

MEDIA RELEASE

Please note: The Vancouver Island Real Estate Board (VIREB) transitioned to a new MLS® System on July 28 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. Further, a new sub-category called Malahat and Area has been added to some of our HPI graphs.

SEPTEMBER 1, 2020

STRONG POST-COVID RECOVERY CONTINUES

NANAIMO, BC – The Vancouver Island Real Estate Board (VIREB) recorded 1,101 unit sales (all categories) last month, a 39 per cent increase from August 2019.

A total of 547 single-family detached properties (excluding acreage and waterfront) sold in August, a year-over-year increase of 35 per cent. Sales of condo apartments rose by 43 per cent year over year while row/townhouse sales increased by 19 per cent.

“Our housing market rebounded from the COVID-19 downturn far more quickly than expected,” says VIREB president Kevin Reid. “Pent-up demand, low interest rates, and persistent supply shortages are fueling the recovery.”

Active listings of single-family detached properties (excluding acreage and waterfront) totalled 1,081 in August, while there were 427 condo apartments and 221 row/townhouses for sale last month.

Reid acknowledges there is still uncertainty around the Canadian economy and U.S. election, but he is optimistic, a sentiment echoed by the British Columbia Real Estate Association (BCREA).

“The outlook for the B.C. housing market is much brighter following a surprisingly strong recovery,” said Brendon Ogmundson, BCREA Chief Economist. “We expect home sales will sustain this momentum into 2021, aided by record-low mortgage rates and a recovering economy.”

BCREA expects unit sales on Vancouver Island to hit 8,300 in 2021, a 15 per cent increase over the 7,200 sales projected this year.

The benchmark price of a single-family home hit \$533,300 in August, an increase of three per cent from the previous year but two per cent lower than in July. (Benchmark pricing tracks the value of a typical home in the reported area.) The year-over-year benchmark price of an apartment rose by five percent, hitting \$312,000 but down marginally from July. The benchmark price of a townhouse rose by four percent year over year, climbing to \$432,300 and up by one percent from July.

For the Malahat and area, the benchmark price of a single-family home last month was \$610,200, a seven per cent increase from August 2019. In Campbell River, the benchmark price hit \$455,600, up two per cent over last year. In the Comox Valley, the benchmark price reached \$537,300, up by three per cent from one year ago. Duncan reported a benchmark price of \$480,200, an increase of one per cent from August 2019. Nanaimo’s benchmark price rose by three per cent to \$575,100, while the Parksville-Qualicum area saw its benchmark price increase by three per cent to \$608,300. The cost of a benchmark single-family home in Port Alberni reached \$329,100, a four per cent increase from one year ago. For the North Island, the benchmark price was \$221,000, an 11 per cent increase over last year.

ABOUT VIREB

VIREB represents over 1,000 REALTORS® in nearly 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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