

MLS® SALES SUMMARY – DECEMBER 2023

NANAIMO, January 2, 2024. 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.

Zone	Unit Sales				Average Sale Price				Median
	Dec 2023	Nov 2023	Dec 2022	% Change	Dec 2023	Nov 2023	Dec 2022	% Change	
Zone 1 - Campbell River	26	30	18	44.44%	\$707,567	\$735,144	\$705,722	0.26%	\$697,500
Zone 2 - Comox Valley	23	30	30	-23.33%	\$824,463	\$894,387	\$785,897	4.91%	\$714,000
Zone 3 - Cowichan Valley	26	42	29	-10.34%	\$772,611	\$788,506	\$738,207	4.66%	\$781,500
Zone 4 - Nanaimo	45	62	64	-29.69%	\$892,811	\$808,725	\$773,795	15.38%	\$830,000
Zone 5 - Parksville/Qualicum	18	35	26	-30.77%	\$940,128	\$1,013,740	\$838,546	12.11%	\$817,500
Zone 6 - Port Alberni/West Coast	9	25	20	-55.00%	\$679,111	\$568,526	\$610,894	11.17%	\$770,000
Board Totals	151	235	197	-23.35%	\$814,755	\$797,017	\$735,324	10.80%	\$765,000

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

Copies of archived statistics are available on our website. Go to www.vireb.com and choose MLS® Statistics. You are encouraged to contact any of the directors of the Vancouver Island Real Estate Board to obtain local comments.

Campbell River:	Joanne Millar	250-286-3293	
Comox Valley:	Tracy Hopkins	250-333-3124	
Cowichan Valley:	Debbie Simmonds	250-324-9150	
Nanaimo:	Deana Baumel	250-751-1223	
	Kelly O'Dwyer	250-741-6615	(Chair)
Parksville-Qualicum:	Erica Kavanaugh	250-248-4321	(Past Chair)
Port Alberni/West Coast:	Olivier Naud	250-723-5666	
Directors-at-Large:	Janet Scotland	250-748-7200	
	Olivier Naud	250-723-5666	(Chair-Elect)
	Ian Mackay	250-248-4321	

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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.