

Vancouver Island Market Report

August 2025

Presented by

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

Current as of September 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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SUPPLY	2024	2025	% CHANGE
SINGLE-FAMILY	1,564	1,424	- 9.0%
APARTMENTS	437	396	- 9.4%
TOWNHOUSES	364	355	- 2.5%

	2024	2025	% CHANGE	2024	2025	% CHANGE
ZONE 1 - CAMPBELL RIVER	33	34	+ 3.0%	\$703,400	\$771,501	+ 9.7%
ZONE 2 - COMOX VALLEY	63	48	- 23.8%	\$920,256	\$866,116	- 5.9%
ZONE 3 - COWICHAN VALLEY	57	60	+ 5.3%	\$792,063	\$827,515	+ 4.5%
ZONE 4 - NANAIMO	84	92	+ 9.5%	\$833,662	\$893,769	+ 7.2%
ZONE 5 - PARKSVILLE / QUALICUM	49	57	+ 16.3%	\$935,197	\$915,600	- 2.1%
ZONE 6 PORT ALBERNI / WEST COAST	29	34	+ 17.2%	\$600,324	\$587,879	- 2.1%
ZONE 1 TO 6 TOTALS	325	315	+ 3.2%	\$4,784,902	\$4,862,380	+ 1.6%
BOARD TOTALS*	339	330	+ 2.7%	\$807,433	\$823,235	+ 2.0%

UNIT SALES

AVG. SALE PRICE

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