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Viccie Ashley

Travel Advisor CTC, CCG

Nanaimo, BC

Phone: 250-591-2727 | Cell: 250-668-2035

vashley@ashleytravel.ca | ashleytravel.ca

"THE TEAM AT PILOT HELPED US CONFIDENTLY NAVIGATE THE BIGGEST FINANCIAL DECISION WE HAVE EVER MADE. THEY TOOK WHAT WE IMAGINED TO BE AN INCREDIBLY STRESSFUL AND COMPLICATED PROCESS AND HELPED US MAKE SENSE OF IT."

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ISLAND TIMES

VI Home Group Monthly Newsletter MAY 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.

APR 2025 MARKET STATS

NANAIMO

APR 2025 MARKET STATS

STONEHAUS REALTY

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

AVERAGE SALE PRICE

UNITS SOLD

DAYS TO SELL

SINGLE FAMILY HOMES

↑ \$872,006 +5.26%

↑ 108 +0.93%

↑ 40 +42.86%

CONDOS

↑ \$479,671 +5.57%

↑ 52 +73.33%

↓ 41 -6.82%

LOTS

↓ \$350,000 -26.32%

3 0.00%

↓ 69 -32.35%

GABRIOLA

APR 2025 MARKET STATS

STONEHAUS REALTY

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

AVERAGE SALE PRICE

UNITS SOLD

DAYS TO SELL

SINGLE FAMILY HOMES

↑ \$680,975 +3.10%

↓ 4 -60.00%

↓ 15 -78.87%

LOTS

↑ \$339,750 +49.74%

4 0.00%

↑ 199 +68.64%

PARKSVILLE/QUALICUM

APR 2025 MARKET STATS

STONEHAUS REALTY

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

AVERAGE SALE PRICE

UNITS SOLD

DAYS TO SELL

SINGLE FAMILY HOMES

↓ \$924,158 -1.23%

↑ 67 +9.84%

↑ 40 +29.03%

CONDOS

↑ \$490,790 +15.93%

↑ 10 +42.86%

↓ 28 -31.71%

LOTS

↓ \$418,278 -42.31%

↑ 6 +500.00%

↑ 65 +109.68%

PORT ALBERNI

APR 2025 MARKET STATS

STONEHAUS REALTY

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

AVERAGE SALE PRICE

UNITS SOLD

DAYS TO SELL

SINGLE FAMILY HOMES

↓ \$567,430 -4.08%

↑ 30 +7.14%

↑ 116 +93.33%

CONDOS

↓ \$694,000 -5.26%

↑ 4 +100.00%

↑ 196 +40.00%

LOTS

↑ \$323,692 +25.30%

↑ 13 +333.33%

↑ 83 +361.11%

COMOX

APR 2025 MARKET STATS

STONEHAUS REALTY

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

AVERAGE SALE PRICE

UNITS SOLD

DAYS TO SELL

SINGLE FAMILY HOMES

↑ \$927,289 +9.10%

↑ 82 +26.15%

↑ 40 +25.00%

CONDOS

↑ \$479,884 +39.24%

19 0.00%

↑ 45 +32.35%

LOTS

↓ \$509,800 -11.81%

↓ 5 -16.67%

↓ 109 +12.37%

COWICHAN VALLEY

APR 2025 MARKET STATS

STONEHAUS REALTY

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

AVERAGE SALE PRICE

UNITS SOLD

DAYS TO SELL

SINGLE FAMILY HOMES

↑ \$845,292 +1.61%

↑ 63 +3.28%

↑ 34 +3.03%

CONDOS

↑ \$352,900 +0.67%

↓ 5 -54.55%

↑ 51 +6.25%

LOTS

↓ \$361,880 -22.26%

↓ 10 -28.57%

↓ 64 -67.68%

Rob FREEMAN

REALTOR

Cory CHAPMAN

PERSONAL REAL ESTATE CORPORATION

Barb POWER

PERSONAL REAL ESTATE CORPORATION

STONEHAUS REALTY

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

VANCOUVER ISLAND HOME GROUP

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#1

2024

WINNING NEW BULLETIN

*Not intended to solicit homes already listed for sale.



LOCAL EVENTS

Superior Farms Mother’s Day Market - Baskets & Bubbly - Join us for the Superior Farms Mother’s Day Friday Night Market, Baskets and Bubbly!! Explore the beautiful farm property and enjoy a unique shopping experience in the parking area, with access to stroll through the greenhouse. This is the perfect opportunity to pick up your Mother’s Day hanging baskets early while mingling with friends. Kick off your weekend in style, celebrate Mother’s Day, and shop local at this fun and festive event!
May 9th 6pm to 9pm 7995 Superior Rd, Lantzville, BC

Mother’s Day Market - Join us for a heartwarming celebration of the special person in your life at Nanaimo North Town Centre’s Mother’s Day Market! Get ready for two days packed with local shopping delights and exciting activities for the whole family. **May 10th & May 11th North Town Centre, Nanaimo, BC 6pm - 9pm**

World’s Largest Nanaimo Bar Vancouver Island University students will create the world’s largest Nanaimo bar – a record 1,100 pounds! Join us at VIU’s Nanaimo campus for free family fun, food trucks, games, live music and a sweet slice of dessert history. **May 17th, 11am-2pm, VIU Nanaimo Campus, Windsor Plywood Trades Discovery Centre, Building 108**

Triple Decker Comedy Tour - Come out Victoria Day Monday to one of the funniest comedy shows you'll ever see! After a string of sold-out shows across Canada - the Triple Decker Comedy Tour is finally coming to BC! Join three of Canada's best comics; Himansu Patel, James Cummins, & Dave Luca - as they take you on a stand-up comedy ride like no other!
Mon, May 19th 7pm - 8:15pm The Green Olive by Old City #2-150 Skinner St, Nanaimo, BC

TRIVIA

(see bottom for answers)

1. What is the most common plant in the world?

2. What is a plant's root system made of?

3. What is the difference between nectarines and peaches?
4. What color do plants make most of their food?

5. What plant does vanilla flavoring come from?

6. What is the only fruit that bears its seeds on the outside?

BALSAMIC STEAK GORGONZOLA SALAD WITH GRILLED CORN



1. Marinate the steak: In a medium size bowl, stir together ingredients for the marinade. Place steaks in a large ziplock bag. Pour marinade over the steaks, seal the bag, and shake to coat. Chill in the fridge for 30 minutes.
2. Make the gremolata: Combine the basil, parsley, lemon zest, and garlic in a small bowl. Set aside.
3. Preheat a cast iron grill pan at medium-high heat or an outdoor grill. Drizzle corn on the cob with 1 tablespoon olive oil and liberally sprinkle salt and pepper. Using tongs, place on the heated grill. Cook each side until grill marks form on the corn kernels and they are somewhat softened, about 10 minutes total. Remove from heat when done and let cool. Slice corn kernels off the cob.
4. Remove the steak from the fridge. Place on the grill or grill pan. Grill both sides 4-5 minutes for rare to medium rare. Remove steak to a plate and let rest for five minutes. Slice thinly against the grain.
5. In a small bowl, whisk together ingredients for vinaigrette.
6. Toss together half of the vinaigrette, half of the gremolata, mixed greens, endives, tomatoes, gorgonzola, sliced corn, and red onion in a large bowl.
7. Lay sliced steak on top of salad. Drizzle steak and salad with gremolata and remaining vinaigrette as desired.

- FOR THE MARINADE
- 1 lb sirloin steak
 - 2 tbsp balsamic vinegar
 - 1 tbsp Worcestershire sauce
 - ¼ cup extra virgin olive oil
 - ½ tsp dijon mustard
 - ¼ tsp garlic powder
 - ½ tsp coarse salt
 - ¼ tsp ground black pepper

- FOR THE SALAD
- 1 cup cherry tomatoes, halved
 - ½ red onion, thinly sliced
 - 4 ounces Gorgonzola cheese, crumbled
 - 2 heads endive lettuce, outer leaves removed, halved and roughly chopped into 2 inch pieces
 - 6 cups mixed spring greens
 - 1 corn on the cob, husk removed
 - 1 tbsp extra virgin olive oil, for drizzling corn

- FOR THE GREMOLATA
- 2 tbsp basil leaves, minced
 - 2 tbsp parsley, minced
 - 1 clove garlic, minced
 - 1 tbsp lemon zest
- FOR THE BALSAMIC VINAIGRETTE
- 3 tbsp balsamic vinegar
 - ½ cup extra virgin olive oil
 - ½ tsp dijon mustard
 - Dash of salt and fresh ground black pepper

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Trivia Answers: 1. Grass 2. Water, oxygen, and minerals 3. Nectarines have smooth skin, peaches have fuzzy skin 4. Green 5. From the pod of an orchid 6. Strawberry