



STONEHAUS
REALTY

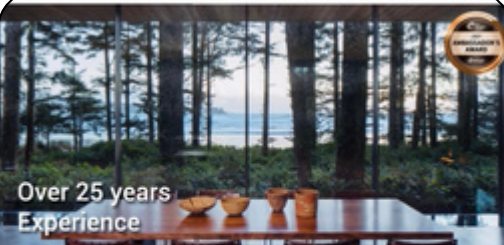


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ISLAND
TIMES

VI Home Group Monthly Newsletter JUNE 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.

MAY 2025
MARKET STATS

NANAIMO
MAY 2025 MARKET STATS

STONEHAUS
REALTY

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

AVERAGE
SALE PRICE

UNITS
SOLD

DAYS TO
SELL

SINGLE FAMILY
HOMES

↑ \$859,292
+0.62%

↑ 113
+14.14%

35
0.00%

CONDOS

↑ \$456,924
+9.71%

↑ 33
+37.50%

↑ 50
+19.05%

LOTS

↓ \$427,500
-18.30%

6
0.00%

↓ 45
-67.63%

GABRIOLA
MAY 2025 MARKET STATS

STONEHAUS
REALTY

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

AVERAGE
SALE PRICE

UNITS
SOLD

DAYS TO
SELL

SINGLE FAMILY
HOMES

↑ \$843,522
+44.10%

↓ 5
-28.57%

↓ 25
-43.18%

LOTS

↓ \$170,000
-49.93%

↓ 2
-33.33

↑ 37
+94.74%

PARKSVILLE/QUALICUM
MAY 2025 MARKET STATS

STONEHAUS
REALTY

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

AVERAGE
SALE PRICE

UNITS
SOLD

DAYS TO
SELL

SINGLE FAMILY
HOMES

↓ \$1,001,620
-2.34%

↑ 61
+5.17%

↑ 35
+34.62%

CONDOS

↑ \$363,833
+17.22%

↓ 6
-57.14%

↑ 63
+80.00%

LOTS

↑ \$900,000
+57.50%

1
0.00%

↓ 19
-13.64%

PORT ALBERNI
MAY 2025 MARKET STATS

STONEHAUS
REALTY

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

AVERAGE
SALE PRICE

UNITS
SOLD

DAYS TO
SELL

SINGLE FAMILY
HOMES

↑ \$655,503
+10.68%

↑ 31
+10.71%

↑ 69
+23.21%

CONDOS

↑ \$970,667
+60.49%

↓ 3
-40.00%

↓ 22
-46.34%

LOTS

↓ \$302,333
-33.21%

↑ 6
+100.00%

↓ 49
-53.77%

COMOX VALLEY
MAY 2025 MARKET STATS

STONEHAUS
REALTY

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

AVERAGE
SALE PRICE

UNITS
SOLD

DAYS TO
SELL

SINGLE FAMILY
HOMES

↑ \$951,203
+6.33%

↓ 68
-12.82%

↓ 32
-33.33%

CONDOS

↑ \$400,021
+4.02%

↓ 13
-43.48%

↑ 92
+84.00%

LOTS

↓ \$357,500
-38.52%

↓ 1
-50.00%

↓ 25
-50.98%

COWICHAN VALLEY
MAY 2025 MARKET STATS

STONEHAUS
REALTY

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

AVERAGE
SALE PRICE

UNITS
SOLD

DAYS TO
SELL

SINGLE FAMILY
HOMES

↑ \$847,883
+6.11%

↓ 72
-13.25%

↑ 49
+19.51%

CONDOS

↓ \$335,369
-8.77%

↓ 8
-33.33%

↑ 58
+141.67%

LOTS

↓ \$343,250
-15.19%

↓ 2
-66.67%

↑ 147
+32.43%



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Real Estate Questions? We'd love to help. CALL TODAY!

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2024

MAKING
NEW BULLET

*Not intended to solicit homes already listed for sale.



LOCAL EVENTS

Commercial Street Night Market 2025 Downtown Nanaimo comes alive again with the return of Greater Nanaimo Chamber of Commerce's Commercial Street Night Market. Special shout-out to our title sponsor Coastal Community Credit Union. Happens every Thursday from June 19th to August 28th. Enjoy live music, local vendors, food trucks, artisans, and family fun every Thursday through the summer. The market celebrates the spirit of Nanaimo, highlighting the best of our local culture and community. **June 19th 5pm -9pm Commercial St, Nanaimo**

No Limit Hold'em Poker Tourney - \$50 buy in. No rebuys. Register to Caron Knight 250-714-9247. **June 22nd 1pm Royal Canadian Legion Branch - #10 129 Harewood Rd**

Strait Food Truck Festival Strait Curbside Food Truck Festivals is a dynamic series of events dedicated to celebrating food trucks as the main attraction. Originally launched as Food Truck Fridays, the concept grew into a larger, more intentional festival designed to support both vendors and attendees. Each event features a carefully curated lineup of rotating food trucks with little to no cuisine overlap, blending well-known favorites with new and emerging vendors. **June 27th, 12pm-8pm, Maffeo Sutton Park 100 Comox Road, Nanaimo**

Concert in the Park - Exit 30 will play rock music at **6 p.m.**, with Joel Lee to play country rock the same evening at **7:15 p.m** | **June 27th Maffeo Sutton Park 100 Comox Road, Nanaimo**

TRIVIA

(see bottom for answers)

1. What is the name of the famous brand of soda that is yellow in color?

2. What is the name of the famous brand of cookies that is made by Nabisco?

3. What is the name of the famous movie franchise that follows the adventures of a wizard and his friends?
4. What is the name of the famous fast food restaurant that serves burgers?

5. What is the name of the famous TV show that follows the adventures of a group of friends in a diner?

MEDITERRANEAN SALMON BAKE



- 1.Preheat the oven to 400 degrees Fahrenheit.

2.Place the salmon filet on a parchment-lined baking sheet. Drizzle with avocado oil and evenly coat using a brush. Season with sea salt and garlic powder.

3.Bake in the center of the oven for 10 minutes.

4.While the salmon bakes, heat a skillet with a bit more avocado oil over medium heat. Add the onion and sauté until soft, about 5-8 minutes.

5.Add sun-dried tomatoes and spinach to the skillet, cover and cook until the spinach wilts.

6.Mix in the feta cheese and heat until slightly melted.

7.Remove the salmon from the oven, evenly top with the spinach mixture, and return to the oven. Bake for another 8-10 minutes, or until the salmon reaches an internal temperature of 145 degrees F.

8.Drizzle with pesto sauce if using and allow to rest before serving.

- 12- lb salmon filet

• 1 Tbsp avocado oil

• 1 tsp sea salt

• 1 tsp garlic powder

• ½ red onion finely chopped

• 18.5- oz jar sun-dried tomatoes drained and chopped

• 5 ounces baby spinach

• 6 ounces feta cheese crumbles

• ⅓ cup pesto sauce optional

JUST LISTED



3628 WELLESLEY AVE
\$699,000



6608 GOLDEN EAGLE WAY
\$1,250,000



1424 SEASPRAY BLVD
\$1,550,000



201-119 HALIBURTON ST
\$475,000



6064 NELSON RD
\$698,000



2565 LA SELVA PLACE
\$1,798,000



1777 CECIL ST, CROFTON BC
\$1,249,900



7555 FERNMAR
\$8,900,000

Trivia Answers: 1. Sprite 2. Oreos 3. Harry Potter 4. McDonald's 5. The Simpsons