

# Market Report Summary August 2025

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



**RE/MAX**

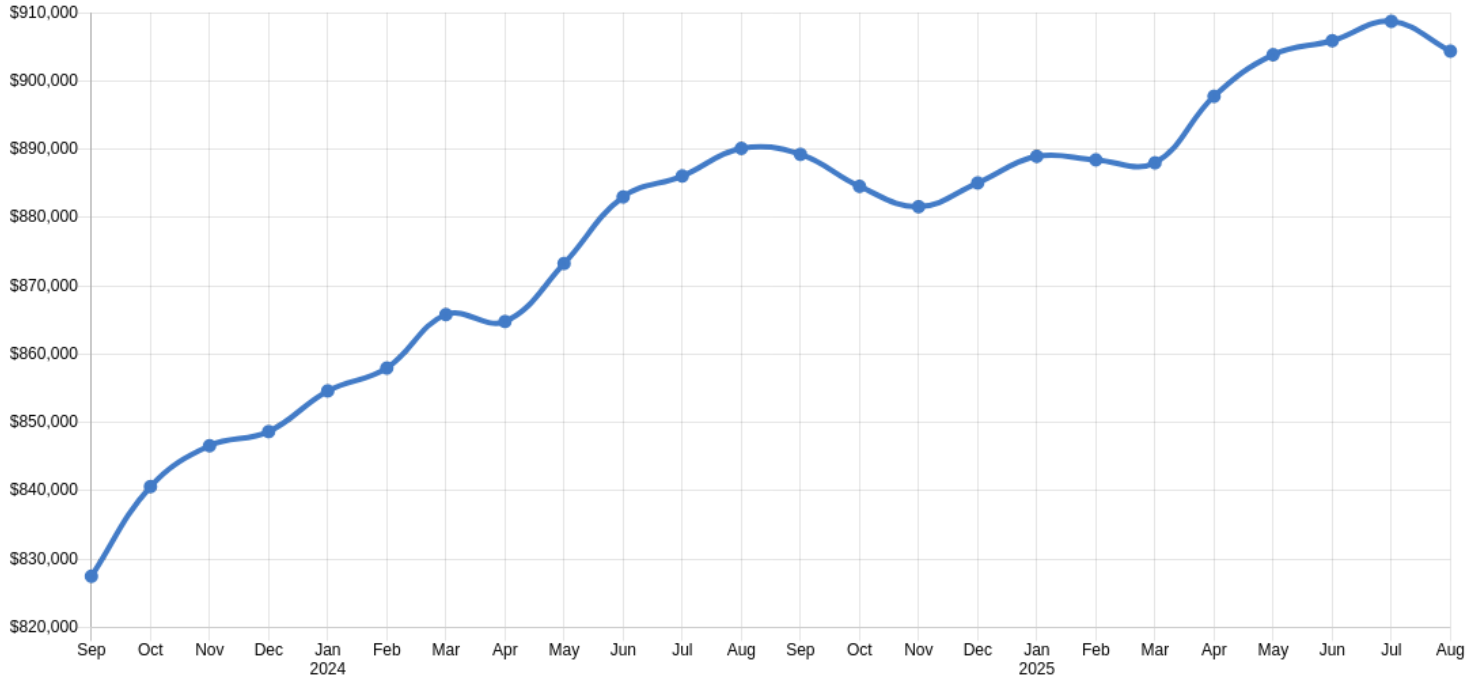
ocean pacific realty

Each office independently owned and operated

b 250.339.2021  
tf 888.829.7205  
282 Anderton Road  
Comox, BC V9M 1Y2

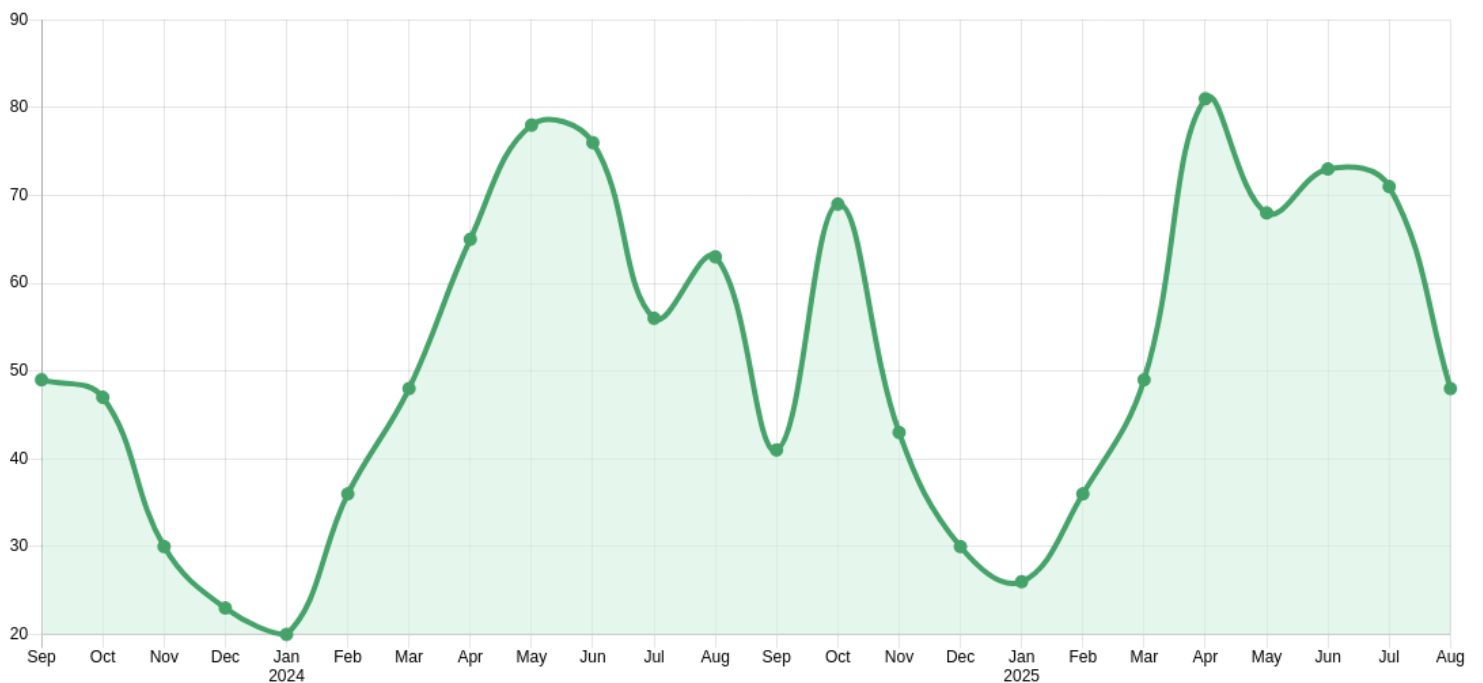


## Cumulative Residential Average Single Family Detached Sale Price



**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	71	91	-21.98%	965	981	-1.63%
Units Reported Sold	48	63	-23.81%	635	591	7.45%
Sell / List Ratio	67.61%	69.23%		65.80%	60.24%	
Reported Sales Dollars	\$41,573,585	\$57,976,150	-28.29%	\$574,283,424	\$526,074,641	9.16%
Average Sell Price / Unit	\$866,116	\$920,256	-5.88%	\$904,383	\$890,143	1.60%
Median Sell Price	\$799,500			\$860,000		
Sell Price / List Price	97.65%	98.24%		98.25%	98.26%	
Days to Sell	53	50	6.00%	48	47	2.13%
Active Listings	197	226				

### Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	20	28	-28.57%	314	322	-2.48%
Units Reported Sold	22	14	57.14%	194	179	8.38%
Sell / List Ratio	110.00%	50.00%		61.78%	55.59%	
Reported Sales Dollars	\$9,229,300	\$6,850,275	34.73%	\$82,872,073	\$73,405,611	12.90%
Average Sell Price / Unit	\$419,514	\$489,305	-14.26%	\$427,176	\$410,087	4.17%
Median Sell Price	\$375,000			\$396,500		
Sell Price / List Price	96.98%	97.95%		97.55%	98.34%	
Days to Sell	68	75	-9.33%	68	49	38.78%
Active Listings	84	103				

### Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	30	25	20.00%	272	295	-7.80%
Units Reported Sold	19	15	26.67%	186	192	-3.12%
Sell / List Ratio	63.33%	60.00%		68.38%	65.08%	
Reported Sales Dollars	\$11,128,900	\$10,323,200	7.80%	\$113,447,149	\$119,162,569	-4.80%
Average Sell Price / Unit	\$585,732	\$688,213	-14.89%	\$609,931	\$620,638	-1.73%
Median Sell Price	\$570,000			\$595,500		
Sell Price / List Price	97.56%	98.56%		98.66%	98.99%	
Days to Sell	58	38	52.63%	48	45	6.67%
Active Listings	55	55				

### Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	7	10	-30.00%	92	150	-38.67%
Units Reported Sold	3	6	-50.00%	40	45	-11.11%
Sell / List Ratio	42.86%	60.00%		43.48%	30.00%	
Reported Sales Dollars	\$2,409,000	\$2,443,300	-1.40%	\$23,130,910	\$22,325,531	3.61%
Average Sell Price / Unit	\$803,000	\$407,217	97.19%	\$578,273	\$496,123	16.56%
Median Sell Price	\$799,000			\$447,043		
Sell Price / List Price	98.73%	97.05%		95.03%	96.13%	
Days to Sell	75	95	-21.05%	98	99	-1.01%
Active Listings	60	74				

## Single Family Detached Sales Analysis

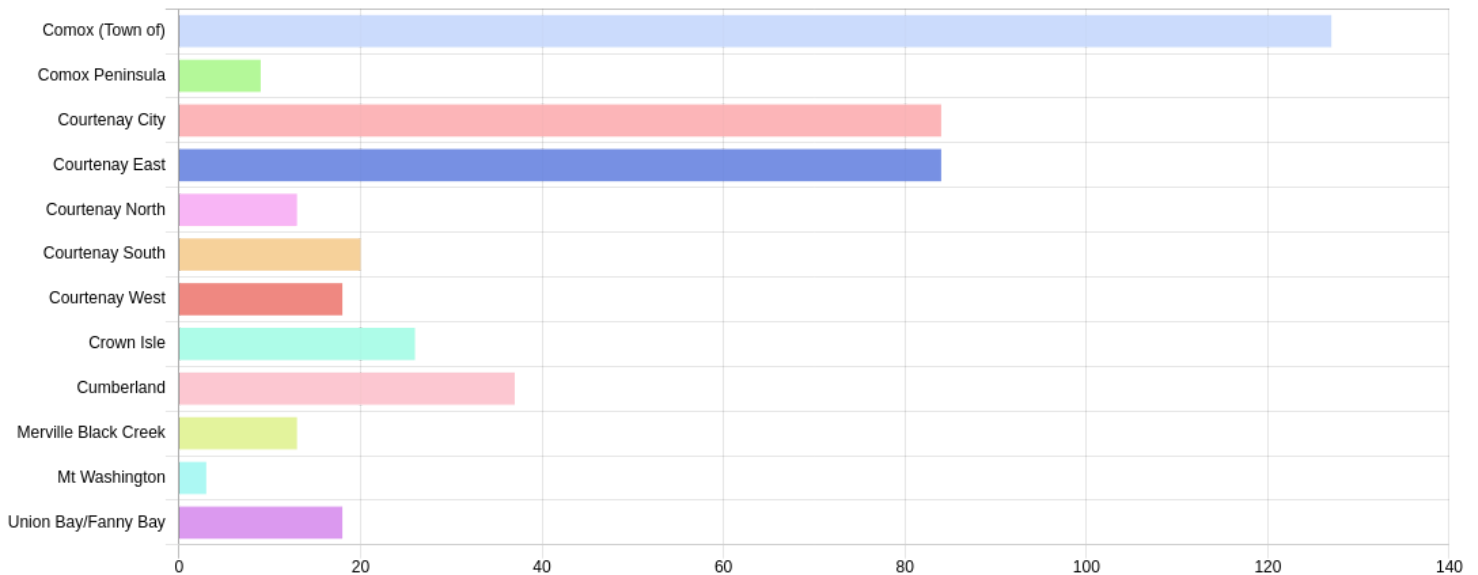
Unconditional Sales from January 1 to August 31, 2025

	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	12	33	36	19	17	6	4	0	0	127	129
Comox Peninsula	0	0	0	0	1	0	0	4	2	1	1	0	0	0	9	17
Courtenay City	1	0	0	1	11	19	21	14	7	8	2	0	0	0	84	87
Courtenay East	0	0	1	0	2	2	13	34	10	14	8	0	0	0	84	82
Courtenay North	0	0	0	0	0	0	2	2	2	5	1	0	1	0	13	34
Courtenay South	0	0	0	0	0	0	0	2	3	3	9	3	0	0	20	29
Courtenay West	0	0	0	0	1	2	5	5	1	2	2	0	0	0	18	24
Crown Isle	0	0	0	0	0	0	0	0	3	12	9	2	0	0	26	25
Cumberland	0	0	0	0	0	4	4	15	5	7	2	0	0	0	37	37
Merville Black Creek	0	0	0	0	1	5	1	3	2	1	0	0	0	0	13	32
Mt Washington	0	0	0	0	0	0	1	1	0	1	0	0	0	0	3	3
Union Bay/Fanny Bay	0	0	1	0	0	3	2	8	3	1	0	0	0	0	18	36
Totals	1	0	2	1	16	47	82	124	57	72	40	9	1	0	452	
<b>Revised Totals*</b>	<b>1</b>	<b>0</b>	<b>2</b>	<b>1</b>	<b>17</b>	<b>53</b>	<b>84</b>	<b>129</b>	<b>62</b>	<b>93</b>	<b>60</b>	<b>17</b>	<b>8</b>	<b>8</b>	<b>535</b>	

\* including Acreage & Waterfront

## Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to August 31, 2025



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, 2024

	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	3	24	32	34	19	34	4	1	0	0	151
Comox Peninsula	0	0	0	0	1	0	1	1	3	4	1	1	0	0	12
Courtenay City	0	1	1	6	24	37	29	13	8	19	1	0	0	0	139
Courtenay East	0	0	0	0	5	6	27	50	13	14	5	1	1	0	122
Courtenay North	0	0	0	1	1	2	5	2	4	4	3	0	1	0	23
Courtenay South	0	0	0	1	2	0	3	4	6	6	3	0	0	0	25
Courtenay West	0	0	0	0	0	5	2	8	2	0	1	0	0	0	18
Crown Isle	0	0	0	0	0	0	0	0	6	26	6	6	3	0	47
Cumberland	0	1	1	0	3	10	12	9	10	9	3	0	0	0	58
Merville Black Creek	0	0	0	0	0	3	2	5	3	2	0	0	0	0	15
Mt Washington	0	0	0	1	0	0	0	0	0	1	1	0	0	0	3
Union Bay/Fanny Bay	1	0	0	0	1	1	3	3	0	3	1	0	0	0	13
<b>Totals</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>9</b>	<b>40</b>	<b>88</b>	<b>116</b>	<b>129</b>	<b>74</b>	<b>122</b>	<b>29</b>	<b>9</b>	<b>5</b>	<b>0</b>	<b>626</b>

**Revised Totals\***      **1**    **2**    **3**    **9**    **40**    **88**    **129**    **142**    **86**    **150**    **53**    **22**    **18**    **8**    **751**

\* including Acreage & Waterfront

## Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to December 31, 2024

