Three markets in one region

Parksville · Qualicum Beach · Nanoose

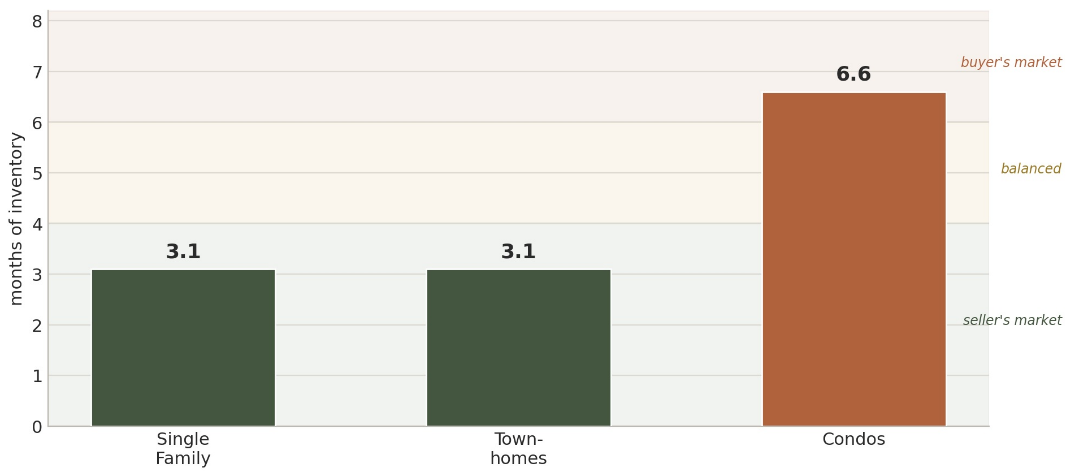
SINGLE FAMILY · TOWNHOMES · CONDOS · DATA THROUGH MAY 2026

Most market headlines hand you one number for a whole region and call it done. Oceanside does not work that way right now. Pull the three main property types apart and they are telling three different stories, and which one matters depends entirely on what you are buying or selling. Here is the read on Parksville, Qualicum Beach, and Nanoose, broken into single family, townhomes, and condos.

The one-line version

Detached homes and townhomes still belong to sellers. Condos have swung toward buyers. Same region, same month, opposite conditions.

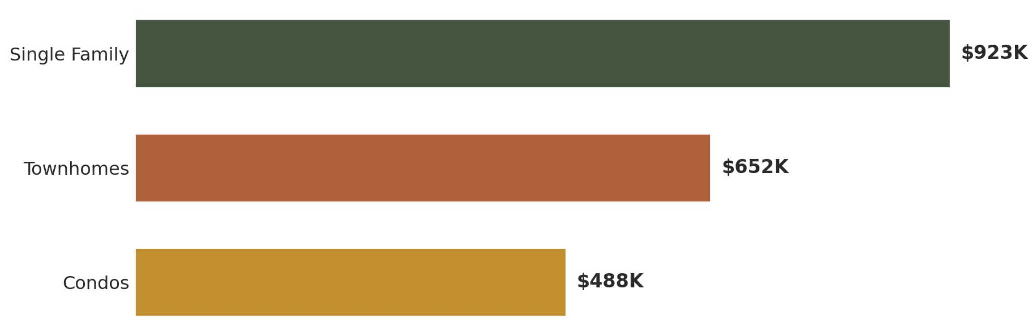
Who holds the cards, by segment



Months of inventory, May 2026. Under four months favours sellers, four to six is balanced, above six tips to buyers. The single clearest measure of who has leverage.

> Months of inventory is the cleanest read on market balance. In May, single family and townhomes both sat at 3.1 months, firmly seller territory, while condos had climbed to 6.6, the most selection buyers have had here in a while. That gap is the whole story of this report.

Where the three segments sit on price



Typical (median) sold price this spring. A detached home runs roughly $923K, a townhome around $650K, and a condo near $490K. The distance between them is part of why they behave so differently.

Single Family Detached

SELLER'S MARKET

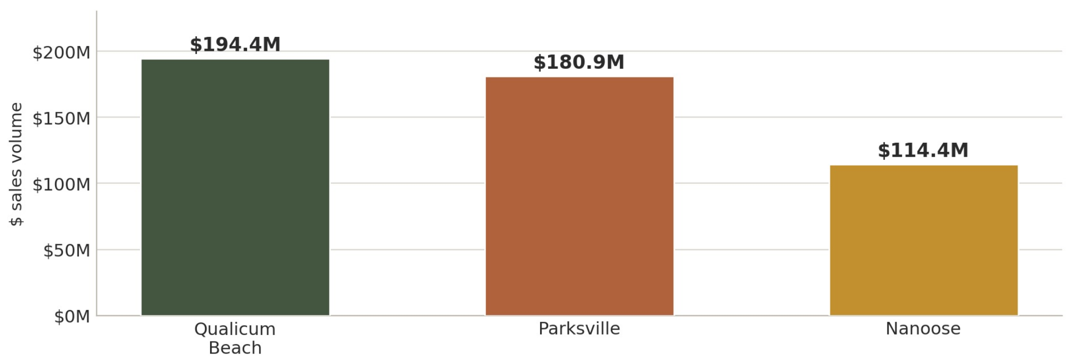
Prices have found a floor and held. After peaking near $1.03 million in spring 2022, the typical detached home settled back and has traded in a stable band ever since, around $923,000 this spring. That is roughly flat against last year and about ten percent below the peak, so the story here is stability, not decline.

Single family median sold price, spring of each year. The 2022 surge, then a stable plateau.

TYPICAL PRICE	MONTHS OF SUPPLY	SELL TO LIST	DAYS TO SELL
$923K	3.1	98%	24
spring 2026, flat YoY	seller territory	near full ask	about three weeks

The market underneath that stable price is tight. Homes are selling in three to four weeks, sellers are getting close to 98 percent of asking, and supply sits near three months. For a buyer that means competition and little room to lowball. For a seller it is about as strong a position as this market offers.

Where the detached money is moving



Single family dollar volume by community, trailing twelve months. Nearly $490M in total detached sales across the three.

Qualicum Beach and Parksville carried the bulk of detached activity, with Nanoose about half their size by dollar volume. Qualicum edging out the larger town of Parksville reflects its higher price point, the same money spread across fewer, pricier homes.

Townhomes

SELLER-FAVOURED

TYPICAL PRICE	MONTHS OF SUPPLY	SELL TO LIST	DAYS TO SELL
$650K	3.1	97%	31
flat YoY	tight	near ask	about a month

Townhomes track closely with detached. The typical townhome sits around $650,000, essentially flat against last year. Supply is tight at 3.1 months, sellers are getting near full ask, and while sales take a touch longer than detached, the segment still leans clearly toward sellers. Buyers here should expect to move decisively on the right one.

Condos

THE BUYER-FRIENDLIER SEGMENT

TYPICAL PRICE	MONTHS OF SUPPLY	SELL TO LIST	SELECTION
$490K	6.6	98%	2x
holding firm	buyer territory	slightly under ask	supply vs detached

Condos are the exception, and the opportunity. Prices have held firm, a typical condo runs around $490,000 and that number has not softened. What has shifted is supply. Inventory has climbed to 6.6 months, more than double the detached market, which is buyer's-market territory on that measure. Well-priced units still sell, but buyers have real choice and more time to decide than anywhere else in Oceanside. For anyone who wants to buy here without elbowing through a bidding war, the condo market is where to look.

What this means for you

SELLING A HOUSE OR TOWNHOME

Conditions are in your favour. Tight supply and near-ask sales mean a well-prepared, well-priced listing is set up to do well right now.

BUYING A CONDO

You have leverage you would not have on a house. More selection, more time to decide, and prices that have stopped climbing.

BUYING A HOUSE OR TOWNHOME

Be ready to act. The good ones still go quickly and close to ask, so financing lined up and a decisive plan matter.

The single average in any headline would have buried all of this. In Oceanside today, the right move depends entirely on your segment. If you want to talk through where yours sits, that is exactly the conversation we are here for.

Travis Bach
RE/MAX PROFESSIONALS

Prepared from VIREB sales data for Parksville, Qualicum Beach, and Nanoose, single family, townhome, and condo segments, through May 2026. Figures are medians and are general market information, not an appraisal or opinion of value for any specific property. Market data sourced from VIREB.