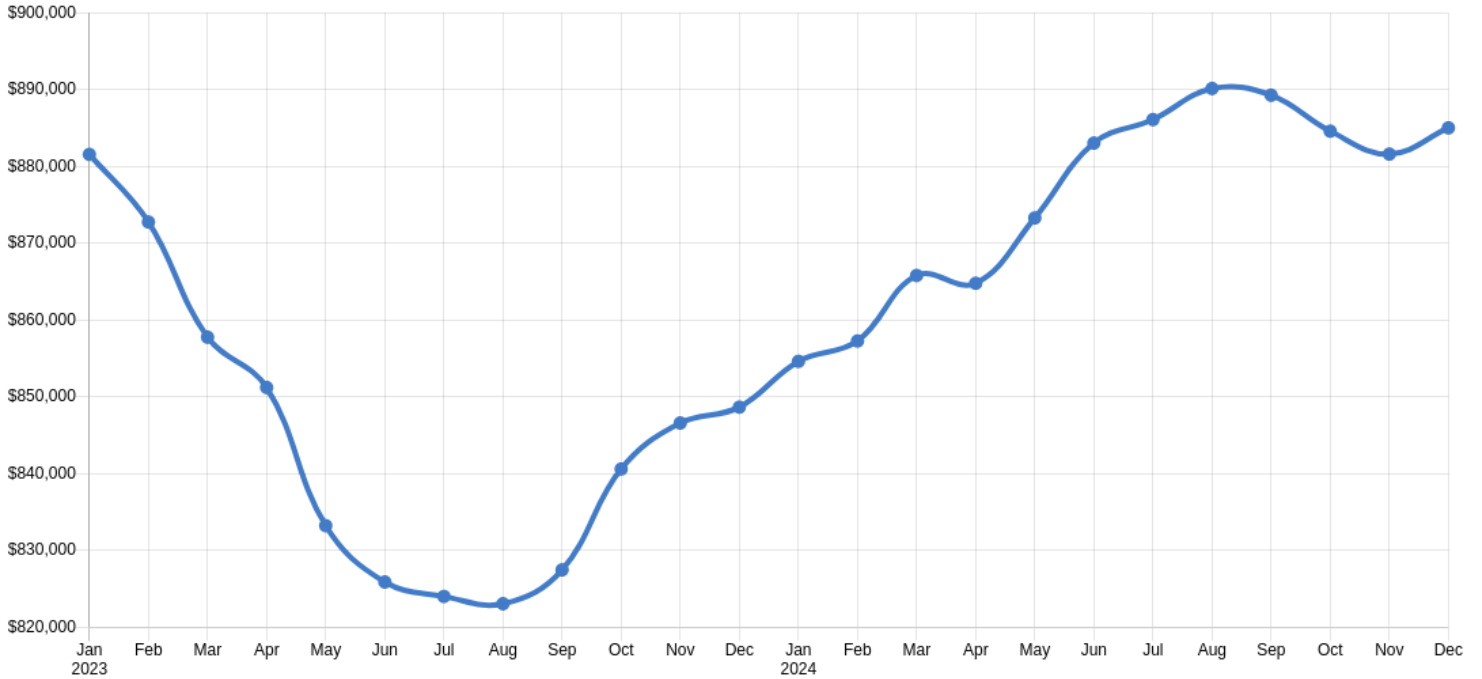


Cumulative Residential Average Single Family Detached Sale Price



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	26	24	8.33%	982	933	5.25%
Units Reported Sold	31	23	34.78%	626	635	-1.42%
Sell / List Ratio	119.23%	95.83%		63.75%	68.06%	
Reported Sales Dollars	\$28,152,157	\$18,962,650	48.46%	\$554,022,455	\$538,906,561	2.80%
Average Sell Price / Unit	\$908,134	\$824,463	10.15%	\$885,020	\$848,672	4.28%
Median Sell Price	\$880,000			\$848,750		
Sell Price / List Price	97.87%	97.48%		98.15%	98.35%	
Days to Sell	60	62	-3.23%	48	46	4.35%
Active Listings	120	121				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	12	22	-45.45%	321	279	15.05%
Units Reported Sold	12	5	140.00%	191	187	2.14%
Sell / List Ratio	100.00%	22.73%		59.50%	67.03%	
Reported Sales Dollars	\$5,193,500	\$1,229,000	322.58%	\$81,063,113	\$75,250,369	7.72%
Average Sell Price / Unit	\$432,792	\$245,800	76.07%	\$424,414	\$402,408	5.47%
Median Sell Price	\$396,500			\$409,500		
Sell Price / List Price	97.34%	96.79%		98.04%	98.60%	
Days to Sell	100	42	138.10%	56	50	12.00%
Active Listings	72	59				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	6	7	-14.29%	279	246	13.41%
Units Reported Sold	12	7	71.43%	200	181	10.50%
Sell / List Ratio	200.00%	100.00%		71.68%	73.58%	
Reported Sales Dollars	\$7,243,000	\$3,899,000	85.77%	\$126,059,519	\$105,760,285	19.19%
Average Sell Price / Unit	\$603,583	\$557,000	8.36%	\$630,298	\$584,311	7.87%
Median Sell Price	\$565,000			\$615,000		
Sell Price / List Price	98.66%	98.41%		98.77%	99.03%	
Days to Sell	54	26	107.69%	47	46	2.17%
Active Listings	24	35				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	7	1	600.00%	138	114	21.05%
Units Reported Sold	8	1	700.00%	57	38	50.00%
Sell / List Ratio	114.29%	100.00%		41.30%	33.33%	
Reported Sales Dollars	\$3,748,875	\$545,000	587.87%	\$26,534,306	\$21,825,545	21.57%
Average Sell Price / Unit	\$468,609	\$545,000	-14.02%	\$465,514	\$574,356	-18.95%
Median Sell Price	\$444,543			\$425,000		
Sell Price / List Price	96.27%	90.85%		95.84%	92.65%	
Days to Sell	167	146	14.38%	108	102	5.88%
Active Listings	35	49				

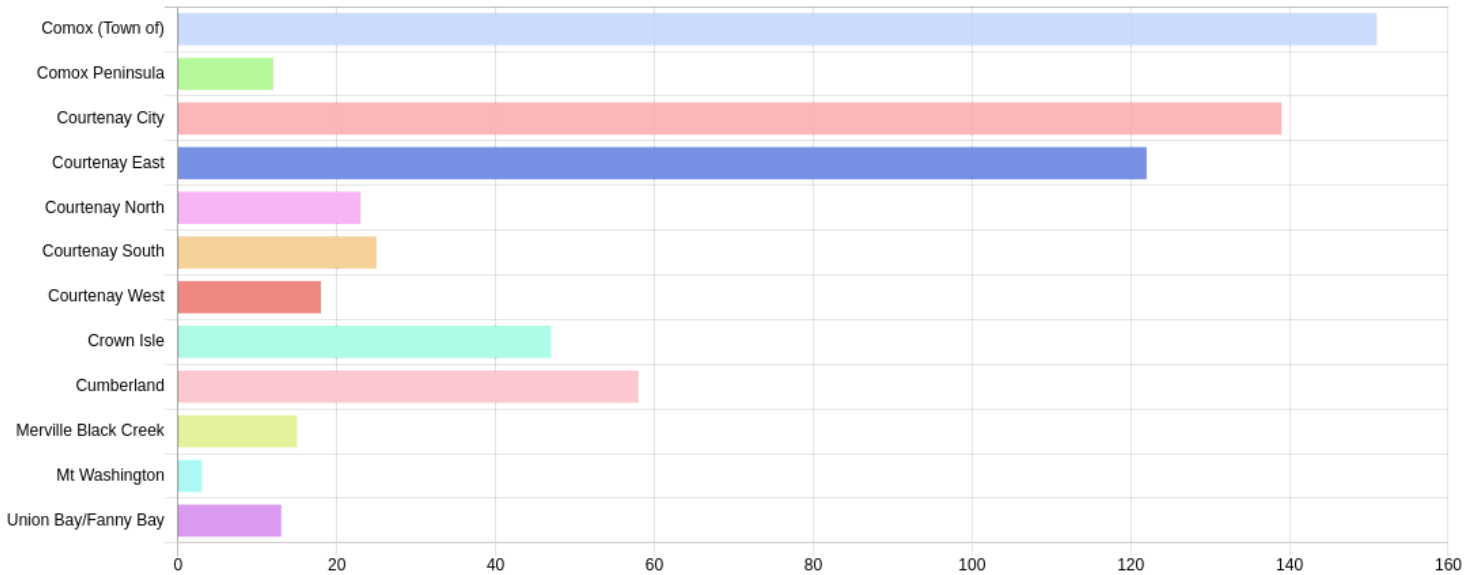
Single Family Detached Sales Analysis

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

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to December 31, 2024



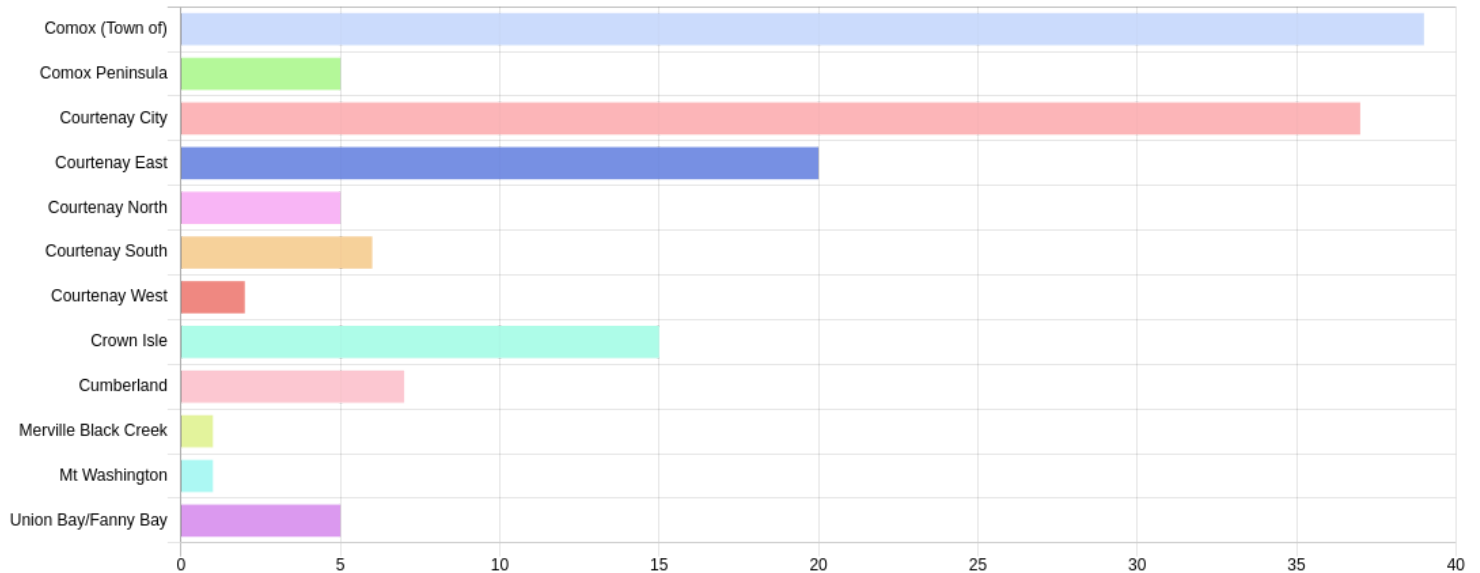
Fourth Quarter - Single Family Detached Sales Analysis

Unconditional Sales from October 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	1	7	9	11	3	8	0	0	0	0	39
Comox Peninsula	0	0	0	0	0	0	0	0	2	3	0	0	0	0	5
Courtenay City	0	0	0	1	4	8	8	5	5	6	0	0	0	0	37
Courtenay East	0	0	0	0	0	1	5	9	3	2	0	0	0	0	20
Courtenay North	0	0	0	0	0	1	0	0	2	1	1	0	0	0	5
Courtenay South	0	0	0	0	1	0	1	2	1	1	0	0	0	0	6
Courtenay West	0	0	0	0	0	0	0	1	1	0	0	0	0	0	2
Crown Isle	0	0	0	0	0	0	0	0	3	8	3	0	1	0	15
Cumberland	0	1	0	0	0	2	1	2	0	1	0	0	0	0	7
Merville Black Creek	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
Mt Washington	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
Union Bay/Fanny Bay	1	0	0	0	1	0	1	1	0	1	0	0	0	0	5
Totals	1	1	0	2	7	19	25	31	21	31	4	0	1	0	143

Fourth Quarter - Single Family Detached Sales by Sub Area

Unconditional Sales from October 1 to December 31, 2024



Note that Single Family Detached figures in this report exclude acreage and waterfront properties.

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