



MONTHLY STATISTICS PACKAGE

DECEMBER 2025



VIREB

SINGLE-FAMILY BENCHMARK PRICE AND HPI

MLS® Home Price Index
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HPI
 Benchmark Price

Value
 Percent change

1. Area Group
Vancouver Island (+ areas)

2. Property Type
– Single Family

3. Area/Property Type Selection
Multiple values

Benchmark Price by Timeframe and Property Type							
	December 2025	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago
Vancouver Island – Single Family	\$773,000	\$779,200	\$785,900	\$792,600	\$766,400	\$708,400	\$551,700
Zone 1- Campbell River – Single Family	\$670,900	\$670,400	\$682,900	\$680,000	\$672,400	\$595,400	\$481,700
Zone 2- Comox Valley – Single Family	\$847,200	\$851,000	\$843,300	\$871,000	\$832,200	\$754,100	\$593,800
Zone 3- Cowichan Valley – Single Family	\$752,700	\$766,800	\$783,200	\$780,900	\$742,200	\$713,200	\$552,700
Zone 4- Nanaimo – Single Family	\$794,700	\$801,900	\$811,600	\$829,700	\$811,000	\$743,000	\$583,800
Zone 5- Parksville / Qualicum – Single Family	\$903,200	\$920,800	\$919,500	\$898,600	\$878,700	\$818,300	\$635,900
Zone 6- Port Alberni – Single Family	\$542,600	\$517,600	\$521,600	\$531,800	\$510,900	\$492,300	\$360,600
Zone 7- North Island – Single Family	\$432,100	\$441,900	\$447,300	\$475,500	\$446,200	\$418,300	\$287,500

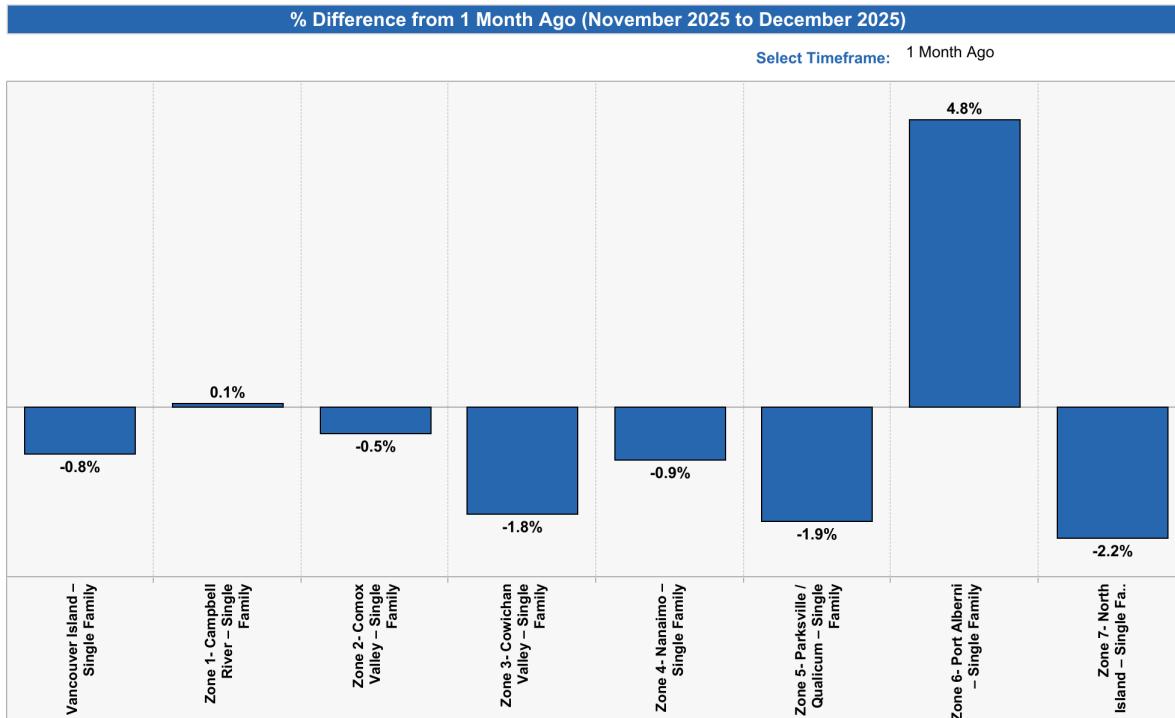
MLS® Home Price Index

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1. Area Group
Vancouver Island (+ areas)

2. Property Type
– Single Family

3. Area/Property Type Selection
Multiple values



NOTE: VIREB's HPI benchmark prices were recalculated to adjust for changes to new MLS® System software implemented in July 2020. This has resulted in changes to some of our historical benchmark prices, many of which have increased. Benchmark prices reported beginning in January 2021 are correct as of this writing.

SINGLE-FAMILY BENCHMARK PRICE AND HPI

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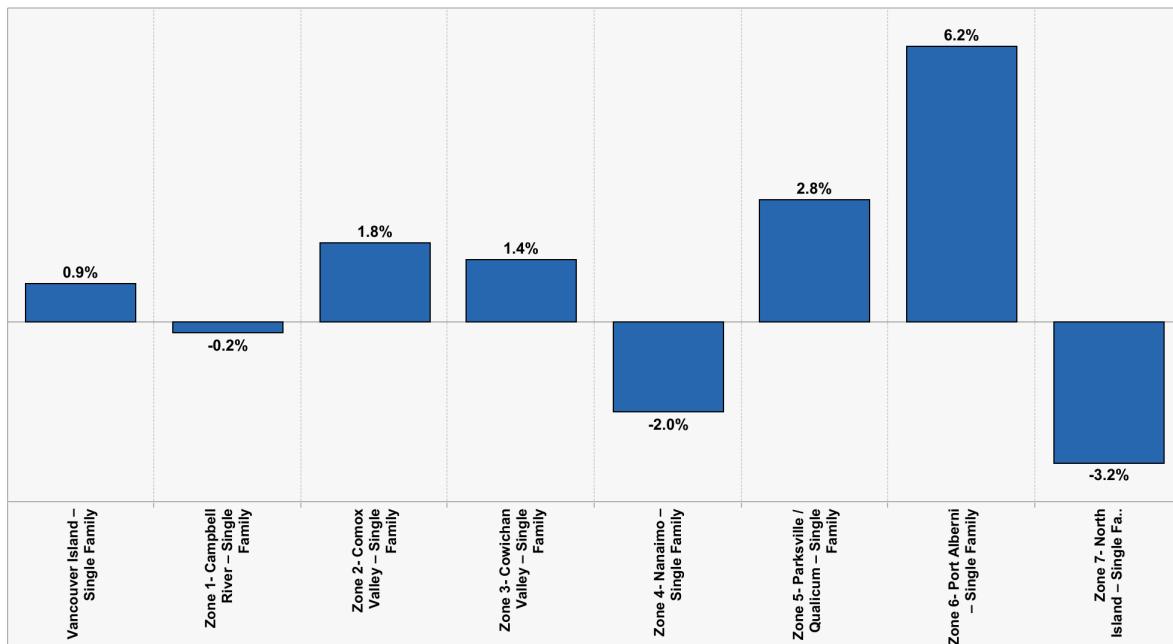
1. Area Group
Vancouver Island (+ areas)

2. Property Type
– Single Family

3. Area/Property Type Selection
Multiple values

% Difference from 12 Months Ago (December 2024 to December 2025)

Select Timeframe: 12 Months Ago



MLS® Home Price Index

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HPI or Benchmark Price
 Benchmark Price

Value or percent change
 Value
 Percent change

1. Area Group
Vancouver Island (+ areas)

2. Property Type
– Single Family

3. Area/Property Type Selection
Multiple values

HPI by Timeframe and Property Type

	December 2025	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago
Vancouver Island – Single Family	370.2	373.2	376.4	379.6	367.0	339.3	264.2
Zone 1- Campbell River – Single Family	384.2	384.0	391.1	389.5	385.1	341.0	275.9
Zone 2- Comox Valley – Single Family	417.3	419.2	415.4	429.1	410.0	371.5	292.5
Zone 3- Cowichan Valley – Single Family	329.6	335.7	342.9	341.9	325.0	312.3	242.0
Zone 4- Nanaimo – Single Family	363.0	366.3	370.8	379.0	370.5	339.4	266.7
Zone 5- Parksville / Qualicum – Single Family	370.9	378.2	377.6	369.0	360.9	336.1	261.1
Zone 6- Port Alberni – Single Family	467.0	445.4	448.9	457.7	439.7	423.7	310.3
Zone 7- North Island – Single Family	440.9	450.9	456.4	485.2	455.3	426.8	293.4

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APARTMENT BENCHMARK PRICE AND HPI

MLS® Home Price Index
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HPI
 Benchmark Price

Value
 Percent change

1. Area Group
Vancouver Island (+ areas)

2. Property Type
– Apartment

3. Area/Property Type Selection
All

Benchmark Price by Timeframe and Property Type							
	December 2025	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago
Vancouver Island – Apartment	\$405,400	\$421,300	\$418,400	\$406,100	\$395,100	\$381,500	\$281,500
Zone 1- Campbell River – Apartment	\$333,300	\$355,600	\$349,300	\$360,600	\$357,000	\$341,600	\$255,300
Zone 2- Comox Valley – Apartment	\$382,000	\$403,700	\$402,000	\$408,100	\$386,600	\$374,800	\$283,500
Zone 3- Cowichan Valley – Apartment	\$308,700	\$307,700	\$318,900	\$324,500	\$320,400	\$304,300	\$207,600
Zone 4- Nanaimo – Apartment	\$424,600	\$435,400	\$432,200	\$409,300	\$397,100	\$389,300	\$294,100
Zone 5- Parksville / Qualicum – Apartment	\$539,000	\$569,000	\$554,800	\$503,400	\$498,600	\$463,300	\$340,600
Zone 6- Port Alberni – Apartment	\$374,300	\$391,800	\$384,300	\$358,600	\$347,200	\$359,400	\$258,200

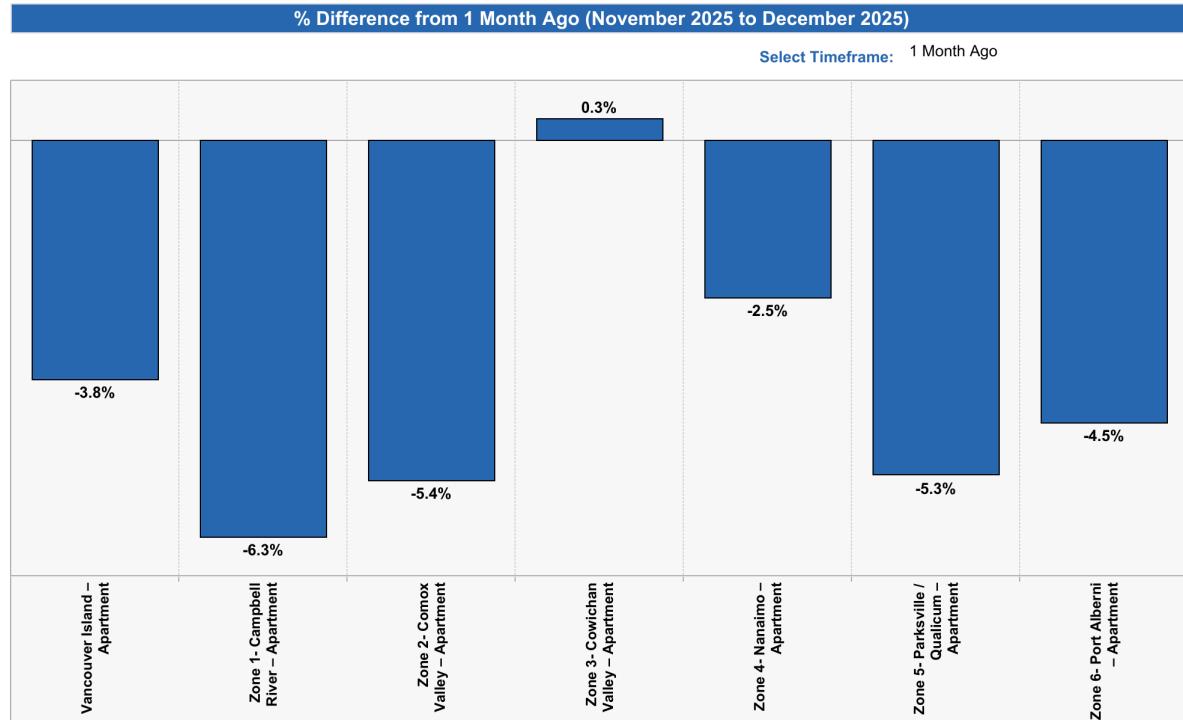
MLS® Home Price Index

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1. Area Group
Vancouver Island (+ areas)

2. Property Type
– Apartment

3. Area/Property Type Selection
All



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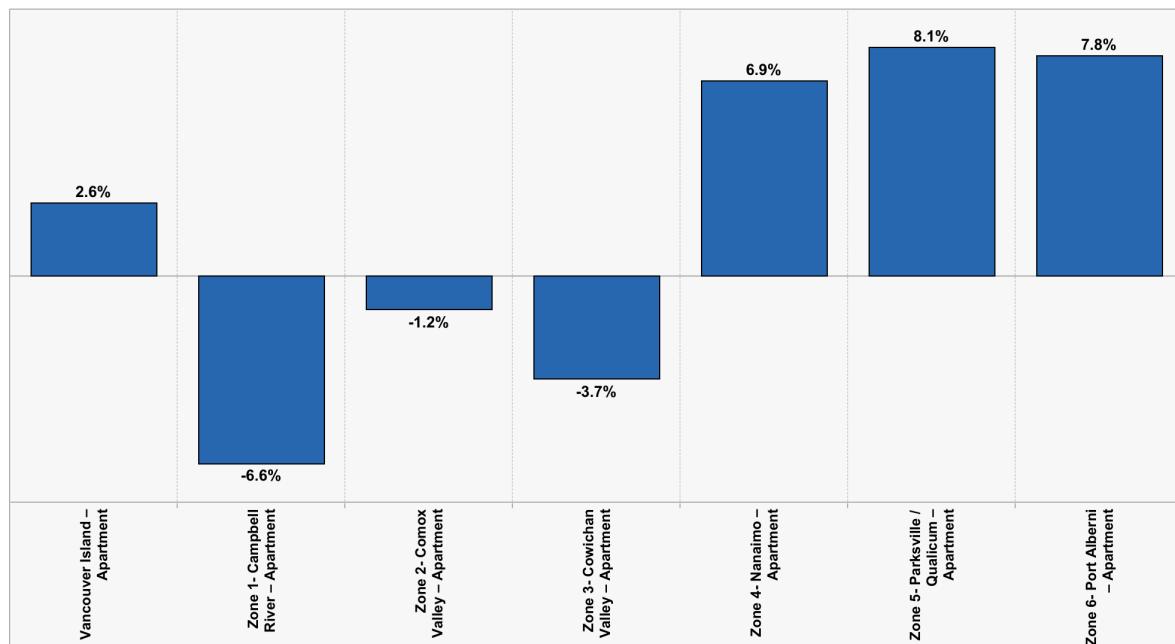
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Vancouver Island (+ areas)

2. Property Type
- Apartment

3. Area/Property Type Selection
All

% Difference from 12 Months Ago (December 2024 to December 2025)

Select Timeframe: 12 Months Ago



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2. Property Type
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All

HPI by Timeframe and Property Type

	December 2025	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago
Vancouver Island - Apartment	412.0	428.2	425.2	412.7	401.5	387.7	286.1
Zone 1 - Campbell River - Apartment	367.9	392.5	385.5	398.0	394.0	377.0	281.8
Zone 2 - Comox Valley - Apartment	406.8	429.9	428.1	434.6	411.7	399.1	301.9
Zone 3 - Cowichan Valley - Apartment	427.6	426.2	441.7	449.4	443.8	421.5	287.5
Zone 4 - Nanaimo - Apartment	418.7	429.4	426.2	403.6	391.6	383.9	290.0
Zone 5 - Parksville / Qualicum - Apartment	401.0	423.4	412.8	374.6	371.0	344.7	253.4
Zone 6 - Port Alberni - Apartment	323.2	338.3	331.9	309.7	299.8	310.4	223.0

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TOWNHOUSE BENCHMARK PRICE AND HPI

MLS® Home Price Index
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HPI or Benchmark Price
 HPI
 Benchmark Price

Value or percent change
 Value
 Percent change

1. Area Group
Vancouver Island (+ areas)

2. Property Type
– Townhouse

3. Area/Property Type Selection
All

Benchmark Price by Timeframe and Property Type							
	December 2025	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago
Vancouver Island – Townhouse	\$537,200	\$538,800	\$549,700	\$555,100	\$547,400	\$523,300	\$384,800
Zone 1- Campbell River – Townhouse	\$528,400	\$535,600	\$541,000	\$551,100	\$553,000	\$518,500	\$369,400
Zone 2- Comox Valley – Townhouse	\$545,300	\$550,200	\$553,900	\$559,200	\$567,900	\$534,700	\$399,900
Zone 3- Cowichan Valley – Townhouse	\$513,800	\$502,100	\$512,600	\$545,200	\$522,700	\$528,400	\$366,800
Zone 4- Nanaimo – Townhouse	\$512,000	\$527,900	\$537,300	\$525,200	\$508,400	\$503,100	\$371,700
Zone 5- Parksville / Qualicum – Townhouse	\$643,900	\$629,500	\$661,200	\$657,800	\$647,400	\$587,600	\$455,200
Zone 6- Port Alberni – Townhouse	\$438,600	\$425,900	\$446,700	\$433,100	\$456,200	\$420,200	\$311,100
Zone 7- North Island – Townhouse	\$254,900	\$249,200	\$258,200	\$257,800	\$244,400	\$199,900	\$132,500

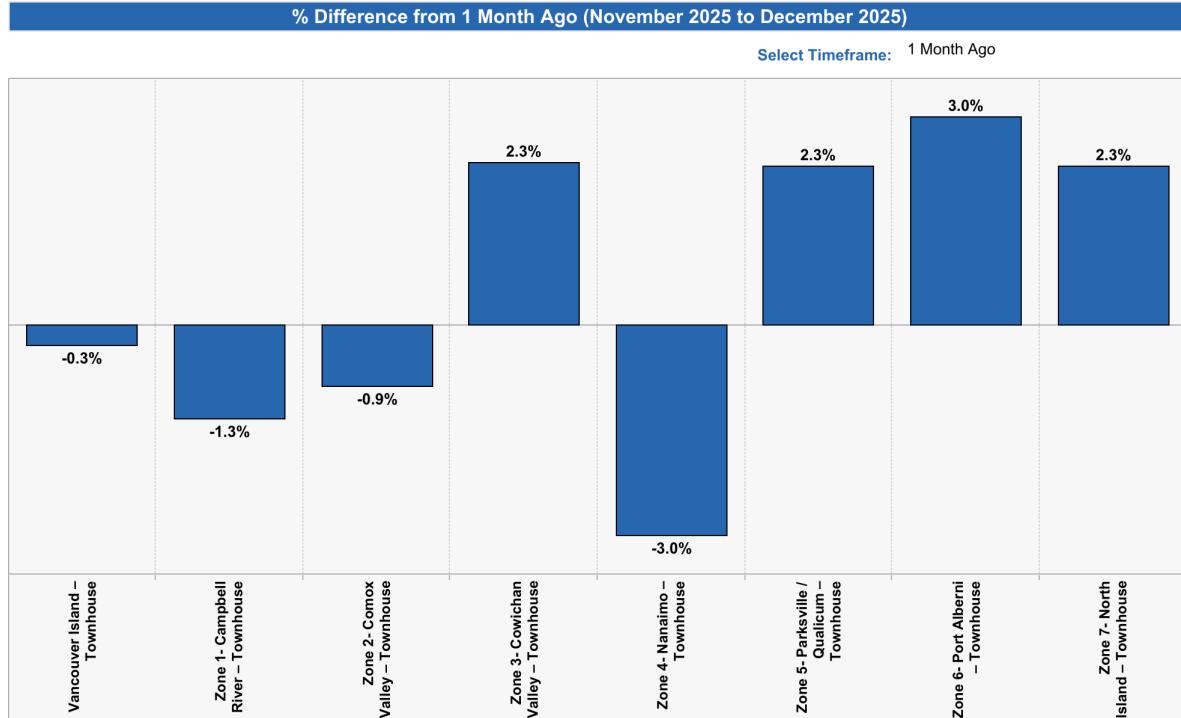
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Vancouver Island (+ areas)

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TOWNHOUSE BENCHMARK PRICE AND HPI

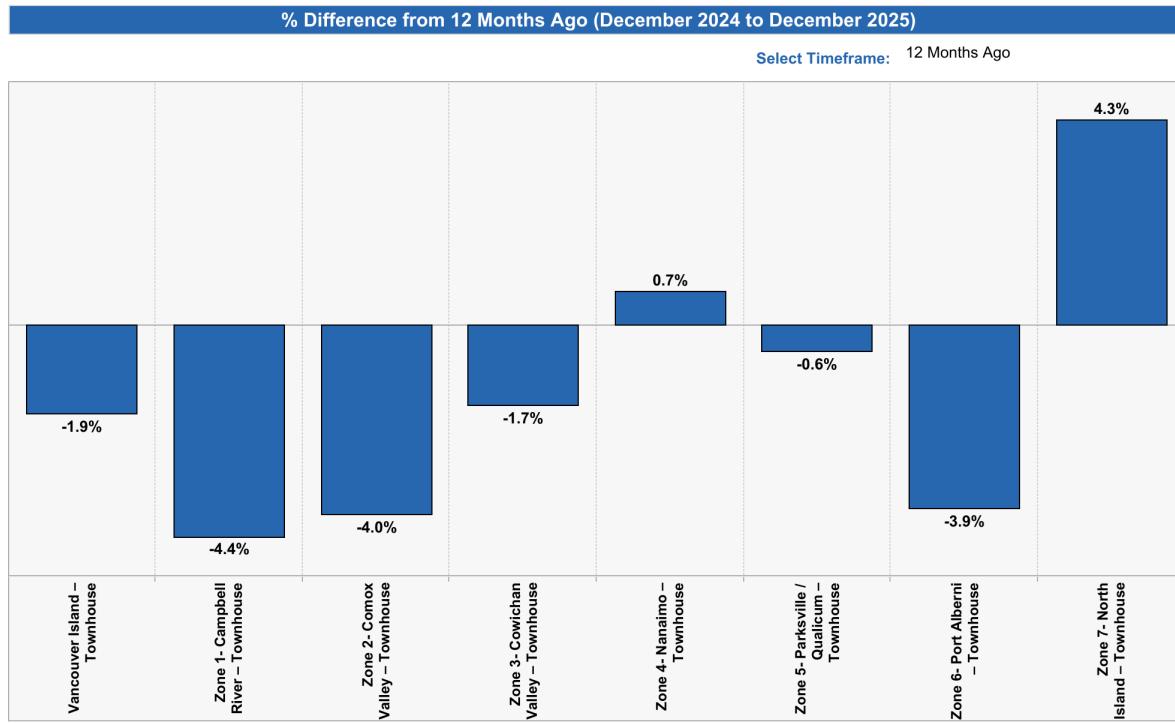
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1. Area Group
Vancouver Island (+ areas)

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2. Property Type
- Townhouse

3. Area/Property Type Selection
All

HPI by Timeframe and Property Type

	December 2025	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago
Vancouver Island – Townhouse	400.0	401.2	409.3	413.3	407.6	389.7	286.5
Zone 1- Campbell River – Townhouse	477.3	483.8	488.7	497.8	499.5	468.4	333.7
Zone 2- Comox Valley – Townhouse	441.2	445.1	448.1	452.4	459.5	432.6	323.5
Zone 3- Cowichan Valley – Townhouse	385.2	376.4	384.3	408.7	391.8	396.1	275.0
Zone 4- Nanaimo – Townhouse	373.2	384.8	391.6	382.8	370.6	366.7	270.9
Zone 5- Parksville / Qualicum – Townhouse	409.3	400.2	420.3	418.2	411.6	373.6	289.4
Zone 6- Port Alberni – Townhouse	545.5	529.7	555.6	538.7	567.4	522.6	386.9
Zone 7- North Island – Townhouse	348.7	340.9	353.2	352.7	334.3	273.5	181.3

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MLS® SALES SUMMARY - DECEMBER 2025

Presented in chart form below are the single-family residential unit sales, average sale prices, and median price information for all zones within the board area.

Zone	UNIT SALES				AVERAGE SALE PRICE				
	Dec 2025	Nov 2025	Dec 2024	% Change	Dec 2025	Nov 2025	Dec 2024	% Change	Median
Zone 1 - Campbell River	27	30	23	17.39%	\$712,688	\$757,861	\$744,209	-4.24%	\$717,500
Zone 2 - Comox Valley	25	45	30	-16.67%	\$800,428	\$941,132	\$910,205	-12.06%	\$765,000
Zone 3 - Cowichan Valley	36	45	58	-37.93%	\$799,419	\$811,543	\$788,529	1.38%	\$770,750
Zone 4 - Nanaimo	69	73	60	15.00%	\$856,938	\$873,362	\$860,562	-0.42%	\$775,000
Zone 5 - Parksville-Qualicum	32	34	35	-8.57%	\$1,010,592	\$972,265	\$904,333	11.75%	\$1,025,000
Zone 6 - Port Alberni-West Coast	16	23	13	23.08%	\$580,906	\$609,483	\$664,685	-12.60%	\$585,000
BOARD TOTALS	215	258	224	-4.02%	\$812,037	\$840,700	\$825,718	-1.66%	\$758,000

Source: Multiple Listing Service® (MLS®) sales data from the Vancouver Island Real Estate Board (VIREB). Please note that single-family detached figures in this report exclude acreage and waterfront properties. The board totals include Zone 7 - North Island, Zone 9 - Out-of-Board Properties, and Zone 10 - Islands figures, which are not listed separately in this table.

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VIREB cautions that average price information can be useful in establishing trends over time but does not indicate the actual prices in centres comprising widely divergent neighbourhoods or account for price differential between geographic areas.

2025 ANNUAL MLS® SALES SUMMARY

Presented in chart form below are the single-family residential unit sales, average sale prices, and median price information for all zones within the board area.

Zone	UNIT SALES			AVERAGE SALE PRICE			
	2025	2024	% Change	2025	2024	% Change	Median
Zone 1 - Campbell River	408	333	22.52%	\$744,314	\$737,898	0.87%	\$714,750
Zone 2 - Comox Valley	630	625	0.80%	\$910,515	\$885,082	2.87%	\$859,000
Zone 3 - Cowichan Valley	672	688	-2.33%	\$815,012	\$792,942	2.78%	\$790,000
Zone 4 - Nanaimo	1,070	978	9.41%	\$852,006	\$840,087	1.42%	\$810,000
Zone 5 - Parksville-Qualicum	579	576	0.52%	\$962,091	\$964,815	-0.28%	\$875,000
Zone 6 - Port Alberni-West Coast	318	318	0.00%	\$598,668	\$600,958	-0.38%	\$555,000
BOARD TOTALS	3,838	3,658	4.92%	\$827,650	\$816,498	1.37%	\$790,000

Source: Multiple Listing Service® (MLS®) sales data from the Vancouver Island Real Estate Board (VIREB). Please note that single-family detached figures in this report exclude acreage and waterfront properties. The board totals include Zone 7 - North Island, Zone 9 - Out-of-Board Properties, and Zone 10 - Islands figures, which are not listed separately in this table.

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