

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

GORILLA PROPERTY SERVICES

"A PROPERTY MANAGER'S BEST FRIEND"

CALL US FOR FREE ESTIMATES
1-844-GORILLA (467-4552)
gorillapropertyservices.com

OUR SERVICES

- > Gutter Cleaning
- > Graffiti Removal
- > Pressure Washing
- > Soft Washing
- > Roof Cleaning
- > Snow Removal
- > Window Cleaning
- > Dryer Vent Cleaning

SALES CONSULTATION ESTIMATION INSTALLATION REPAIR

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

Floors

250-758-4664
info@nanaimofloors.com

Andrew Desrochers
Owner/ Multi-Specialized Coach
(250) 816-4709
EpicEnergyCoaching@gmail.com
EpicEnergyCoaching.Thinkific.com

Epic Energy Coaching

- Strength And Conditioning
- Holistic and Sports Nutrition
- Yoga/Meditation/Breathwork
- Life Coaching
- Mountain Bike Coaching
- Circus Arts Coaching
- In-Person or Virtual Coaching

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

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 Sept 2023

NEW VIP BUYERS PROGRAM

\$10,000 Savings on your VI Home Purchase GUARANTEED or we pay you \$2,000!

Please reach out directly for specific details!

MARKET REPORT

QUIET MARKET CLOSES OUT THE SUMMER

Last month, there were 324 sales of single-family homes in the Vancouver Island Real Estate Board (VIREB) area, a 7% increase from one year ago (304) and down by 21% from July 2023 (414). Sales of condo apartments in August came in at 85, increasing by 29% year over year but down 13% from the previous month. In the row/townhouse category, 77 units changed hands last month, up 51% from one year ago and down 10% from July.

Active listings of single-family homes were 1,072 in August, down from 1,368 one year ago. VIREB's inventory of condo apartments was 308 last month, down from 332 listings in August 2022. There were 254 row/townhouses for sale last month compared to 280 one year ago.

BCREA has projected the VIREB area to close out the year with 8,300 unit sales and is forecasting 8,800 unit sales in 2024.

While housing market activity across the province began the year well below normal, according to BCREA, the conditional pause by the Bank of Canada in January spurred a surprisingly strong recovery in the spring. Further, because inventory remains very low, prices rose through much of 2023 despite below-average sales.

The board-wide benchmark price (MLS® Home Price Index) of a single-family home was \$770,500 in August 2023, down 2% from one year ago and up slightly from July. In the apartment category, the benchmark price was \$397,900 last month, a 1% decrease from August 2022 and down slightly from July. The year-over-year benchmark price of a townhouse was \$560,400 in August, nearly the same as last August and marginally lower than in July.

-Vancouver Island Real Estate Board July 4, 2023 (Condensed)

AUG 2023 MARKET STATS

NANAIMO

12 Month Comparative Activity by Property Type
Source: VIREB Market Statistics Aug 2023

	AVERAGE SALE PRICE	UNITS SOLD	DAYS TO SELL
SINGLE FAMILY HOMES	↓ \$861,502 -1.65%	↑ 83 +16.90%	↑ 35 +6.06%
CONDOS	↓ \$404,617 -4.83%	↑ 29 +26.09%	↑ 49 +75.00%
LOTS	↓ \$383,000 -4.73%	↑ 5 +66.67%	↑ 126 +173.91%

GABRIOLA

12 Month Comparative Activity by Property Type
Source: VIREB Market Statistics Aug 2023

	AVERAGE SALE PRICE	UNITS SOLD	DAYS TO SELL
SINGLE FAMILY HOMES	↓ \$560,000 -37.10%	↑ 3 +50.00%	↓ 7 -83.72%
LOTS	↓ \$299,000 -39.90%	↑ 2 +100.00%	4 0.00%

PARKSVILLE/QB

12 Month Comparative Activity by Property Type
Source: VIREB Market Statistics Aug 2023

	AVERAGE SALE PRICE	UNITS SOLD	DAYS TO SELL
SINGLE FAMILY HOMES	↑ \$901,938 +0.29%	↑ 57 +11.76%	↑ 38 +15.15%
CONDOS	↑ \$540,740 +72.04%	↑ 14 +16.67%	↓ 42 -10.64%
LOTS	↑ \$869,143 +84.27%	↑ 7 +250.00%	↓ 42 -40.85%

PORT ALBERNI

12 Month Comparative Activity by Property Type
Source: VIREB Market Statistics Aug 2023

	AVERAGE SALE PRICE	UNITS SOLD	DAYS TO SELL
SINGLE FAMILY HOMES	↓ \$487,990 -32.32%	↓ 21 -16.00%	↑ 51 +21.43%
CONDOS	↓ \$199,000 -33.00%	1 0.00%	↑ 32 -71.68%
LOTS	↓ \$300,000 -36.46%	↓ 1 -66.67%	↑ 122 +56.41%

COMOX

12 Month Comparative Activity by Property Type
Source: VIREB Market Statistics Aug 2023

	AVERAGE SALE PRICE	UNITS SOLD	DAYS TO SELL
SINGLE FAMILY HOMES	↑ \$878,585 +0.15%	↓ 42 -25.00%	↓ 42 -2.33%
CONDOS	↑ \$442,293 +36.75%	↑ 14 +16.67%	↓ 31 -38.00%
LOTS	↑ \$513,333 +0.85%	↑ 3 +50.00%	↑ 181 +852.63%

COWICHAN

12 Month Comparative Activity by Property Type
Source: VIREB Market Statistics Aug 2023

	AVERAGE SALE PRICE	UNITS SOLD	DAYS TO SELL
SINGLE FAMILY HOMES	↑ \$801,089 +3.58%	↑ 63 +10.53%	↑ 36 +2.86%
CONDOS	↓ \$307,456 -0.77%	↑ 12 +71.43%	↑ 47 +51.61%
LOTS	↓ \$308,500 -13.35%	↓ 4 -76.47%	↓ 151 -118.97%



Brooke
GRAHAM
REALTOR®

Rob
FREEMAN
REALTOR®

Cory
CHAPMAN
PERSONAL REAL
ESTATE CORPORATION

Barb
POWER
PERSONAL REAL
ESTATE CORPORATION

Nicholas
METZGER
REALTOR®

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



LOCAL EVENTS

BC SPCA Nanaimo "Endless Pawsabilities" Fundraising Event Get ready for an enchanting evening filled with joy and compassion. "Endless Pawsabilities" is a cocktail and appetizers fundraising event featuring a silent auction, raffle, and an exciting 50-50 draw. Come prepared to indulge in delightful cocktail selections, beer and wine. **Nanaimo Golf Club | Fri, Sept 29th, 2023 6:00 pm - 9:00 pm | Tickets \$75.00**

Parksville Lions and Save-On-Foods Free Family Skate Free family skating every Sunday **October 4, 11, 18, and 25** to **Oceanside Place Arena** courtesy of Parksville Lion's and Save-on-Foods.

ABRA Cadabra – A Tribute to ABBA Featuring a live band, powerful vocals, dancers, multi-media & costumes, this interactive stage show will have you smiling, moving & singing along to Abba hits. **Sat. Oct 7th, 2023 7:30 PM to 9:30PM | The Port Theatre**

CHOCOLATE: A Tasting Event a truly sweet event for chocolate lovers. Every chocolate exhibitor will be handing out a delicious chocolate treat. Tips & Cooking Demos **Sun. Oct 15th, 2023 12:00 PM to 5:00PM | Crystal Garden, Victoria**

TRIVIA

(see bottom for answers)

1. How old was Tiger Woods when he won his first Masters tournament?

2. What is the most visited country in the world?

3. What is the proper name of the Academy Award?
4. What is on the top floor of the U.S. Supreme court building?

5. How many pairs of chop sticks does China produce every year?

FUN FACTS

There's a surprising number of laws about bathtubs. It's illegal to have a donkey in your bathtub in Brooklyn or to keep a 'gator in your tub in Arkansas? And forget about keeping your horse in a clawfoot tub in South Carolina.

A secret apartment sits atop the Eiffel Tower. As a part of his commission for the design and construction of the most famous Parisian landmark, Gustov Eiffel built and maintained ownership of a secret, 1,000-square-foot apartment near the top of the Eiffel Tower.

John Travolta's driveway is actually a runway. Not only is John Travolta an accomplished actor with serious dance moves, he is also a certified private pilot. It was always his dream to live in a place where he could pull his plane right up to the house, and he made that dream come true with his house in Jumbolair Aviation Estates, just outside Ocala, Florida.

WHERE AM I CONTEST?

HOW WELL DO YOU KNOW VANCOUVER ISLAND?

Guess the correct location from this photo and be entered for a chance to win a \$50 gift certificate to a local business.*

Visit our website at:
www.vancouverislandhomegroup.com/WhereAmI

Contest submission deadline Monday Oct 16th, 2023 at 5:00pm.

Winner drawn Tuesday Oct. 17th, 2023 at 5:00pm.*

*Winner's name will be announced on social media and notified by phone or email. *Terms & Conditions Apply *One entry per person.



Trivia Answers: 1. 21 2. France 3. Academy Award of Merit 4. A basketball court 5. 65 million

JUST LISTED



2241 DOCKSIDE WAY \$819,900



7555 FERNMAR RD \$12,000,000



2005 MULLIGAN WAY \$759,000



1960 ASHLING RD \$2,395,000



5525 ISLAND HWY \$2,400,000



5108-999 BOWEN RD \$264,000



3740 TRALEE RD \$1,600,000



3280 MERCEDES WAY \$799,900



477 NOTTINGHAM DR \$1,325,000



434 & 440 PRIDEAUX ST \$1,200,000



404-1838 COWICHAN BAY RD \$684,000