

Market Report Summary

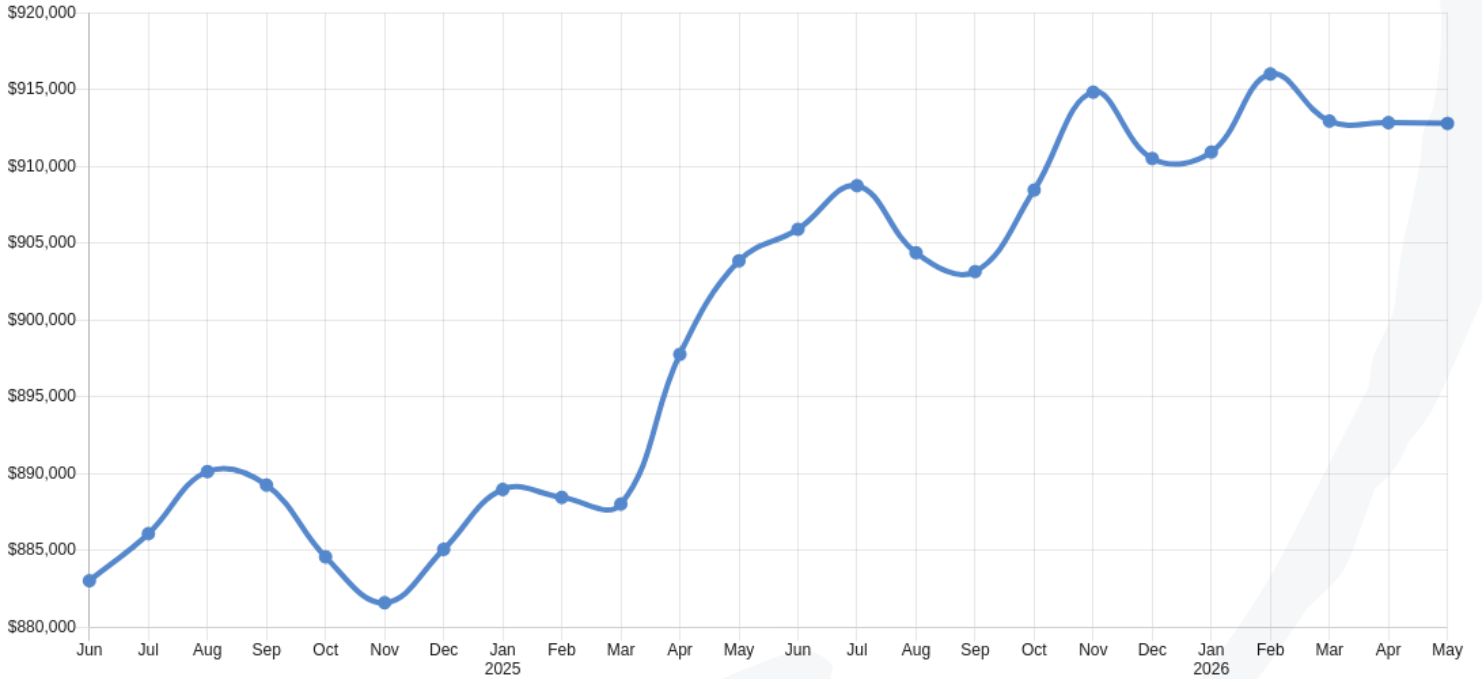
May 2026

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

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



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	94	128	-26.56%	909	1,017	-10.62%
Units Reported Sold	65	68	-4.41%	604	638	-5.33%
Sell / List Ratio	69.15%	53.12%		66.45%	62.73%	
Reported Sales Dollars	\$61,912,625	\$64,681,800	-4.28%	\$551,330,693	\$576,659,734	-4.39%
Average Sell Price / Unit	\$952,502	\$951,203	0.14%	\$912,799	\$903,855	0.99%
Median Sell Price	\$895,000			\$860,000		
Sell Price / List Price	98.44%	98.43%		98.11%	98.24%	
Days to Sell	32	32	0.00%	46	46	0.00%
Active Listings	199	226				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	26	28	-7.14%	257	331	-22.36%
Units Reported Sold	10	12	-16.67%	163	180	-9.44%
Sell / List Ratio	38.46%	42.86%		63.42%	54.38%	
Reported Sales Dollars	\$4,477,700	\$4,970,267	-9.91%	\$70,448,575	\$79,052,248	-10.88%
Average Sell Price / Unit	\$447,770	\$414,189	8.11%	\$432,200	\$439,179	-1.59%
Median Sell Price	\$374,000			\$408,000		
Sell Price / List Price	97.37%	97.19%		97.12%	97.90%	
Days to Sell	50	78	-35.90%	73	67	8.96%
Active Listings	73	100				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	43	32	34.38%	314	267	17.60%
Units Reported Sold	27	22	22.73%	194	185	4.86%
Sell / List Ratio	62.79%	68.75%		61.78%	69.29%	
Reported Sales Dollars	\$17,351,840	\$13,212,500	31.33%	\$116,390,940	\$118,267,949	-1.59%
Average Sell Price / Unit	\$642,661	\$600,568	7.01%	\$599,953	\$639,286	-6.15%
Median Sell Price	\$616,900			\$592,450		
Sell Price / List Price	99.03%	98.45%		98.58%	98.72%	
Days to Sell	41	47	-12.77%	52	45	15.56%
Active Listings	71	63				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	11	12	-8.33%	98	104	-5.77%
Units Reported Sold	1	1	0.00%	37	48	-22.92%
Sell / List Ratio	9.09%	8.33%		37.76%	46.15%	
Reported Sales Dollars	\$600,000	\$357,500	67.83%	\$20,216,445	\$22,331,610	-9.47%
Average Sell Price / Unit	\$600,000	\$357,500	67.83%	\$546,390	\$465,242	17.44%
Median Sell Price	\$600,000			\$441,000		
Sell Price / List Price	96.77%	97.97%		94.92%	96.44%	
Days to Sell	110	25	340.00%	193	101	91.09%
Active Listings	47	56				

Single Family Detached Sales Analysis

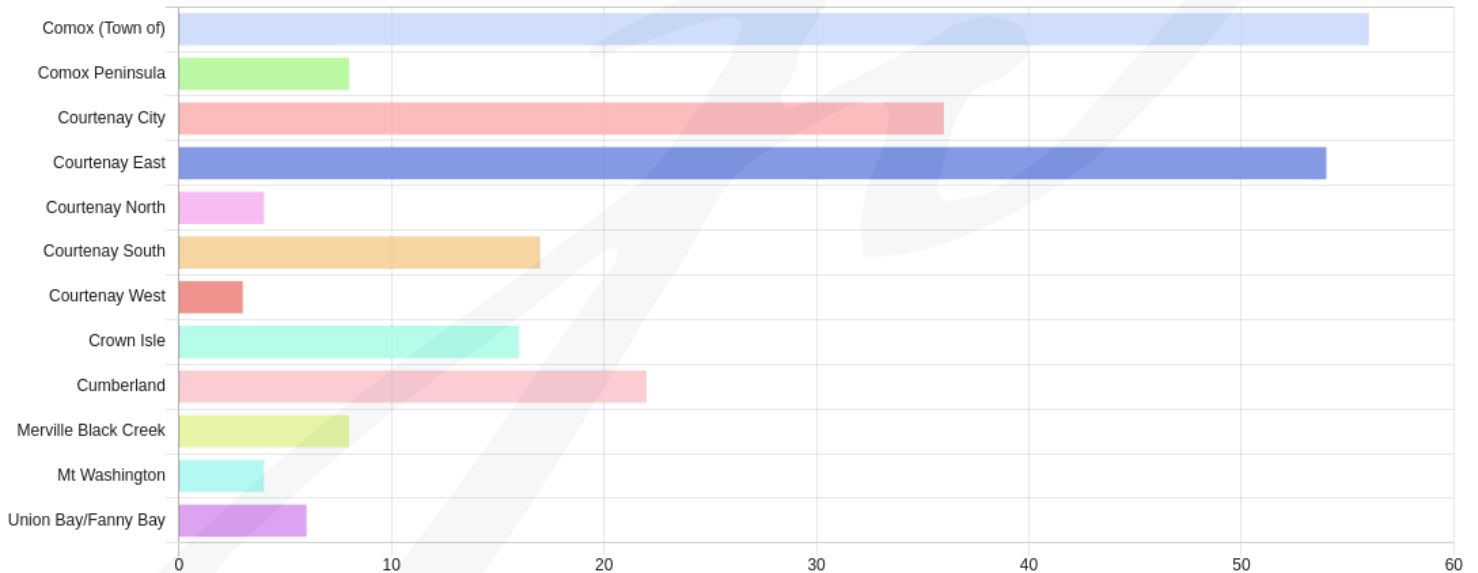
Unconditional Sales from January 1 to May 31, 2026

	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	3	4	12	13	11	10	3	0	0	0	56	60
Comox Peninsula	0	0	0	0	0	0	1	2	2	1	1	1	0	0	8	13
Courtenay City	0	1	0	0	3	14	5	3	3	6	1	0	0	0	36	38
Courtenay East	0	0	0	0	1	5	9	17	9	10	3	0	0	0	54	54
Courtenay North	0	0	0	0	0	0	1	2	0	1	0	0	0	0	4	9
Courtenay South	0	0	0	0	0	0	0	1	2	11	2	0	0	1	17	19
Courtenay West	0	0	0	0	0	0	2	1	0	0	0	0	0	0	3	8
Crown Isle	0	0	0	0	0	0	0	0	2	6	4	3	1	0	16	16
Cumberland	0	0	1	0	2	0	3	7	5	4	0	0	0	0	22	22
Merville Black Creek	0	0	0	0	0	0	1	2	0	3	1	1	0	0	8	21
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	0	0	2	2	1	0	1	0	0	0	6	12
Totals	0	1	1	0	9	23	37	51	36	53	16	5	1	1	234	
Revised Totals*	0	1	1	0	9	24	37	55	38	60	28	8	8	7	276	

*including Acreage & Waterfront

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to May 31, 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
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

