

Vancouver Island Market Report

November 2025

SUPPLY	2024	2025	% CHANGE
SINGLE-FAMILY	1,105	1,121	+ 1.4%
APARTMENTS	314	346	+ 10.2%
TOWNHOUSES	257	310	+ 20.6%

	2024	2025	% CHANGE	2024	2025	% CHANGE
ZONE 1 - CAMPBELL RIVER	21	30	+ 42.9%	\$787,310	\$772,605	+ 8.34%
ZONE 2 - COMOX VALLEY	43	45	+ 4.7%	\$848,580	\$924,605	+ 6.31%
ZONE 3 - COWICHAN VALLEY	58	46	- 20.7%	\$741,750	\$817,844	+ 5.37%
ZONE 4 - NANAIMO	68	73	+ 7.4%	\$858,431	\$846,342	- 2.20%
ZONE 5 - PARKSVILLE / QUALICUM	45	34	- 24.4%	\$836,098	\$946,691	- 1.59%
ZONE 6 PORT ALBERNI / WEST COAST	19	230	+ 1110.5%	\$604,595	\$591,495	- 0.66%
ZONE 1 TO 6 TOTALS	254	458	+ 80.3%	4,676,764	4,980,612	+ 6.5%
BOARD TOTALS*	262	259	- 1.1%	\$789,109	\$843,246	+ 6.9%

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/>

Current as of December of 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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