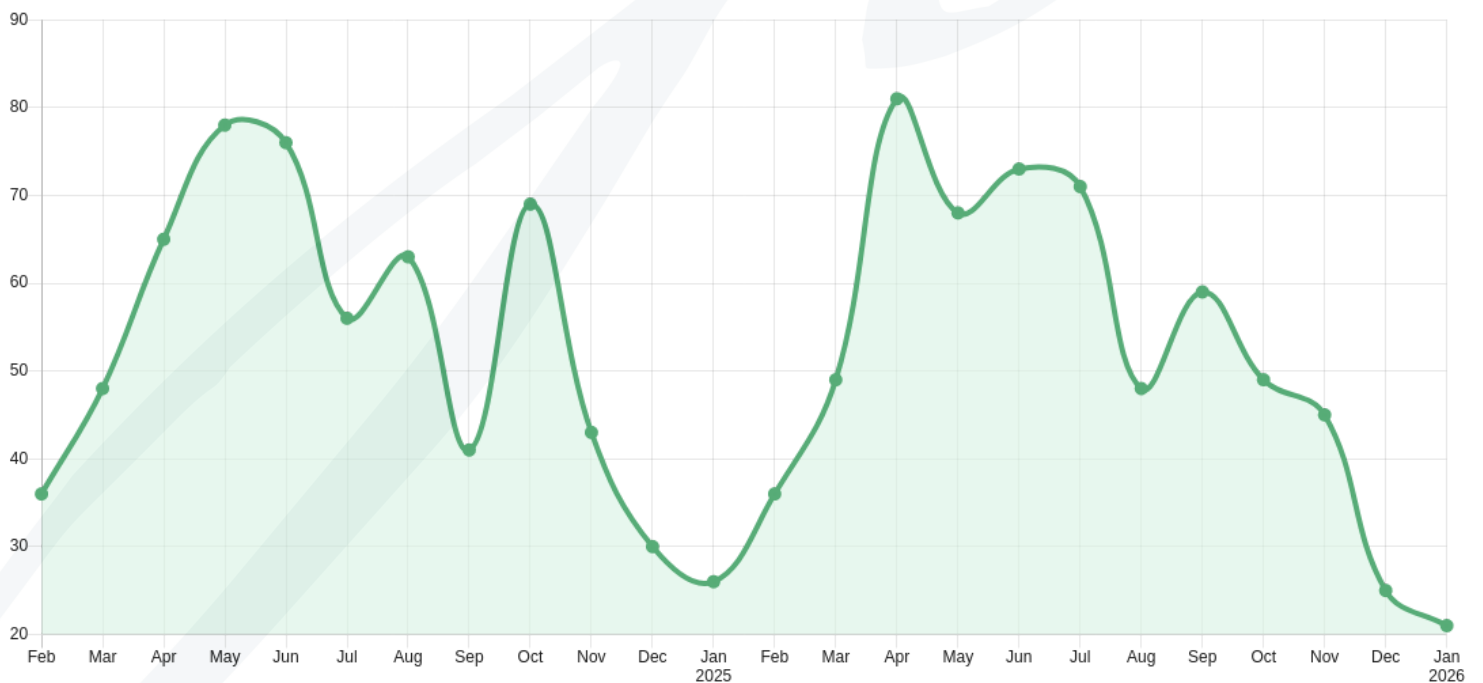


Cumulative Residential Average Single Family Detached Sale Price



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



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

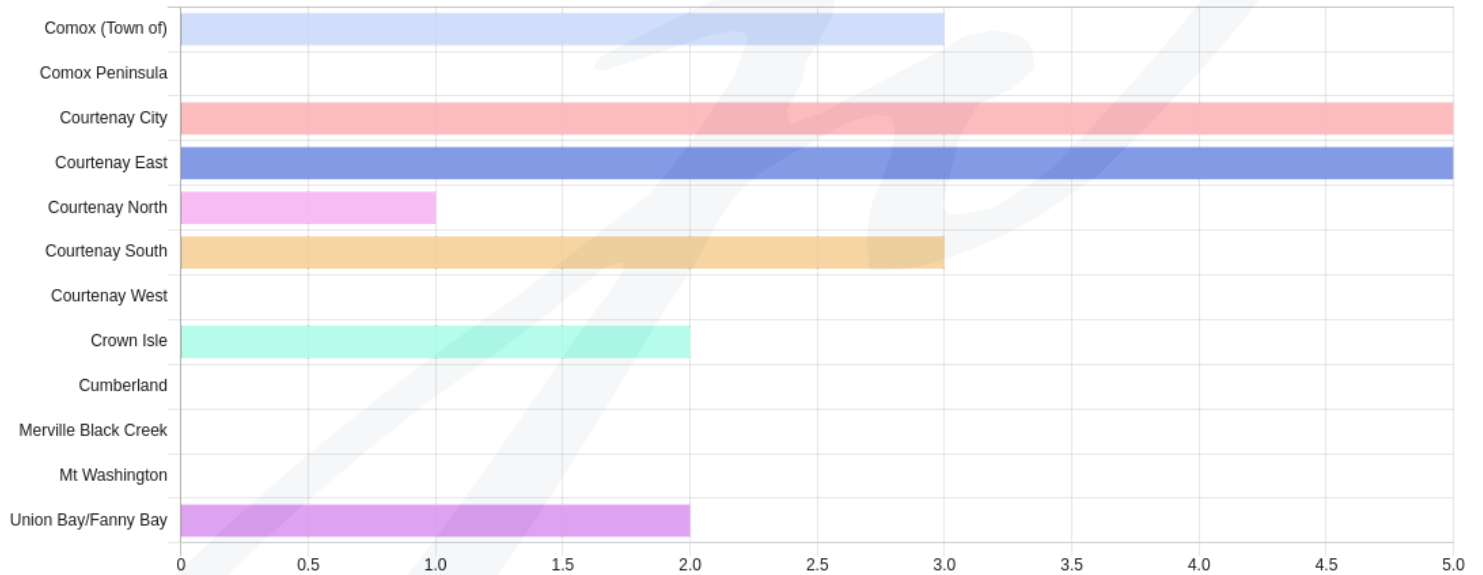
Unconditional Sales from January 1 to January 31, 2026

| | 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 | 3 |
| Comox Peninsula | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| Courtenay City | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 5 | 5 |
| Courtenay East | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 0 | 3 | 0 | 0 | 0 | 0 | 5 | 5 |
| Courtenay North | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 |
| Courtenay South | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 1 | 0 | 0 | 0 | 3 | 4 |
| Courtenay West | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| Crown Isle | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 2 | 2 |
| Cumberland | 0 | 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 | 2 |
| Mt Washington | 0 | 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 | 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

