jane denham
REAL ESTATE GROUP

Market Report Summary
September 2026

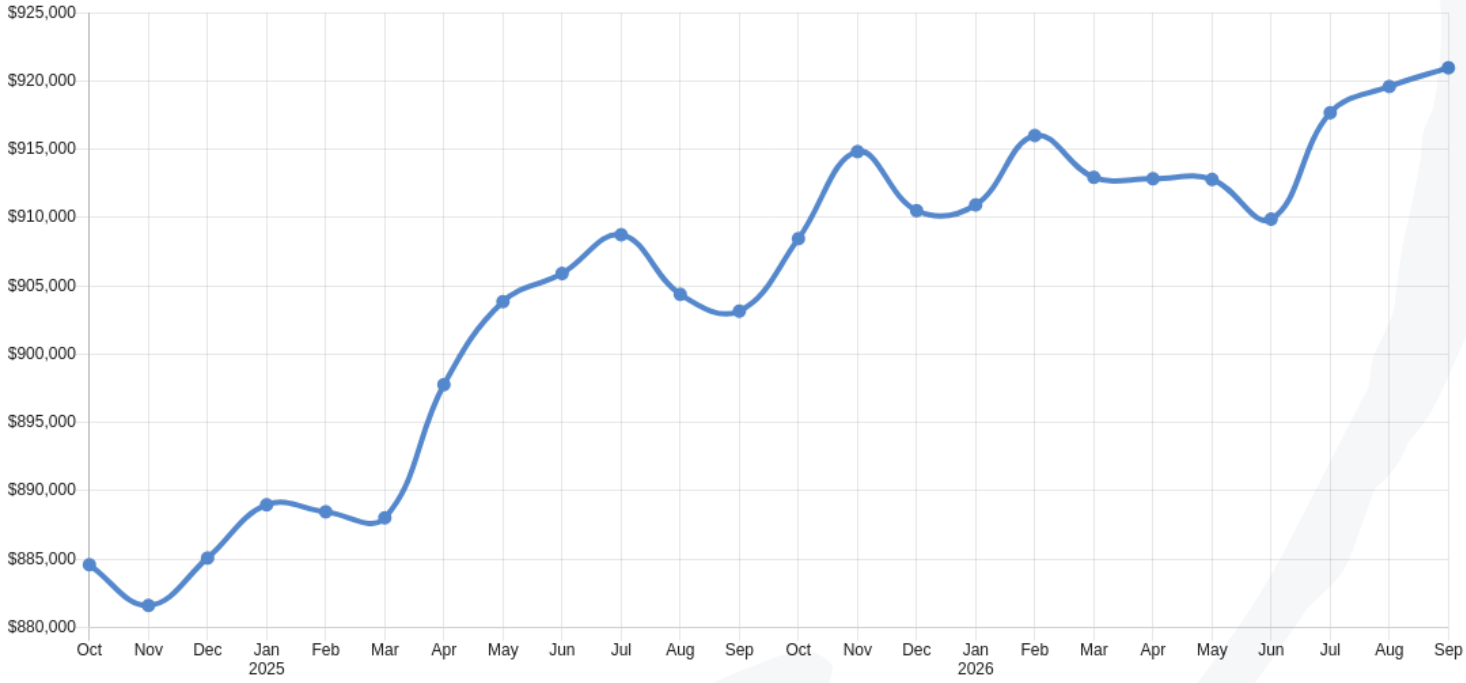
Jane Denham PREC*
c 250.898.1220 | jane@janedenham.com
Grace Denham-Clare
c 250.897.8890 | grace@janedenham.com
Marnie Denham-Clare
c 250.218.4563 | marnie@janedenham.com

RE/MAX OCEAN PACIFIC
b 250.339.2021
tf 888.829.7205
282 Anderton Road
Comox, BC V9M 1Y2
Each office independently owned and operated

GRAPHSTATS REPORT

Zone 2 - Comox Valley • September, 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 • September, 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	78	82	-4.88%	919	950	-3.26%
Units Reported Sold	37	59	-37.29%	555	653	-15.01%
Sell / List Ratio	47.44%	71.95%		60.39%	68.74%	
Reported Sales Dollars	$31,800,300	$51,271,142	-37.98%	$511,140,512	$589,761,816	-13.33%
Average Sell Price / Unit	$859,468	$869,002	-1.10%	$920,974	$903,157	1.97%
Median Sell Price	$825,000			$860,000		
Sell Price / List Price	97.88%	98.27%		98.06%	98.26%	
Days to Sell	58	47	23.40%	45	48	-6.25%
Active Listings	206	188				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	29	21	38.10%	249	311	-19.94%
Units Reported Sold	13	18	-27.78%	148	195	-24.10%
Sell / List Ratio	44.83%	85.71%		59.44%	62.70%	
Reported Sales Dollars	$5,211,800	$8,055,900	-35.30%	$61,933,175	$83,893,541	-26.18%
Average Sell Price / Unit	$400,908	$447,550	-10.42%	$418,467	$430,223	-2.73%
Median Sell Price	$360,000			$396,000		
Sell Price / List Price	98.10%	94.36%		97.75%	97.25%	
Days to Sell	64	114	-43.86%	63	72	-12.50%
Active Listings	73	72				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	15	29	-48.28%	281	285	-1.40%
Units Reported Sold	12	17	-29.41%	195	183	6.56%
Sell / List Ratio	80.00%	58.62%		69.40%	64.21%	
Reported Sales Dollars	$7,873,600	$9,734,500	-19.12%	$121,470,240	$111,522,799	8.92%
Average Sell Price / Unit	$656,133	$572,618	14.58%	$622,924	$609,414	2.22%
Median Sell Price	$655,450			$610,000		
Sell Price / List Price	98.71%	97.94%		98.61%	98.61%	
Days to Sell	75	42	78.57%	54	47	14.89%
Active Listings	48	61				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	10	9	11.11%	105	94	11.70%
Units Reported Sold	3	2	50.00%	43	39	10.26%
Sell / List Ratio	30.00%	22.22%		40.95%	41.49%	
Reported Sales Dollars	$1,795,000	$831,900	115.77%	$24,215,605	$22,652,810	6.90%
Average Sell Price / Unit	$598,333	$415,950	43.85%	$563,154	$580,841	-3.05%
Median Sell Price	$525,000			$449,400		
Sell Price / List Price	97.03%	99.17%		98.36%	95.23%	
Days to Sell	21	103	-79.61%	170	97	75.26%
Active Listings	43	54				

GRAPHSTATS REPORT

Zone 2 - Comox Valley • September, 2026

Single Family Detached Sales Analysis

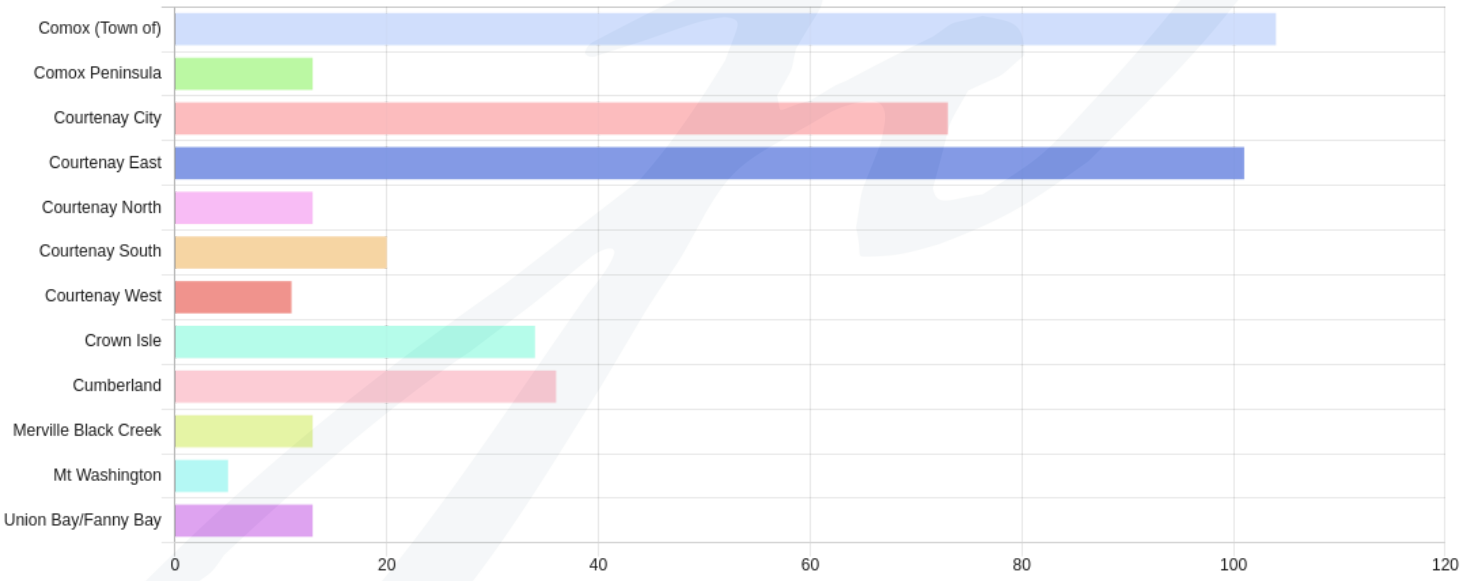
Unconditional Sales from January 1 to September 30, 2026

	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	9	23	22	18	22	4	1	0	1	104	110
Comox Peninsula	0	0	0	1	0	3	1	2	2	1	1	2	0	0	13	25
Courtenay City	0	1	1	0	9	26	11	7	5	10	3	0	0	0	73	75
Courtenay East	0	0	0	0	2	8	15	39	14	17	6	0	0	0	101	101
Courtenay North	0	0	0	0	0	2	4	3	0	2	1	1	0	0	13	29
Courtenay South	0	0	0	0	0	0	1	1	2	13	2	0	0	1	20	24
Courtenay West	0	0	0	0	0	2	3	3	1	1	1	0	0	0	11	26
Crown Isle	0	0	0	0	0	0	0	3	2	13	11	3	2	0	34	34
Cumberland	0	0	1	0	3	1	6	10	9	6	0	0	0	0	36	37
Merville Black Creek	0	0	0	0	1	1	2	3	1	3	1	1	0	0	13	33
Mt Washington	0	0	0	0	0	0	1	1	1	2	0	0	0	0	5	5
Union Bay/Fanny Bay	0	0	0	0	1	1	4	2	3	1	1	0	0	0	13	26
Totals	0	1	2	1	20	53	71	96	58	91	31	8	2	2	436	
Revised Totals*	**0**	**1**	**2**	**1**	**23**	**55**	**72**	**98**	**66**	**107**	**54**	**18**	**12**	**16**	**525**	

*including Acreage & Waterfront

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to September 30, 2026



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

