

exp
REALTY

For all your printing needs

print three

Smart Business Centres™
Print ■ Signs ■ Packaging

250.751.2994 | nanaimo@printthree.bc.ca

101-5170 Dunster Road, Nanaimo, BC V9T 2Z2

www.print3nanaimo.com

Over 25 years
Experience

Rhonda Hawthorne

Mortgage Broker

250.885.6900
Select Mortgage Group
buzzblue@zoho.com

BUDGET
BLINDS*

Budget Blinds has the largest selection of window coverings in North America. From Blinds, Shades, and Shutters to Home Automation and Drapery, we have a product sure to match your style and Budget.

Book your FREE in-home consultation today with Michelle Norris

250.924.0249 BudgetBlinds.com/nanaimo

SALES
CONSULTATION
ESTIMATION
INSTALLATION
REPAIR

CARPET HARDWOOD LAMINATE LVP | LVT AREA RUGS SHEET VINYL & WINDOW COVERINGS

United Floors

250-758-4664
info@nanaimofloors.com

A PROPERTY MANAGER'S
BEST FRIEND*

CALL US FOR FREE ESTIMATES
1-844-GORILLA (467-4552)
gorilla@propertyservices.com

OUR SERVICES

Gutter Cleaning

Graffiti Removal

Pressure Washing

Soft Washing

Roof Cleaning

Snow Removal

Window Cleaning

Dryer Vent Cleaning

Would you like to see your business featured here?

CONTACT US TODAY

about FREE advertising opportunities!

250-667-7000

ISLAND
TIMES

VI Home Group Monthly Newsletter Apr 2024

NEW VI PREFERRED PROGRAMS

BUYERS PROGRAM

\$10,000 savings
GUARANTEED or
we give you
\$2,000!*

SELLERS PROGRAM

Home SOLD in
under 100 DAYS or
we give you \$2,000
cashback!*

TEXT “NEWSLETTER” TO 250-667-7000 FOR MORE INFO!

*Some terms & conditions may apply.

MARKET REPORT

MARCH HOUSING MARKET CALMER THAN EXPECTED

NANAIMO, BC – Last month, the Vancouver Island Real Estate Board (VIREB) recorded 655 unit sales board-wide (all property types). In the single-family category (excluding acreage and waterfront), 291 homes sold in March, down 22% from one year ago and up 15% from February 2024. Sales of condo apartments last month came in at 84, increasing by 27% year over year and 24% from February 2024. In the row/townhouse category, 82 units changed hands in March, an increase of 9% from one year ago and up 39% from February.

The number of active listings of single-family homes was 1,084 last month, down from 963 the previous year. VIREB’s inventory of condo apartments was 324 in March 2024, up from 290 one year ago. There were 333 row/townhouses for sale last month compared to 253 the previous year.

The board-wide benchmark price (MLS® Home Price Index) of a single-family home was \$765,600 in March 2024, up 5% from one year ago and a 2% increase from February. In the apartment category, the benchmark price was \$395,000 last month, up 2% from the previous March and 2% from February. The benchmark price of a townhouse in March was \$545,200, up 1% from one year ago and a marginal month-over-month decrease.

The Comox Valley’s year-over-year benchmark price rose by 10% to \$856,300. In the Cowichan Valley, the benchmark price was \$753,200, a 3% increase from March 2023. Nanaimo’s year-over-year benchmark price rose by 6% to reach \$794,900, while the Parksville-Qualicum area saw its benchmark price increase by 2% to \$867,300. The cost of a benchmark single-family home in Port Alberni was \$528,800, up 4% from the previous year.

-Vancouver Island Real Estate Board Apr.3, 2024 (Condensed)

MARCH 2024

NANAIMO

12 Month Comparative Activity by Property Type
Source: VIREB Market Statistics MAR 2024

AVERAGE SALE PRICE

UNITS SOLD

DAYS TO SELL

SINGLE FAMILY HOMES

↑ \$847,984
+10.78%

↓ 88
-11.11%

↓ 36
-12.20%

CONDOS

↓ \$430,000
-10.94%

↑ 28
+33.33%

↓ 28
-9.68%

LOTS

↓ \$331,667
-45.61

↓ 3
-25.00%

↑ 143
+130.65%

GABRIOLA

12 Month Comparative Activity by Property Type
Source: VIREB Market Statistics MAR 2024

AVERAGE SALE PRICE

UNITS SOLD

DAYS TO SELL

SINGLE FAMILY HOMES

↓ \$636,667
-24.81%

↓ 3
-25.00%

↓ 17
-58.54%

LOTS

NO SALES TO REPORT

PARKSVILLE/QB

12 Month Comparative Activity by Property Type
Source: VIREB Market Statistics MAR 2024

AVERAGE SALE PRICE

UNITS SOLD

DAYS TO SELL

SINGLE FAMILY HOMES

↑ \$1,064,865
+18.63%

↓ 37
-31.48%

40
0.00%

CONDOS

↑ \$507,453
+29.84%

↑ 17
+30.77%

40
+29.03%

LOTS

NO DATA TO REPORT

PORT ALBERNI

12 Month Comparative Activity by Property Type
Source: VIREB Market Statistics MAR 2024

AVERAGE SALE PRICE

UNITS SOLD

DAYS TO SELL

SINGLE FAMILY HOMES

↓ \$583,496
-0.57%

↓ 27
-6.90%

↓ 52
-27.78%

CONDOS

NO SALES TO REPORT

LOTS

↓ \$339,667
-27.13%

↓ 3
-57.14%

↓ 37
-51.95%

COMOX

12 Month Comparative Activity by Property Type
Source: VIREB Market Statistics Mar 2024

AVERAGE SALE PRICE

UNITS SOLD

DAYS TO SELL

SINGLE FAMILY HOMES

↑ \$947,555
+11.04%

↓ 48
-36.00%

↑ 48
+6.67%

CONDOS

↑ \$408,361
+16.57%

↑ 19
+72.73%

↑ 678
+63.41%

LOTS

↓ \$574,643
-35.43%

↑ 7
+16.67%

↑ 108
+3.85%

COWICHAN

12 Month Comparative Activity by Property Type
Source: VIREB Market Statistics Mar 2024

AVERAGE SALE PRICE

UNITS SOLD

DAYS TO SELL

SINGLE FAMILY HOMES

↑ \$812,181
+1.69%

↑ 59
+1.72%

↓ 48
-5.88%

CONDOS

↓ \$329,040
-7.39%

↑ 10
+100.00%

↓ 48
-26.15%

LOTS

↑ \$459,527
+39.36%

↑ 15
+36.36%

↑ 160
+64.95%

Real Estate Questions? We'd love to answer them!

CALL TODAY!

VANCOUVER ISLAND
HOME GROUP

Island Values
NOT Island Time

250-667-7000
cory@vihomes.ca
www.vancouverislandhomegroup.com

Brooke
GRAHAM
REALTOR®

Rob
FREEMAN
REALTOR®

Cory
CHAPMAN
PERSONAL REAL
ESTATE CORPORATION

Barb
POWER
PERSONAL REAL
ESTATE CORPORATION

Nicholas
METZGER
REALTOR®

*Not intended to solicit homes already listed for sale.



LOCAL EVENTS

Nanaimo’s 18th Annual Golden Shoe Hunt Each week a golden shoe is hidden in an RDN park and a clue to its location will be posted weekly to **getinvolved.rdn.ca/golden-shoe**, and RDN social media accounts.. Head out to the park to find the shoe, log your entry and maybe pick up a prize. **Fri. Apr. 19th, 2024**

Poker Night TEXAS HOLDEM Chips drop at 6:30pm hosted by Elite Gaming! 5K starting chip stack. Come early get 1000 in additional chips. Bring a friend get 500 in additional chips. FREE to play ***PRIZES***
Sip Pub, 106-601 Bruce Ave. Sun., Apr. 21st, 2024 6:30pm to 10pm

Nanoose Charity Liquidation in Nanoose Bay Features include several varieties of solid wood furniture, big and small appliances, power and hand tools, carpets, lighting, antiques, collectibles, various artistic creations and lots of useful wares from over a dozen homes. **2172 Island Highway East, Nanoose Bay Sat. Apr.20th - Sun. Apr. 21st, 2024 9am to 5pm**

Monday Blues is one of the Nanaimo Disc Golf Club’s regular weekly leagues that runs Spring through Fall. Everyone is welcome to play, whether you want to drop-in one time or play weekly for the entire season. All skill levels welcome. **Hole #3 at Bowen Park. Mon. Apr. 29th, 2024 6pm to 7:30pm \$3.00**

TRIVIA

(see bottom for answers)

1. When did Facebook first launch?

2. Which country consumes the most chocolate per capita?

3. What is the loudest animal on Earth?
4. Lateral Epicondylitis is a condition commonly known by what name?

5. Before the Beatles were formed, John Lennon, Paul McCartney, and George Harrison were originally members of which group?

QUICK AND EASY RECIPE

Spicy Mango, Black Bean & Avocado Tacos

1. In a small bowl, combine the black beans with 1 tablespoon of lime juice, ¼ to ½ teaspoon chili powder, and ¼ teaspoon salt.

2. Make the spicy mayo: In a small bowl, stir together the mayonnaise and the sriracha.

3. Toss the cabbage with a squeeze of lime (1 teaspoon or so) and a few pinches of salt.

4. Fill each tortilla with the cabbage, avocado slices, black beans, mango, cilantro, the spicy mayo, and feta cheese. For spicier tacos, serve with sliced serrano peppers and extra sriracha. Serve with lime slices on the side.



- 4 to 6 tortillas, lightly charred or warmed (I like La Tortilla Factory White Corn or homemade tortillas)

▪ 1 cup cooked black beans, drained and rinsed

▪ 2 limes, divided

▪ ¼ to ½ teaspoon chili powder*

▪ 2 cups shredded green cabbage

- ½ avocado, thinly sliced

▪ ½ mango, diced

▪ 2 tablespoons chopped cilantro

▪ 2 tablespoons crumbled feta or cotija cheese

▪ sliced serrano pepper and additional sriracha, for serving, optional*

▪ sea salt

Spicy Mayo

- ½ cup mayo (highly recommend Sir Kensington’s Avocado Oil Mayo)

▪ 2 teaspoons sriracha

JUST LISTED



7555 FERNMAR RD \$10,000,000



135 BRAY RD \$1,329,900



7365 PETERSON RD \$699,900



2144 HENDERSON LAKE \$438,000



5663 MERSEY RD \$795,000