

# Market Report Summary September 2025

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**RE/MAX**

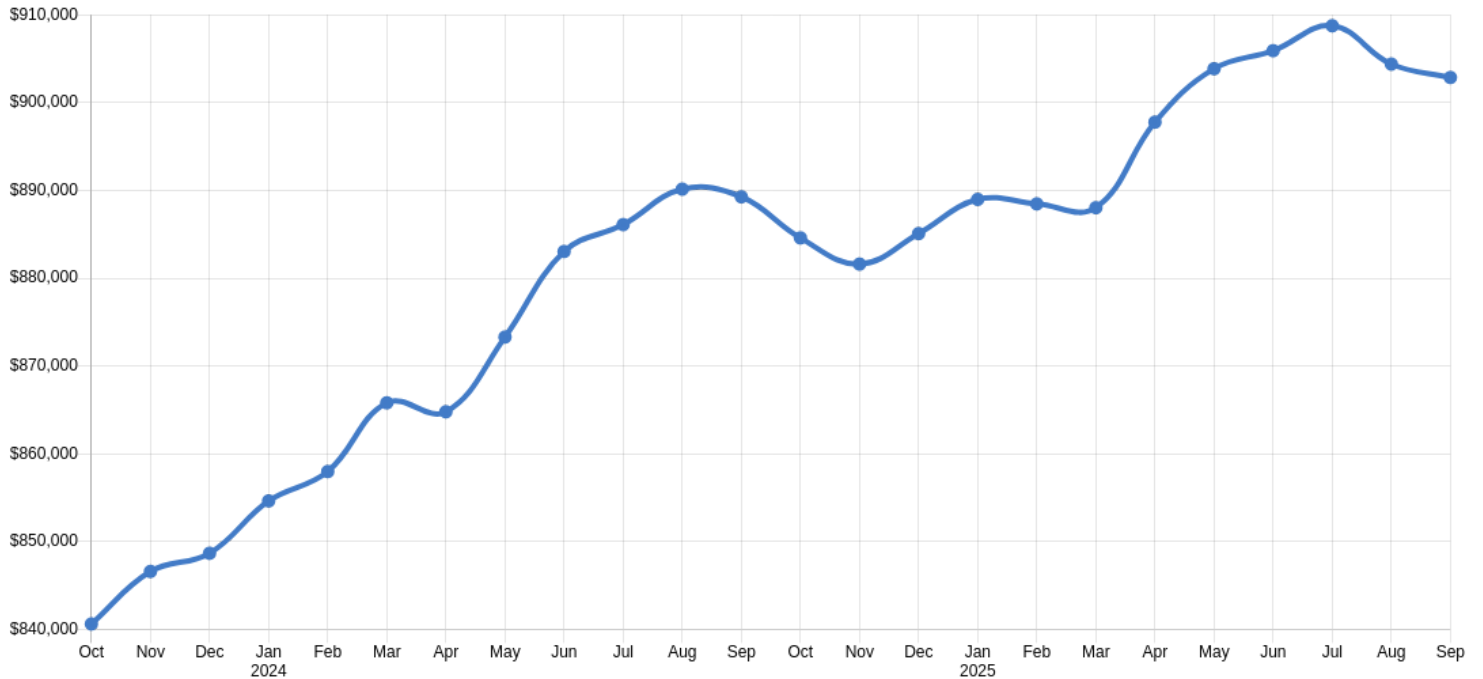
ocean pacific realty

Each office independently owned and operated

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282 Anderton Road  
Comox, BC V9M 1Y2

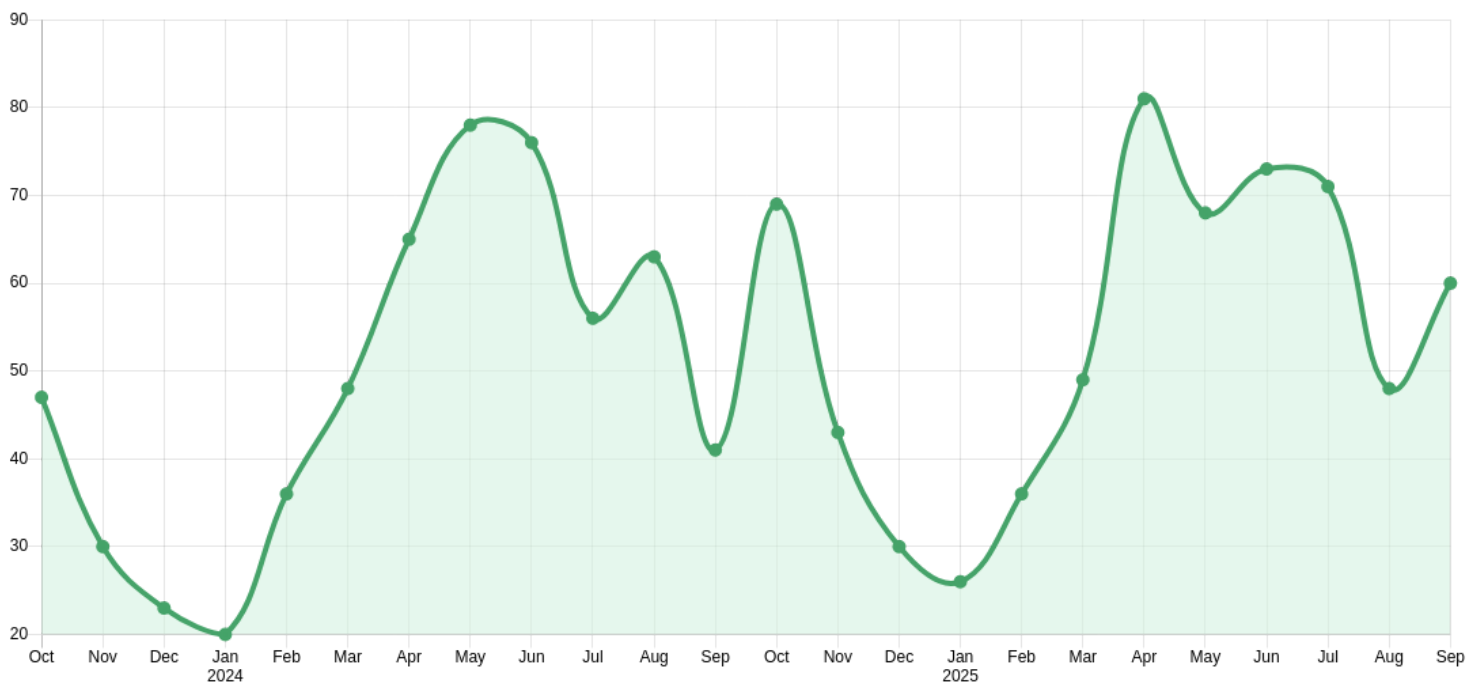


## Cumulative Residential Average Single Family Detached Sale Price



**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	82	97	-15.46%	950	997	-4.71%
Units Reported Sold	60	41	46.34%	654	583	12.18%
Sell / List Ratio	73.17%	42.27%		68.84%	58.48%	
Reported Sales Dollars	\$51,977,142	\$35,792,750	45.22%	\$590,467,816	\$518,440,651	13.89%
Average Sell Price / Unit	\$866,286	\$872,994	-0.77%	\$902,856	\$889,264	1.53%
Median Sell Price	\$830,500			\$860,000		
Sell Price / List Price	98.26%	98.11%		98.26%	98.24%	
Days to Sell	46	45	2.22%	48	47	2.13%
Active Listings	188	236				

### Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	20	24	-16.67%	310	322	-3.73%
Units Reported Sold	18	17	5.88%	195	182	7.14%
Sell / List Ratio	90.00%	70.83%		62.90%	56.52%	
Reported Sales Dollars	\$8,055,900	\$7,034,432	14.52%	\$83,893,541	\$75,309,693	11.40%
Average Sell Price / Unit	\$447,550	\$413,790	8.16%	\$430,223	\$413,790	3.97%
Median Sell Price	\$397,000			\$395,000		
Sell Price / List Price	94.36%	97.39%		97.25%	98.26%	
Days to Sell	114	81	40.74%	72	51	41.18%
Active Listings	72	86				

### Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	30	16	87.50%	286	288	-0.69%
Units Reported Sold	17	18	-5.56%	183	194	-5.67%
Sell / List Ratio	56.67%	112.50%		63.99%	67.36%	
Reported Sales Dollars	\$9,734,500	\$10,795,850	-9.83%	\$111,522,799	\$119,846,019	-6.94%
Average Sell Price / Unit	\$572,618	\$599,769	-4.53%	\$609,414	\$617,763	-1.35%
Median Sell Price	\$585,000			\$599,900		
Sell Price / List Price	97.94%	98.50%		98.61%	98.93%	
Days to Sell	42	48	-12.50%	47	46	2.17%
Active Listings	61	44				

### Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	9	7	28.57%	94	147	-36.05%
Units Reported Sold	2	3	-33.33%	39	46	-15.22%
Sell / List Ratio	22.22%	42.86%		41.49%	31.29%	
Reported Sales Dollars	\$831,900	\$1,310,000	-36.50%	\$22,652,810	\$22,791,531	-0.61%
Average Sell Price / Unit	\$415,950	\$436,667	-4.74%	\$580,841	\$495,468	17.23%
Median Sell Price	\$415,950			\$445,000		
Sell Price / List Price	99.17%	94.26%		95.23%	95.98%	
Days to Sell	103	124	-16.94%	96	103	-6.80%
Active Listings	54	67				

## Single Family Detached Sales Analysis

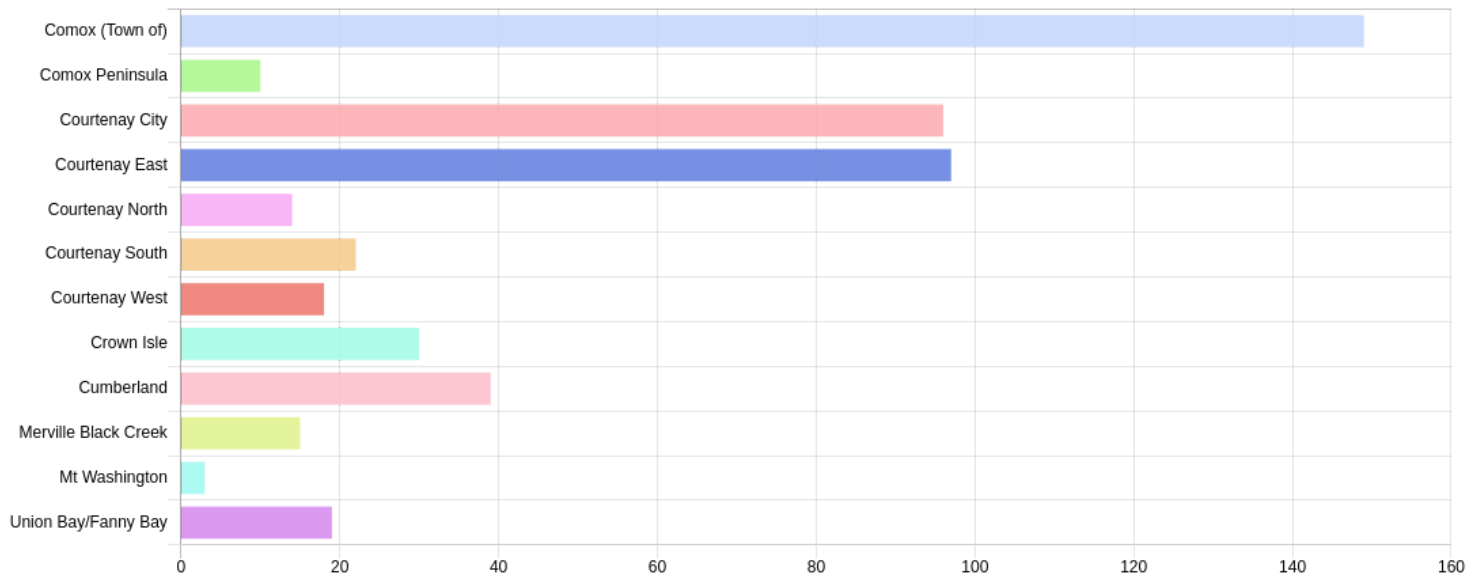
Unconditional Sales from January 1 to September 30, 2025

	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	37	41	22	19	7	4	0	0	149
Comox Peninsula	0	0	0	0	1	0	0	4	3	1	1	0	0	0	10
Courtenay City	1	1	0	1	14	24	21	16	7	9	2	0	0	0	96
Courtenay East	0	0	1	0	2	2	15	38	12	17	10	0	0	0	97
Courtenay North	0	0	0	0	0	0	2	2	2	6	1	0	1	0	14
Courtenay South	0	0	0	0	0	0	0	2	3	4	10	3	0	0	22
Courtenay West	0	0	0	0	1	2	5	5	1	2	2	0	0	0	18
Crown Isle	0	0	0	0	0	0	0	0	5	12	11	2	0	0	30
Cumberland	0	0	0	0	1	5	4	15	5	7	2	0	0	0	39
Merville Black Creek	0	0	0	0	1	6	1	4	2	1	0	0	0	0	15
Mt Washington	0	0	0	0	0	0	1	1	0	1	0	0	0	0	3
Union Bay/Fanny Bay	0	0	1	0	0	4	2	8	3	1	0	0	0	0	19
<b>Totals</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>20</b>	<b>62</b>	<b>88</b>	<b>136</b>	<b>65</b>	<b>80</b>	<b>46</b>	<b>9</b>	<b>1</b>	<b>0</b>	<b>512</b>
<b>Revised Totals*</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>20</b>	<b>63</b>	<b>90</b>	<b>142</b>	<b>71</b>	<b>106</b>	<b>69</b>	<b>18</b>	<b>9</b>	<b>9</b>	<b>603</b>

\* including Acreage & Waterfront

## Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to September 30, 2025



## 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

