jane denham
REAL ESTATE GROUP

Market Report Summary
October 2026

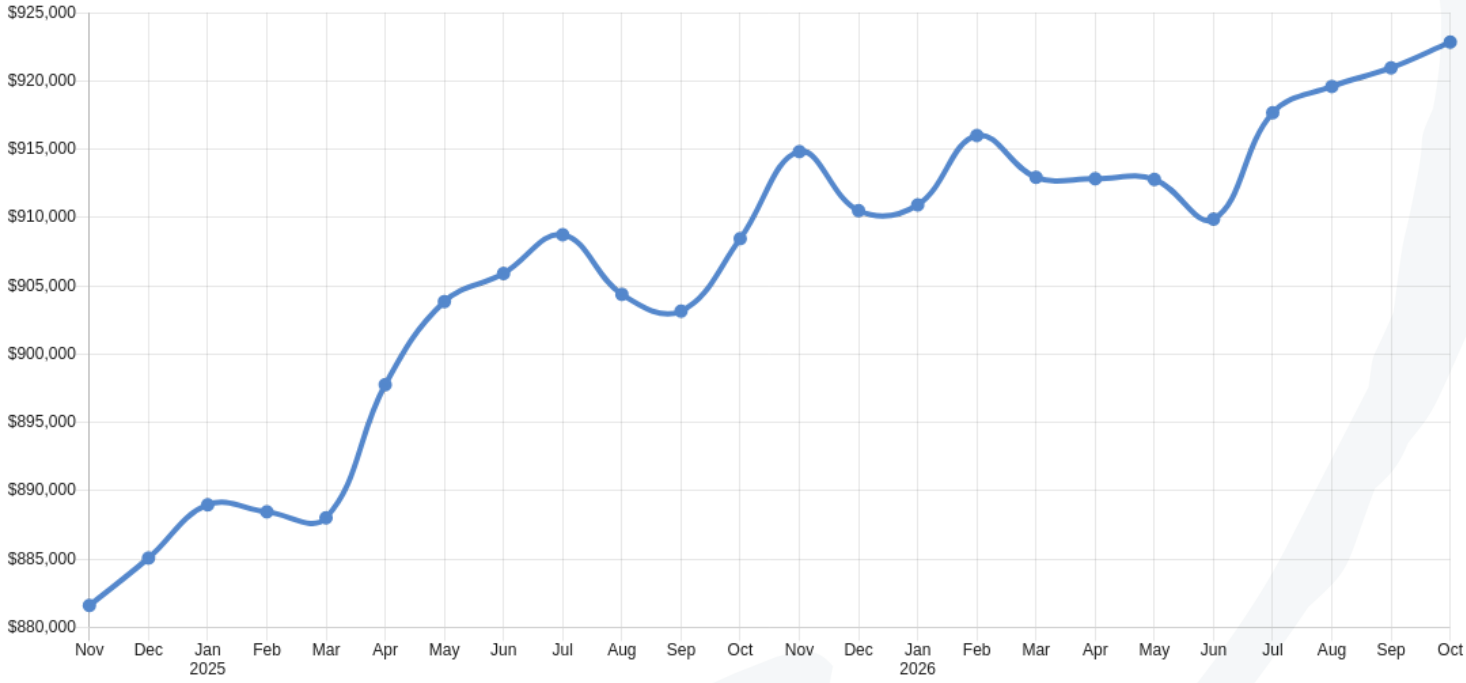
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Comox, BC V9M 1Y2
Each office independently owned and operated

GRAPHSTATS REPORT

Zone 2 - Comox Valley • October, 2026

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



GRAPHSTATS REPORT

Zone 2 - Comox Valley • October, 2026

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	63	70	-10.00%	912	953	-4.30%
Units Reported Sold	57	49	16.33%	563	633	-11.06%
Sell / List Ratio	90.48%	70.00%		61.73%	66.42%	
Reported Sales Dollars	$53,734,426	$45,305,650	18.60%	$519,566,288	$575,057,716	-9.65%
Average Sell Price / Unit	$942,709	$924,605	1.96%	$922,853	$908,464	1.58%
Median Sell Price	$867,500			$865,000		
Sell Price / List Price	98.24%	98.20%		98.06%	98.32%	
Days to Sell	57	56	1.79%	46	48	-4.17%
Active Listings	175	160				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	24	22	9.09%	251	302	-16.89%
Units Reported Sold	12	15	-20.00%	145	194	-25.26%
Sell / List Ratio	50.00%	68.18%		57.77%	64.24%	
Reported Sales Dollars	$5,492,500	$6,347,500	-13.47%	$61,078,175	$83,139,485	-26.54%
Average Sell Price / Unit	$457,708	$423,167	8.16%	$421,229	$428,554	-1.71%
Median Sell Price	$375,000			$385,000		
Sell Price / List Price	97.80%	97.67%		97.76%	97.20%	
Days to Sell	55	60	-8.33%	63	73	-13.70%
Active Listings	75	65				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	17	30	-43.33%	269	296	-9.12%
Units Reported Sold	7	15	-53.33%	187	185	1.08%
Sell / List Ratio	41.18%	50.00%		69.52%	62.50%	
Reported Sales Dollars	$4,673,000	$9,361,800	-50.08%	$116,781,440	$111,059,599	5.15%
Average Sell Price / Unit	$667,571	$624,120	6.96%	$624,500	$600,322	4.03%
Median Sell Price	$710,000			$615,000		
Sell Price / List Price	97.85%	98.65%		98.58%	98.62%	
Days to Sell	92	69	33.33%	54	48	12.50%
Active Listings	48	64				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	6	16	-62.50%	95	103	-7.77%
Units Reported Sold	3	3	0.00%	43	34	26.47%
Sell / List Ratio	50.00%	18.75%		45.26%	33.01%	
Reported Sales Dollars	$1,220,000	$1,290,000	-5.43%	$24,145,605	$20,575,810	17.35%
Average Sell Price / Unit	$406,667	$430,000	-5.43%	$561,526	$605,171	-7.21%
Median Sell Price	$390,000			$446,250		
Sell Price / List Price	93.85%	93.55%		98.39%	94.63%	
Days to Sell	84	48	75.00%	172	98	75.51%
Active Listings	44	60				

GRAPHSTATS REPORT

Zone 2 - Comox Valley • October, 2026

Single Family Detached Sales Analysis

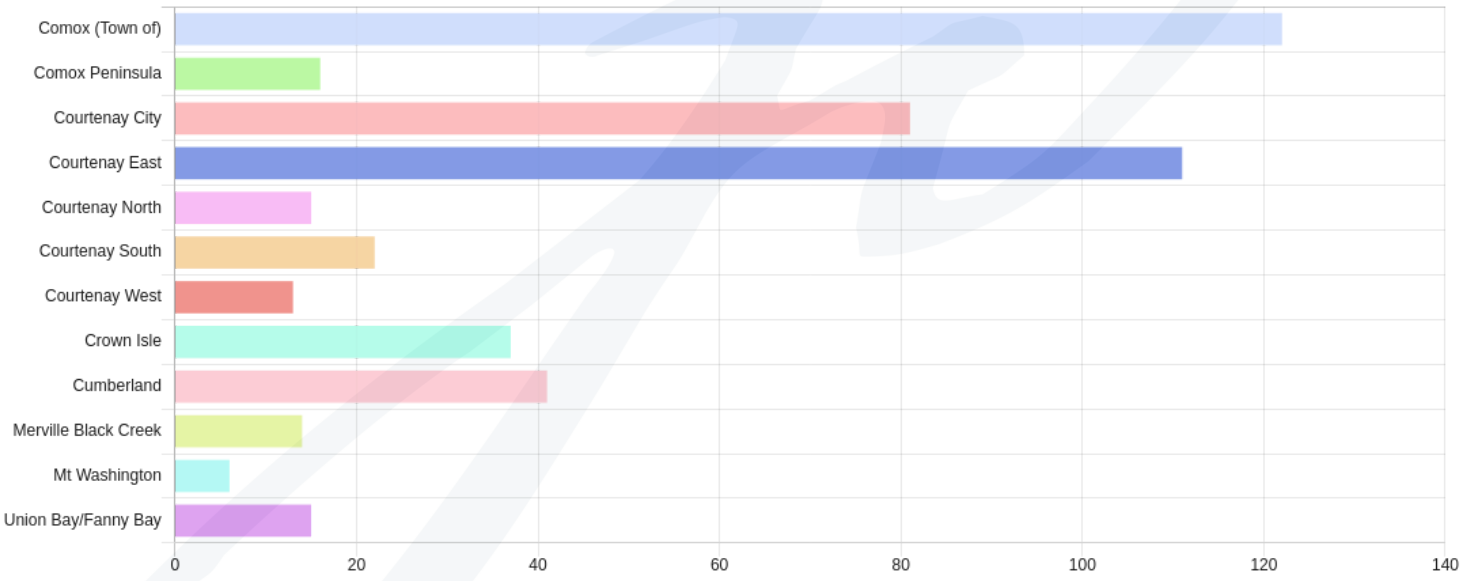
Unconditional Sales from January 1 to October 31, 2026

	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	4	9	28	30	20	25	4	1	0	1	122	128
Comox Peninsula	0	0	0	1	0	3	1	3	2	3	1	2	0	0	16	28
Courtenay City	0	1	1	0	9	29	13	7	8	10	3	0	0	0	81	83
Courtenay East	0	0	0	0	3	9	16	41	17	19	6	0	0	0	111	111
Courtenay North	0	0	0	0	0	2	4	3	1	2	1	1	1	0	15	34
Courtenay South	0	0	0	0	0	0	2	1	2	13	2	0	0	2	22	28
Courtenay West	0	0	0	0	1	2	3	4	1	1	1	0	0	0	13	29
Crown Isle	0	0	0	0	0	0	0	3	3	14	11	3	3	0	37	37
Cumberland	0	0	1	0	3	1	9	11	10	6	0	0	0	0	41	42
Merville Black Creek	0	0	0	0	1	1	2	4	1	3	1	1	0	0	14	39
Mt Washington	0	0	0	0	0	0	1	1	1	2	1	0	0	0	6	6
Union Bay/Fanny Bay	0	0	0	0	1	1	5	3	3	1	1	0	0	0	15	28
Totals	0	1	2	1	22	57	84	111	69	99	32	8	4	3	493	
Revised Totals*	**0**	**1**	**2**	**1**	**25**	**60**	**86**	**113**	**77**	**117**	**57**	**20**	**16**	**18**	**593**	

*including Acreage & Waterfront

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to October 31, 2026



Note that Single Family Detached figures in this report exclude acreage and waterfront properties.

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GRAPHSTATS REPORT

Zone 2 - Comox Valley • December, 2025

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

