

Vancouver Island Market Report

September 2025

Presented by
my RealPage

SOURCE: <https://www.vireb.com/>
Current as of October 2025. All MLS® active listings for Vancouver Island and area may be found on the board's website at www.vireb.com.
VIREB® is a registered trademark of the Vancouver Island Real Estate Board.

SUPPLY	2024	2025	% CHANGE
SINGLE-FAMILY	1,586	1,424	- 10.2%
APARTMENTS	410	390	- 4.9%
TOWNHOUSES	335	341	+ 1.8%

	2024	2025	% CHANGE	2024	2025	% CHANGE
ZONE 1 - CAMPBELL RIVER	39	33	- 15.4%	\$704,402	\$757,472	- 7.0%
ZONE 2 - COMOX VALLEY	41	60	+ 46.3%	\$866,286	\$872,994	- 0.8%
ZONE 3 - COWICHAN VALLEY	63	63	+ 0.0%	\$781,769	\$787,809	- 0.8%
ZONE 4 - NANAIMO	76	73	- 3.9%	\$805,142	\$840,318	- 4.2%
ZONE 5 - PARKSVILLE / QUALICUM	59	34	- 42.4%	\$973,065	\$988,508	- 1.6%
ZONE 6 PORT ALBERNI / WEST COAST	27	29	+ 7.4%	\$557,101	\$648,500	- 14.1%
ZONE 1 TO 6 TOTALS	305	292	- 4.3%	4,687,765	\$4,687,765	- 4.2%
BOARD TOTALS*	336	307	- 8.6%	\$787,686	\$823,963	- 4.4%

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