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REAL ESTATE GROUP

Market Report Summary October 2025

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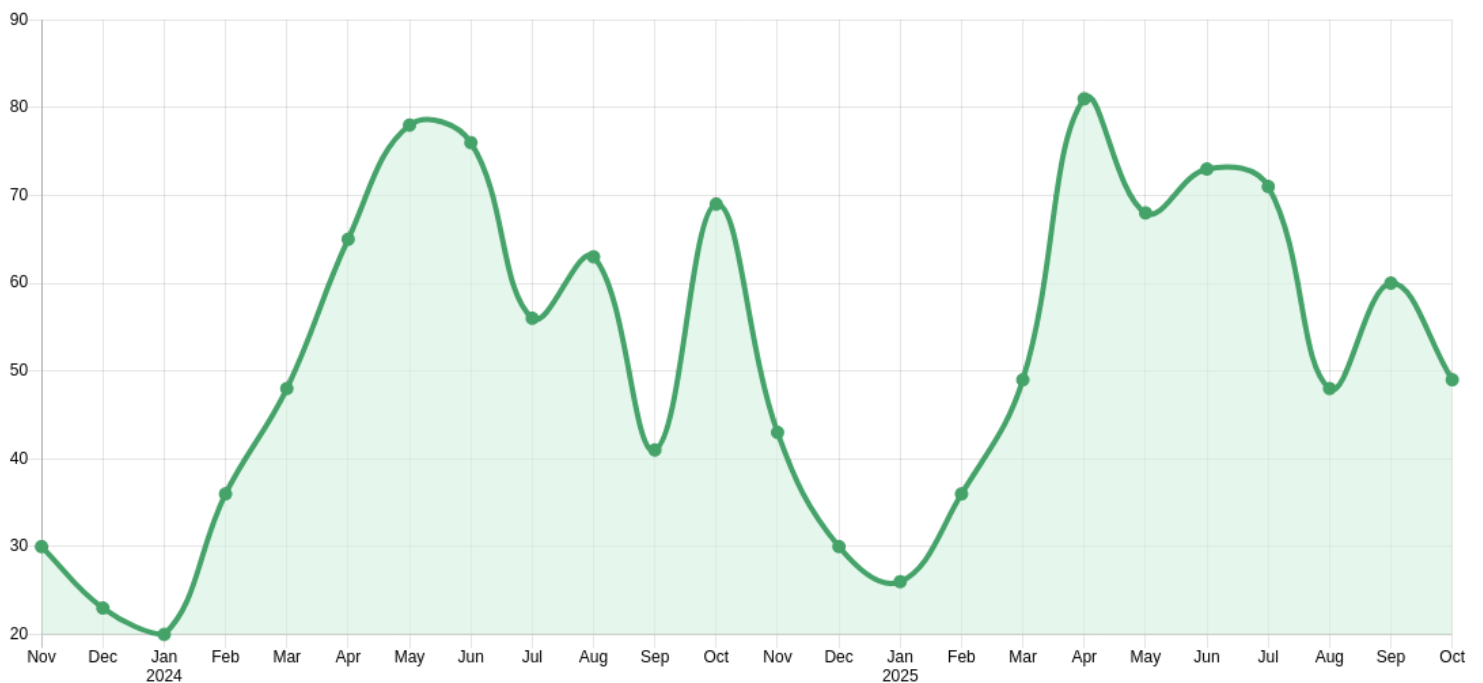


Cumulative Residential Average Single Family Detached Sale Price



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	70	67	4.48%	952	999	-4.70%
Units Reported Sold	49	69	-28.99%	634	605	4.79%
Sell / List Ratio	70.00%	102.99%		66.60%	60.56%	
Reported Sales Dollars	\$45,305,650	\$60,009,750	-24.50%	\$575,763,716	\$535,175,623	7.58%
Average Sell Price / Unit	\$924,605	\$869,707	6.31%	\$908,145	\$884,588	2.66%
Median Sell Price	\$860,000			\$860,000		
Sell Price / List Price	98.20%	97.61%		98.32%	98.20%	
Days to Sell	56	51	9.80%	48	47	2.13%
Active Listings	160	195				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	22	31	-29.03%	302	328	-7.93%
Units Reported Sold	15	16	-6.25%	194	183	6.01%
Sell / List Ratio	68.18%	51.61%		64.24%	55.79%	
Reported Sales Dollars	\$6,347,500	\$7,101,556	-10.62%	\$83,139,485	\$76,451,549	8.75%
Average Sell Price / Unit	\$423,167	\$443,847	-4.66%	\$428,554	\$417,768	2.58%
Median Sell Price	\$450,000			\$397,000		
Sell Price / List Price	97.67%	98.18%		97.20%	98.14%	
Days to Sell	60	47	27.66%	73	51	43.14%
Active Listings	65	84				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	30	19	57.89%	296	288	2.78%
Units Reported Sold	15	13	15.38%	185	195	-5.13%
Sell / List Ratio	50.00%	68.42%		62.50%	67.71%	
Reported Sales Dollars	\$9,361,800	\$9,825,000	-4.71%	\$111,059,599	\$122,140,819	-9.07%
Average Sell Price / Unit	\$624,120	\$755,769	-17.42%	\$600,322	\$626,363	-4.16%
Median Sell Price	\$589,900			\$596,000		
Sell Price / List Price	98.65%	98.61%		98.62%	98.83%	
Days to Sell	69	53	30.19%	48	47	2.13%
Active Listings	64	46				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	16	7	128.57%	103	138	-25.36%
Units Reported Sold	3	8	-62.50%	34	50	-32.00%
Sell / List Ratio	18.75%	114.29%		33.01%	36.23%	
Reported Sales Dollars	\$1,290,000	\$3,367,000	-61.69%	\$20,575,810	\$23,437,531	-12.21%
Average Sell Price / Unit	\$430,000	\$420,875	2.17%	\$605,171	\$468,751	29.10%
Median Sell Price	\$415,000			\$454,543		
Sell Price / List Price	93.55%	98.32%		94.63%	96.48%	
Days to Sell	48	73	-34.25%	97	104	-6.73%
Active Listings	60	52				

Single Family Detached Sales Analysis

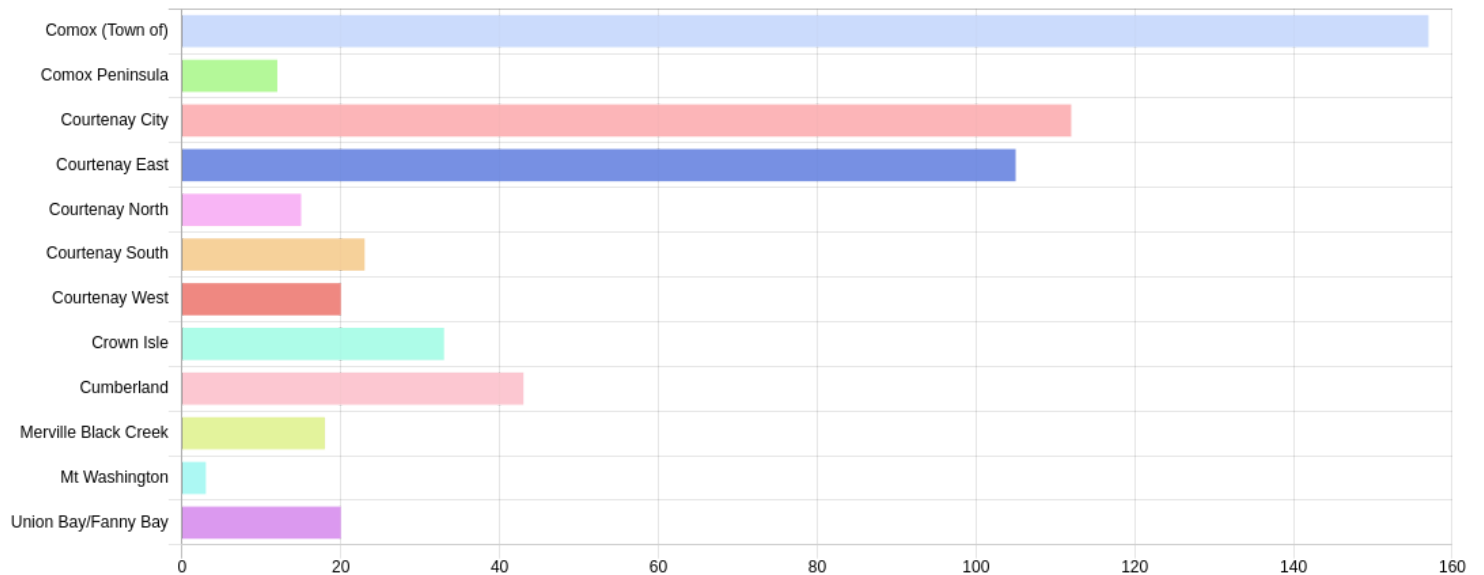
Unconditional Sales from January 1 to October 31, 2025

	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	40	44	23	20	7	4	0	0	157
Comox Peninsula	0	0	0	0	1	0	0	4	3	1	3	0	0	0	12
Courtenay City	1	1	0	2	16	26	24	19	9	11	2	1	0	0	112
Courtenay East	0	0	1	0	2	2	16	43	12	18	11	0	0	0	105
Courtenay North	0	0	0	0	0	0	2	3	2	6	1	0	1	0	15
Courtenay South	0	0	0	0	0	0	0	3	3	4	10	3	0	0	23
Courtenay West	0	0	0	0	1	3	6	5	1	2	2	0	0	0	20
Crown Isle	0	0	0	0	0	0	0	0	5	13	13	2	0	0	33
Cumberland	0	0	0	0	1	5	6	17	5	7	2	0	0	0	43
Merville Black Creek	0	0	0	0	1	6	1	5	2	2	1	0	0	0	18
Mt Washington	0	0	0	0	0	0	1	1	0	1	0	0	0	0	3
Union Bay/Fanny Bay	0	0	1	0	0	4	2	9	3	1	0	0	0	0	20
Totals	1	1	2	2	22	65	98	153	68	86	52	10	1	0	561
Revised Totals*	1	1	2	3	22	66	100	162	75	118	76	20	10	9	665

* including Acreage & Waterfront

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to October 31, 2025



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

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Single Family Detached Sales Analysis

Unconditional Sales from January 1 to December 31, 2024

	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	3	24	32	34	19	34	4	1	0	0	151
Comox Peninsula	0	0	0	0	1	0	1	1	3	4	1	1	0	0	12
Courtenay City	0	1	1	6	24	37	29	13	8	19	1	0	0	0	139
Courtenay East	0	0	0	0	5	6	27	50	13	14	5	1	1	0	122
Courtenay North	0	0	0	1	1	2	5	2	4	4	3	0	1	0	23
Courtenay South	0	0	0	1	2	0	3	4	6	6	3	0	0	0	25
Courtenay West	0	0	0	0	0	5	2	8	2	0	1	0	0	0	18
Crown Isle	0	0	0	0	0	0	0	0	6	26	6	6	3	0	47
Cumberland	0	1	1	0	3	10	12	9	10	9	3	0	0	0	58
Merville Black Creek	0	0	0	0	0	3	2	5	3	2	0	0	0	0	15
Mt Washington	0	0	0	1	0	0	0	0	0	1	1	0	0	0	3
Union Bay/Fanny Bay	1	0	0	0	1	1	3	3	0	3	1	0	0	0	13
Totals	1	2	2	9	40	88	116	129	74	122	29	9	5	0	626

Revised Totals* **1** **2** **3** **9** **40** **88** **129** **142** **86** **150** **53** **22** **18** **8** **751**

* including Acreage & Waterfront

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to December 31, 2024

