

Vancouver Island Market Report

May 2025

SUPPLY	2024	2025	% CHANGE
SINGLE-FAMILY	1,433	1,565	+ 9.2
APARTMENTS	398	399	+ 0.3
TOWNHOUSES	375	346	- 7.7

	2024	2025	% CHANGE	2024	2025	% CHANGE
ZONE 1 - CAMPBELL RIVER	38	49	+ 28.9	\$798,647	\$764,799	- 4.2
ZONE 2 - COMOX VALLEY	78	68	- 12.8	\$894,601	\$951,203	+ 6.3
ZONE 3 - COWICHAN VALLEY	83	72	- 13.3	\$799,090	\$847,883	+ 6.1
ZONE 4 - NANAIMO	99	113	+ 14.1	\$853,983	\$859,292	+ 0.6
ZONE 5 - PARKSVILLE / QUALICUM	58	61	+ 5.2	\$1,025,601	\$1,001,620	- 2.3
ZONE 6 PORT ALBERNI / WEST COAST	28	31	+ 10.7	\$592,275	\$655,503	+ 10.7
ZONE 1 TO 6 TOTALS	384	394	+ 2.6	4,964,197	5,080,300	+ 2.3
BOARD TOTALS*	404	409	+ 1.2	\$837,335	\$858,911	+ 2.6

UNIT SALES

AVG. SALE PRICE

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NOTES:

- Chart includes single-family residential unit sales, average sale prices for all zones within the Board
- Board Totals figures include Zone 7 - North Island, Zone 9 - Out of Board properties, and Zone 10 - Islands figures which are not listed separately in this table

SOURCE: <https://www.vireb.com/>

Current as of June 2025. All MLS® active listings for Vancouver Island and area may be found on the board's website at www.vireb.com.

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