

SINGLE-FAMILY BENCHMARK PRICE AND HPI

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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

Single Family

3. Area/Property Type Selection

Multiple values

Benchmark Price by Timeframe and Property Type							
	February 2021	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago
Vancouver Island – Single Family	\$609,100	\$596,500	\$581,500	\$557,400	\$529,800	\$471,100	\$343,900
Zone 1- Campbell River – Single Family	\$547,700	\$528,000	\$527,800	\$490,900	\$465,100	\$405,700	\$283,400
Zone 2- Comox Valley – Single Family	\$631,400	\$620,100	\$596,600	\$588,900	\$550,900	\$487,600	\$354,200
Zone 3- Duncan – Single Family	\$572,900	\$561,900	\$534,300	\$512,600	\$490,300	\$430,800	\$326,800
Zone 4- Nanaimo – Single Family	\$617,700	\$604,200	\$594,200	\$573,200	\$554,100	\$509,600	\$365,500
Zone 5- Parksville / Qualicum – Single Family	\$695,600	\$686,300	\$673,400	\$642,200	\$613,200	\$548,100	\$398,600
Zone 6- Port Alberni – Single Family	\$378,200	\$371,200	\$367,300	\$338,800	\$326,600	\$271,300	\$189,200
Zone 7- North Island – Single Family	\$291,900	\$283,200	\$272,400	\$258,800	\$260,900	\$214,900	\$176,000

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1. Area Group

Vancouver Island (+ areas)

2. Property Type

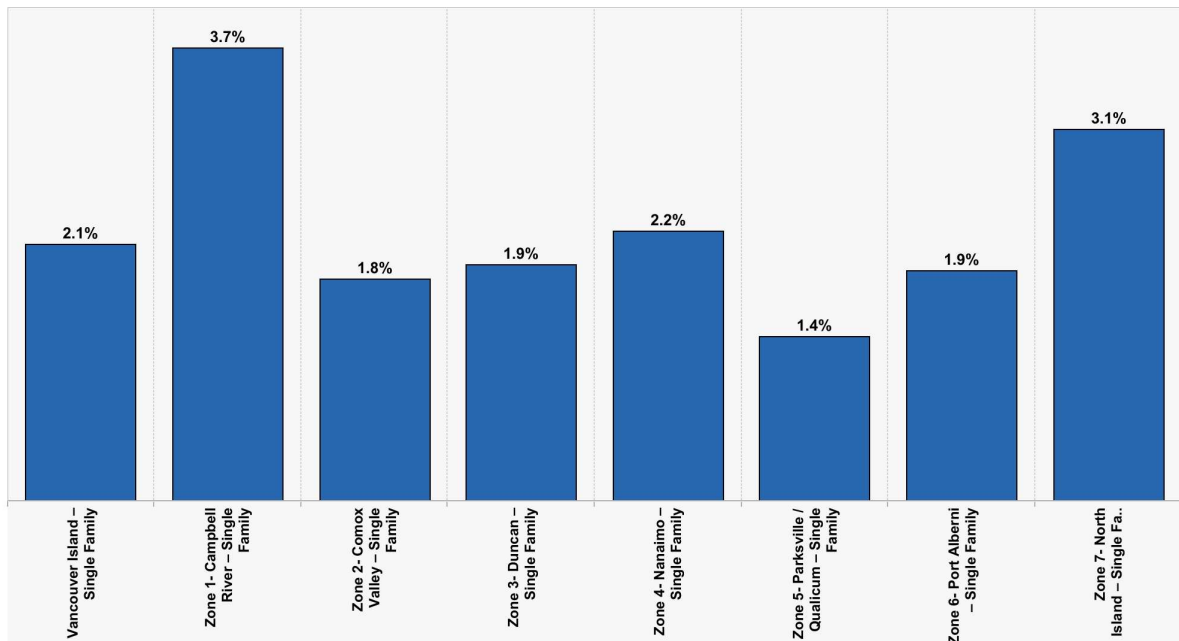
Single Family

3. Area/Property Type Selection

Multiple values

% Difference from 1 Month Ago (January 2021 to February 2021)

Select Timeframe: 1 Month Ago



NOTE: VIREB's HPI benchmark prices were recently 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.

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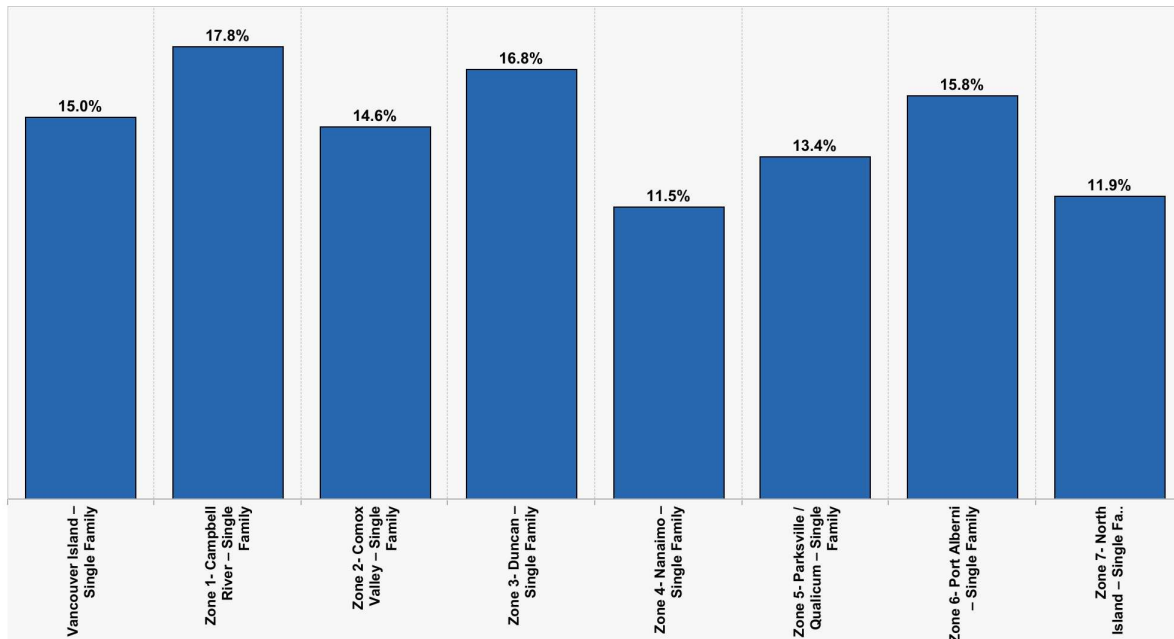
1. Area Group
Vancouver Island (+ areas)

2. Property Type
Single Family

3. Area/Property Type Selection
Multiple values

% Difference from 12 Months Ago (February 2020 to February 2021)

Select Timeframe: 12 Months Ago



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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
Single Family

3. Area/Property Type Selection
Multiple values

HPI by Timeframe and Property Type

	February 2021	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago
Vancouver Island – Single Family	280.2	274.4	267.5	256.4	243.7	216.7	158.2
Zone 1- Campbell River – Single Family	299.7	288.9	288.8	268.6	254.5	222.0	155.1
Zone 2- Comox Valley – Single Family	301.1	295.7	284.5	280.8	262.7	232.5	168.9
Zone 3- Duncan – Single Family	267.0	261.9	249.0	238.9	228.5	200.8	152.3
Zone 4- Nanaimo – Single Family	276.1	270.1	265.6	256.2	247.7	227.8	163.4
Zone 5- Parksville / Qualicum – Single Family	269.3	265.7	260.7	248.6	237.4	212.2	154.3
Zone 6- Port Alberni – Single Family	306.1	300.4	297.3	274.2	264.3	219.6	153.1
Zone 7- North Island – Single Family	279.4	271.1	260.7	247.7	249.7	205.7	168.5

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MLS® SALES SUMMARY - FEBRUARY 2021

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
	Feb 2021	Jan 2021	Feb 2020	% Change	Feb 2021	Jan 2021	Feb 2020	% Change	
Zone 1 - Campbell River	30	32	25	20.00%	\$601,745	\$540,970	\$517,543	16.27%	\$567,500
Zone 2 - Comox Valley	57	35	41	39.02%	\$741,996	\$658,815	\$573,751	29.32%	\$726,000
Zone 3 - Cowichan Valley	69	42	50	38.00%	\$653,168	\$643,729	\$513,287	27.25%	\$615,000
Zone 4 - Nanaimo	145	92	68	113.24%	\$747,413	\$728,240	\$595,223	25.57%	\$721,000
Zone 5 - Parksville/Qualicum	64	37	47	36.17%	\$825,657	\$709,714	\$697,763	18.33%	\$763,750
Zone 6 - Port Alberni/West Coast	33	29	25	32.00%	\$446,573	\$444,545	\$417,265	7.02%	\$395,000
Board Totals	417	283	267	56.18%	\$689,930	\$637,762	\$558,836	23.46%	\$667,000

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.

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.

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

