MONTHLY STATISTICS PACKAGE

JUNE 2026

VIREB

MEDIARELEASE

JULY 2, 2026

MARKET REMAINS STEADY AS BUYERS WEIGH THEIR OPTIONS

NANAIMO, BC – The Vancouver Island Real Estate Board (VIREB) recorded 782 unit sales (all property types) in June 2026, down eight per cent from one year ago. Year-over-year active listings (all property types) were 4,637, up two per cent from the previous year.

In the single-family category (excluding acreage and waterfront), 413 homes sold in June 2026, down 12 per cent from one year ago and an increase of eight per cent from May 2026. Sales of condo apartments last month came in at 84, increasing by 11 per cent year over year and up six per cent from May. In the row/townhouse category, 90 units changed hands in June, down one per cent from one year ago and 20 per cent from May.

Active listings of single-family homes were 1,501 in June, down from 1,527 one year ago. VIREB's inventory of condo apartments was 378 last month, down from the 394 properties listed in June 2025. There were 363 row/townhouses for sale last month compared to 365 the previous year.

"Consumer confidence appears to be affected by economic uncertainty, and many buyers seem to be taking a cautious, wait-and-see approach before making a decision to purchase," said Jason Yochim, VIREB Chief Executive Officer.

Yochim noted that market activity across the VIREB area remains relatively flat but stable, with well-priced properties continuing to garner interest. However, buyers are showing more price sensitivity at the higher end of the market, and homes priced above current market expectations are taking longer to sell.

"We're still seeing activity on appropriately priced properties, including some multiple-offer situations," says Yochim. "But buyers are being more measured, so sellers need to be realistic in today's market. For buyers considering downsizing to a condominium, there are some good opportunities."

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 $790,800 in June 2026, down slightly from one year ago and a small dip from May. In the apartment category, the benchmark price was $408,000 last month, up one per cent year over year and a modest increase from May. The benchmark price of a townhouse in June was $549,400, down one per cent from one year ago and one per cent from May.

In Campbell River, the benchmark price of a single-family home was $680,900 last month, a slight uptick from June 2025. The Comox Valley's year-over-year benchmark price dropped by one per cent to $864,500. In the Cowichan Valley, the benchmark price was $779,800, down slightly from June 2025. Nanaimo's year-over-year benchmark price dropped by two per cent to $816,400, while the Parksville-Qualicum area saw its benchmark price increase by three per cent to $929,500. The cost of a benchmark single-family home in Port Alberni was $524,400, down one per cent from the previous year. For the North Island, the benchmark price of a single-family home increased by one per cent to $481,600.

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.

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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

	June 2026	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago
Vancouver Island – Single Family	$790,800	$791,600	$780,500	$773,000	$792,600	$749,700	$678,900
Zone 1- Campbell River – Single Family	$680,900	$681,600	$684,900	$670,900	$680,000	$641,300	$598,100
Zone 2- Comox Valley – Single Family	$864,500	$870,700	$849,700	$847,200	$871,000	$788,700	$736,800
Zone 3- Cowichan Valley – Single Family	$779,800	$789,800	$765,200	$752,700	$780,900	$750,800	$678,800
Zone 4- Nanaimo – Single Family	$816,400	$815,000	$814,400	$794,700	$829,700	$791,100	$716,000
Zone 5- Parksville / Qualicum – Single Family	$929,500	$924,300	$908,800	$903,200	$898,600	$875,500	$778,000
Zone 6- Port Alberni – Single Family	$524,400	$507,700	$515,700	$542,600	$531,800	$515,400	$454,600
Zone 7- North Island – Single Family	$481,600	$467,700	$439,300	$432,100	$475,500	$423,600	$351,700

MLS® Home Price Index

Click here to learn more

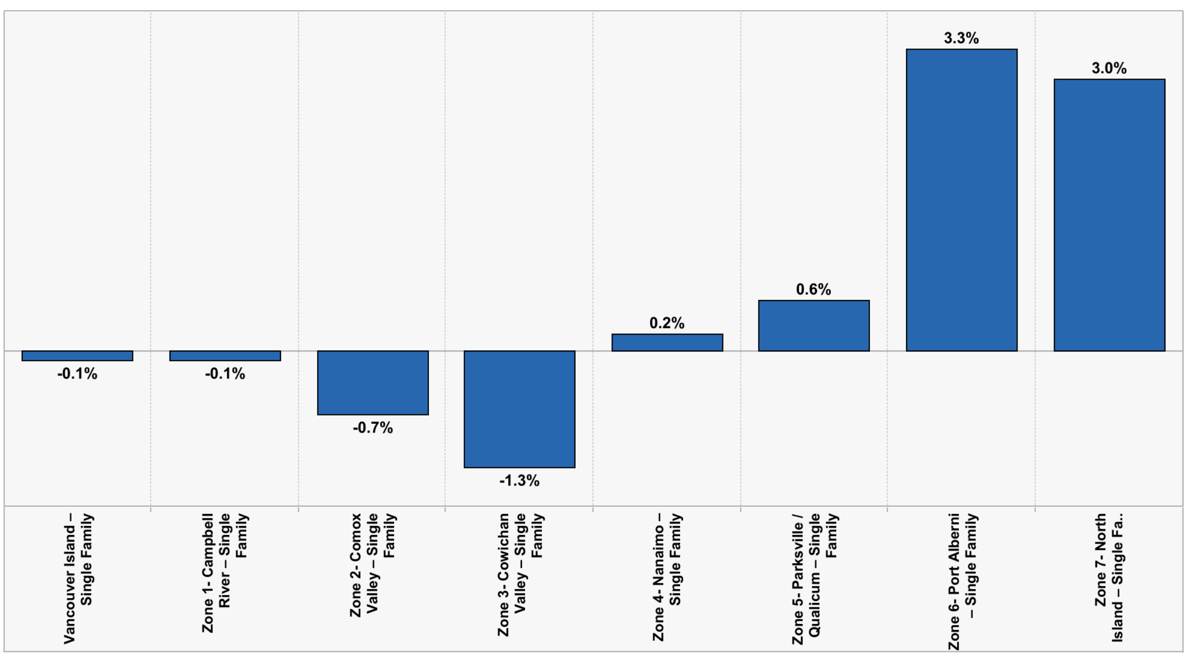
1. Area Group Vancouver Island (+ areas)

2. Property Type – Single Family

3. Area/Property Type Selection Multiple values

% Difference from 1 Month Ago (May 2026 to June 2026)

Select Timeframe: 1 Month Ago



***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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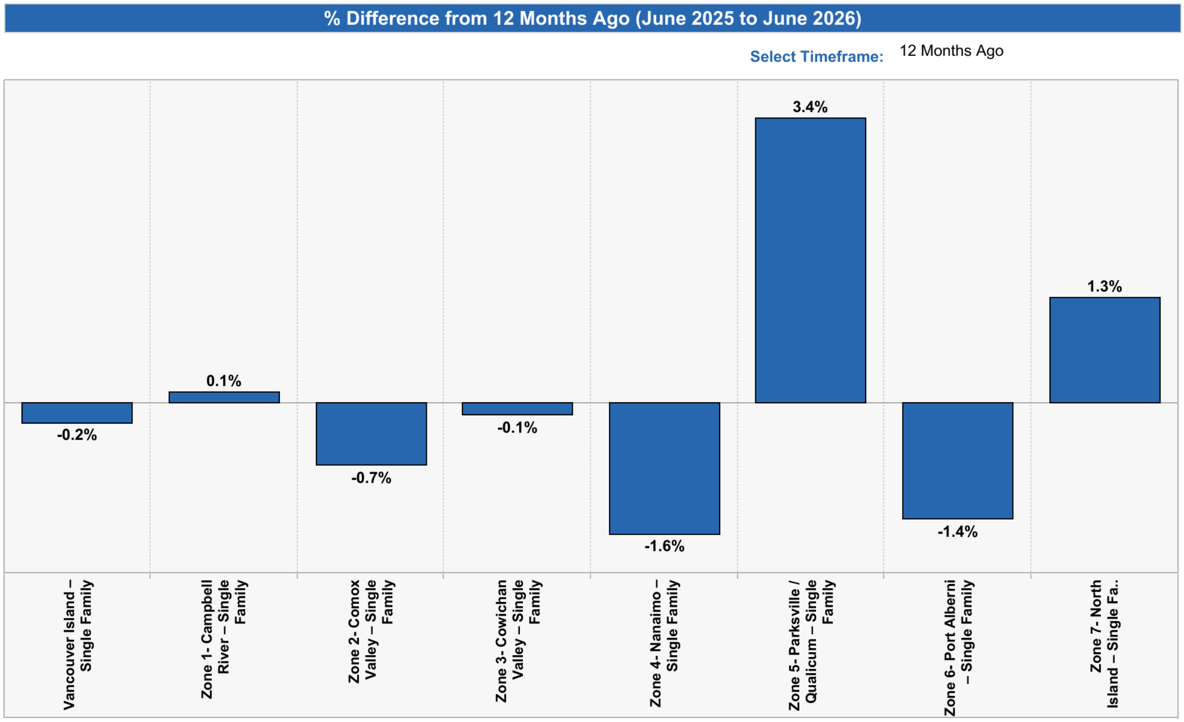
Multiple values



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Value or percent change
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( ) Percent change

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Vancouver Island (+ areas)

2. Property Type
– Single Family

3. Area/Property Type Selection
Multiple values

HPI by Timeframe and Property Type

	June 2026	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago
Vancouver Island – Single Family	378.7	379.1	373.8	370.2	379.6	359.1	325.1
Zone 1- Campbell River – Single Family	390.0	390.4	392.3	384.2	389.5	367.3	342.6
Zone 2- Comox Valley – Single Family	425.9	428.9	418.6	417.3	429.1	388.5	363.0
Zone 3- Cowichan Valley – Single Family	341.4	345.8	335.0	329.6	341.9	328.7	297.2
Zone 4- Nanaimo – Single Family	373.0	372.3	372.0	363.0	379.0	361.4	327.1
Zone 5- Parksville / Qualicum – Single Family	381.7	379.6	373.2	370.9	369.0	359.5	319.5
Zone 6- Port Alberni – Single Family	451.3	436.9	443.8	467.0	457.7	443.5	391.2
Zone 7- North Island – Single Family	491.4	477.2	448.3	440.9	485.2	432.2	358.9

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APARTMENT BENCHMARK PRICE AND HPI

MLS® Home Price Index

Click here to learn more

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- ◯ 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

	June 2026	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago
Vancouver Island – Apartment	$408,000	$407,700	$390,000	$405,400	$406,100	$403,300	$345,700
Zone 1- Campbell River – Apartment	$358,200	$364,700	$352,000	$333,300	$360,600	$355,400	$315,900
Zone 2- Comox Valley – Apartment	$407,000	$419,200	$393,100	$382,000	$408,100	$389,200	$354,400
Zone 3- Cowichan Valley – Apartment	$303,500	$305,800	$301,000	$308,700	$324,500	$305,500	$242,600
Zone 4- Nanaimo – Apartment	$418,400	$411,600	$395,800	$424,600	$409,300	$415,800	$356,200
Zone 5- Parksville / Qualicum – Apartment	$510,700	$502,600	$479,500	$539,000	$503,400	$502,900	$421,200
Zone 6- Port Alberni – Apartment	$392,400	$382,600	$360,200	$374,300	$358,600	$388,100	$314,500

MLS® Home Price Index

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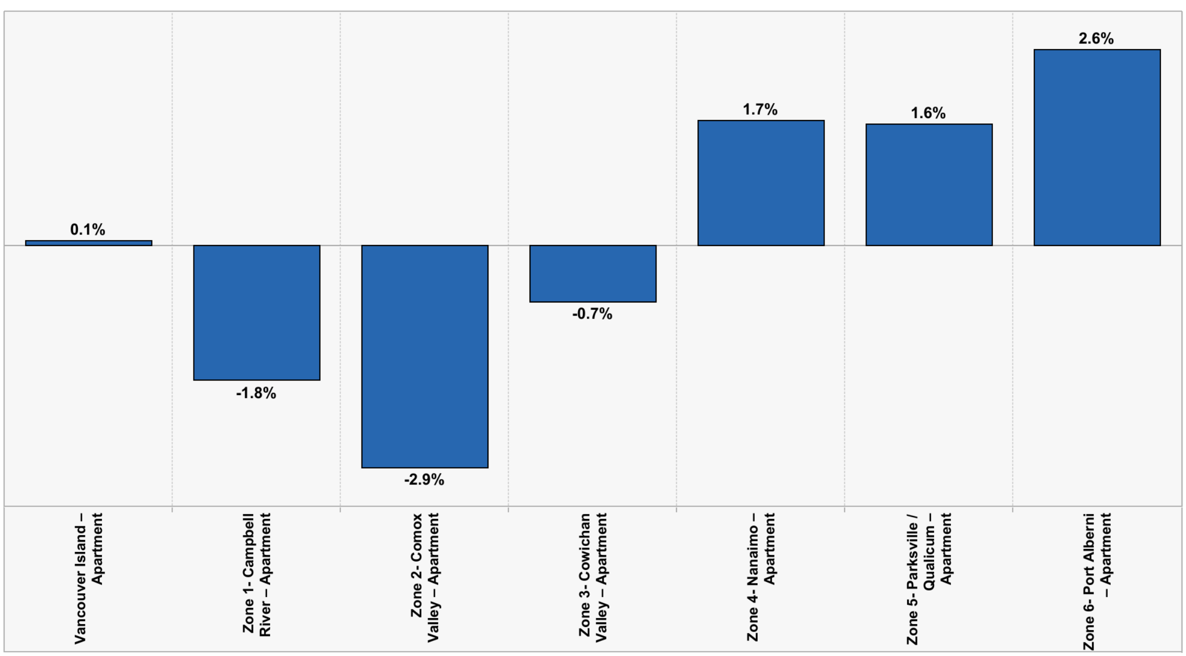
2. Property Type
– Apartment

3. Area/Property Type Selection
All

% Difference from 1 Month Ago (May 2026 to June 2026)

Select Timeframe: 1 Month Ago



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APARTMENT BENCHMARK PRICE AND HPI

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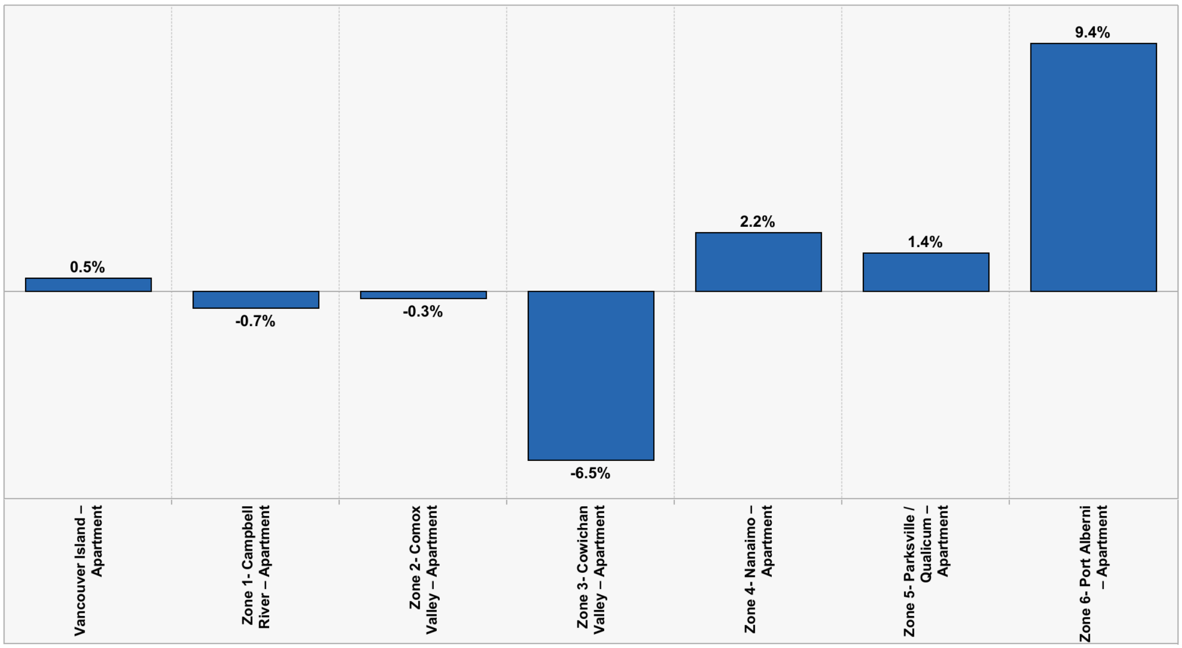
% Difference from 12 Months Ago (June 2025 to June 2026)

Select Timeframe: 12 Months Ago



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– Apartment

3. Area/Property Type Selection
All

HPI by Timeframe and Property Type

	June 2026	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago
Vancouver Island – Apartment	414.6	414.3	396.3	412.0	412.7	409.9	351.3
Zone 1- Campbell River – Apartment	395.4	402.5	388.5	367.9	398.0	392.3	348.7
Zone 2- Comox Valley – Apartment	433.4	446.4	418.6	406.8	434.6	414.5	377.4
Zone 3- Cowichan Valley – Apartment	420.4	423.5	416.9	427.6	449.4	423.1	336.0
Zone 4- Nanaimo – Apartment	412.6	405.9	390.3	418.7	403.6	410.1	351.3
Zone 5- Parksville / Qualicum – Apartment	380.0	374.0	356.8	401.0	374.6	374.2	313.4
Zone 6- Port Alberni – Apartment	338.9	330.4	311.1	323.2	309.7	335.1	271.6

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TOWNHOUSE BENCHMARK PRICE AND HPI

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- ◉ 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

	June 2026	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago
Vancouver Island – Townhouse	$549,400	$553,200	$537,000	$537,200	$555,100	$549,400	$477,900
Zone 1- Campbell River – Townhouse	$545,600	$557,800	$539,200	$528,400	$551,100	$542,400	$470,300
Zone 2- Comox Valley – Townhouse	$565,500	$575,800	$556,600	$545,300	$559,200	$552,600	$495,600
Zone 3- Cowichan Valley – Townhouse	$516,100	$504,900	$515,100	$513,800	$545,200	$529,600	$444,000
Zone 4- Nanaimo – Townhouse	$525,100	$538,000	$512,400	$512,000	$525,200	$524,800	$453,500
Zone 5- Parksville / Qualicum – Townhouse	$651,800	$645,200	$619,100	$643,900	$657,800	$657,100	$577,300
Zone 6- Port Alberni – Townhouse	$458,900	$456,000	$434,600	$438,600	$433,100	$456,100	$414,200
Zone 7- North Island – Townhouse	$264,400	$264,900	$250,800	$254,900	$257,800	$232,800	$181,000

MLS® Home Price Index

Click here to learn more

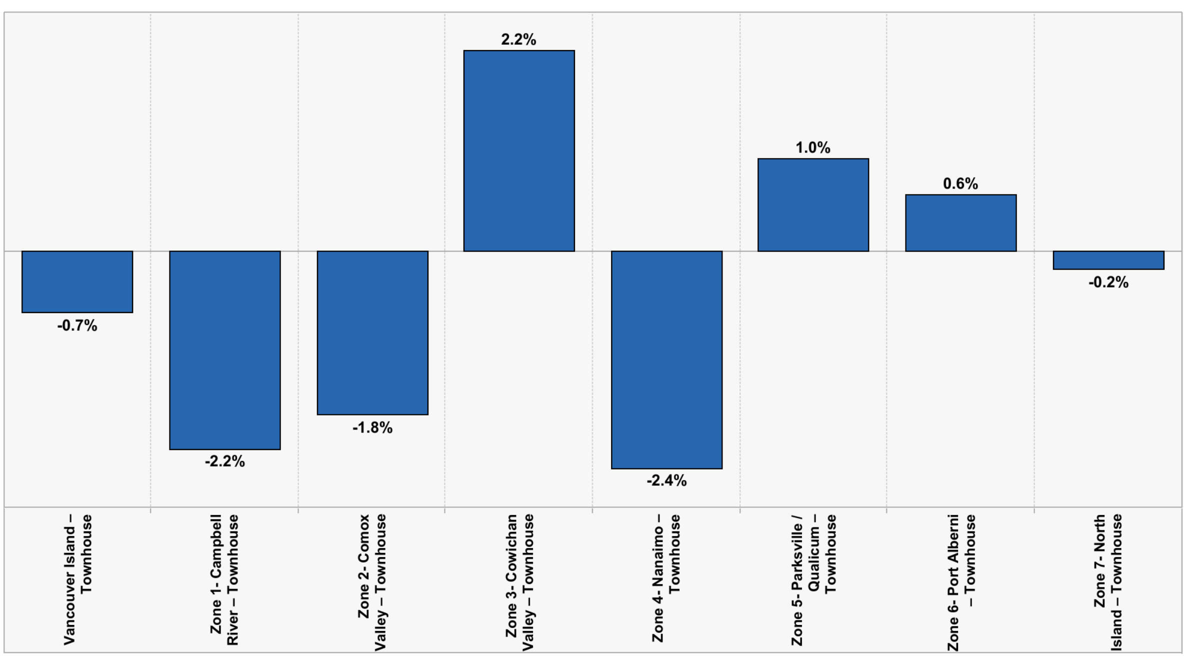
1. Area Group
Vancouver Island (+ areas)

2. Property Type
– Townhouse

3. Area/Property Type Selection
All

% Difference from 1 Month Ago (May 2026 to June 2026)

Select Timeframe: 1 Month Ago



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TOWNHOUSE BENCHMARK PRICE AND HPI

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2. Property Type
– Townhouse

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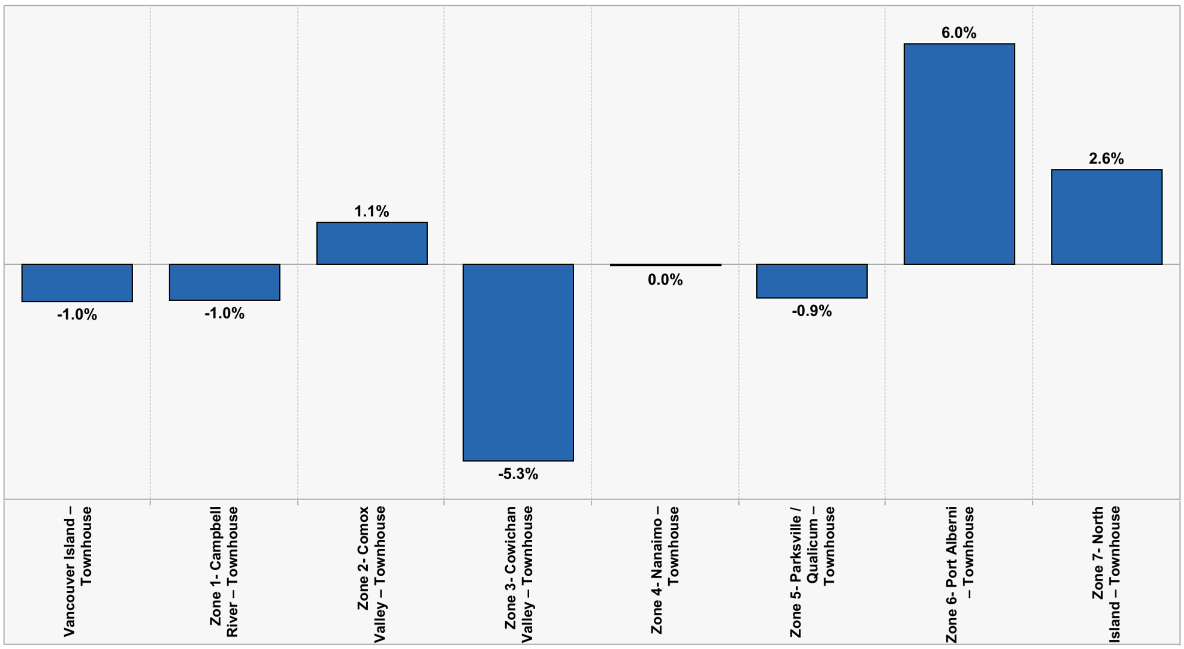
All

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

Select Timeframe: 12 Months Ago



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– Townhouse

3. Area/Property Type Selection
All

HPI by Timeframe and Property Type

	June 2026	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago
Vancouver Island – Townhouse	409.1	411.9	399.9	400.0	413.3	409.1	355.8
Zone 1- Campbell River – Townhouse	492.9	503.9	487.1	477.3	497.8	490.0	424.8
Zone 2- Comox Valley – Townhouse	457.5	465.9	450.3	441.2	452.4	447.1	401.0
Zone 3- Cowichan Valley – Townhouse	386.9	378.5	386.1	385.2	408.7	397.0	332.8
Zone 4- Nanaimo – Townhouse	382.7	392.1	373.5	373.2	382.8	382.5	330.5
Zone 5- Parksville / Qualicum – Townhouse	414.4	410.2	393.6	409.3	418.2	417.7	367.0
Zone 6- Port Alberni – Townhouse	570.8	567.2	540.5	545.5	538.7	567.3	515.2
Zone 7- North Island – Townhouse	361.7	362.4	343.1	348.7	352.7	318.5	247.6

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MLS® SALES SUMMARY - JUNE 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				
	Jun 2026	May 2026	Jun 2025	% Change	Jun 2026	May 2026	Jun 2025	% Change	Median
Zone 1 - Campbell River	52	29	44	18.18%	$797,496	$737,649	$711,440	12.10%	$759,750
Zone 2 - Comox Valley	67	65	73	-8.22%	$904,480	$952,502	$928,982	-2.64%	$885,000
Zone 3 - Cowichan Valley	60	85	78	-23.08%	$840,397	$840,757	$829,354	1.33%	$776,950
Zone 4 - Nanaimo	121	105	151	-19.87%	$851,896	$868,558	$848,044	0.45%	$819,000
Zone 5 - Parksville-Qualicum	61	52	57	7.02%	$961,802	$924,576	$931,949	3.20%	$834,000
Zone 6 - Port Alberni-West Coast	33	35	46	-28.26%	$555,991	$567,419	$648,518	-14.27%	$495,000
BOARD TOTALS	413	381	471	-12.31%	$829,843	$837,782	$823,476	0.77%	$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.

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.

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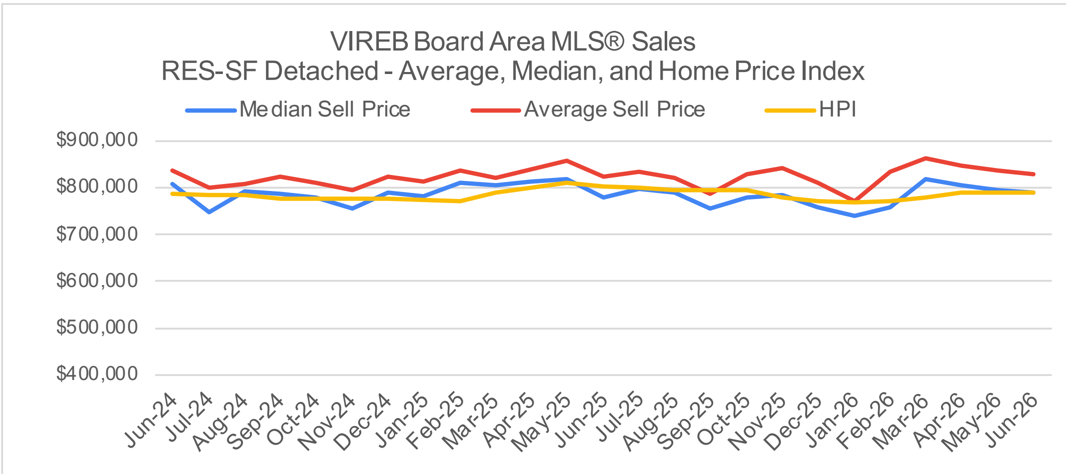
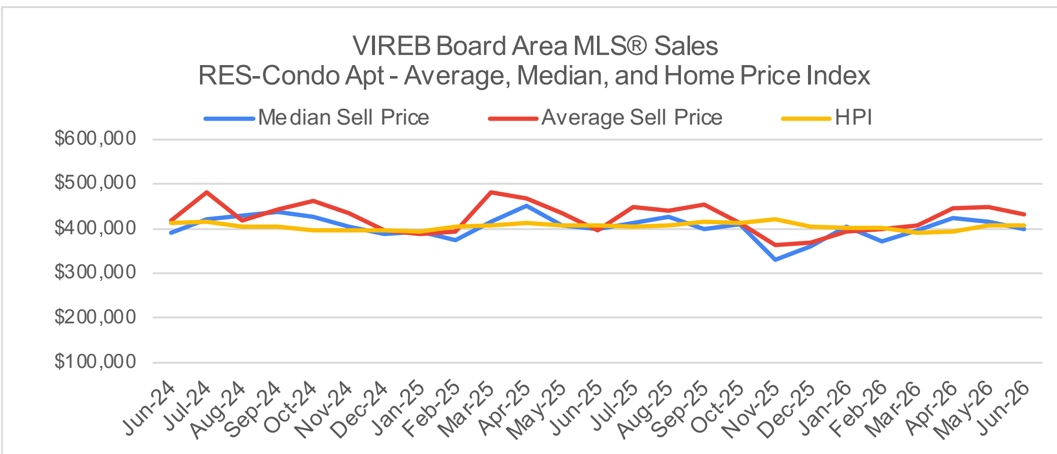
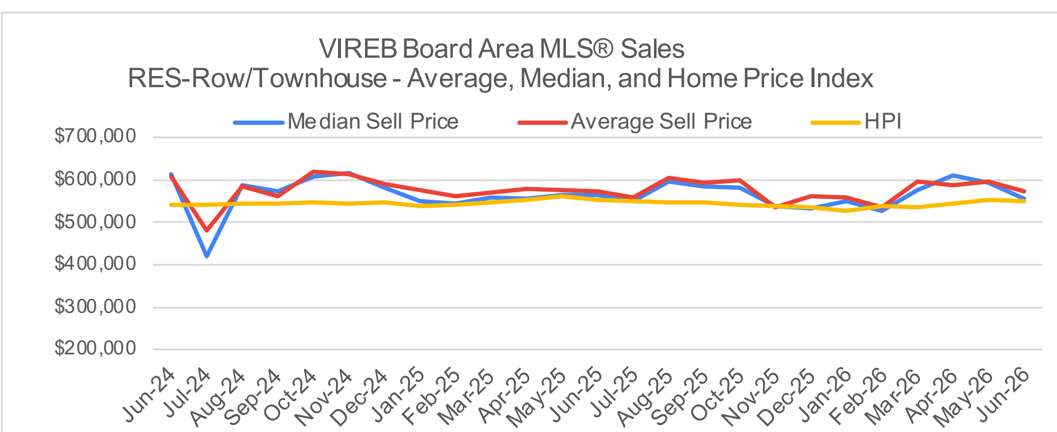
AVERAGE, MEDIAN, AND BENCHMARK PRICE (HPI) COMPARISONS







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