

# Royal LePage In The Comox Valley

## MARKET CONDITIONS

General market conditions as January 31, 2026.

Statistics provided from the Vancouver Island Real Estate Board.

RESIDENTIAL SINGLE FAMILY HOMES	January 2026	January 2025	PERCENT CHANGE
Units Listed	57	55	4
Unit Sales	21	27	-19%
Average Sell Price	\$968,145	\$946,965	2%
Sell/List Ratio	37%	49%	
Active Listings	119	129	8%

CONDOMINIUM (APT)	January 2026	2025	PERCENT CHANGE
Units Listed	15	32	-53%
Unit Sales	12	14	-14%
Average Sell Price	\$406,167	\$363,149	12%
Sell/List Ratio	80%	44%	
Active Listings	58	76	-24%

ROW/TOWNHOMES	January 2026	2025	PERCENT CHANGE
Units Listed	15	23	-35%
Unit Sales	12	6	100%
Average Sell Price	\$638,183	\$714,667	-11%
Sell/List Ratio	80%	26%	
Active Listings	82	34	53%

## Current Market Comments for Comox Valley

We are reaching a critical situation for serviced lots. Between Comox, Courtenay and Cumberland and there are only 15 lots available now. There are at least another half dozen or more closing in the next 60 days and there is nothing new coming on until maybe this summer. Crown isle is Sold Out and will have nothing new until 2027. The municipalities are not helping. Expect lot prices to jump significantly.

Below you will find an analysis showing active residential homes on the market as of January 31, 2026 by price range in comparison to previous twelve month sales.

## 12 MONTH SINGLE FAMILY HOME ANALYSIS

	<b>12 MONTH</b>		<b>12 MONTH</b>
	<b>List/Sell Ratio</b>		<b>List/Sell Ratio</b>
<b>\$300,000—\$399,999</b> 1 Listings   1 Sales	50%	<b>\$750,000—\$999,999</b> 51 Listings   335 Sales	77%
<b>\$400,000—\$499,999</b> 1 Listings   5 Sales	83%	<b>\$1,000,000—\$1,249,999</b> 24 Listings   125 Sales	64%
<b>\$500,000—\$599,999</b> 5 Listings   27 Sales	75%	<b>\$1,250,000—1,499,999</b> 20 Listings   98 Sales	65%
<b>\$600,000—\$750,000</b> 24 Listings   118 Sales	70%	<b>\$1,500,000—1,999,999</b> 15 Listings   37 Sales	48%
		<b>\$2,000,000 +</b> 23 Listings   11 Sales	15%

## SINGLE FAMILY HOME ANALYSIS

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

### RESIDENTIAL INVENTORY at January 31, 2025

	<b>January 2025</b>	<b>SINCE Jan 1st</b>
<b>PRICE RANGE</b>	<b>Listings</b>	<b>Sales</b>
	1	0
\$300 — 399,999	1	0
\$400 — 499,999	5	1
\$500 — 599,999	24	11
\$600 — 749,999	51	10
\$750 — 999,999	24	15
\$1,000,000— \$1,299,999	20	7
\$1,250,000—\$1,499,999	15	3
\$1,500,000—\$1,999,999	23	1
\$2,000,000 +		

<b>RAW LAND SALES SINCE JANUARY 1, 2025</b>	<b>CURRENT</b>	<b>RAW LAND SALES</b>
Single Family Lot	13 Listings	8 Sales
Waterfront Raw Land	4 Listings	0 Sales
Acreage	16 Listings	1 Sales
Single Family Rural	15 Listings	1 Sales

# SELLERS NEED TO KNOW

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## January, 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 January average is	\$968,145
The 12 month/year average is	\$910,935
Year to date average is	\$968,145

### **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 January average is	\$1,054,000
The 12 month/year average is	\$858,000
Year to date average is	\$1,054,000

### **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 January average is	37%
The 12 month/year average is	65%
Year to date average is	37%

### **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 January average is	98%
The 12 month/year average is	98%
Year to date average is	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. 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	5	1	400.00%	44	37	18.92%	5	1	400.00%
Units Reported Sold	0	0		17	14	21.43%	0	0	
Sell / List Ratio	0.00%	0.00%		38.64%	37.84%		0.00%	0.00%	
Reported Sales Dollars	\$0	\$0		\$15,006,000	\$12,744,900	17.74%	\$0	\$0	
Average Sell Price / Unit				\$882,706	\$910,350	-3.04%			
Median Sell Price				\$835,000					
Sell Price / List Price				95.65%	95.83%				
Days to Sell				97	80	21.25%			
Active Listings	6	7							

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Active Listings

6

7

## HORNBY 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	5	0		51	34	50.00%	5	0	
Units Reported Sold	0	2	-100.00%	10	15	-33.33%	0	2	-100.00%
Sell / List Ratio	0.00%			19.61%	44.12%		0.00%		
Reported Sales Dollars	\$0	\$845,000	-100.00%	\$12,587,999	\$12,037,750	4.57%	\$0	\$845,000	-100.00%
Average Sell Price / Unit		\$422,500	-100.00%	\$1,258,800	\$802,517	56.86%		\$422,500	-100.00%
Median Sell Price				\$885,000					
Sell Price / List Price				96.69%	93.96%				
Days to Sell				47	62	-27.42%			
Active Listings	12	7							

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