

# Royal LePage In The Comox Valley

## MARKET CONDITIONS

General market conditions as February 28 2026.  
 Statistics provided from the Vancouver Island Real Estate Board.

RESIDENTIAL SINGLE FAMILY HOMES	FEBRUARY 2025	FEBRUARY 2026	PERCENT CHANGE
Listed	64	58	-9%
Unit Sales	36	45	25%
Average Sell Price	\$856,754	\$952,981	10%
Sell/List Ratio	58%	78%	
Active Listings	136	115	-3%

CONDOMINIUM (APT)	2025	FEBRUARY 2026	PERCENT CHANGE
Listed	24	15	-46%
Unit Sales	14	7	-50%
Average Sell Price	\$359,954	\$353,271	-2%
Sell/List Ratio	58%	47%	
Active Listings	83	60	28%

ROW/TOWNHOUSE	2025	FEBRUARY 2026	PERCENT CHANGE
Listed	20	26	30%
Unit Sales	10	7	-30%
Average Sell Price	\$601,150	\$592,114	-2%
Sell/List Ratio	50%	27%	
Active Listings	41	68	-18%

### Current Market Comments for Comox Valley

Considering what is going on in the rest of the world, we have a fairly busy real estate market. If we only had the inventory! The majority of sales 66% are between \$600,000 and \$1,250,000. the good news is, that is also where 73% of the listings are.

Below you will find an analysis showing active residential homes on the market as of February 28, 2026 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
<b>\$300,000—\$399,999</b>		<b>\$750,000—\$999,999</b>	
0 Listings   1 Sales	100%	60 Listings   316 Sales	74%
<b>\$400,000—\$499,999</b>		<b>\$1,000,000—\$1,249,999</b>	
2 Listings   5 Sales	71%	30 Listings   133 Sales	65%
<b>\$500,000—\$599,999</b>		<b>\$1,250,000—\$1,499,999</b>	
2 Listings   25 Sales	78%	21 Listings   96 Sales	66%
<b>\$600,000—\$749,999</b>		<b>\$1,500,000—\$1,999,999</b>	
28 Listings   136 Sales	71%	19 Listings   38 Sales	46%
		<b>\$2,000,000— +</b>	18%
		19 Listings   12 Sales	

### SINGLE FAMILY HOME ANALYSIS SINCE FEBRUARY 2026

Below you will find an analysis showing active residential homes on the market as of February 2026 by price range in comparison to sales since January 1st.

#### RESIDENTIAL INVENTORY FEBRUARY 2026

	FEBRUARY 2026	SINCE Jan 1st
<b>PRICE RANGE</b>	<b>Listings</b>	<b>Pending Sales</b>
\$300 — 399,999	0	1
\$400 — 499,999	2	1
\$500 — 599,999	2	3
\$600 — 749,999	28	17
\$750 — 999,999	60	28
\$1,000,000 — 1,249,999	30	21
\$1,250,000 — 1,499,999	21	11
\$1,500,000 — 1,999,999	19	5
\$2,000,000	19	3

RAW LAND SALES	CURRENT	RAW LAND SALES
Single Family Lot	16 Listings	6 Sales
Waterfront Raw Land	3 Listings	0 Sales
Acreage	15 Listings	4 Sales

## SELLERS NEED TO KNOW

### February, 2026

... And what it means

#### Average Price

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

** The month of February average is	\$952,981
The 12 month/year average is	\$916,682
YTD	\$957,806

#### Median Price

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

The month of February is	\$850,000
The 12 month/year average is	\$860,000
YTD	\$890,000

#### 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 February is	78%
The 12 month/year average is	67%
YTD	57%

#### Seller to List Price Ratio

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

** The month of February is	98%
The 12 month/year average is	98%
YTD	98%

\*\* 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. The can be broken down by product: single family, condo apartment, condo townhouse, lots, acreage etc.

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