

Market Report Summary

March 2026

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Each office independently owned and operated



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	107	114	-6.14%	942	1,010	-6.73%
Units Reported Sold	46	49	-6.12%	631	632	-0.16%
Sell / List Ratio	42.99%	42.98%		66.99%	62.57%	
Reported Sales Dollars	\$41,224,600	\$46,095,650	-10.57%	\$576,305,378	\$561,233,766	2.69%
Average Sell Price / Unit	\$896,187	\$940,728	-4.73%	\$913,321	\$888,028	2.85%
Median Sell Price	\$875,000			\$860,000		
Sell Price / List Price	99.22%	99.43%		98.20%	98.33%	
Days to Sell	29	40	-27.50%	47	47	0.00%
Active Listings	148	182				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	33	34	-2.94%	273	335	-18.51%
Units Reported Sold	18	19	-5.26%	175	191	-8.38%
Sell / List Ratio	54.55%	55.88%		64.10%	57.01%	
Reported Sales Dollars	\$8,206,700	\$8,861,050	-7.38%	\$75,326,929	\$80,357,594	-6.26%
Average Sell Price / Unit	\$455,928	\$466,371	-2.24%	\$430,440	\$420,720	2.31%
Median Sell Price	\$473,750			\$400,000		
Sell Price / List Price	97.75%	97.59%		97.17%	97.92%	
Days to Sell	59	60	-1.67%	73	63	15.87%
Active Listings	65	88				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	31	40	-22.50%	288	285	1.05%
Units Reported Sold	26	17	52.94%	189	199	-5.03%
Sell / List Ratio	83.87%	42.50%		65.62%	69.82%	
Reported Sales Dollars	\$16,538,400	\$9,959,200	66.06%	\$113,069,800	\$126,735,549	-10.78%
Average Sell Price / Unit	\$636,092	\$585,835	8.58%	\$598,253	\$636,862	-6.06%
Median Sell Price	\$625,000			\$577,500		
Sell Price / List Price	99.00%	98.54%		98.56%	98.82%	
Days to Sell	38	28	35.71%	52	46	13.04%
Active Listings	59	58				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	12	18	-33.33%	89	119	-25.21%
Units Reported Sold	4	1	300.00%	37	50	-26.00%
Sell / List Ratio	33.33%	5.56%		41.57%	42.02%	
Reported Sales Dollars	\$1,640,000	\$1,375,000	19.27%	\$20,942,945	\$24,056,410	-12.94%
Average Sell Price / Unit	\$410,000	\$1,375,000	-70.18%	\$566,026	\$481,128	17.65%
Median Sell Price	\$422,500			\$445,000		
Sell Price / List Price	95.36%	91.97%		95.16%	96.43%	
Days to Sell	257	119	115.97%	198	99	100.00%
Active Listings	41	53				

Single Family Detached Sales Analysis

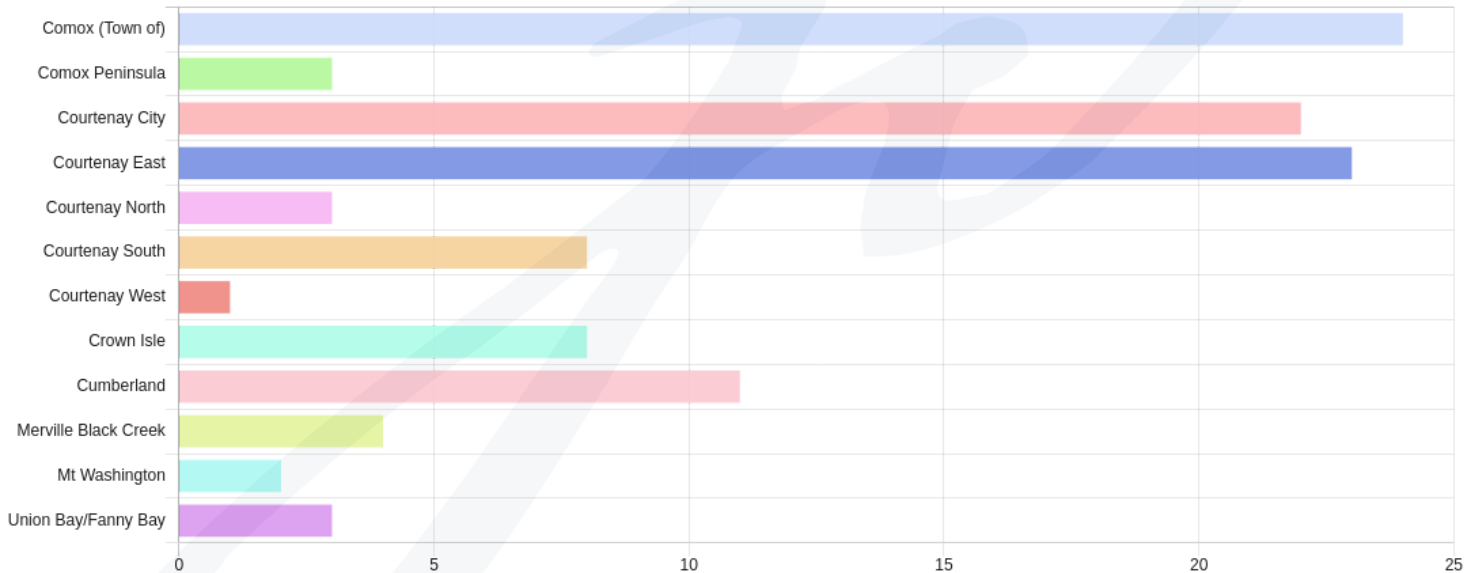
Unconditional Sales from January 1 to March 31, 2026

	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	2	2	3	5	5	5	2	0	0	0	24
Comox Peninsula	0	0	0	0	0	0	0	1	1	1	0	0	0	0	3
Courtenay City	0	1	0	0	2	10	2	0	1	5	1	0	0	0	22
Courtenay East	0	0	0	0	1	3	2	8	3	4	2	0	0	0	23
Courtenay North	0	0	0	0	0	0	1	2	0	0	0	0	0	0	3
Courtenay South	0	0	0	0	0	0	0	0	1	5	1	0	0	1	8
Courtenay West	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
Crown Isle	0	0	0	0	0	0	0	0	1	3	3	1	0	0	8
Cumberland	0	0	1	0	1	0	2	4	3	0	0	0	0	0	11
Merville Black Creek	0	0	0	0	0	0	0	2	0	0	1	1	0	0	4
Mt Washington	0	0	0	0	0	0	1	1	0	0	0	0	0	0	2
Union Bay/Fanny Bay	0	0	0	0	0	0	1	1	0	0	1	0	0	0	3
Totals	0	1	1	0	6	15	12	25	15	23	11	2	0	1	112
Revised Totals*	0	1	1	0	6	16	12	26	17	29	12	4	5	3	132

*including Acreage & Waterfront

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to March 31, 2026



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

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	174
Comox Peninsula	0	0	0	0	1	1	1	5	4	1	3	0	1	0	17	30
Courtenay City	1	1	1	3	18	30	27	20	10	13	2	1	0	0	127	131
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	26	80	118	175	85	131	82	24	12	11	753	

*including Acreage & Waterfront

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to December 31, 2025

