

Vancouver Island Market Report

December 2025

SUPPLY	2024	2025	% CHANGE
SINGLE-FAMILY	829	837	+ 1.0%
APARTMENTS	271	319	+ 17.7%
TOWNHOUSES	195	259	+ 32.8%

	2024	2025	% CHANGE	2024	2025	% CHANGE
ZONE 1 - CAMPBELL RIVER	23	27	+ 17.4%	\$744,209	\$712,688	- 4.2%
ZONE 2 - COMOX VALLEY	30	25	- 16.7%	\$910,205	\$800,428	- 12.1%
ZONE 3 - COWICHAN VALLEY	45	36	- 20.0%	\$788,529	\$799,419	+ 1.4%
ZONE 4 - NANAIMO	60	69	+ 15.0%	\$860,562	\$856,938	- 0.4%
ZONE 5 - PARKSVILLE / QUALICUM	35	32	- 8.6%	\$904,333	\$1,010,592	+ 11.7%
ZONE 6 PORT ALBERNI / WEST COAST	13	16	+ 23.1%	\$664,685	\$580,906	- 12.6%
ZONE 1 TO 6 TOTALS	206	205	- 0.5%	4,872,523	4,760,971	- 2.3%
BOARD TOTALS*	224	215	- 4.0%	\$825,718	\$812,037	- 1.7%

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 January of 2026. 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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