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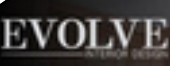


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ISLAND TIMES

VI Home Group Monthly Newsletter APR 2025

MARKET REPORT

UNLOCK INCREDIBLE SAVINGS WITH VI HOME GROUP

Navigating the real estate market effectively can lead to substantial financial gains, and this past year at VI Home Group, we've been exceeding expectations and saving our clients serious money.

FOR SELLERS:

Since 2023, our strategic approach has consistently outperformed the market average by **1.6%**, translating into an average savings of over **\$13,000** per client. Not only did our sellers gain more financially, but their homes also spent fewer days on the market, reducing stress and increasing efficiency in the selling process.

FOR BUYERS:

In 2024, we've taken our expertise to the next level, securing properties at prices **4.05% below the market average**. This aggressive negotiation tactic has put an average of over **\$35,000** back into our buyers' pockets, proving that the right agent makes all the difference.

EXCLUSIVE OFFER FOR YOU:

Ready to see how these strategies will work for you? Reach out to me before April 30, 2025, and receive a free personalized consultation on how to maximize your real estate investment, and I will provide you my personal Guarantee of at least **\$20,000** off when buying and 99% of list price or better or I will credit you back **\$2500**.

DON'T LEAVE MONEY ON THE TABLE.

Whether buying or selling, the right strategy can significantly impact your financial outcomes. Contact us today to learn more about how our proven approaches can benefit you. Let's make your real estate goals a reality, and save you money along the way!

Saving Buyers an average of **\$35,000** per client!*

*Based on Jan 2023 to Jan 2025 sales vs market average per MLS matrix agent production report (saving over \$35,000 per client)

Making Sellers an extra **\$13,000** over market average!*

*Based on Jan 2023 to Jan 2025 sales vs the market average per MLS matrix agent production report (saving over \$13,000 per client)

TEXT "**NEWSLETTER**" TO 250-667-7000 FOR MORE INFO!

**Some terms & conditions may apply.*

MAR 2025 MARKET STATS

NANAIMO

MAR 2025 MARKET STATS

STONEHAUS REALTY

12 Month Comparative Activity By Property Type Source: VIREB Market Statistics Mar 2025

AVERAGE SALE PRICE

UNITS SOLD

DAYS TO SELL

SINGLE FAMILY HOMES

↑ \$852,497
+0.53%

↓ 74
-15.91%

↓ 31
-13.89%

CONDOS

↑ \$455,521
+6.83%

↑ 33
+32.00%

↑ 47
+67.86%

LOTS

↑ \$606,859
+82.97%

↑ 5
+66.67%

↓ 63
-55.94%

GABRIOLA

MAR 2025 MARKET STATS

STONEHAUS REALTY

12 Month Comparative Activity By Property Type Source: VIREB Market Statistics Mar 2025

AVERAGE SALE PRICE

UNITS SOLD

DAYS TO SELL

SINGLE FAMILY HOMES

↑ \$757,500
+18.98%

↓ 2
-33.33%

↑ 47
+176.47%

CONDOS

↑ \$546,707
+7.74%

↓ 14
-17.65%

↑ 42
+5.00%

LOTS

↑ \$828,000
+156.08%

↓ 2
-33.33%

↑ 96
+317.39%

PARKSVILLE/QUALICUM

MAR 2025 MARKET STATS

STONEHAUS REALTY

12 Month Comparative Activity By Property Type Source: VIREB Market Statistics Mar 2025

AVERAGE SALE PRICE

UNITS SOLD

DAYS TO SELL

SINGLE FAMILY HOMES

↓ \$971,126
-8.80%

↑ 62
+62.57%

↑ 40
+2.56%

CONDOS

↑ \$546,707
+7.74%

↓ 14
-17.65%

↑ 42
+5.00%

LOTS

↑ \$828,000
+156.08%

↓ 2
-33.33%

↑ 96
+317.39%

PORT ALBERNI

MAR 2025 MARKET STATS

STONEHAUS REALTY

12 Month Comparative Activity By Property Type Source: VIREB Market Statistics Mar 2025

AVERAGE SALE PRICE

UNITS SOLD

DAYS TO SELL

SINGLE FAMILY HOMES

↑ \$501,352
-14.08%

27
0.00%

↑ 57
+9.62%

CONDOS

↑ \$546,707
+7.74%

↓ 14
-17.65%

↑ 42
+5.00%

LOTS

↑ \$1,430,800
+321.24%

↑ 5
+66.67%

↑ 241
+551.35%

COMOX VALLEY

MAR 2025 MARKET STATS

STONEHAUS REALTY

12 Month Comparative Activity By Property Type Source: VIREB Market Statistics Mar 2025

AVERAGE SALE PRICE

UNITS SOLD

DAYS TO SELL

SINGLE FAMILY HOMES

↓ \$947,064
-0.05%

↑ 51
+6.25%

↓ 39
-18.75%

CONDOS

↑ \$466,371
+14.21%

19
0.00%

↓ 60
-10.45%

LOTS

↑ \$1,375,000
+135.21%

↓ 1
-83.33%

↑ 119
+33.71%

COWICHAN VALLEY

MAR 2025 MARKET STATS

STONEHAUS REALTY

12 Month Comparative Activity By Property Type Source: VIREB Market Statistics Mar 2025

AVERAGE SALE PRICE

UNITS SOLD

DAYS TO SELL

SINGLE FAMILY HOMES

↓ \$781,617
-3.91%

↓ 57
-1.72%

↓ 47
-2.08%

CONDOS

↑ \$394,422
+19.87%

↓ 9
-10.00%

↓ 39
-18.75%

LOTS

↓ \$408,863
-11.03%

↓ 7
-53.33%

↓ 128
-20.00%



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FREEMAN
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#1

2024

WINNING NEW BULLETIN

**Not intended to solicit homes already listed for sale.*



LOCAL EVENTS

YBN Nanaimo's Second Annual Comedy Night - This year's YBN Comedy Night will be even better than last year's - Our repeat headliner Patrick Mahlia will not disappoint! Come enjoy our 2nd annual industry COMEDY NIGHT on **Thursday, April 10th**, an evening of laughter and networking with your fellow industry members. **34 Victoria Crescent, 6pm - 9pm**

DANIEL WESLEY [Full Band Show] - Physical tickets on sale Saturday February 1st at Lucid, Sunrise Records & The Queen's. Seating is limited and is first-come, first-served. **Saturday April 12th 2025 at The Queen's 34 Victoria Cres., Nanaimo Doors: 6pm, Showtime: 7pm 19+ Show.** Please bring 2 pieces of I.D. **Tickets are \$39.50 + s/c in advance, \$45 at the door** & on sale now **online at gotpopconcerts.com**

Easter Basket Hunt at Colliery Dam Park Take your Easter spirit outdoors with this classic egg hunt in one of Nanaimo's favorite parks. Organized by the Van Isle Clean Team, this 4th annual event is fun, casual, and great for all ages. Children can hunt for candy-filled eggs and Easter baskets tucked around the trails. **Just bring a basket and a smile – no registration needed. Colliery Dam Park. April 20, 2025 | 12:00 PM–3:00 PM**

Europa Super Circus Europa Super Circus puts a modern twist on a beloved classic circus. Join us for this all-new production featuring an international company of award-winning, world-class circus artists. See this re-energized and reinvigorated production for the FIRST TIME in Canada! **Tickets at www.supercircus.com. Sat, 26 Apr, 2025 at 07:30 pm 1.5 hours Under The Big Top! at Nanaimo North Town Centre**

TRIVIA

(see bottom for answers)

1. What kind of bread is associated with Easter?
2. What flower is considered an Easter symbol?
3. Who introduced Easter bonnet into American popular culture in 1933?
4. In the Bible, what prisoner was released instead of Jesus?
5. How long does it currently take to produce one marshmallow Peep?
6. What bread-based snack is associated with Easter?

PEEP PUDDING DIRT CUPS



1. Prep 12 8-ounce cups with 1 ½ tablespoons of crushed Oreos and set aside.
2. Put the vanilla pudding into a large bowl and pour 2 cups cold whole milk and using a hand mixer, whisk for 2 minutes.
3. Mix in 1 8-ounce container of Cool Whip with a spatula.
4. Add 2 heaping spoonfuls of pudding to the cup, followed by another 1 ½ tablespoons of Oreo crumbs.
5. Repeat 2 more spoonfuls of pudding with a smaller layer of Oreo crumbs on top (approx. 1 tablespoon).
6. Refrigerate for at least 1 hour prior to adding 3 mini eggs (or more) and 1 Peeps Marshmallow Treat (bunny).

- 36-46 Oreos finely pulsed (the more finely pulsed they are, the less you will need)
- One 3.9- ounce package vanilla pudding
- 2 cups whole milk cold
- One 8- ounce container Cool Whip thawed
- 36 Mini eggs or more
- 12 Peeps bunny

JUST LISTED



201-119 HALIBURTON ST
\$495,000
OCEAN VIEW, CORNER UNIT CONDO!

Total Fin Sq Ft: 845
Strata Fee: \$400/mo
Taxes: \$3,087 (2024)
Bedrooms:2
Bathrooms: 2
Pets: Allowed with Some Restrictions
Parking: Underground



301-119 HALIBURTON ST
\$499,000
OCEANVIEW CONDO!

Total Fin Sq Ft: 845
Strata Fee: \$400/mo
Taxes: \$3,416 (2024)
Bedrooms: 2
Bathrooms: 2
Pets: Allowed with Some Restrictions
Parking: Underground



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\$8,900,000
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- Lot Size: 18.5 acres
- Taxes: \$12,160 (2021)
- Development Opportunity
- Breathtaking Ocean and Mountain Views

Trivia Answers: 1. Hot cross buns 2. A lily 3. Irving Berlin 4. Barrabas 5. Six minutes 6. Pretzels