

Market Report Summary August 2026

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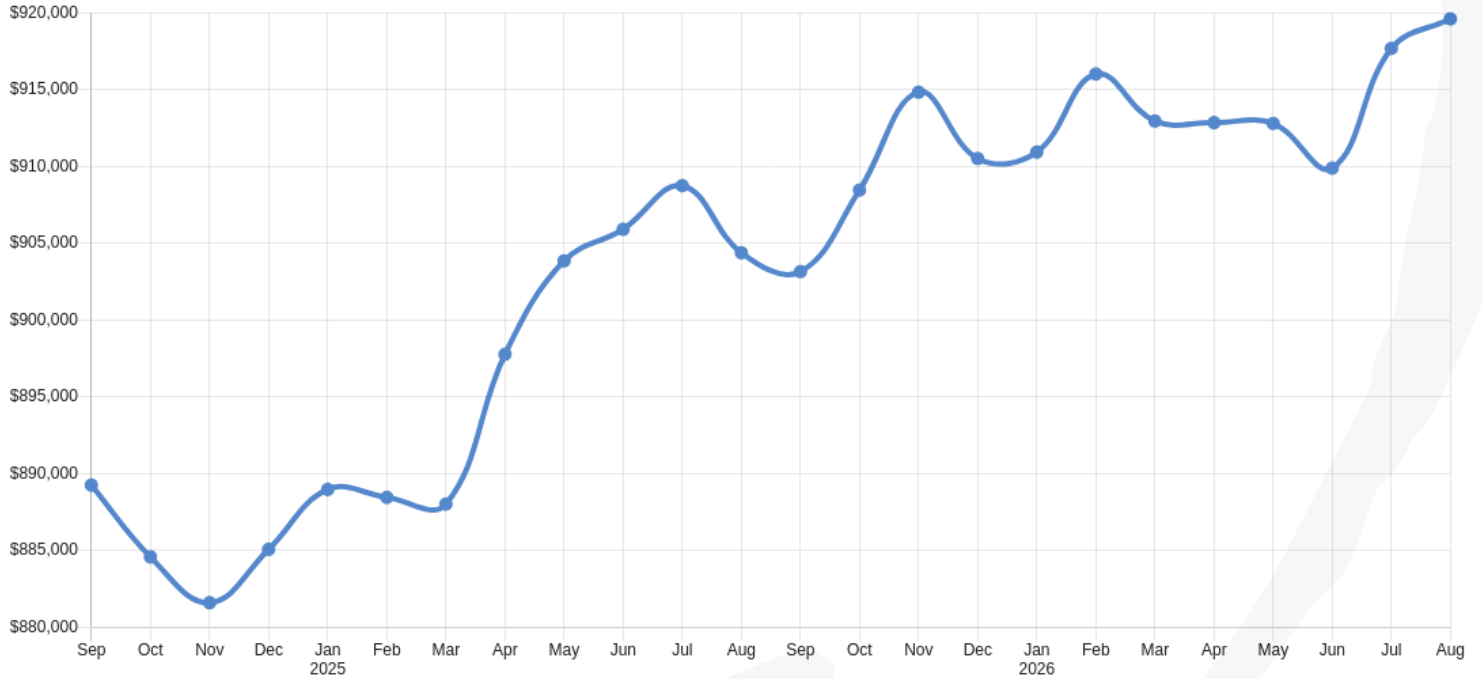
REMAX
OCEAN PACIFIC

Each office independently owned and operated

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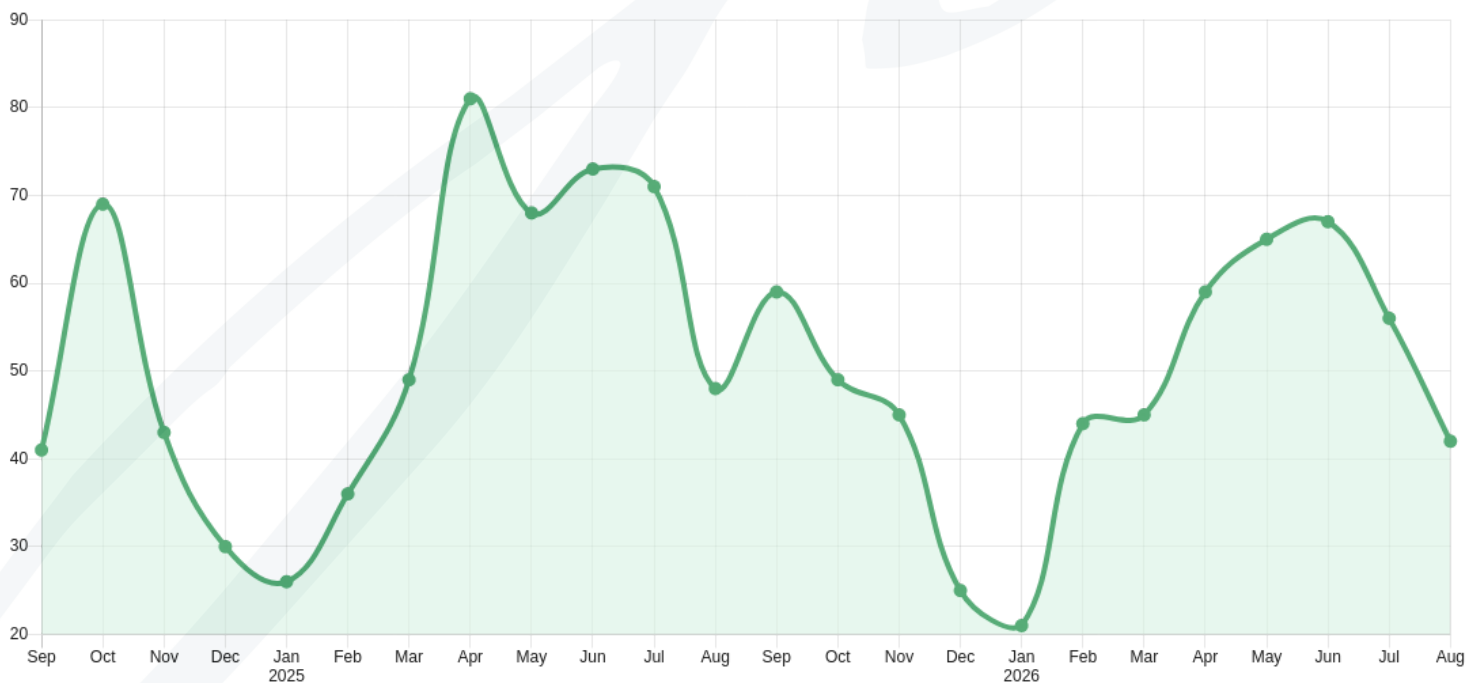


Cumulative Residential Average Single Family Detached Sale Price



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	68	71	-4.23%	922	965	-4.46%
Units Reported Sold	42	48	-12.50%	577	635	-9.13%
Sell / List Ratio	61.76%	67.61%		62.58%	65.80%	
Reported Sales Dollars	\$37,176,593	\$41,573,585	-10.58%	\$530,611,354	\$574,283,424	-7.60%
Average Sell Price / Unit	\$885,157	\$866,116	2.20%	\$919,604	\$904,383	1.68%
Median Sell Price	\$832,500			\$860,000		
Sell Price / List Price	97.70%	97.65%		98.09%	98.25%	
Days to Sell	43	53	-18.87%	45	48	-6.25%
Active Listings	195	197				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	15	20	-25.00%	241	314	-23.25%
Units Reported Sold	16	22	-27.27%	153	194	-21.13%
Sell / List Ratio	106.67%	110.00%		63.49%	61.78%	
Reported Sales Dollars	\$5,742,300	\$9,229,300	-37.78%	\$64,782,275	\$82,872,073	-21.83%
Average Sell Price / Unit	\$358,894	\$419,514	-14.45%	\$423,414	\$427,176	-0.88%
Median Sell Price	\$346,200			\$397,500		
Sell Price / List Price	97.87%	96.98%		97.29%	97.55%	
Days to Sell	50	68	-26.47%	69	69	0.00%
Active Listings	69	84				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	16	30	-46.67%	295	272	8.46%
Units Reported Sold	19	18	5.56%	200	184	8.70%
Sell / List Ratio	118.75%	60.00%		67.80%	67.65%	
Reported Sales Dollars	\$12,556,300	\$10,643,900	17.97%	\$123,331,140	\$112,584,149	9.55%
Average Sell Price / Unit	\$660,858	\$591,328	11.76%	\$616,656	\$611,870	0.78%
Median Sell Price	\$630,000			\$609,750		
Sell Price / List Price	98.39%	97.50%		98.55%	98.66%	
Days to Sell	58	56	3.57%	51	48	6.25%
Active Listings	55	55				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	8	7	14.29%	104	92	13.04%
Units Reported Sold	4	3	33.33%	42	40	5.00%
Sell / List Ratio	50.00%	42.86%		40.38%	43.48%	
Reported Sales Dollars	\$4,679,000	\$2,409,000	94.23%	\$23,252,505	\$23,130,910	0.53%
Average Sell Price / Unit	\$1,169,750	\$803,000	45.67%	\$553,631	\$578,273	-4.26%
Median Sell Price	\$1,039,500			\$441,125		
Sell Price / List Price	108.95%	98.73%		98.49%	95.03%	
Days to Sell	91	75	21.33%	177	99	78.79%
Active Listings	42	60				

Single Family Detached Sales Analysis

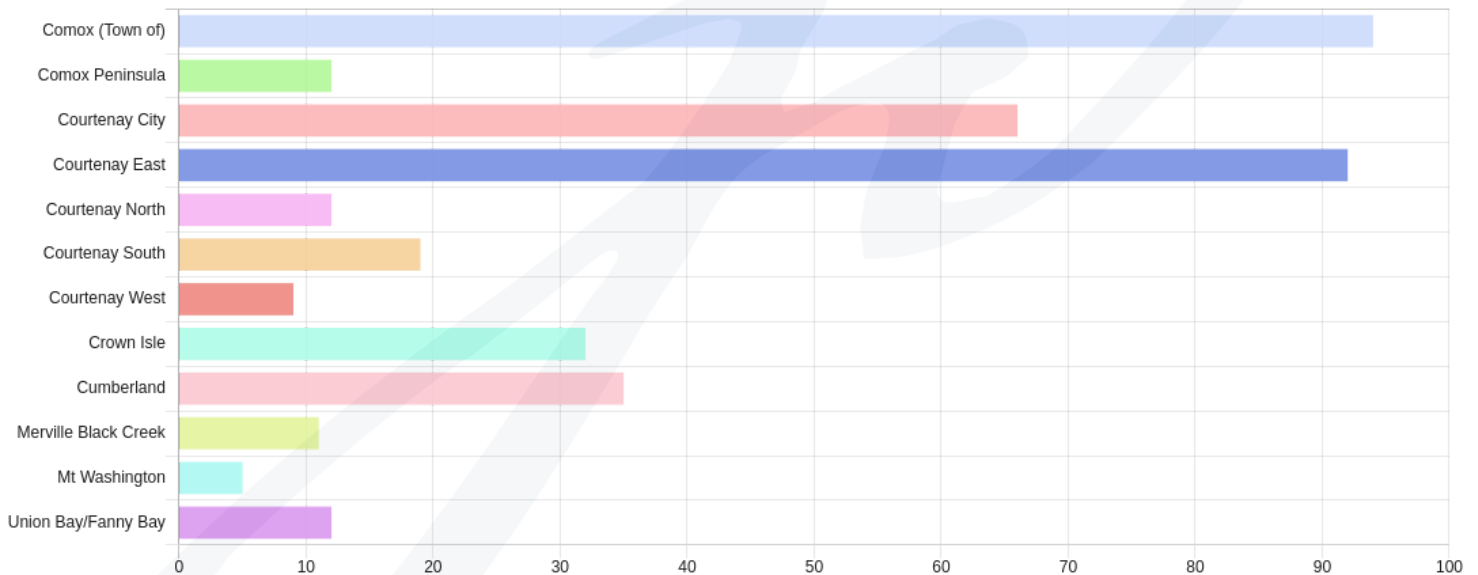
Unconditional Sales from January 1 to August 31, 2026

	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	20	20	17	21	3	1	0	1	94	100
Comox Peninsula	0	0	0	1	0	2	1	2	2	1	1	2	0	0	12	22
Courtenay City	0	1	1	0	8	24	11	5	4	9	3	0	0	0	66	68
Courtenay East	0	0	0	0	2	7	14	34	12	17	6	0	0	0	92	92
Courtenay North	0	0	0	0	0	1	4	3	0	2	1	1	0	0	12	28
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	3	3	1	1	0	0	0	0	9	22
Crown Isle	0	0	0	0	0	0	0	3	2	13	9	3	2	0	32	32
Cumberland	0	0	1	0	3	1	6	9	9	6	0	0	0	0	35	36
Merville Black Creek	0	0	0	0	0	1	1	3	1	3	1	1	0	0	11	29
Mt Washington	0	0	0	0	0	0	1	1	1	2	0	0	0	0	5	5
Union Bay/Fanny Bay	0	0	0	0	1	1	4	2	3	0	1	0	0	0	12	23
Totals	0	1	2	1	18	45	65	86	54	88	27	8	2	2	399	
Revised Totals*	0	1	2	1	20	47	66	88	62	103	48	16	10	16	480	

*including Acreage & Waterfront

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to August 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

