

# Royal LePage In The Comox Valley

## MARKET CONDITIONS

General market conditions as August 31, 2025

Statistics provided from the Vancouver Island Real Estate Board.

RESIDENTIAL SINGLE FAMILY HOMES	August 2024	August 2025	PERCENT CHANGE
Listed	91	71	-22%
Unit Sales	64	48	-23%
Average Sell Price	\$920,256	\$866,115	-6%
Sell/List Ratio	70%	68%	
Active Listings	226	197	-13%

CONDOMINIUM (APT)	2024	2025	PERCENT CHANGE
Listed	28	20	-29%
Unit Sales	14	22	57%
Average Sell Price	\$489,305	\$419,514	-14%
Sell/List Ratio	50%	110%	
Active Listings	103	84	-19%

ROW (TOWN HOMES)	2024	2025	PERCENT CHANGE
Listed	25	30	20%
Unit Sales	15	19	27%
Average Sell Price	\$688,213	\$585,732	-15%
Sell/List Ratio	60%	63%	
Active Listings	55	55	0%

## Current Market Comments for the Comox Valley

Depending on price, you could be in a good market or a slow market. Below \$1,000,000 there are 491 sales for the year, the sell to list ratio is 71%, there are 119 active listings which means there is 2 months of inventory. Over \$1,000,000 there are 262 sales for the year, the sell to list ratio is 44% there are 150 active listings which means there is 4.5 months of inventory, we are seeing lots of price reductions. Startling as it may seem there are no residential lots for sale in Courtenay except for Crown Isle, there are no residential lots for sale in Comox and 2 in Cumberland. If you want to build a home you should consider Campbell River.

Below you will find an analysis showing active residential homes on the market as of August 31, 2025 by price range in comparison to previous twelve month sales.

12 MONTH SINGLE FAMILY HOME ANALYSIS

	12 MONTH List/Sell Ratio		12 MONTH List/Sell Ratio
\$400,000—\$499,999 0 Listings   6 Sales	100%	\$1,000,000—\$1,249,999 48 Listings   137 Sales	60%
\$500,000—\$599,999 10 Listings   24 Sales	67%	\$1,250,000—\$1,499,999 50 Listings   80 Sales	49%
\$600,000—\$750,000 29 Listings   133 Sales	70%	\$1,500,000 — \$1,999,999 22 Listings   36 Sales	44%
\$750,000—\$999,999 80 Listings   328 Sales	71%	\$2,000,000+ 30 Listings   9 Sales	12%

SINGLE FAMILY HOME ANALYSIS SINCE JANUARY 2025

Below you will find an analysis showing active residential homes on the market as of August 30, 2025 by price range in comparison to sales since January 1st.

RESIDENTIAL INVENTORY AUGUST, 2025

PRICE RANGE	August 2024 Listings	SINCE Jan 1st Sales
\$400 — 499,999	0	3
\$500 — 599,999	10	15
\$600 — 749,999	29	88
\$750 — 999,999	80	237
\$1,000,000 — \$1,249,999	48	89
\$1,250,000 — \$1,499,999	50	68
\$1,500,000 — \$1,999,999	22	25
\$2,000,000+	30	8

RAW LAND SALES	CURRENT	RAW LAND SALES
Single Family Lot Residential	19 Listings	5 Sales
Waterfront Raw Land	6 Listings	3 Sales
Acreage	17 Listings	9 Sales
Raw Land Combined	51 Listings	17 Sales

# SELLERS NEED TO KNOW

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## August 2025

... And what it means

### **Average Price**

MLS takes all the sales for a time period (usually a month or year) adds the dollar amount and divides by the number of sales.

** The month of August average is	\$866,116
The 12 month/year average is	\$904,383
Year To Date	\$917,447

### **Median Price**

This is the absolute middle price, in other words, there are the same number of sales at this price as there are above this price.

The month of August is	\$799,500
The 12 month/year average is	\$860,000
Year to date	\$862,000

### **Sell to List Ratio**

This shows the percentage of sales in comparison to the amount of listings there are. Typically there is a monthly percentage and a yearly one. The higher the percentage, the busier the market. A stable market would typically be around 55-65%. A seller's market is over 65% and a buyer's market is below 55%.

The month of August is	67%
The 12 month/year average is	66%
Year to date	61%

### **Seller to List Price Ratio**

Is a percentage showing what the property sold for in comparison to it's list price. It is shown monthly and for the year.

** The month of August is	98%
The 12 month/year average is	98%
Year to Date	99%

\*\* For the monthly figure this can be misleading. If there are disproportionate amount of higher or lower sales, it skews the average in that direction. All of these statistics can be broken down by area: Courtenay City, Comox, Cumberland, Courtenay East etc. They can be broken down by product: single family, condo apartment, condo townhouse, lots, acreage etc.

There is a wide variation of interpretation to these statistic and there are a number of other factors which influence them. At Royal LePage, we pride ourselves on keeping you as informed as we can on the market. We would be happy to meet with you to discuss this further.

# DENMAN ISLAND: TOTAL

	Current Month			12 Months to Date			Year to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	4	5	-20.00%	55	41	34.15%	46	31	48.39%
Units Reported Sold	1	1	0.00%	16	20	-20.00%	11	12	-8.33%
Sell / List Ratio	25.00%	20.00%		29.09%	48.78%		23.91%	38.71%	
Reported Sales Dollars	\$1,025,000	\$835,000	22.75%	\$15,521,500	\$16,255,900	-4.52%	\$10,380,500	\$9,865,000	5.23%
Average Sell Price/Unit	\$1,025,000	\$835,000	22.75%	\$970,094	\$812,795	19.35%	\$943,682	\$822,083	14.79%
Median Sell Price	\$1,025,000			\$898,750			\$880,000		
Sell Price / List Price	94.04%	93.93%		95.07%	95.13%		94.16%	94.98%	
Days to Sell	48	109	-55.96%	43	108	-60.19%	43	120	-64.17%
Active Listings	26	14							

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# HORNEY ISLAND: TOTAL

	Current Month			12 Months to Date			Year to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	6	10	-40.00%	54	47	14.89%	42	34	23.53%
Units Reported Sold	3	1	200.00%	12	10	20.00%	7	7	0.00%
Sell / List Ratio	50.00%	10.00%		22.22%	21.28%		16.67%	20.59%	
Reported Sales Dollars	\$3,495,000	\$699,999	399.29%	\$15,450,000	\$8,531,999	81.08%	\$7,520,000	\$5,502,999	36.65%
Average Sell Price/Unit	\$1,165,000	\$699,999	66.43%	\$1,287,500	\$853,200	50.90%	\$1,074,286	\$786,143	36.65%
Median Sell Price	\$1,500,000			\$1,050,000			\$1,225,000		
Sell Price / List Price	99.94%	100.14%		96.85%	96.29%		97.57%	97.02%	
Days to Sell	42	51	-17.65%	66	50	32.00%	77	41	87.80%
Active Listings	26	21							

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