



MONTHLY STATISTICS PACKAGE

JULY 2026



VIREB

MEDIA RELEASE

AUGUST 4, 2026

VIREB HOUSING MARKET GAINS GROUND IN JULY

NANAIMO, BC – The Vancouver Island Real Estate Board (VIREB) recorded 707 unit sales (all property types) in July 2026, down 11 per cent from one year ago. Year-over-year active listings (all property types) were 4,598, up two per cent from the previous year.

In the single-family category (excluding acreage and waterfront), 366 homes sold in July 2026, down 12 per cent from one year ago and a drop of 11 per cent from last month. Sales of condo apartments in July came in at 71, unchanged from last year and down 15 per cent from June. In the row/townhouse category, 81 units changed hands in July, down 13 per cent from one year ago and 10 per cent from June.

Active listings of single-family homes were 1,474 in July, down from 1,483 one year ago. VIREB's inventory of condo apartments was 360 last month, dropping from the 424 properties listed in July 2025. There were 341 row/townhouses for sale last month compared to 354 the previous year.

"While our spring and summer housing market was slow to get off the ground this year, July showed encouraging signs of improvement, with REALTORS® across the VIREB area reporting increased activity," said Jason Yochim, VIREB Chief Executive Officer.

Yochim noted that while sales were lower than in July 2025, the VIREB market remains balanced and is picking up, with more active listings. However, Canada's stronger-than-expected economy means significant mortgage-rate relief is unlikely in the near term.

"We're seeing the most activity in the \$500,000 to \$750,000 price range, which underscores the importance of pricing a home appropriately," said Yochim. "Buyers aren't in a hurry and are willing to wait for the right property, so sellers need to be realistic about market value in today's environment."

Yochim added that no matter the market conditions, a local REALTOR® brings on-the-ground knowledge of their community, which can help clients make informed decisions when buying or selling a home.

Moving on to prices, the board-wide benchmark price (MLS® Home Price Index) of a single-family home was \$794,500 in July 2026, up one per cent from one year ago and one per cent from June. In the apartment category, the benchmark price was \$407,300 last month, up one per cent year over year and a slight decrease from June. The benchmark price of a townhouse in July was \$548,900, down slightly from one year ago and a small dip from June.

In Campbell River, the benchmark price of a single-family home was \$686,800 last month, up one per cent from July 2025. The Comox Valley's year-over-year benchmark price rose slightly to \$859,600. In the Cowichan Valley, the benchmark price was \$788,700, up one per cent from July 2025. Nanaimo's year-over-year benchmark price increased by one per cent to \$822,200, while the Parksville-Qualicum area saw its benchmark price increase by one per cent to \$927,700. The cost of a benchmark single-family home in Port Alberni was \$531,300, up one per cent from the previous year. For the North Island, the benchmark price of a single-family home increased by eight per cent to \$489,200.

Please note: The Vancouver Island Real Estate Board (VIREB) transitioned to a new MLS® System in July 2020 and now uses a significantly different data model, which has affected our categories and terminology. For the board-supplied graphs, single-family is now referred to as single-family detached, apartment as condo apartment, and townhouse as row/townhouse, which now includes patio homes. However, when reporting HPI numbers, VIREB still refers to single-family, apartment, and townhouse in the media release.

ABOUT VIREB

VIREB represents nearly 1,200 REALTORS® in 90 member offices on Vancouver Island, from the Malahat in the south to the northern tip.

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

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®).

Visit our website for updated information at www.vireb.com.

HPI Note: Areas with insufficient data do not generate statistics and are not included in the HPI graphs.

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HOME PRICE INDEX - BACKGROUNDER

ABOUT THE MLS® HOME PRICE INDEX

On November 1, 2012, VIREB adopted the MLS® Home Price Index (MLS® HPI) as a new method of reporting market price trends. The MLS® HPI determines the value for a typical “benchmark” home, which is a notional dwelling that shares a specific set of qualitative and quantitative attributes. Benchmark prices tend to be slightly lower than corresponding medians and averages

The MLS® HPI, based on the information entered into the MLS® System at the time of sale, is the best and purest way of determining price trends in the housing market. It was pioneered by six founding partners: the real estate boards of Calgary, Fraser Valley, Montreal, Toronto, and Vancouver, and the Canadian Real Estate Association. In 2009, the partners contracted with Altus Group to develop the MLS® HPI, which subsequently launched in January 2012.

WHY AN MLS® HOME PRICE INDEX?

The MLS® HPI captures and analyzes Canadian home prices based on both quantitative and qualitative housing features.

Quantitative features captured by the index are, for example, number of rooms and bathrooms, living area above ground, and the age of the home. Qualitative features include finished basement, if the home is new or resale, and the home’s proximity to shopping, schools, transportation, hospitals, and so on.

The MLS® HPI gauges Vancouver Island tracks price trends for the following benchmark housing types.

- Single-family homes
- One-storey
- Two-storey
- Condominium apartments
- Townhouses

The complete methodology is available at http://homepriceindex.ca/hpi_resources_en.html.

WHY DOES IT MATTER?

Average and median home prices are often misinterpreted, are affected by change in the mix of homes sold, and can swing dramatically from month to month (based on the types and prices of properties that sold in a given month). The MLS® HPI overcomes these shortcomings.

Compared to all other Canadian home price measures, the MLS® HPI identifies turning points sooner, is the most current, and is the most detailed and accurate gauge for Canadian home prices.

HOW TO READ THE TABLES

Benchmark Price: Estimated sale price of a benchmark property. Benchmarks represent a typical property in each market.

Price Index: Index numbers estimate the percentage change in price on typical and constant quality properties over time. All figures are based on past sales.

Month/Year Change Percentage: Percentage change of index over a period of (x) month(s) year.

ANNUAL REVIEW OF THE MLS® HOME PRICE INDEX (HPI)

In line with best statistical practices, the Canadian Real Estate Association (CREA) reviews the MLS® Home Price Index (HPI) annually. Coverage may be revised when results from the annual review are implemented each December.

For example, MLS® HPI coverage may now extend to areas within markets where sales volumes were previously too low but have picked up enough to support benchmark price tracking. On the other hand, MLS® HPI coverage may have been discontinued for areas where sales have become too sparse to support benchmark price calculations.

To ensure that MLS® HPI coverage is consistent and comparable, CREA must sometimes recalculate historical aggregate and composite data. As a result, historical benchmark prices reported in this statistics package may differ from those distributed previously.

SINGLE-FAMILY BENCHMARK PRICE AND HPI

MLS® Home Price Index

[Click here to learn more](#)

HPI or Benchmark Price

- ☐ HPI
☒ 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

Benchmark Price by Timeframe and Property Type							
	July 2026	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago
Vancouver Island – Single Family	\$794,500	\$790,800	\$790,300	\$768,900	\$789,000	\$760,000	\$688,700
Zone 1- Campbell River – Single Family	\$686,800	\$680,900	\$687,800	\$657,000	\$678,700	\$653,700	\$609,900
Zone 2- Comox Valley – Single Family	\$859,600	\$864,500	\$869,800	\$837,300	\$858,100	\$798,600	\$741,000
Zone 3- Cowichan Valley – Single Family	\$788,700	\$779,800	\$784,000	\$751,800	\$780,900	\$763,200	\$688,000
Zone 4- Nanaimo – Single Family	\$822,200	\$816,400	\$815,600	\$801,700	\$815,400	\$799,700	\$718,900
Zone 5- Parksville / Qualicum – Single Family	\$927,700	\$929,500	\$923,800	\$909,600	\$917,100	\$885,700	\$801,300
Zone 6- Port Alberni – Single Family	\$531,300	\$524,400	\$505,800	\$504,400	\$526,100	\$524,900	\$467,200
Zone 7- North Island – Single Family	\$489,200	\$481,600	\$429,300	\$425,300	\$452,300	\$430,700	\$369,100

MLS® Home Price Index

[Click here to learn more](#)

1. Area Group

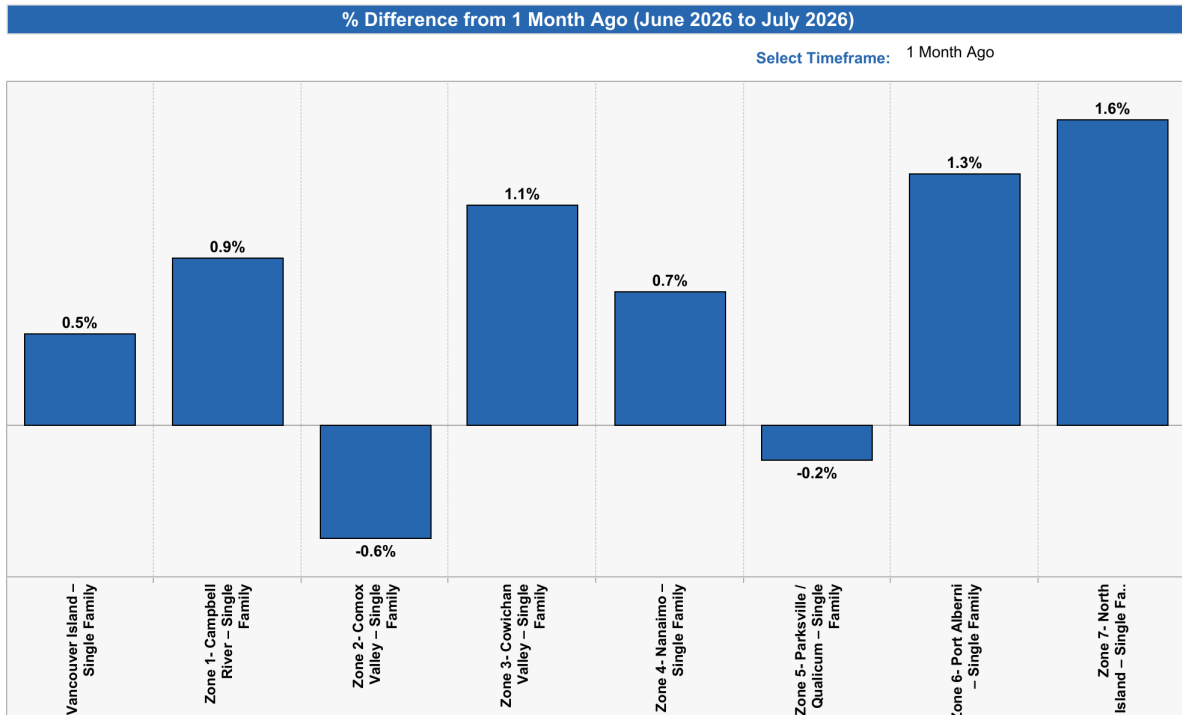
Vancouver Island (+ areas)

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

MLS® Home Price Index

[Click here to learn more](#)

1. Area Group

Vancouver Island (+ areas)

2. Property Type

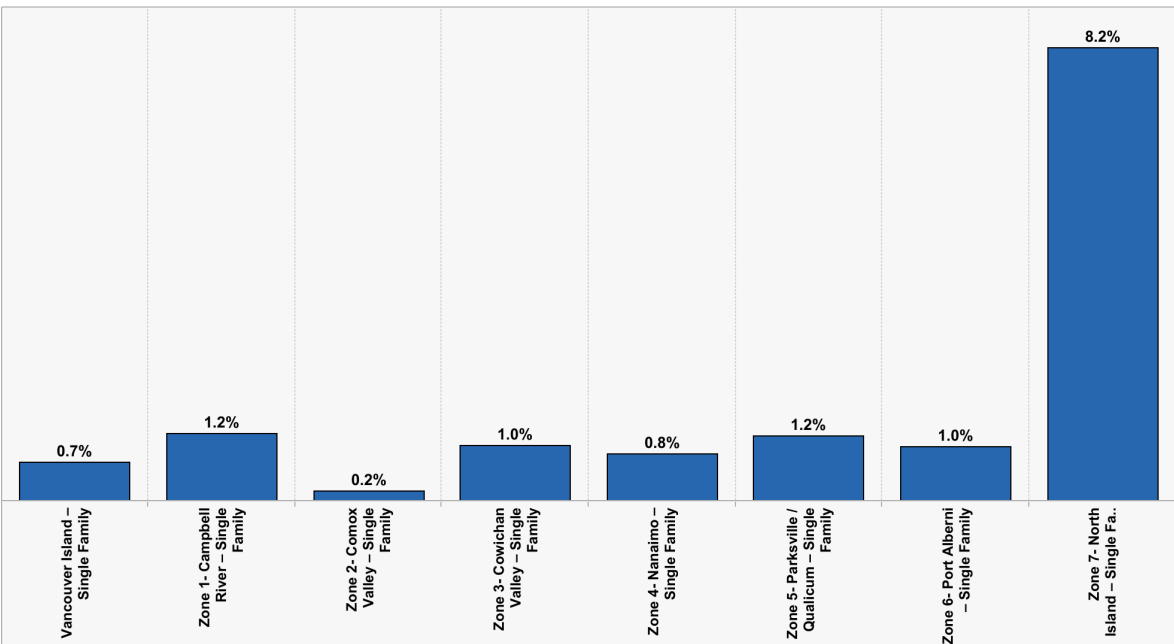
– Single Family

3. Area/Property Type Selection

Multiple values

% Difference from 12 Months Ago (July 2025 to July 2026)

Select Timeframe: 12 Months Ago



MLS® Home Price Index

[Click here to learn more](#)

HPI or Benchmark Price

☒ HPI

☐ 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

	July 2026	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago
Vancouver Island – Single Family	380.5	378.7	378.5	368.2	377.9	364.0	329.8
Zone 1- Campbell River – Single Family	393.4	390.0	393.9	376.3	388.7	374.4	349.3
Zone 2- Comox Valley – Single Family	423.4	425.9	428.5	412.5	422.7	393.4	365.0
Zone 3- Cowichan Valley – Single Family	345.3	341.4	343.3	329.2	341.9	334.2	301.2
Zone 4- Nanaimo – Single Family	375.6	373.0	372.6	366.2	372.5	365.3	328.4
Zone 5- Parksville / Qualicum – Single Family	381.0	381.7	379.4	373.6	376.6	363.7	329.1
Zone 6- Port Alberni – Single Family	457.2	451.3	435.3	434.1	452.8	451.7	402.1
Zone 7- North Island – Single Family	499.2	491.4	438.1	434.0	461.5	439.5	376.6

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APARTMENT BENCHMARK PRICE AND HPI

MLS® Home Price Index

[Click here to learn more](#)

HPI or Benchmark Price

- ☐ HPI
☒ Benchmark Price

Value or percent change

- ☒ 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							
	July 2026	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago
Vancouver Island – Apartment	\$407,300	\$408,000	\$394,300	\$402,700	\$403,700	\$407,600	\$353,600
Zone 1- Campbell River – Apartment	\$361,900	\$358,200	\$344,200	\$346,300	\$339,600	\$365,000	\$321,700
Zone 2- Comox Valley – Apartment	\$413,200	\$407,000	\$388,800	\$391,400	\$386,700	\$394,300	\$363,300
Zone 3- Cowichan Valley – Apartment	\$304,700	\$303,500	\$301,500	\$305,700	\$330,200	\$314,100	\$249,300
Zone 4- Nanaimo – Apartment	\$411,000	\$418,400	\$404,700	\$415,700	\$415,600	\$415,800	\$361,700
Zone 5- Parksville / Qualicum – Apartment	\$506,800	\$510,700	\$496,700	\$519,500	\$513,900	\$513,000	\$431,400
Zone 6- Port Alberni – Apartment	\$386,000	\$392,400	\$361,700	\$375,000	\$359,100	\$384,700	\$330,500

MLS® Home Price Index

[Click here to learn more](#)

1. Area Group

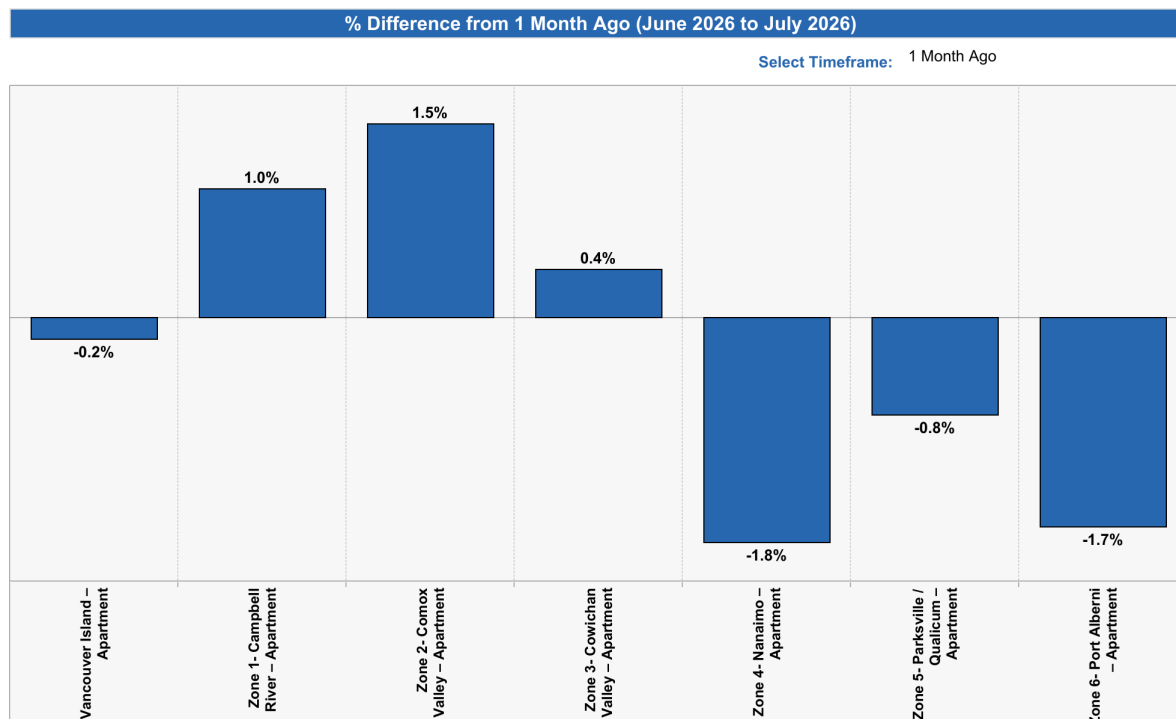
Vancouver Island (+ areas)

2. Property Type

– Apartment

3. Area/Property Type Selection

All



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APARTMENT BENCHMARK PRICE AND HPI

MLS® Home Price Index

[Click here to learn more](#)

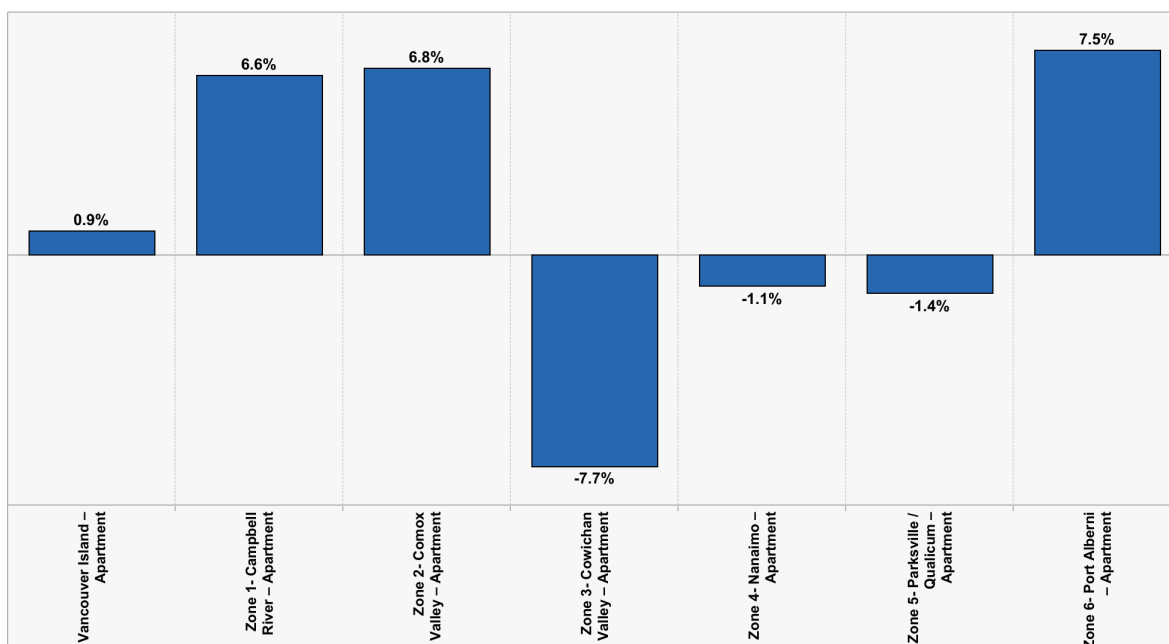
1. Area Group
Vancouver Island (+ areas)

2. Property Type
– Apartment

3. Area/Property Type Selection
All

% Difference from 12 Months Ago (July 2025 to July 2026)

Select Timeframe: 12 Months Ago



MLS® Home Price Index

[Click here to learn more](#)

HPI or Benchmark Price

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☐ Benchmark Price

Value or percent change

☒ Value
☐ Percent change

1. Area Group
Vancouver Island (+ areas)

2. Property Type
– Apartment

3. Area/Property Type Selection
All

HPI by Timeframe and Property Type

	July 2026	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago
Vancouver Island – Apartment	413.9	414.6	400.7	409.2	410.3	414.2	359.3
Zone 1- Campbell River – Apartment	399.4	395.4	379.9	382.2	374.8	402.9	355.1
Zone 2- Comox Valley – Apartment	440.0	433.4	414.1	416.8	411.8	419.9	386.9
Zone 3- Cowichan Valley – Apartment	422.0	420.4	417.6	423.4	457.3	435.0	345.3
Zone 4- Nanaimo – Apartment	405.3	412.6	399.1	410.0	409.9	410.1	356.7
Zone 5- Parksville / Qualicum – Apartment	377.1	380.0	369.6	386.5	382.4	381.7	321.0
Zone 6- Port Alberni – Apartment	333.3	338.9	312.3	323.8	310.1	332.2	285.4

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TOWNHOUSE BENCHMARK PRICE AND HPI

MLS® Home Price Index

[Click here to learn more](#)

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							
	July 2026	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago
Vancouver Island – Townhouse	\$548,900	\$549,400	\$545,500	\$528,800	\$550,500	\$552,900	\$474,400
Zone 1- Campbell River – Townhouse	\$549,700	\$545,600	\$546,900	\$515,800	\$551,100	\$538,600	\$465,000
Zone 2- Comox Valley – Townhouse	\$568,500	\$565,500	\$563,900	\$532,600	\$563,500	\$550,200	\$491,200
Zone 3- Cowichan Valley – Townhouse	\$520,500	\$516,100	\$498,400	\$513,400	\$536,000	\$534,800	\$448,700
Zone 4- Nanaimo – Townhouse	\$518,200	\$525,100	\$531,600	\$506,000	\$527,400	\$526,600	\$449,500
Zone 5- Parksville / Qualicum – Townhouse	\$649,000	\$651,800	\$643,100	\$630,400	\$634,100	\$675,900	\$568,600
Zone 6- Port Alberni – Townhouse	\$451,400	\$458,900	\$450,300	\$432,900	\$417,200	\$466,200	\$403,000
Zone 7- North Island – Townhouse	\$262,700	\$264,400	\$260,100	\$253,900	\$248,700	\$233,200	\$180,400

MLS® Home Price Index

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1. Area Group

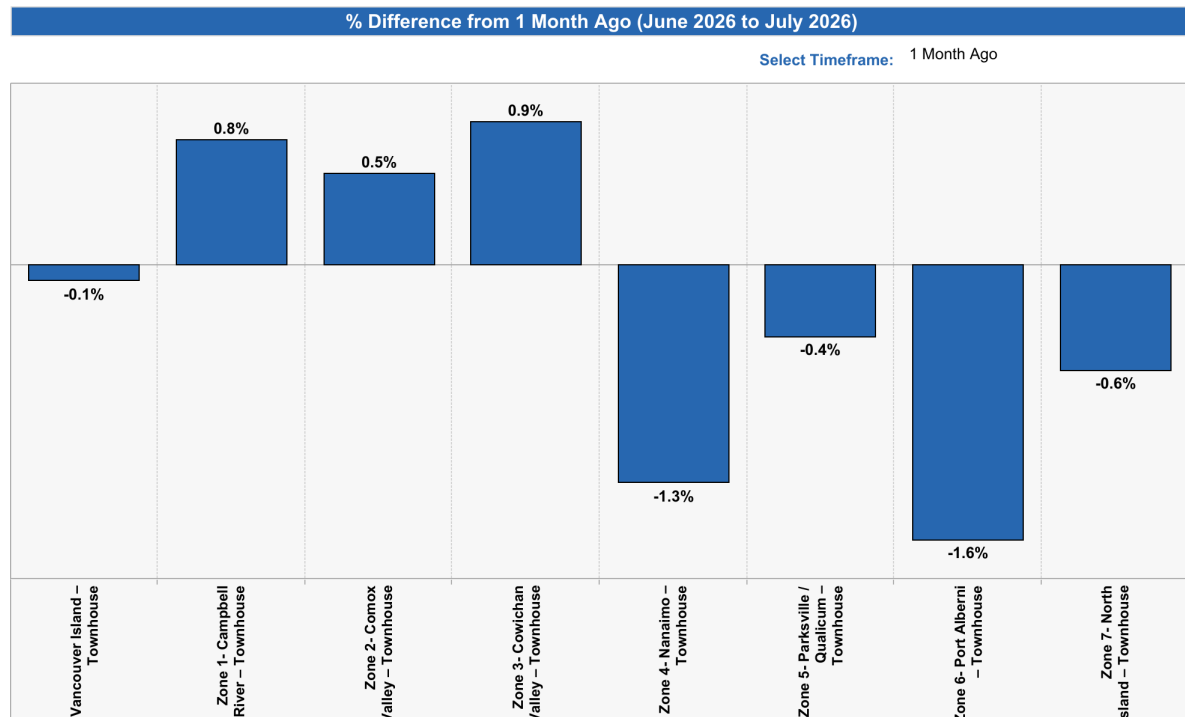
Vancouver Island (+ areas)

2. Property Type

– Townhouse

3. Area/Property Type Selection

All



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TOWNHOUSE BENCHMARK PRICE AND HPI

MLS® Home Price Index

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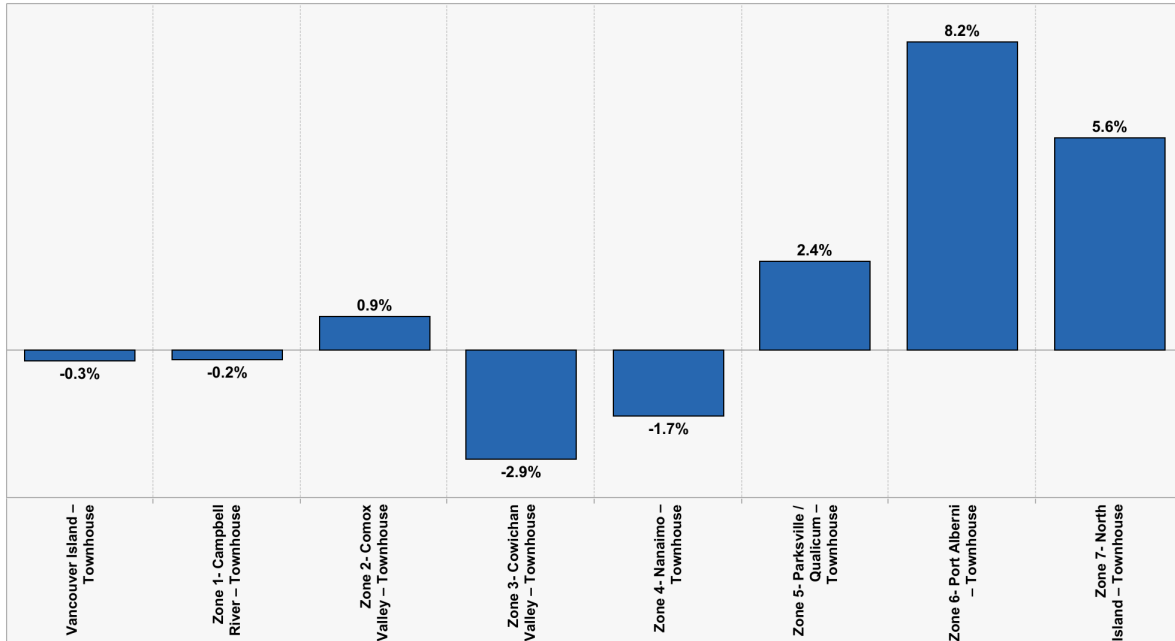
1. Area Group
Vancouver Island (+ areas)

2. Property Type
– Townhouse

3. Area/Property Type Selection
All

% Difference from 12 Months Ago (July 2025 to July 2026)

Select Timeframe: 12 Months Ago



MLS® Home Price Index

[Click here to learn more](#)

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

HPI by Timeframe and Property Type

	July 2026	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago
Vancouver Island – Townhouse	408.7	409.1	406.2	393.7	409.9	411.7	353.2
Zone 1- Campbell River – Townhouse	496.6	492.9	494.0	465.9	497.8	486.5	420.1
Zone 2- Comox Valley – Townhouse	460.0	457.5	456.2	430.9	455.9	445.1	397.4
Zone 3- Cowichan Valley – Townhouse	390.2	386.9	373.6	384.9	401.8	400.9	336.4
Zone 4- Nanaimo – Townhouse	377.7	382.7	387.5	368.8	384.4	383.8	327.6
Zone 5- Parksville / Qualicum – Townhouse	412.6	414.4	408.8	400.8	403.1	429.7	361.5
Zone 6- Port Alberni – Townhouse	561.4	570.8	560.1	538.4	518.9	579.9	501.2
Zone 7- North Island – Townhouse	359.4	361.7	355.8	347.3	340.2	319.0	246.8

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MLS® SALES SUMMARY - JULY 2026

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.

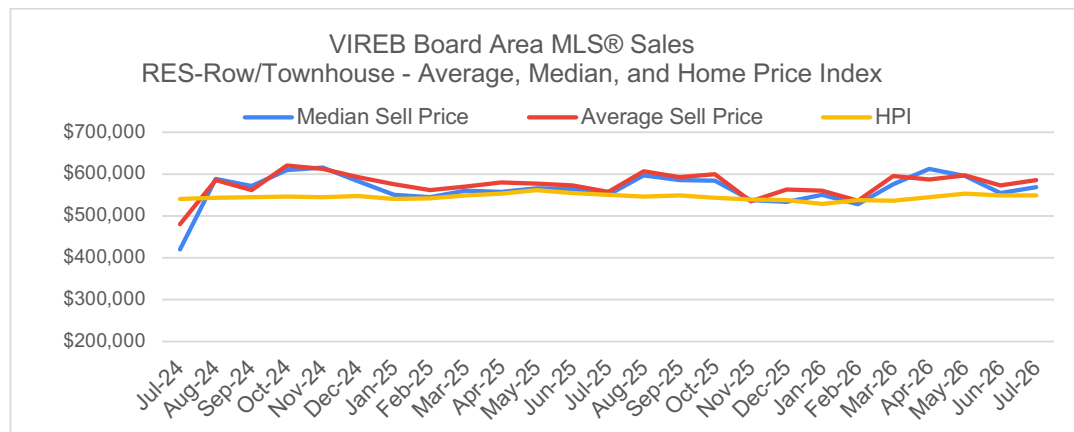
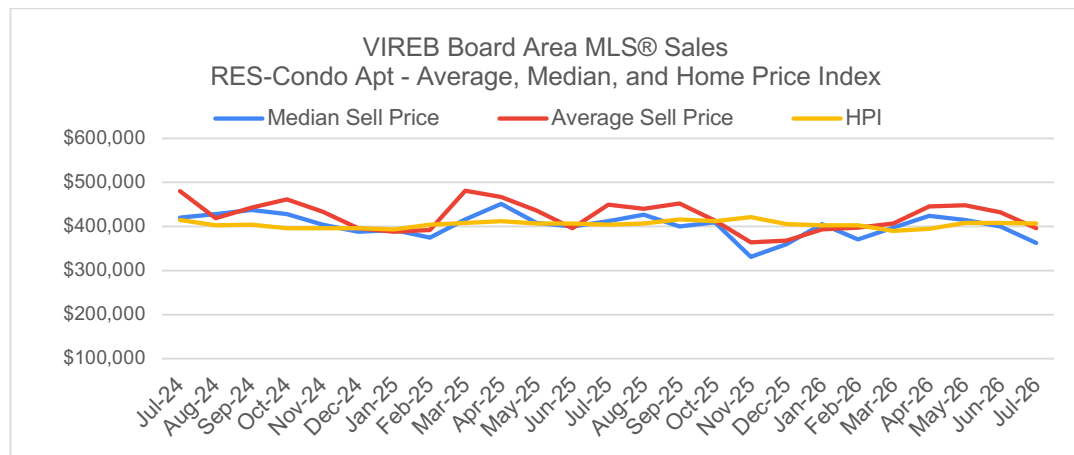
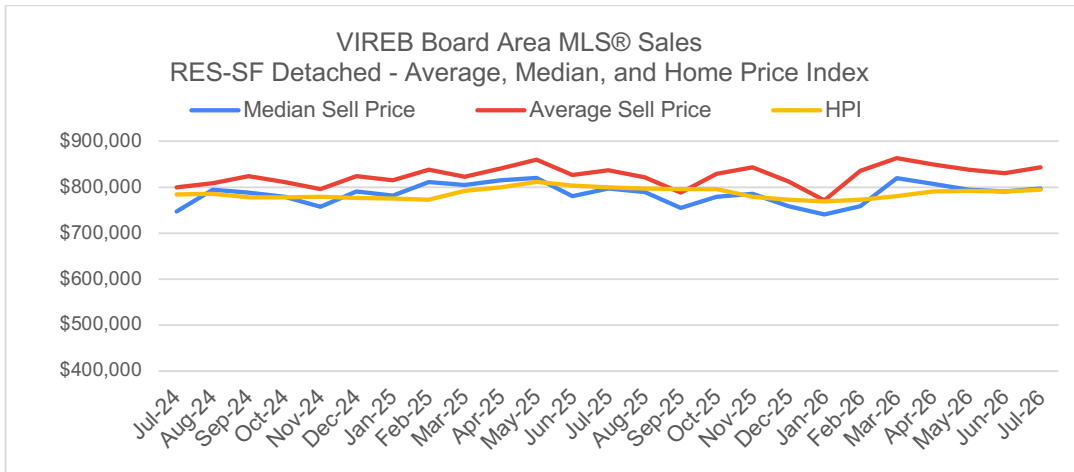
Zone	UNIT SALES				AVERAGE SALE PRICE				Median
	Jul 2026	Jun 2026	Jul 2025	% Change	Jul 2026	Jun 2026	Jul 2025	% Change	
Zone 1 - Campbell River	41	52	51	-19.61%	\$829,163	\$797,496	\$731,446	13.36%	\$762,500
Zone 2 - Comox Valley	56	67	71	-21.13%	\$963,956	\$904,480	\$888,569	8.48%	\$850,750
Zone 3 - Cowichan Valley	69	58	62	11.29%	\$843,758	\$835,445	\$848,037	-0.50%	\$820,000
Zone 4 - Nanaimo	105	121	117	-10.26%	\$856,054	\$851,896	\$824,216	3.86%	\$820,000
Zone 5 - Parksville-Qualicum	50	60	67	-25.37%	\$967,405	\$965,332	\$1,023,891	-5.52%	\$850,000
Zone 6 - Port Alberni-West Coast	26	33	26	0.00%	\$557,602	\$555,991	\$548,187	1.72%	\$542,500
BOARD TOTALS	366	410	415	-11.81%	\$842,800	\$829,286	\$833,219	1.15%	\$796,500

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.

VIREB is an association of REALTORS® committed to providing its members with the structure and services to ensure a high standard of business practice and ethics, and to serve the real estate needs of the community effectively. Find properties online at [REALTOR.ca](https://www.realtor.ca).

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AVERAGE, MEDIAN, AND BENCHMARK PRICE (HPI) COMPARISONS



RESIDENTIAL - SINGLE-FAMILY DETACHED ACTIVE MLS® LISTINGS/SALES

