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REAL ESTATE GROUP

Market Report Summary July 2025

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RE/MAX

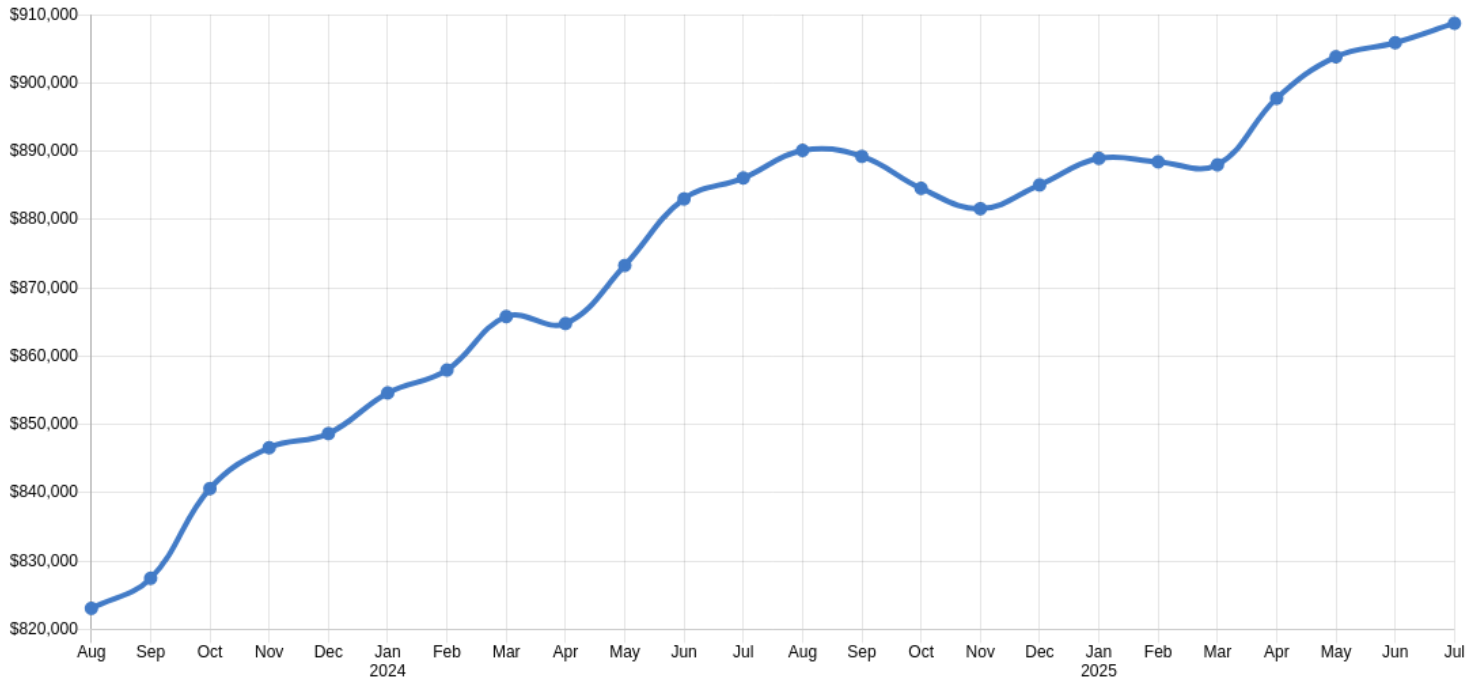
ocean pacific realty

Each office independently owned and operated

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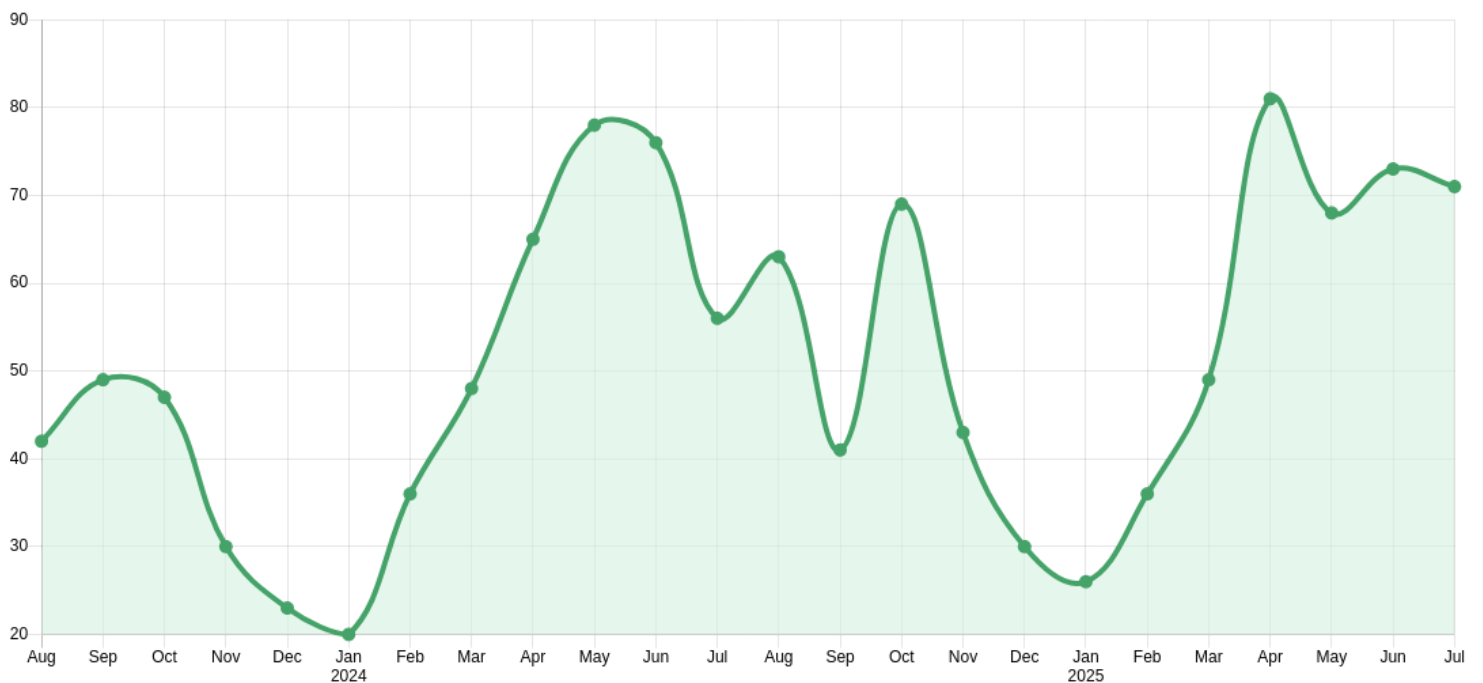


Cumulative Residential Average Single Family Detached Sale Price



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	86	95	-9.47%	985	981	0.41%
Units Reported Sold	71	56	26.79%	650	570	14.04%
Sell / List Ratio	82.56%	58.95%		65.99%	58.10%	
Reported Sales Dollars	\$63,094,374	\$47,655,950	32.40%	\$590,691,989	\$505,078,181	16.95%
Average Sell Price / Unit	\$888,653	\$850,999	4.42%	\$908,757	\$886,102	2.56%
Median Sell Price	\$852,500			\$865,000		
Sell Price / List Price	98.29%	97.31%		98.29%	98.29%	
Days to Sell	45	44	2.27%	48	46	4.35%
Active Listings	197	235				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	30	37	-18.92%	322	312	3.21%
Units Reported Sold	17	19	-10.53%	186	179	3.91%
Sell / List Ratio	56.67%	51.35%		57.76%	57.37%	
Reported Sales Dollars	\$7,428,700	\$9,283,900	-19.98%	\$80,493,048	\$72,743,436	10.65%
Average Sell Price / Unit	\$436,982	\$488,626	-10.57%	\$432,758	\$406,388	6.49%
Median Sell Price	\$382,000			\$400,000		
Sell Price / List Price	97.92%	99.50%		97.65%	98.56%	
Days to Sell	49	38	28.95%	69	46	50.00%
Active Listings	95	97				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	18	23	-21.74%	266	296	-10.14%
Units Reported Sold	15	16	-6.25%	182	188	-3.19%
Sell / List Ratio	83.33%	69.57%		68.42%	63.51%	
Reported Sales Dollars	\$8,188,000	\$10,379,300	-21.11%	\$112,641,449	\$115,701,105	-2.64%
Average Sell Price / Unit	\$545,867	\$648,706	-15.85%	\$618,909	\$615,431	0.57%
Median Sell Price	\$505,000			\$599,450		
Sell Price / List Price	98.68%	98.61%		98.76%	99.05%	
Days to Sell	55	55	0.00%	46	45	2.22%
Active Listings	57	58				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	6	8	-25.00%	95	151	-37.09%
Units Reported Sold	1	4	-75.00%	43	42	2.38%
Sell / List Ratio	16.67%	50.00%		45.26%	27.81%	
Reported Sales Dollars	\$441,000	\$1,864,500	-76.35%	\$23,165,210	\$21,422,231	8.14%
Average Sell Price / Unit	\$441,000	\$466,125	-5.39%	\$538,726	\$510,053	5.62%
Median Sell Price	\$441,000			\$441,000		
Sell Price / List Price	102.58%	93.56%		94.87%	95.68%	
Days to Sell	107	40	167.50%	99	106	-6.60%
Active Listings	60	72				

Single Family Detached Sales Analysis

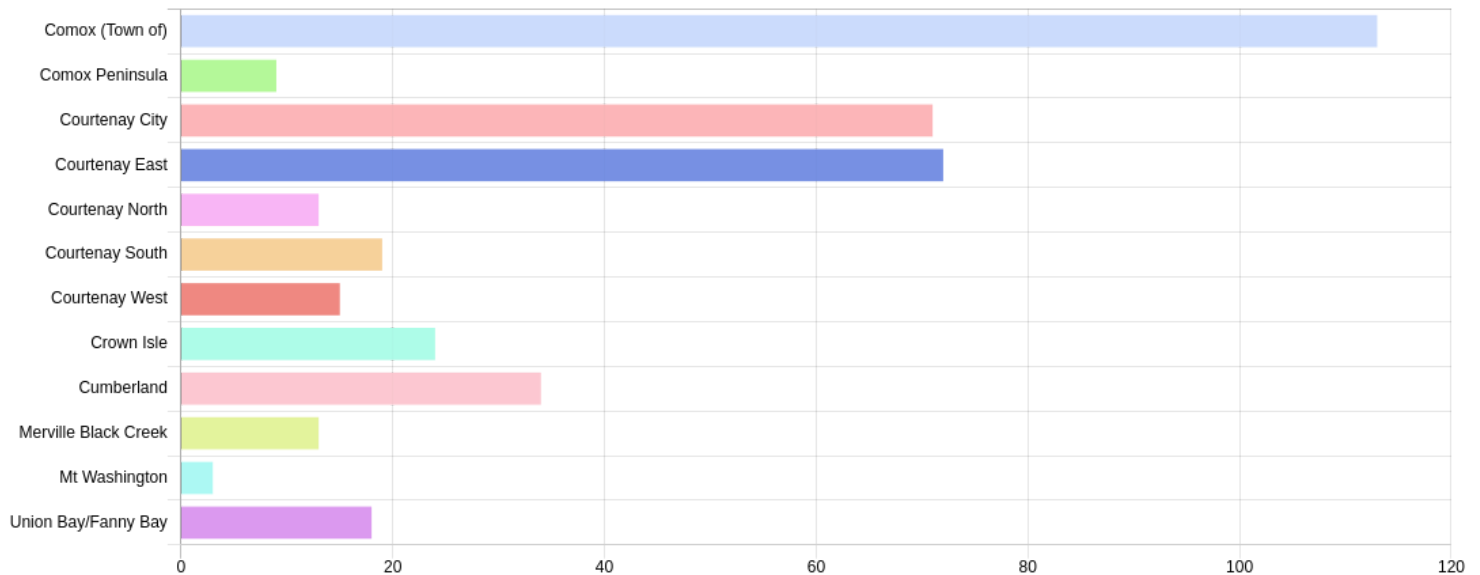
Unconditional Sales from January 1 to July 31, 2025

	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	10	29	33	17	14	6	4	0	0	113	113
Comox Peninsula	0	0	0	0	1	0	0	4	2	1	1	0	0	0	9	17
Courtenay City	1	0	0	1	10	14	19	13	6	6	1	0	0	0	71	73
Courtenay East	0	0	1	0	1	1	9	30	9	14	7	0	0	0	72	72
Courtenay North	0	0	0	0	0	0	2	2	2	5	1	0	1	0	13	32
Courtenay South	0	0	0	0	0	0	0	2	3	2	9	3	0	0	19	28
Courtenay West	0	0	0	0	1	2	3	4	1	2	2	0	0	0	15	20
Crown Isle	0	0	0	0	0	0	0	0	2	12	9	1	0	0	24	24
Cumberland	0	0	0	0	0	2	4	15	5	6	2	0	0	0	34	34
Merville Black Creek	0	0	0	0	1	5	1	3	2	1	0	0	0	0	13	26
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	30
Totals	1	0	2	1	14	37	70	115	52	65	38	8	1	0	404	
Revised Totals*	1	0	2	1	14	38	73	119	54	82	56	16	8	7	471	

* including Acreage & Waterfront

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to July 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
Totals	1	2	2	9	40	88	116	129	74	122	29	9	5	0	626

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

