

jane
denham

REAL ESTATE GROUP

Market Report Summary

June 2025

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RE/MAX

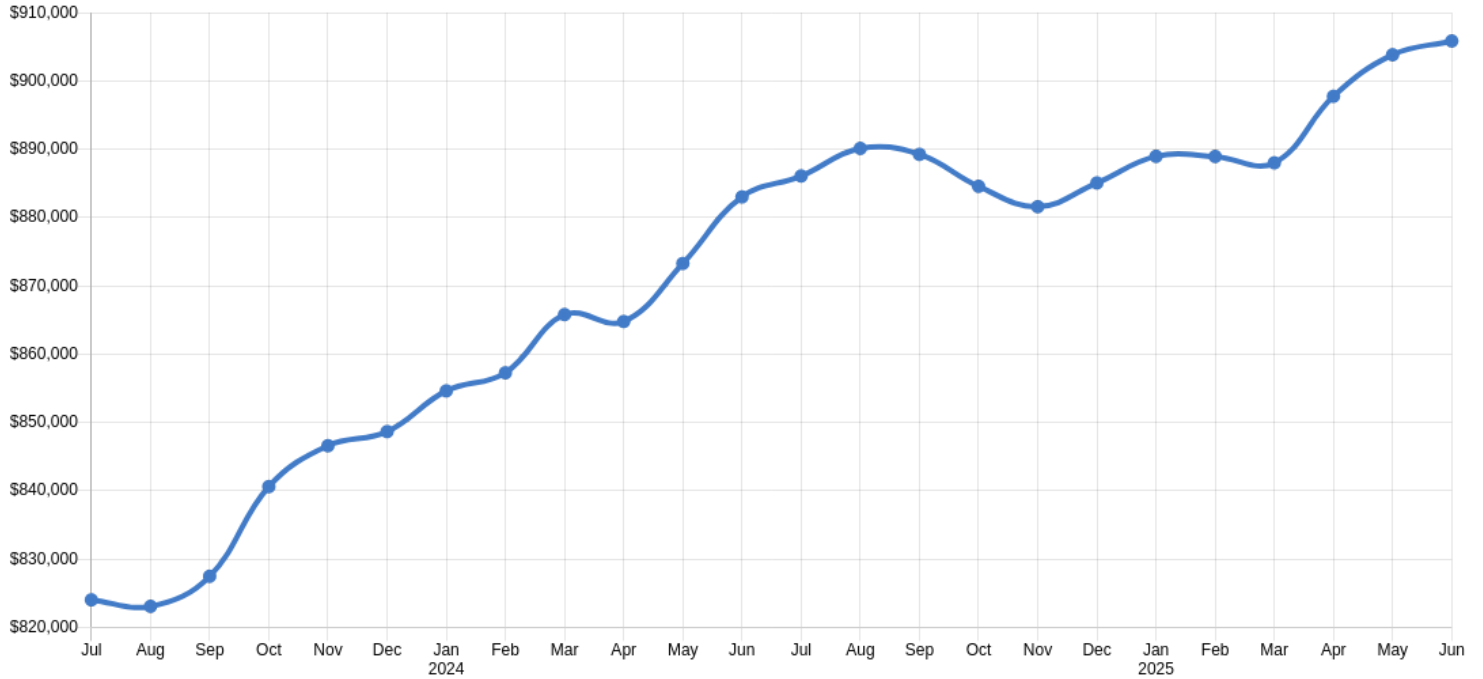
ocean pacific realty

Each office independently owned and operated

b 250.339.2021
tf 888.829.7205
282 Anderton Road
Comox, BC V9M 1Y2

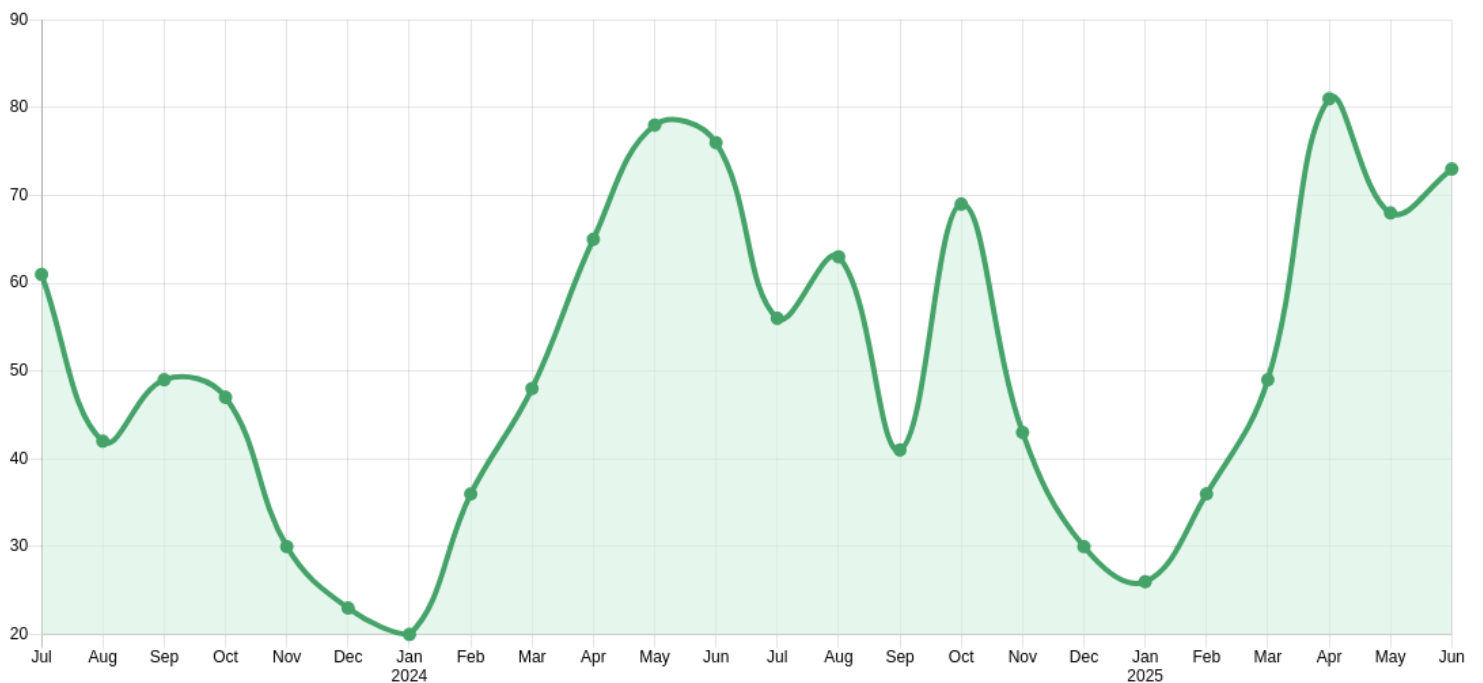


Cumulative Residential Average Single Family Detached Sale Price



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	91	114	-20.18%	994	959	3.65%
Units Reported Sold	73	76	-3.95%	635	575	10.43%
Sell / List Ratio	80.22%	66.67%		63.88%	59.96%	
Reported Sales Dollars	\$67,788,676	\$69,221,845	-2.07%	\$575,226,565	\$507,746,831	13.29%
Average Sell Price / Unit	\$928,612	\$910,814	1.95%	\$905,869	\$883,038	2.59%
Median Sell Price	\$875,000			\$864,000		
Sell Price / List Price	98.00%	98.27%		98.21%	98.50%	
Days to Sell	44	34	29.41%	48	45	6.67%
Active Listings	215	230				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	26	28	-7.14%	329	299	10.03%
Units Reported Sold	20	12	66.67%	188	182	3.30%
Sell / List Ratio	76.92%	42.86%		57.14%	60.87%	
Reported Sales Dollars	\$8,587,000	\$5,291,000	62.29%	\$82,348,248	\$74,004,536	11.27%
Average Sell Price / Unit	\$429,350	\$440,917	-2.62%	\$438,023	\$406,618	7.72%
Median Sell Price	\$415,000			\$401,000		
Sell Price / List Price	97.66%	98.61%		97.83%	98.54%	
Days to Sell	70	53	32.08%	68	46	47.83%
Active Listings	94	88				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	26	22	18.18%	271	288	-5.90%
Units Reported Sold	23	25	-8.00%	184	193	-4.66%
Sell / List Ratio	88.46%	113.64%		67.90%	67.01%	
Reported Sales Dollars	\$13,069,300	\$16,504,500	-20.81%	\$115,601,749	\$117,909,455	-1.96%
Average Sell Price / Unit	\$568,230	\$660,180	-13.93%	\$628,270	\$610,930	2.84%
Median Sell Price	\$565,000			\$600,950		
Sell Price / List Price	99.31%	98.97%		98.75%	99.12%	
Days to Sell	53	46	15.22%	46	44	4.55%
Active Listings	61	56				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	7	14	-50.00%	97	150	-35.33%
Units Reported Sold	3	5	-40.00%	46	47	-2.13%
Sell / List Ratio	42.86%	35.71%		47.42%	31.33%	
Reported Sales Dollars	\$4,325,000	\$2,067,900	109.15%	\$24,588,710	\$24,288,126	1.24%
Average Sell Price / Unit	\$1,441,667	\$413,580	248.58%	\$534,537	\$516,769	3.44%
Median Sell Price	\$900,000			\$440,500		
Sell Price / List Price	88.36%	99.92%		94.64%	95.50%	
Days to Sell	82	140	-41.43%	95	118	-19.49%
Active Listings	57	78				

Single Family Detached Sales Analysis

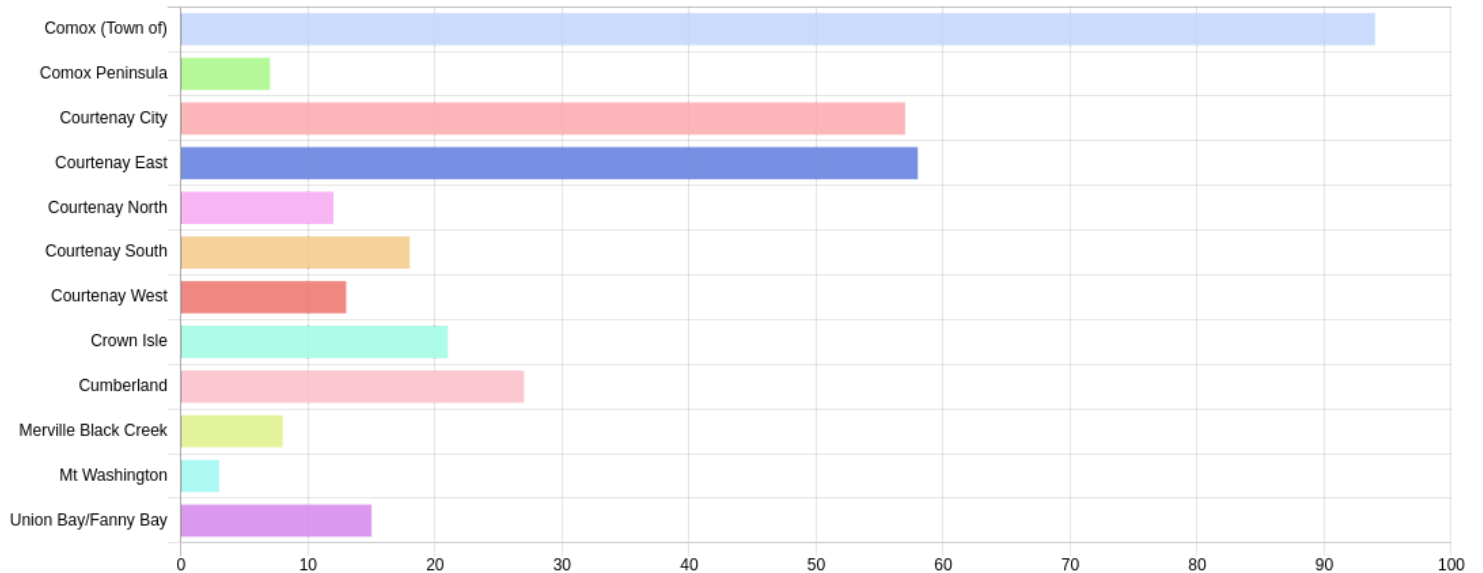
Unconditional Sales from January 1 to June 30, 2025

	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	7	25	26	16	11	6	3	0	0	94	94
Comox Peninsula	0	0	0	0	1	0	0	3	1	1	1	0	0	0	7	12
Courtenay City	1	0	0	0	7	10	16	12	6	4	1	0	0	0	57	59
Courtenay East	0	0	1	0	1	1	5	26	7	11	6	0	0	0	58	58
Courtenay North	0	0	0	0	0	0	2	2	2	4	1	0	1	0	12	30
Courtenay South	0	0	0	0	0	0	0	2	2	2	9	3	0	0	18	24
Courtenay West	0	0	0	0	1	2	3	3	1	2	1	0	0	0	13	18
Crown Isle	0	0	0	0	0	0	0	0	2	12	6	1	0	0	21	21
Cumberland	0	0	0	0	0	2	2	13	5	5	0	0	0	0	27	27
Merville Black Creek	0	0	0	0	1	2	0	2	2	1	0	0	0	0	8	18
Mt Washington	0	0	0	0	0	0	1	1	0	1	0	0	0	0	3	3
Union Bay/Fanny Bay	0	0	1	0	0	2	2	7	2	1	0	0	0	0	15	25
Totals	1	0	2	0	11	26	56	97	46	55	31	7	1	0	333	
Revised Totals*	1	0	2	1	11	26	58	99	47	70	46	14	6	4	385	

* including Acreage & Waterfront

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to June 30, 2025



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

