

Market Report Summary

June 2026

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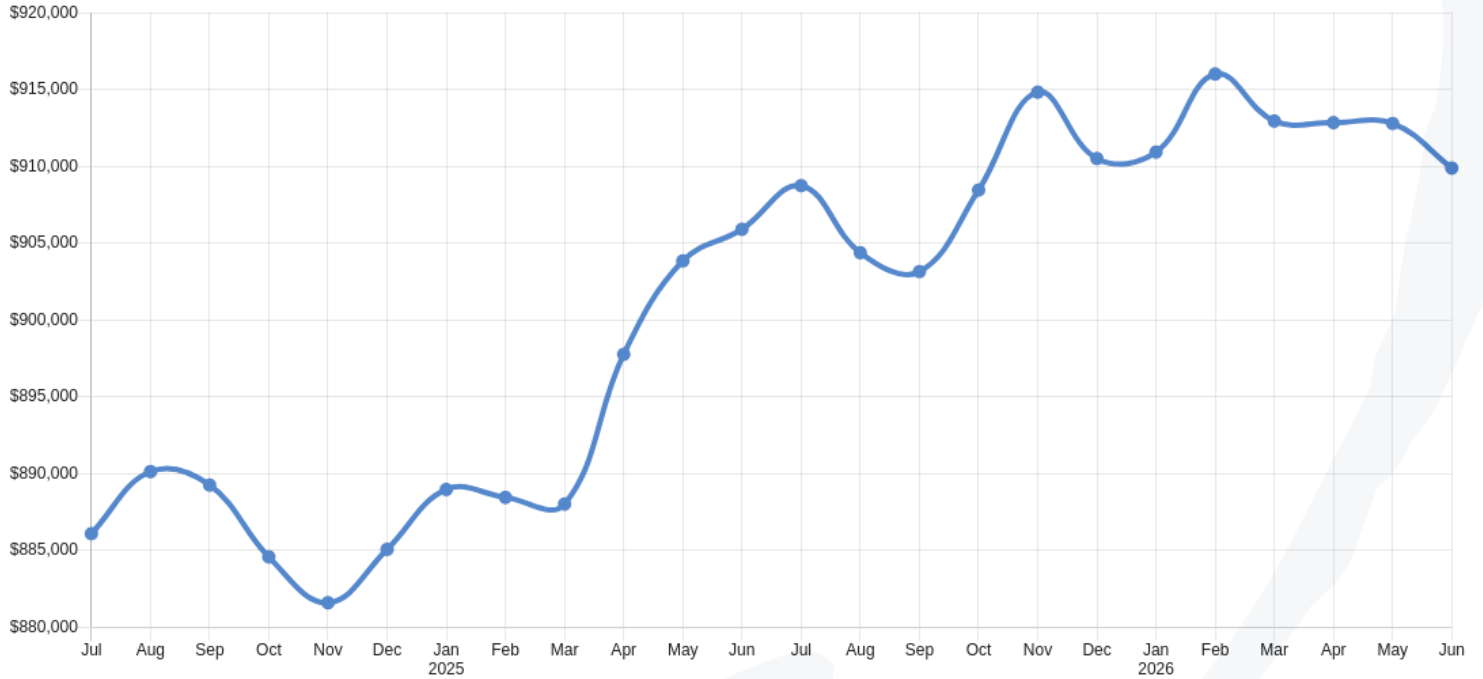
REMAX
OCEAN PACIFIC

Each office independently owned and operated

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Comox, BC V9M 1Y2

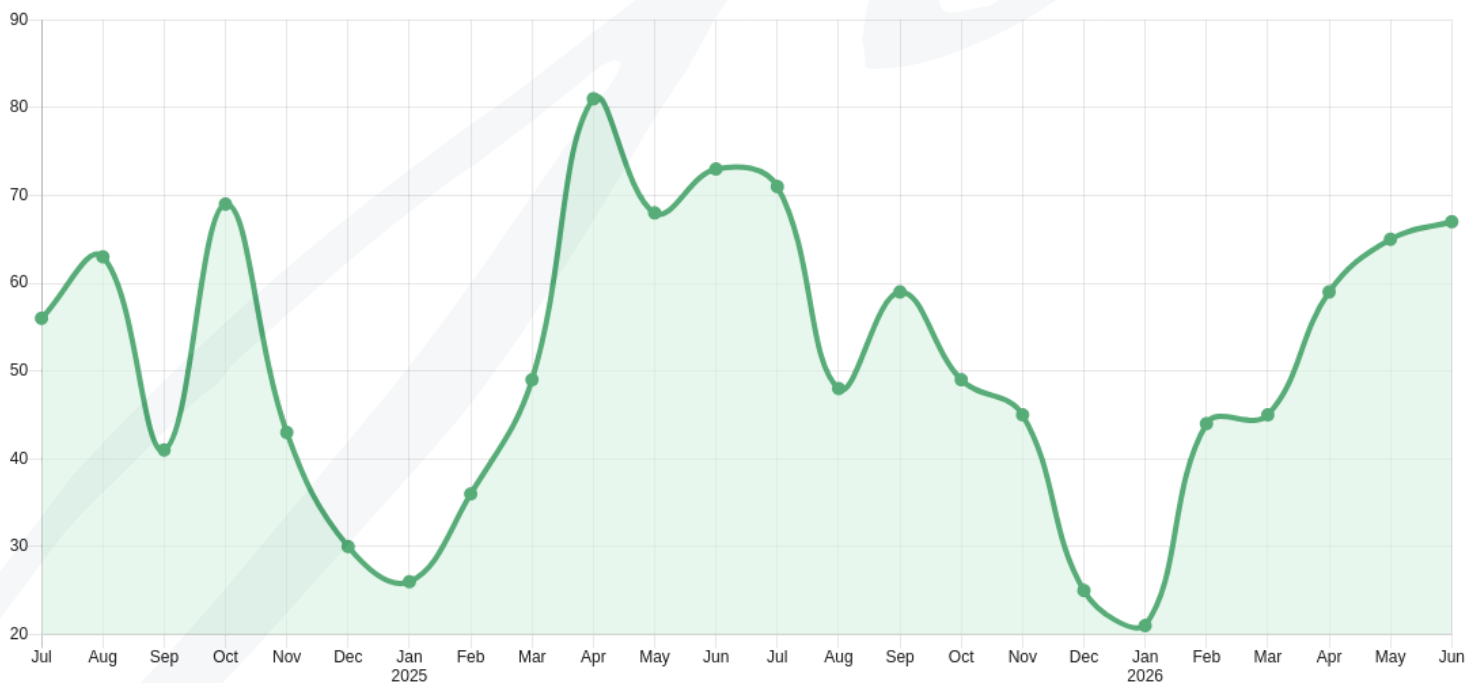


Cumulative Residential Average Single Family Detached Sale Price



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	108	91	18.68%	926	994	-6.84%
Units Reported Sold	67	73	-8.22%	598	635	-5.83%
Sell / List Ratio	62.04%	80.22%		64.58%	63.88%	
Reported Sales Dollars	\$60,600,141	\$67,815,676	-10.64%	\$544,115,158	\$575,253,565	-5.41%
Average Sell Price / Unit	\$904,480	\$928,982	-2.64%	\$909,892	\$905,911	0.44%
Median Sell Price	\$885,000			\$858,750		
Sell Price / List Price	98.06%	98.04%		98.12%	98.21%	
Days to Sell	42	44	-4.55%	46	48	-4.17%
Active Listings	198	215				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	24	26	-7.69%	255	329	-22.49%
Units Reported Sold	18	20	-10.00%	161	188	-14.36%
Sell / List Ratio	75.00%	76.92%		63.14%	57.14%	
Reported Sales Dollars	\$7,109,900	\$8,587,000	-17.20%	\$68,971,475	\$82,348,248	-16.24%
Average Sell Price / Unit	\$394,994	\$429,350	-8.00%	\$428,394	\$438,023	-2.20%
Median Sell Price	\$351,000			\$399,000		
Sell Price / List Price	98.20%	97.66%		97.17%	97.83%	
Days to Sell	52	68	-23.53%	71	68	4.41%
Active Listings	71	94				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	22	26	-15.38%	310	271	14.39%
Units Reported Sold	28	23	21.74%	199	183	8.74%
Sell / List Ratio	127.27%	88.46%		64.19%	67.53%	
Reported Sales Dollars	\$17,011,100	\$13,069,300	30.16%	\$120,332,740	\$114,832,749	4.79%
Average Sell Price / Unit	\$607,539	\$568,230	6.92%	\$604,687	\$627,501	-3.64%
Median Sell Price	\$602,500			\$595,000		
Sell Price / List Price	98.42%	99.31%		98.48%	98.75%	
Days to Sell	54	53	1.89%	53	46	15.22%
Active Listings	61	61				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	11	7	57.14%	102	97	5.15%
Units Reported Sold	5	3	66.67%	39	46	-15.22%
Sell / List Ratio	45.45%	42.86%		38.24%	47.42%	
Reported Sales Dollars	\$3,996,000	\$4,325,000	-7.61%	\$19,887,445	\$24,588,710	-19.12%
Average Sell Price / Unit	\$799,200	\$1,441,667	-44.56%	\$509,934	\$534,537	-4.60%
Median Sell Price	\$765,000			\$441,000		
Sell Price / List Price	92.97%	88.36%		96.07%	94.64%	
Days to Sell	62	82	-24.39%	185	95	94.74%
Active Listings	52	57				

Single Family Detached Sales Analysis

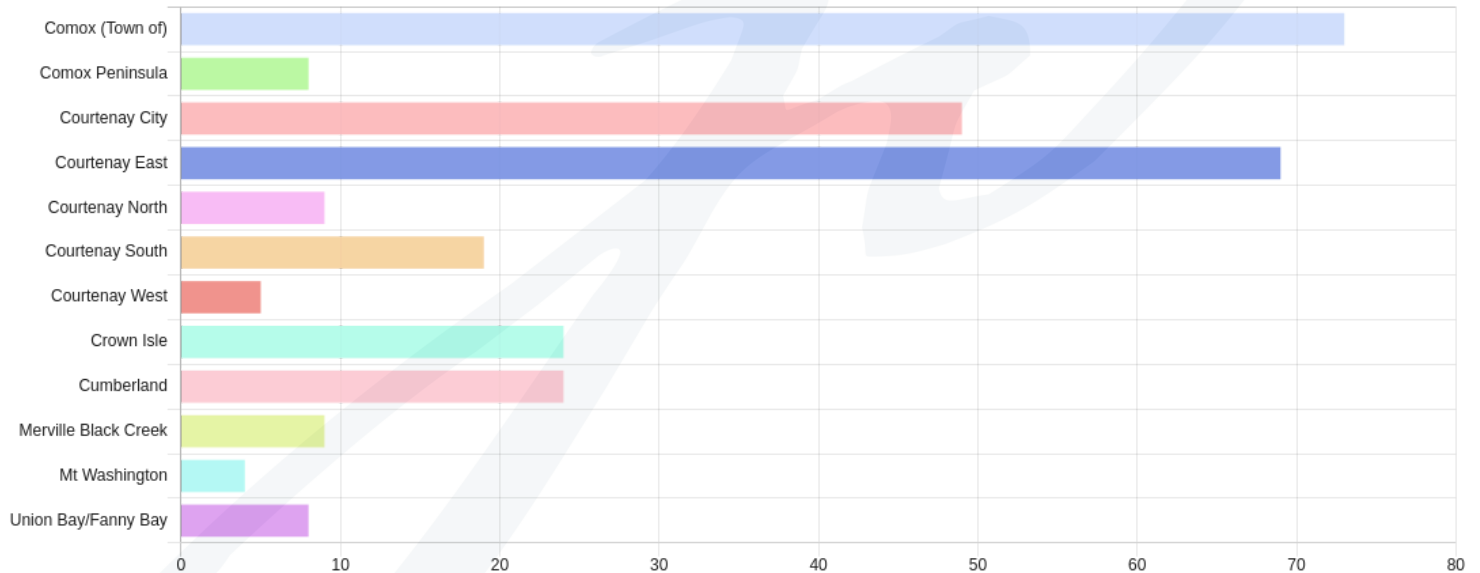
Unconditional Sales from January 1 to June 30, 2026

	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	4	7	15	14	15	15	3	0	0	0	73	77
Comox Peninsula	0	0	0	0	0	0	1	2	2	1	1	1	0	0	8	14
Courtenay City	0	1	1	0	5	18	7	4	4	7	2	0	0	0	49	51
Courtenay East	0	0	0	0	1	6	10	23	9	14	6	0	0	0	69	69
Courtenay North	0	0	0	0	0	1	3	3	0	1	1	0	0	0	9	15
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	2	1	1	0	0	0	0	0	5	13
Crown Isle	0	0	0	0	0	0	0	3	2	10	5	3	1	0	24	24
Cumberland	0	0	1	0	2	0	3	8	6	4	0	0	0	0	24	24
Merville Black Creek	0	0	0	0	0	0	1	3	0	3	1	1	0	0	9	23
Mt Washington	0	0	0	0	0	0	1	1	1	1	0	0	0	0	4	4
Union Bay/Fanny Bay	0	0	0	0	1	0	2	2	2	0	1	0	0	0	8	17
Totals	0	1	2	0	13	33	45	65	44	69	22	5	1	1	301	
Revised Totals*	0	1	2	0	14	35	45	67	49	81	31	11	8	10	354	

*including Acreage & Waterfront

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to June 30, 2026



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

