

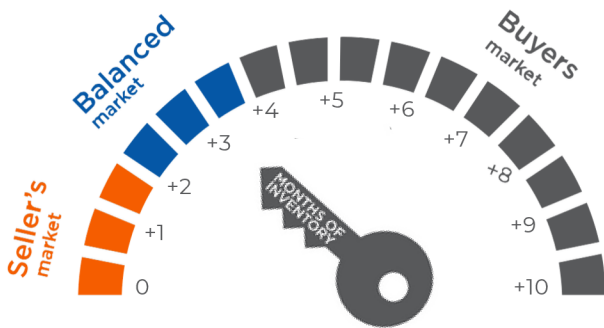


Located at:  
860 Cliffe Ave,  
Courtenay, BC V9N 2J7  
Tel: (778) 909-1086

## COMOX VALLEY REAL ESTATE MARKET UPDATE

OCTOBER 2025

### MARKET CONDITIONS



3.1

### MONTHS OF SINGLE FAMILY HOME INVENTORY

As of September 30, 2025 we had 188 listings.  
60 listings were sold in September.

### AVERAGE SALE PRICES BY CATEGORY

\$866,300

DETACHED



Month to Month

Up 0.02% from \$888,100  
(based on 60 sales)

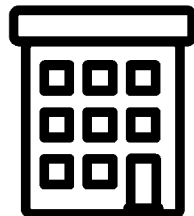


Year to Year

Down 0.8% from \$873,000

\$447,600

CONDOS



Month to Month

Up 6.7% from \$419,500  
(based on 18 sales)



Year to Year

Up 8.2% from \$413,800

\$572,600

ATTACHED  
TOWN HOMES



Month to Month

Down 2.2% from \$585,700  
based on 17 sales)



Year to Year

Down 4.5% from \$599,800



HPI BENCHMARK PRICE DETACHED HOME

\$846,000

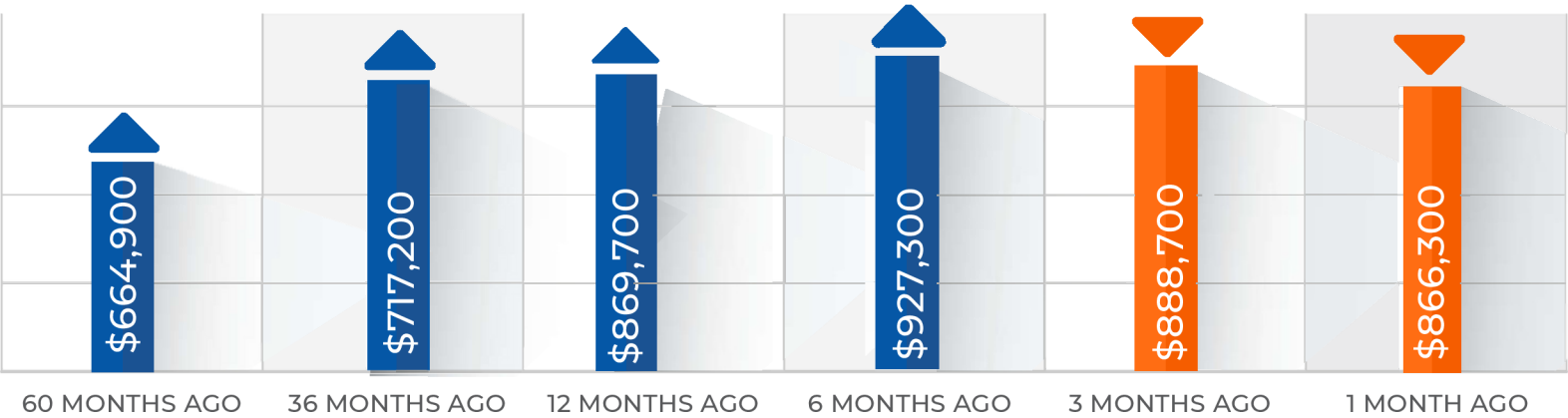
SEPTEMBER 2025



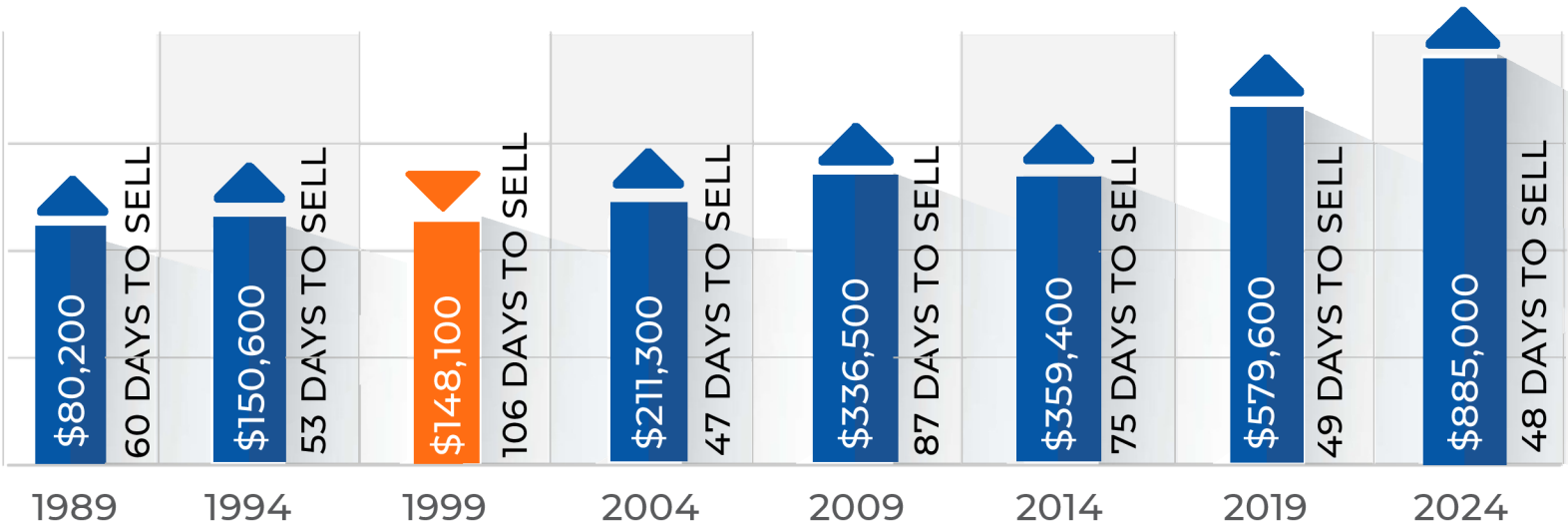
Month to Month

Down 1.% from \$854,400

60-MONTH AVERAGE PRICE HISTORY - DETACHED HOME



35 YEAR AVERAGE PRICE HISTORY - DETACHED HOME



35 year average sale prices in the Comox Valley



## ACTIVE AND SOLD RESIDENTIAL LISTINGS - COMOX VALLEY

FOR SALE



188

ACTIVE  
Listings

Month to Month

Down 4.6%  
from 197

Year to Year

Down 20%  
from 236

SOLD



60

SOLD  
Listings

Month to Month

Up 25%  
from 48

Year to Year

Up 46%  
from 41

## RESIDENTIAL LISTING ABSORPTION RATE

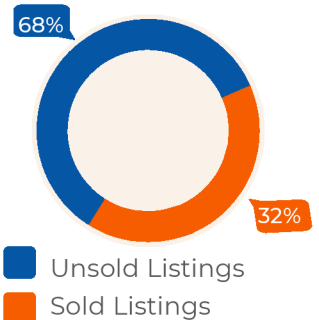
32%

60 SOLD  
Listings

Month to Month

The odds of selling  
increased by 31% compared  
to August 2025

Year to Year

The odds of selling  
increased by 84%  
compared to September  
2024

## AVERAGE DAYS TO SELL A RESIDENTIAL HOME

AVERAGE

46 DAYS  
TO SELL

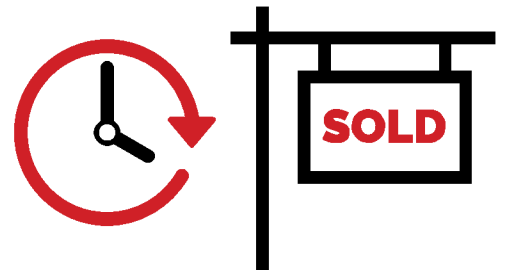
SEPTEMBER 2025



Month to Month

Homes are selling 13%  
faster compared to  
August 2025

Year to Year

Homes are selling 2.2%  
slower, compared to  
September 2024

## HOUSE PRICE DISTRIBUTION SEP 01, 2024 - AUG 31, 2025

0-500k

500-650k

650-800k

800-950k

950k-1.1m

Over 1.1m

24

96

204

187

90

176

**BH**  
TEAM  
BRYCE HANSEN TEAM

**exp**  
REALTY

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