VIREB
VANCOUVER ISLAND REAL ESTATE BOARD
AN ASSOCIATION OF REALTORS®

Vancouver Island Market Report

October 2026

SUPPLY	2025	2026	% CHANGE
SINGLE-FAMILY	1,224	1,319	▲ +7.8%
APARTMENTS	362	353	▼ -2.5%
TOWNHOUSES	319	317	▼ -0.6%

	UNIT SALES			AVG. SALE PRICE		
	2025	2026	% CHANGE	2025	2026	% CHANGE
ZONE 1 – CAMPBELL RIVER	39	34	▼ -12.8%	$772,605	$738,924	▼ -4.4%
ZONE 2 – COMOX VALLEY	49	57	▲ +16.3%	$924,605	$942,709	▲ +2.0%
ZONE 3 – COWICHAN VALLEY	51	46	▼ -9.8%	$805,084	$811,592	▲ +0.8%
ZONE 4 – NANAIMO	89	79	▼ -11.2%	$846,342	$854,703	▲ +1.0%
ZONE 5 – PARKSVILLE / QUALICUM	46	42	▼ -8.7%	$933,141	$898,575	▼ -3.7%
ZONE 6 – PORT ALBERNI / WEST COAST	20	28	▲ +40.0%	$591,495	$595,968	▲ +0.8%
ZONE 1 TO 6 TOTALS†	294	286	▼ -2.7%	$838,692	$832,657	▼ -0.7%
BOARD TOTALS*	310	298	▼ -3.9%	$826,354	$819,467	▼ -0.8%

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NOTES:

- Single-family detached unit sales and average sale prices (excluding acreage and waterfront) for the zones within the Board, October 2026 compared with October 2025. Supply: active listings at month end, from VIREB's media release.
- * Board totals include Zone 7 – North Island, Zone 9 – Out-of-Board Properties, and Zone 10 – Islands, which are not listed separately in this table.
- † Zone 1 to 6 average sale price: the six zones' average prices weighted by their unit sales.

SOURCE: VIREB Monthly Statistics Package, October 2026 (www.vireb.com). Current as of November 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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