

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

Andrew Desrochers
Owner Multi-Specialized Coach

(250) 816-4709

EpicEnergyCoaching@gmail.com

EpicEnergyCoaching.Thinkific.com

Strength And Conditioning

Holistic and Sports Nutrition

Yoga/Meditation/Breathwork

Life Coaching

Mountain Bike Coaching

Circus Arts Coaching

In-Person or Virtual Coaching

Epic Energy 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

lendlab

Collaborative Mortgage Solutions

Client First Approach | Appraisal Rebates

No Unnecessary Fees

www.lendlab.ca

EVOLVE
INTERIOR DESIGN

FREE

INITIAL CONSULTATIONS TO HOMEOWNERS IN NANAIMO

Make your dream space a reality today!

evolveinteriordesign.com
info@evolveinteriordesign.com
(250) 754-7885

Ashley Travel

Certified travel advisor helping busy people book dream vacations

Viccie Ashley

Travel Advisor CTC, CCC
Nanaimo, BC

Phone: 250-591-2727 | Cell: 250-668-2035
vashley@ashleytravel.ca | ashleytravel.ca

ISLAND
TIMES

VI Home Group Monthly Newsletter June 2024

Saving Buyers an average of \$20,000 per client!*

*Based on 2022 sales Buy to List ratio vs Market Avg. Vancouver Island

Making Sellers an extra \$9,500 over market average!*

*Based on 2022 sales Sell to List ratio vs Market Avg. Vancouver Island

TEXT “**NEWSLETTER**” TO **250-667-7000** FOR MORE INFO!
**Some terms & conditions may apply.*

MARKET REPORT

LARGE INVENTORY INCREASE IN MAY WHILE SALES CONTINUE TO LAG

NANAIMO, BC - NANAIMO, BC – The Vancouver Island Real Estate Board (VIREB) recorded 824 unit sales boardwide (all property types) on the MLS® System in May 2024. In the single-family category (excluding acreage and waterfront), 409 homes sold in May, down 14% from one year ago and up 9% from April. Sales of condo apartments last month came in at 92, increasing by 11% year over year and up 23% from April. In the row/townhouse category, 108 units changed hands in May, up 17% from one year ago and 30% from April.

Active listings of single-family homes were 1,433 in May, an increase from the 979 posted one year ago. VIREB’s inventory of condo apartments was 398 last month, up from 318 in May 2023. There were 375 row/townhouses for sale last month compared to 252 the previous year.

The board-wide benchmark price (MLS® Home Price Index) of a single-family home was \$781,100 in May 2024, up 4% from one year ago and a slight uptick from April. In the apartment category, the benchmark price was \$413,000 last month, up 3% from the previous May and 2% from April. The benchmark price of a townhouse in May was \$544,200, up 1% from one year ago and 1% higher than in April.

In Campbell River, the benchmark price of a single-family home was \$712,800 last month, up 9% from the previous year. The Comox Valley’s year-over-year benchmark price rose by 6% to \$833,600. In the Cowichan Valley, the benchmark price was \$779,300, a 2% increase from May 2023. Nanaimo’s year-over-year benchmark price rose by 4% to reach \$815,900, while the Parksville-Qualicum area saw its benchmark price increase by 2% to \$896,400. The cost of a benchmark single-family home in Port Alberni was \$517,000, up 3% from the previous year. For the North Island, the benchmark price of a single-family home dropped by 1% to \$424,600.

Source: June 3, 2024 Media Release (Condensed)

MAY 2024
STATS

NANAIMO
MAY 2024 MARKET STATS

12 Month Comparative Activity By Property Type
Source: VIREB Market Statistics May 2024

	AVERAGE SALE PRICE	UNITS SOLD	DAYS TO SELL
SINGLE FAMILY HOMES	↑ \$825,278 +1.03%	↑ 109 +15.96%	↓ 28 -22.22%
CONDOS	↑ \$452,452 +2.10%	↑ 31 +34.78%	↑ 44 +12.82%
LOTS	↑ \$541,250 +99.48%	↑ 4 +33.33%	↑ 85 +97.67%

GABRIOLA
MAY 2024 MARKET STATS

12 Month Comparative Activity By Property Type
Source: VIREB Market Statistics May 2024

	AVERAGE SALE PRICE	UNITS SOLD	DAYS TO SELL
SINGLE FAMILY HOMES	↑ \$660,518 +7.89%	↑ 10 +400.00%	↑ 71 +91.89%
LOTS	↓ \$226,890 -45.03%	↑ 4 +33.33%	↑ 118 +93.44%

PARKSVILLE/QUALICUM
MAY 2024 MARKET STATS

12 Month Comparative Activity By Property Type
Source: VIREB Market Statistics May 2024

	AVERAGE SALE PRICE	UNITS SOLD	DAYS TO SELL
SINGLE FAMILY HOMES	↑ \$949,051 +6.68%	↑ 64 +28.00%	30 0.00%
CONDOS	↑ \$447,800 +4.07%	↓ 8 -55.56%	↑ 42 +5.00%
LOTS	↓ \$725,000 -77.15%	↓ 1 -83.33%	↓ 31 -48.33%

PORT ALBERNI
MAY 2024 MARKET STATS

12 Month Comparative Activity By Property Type
Source: VIREB Market Statistics May 2024

	AVERAGE SALE PRICE	UNITS SOLD	DAYS TO SELL
SINGLE FAMILY HOMES	↑ \$591,571 +11.65%	↓ 28 -15.15%	↓ 60 -1.64%
CONDOS	↑ \$732,500 +36.09%	↓ 2 -50.00%	↑ 140 +100.00%
LOTS	↓ \$258,333 -30.68%	3 0.00%	↓ 18 -65.38%

COMOX VALLEY
MAY 2024 MARKET STATS

12 Month Comparative Activity By Property Type
Source: VIREB Market Statistics May 2024

	AVERAGE SALE PRICE	UNITS SOLD	DAYS TO SELL
SINGLE FAMILY HOMES	↑ \$894,601 +6.68%	↓ 78 -20.41%	↑ 48 +11.63%
CONDOS	↓ \$384,570 -6.96%	23 0.00%	↑ 50 +19.05%
LOTS	↓ \$581,500 -4.67%	2 0.00%	51 0.00%

COWICHAN VALLEY
MAY 2024 MARKET STATS

12 Month Comparative Activity By Property Type
Source: VIREB Market Statistics May 2024

	AVERAGE SALE PRICE	UNITS SOLD	DAYS TO SELL
SINGLE FAMILY HOMES	↑ \$827,974 +7.06%	↓ 62 -28.74%	↓ 35 -30.00%
CONDOS	↓ \$350,555 -3.62%	↑ 11 +83.33%	↑ 48 +108.70%
LOTS	↑ \$467,921 +10.82%	↑ 14 +40.00%	↑ 198 +69.23%

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

CALL TODAY!

VANCOUVER ISLAND
HOME GROUP

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

Metaphysical Psychic & Wellness Fair Over 50 vendors, Healers, Readers, Bodyworkers, Alternative medicine practitioners, Tarot Readings, Energy healing, as well as Rocks, gems, jewelry, crystals, metaphysical gifts and books and much more!! Speakers every hour. Private rooms for sound healing. **Knox United Church 345 Pym St, Parksville. Sat, June 8th, 2024 10am - 4pm**

Summer By The Sea Street Market This year's market will run on Tuesdays from 6 pm to 9:00 pm with over 150 vendors each night, set up on **Craig Street in downtown Parksville. Tue, June 11th, 2024 6pm - 9pm**

Seaside Cruizers Car Show Father’s Day Show n’ Shine. The entire town comes alive with soundtracks from the 50s and 60s echoing through its streets. Trophies are aplenty and numerous prizes are up for grabs for spectators. **Primrose St. and West 2nd Ave., Qualicum Beach Sun, June 16th, 2024 8am - 3pm**

Nanaimo Gem & Mineral Show Selling rocks, Crystals, jewelry & beads. Family event, hourly prizes. **Legion Hall 1630 E.Wellington Rd, Nanaimo . Sat, June 22nd 10am - 5pm and Sun. June 23rd,2024 10am - 4pm**

TRIVIA

(see bottom for answers)

1. What is a group of crows called?

2. Why is honey a convenient pantry staple?

3. What percentage of the human body is made up of water?
4. What is the largest desert in the world?

5. What is a human's largest organ?

6. How long is an Olympic swimming pool (in meters)?

QUICK AND EASY RECIPE

Bruschetta Pasta Salad

- **Cook pasta:** Bring a large pot of water to a boil and cook pasta according to package directions. Drain pasta once cooked.
- **Prep salad:** While pasta cooks, prepare the remainder of the salad ingredients. Add tomatoes, garlic, shallot, bocconcini, olive oil, red wine vinegar, basil, and salt + pepper to a large salad bowl. Toss and let the ingredients sit.
- **Make breadcrumbs:** Toast bread of choice in the toaster. Then, tear bread into smaller pieces and place in a large food processor. Pulse until small crumbs form (you can keep various sizes to add texture).
- Next, heat 1.5 tsp of olive oil in a large skillet over medium-high. Add breadcrumbs and garlic powder. Allow to cook for about 5 minutes, until toasted/crunchy, stirring frequently.
- Add drained pasta and breadcrumbs to the rest of the salad ingredients. Toss to combine, seasoning with additional salt + pepper as needed. Enjoy!



- 2 cups small pasta shape, dry

• 24 ounces cherry tomatoes, halved

• 4 cloves garlic, minced

• 1/2 a small shallot, chopped

• 6 ounces mini bocconcini (mozzarella balls), halved
- Approx. 1 ounce fresh basil leaves, chopped

• 2 Tbsp olive oil

• 2 Tbsp red wine vinegar

• Salt + pepper, to taste
- Breadcrumbs (optional)**

• 2 large slices sourdough bread (or other bread of choice)

• 1.5 tsp olive oil

• 1 tsp garlic powder (optional)

JUST LISTED



3748 MEARES DR \$1,485,000



1240 STRATHMORE ST \$659,900



135 BRAY RD \$1,295,000



7934 HIGHVIEW TERR \$519,000



2144 HENDERSON LK \$432,000



5663 MERSEY RD \$749,000



5525 ISLAND HWY W \$1,825,000



7555 FERNMAR \$10,000,000

Trivia Answers: 1. A murder 2. It never spoils 3. 60% 4. Antarctica 5. Skin 6. 50 meters