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REAL ESTATE GROUP

Market Report Summary December 2025

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RE/MAX®

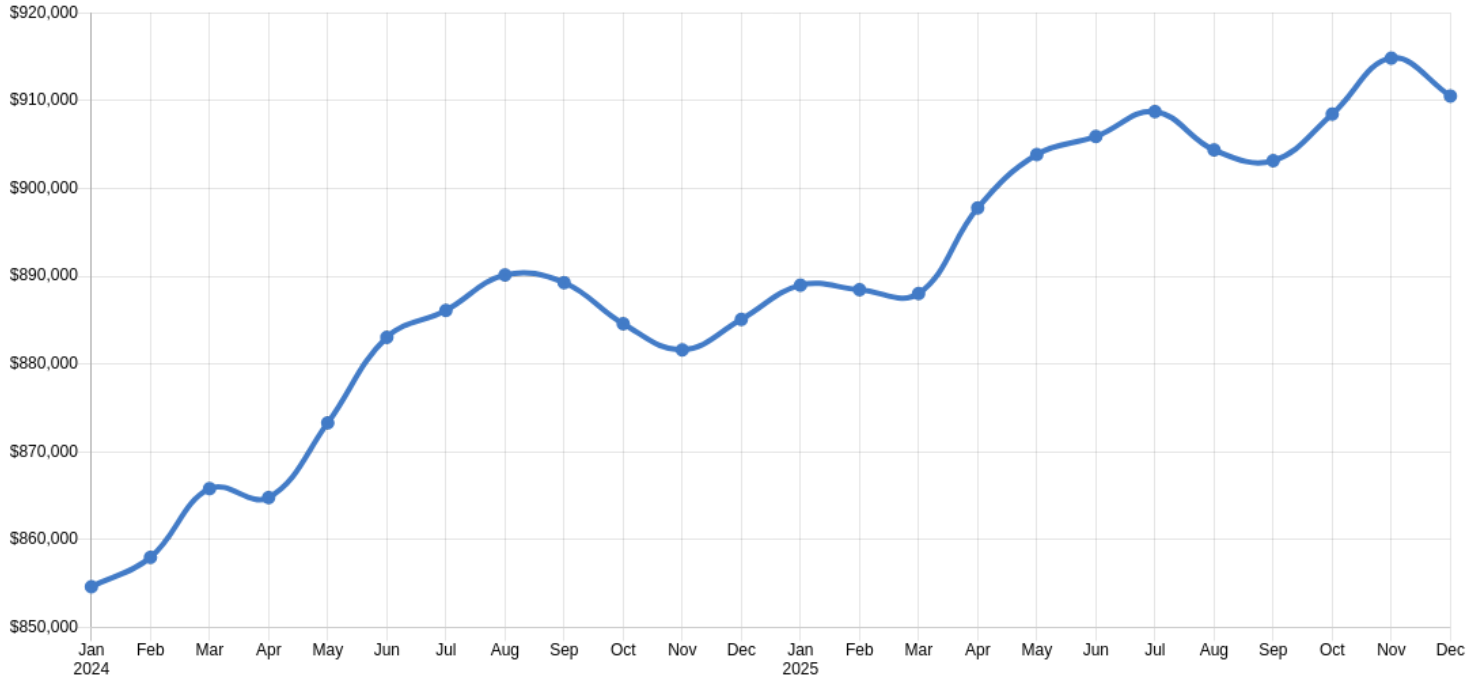
ocean pacific realty

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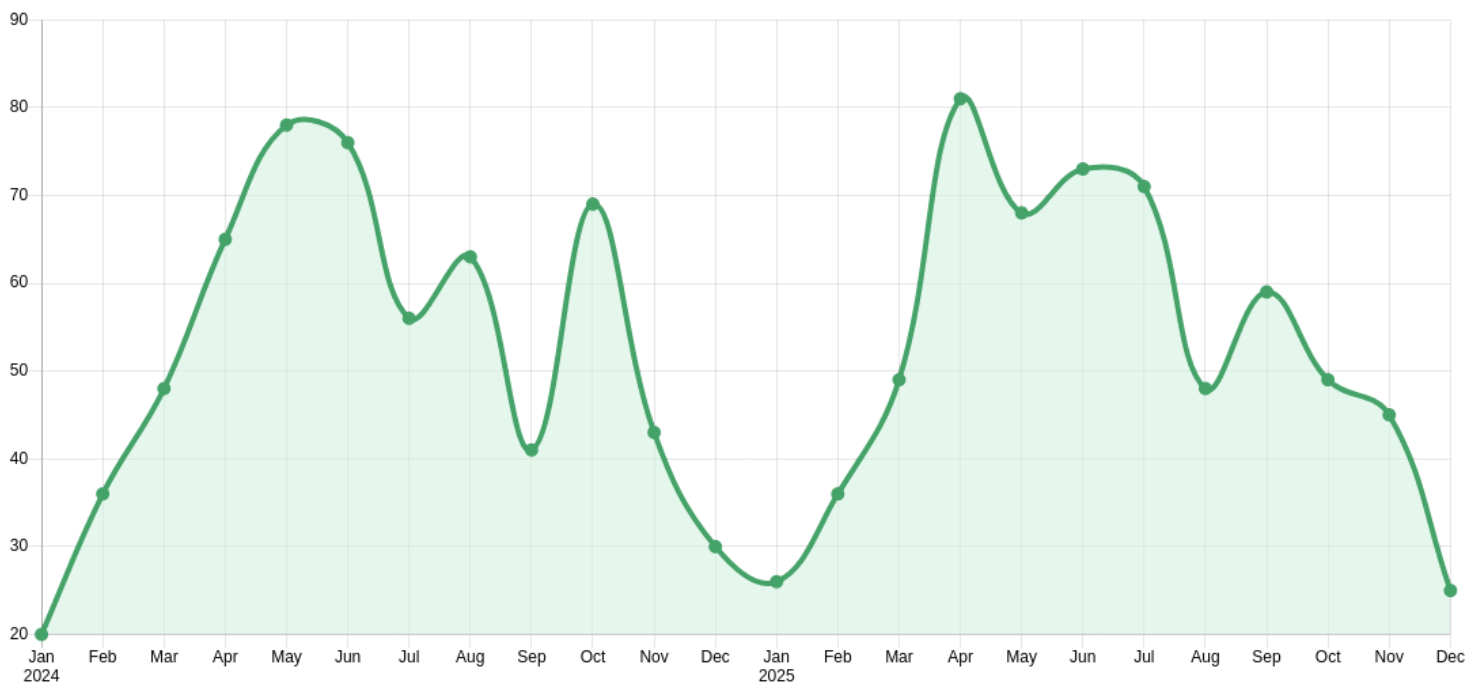


Cumulative Residential Average Single Family Detached Sale Price



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	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

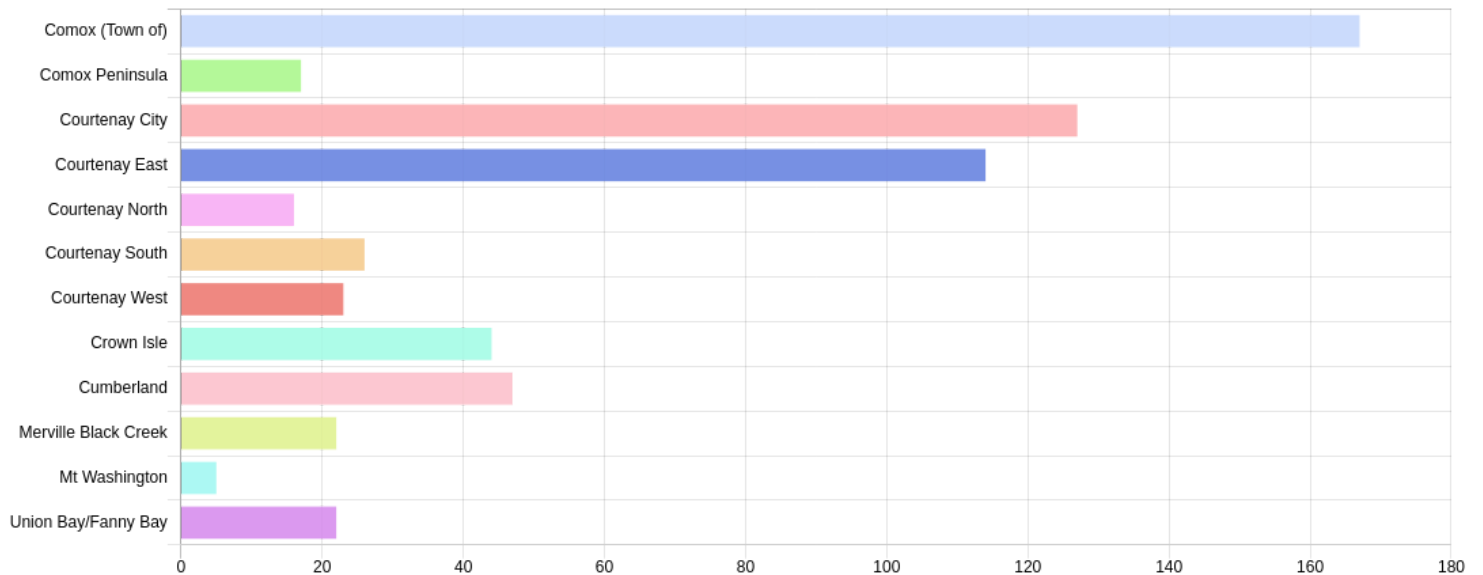
Unconditional Sales from January 1 to December 31, 2025

	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
Totals	1	1	3	3	26	79	113	161	76	97	55	12	3	0	630	
Revised Totals*	1	1	3	4	27	80	116	172	84	130	82	23	12	11	746	

* including Acreage & 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

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

