



# Market Report Summary

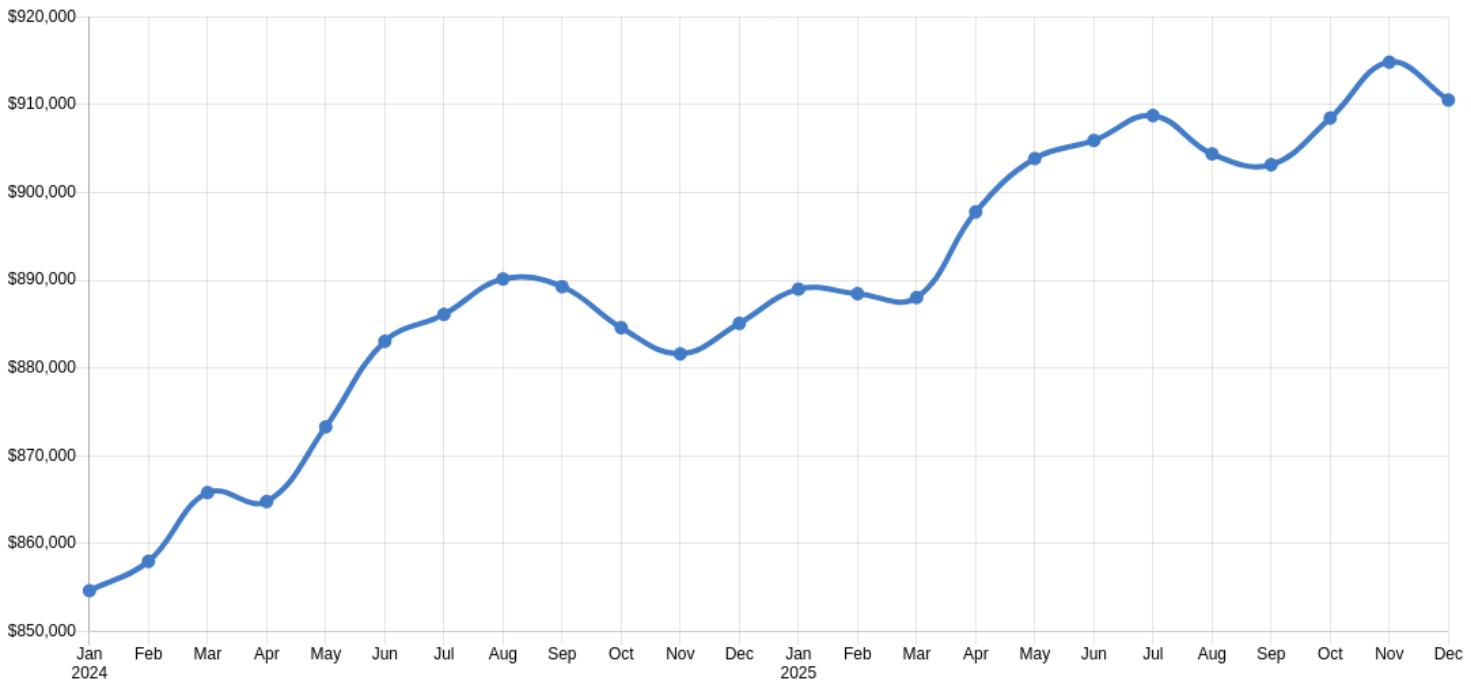
## December 2025

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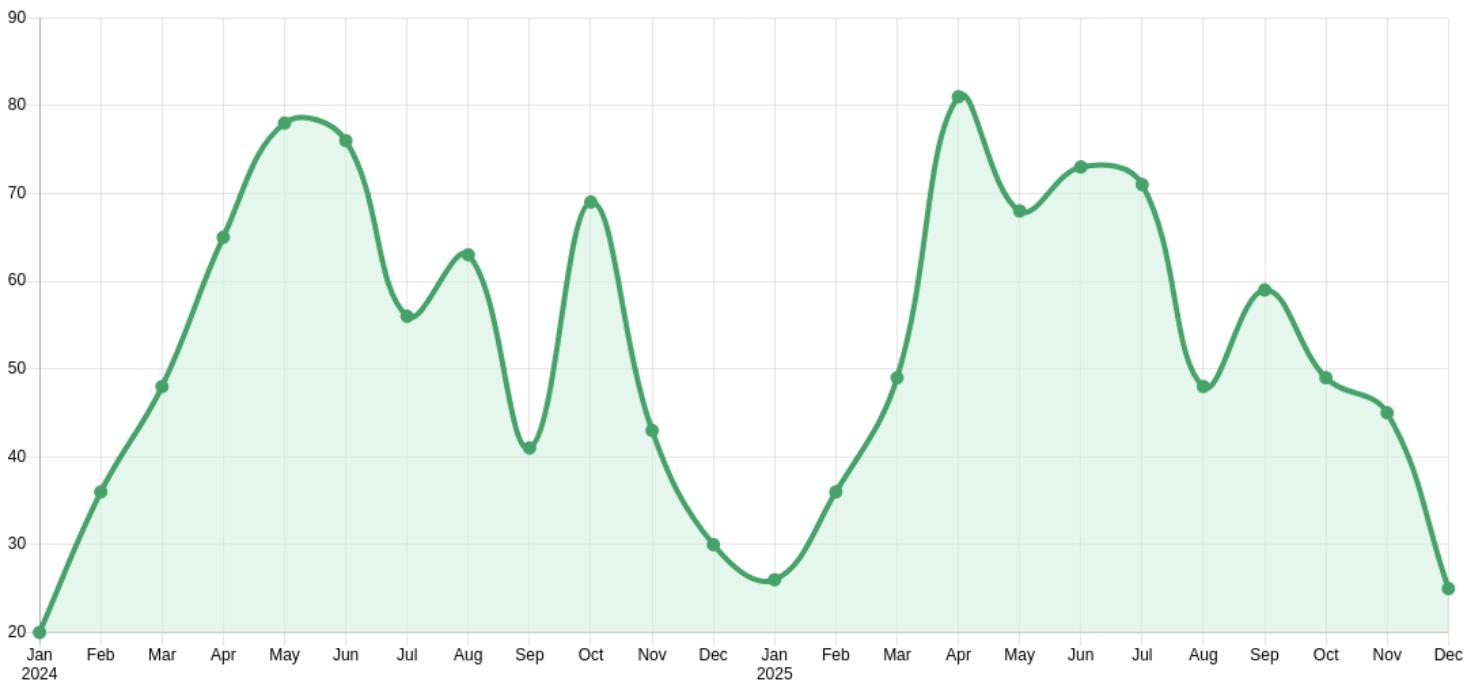
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282 Anderton Road  
Comox, BC V9M 1Y2  
Each office independently owned and operated

### 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	24	26	-7.69%	953	982	-2.95%
Units Reported Sold	25	30	-16.67%	630	625	0.80%
Sell / List Ratio	104.17%	115.38%		66.11%	63.65%	
Reported Sales Dollars	\$20,010,700	\$27,306,157	-26.72%	\$573,624,258	\$553,176,455	3.70%
Average Sell Price / Unit	\$800,428	\$910,205	-12.06%	\$910,515	\$885,082	2.87%
Median Sell Price	\$765,000			\$859,000		
Sell Price / List Price	96.42%	97.90%		98.32%	98.15%	
Days to Sell	68	58	17.24%	48	48	0.00%
Active Listings	110	120				

### Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	13	12	8.33%	300	321	-6.54%
Units Reported Sold	4	12	-66.67%	184	191	-3.66%
Sell / List Ratio	30.77%	100.00%		61.33%	59.50%	
Reported Sales Dollars	\$1,238,975	\$5,193,500	-76.14%	\$78,397,860	\$81,063,113	-3.29%
Average Sell Price / Unit	\$309,744	\$432,792	-28.43%	\$426,075	\$424,414	0.39%
Median Sell Price	\$362,000			\$395,000		
Sell Price / List Price	97.90%	97.34%		97.18%	98.04%	
Days to Sell	51	99	-48.48%	73	56	30.36%
Active Listings	67	72				

### Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	5	6	-16.67%	299	279	7.17%
Units Reported Sold	7	12	-41.67%	177	200	-11.50%
Sell / List Ratio	140.00%	200.00%		59.20%	71.68%	
Reported Sales Dollars	\$4,204,000	\$7,243,000	-41.96%	\$104,987,099	\$126,059,519	-16.72%
Average Sell Price / Unit	\$600,571	\$603,583	-0.50%	\$593,147	\$630,298	-5.89%
Median Sell Price	\$570,000			\$585,000		
Sell Price / List Price	98.14%	98.66%		98.62%	98.77%	
Days to Sell	49	54	-9.26%	48	47	2.13%
Active Listings	51	24				

### Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	1	7	-85.71%	99	138	-28.26%
Units Reported Sold	2	8	-75.00%	30	57	-47.37%
Sell / List Ratio	200.00%	114.29%		30.30%	41.30%	
Reported Sales Dollars	\$800,000	\$3,748,875	-78.66%	\$18,417,035	\$26,534,306	-30.59%
Average Sell Price / Unit	\$400,000	\$468,609	-14.64%	\$613,901	\$465,514	31.88%
Median Sell Price	\$400,000			\$455,000		
Sell Price / List Price	95.92%	96.27%		94.14%	95.84%	
Days to Sell	52	163	-68.10%	82	107	-23.36%
Active Listings	54	35				

### Single Family Detached Sales Analysis

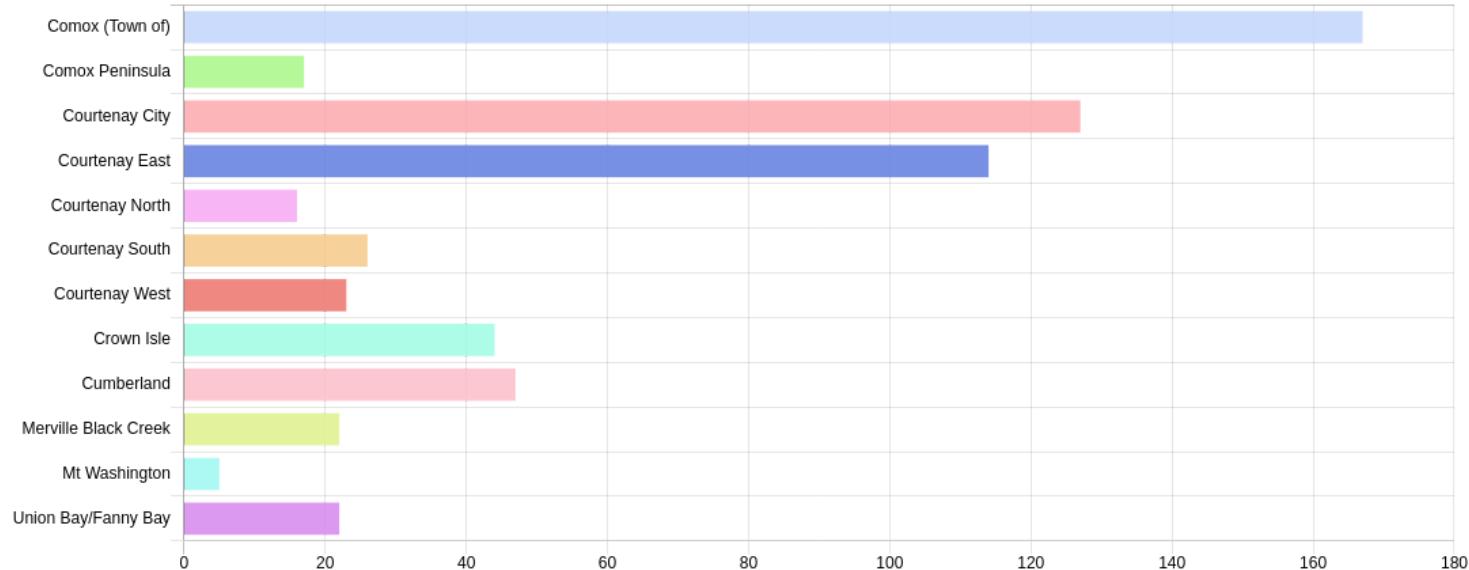
Unconditional Sales from January 1 to December 31, 2025

	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	173
Comox Peninsula	0	0	0	0	1	1	1	5	4	1	3	0	1	0	17	29
Courtenay City	1	1	1	3	18	30	27	20	10	13	2	1	0	0	127	129
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
<b>Totals</b>	<b>1</b>	<b>1</b>	<b>3</b>	<b>3</b>	<b>26</b>	<b>79</b>	<b>113</b>	<b>161</b>	<b>76</b>	<b>97</b>	<b>55</b>	<b>12</b>	<b>3</b>	<b>0</b>	<b>630</b>	
<b>Revised Totals*</b>	<b>1</b>	<b>1</b>	<b>3</b>	<b>4</b>	<b>27</b>	<b>80</b>	<b>116</b>	<b>172</b>	<b>84</b>	<b>130</b>	<b>82</b>	<b>23</b>	<b>12</b>	<b>11</b>	<b>746</b>	

\* including Acreage &amp; Waterfront

### Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to December 31, 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
<b>Revised Totals*</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>9</b>	<b>40</b>	<b>88</b>	<b>129</b>	<b>142</b>	<b>86</b>	<b>150</b>	<b>53</b>	<b>22</b>	<b>18</b>	<b>8</b>	<b>751</b>

\* including Acreage &amp; Waterfront

## Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to December 31, 2024

