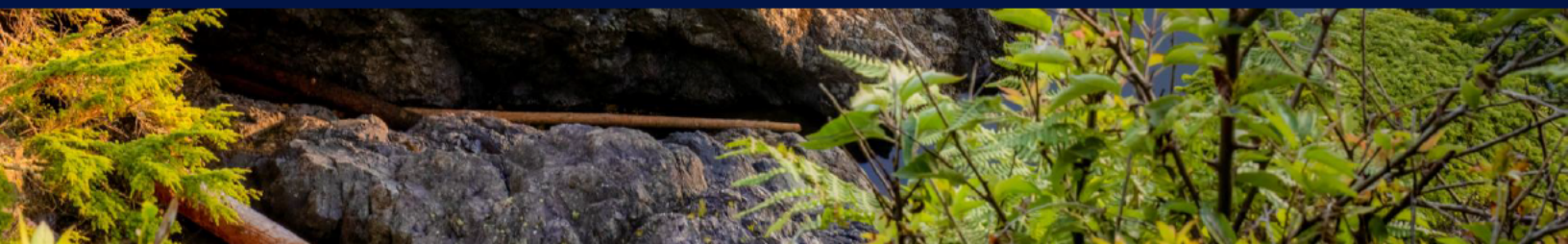


Q3 2026

VANCOUVER ISLAND MARKET OVERVIEW

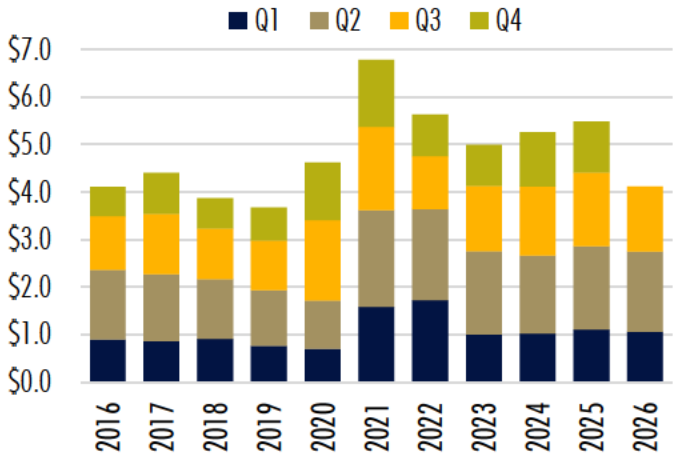
October 2026



VIREB
VANCOUVER ISLAND REAL ESTATE BOARD
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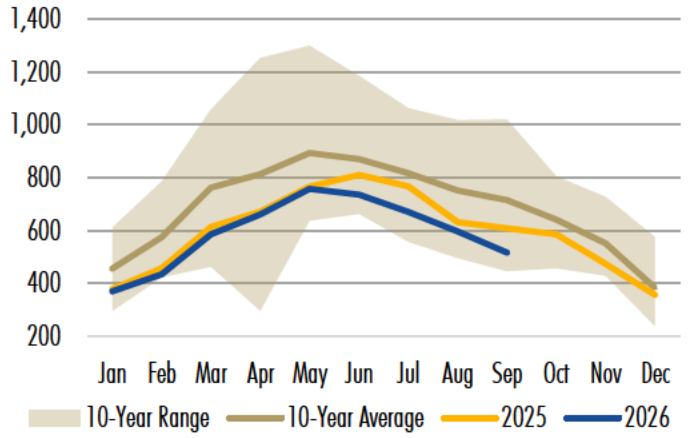
Q3 2026
Market Overview

FIGURE 1: RESIDENTIAL SALES VOLUME VIREB REGION - $ BILLIONS



Source: Vancouver Island Real Estate Board, Q3 2026

FIGURE 2: NUMBER OF RESIDENTIAL SALES VIREB REGION



Source: Vancouver Island Real Estate Board, Q3 2026

Residential sales across the Vancouver Island Real Estate Board (VIREB) region lost momentum during the third quarter of 2026 after tracking closer to 2025 levels earlier in the year. A total of 1,785 properties sold between July and September, generating $1.37 billion in sales volume. This represented year-over-year declines of 11.1% in transactions and 11.5% in sales value. Affordability challenges, weaker employment conditions and economic uncertainty continue to weigh on buyer confidence.

Market performance varied considerably across Vancouver Island during the quarter. Larger employment centres such as Nanaimo and more affordable markets such as Port Alberni and the North Island showed greater resilience, with residential sales declining 4.3%, 3.9% and 4.2%, respectively, from a year earlier. By comparison, Campbell River, the Comox Valley and Duncan recorded heavier declines of 23.3%, 17.9% and 15.3%, respectively. Malahat and Area was the only region to record an increase, with sales rising 7.0%. These differences point to increasingly fragmented conditions shaped by local economic factors, affordability and buyer demographics.

FIGURE 3: QUARTERLY RESIDENTIAL* MARKET QUICK STATS



1,785 Residential sales in Q3 2026
11.1% decrease vs Q3 2025



$1.4 Billion transacted in Q3 2026
11.5% decrease vs Q3 2025



3,430 New Listings in Q3 2026
2.4% decrease vs Q3 2025



6.3 Months of inventory as of September 2026
19.4% increase vs September 2025

*Excluding land
Source: Vancouver Island Real Estate Board, Q3 2026

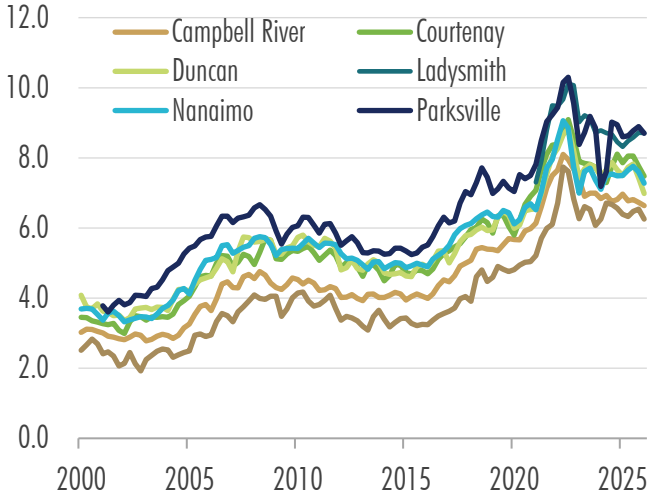
Buyer activity also varies considerably by price range. Properties selling below $400,000 were the only segment to record a year-over-year increase in Q3 sales, rising 2.6%. Most other price ranges declined, including properties between $400,000 and $800,000. This suggests that demand remains relatively resilient at the lower end of the market. However, buyers remain selective about location, condition and value.

Affordability remains a central constraint. While communities within the VIREB region remain relatively affordable compared with some larger BC markets, home prices have risen substantially faster than incomes over the past decade. Provincial government data indicates that the median home price-to-income ratio has increased by approximately 50% in less than 10 years across most markets. Despite some recent improvement, the ratio remains near historic highs, continuing to pressure local household purchasing power.

Vancouver Island, excluding the Victoria CMA, continues to rely heavily on domestic migration, particularly from elsewhere in British Columbia. This remains an important source of housing demand. However, completing transactions has become more challenging in recent months. Anecdotally, more offers are conditional on the sale of an existing home, sometimes in markets outside the VIREB region that are also experiencing weaker conditions. This has created transaction chains and greater uncertainty. Despite these challenges, continued migration from elsewhere in British Columbia should provide underlying support for housing demand over the longer term.

Softer market conditions have kept inventory elevated as properties take longer to sell. By September 2026, months of supply had risen to 6.3, compared with 5.3 a year earlier. The increase was primarily driven by slowing sales rather than a surge in listings. New listings declined 1.2% from September 2025 and active inventory rose just 1.4%, while sales fell 15.1%. Properties are therefore being absorbed more slowly, giving buyers greater choice and negotiating power. Months of supply also remained above the 10-year September average of 3.9 months, although that benchmark includes the exceptionally tight pandemic market.

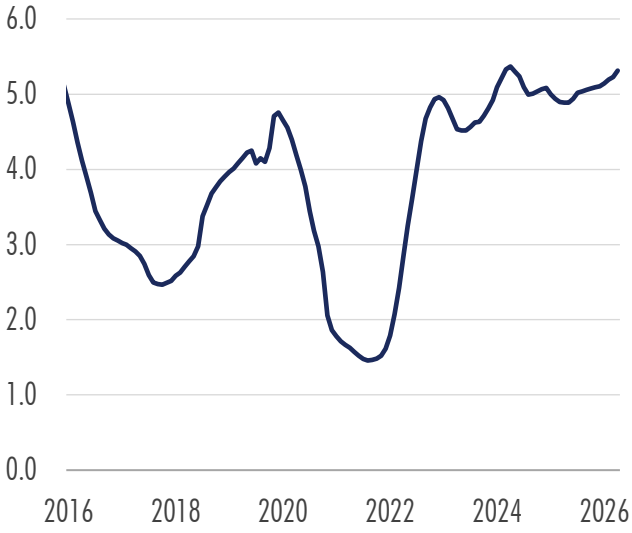
FIGURE 4: MEDIAN HOME PRICE-TO-INCOME RATIO



*Based on a median home price and median after-tax family income

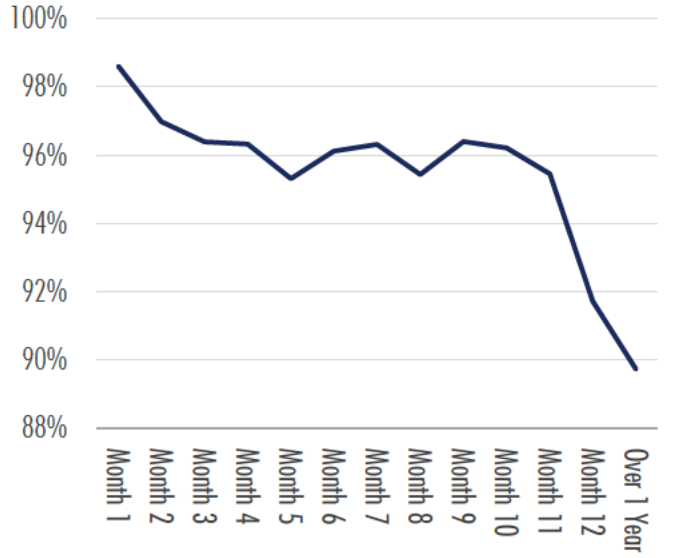
Source: BC Stats, Q3 2026

FIGURE 5: HISTORICAL MONTHS OF INVENTORY 12 Month Moving Average



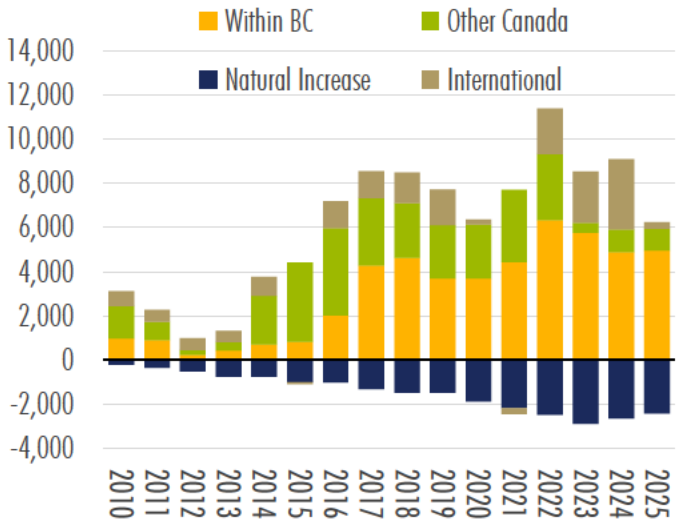
Source: Vancouver Island Real Estate Board, Q3 2026

FIGURE 6: SALE PRICE TO ASKING PRICE RATIO BY TIME ON MARKET



Source: Vancouver Island Real Estate Board, Q3 2026

FIGURE 7: VANCOUVER ISLAND, EXC. VICTORIA POPULATION GROWTH



Source: Statistics Canada, Q3 2026

Economic conditions remain uneven across the Island. Forestry-dependent communities continue to face mill curtailments, layoffs and challenging operating conditions, while regional employment figures point to broader weakness. At the same time, several planned investments offer longer-term support. The Port of Nanaimo has outlined approximately $133 million in capital spending through 2028, while manufacturing investments in Nanaimo and Chemainus could support employment and industrial diversification. The proposed Port Alberni Transshipment Hub also presents a longer-term opportunity, although the economic benefits of these projects will take time to materialize.

Interest rates currently offer limited relief. The Bank of Canada's first hike in over three years increased its policy rate to 2.50% in October, while higher Government of Canada bond yields have placed upward pressure on fixed mortgage rates. Governor Tiff Macklem has highlighted the difficult balance between slower economic activity and inflation risks related to energy prices and trade uncertainty. For many prospective buyers, however, affordability and job security appear more important than small changes in mortgage rates, while higher fixed borrowing costs could further delay a recovery in activity.

Looking ahead, some buyers with expiring mortgage rate holds may bring purchases forward, but a sustained increase in activity appears unlikely without greater economic stability and improved affordability. Political and economic uncertainty are also reinforcing buyer hesitation, pushing some households and businesses to defer decisions. With inventory being absorbed more slowly, conditions are likely to remain relatively favourable to buyers in the near term. Nevertheless, Vancouver Island's established communities, natural amenities and appeal to relocating households should continue to support longer-term housing demand, although the pace of recovery will vary considerably by local market.

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Q3 2026
Market Overview

Vancouver Island Real Estate Board
Q3 2026 Statistics

Location	SINGLE-FAMILY* Sales	SINGLE-FAMILY* Benchmark Price	TOWNHOUSE Sales	TOWNHOUSE Benchmark Price	APARTMENT Sales	APARTMENT Benchmark Price
VIREB TOTAL	971 -12.1%	$777,300 -1.1%	207 -15.5%	$557,000 1.3%	188 -6.0%	$401,700 -4.0%
Campbell River	93 -21.2%	$680,900 -0.3%	19 -42.4%	$557,400 3.0%	14 -41.7%	$352,300 0.9%
Comox Valley	139 -25.7%	$848,900 0.7%	45 -11.8%	$580,800 4.9%	43 -23.2%	$404,400 0.6%
Duncan	154 -8.9%	$774,300 -1.1%	42 -6.7%	$514,100 0.3%	17 -39.3%	$298,200 -6.5%
Nanaimo	279 -2.1%	$798,400 -1.6%	50 -18.0%	$524,900 -2.3%	59 3.5%	$406,900 -5.9%
Parksville/Qualicum	132 -18.5%	$896,200 -2.5%	32 -17.9%	$669,100 1.2%	45 104.5%	$495,700 -10.7%
Port Alberni	84 -2.3%	$522,000 0.1%	13 62.5%	$473,300 6.0%	6 -33.3%	$384,100 -0.1%
North Island	20 -23.1%	$474,600 6.1%	5 -16.7%	$275,300 6.6%	4 100.0%	

*Excludes waterfront and acreage
**Percentage represents change compared to the same period last year
*** Benchmark Prices as of September 2026



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