

jane  
denham

REAL ESTATE GROUP

# Market Report Summary February 2026

Jane Denham PREC\*  
c 250.898.1220 | jane@janedenham.com

Grace Denham-Clare  
c 250.897.8890 | grace@janedenham.com

Marnie Denham-Clare  
c 250.218.4563 | marnie@janedenham.com



**RE/MAX**

ocean pacific realty

Each office independently owned and operated

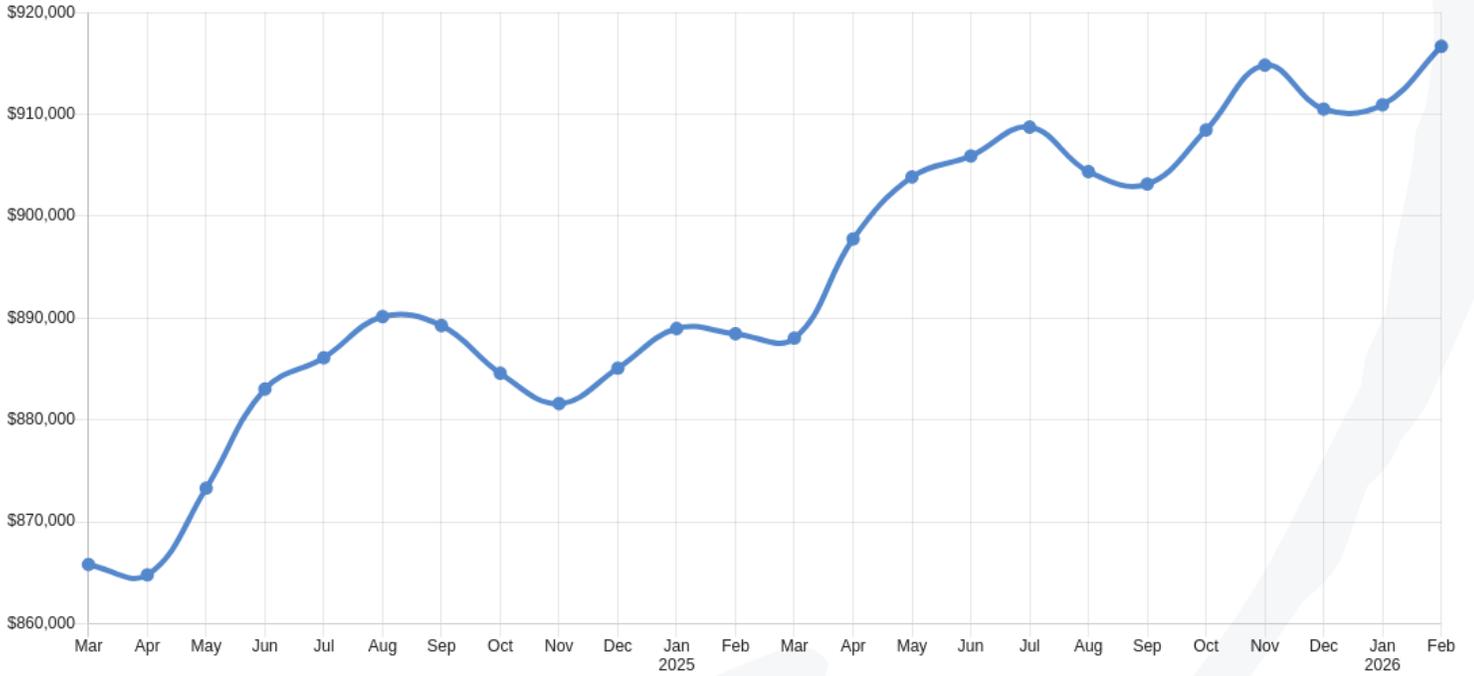
b 250.339.2021

tf 888.829.7205

282 Anderton Road  
Comox, BC V9M 1Y2

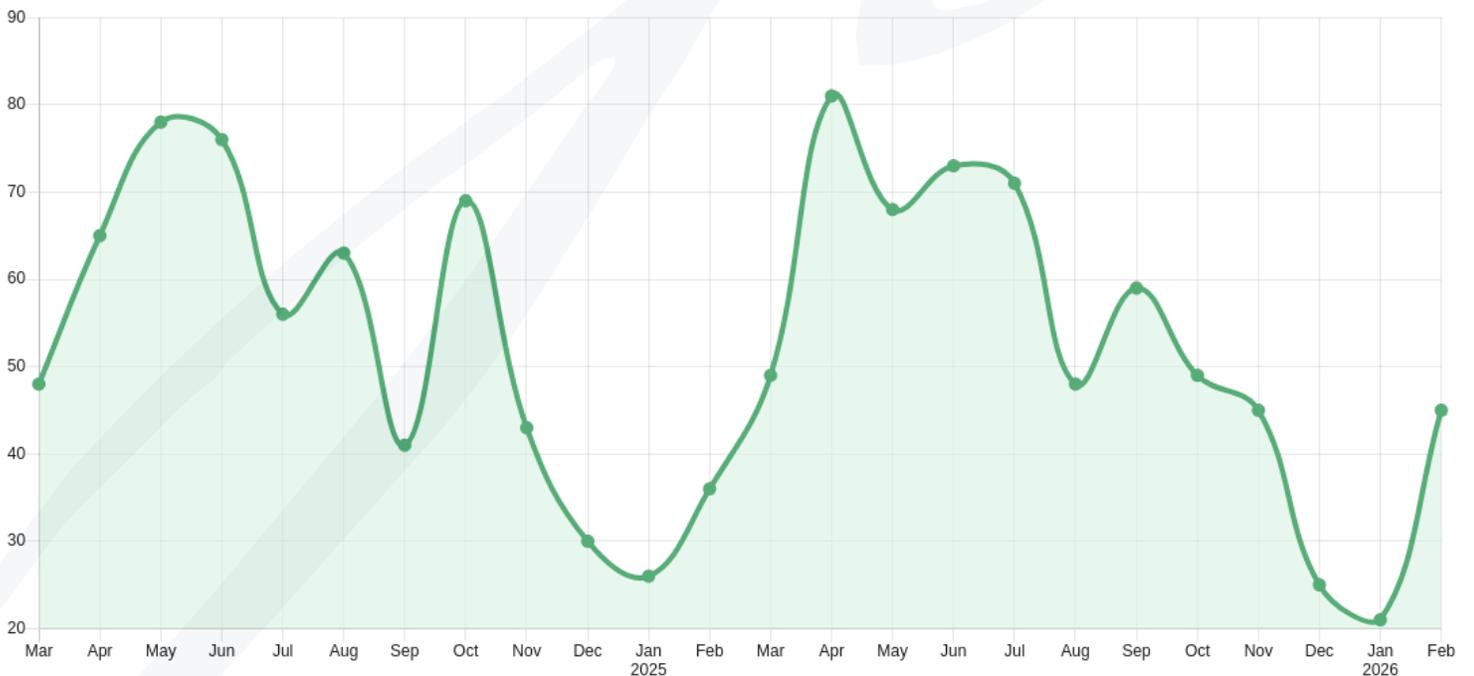


## Cumulative Residential Average Single Family Detached Sale Price



**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	58	64	-9.38%	949	980	-3.16%
Units Reported Sold	45	36	25.00%	634	631	0.48%
Sell / List Ratio	77.59%	56.25%		66.81%	64.39%	
Reported Sales Dollars	\$42,884,125	\$31,041,900	38.15%	\$581,176,428	\$560,620,746	3.67%
Average Sell Price / Unit	\$952,981	\$862,275	10.52%	\$916,682	\$888,464	3.18%
Median Sell Price	\$850,000			\$860,000		
Sell Price / List Price	97.65%	98.98%		98.22%	98.28%	
Days to Sell	56	52	7.69%	47	48	-2.08%
Active Listings	115	136				

### Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	15	24	-37.50%	274	329	-16.72%
Units Reported Sold	7	13	-46.15%	176	191	-7.85%
Sell / List Ratio	46.67%	54.17%		64.23%	58.05%	
Reported Sales Dollars	\$2,472,900	\$4,679,400	-47.15%	\$75,981,279	\$79,255,394	-4.13%
Average Sell Price / Unit	\$353,271	\$359,954	-1.86%	\$431,712	\$414,950	4.04%
Median Sell Price	\$359,000			\$399,000		
Sell Price / List Price	98.24%	97.78%		97.15%	97.86%	
Days to Sell	116	102	13.73%	73	64	14.06%
Active Listings	60	83				

### Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	26	20	30.00%	297	269	10.41%
Units Reported Sold	7	10	-30.00%	180	198	-9.09%
Sell / List Ratio	26.92%	50.00%		60.61%	73.61%	
Reported Sales Dollars	\$4,144,800	\$6,011,499	-31.05%	\$106,490,600	\$126,055,718	-15.52%
Average Sell Price / Unit	\$592,114	\$601,150	-1.50%	\$591,614	\$636,645	-7.07%
Median Sell Price	\$624,800			\$571,500		
Sell Price / List Price	97.31%	98.78%		98.49%	98.83%	
Days to Sell	88	44	100.00%	52	46	13.04%
Active Listings	68	41				

### Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	4	2	100.00%	95	120	-20.83%
Units Reported Sold	7	1	600.00%	34	55	-38.18%
Sell / List Ratio	175.00%	50.00%		35.79%	45.83%	
Reported Sales Dollars	\$3,495,150	\$470,000	643.65%	\$20,677,945	\$26,188,910	-21.04%
Average Sell Price / Unit	\$499,307	\$470,000	6.24%	\$608,175	\$476,162	27.72%
Median Sell Price	\$446,250			\$445,625		
Sell Price / List Price	95.02%	94.02%		94.93%	96.39%	
Days to Sell	574	30	1813.33%	189	97	94.85%
Active Listings	37	39				

## Single Family Detached Sales Analysis

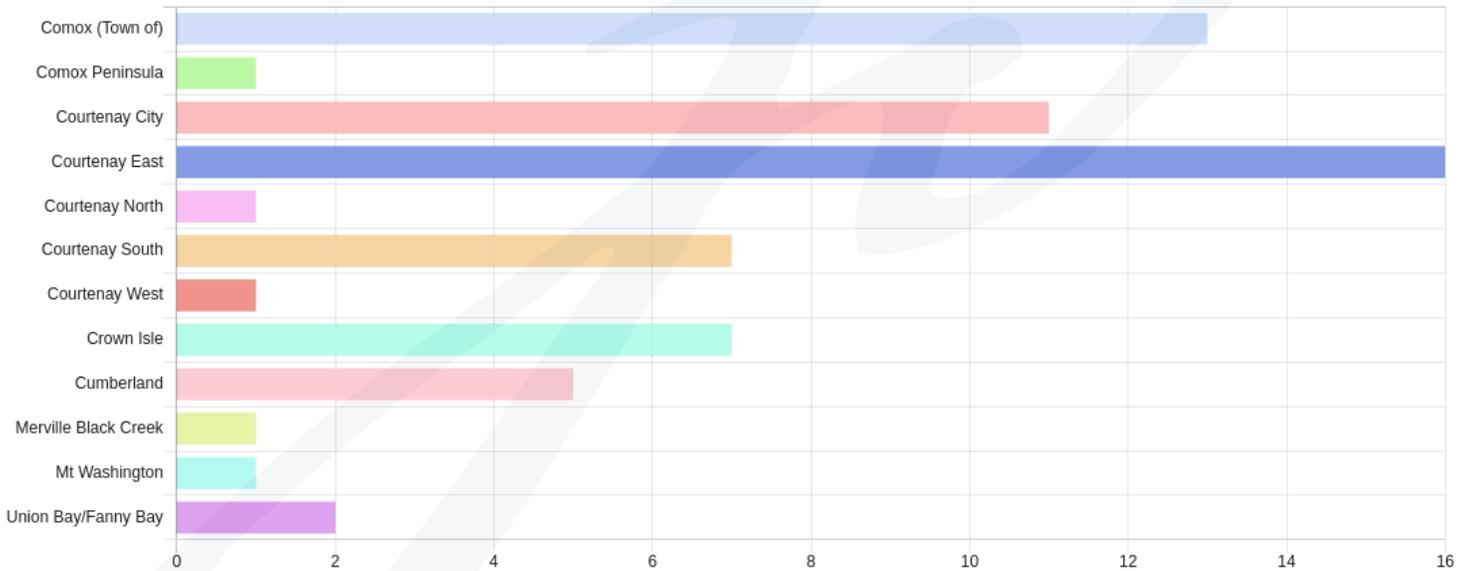
Unconditional Sales from January 1 to February 28, 2026

	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	2	2	3	2	3	0	0	0	0	13
Comox Peninsula	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
Courtenay City	0	0	0	0	2	3	1	0	0	4	1	0	0	0	11
Courtenay East	0	0	0	0	1	2	2	5	1	3	2	0	0	0	16
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	1	4	1	0	0	1	7
Courtenay West	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
Crown Isle	0	0	0	0	0	0	0	0	1	2	3	1	0	0	7
Cumberland	0	0	1	0	1	0	2	0	1	0	0	0	0	0	5
Merville Black Creek	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
Mt Washington	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1
Union Bay/Fanny Bay	0	0	0	0	0	0	1	1	0	0	0	0	0	0	2
<b>Totals</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>5</b>	<b>7</b>	<b>9</b>	<b>11</b>	<b>7</b>	<b>16</b>	<b>8</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>66</b>
<b>Revised Totals*</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>5</b>	<b>8</b>	<b>9</b>	<b>12</b>	<b>7</b>	<b>20</b>	<b>8</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>76</b>

\*including Acreage & Waterfront

## Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to February 28, 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

