

# Market Report Summary

## April 2026

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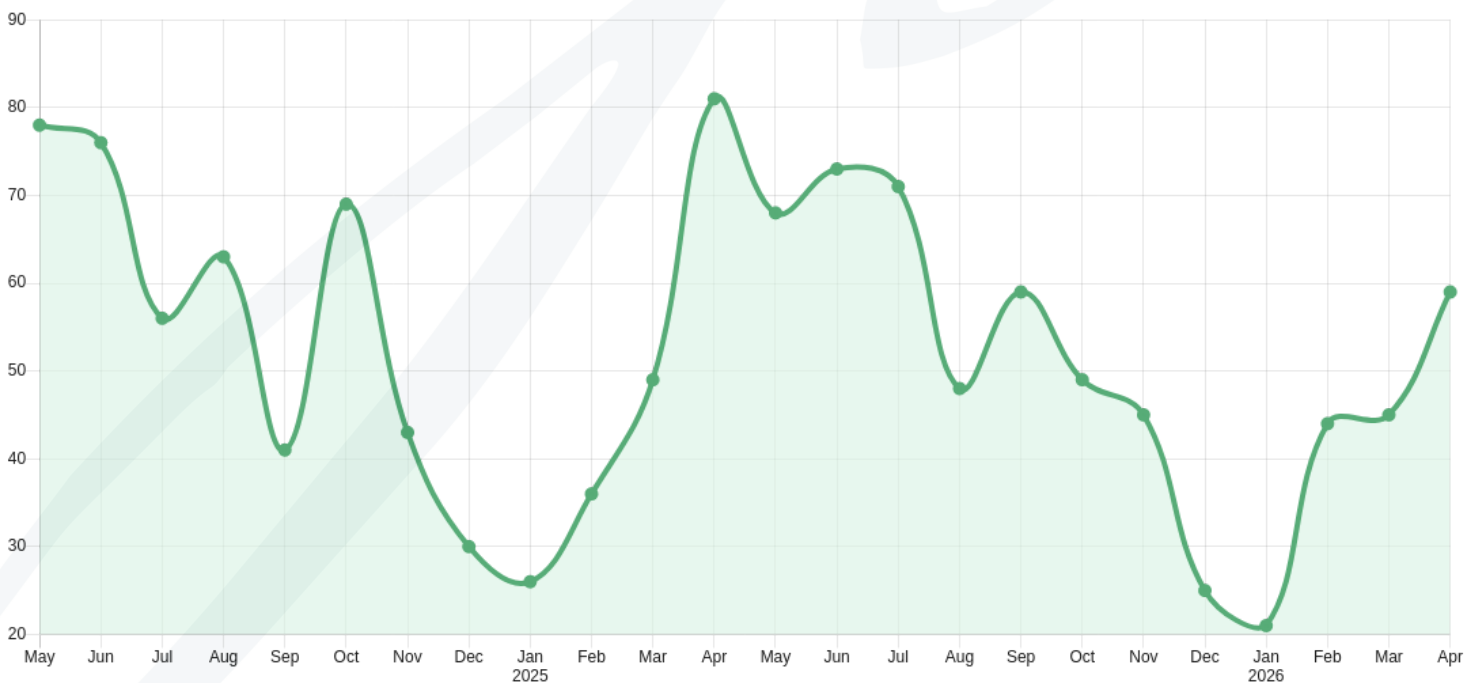
 **REMAX**  
**OCEAN PACIFIC**  
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tf 888.829.7205  
282 Anderton Road  
Comox, BC V9M 1Y2  
Each office independently owned and operated

## 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	132	131	0.76%	942	1,028	-8.37%
Units Reported Sold	59	81	-27.16%	607	648	-6.33%
Sell / List Ratio	44.70%	61.83%		64.44%	63.04%	
Reported Sales Dollars	\$55,626,247	\$75,767,757	-26.58%	\$554,104,868	\$581,756,834	-4.75%
Average Sell Price / Unit	\$942,818	\$935,404	0.79%	\$912,858	\$897,773	1.68%
Median Sell Price	\$885,000			\$860,000		
Sell Price / List Price	98.39%	98.93%		98.12%	98.27%	
Days to Sell	36	41	-12.20%	46	48	-4.17%
Active Listings	194	207				

### Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	21	35	-40.00%	259	332	-21.99%
Units Reported Sold	9	19	-52.63%	165	191	-13.61%
Sell / List Ratio	42.86%	54.29%		63.71%	57.53%	
Reported Sales Dollars	\$4,732,000	\$9,117,787	-48.10%	\$70,941,142	\$82,927,081	-14.45%
Average Sell Price / Unit	\$525,778	\$479,884	9.56%	\$429,946	\$434,173	-0.97%
Median Sell Price	\$420,000			\$408,000		
Sell Price / List Price	98.21%	98.12%		97.11%	97.89%	
Days to Sell	55	45	22.22%	75	64	17.19%
Active Listings	67	95				

### Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	48	33	45.45%	303	276	9.78%
Units Reported Sold	19	17	11.76%	189	195	-3.08%
Sell / List Ratio	39.58%	51.52%		62.38%	70.65%	
Reported Sales Dollars	\$11,021,700	\$10,779,900	2.24%	\$112,251,600	\$125,104,849	-10.27%
Average Sell Price / Unit	\$580,089	\$634,112	-8.52%	\$593,924	\$641,563	-7.43%
Median Sell Price	\$610,000			\$577,500		
Sell Price / List Price	98.63%	99.15%		98.50%	98.86%	
Days to Sell	47	34	38.24%	53	44	20.45%
Active Listings	80	64				

### Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	15	5	200.00%	99	117	-15.38%
Units Reported Sold	5	5	0.00%	37	49	-24.49%
Sell / List Ratio	33.33%	100.00%		37.37%	41.88%	
Reported Sales Dollars	\$1,580,000	\$2,549,000	-38.01%	\$19,973,945	\$23,137,110	-13.67%
Average Sell Price / Unit	\$316,000	\$509,800	-38.01%	\$539,836	\$472,186	14.33%
Median Sell Price	\$335,000			\$415,000		
Sell Price / List Price	93.28%	95.87%		94.92%	96.45%	
Days to Sell	58	109	-46.79%	191	100	91.00%
Active Listings	45	49				

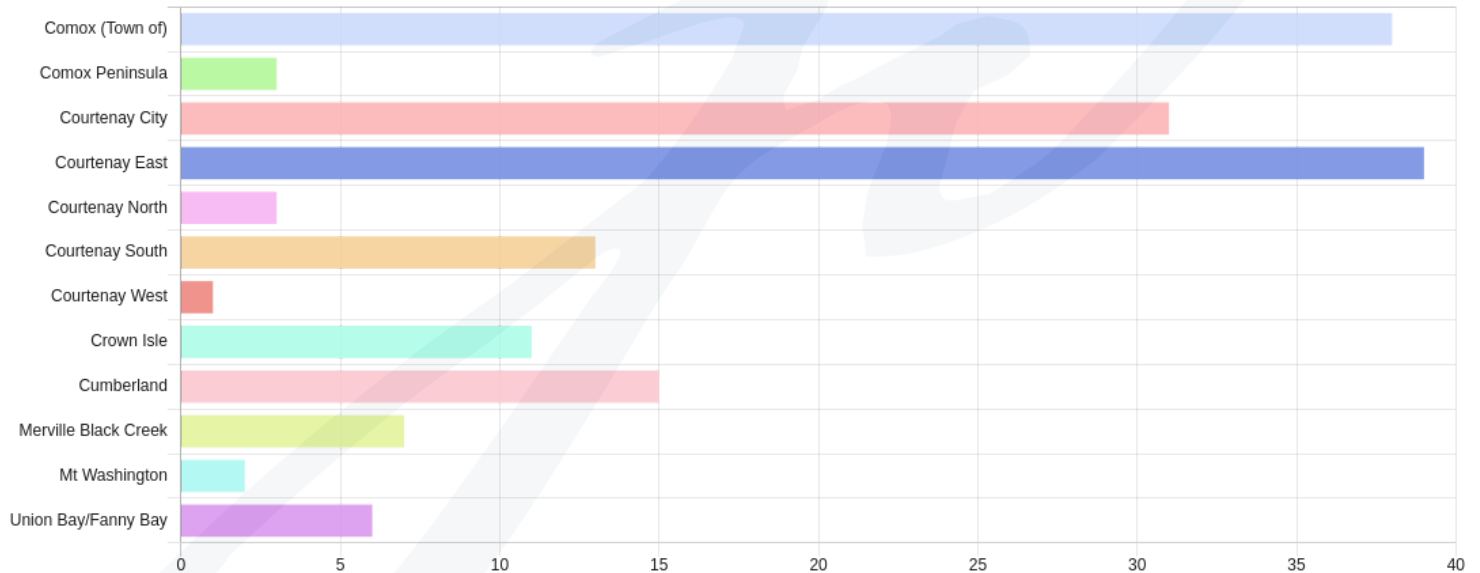
## Single Family Detached Sales Analysis

Unconditional Sales from January 1 to April 30, 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	2	2	7	11	7	6	3	0	0	0	38	41
Comox Peninsula	0	0	0	0	0	0	0	1	1	1	0	0	0	0	3	6
Courtenay City	0	1	0	0	3	12	5	1	2	6	1	0	0	0	31	32
Courtenay East	0	0	0	0	1	3	5	13	7	8	2	0	0	0	39	39
Courtenay North	0	0	0	0	0	0	1	2	0	0	0	0	0	0	3	7
Courtenay South	0	0	0	0	0	0	0	0	2	8	2	0	0	1	13	14
Courtenay West	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1	5
Crown Isle	0	0	0	0	0	0	0	0	2	5	3	1	0	0	11	11
Cumberland	0	0	1	0	1	0	2	5	4	2	0	0	0	0	15	15
Merville Black Creek	0	0	0	0	0	0	1	2	0	2	1	1	0	0	7	14
Mt Washington	0	0	0	0	0	0	1	1	0	0	0	0	0	0	2	2
Union Bay/Fanny Bay	0	0	0	0	0	0	2	2	1	0	1	0	0	0	6	10
<b>Totals</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>7</b>	<b>17</b>	<b>24</b>	<b>39</b>	<b>26</b>	<b>38</b>	<b>13</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>169</b>	
<b>Revised Totals*</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>8</b>	<b>18</b>	<b>24</b>	<b>41</b>	<b>29</b>	<b>44</b>	<b>16</b>	<b>5</b>	<b>5</b>	<b>4</b>	<b>196</b>	

## Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to April 30, 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
<b>Totals</b>	<b>1</b>	<b>1</b>	<b>3</b>	<b>3</b>	<b>26</b>	<b>79</b>	<b>113</b>	<b>161</b>	<b>76</b>	<b>97</b>	<b>55</b>	<b>12</b>	<b>3</b>	<b>0</b>	<b>630</b>	
<b>Revised Totals*</b>	<b>1</b>	<b>1</b>	<b>3</b>	<b>4</b>	<b>26</b>	<b>80</b>	<b>118</b>	<b>175</b>	<b>85</b>	<b>131</b>	<b>82</b>	<b>24</b>	<b>12</b>	<b>11</b>	<b>753</b>	

\*including Acreage & Waterfront

## Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to December 31, 2025

