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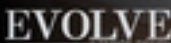


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ISLAND TIMES

VI Home Group Monthly Newsletter MAR 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 March 31, 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.

FEB 2025 MARKET STATS

NANAIMO FEB 2025 MARKET STATS

STONEHAUS REALTY

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

|                     | AVERAGE SALE PRICE     | UNITS SOLD      | DAYS TO SELL      |
|---------------------|------------------------|-----------------|-------------------|
| SINGLE FAMILY HOMES | ↓ \$834,447<br>-0.59%  | ↓ 61<br>-6.15%  | ↑ 42<br>+16.67%   |
| CONDOS              | ↓ \$390,713<br>-11.87% | ↑ 23<br>+27.78% | ↑ 49<br>+75.00%   |
| LOTS                | ↓ \$596,688<br>-18.26% | 4<br>0.00%      | ↑ 203<br>+115.96% |

GABRIOLA FEB 2025 MARKET STATS

STONEHAUS REALTY

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

|                     | AVERAGE SALE PRICE     | UNITS SOLD | DAYS TO SELL     |
|---------------------|------------------------|------------|------------------|
| SINGLE FAMILY HOMES | ↓ \$574,667<br>-18.18% | 3<br>0.00% | ↓ 41<br>-21.15%  |
| LOTS                | ↓ \$270,500<br>-51.91% | 2<br>0.00% | ↑ 109<br>+28.24% |

PARKSVILLE/QUALICUM FEB 2025 MARKET STATS

STONEHAUS REALTY

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

|                     | AVERAGE SALE PRICE      | UNITS SOLD      | DAYS TO SELL    |
|---------------------|-------------------------|-----------------|-----------------|
| SINGLE FAMILY HOMES | ↑ \$1,006,597<br>+1.43% | ↓ 40<br>-11.11% | ↓ 36<br>-28.00% |
| CONDOS              | ↓ \$505,483<br>-1.11%   | ↓ 6<br>-57.14%  | ↓ 14<br>-73.58% |
| LOTS                | NO SALES TO REPORT      |                 |                 |

PORT ALBERNI FEB 2025 MARKET STATS

STONEHAUS REALTY

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

|                     | AVERAGE SALE PRICE     | UNITS SOLD      | DAYS TO SELL     |
|---------------------|------------------------|-----------------|------------------|
| SINGLE FAMILY HOMES | ↑ \$637,211<br>+0.02%  | ↓ 18<br>-30.77% | ↓ 50<br>-15.25%  |
| CONDOS              | ↑ \$745,000<br>+32.74% | ↓ 1<br>-75.00%  | ↑ 188<br>+16.77% |
| LOTS                | ↑ \$177,967<br>+3.77%  | ↑ 3<br>+50.00%  | ↑ 61<br>+90.62%  |

COMOX VALLEY FEB 2025 MARKET STATS

STONEHAUS REALTY

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

|                     | AVERAGE SALE PRICE     | UNITS SOLD      | DAYS TO SELL      |
|---------------------|------------------------|-----------------|-------------------|
| SINGLE FAMILY HOMES | ↓ \$856,754<br>-1.67%  | ↑ 37<br>+2.78%  | ↓ 51<br>-17.74%   |
| CONDOS              | ↓ \$387,814<br>-13.22% | ↓ 14<br>-22.22% | ↑ 117<br>+207.89% |
| LOTS                | ↑ \$470,000<br>+1.51%  | ↓ 1<br>-66.67%  | ↓ 30<br>-60.00%   |

FEB 2025 MARKET STATS

STONEHAUS REALTY

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

|                     | AVERAGE SALE PRICE     | UNITS SOLD      | DAYS TO SELL    |
|---------------------|------------------------|-----------------|-----------------|
| SINGLE FAMILY HOMES | ↑ \$829,229<br>+3.35%  | ↑ 50<br>+2.04%  | ↑ 65<br>+22.64% |
| CONDOS              | ↑ \$356,150<br>+7.13%  | ↓ 6<br>-40.00%  | ↑ 93<br>+17.72% |
| LOTS                | ↑ \$768,433<br>+50.67% | ↑ 6<br>+200.00% | ↓ 70<br>-64.65% |



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THE BEST OF THE CITY

#1

2024

NANAIMO NEWS BULLETIN

\*Not intended to solicit homes already listed for sale.



# LOCAL EVENTS

**A Midsummer Nights Dream** - You are cordially invited to enter the enchanting realm of a 'Midsummer Night's Dream,' where mischievous fairies, tangled love affairs, and magical mayhem await under the moonlit canopy of the forest. Join us for a night of whimsical wonder as we unravel the dreamscapes of Shakespeare's timeless tale “Midsummer Night’s Dream”  
**Malaspina Theatre at VIU, 900 Fifth St, Nanaimo, BC. Mar 6th - 15th, 2025 7:30pm Tickets: \$10 at Showpass.com**

**Nanaimo Spring Home Show** - This year’s show is expanded and features more space, more exhibits and more variety than ever before! Nanaimo’s ultimate one-stop shop for home improvement and building products, services, deals, Samples and advice in one convenient location! **Beben Park Social Centre, 2300 Bowen Rd, Nanaimo, BC. Mar 7th to the 9th, 2025 Fri 1pm - 6pm | Sat 9:30am - 5:30pm | Sun 10am - 4pm Free Admission**

**An Evening with Bruce Cockburn - O Sun O Moon Tour** For 50 years, this Canadian musical legend has been capturing in song the essence of human experience – while fiercely striving to make it better.! **The Port Theatre, 125 Front St, Nanaimo Wed, Mar 12th, 2025, 8 pm. Tickets online at porttheatre.com.**

**Tributes to The Cult & Collective Soul Live** Cover Up’ makes their debut @ The Queens Nanaimo with Tributes to The Cult, Collective Soul & an opening cover set. **Tickets at allevents.com. The Queen's, 34 Victoria Cres, Nanaimo, BC. Fri, Mar 14th, 2025 10 pm**

**Nanaimo Card, Comic & Game Expo** Pokémon - MTG - Sports Cards - Comic Books - Nintendo - Video Games  
A collection of some of your favourite vendors on Vancouver Island all in one place for one day! **Pleasant Valley Social Centre, 6100 Doumont Rd, Nanaimo Sat, Mar 15th, 2025, 10 am - 4 pm**

# TRIVIA

(see bottom for answers)

1. What is the April birthstone?

2. In which country do cherry blossom trees signify the beginning of spring?

3. What are the spring Zodiac signs?

4. Who is the Greek goddess of Spring and nature?
5. What is the main spring allergy trigger?

6. What does Cinco De Mayo commemorate?

7. Which major Jewish holiday occurs during Spring?

8. When is the first day of spring in the Northern Hemisphere in 2025?

# COTTAGE CHEESE MOUSSE



- 1 cup cottage cheese
- 3 tsp maple syrup
- 1 tsp vanilla extract
- 1/4 cup hot water
- 1 packet (1 Tbsp) unflavored gelatine powder
- 1 cup whipping cream
- 2 Tbsp cocoa powder

- 1.Add the cottage cheese, maple syrup, and vanilla to the bowl of a food processor or blender. Pulse a few times and puree until smooth.

2.To bloom gelatin, add hot water to a small bowl and sprinkle gelatin over it. Stir well and set aside.

3.Whip the heavy cream to stiff picks.

4.Add the cottage cheese to the whipped cream and gently fold it using a rubber spatula until combined.

5.Make sure the gelatin has dissolved completely; if it hasn't, add a little bit more hot water or warm it up a bit. If the gelatin has already set, warm it up in a microwave at 3 to 5-second intervals or over a hot bath. Add the gelatin to the cottage cheese mixture and mix to combine.

6.Transfer half of the mixture to a different bowl. Sift the cocoa powder over the mixture in one of the bowls and mix until well combined.

7.Layer the vanilla and chocolate cottage cheese mousse in dessert glasses or bowls. Refrigerate for at least two hours. Decorate with chocolate shavings or fruit, and serve.

# JUST LISTED



**8348 BAYVIEW PARK DRIVE**  
**\$850,000**  
**LANTZVILLE HOME, LARGE LOT & SUITE**  
  
Total Fin Sq Ft: 2,004  
Lot Size: 0.62 Acre  
Taxes: \$2,450 (2024)  
Bedrooms:3 (Bachelor/1Bed Suite Down)  
Bathrooms: 2



**117-6310 MCROBB AVE**  
**\$479,900**  
**NORTH NANAIMO PREMIER CONDO**  
  
Total Fin Sq Ft: 937  
Strata Fee: \$505/mo  
Taxes: \$2,400 (2024)  
Bedrooms: 1 + DEN  
Bathrooms: 2



**301-119 HALIBURTON ST**  
**\$499,900**  
**OCEANVIEW CONDO!**  
  
Total Fin Sq Ft: 845  
Strata Fee: \$400/mo  
Taxes: \$3,416 (2024)  
Bedrooms: 2  
Bathrooms: 2



**7555 FERNMAR**  
**\$8,900,000**  
**UNPARALLELED DEVELOPMENT OPPORTUNITY!**  
  
• Lot Size: 18.5 acres  
• Taxes: \$12,160 (2021)  
• Development Opportunity  
• Breathtaking Ocean and Mountain Views