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denham

REAL ESTATE GROUP

Market Report Summary January 2026

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RE/MAX

ocean pacific realty

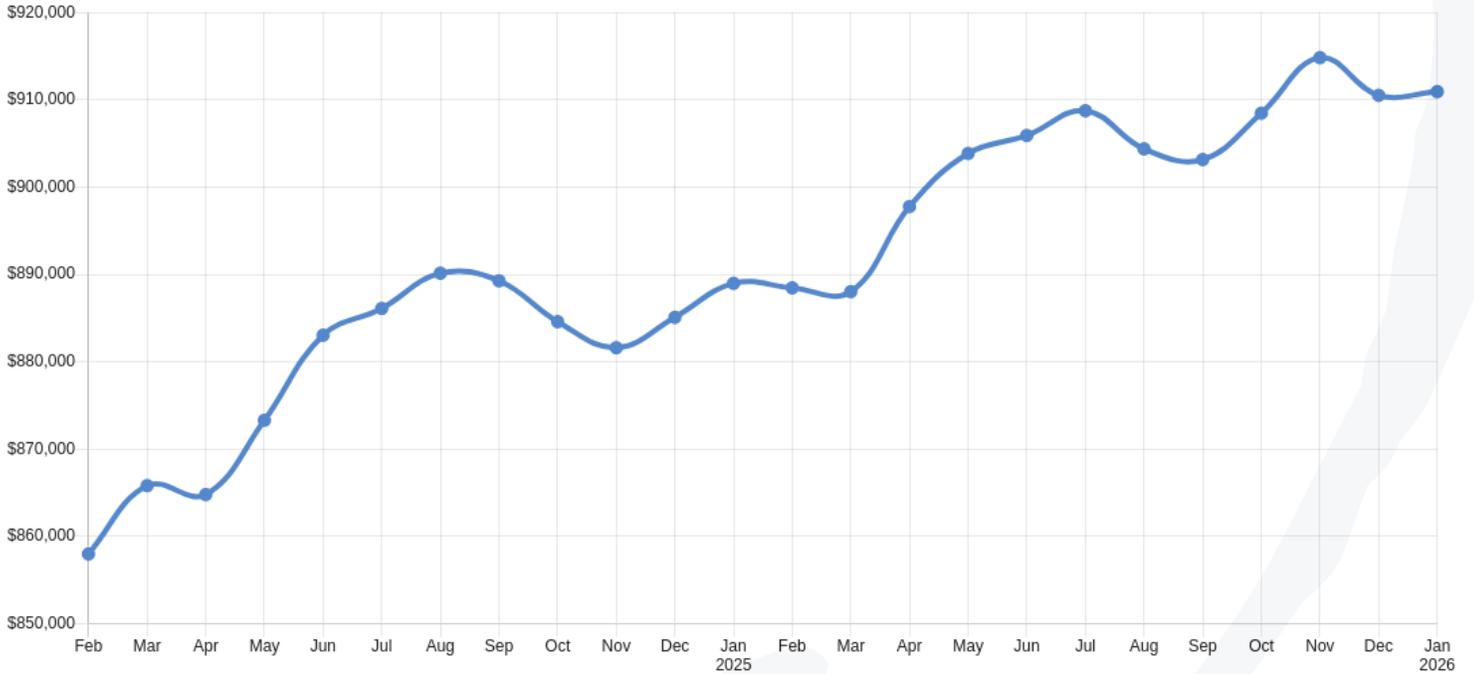
Each office independently owned and operated

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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	57	55	3.64%	955	978	-2.35%
Units Reported Sold	21	26	-19.23%	625	631	-0.95%
Sell / List Ratio	36.84%	47.27%		65.45%	64.52%	
Reported Sales Dollars	\$20,331,045	\$24,621,100	-17.42%	\$569,334,203	\$560,945,305	1.50%
Average Sell Price / Unit	\$968,145	\$946,965	2.24%	\$910,935	\$888,978	2.47%
Median Sell Price	\$1,054,000			\$858,000		
Sell Price / List Price	98.10%	98.47%		98.31%	98.20%	
Days to Sell	64	87	-26.44%	47	49	-4.08%
Active Listings	119	129				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	15	32	-53.12%	283	328	-13.72%
Units Reported Sold	12	14	-14.29%	182	196	-7.14%
Sell / List Ratio	80.00%	43.75%		64.31%	59.76%	
Reported Sales Dollars	\$4,874,000	\$5,084,081	-4.13%	\$78,187,779	\$82,620,294	-5.36%
Average Sell Price / Unit	\$406,167	\$363,149	11.85%	\$429,603	\$421,532	1.91%
Median Sell Price	\$428,250			\$397,000		
Sell Price / List Price	96.19%	96.52%		97.16%	97.93%	
Days to Sell	90	83	8.43%	73	59	23.73%
Active Listings	58	76				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	15	23	-34.78%	291	274	6.20%
Units Reported Sold	12	6	100.00%	183	202	-9.41%
Sell / List Ratio	80.00%	26.09%		62.89%	73.72%	
Reported Sales Dollars	\$7,658,200	\$4,288,000	78.60%	\$108,357,299	\$127,994,619	-15.34%
Average Sell Price / Unit	\$638,183	\$714,667	-10.70%	\$592,116	\$633,637	-6.55%
Median Sell Price	\$559,700			\$573,000		
Sell Price / List Price	98.30%	99.87%		98.55%	98.81%	
Days to Sell	84	53	58.49%	50	48	4.17%
Active Listings	52	34				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	6	12	-50.00%	93	137	-32.12%
Units Reported Sold	2	4	-50.00%	28	57	-50.88%
Sell / List Ratio	33.33%	33.33%		30.11%	41.61%	
Reported Sales Dollars	\$1,214,395	\$1,978,635	-38.62%	\$17,652,795	\$27,107,941	-34.88%
Average Sell Price / Unit	\$607,198	\$494,659	22.75%	\$630,457	\$475,578	32.57%
Median Sell Price	\$607,198			\$447,500		
Sell Price / List Price	113.52%	97.53%		94.89%	96.26%	
Days to Sell	141	77	83.12%	87	97	-10.31%
Active Listings	47	41				

Single Family Detached Sales Analysis

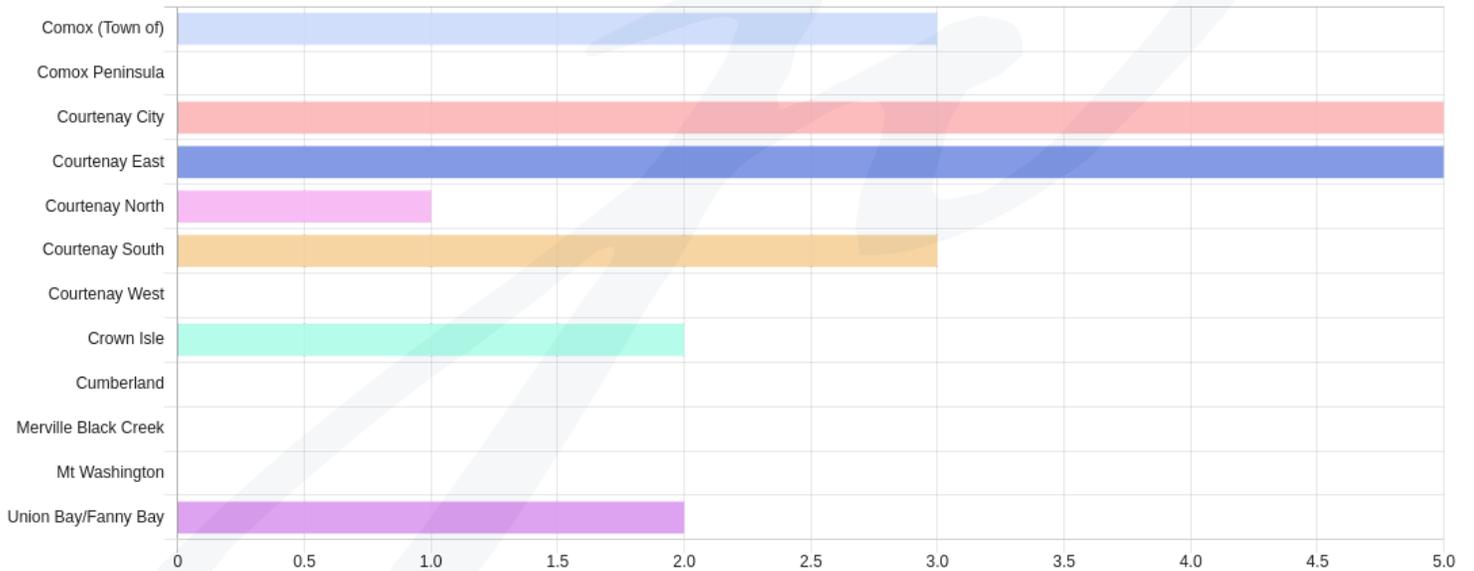
Unconditional Sales from January 1 to January 31, 2026

	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	1	1	0	0	1	0	0	0	0	0	3
Comox Peninsula	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Courtenay City	0	0	0	0	0	2	0	0	0	3	0	0	0	0	5
Courtenay East	0	0	0	0	0	1	0	1	0	3	0	0	0	0	5
Courtenay North	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
Courtenay South	0	0	0	0	0	0	0	0	0	2	1	0	0	0	3
Courtenay West	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Crown Isle	0	0	0	0	0	0	0	0	0	1	1	0	0	0	2
Cumberland	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Merville Black Creek	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mt Washington	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Union Bay/Fanny Bay	0	0	0	0	0	0	1	1	0	0	0	0	0	0	2
Totals	0	0	0	0	1	4	1	3	1	9	2	0	0	0	21
Revised Totals*	0	0	0	0	1	5	1	3	1	11	2	0	1	0	25

*including Acreage & Waterfront

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to January 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

