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REAL ESTATE GROUP

Market Report Summary November 2025

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RE/MAX

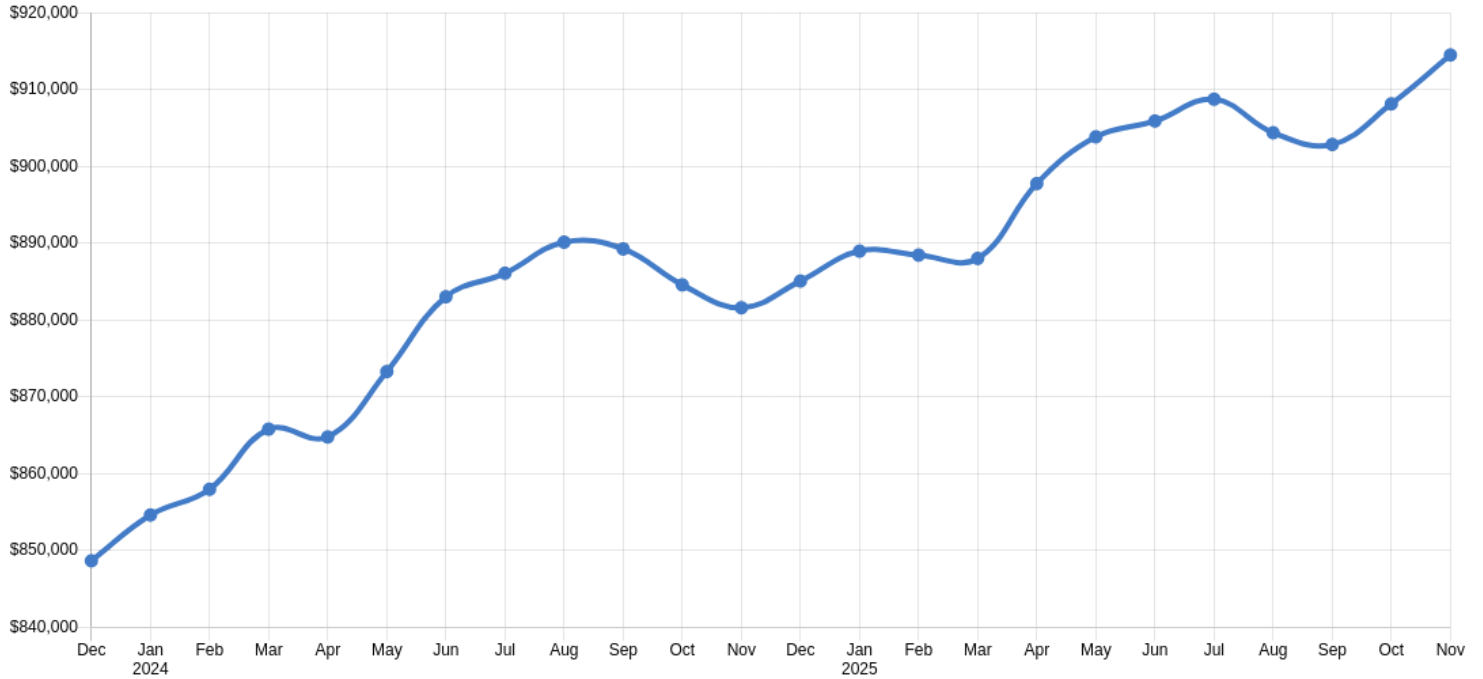
ocean pacific realty

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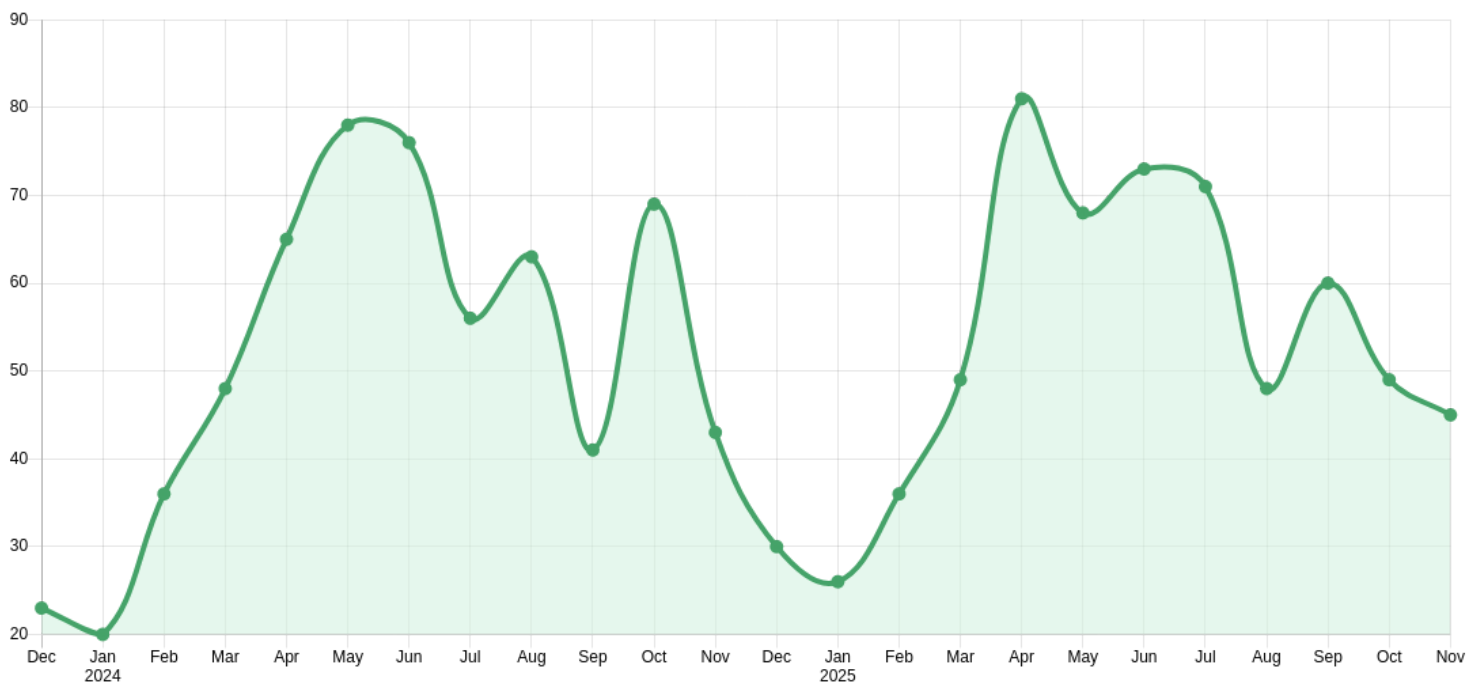


Cumulative Residential Average Single Family Detached Sale Price



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	38	35	8.57%	955	980	-2.55%
Units Reported Sold	45	43	4.65%	636	618	2.91%
Sell / List Ratio	118.42%	122.86%		66.60%	63.06%	
Reported Sales Dollars	\$42,350,924	\$36,488,925	16.07%	\$581,625,715	\$544,832,948	6.75%
Average Sell Price / Unit	\$941,132	\$848,580	10.91%	\$914,506	\$881,607	3.73%
Median Sell Price	\$860,000			\$860,000		
Sell Price / List Price	97.65%	96.83%		98.37%	98.14%	
Days to Sell	57	61	-6.56%	48	48	0.00%
Active Listings	133	147				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	15	18	-16.67%	299	331	-9.67%
Units Reported Sold	11	13	-15.38%	192	184	4.35%
Sell / List Ratio	73.33%	72.22%		64.21%	55.59%	
Reported Sales Dollars	\$4,797,900	\$5,585,000	-14.09%	\$82,352,385	\$77,098,613	6.81%
Average Sell Price / Unit	\$436,173	\$429,615	1.53%	\$428,919	\$419,014	2.36%
Median Sell Price	\$430,000			\$395,500		
Sell Price / List Price	97.15%	97.57%		97.17%	98.07%	
Days to Sell	98	66	48.48%	75	53	41.51%
Active Listings	64	78				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	12	8	50.00%	300	280	7.14%
Units Reported Sold	11	14	-21.43%	182	195	-6.67%
Sell / List Ratio	91.67%	175.00%		60.67%	69.64%	
Reported Sales Dollars	\$5,912,500	\$8,946,000	-33.91%	\$108,026,099	\$122,715,519	-11.97%
Average Sell Price / Unit	\$537,500	\$639,000	-15.88%	\$593,550	\$629,310	-5.68%
Median Sell Price	\$473,000			\$584,000		
Sell Price / List Price	98.86%	98.50%		98.64%	98.77%	
Days to Sell	45	47	-4.26%	48	46	4.35%
Active Listings	60	32				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	4	2	100.00%	105	132	-20.45%
Units Reported Sold	4	2	100.00%	36	50	-28.00%
Sell / List Ratio	100.00%	100.00%		34.29%	37.88%	
Reported Sales Dollars	\$1,590,000	\$799,900	98.77%	\$21,365,910	\$23,330,431	-8.42%
Average Sell Price / Unit	\$397,500	\$399,950	-0.61%	\$593,498	\$466,609	27.19%
Median Sell Price	\$375,000			\$454,543		
Sell Price / List Price	93.58%	97.68%		94.44%	95.65%	
Days to Sell	101	27	274.07%	102	99	3.03%
Active Listings	59	36				

Single Family Detached Sales Analysis

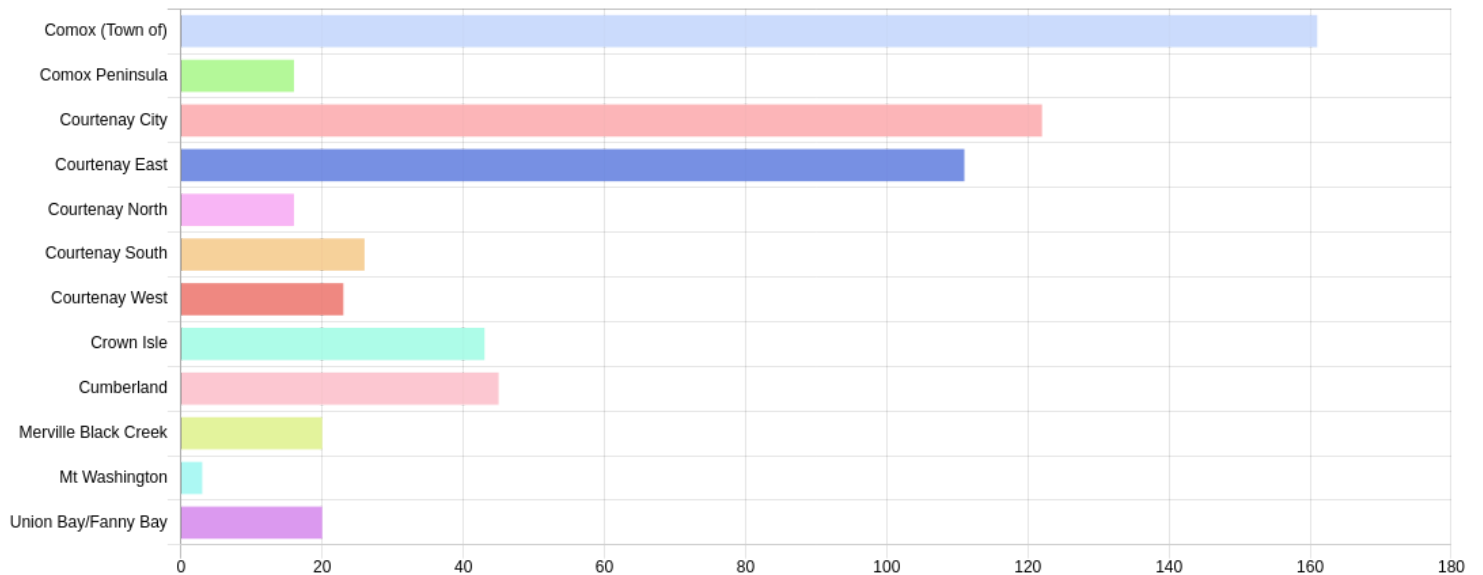
Unconditional Sales from January 1 to November 30, 2025

	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	19	42	44	24	21	7	4	0	0	161	167
Comox Peninsula	0	0	0	0	1	0	1	5	4	1	3	0	1	0	16	27
Courtenay City	1	1	1	2	17	29	26	20	9	13	2	1	0	0	122	125
Courtenay East	0	0	1	0	4	2	18	44	13	18	11	0	0	0	111	111
Courtenay North	0	0	0	0	0	0	2	4	2	6	1	0	1	0	16	41
Courtenay South	0	0	0	0	0	1	0	4	3	5	10	3	0	0	26	38
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	0	5	18	15	4	1	0	43	43
Cumberland	0	0	0	0	1	6	6	17	6	7	2	0	0	0	45	45
Merville Black Creek	0	0	0	0	1	7	1	6	2	2	1	0	0	0	20	47
Mt Washington	0	0	0	0	0	0	1	1	0	1	0	0	0	0	3	4
Union Bay/Fanny Bay	0	0	1	0	0	4	2	9	3	1	0	0	0	0	20	43
Totals	1	1	3	2	25	73	106	159	72	95	54	12	3	0	606	
Revised Totals*	1	1	3	4	25	74	110	170	81	127	79	22	12	10	719	

* including Acreage & Waterfront

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to November 30, 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

