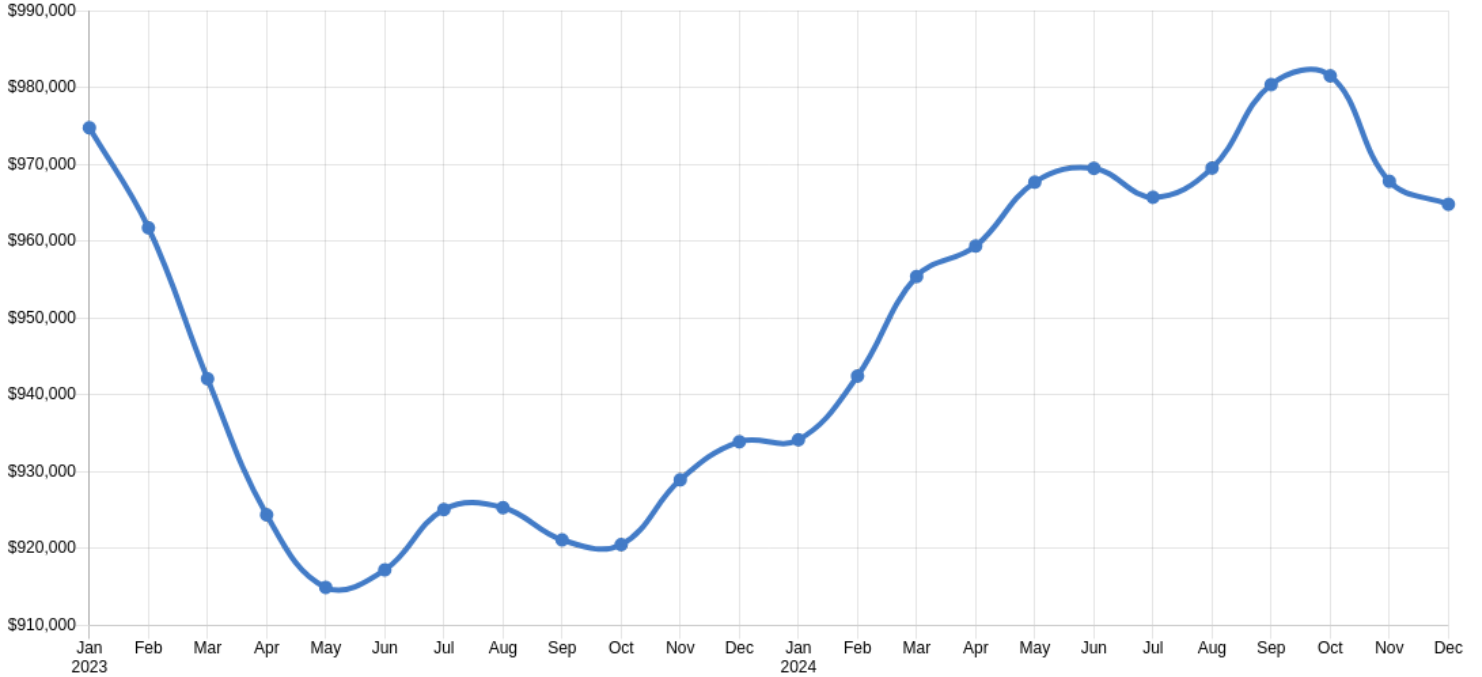




Cumulative Residential Average Single Family Detached Sale Price



Note: Figures are based on a "rolling total" from the past 12 months (i.e. 12 months to date instead of the calendar "year to date").

Single Family Detached Units Reported Sold



Comparative Activity by Property Type

Single Family Detached

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	17	26	-34.62%	1,065	895	18.99%
Units Reported Sold	35	18	94.44%	576	516	11.63%
Sell / List Ratio	205.88%	69.23%		54.08%	57.65%	
Reported Sales Dollars	\$31,651,650	\$16,922,300	87.04%	\$555,733,285	\$481,892,774	15.32%
Average Sell Price / Unit	\$904,333	\$940,128	-3.81%	\$964,815	\$933,901	3.31%
Median Sell Price	\$851,000			\$880,000		
Sell Price / List Price	97.73%	98.48%		97.93%	98.30%	
Days to Sell	52	56	-7.14%	42	37	13.51%
Active Listings	104	107				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	5	8	-37.50%	286	224	27.68%
Units Reported Sold	4	8	-50.00%	144	125	15.20%
Sell / List Ratio	80.00%	100.00%		50.35%	55.80%	
Reported Sales Dollars	\$1,659,000	\$4,753,000	-65.10%	\$69,395,106	\$56,410,838	23.02%
Average Sell Price / Unit	\$414,750	\$594,125	-30.19%	\$481,910	\$451,287	6.79%
Median Sell Price	\$417,000			\$485,000		
Sell Price / List Price	96.75%	96.49%		98.29%	98.24%	
Days to Sell	67	43	55.81%	55	40	37.50%
Active Listings	36	39				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	9	8	12.50%	320	213	50.23%
Units Reported Sold	11	8	37.50%	168	133	26.32%
Sell / List Ratio	122.22%	100.00%		52.50%	62.44%	
Reported Sales Dollars	\$7,605,000	\$6,029,900	26.12%	\$111,781,442	\$89,381,728	25.06%
Average Sell Price / Unit	\$691,364	\$753,738	-8.28%	\$665,366	\$672,043	-0.99%
Median Sell Price	\$710,000			\$696,000		
Sell Price / List Price	98.01%	99.48%		98.24%	98.79%	
Days to Sell	75	19	294.74%	48	34	41.18%
Active Listings	38	30				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	8	5	60.00%	204	162	25.93%
Units Reported Sold	4	3	33.33%	38	38	0.00%
Sell / List Ratio	50.00%	60.00%		18.63%	23.46%	
Reported Sales Dollars	\$1,225,000	\$1,439,900	-14.92%	\$19,310,929	\$25,103,550	-23.07%
Average Sell Price / Unit	\$306,250	\$479,967	-36.19%	\$508,182	\$660,620	-23.07%
Median Sell Price	\$335,000			\$437,500		
Sell Price / List Price	92.53%	97.64%		92.83%	94.57%	
Days to Sell	145	75	93.33%	98	67	46.27%
Active Listings	59	53				

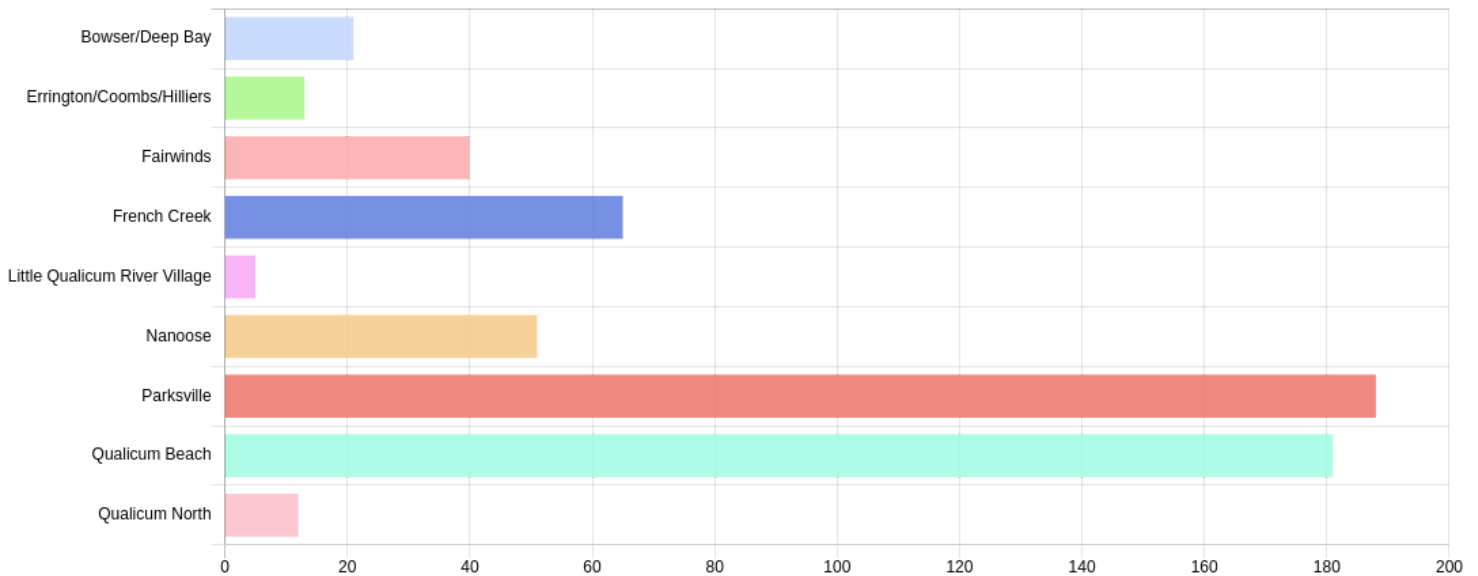
Single Family Detached Sales Analysis

Unconditional Sales from January 1 to December 31, 2024

	0-350k	350k-400k	400k-450k	450k-500k	500k-600k	600k-700k	700k-800k	800k-900k	900k-1M	1M-1.25M	1.25M-1.5M	1.5M-1.75M	1.75M-2M	2M+	Total
Bowser/Deep Bay	0	0	0	2	1	4	0	4	3	3	3	0	0	1	21
Errington/Coombs/Hilliers	0	2	1	1	2	2	1	1	3	0	0	0	0	0	13
Fairwinds	0	0	0	0	0	0	0	0	1	17	10	6	2	4	40
French Creek	1	0	1	0	3	5	9	12	7	14	13	0	0	0	65
Little Qualicum River Village	0	1	0	0	3	1	0	0	0	0	0	0	0	0	5
Nanoose	0	0	0	2	2	1	5	10	7	9	8	4	1	2	51
Parksville	0	0	0	1	13	32	52	39	14	27	6	3	1	0	188
Qualicum Beach	0	0	0	0	1	8	31	45	37	27	24	5	0	3	181
Qualicum North	0	0	0	0	0	1	4	3	1	2	1	0	0	0	12
Totals	1	3	2	6	25	54	102	114	73	99	65	18	4	10	576

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to December 31, 2024



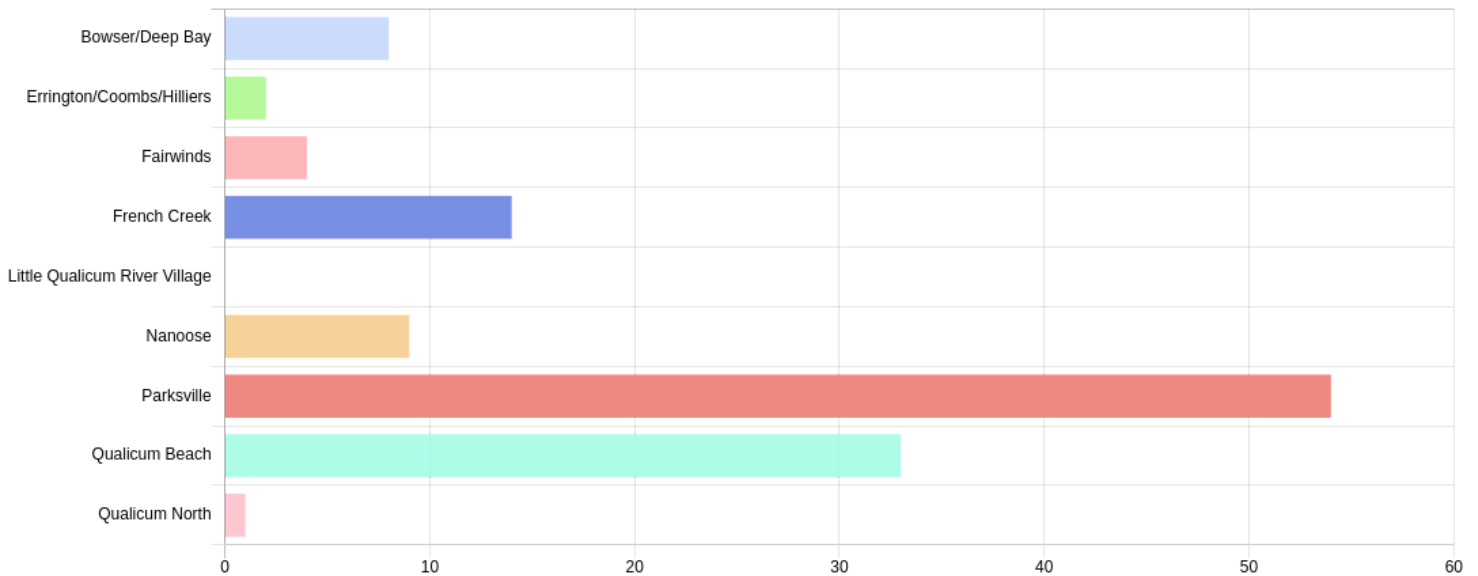
Fourth Quarter - Single Family Detached Sales Analysis

Unconditional Sales from October 1 to December 31, 2024

	0-350k	350k-400k	400k-450k	450k-500k	500k-600k	600k-700k	700k-800k	800k-900k	900k-1M	1M-1.25M	1.25M-1.5M	1.5M-1.75M	1.75M-2M	2M+	Total
Bowser/Deep Bay	0	0	0	1	0	2	0	3	0	0	2	0	0	0	8
Errington/Coombs/Hilliers	0	1	1	0	0	0	0	0	0	0	0	0	0	0	2
Fairwinds	0	0	0	0	0	0	0	0	0	2	0	2	0	0	4
French Creek	0	0	0	0	0	2	2	2	0	3	5	0	0	0	14
Little Qualicum River Village	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Nanoose	0	0	0	1	1	0	2	2	1	1	0	1	0	0	9
Parksville	0	0	0	1	3	9	11	18	4	4	2	1	1	0	54
Qualicum Beach	0	0	0	0	0	1	9	11	5	5	2	0	0	0	33
Qualicum North	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1
Totals	0	1	1	3	4	14	25	36	10	15	11	4	1	0	125

Fourth Quarter - Single Family Detached Sales by Sub Area

Unconditional Sales from October 1 to December 31, 2024



Note that Single Family Detached figures in this report exclude acreage and waterfront properties.

Copyright © 2025 Vancouver Island Real Estate Board. All rights reserved. Information presented here is for general interest only. No guarantees apply. See your REALTOR® for specific information. Trademarks are owned or controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and/or the quality of services they provide (MLS®).