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ISLAND
TIMES

VI Home Group Monthly Newsletter JULY 2025

MARKET REPORT

HOUSING MARKET WEATHERING
UNCERTAINTY AS SUMMER UNFOLDS

NANAIMO, BC – The Vancouver Island Real Estate Board (VIREB) recorded 858 unit sales (all property types) in June 2025, up 18% from one year ago. Year-over-year active listings (all property types) were 4,542, up 1% from the previous year.

In the single-family category (excluding acreage and waterfront), 474 homes sold in June, up 34% from one year ago and an increase of 16% from May. Sales of condo apartments last month came in at 77, a decrease of 6% year over year and up 4% from May. In the row/townhouse category, 93 units changed hands in June, up 2% from one year ago and an increase of 8% from May.

Active listings of single-family homes were 1,527 last month compared to 1,566 in June 2024. VIREB’s inventory of condo apartments was 394 in June, down from the 440 listings posted one year ago. There were 365 row/townhouses for sale last month compared to 364 in June 2024.

Moving on to prices, the board-wide benchmark price (MLS® Home Price Index) of a single-family home was \$803,400 in June 2025, up 2% from one year ago. In the apartment category, the benchmark price was \$406,600 last month, down 1% from the previous June. The benchmark price of a townhouse in June was \$554,800, up 2% from the prior year.

The Comox Valley’s year-over-year benchmark price rose by 4% to \$874,700. In the Cowichan Valley, the benchmark price was \$801,800, up 1% from June 2024. Nanaimo’s year-over-year benchmark price rose by 2% to \$837,900, while the Parksville-Qualicum area saw its benchmark price increase by 1% to \$906,200. The cost of a benchmark single-family home in Port Alberni was \$530,900, up 3% from the previous year.

Source: VIREB July 2, 2025 Media Release (Condensed)

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.

JUNE 2025
MARKET STATS

NANAIMO
JUNE 2025 MARKET STATS

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

	AVERAGE SALE PRICE	UNITS SOLD	DAYS TO SELL
SINGLE FAMILY HOMES	↓ \$848,044 -0.02%	↑ 151 +49.50%	↓ 31 -3.12%
CONDOS	↓ \$416,252 -1.85%	↓ 25 -28.57%	↓ 39 -23.53%
LOTS	↓ \$477,948 -19.75%	↓ 2 -75.00%	↑ 182 +23.81%

GABRIOLA
JUNE 2025 MARKET STATS

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

	AVERAGE SALE PRICE	UNITS SOLD	DAYS TO SELL
SINGLE FAMILY HOMES	↓ \$670,222 -3.00%	↑ 9 +125.00%	↑ 45 +15.38%
LOTS	↑ \$517,500 +54.02%	2 0.00	↑ 31 +47.62%

PARKSVILLE/QUALICUM
JUNE 2025 MARKET STATS

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

	AVERAGE SALE PRICE	UNITS SOLD	DAYS TO SELL
SINGLE FAMILY HOMES	↓ \$938,295 -4.59%	↑ 58 +3.57%	↑ 36 +2.86%
CONDOS	↓ \$330,786 -29.99%	↓ 7 -41.67%	↓ 49 -2.00%
LOTS	↓ \$439,900 -15.56%	↑ 5 +25.00%	↑ 69 +16.95%

PORT ALBERNI
JUNE 2025 MARKET STATS

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

	AVERAGE SALE PRICE	UNITS SOLD	DAYS TO SELL
SINGLE FAMILY HOMES	↑ \$646,952 +13.14%	↑ 47 +38.24%	↑ 57 +46.15%
CONDOS	NO SALES TO REPORT		
LOTS	NO SALES TO REPORT		

COMOX VALLEY
JUNE 2025 MARKET STATS

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

	AVERAGE SALE PRICE	UNITS SOLD	DAYS TO SELL
SINGLE FAMILY HOMES	↑ \$928,612 +1.95%	↓ 73 -3.95%	↑ 44 +29.41%
CONDOS	↓ \$429,350 -2.62%	↑ 20 +66.67%	↑ 70 +32.08%
LOTS	↑ \$1,441,667 +248.58%	↓ 3 -40.00%	↓ 82 -41.43%

COWICHAN VALLEY
JUNE 2025 MARKET STATS

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

	AVERAGE SALE PRICE	UNITS SOLD	DAYS TO SELL
SINGLE FAMILY HOMES	↑ \$840,363 +6.51%	↑ 79 +49.06%	↑ 44 +4.76%
CONDOS	↑ \$401,886 +19.48%	↑ 11 +57.14%	↑ 39 +44.44%
LOTS	↑ \$817,500 +105.51%	↓ 2 -71.43%	↑ 45 +28.57%



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NANAIMO
NEW BULLETIN

*Not intended to solicit homes already listed for sale.



LOCAL EVENTS

Commercial Street Night Market 2025 You will find over 200 local vendors, food trucks, live entertainment and much more! **Every Thursday until the end of August.**

Nanaimo Dragon Boat Festival - This event is scheduled for **July 12-13, 2025** at **Maffeo Sutton Park.**

Sunset Cinema Nanaimo - Join us at **Maffeo Sutton Park** on **July 18th** for a sit-in movie experience. We will be showing **Moana 2**. Bring your chairs and blankets— we have snacks and popcorn. Concession proceeds will be donated to Children’s Health Foundation of Vancouver Island. **Movie begins at DARK!**

Silly Boat Regatta: Taking place on **July 20, 2025**, from **1:00 PM to 3:00 PM** at **Maffeo Sutton Park**

Bathtub Weekend: Featuring the World Championship Race, **July 25-27, 2025.**

- **Friday: 1pm-10pm - Vendors, Food Trucks, Kids Zone | 5pm - 10pm - Concert (Licensed)(TBA)**
- **Saturday: 10am-10pm** - Vendors, Food Trucks, Kids Zone | **10:30am** - Parade along Commercial Street | **All Day** - Free Concerts (TBA) | **2pm - 10pm** - Beverage Garden
- **Sunday: 10am-5pm** - Vendors, Food Trucks, Kids Zone | **11am** - Great International World Championship Bathtub Race | **1pm - 6pm** - Beverage Garden

TRIVIA

(see bottom for answers)

1. What is the name of the famous Canadian hockey player who played for the Montreal Canadiens and was known as "The Rocket"?

2. What is the name of the Canadian comedian who is famous for his character Bob & Doug McKenzie?
3. What is the name of the popular Canadian coffee and donut chain?

4. What is the name of the famous Canadian band that sings "The Weight"?

LOADED BAKED POTATO SALAD



- 4 pounds russet potatoes
- 1-2 tablespoons olive oil
- 3 tablespoons apple cider vinegar
- 1 cup mayonnaise
- ¾ cup sour cream , or Greek yogurt
- 1 teaspoon kosher salt
- 1 teaspoon freshly ground black pepper
- 12 ounces bacon , cooked, cooled and chopped
- 6 green onions , chopped
- 1 ½ cups medium cheddar cheese , shredded

1. Preheat the oven to 400° F.

2. Place cleaned potatoes on a baking sheet and pierce 4-5 times with a fork. Lightly coat with olive oil, sprinkle with kosher salt, and cook for 50-60 minutes or until easily pierced with a cake tester or skewer. Remove from the oven and let cool for 5 minutes. When cool enough to handle, peel the potatoes and cut into 1-inch chunks, discarding the potato jackets. The potato flesh may crumble and get shaggy, and that's okay—transfer it all to a large mixing bowl. While still warm, sprinkle the potatoes with the apple cider vinegar and rest for 15-30 minutes or until the potatoes are cooled.

3. Meanwhile, cook the bacon in a large skillet or in the oven, drain, and let cool. Crumble into bite-size pieces.

4. In a small bowl, mix the mayonnaise and sour cream. Season with the kosher salt and pepper.

5. When the potatoes are cool, pour the mayonnaise mix over the potatoes with the crumbled bacon, green onion, and cheddar cheese. Gently fold the ingredients together. Season with more salt and pepper to taste. Refrigerate for 3 hours up to overnight before serving. Store in the refrigerator for up to 4 days.

Trivia Answers: 1. Maurice Richard 2. Rick Moranis 3. Tim Hortons 4. The Band

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