

Market Report Summary July 2026

Jane Denham PREC*
c 250.898.1220 | jane@janedenham.com
Grace Denham-Clare
c 250.897.8890 | grace@janedenham.com
Marnie Denham-Clare
c 250.218.4563 | marnie@janedenham.com



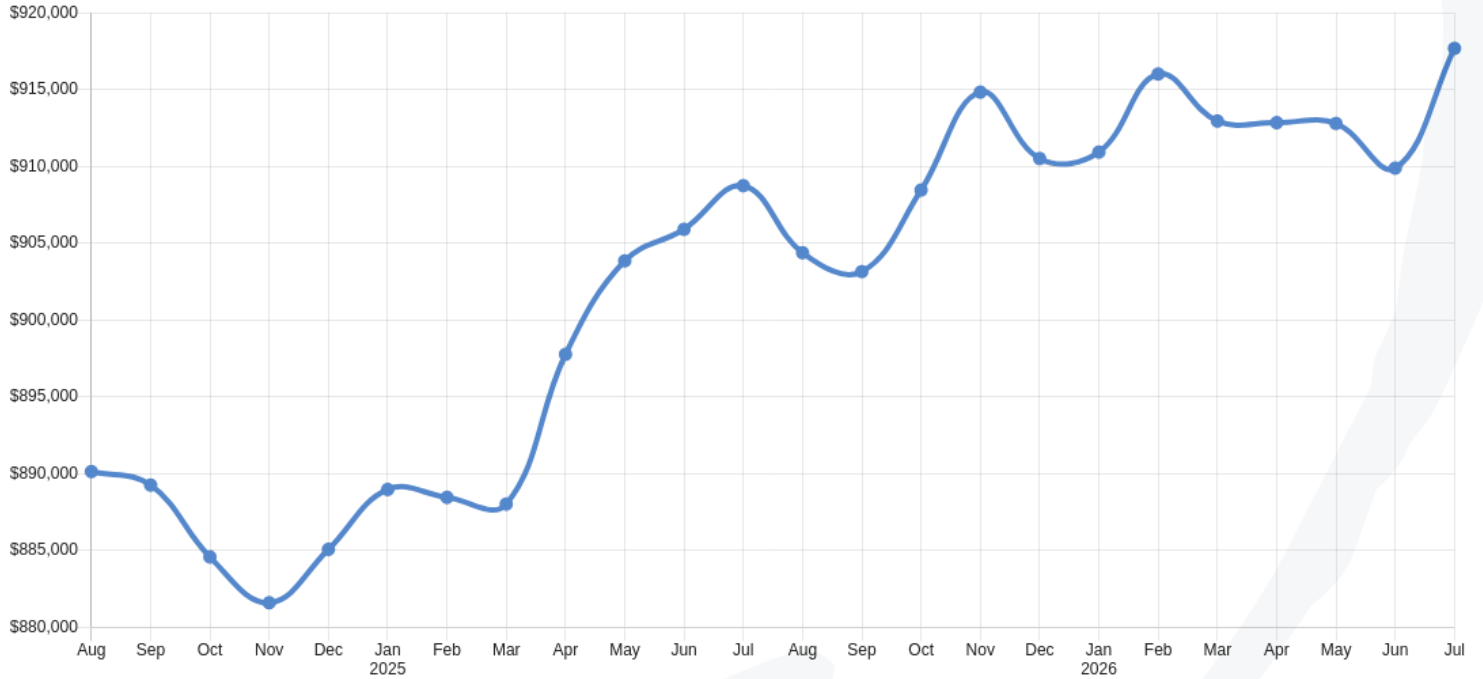
REMAX
OCEAN PACIFIC

Each office independently owned and operated

b 250.339.2021
tf 888.829.7205
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



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	86	86	0.00%	925	985	-6.09%
Units Reported Sold	56	71	-21.13%	583	650	-10.31%
Sell / List Ratio	65.12%	82.56%		63.03%	65.99%	
Reported Sales Dollars	\$53,981,562	\$63,088,374	-14.44%	\$535,008,346	\$590,685,989	-9.43%
Average Sell Price / Unit	\$963,956	\$888,569	8.48%	\$917,682	\$908,748	0.98%
Median Sell Price	\$850,750			\$857,500		
Sell Price / List Price	97.94%	98.28%		98.08%	98.29%	
Days to Sell	36	45	-20.00%	46	48	-4.17%
Active Listings	195	197				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	21	30	-30.00%	246	322	-23.60%
Units Reported Sold	16	17	-5.88%	160	186	-13.98%
Sell / List Ratio	76.19%	56.67%		65.04%	57.76%	
Reported Sales Dollars	\$7,236,500	\$7,428,700	-2.59%	\$68,779,275	\$80,493,048	-14.55%
Average Sell Price / Unit	\$452,281	\$436,982	3.50%	\$429,870	\$432,758	-0.67%
Median Sell Price	\$417,500			\$406,000		
Sell Price / List Price	98.47%	97.92%		97.22%	97.65%	
Days to Sell	40	49	-18.37%	70	69	1.45%
Active Listings	70	95				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	18	19	-5.26%	309	267	15.73%
Units Reported Sold	14	14	0.00%	199	181	9.94%
Sell / List Ratio	77.78%	73.68%		64.40%	67.79%	
Reported Sales Dollars	\$8,896,000	\$7,810,000	13.91%	\$121,418,740	\$112,263,449	8.16%
Average Sell Price / Unit	\$635,429	\$557,857	13.91%	\$610,144	\$620,240	-1.63%
Median Sell Price	\$615,000			\$604,000		
Sell Price / List Price	98.66%	98.77%		98.48%	98.76%	
Days to Sell	34	57	-40.35%	51	46	10.87%
Active Listings	62	57				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	7	6	16.67%	103	95	8.42%
Units Reported Sold	3	1	200.00%	41	43	-4.65%
Sell / List Ratio	42.86%	16.67%		39.81%	45.26%	
Reported Sales Dollars	\$1,536,060	\$441,000	248.31%	\$20,982,505	\$23,165,210	-9.42%
Average Sell Price / Unit	\$512,020	\$441,000	16.10%	\$511,768	\$538,726	-5.00%
Median Sell Price	\$570,000			\$445,000		
Sell Price / List Price	103.58%	102.58%		96.45%	94.87%	
Days to Sell	57	107	-46.73%	178	100	78.00%
Active Listings	44	60				

Single Family Detached Sales Analysis

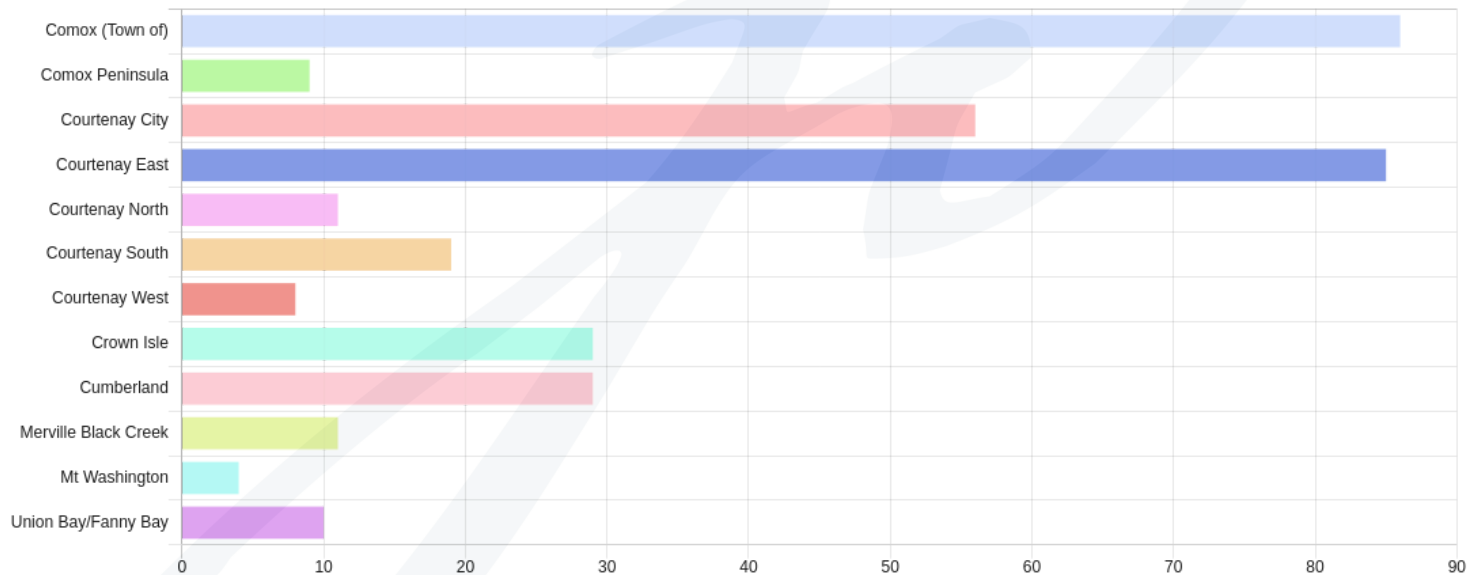
Unconditional Sales from January 1 to July 31, 2026

	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	4	7	18	18	17	18	3	0	0	1	86	92
Comox Peninsula	0	0	0	0	0	0	1	2	2	1	1	2	0	0	9	17
Courtenay City	0	1	1	0	6	20	8	4	4	9	3	0	0	0	56	58
Courtenay East	0	0	0	0	2	7	13	32	10	15	6	0	0	0	85	85
Courtenay North	0	0	0	0	0	1	3	3	0	2	1	1	0	0	11	23
Courtenay South	0	0	0	0	0	0	0	1	2	13	2	0	0	1	19	23
Courtenay West	0	0	0	0	0	1	2	3	1	1	0	0	0	0	8	18
Crown Isle	0	0	0	0	0	0	0	3	2	11	9	3	1	0	29	29
Cumberland	0	0	1	0	3	0	5	9	6	5	0	0	0	0	29	29
Merville Black Creek	0	0	0	0	0	1	1	3	1	3	1	1	0	0	11	27
Mt Washington	0	0	0	0	0	0	1	1	1	1	0	0	0	0	4	4
Union Bay/Fanny Bay	0	0	0	0	1	0	4	2	2	0	1	0	0	0	10	20
Totals	0	1	2	0	16	37	56	81	48	79	27	7	1	2	357	
Revised Totals*	0	1	2	0	17	39	56	83	54	94	43	14	9	13	425	

***including Acreage & Waterfront**

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to July 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	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

