

## Vancouver Island Market Report

# October 2025

| SUPPLY        | 2024  | 2025  | % CHANGE |
|---------------|-------|-------|----------|
| SINGLE-FAMILY | 1,224 | 1,352 | + 10.46% |
| APARTMENTS    | 362   | 366   | + 1.10%  |
| TOWNHOUSES    | 319   | 299   | - 6.27%  |

|                                  | 2024       | 2025       | % CHANGE      | 2024               | 2025               | % CHANGE      |
|----------------------------------|------------|------------|---------------|--------------------|--------------------|---------------|
| ZONE 1 - CAMPBELL RIVER          | 32         | 39         | + 21.88%      | \$713,103          | \$772,605          | + 8.34%       |
| ZONE 2 - COMOX VALLEY            | 69         | 49         | - 28.99%      | \$869,707          | \$924,605          | + 6.31%       |
| ZONE 3 - COWICHAN VALLEY         | 61         | 56         | - 8.20%       | \$776,168          | \$817,844          | + 5.37%       |
| ZONE 4 - NANAIMO                 | 88         | 89         | + 1.14%       | \$865,401          | \$846,342          | - 2.20%       |
| ZONE 5 - PARKSVILLE / QUALICUM   | 45         | 47         | + 4.44%       | \$961,938          | \$946,691          | - 1.59%       |
| ZONE 6 PORT ALBERNI / WEST COAST | 34         | 20         | - 44.44%      | \$595,422          | \$591,495          | - 0.66%       |
| <b>ZONE 1 TO 6 TOTALS</b>        | <b>329</b> | <b>300</b> | <b>- 8.8%</b> | <b>\$4,781,739</b> | <b>\$4,899,858</b> | <b>+ 2.4%</b> |
| <b>BOARD TOTALS*</b>             | <b>343</b> | <b>317</b> | <b>- 7.5%</b> | <b>\$806,660</b>   | <b>\$829,586</b>   | <b>+ 2.8%</b> |

### 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

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

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