

MONTHLY STATISTICS PACKAGE

AUGUST 2026

VIREB

MEDIA RELEASE

SEPTEMBER 1, 2026

MARKET REMAINS RESILIENT AS BUYERS TAKE MEASURED APPROACH

NANAIMO, BC – The Vancouver Island Real Estate Board (VIREB) recorded 651 unit sales (all property types) in August 2026, down four per cent from one year ago. Year-over-year active listings (all property types) were 4,498, up two per cent from the previous year.

In the single-family category (excluding acreage and waterfront), 298 homes sold in August 2026, down 11 per cent from one year ago and a drop of 19 per cent from last month. Sales of condo apartments in August came in at 70, down four per cent from last year and one per cent from July. In the row/townhouse category, 79 units changed hands in August, up 11 per cent from one year ago and down two per cent from July.

Active listings of single-family homes were 1,468 in August, up from 1,424 one year ago. VIREB's inventory of condo apartments was 356 last month, dropping from the 396 properties listed in August 2025. There were 304 row/townhouses for sale last month compared to 355 the previous year.

"While sales activity eased in August, our housing market continues to demonstrate resilience compared to many other regions in British Columbia," said Jason Yochim, VIREB Chief Executive Officer.

Yochim noted that buyers remain active but are taking a measured approach to purchasing decisions, often willing to wait until they find a property that meets their needs. He added that while ongoing trade uncertainty continues to affect B.C.'s economy, its impact on the housing market has so far been limited.

"Today's buyers have options and are carefully weighing their decisions, which makes accurate pricing more important than ever," said Yochim. "Properties that are well presented and priced appropriately continue to attract interest, while buyers remain willing to walk away from homes that don't meet their expectations."

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 $788,100 in August 2026, a slight uptick from one year ago and a drop of one per cent from July. In the apartment category, the benchmark price was $401,900 last month, down one per cent year over year and one per cent from July. The benchmark price of a townhouse in August was $550,000, up one per cent from one year ago and a slight increase from July.

In Campbell River, the benchmark price of a single-family home was $690,000 last month, up one per cent from August 2025. The Comox Valley's year-over-year benchmark price dropped by one per cent to $845,400. In the Cowichan Valley, the benchmark price was $779,300, up one per cent from August 2025. Nanaimo's year-over-year benchmark price increased by one per cent to $820,100, while the Parksville-Qualicum area saw its benchmark price increase by one per cent to $926,800. The cost of a benchmark single-family home in Port Alberni was $512,600, down three per cent from the previous year. For the North Island, the benchmark price of a single-family home increased by three per cent to $481,700.

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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VIREB
VANCOUVER ISLAND REAL ESTATE BOARD
AN ASSOCIATION OF REALTORS®

REALTOR®

CREA
THE CANADIAN REAL ESTATE ASSOCIATION

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

	August 2026	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago
Vancouver Island – Single Family	$788,100	$794,500	$791,600	$772,300	$786,000	$760,800	$699,500
Zone 1- Campbell River – Single Family	$690,000	$686,800	$681,600	$674,900	$680,800	$661,200	$613,900
Zone 2- Comox Valley – Single Family	$845,400	$859,600	$870,700	$834,300	$850,400	$801,500	$749,900
Zone 3- Cowichan Valley – Single Family	$779,300	$788,700	$789,800	$756,800	$775,300	$762,200	$705,300
Zone 4- Nanaimo – Single Family	$820,100	$822,200	$815,000	$807,200	$812,900	$801,000	$727,100
Zone 5- Parksville / Qualicum – Single Family	$926,800	$927,700	$924,300	$906,500	$916,000	$889,500	$815,700
Zone 6- Port Alberni – Single Family	$512,600	$531,300	$507,700	$507,100	$525,900	$511,600	$471,500
Zone 7- North Island – Single Family	$481,700	$489,200	$467,700	$441,600	$467,800	$427,800	$378,300

MLS® Home Price Index

Click here to learn more

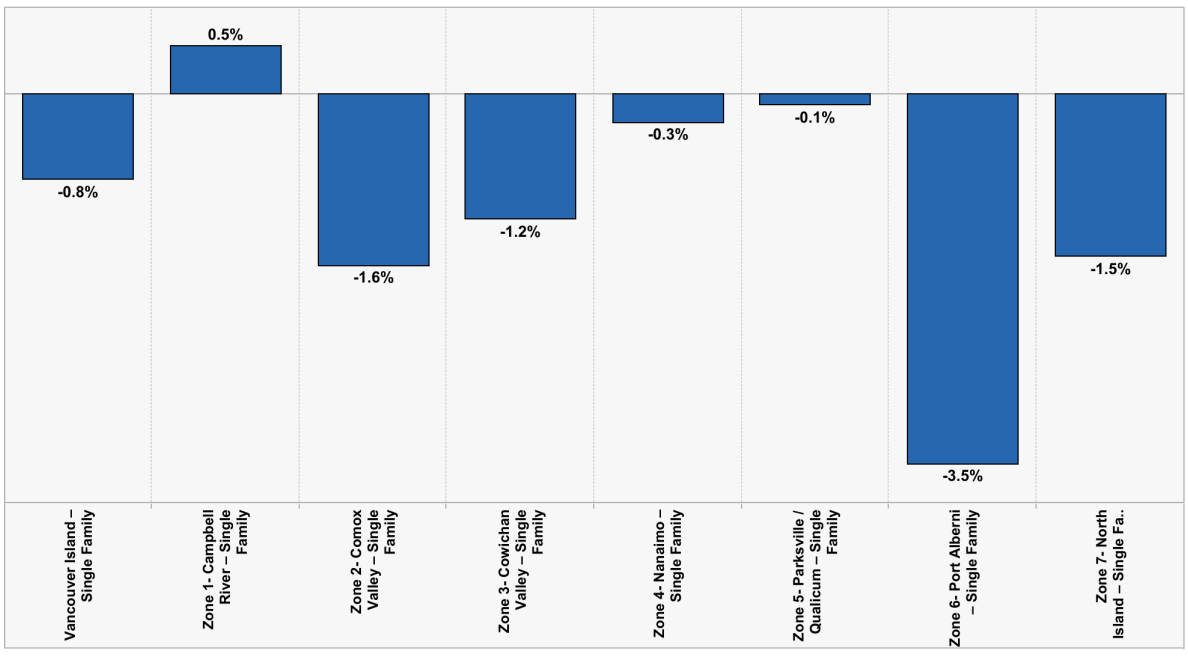
1. Area Group
Vancouver Island (+ areas)

2. Property Type
– Single Family

3. Area/Property Type Selection
Multiple values

% Difference from 1 Month Ago (July 2026 to August 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

MLS® Home Price Index

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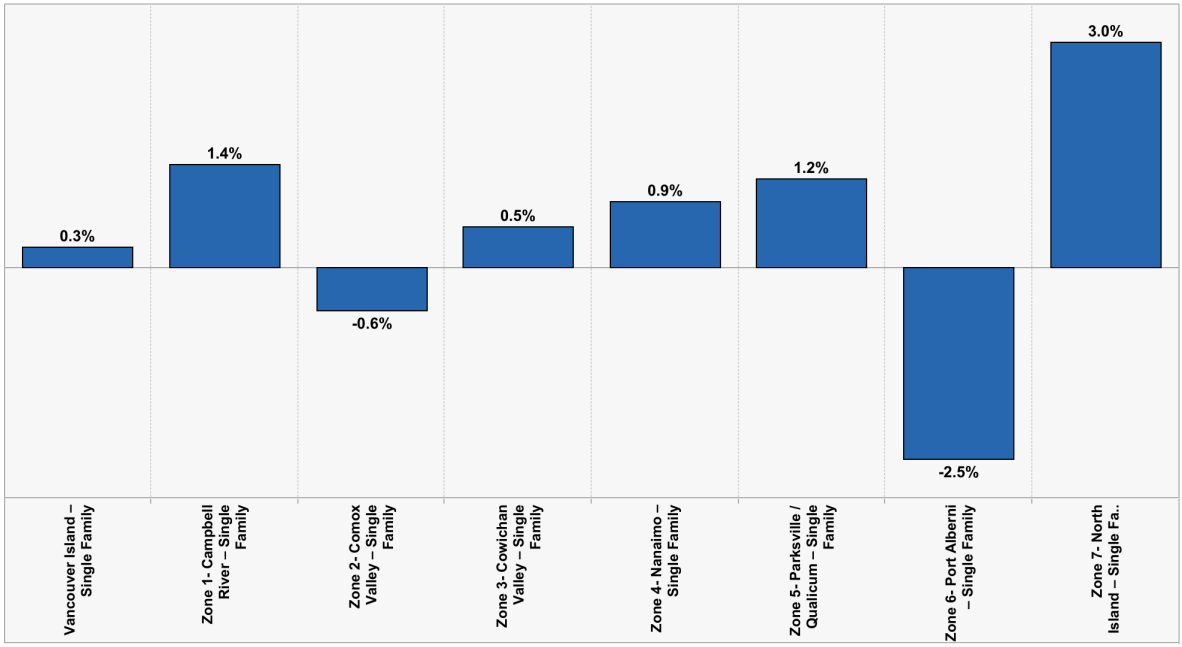
1. Area Group
Vancouver Island (+ areas)

2. Property Type
– Single Family

3. Area/Property Type Selection
Multiple values

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

Select Timeframe: 12 Months Ago



MLS® Home Price Index

Click here to learn more

HPI or Benchmark Price
(●) HPI
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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

	August 2026	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago
Vancouver Island – Single Family	377.4	380.5	379.1	369.9	376.4	364.4	335.0
Zone 1- Campbell River – Single Family	395.2	393.4	390.4	386.5	389.9	378.7	351.6
Zone 2- Comox Valley – Single Family	416.5	423.4	428.9	411.0	418.9	394.8	369.4
Zone 3- Cowichan Valley – Single Family	341.2	345.3	345.8	331.3	339.4	333.7	308.8
Zone 4- Nanaimo – Single Family	374.6	375.6	372.3	368.8	371.4	365.9	332.2
Zone 5- Parksville / Qualicum – Single Family	380.6	381.0	379.6	372.3	376.2	365.3	335.0
Zone 6- Port Alberni – Single Family	441.1	457.2	436.9	436.4	452.6	440.3	405.8
Zone 7- North Island – Single Family	491.5	499.2	477.2	450.6	477.3	436.5	386.0

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APARTMENT BENCHMARK PRICE AND HPI

MLS® Home Price Index

Click here to learn more

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- ○ 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

	August 2026	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago
Vancouver Island – Apartment	$401,900	$407,300	$407,700	$396,400	$406,600	$406,200	$362,700
Zone 1- Campbell River – Apartment	$347,800	$361,900	$364,700	$338,600	$343,000	$368,400	$337,200
Zone 2- Comox Valley – Apartment	$395,400	$413,200	$419,200	$381,000	$392,700	$394,800	$377,700
Zone 3- Cowichan Valley – Apartment	$302,400	$304,700	$305,800	$310,200	$321,600	$313,600	$256,400
Zone 4- Nanaimo – Apartment	$410,000	$411,000	$411,600	$411,600	$415,800	$412,800	$366,800
Zone 5- Parksville / Qualicum – Apartment	$511,000	$506,800	$502,600	$504,700	$528,100	$506,800	$435,200
Zone 6- Port Alberni – Apartment	$376,800	$386,000	$382,600	$362,700	$378,200	$392,200	$342,100

MLS® Home Price Index

Click here to learn more

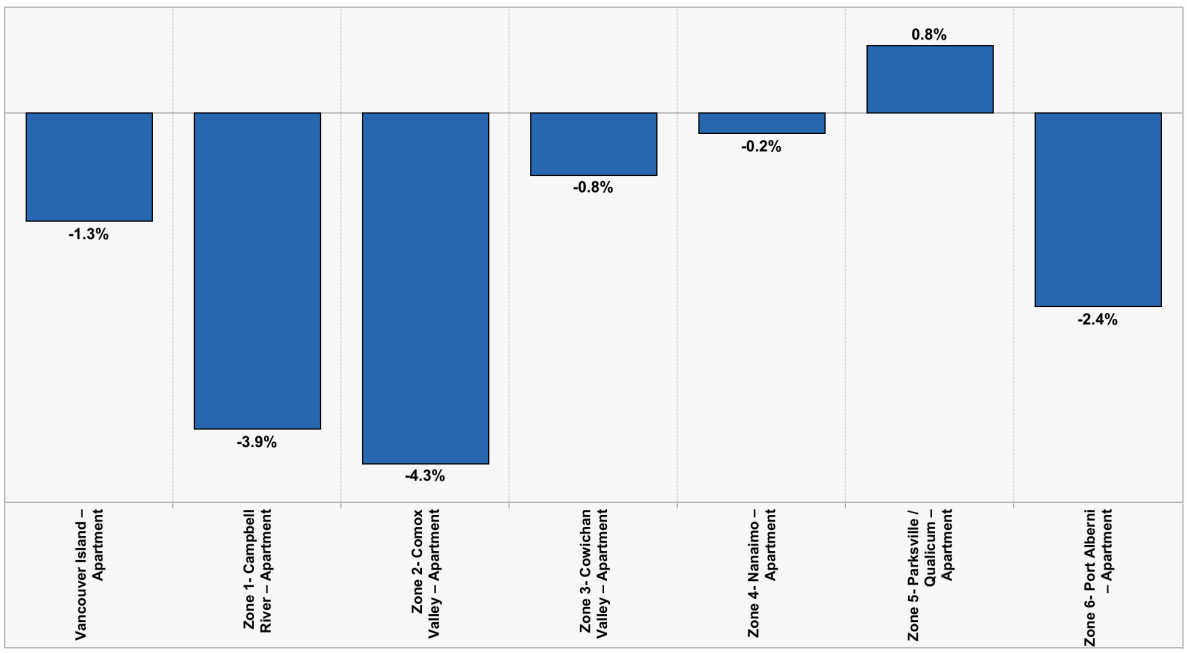
1. Area Group
Vancouver Island (+ areas)

2. Property Type
– Apartment

3. Area/Property Type Selection
All

% Difference from 1 Month Ago (July 2026 to August 2026)

Select Timeframe: 1 Month Ago



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APARTMENT BENCHMARK PRICE AND HPI

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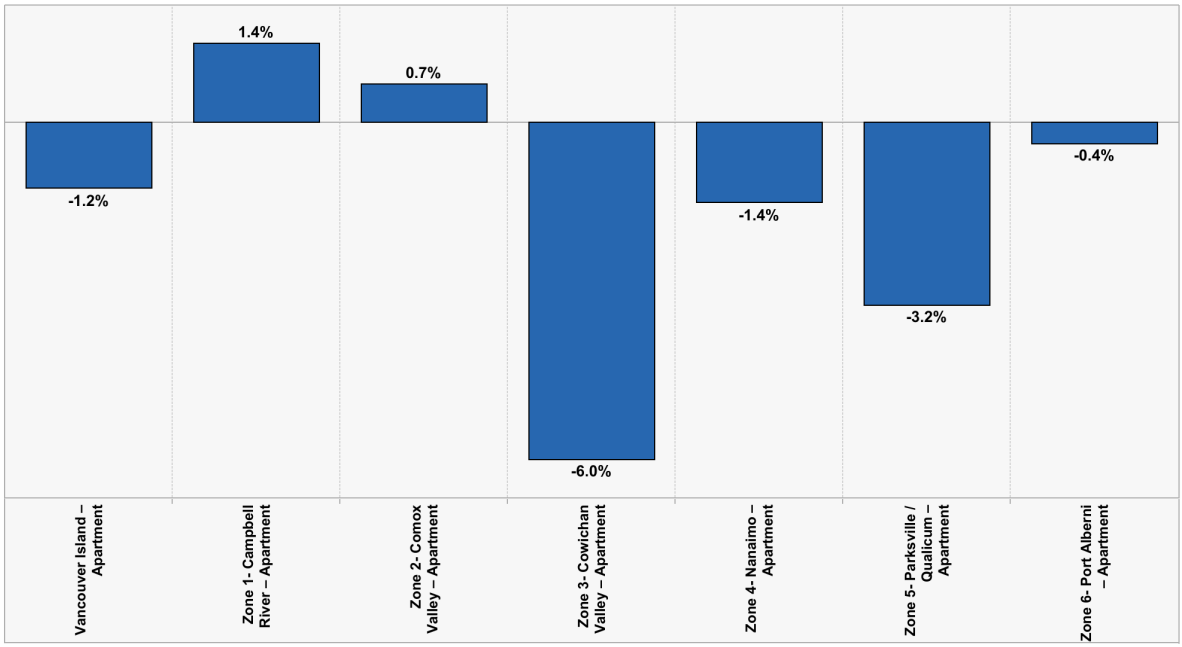
1. Area Group
Vancouver Island (+ areas)

2. Property Type
– Apartment

3. Area/Property Type Selection
All

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

Select Timeframe: 12 Months Ago



MLS® Home Price Index

Click here to learn more

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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

	August 2026	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago
Vancouver Island – Apartment	408.4	413.9	414.3	402.8	413.2	412.8	368.6
Zone 1- Campbell River – Apartment	383.9	399.4	402.5	373.7	378.6	406.6	372.2
Zone 2- Comox Valley – Apartment	421.1	440.0	446.4	405.8	418.2	420.4	402.2
Zone 3- Cowichan Valley – Apartment	418.8	422.0	423.5	429.6	445.4	434.3	355.1
Zone 4- Nanaimo – Apartment	404.3	405.3	405.9	405.9	410.1	407.1	361.7
Zone 5- Parksville / Qualicum – Apartment	380.2	377.1	374.0	375.5	392.9	377.1	323.8
Zone 6- Port Alberni – Apartment	325.4	333.3	330.4	313.2	326.6	338.7	295.4

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TOWNHOUSE BENCHMARK PRICE AND HPI

MLS® Home Price Index

Click here to learn more

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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

	August 2026	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago
Vancouver Island – Townhouse	$550,000	$548,900	$553,200	$537,800	$547,100	$550,900	$475,400
Zone 1- Campbell River – Townhouse	$546,600	$549,700	$557,800	$535,800	$546,900	$543,200	$468,900
Zone 2- Comox Valley – Townhouse	$567,300	$568,500	$575,800	$551,500	$559,200	$556,500	$494,700
Zone 3- Cowichan Valley – Townhouse	$520,500	$520,500	$504,900	$533,100	$527,600	$536,700	$452,900
Zone 4- Nanaimo – Townhouse	$533,000	$518,200	$538,000	$488,500	$523,900	$526,200	$447,100
Zone 5- Parksville / Qualicum – Townhouse	$636,000	$649,000	$645,200	$648,400	$636,800	$654,600	$568,500
Zone 6- Port Alberni – Townhouse	$449,000	$451,400	$456,000	$451,500	$420,600	$452,900	$397,200
Zone 7- North Island – Townhouse	$257,100	$262,700	$264,900	$260,500	$244,900	$230,900	$177,700

MLS® Home Price Index

Click here to learn more

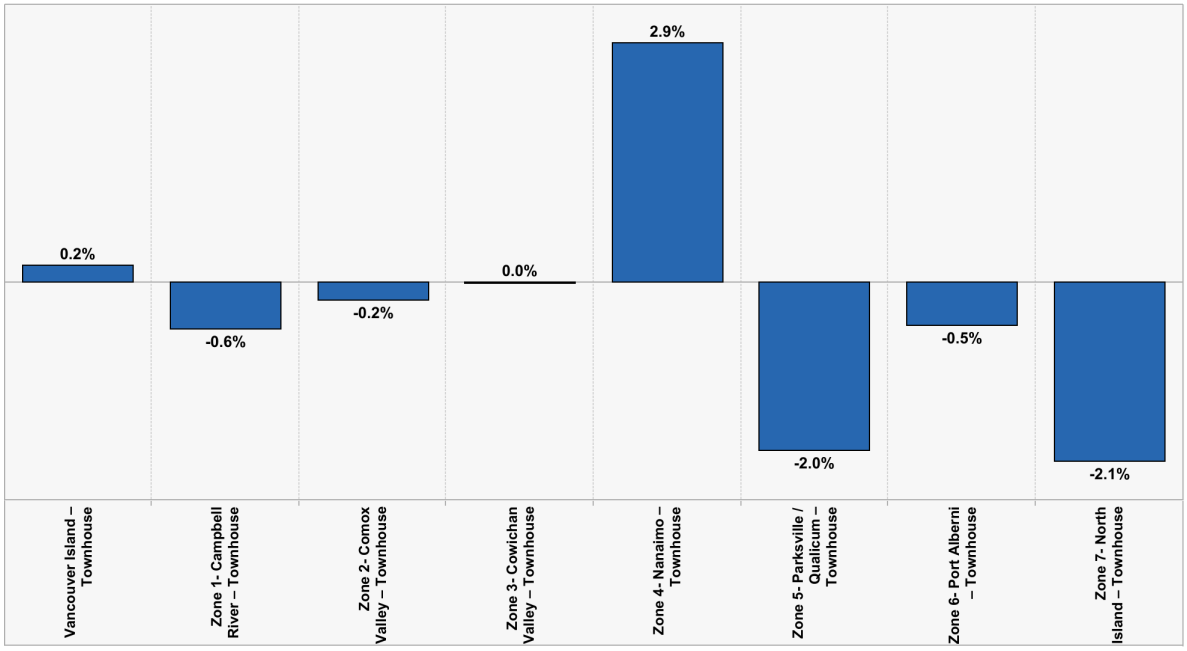
1. Area Group
Vancouver Island (+ areas)

2. Property Type
– Townhouse

3. Area/Property Type Selection
All

% Difference from 1 Month Ago (July 2026 to August 2026)

Select Timeframe: 1 Month Ago



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TOWNHOUSE BENCHMARK PRICE AND HPI

MLS® Home Price Index

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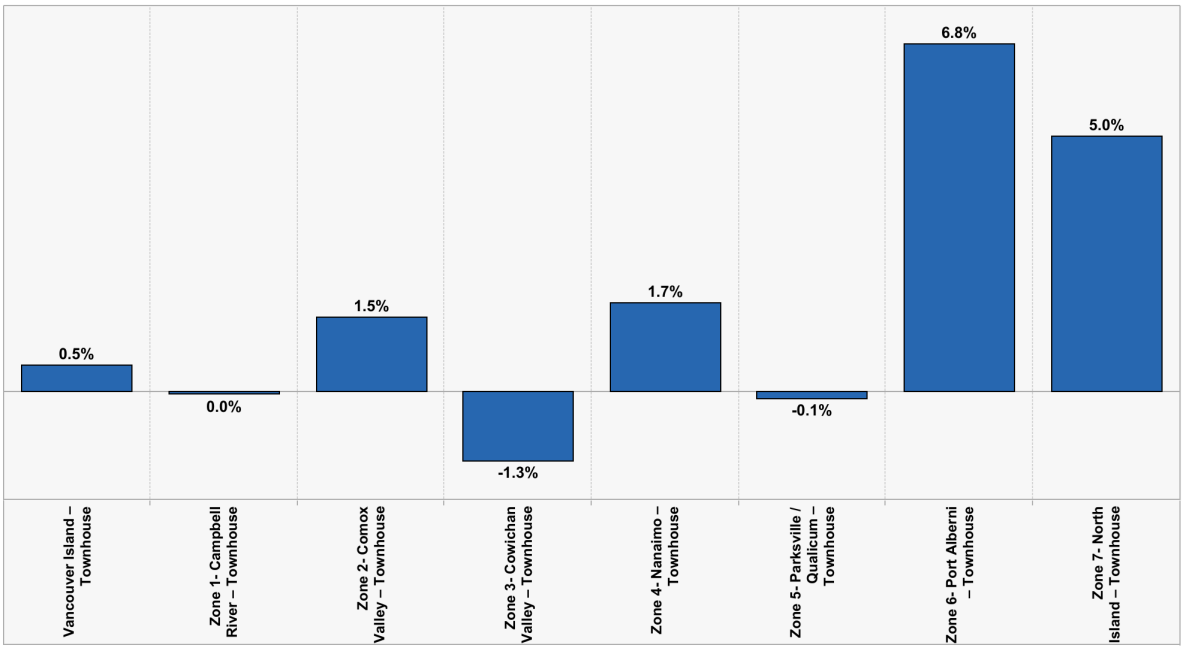
1. Area Group
Vancouver Island (+ areas)

2. Property Type
– Townhouse

3. Area/Property Type Selection
All

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

Select Timeframe: 12 Months Ago



MLS® Home Price Index

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Value or percent change
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( ) Percent change

1. Area Group
Vancouver Island (+ areas)

2. Property Type
– Townhouse

3. Area/Property Type Selection
All

HPI by Timeframe and Property Type

	August 2026	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago
Vancouver Island – Townhouse	409.5	408.7	411.9	400.4	407.4	410.2	354.0
Zone 1- Campbell River – Townhouse	493.8	496.6	503.9	484.0	494.0	490.7	423.6
Zone 2- Comox Valley – Townhouse	459.0	460.0	465.9	446.2	452.4	450.2	400.2
Zone 3- Cowichan Valley – Townhouse	390.2	390.2	378.5	399.6	395.5	402.3	339.5
Zone 4- Nanaimo – Townhouse	388.5	377.7	392.1	356.0	381.9	383.5	325.9
Zone 5- Parksville / Qualicum – Townhouse	404.3	412.6	410.2	412.2	404.8	416.1	361.4
Zone 6- Port Alberni – Townhouse	558.5	561.4	567.2	561.6	523.1	563.3	494.0
Zone 7- North Island – Townhouse	351.7	359.4	362.4	356.4	335.0	315.9	243.1

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MLS® SALES SUMMARY - AUGUST 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.

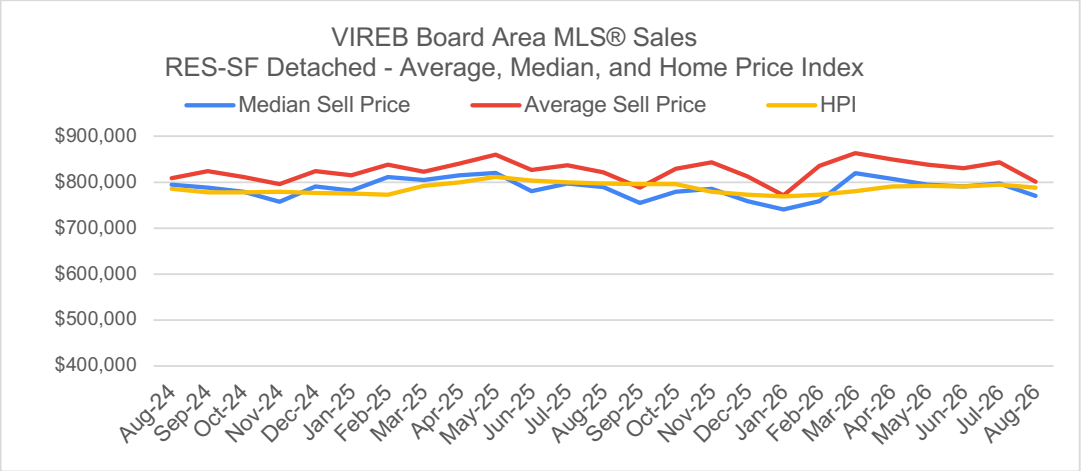
Zone	UNIT SALES				AVERAGE SALE PRICE				
	Aug 2026	Jul 2026	Aug 2025	% Change	Aug 2026	Jul 2026	Aug 2025	% Change	Median
Zone 1 - Campbell River	30	41	33	-9.09%	$730,400	$829,163	$772,001	-5.39%	$740,950
Zone 2 - Comox Valley	42	56	48	-12.50%	$885,157	$963,956	$866,116	2.20%	$832,500
Zone 3 - Cowichan Valley	57	69	59	-3.39%	$871,595	$843,628	$816,117	6.80%	$810,000
Zone 4 - Nanaimo	79	105	91	-13.19%	$772,435	$856,054	$895,382	-13.73%	$780,000
Zone 5 - Parksville-Qualicum	45	49	57	-21.05%	$941,133	$960,209	$915,600	2.79%	$818,000
Zone 6 - Port Alberni-West Coast	34	26	33	3.03%	$592,585	$557,602	$592,512	0.01%	$512,500
BOARD TOTALS	298	365	335	-11.04%	$800,138	$841,468	$822,805	-2.75%	$770,000

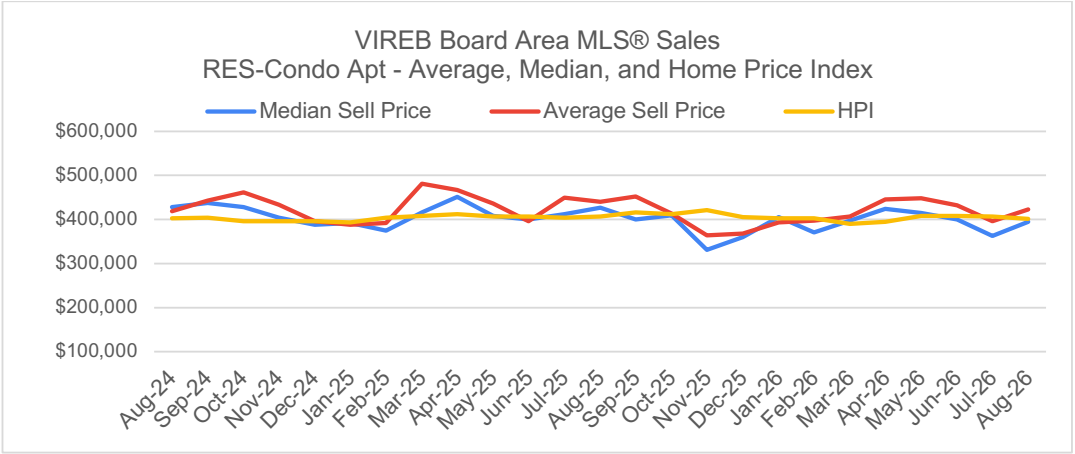
Source: Multiple Listing Service® (MLS®) sales data from the Vancouver Island Real Estate Board (VIREB). Please note that single-family detached figures in this report exclude acreage and waterfront properties. The board totals include Zone 7 - North Island, Zone 9 - Out-of-Board Properties, and Zone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

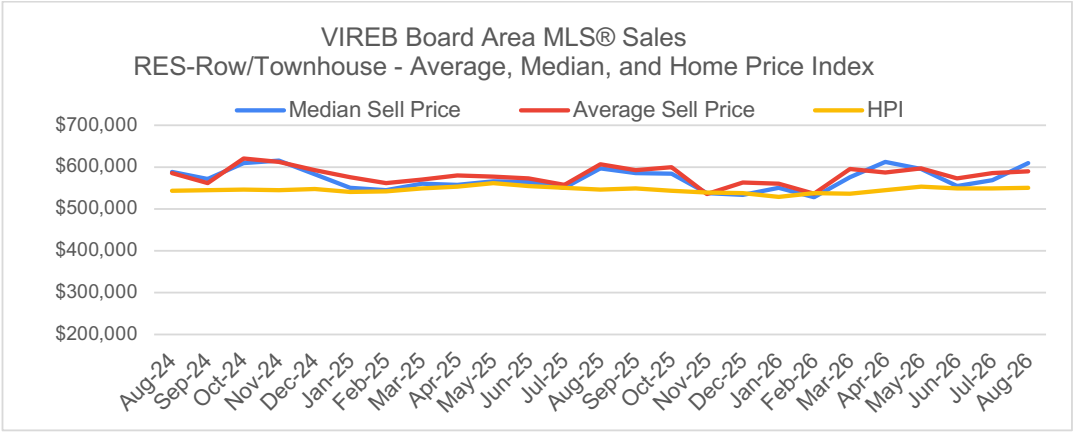
VIREB is an association of REALTORS® committed to providing its members with the structure and services to ensure a high standard of business practice and ethics, and to serve the real estate needs of the community effectively. Find properties online at REALTOR.ca.

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AVERAGE, MEDIAN, AND BENCHMARK PRICE (HPI) COMPARISONS







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

