

# Vancouver Island Real Estate Information

<http://www.islandpages.com/realestate/>

## Overview

If you're looking for a home, recreational property, or business – Vancouver Island is waiting for you!

Situated off the West Coast of Canada, Vancouver Island is 460 kilometers (285 miles) long and ranges from 50-130 kilometers (30-80 miles) wide.

The climate is sub-Mediterranean, boasting the nation's mildest temperatures, with warm, dry summers and typically snow-free winters. Islanders are warm, friendly people who like to work and play hard.

Much of the Island is owned by forest companies and the government in public lands. However, there is abundant room for growth, and the development community is quick to respond to market changes, so prices are not generally impacted by an influx of new buyers.

The market has remained stable through all economic cycles to date and features some of the most beautiful properties available in the world.

## Buying and Selling

Real Estate sales activity on Vancouver Island is primarily transacted through the services of Realtors, governed by professional associations and licensed by the provincial government.

Realtors in any area of the province are able to transact sales in any location via the Multiple Listing Service that connects all licensed Realtors within British Columbia.

Island Media is pleased to refer potential clients to Realtors, based on your inquiries. Just fill out our online information request form and we will refer you to a knowledgeable, courteous and reliable Realtor who can assist you.

To submit your information, please visit:

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## Regions

The Island is segmented into seven zones, or geographic areas, listed below. An overview of each zone, along with a general pricing index and featured property opportunities are also displayed.

## **Victoria**

Victoria has consistently been voted one of the most cherished tourist destinations in the world. Its name is fitting to the character of the capital city of British Columbia, for history lives on in Victoria. The downtown core is an urban wanderer's paradise, with too many sights to handle in just one day. The city's unique stone-walled harbour is a North American gem, and many of the chief points of interest are close by.

Main Property Types: Urban, commercial, business, industrial, rural, agricultural  
Pricing Index: High  
Features: Heritage properties, executive, waterfront, commercial and business.

## **Cowichan Valley**

An hour's drive north of Victoria sends you up and over the Malahat, one of the most beautiful mountain highways anywhere. Upon your descent, you enter the Cowichan Valley, a breath-taking array of mountains, forests, lakes and off-shore Islands. A large and thriving aboriginal population adds its stamp on the Cowichan region, world-famous for its First Nations arts and crafts.

Main Property Types: Rural, urban, recreational, agricultural, commercial, business, industrial.  
Pricing Index: Medium  
Features: Expansive land base between the Island's two largest population areas.

## **Nanaimo**

One of the earliest settlements in B.C., Nanaimo was founded on coal, built with forests and fed with fish. Its smoky industrial past gives this region a unique flavour, with large immigrant populations and a rich First Nations heritage. Scuba diving and bungee jumping count among the many tourist attractions of one of the fastest growing cities in Canada.

Main Property Types: Urban, commercial, business, industrial, rural, agricultural  
Pricing Index: Medium  
Features: Fast access to mainland ferries, growing commercial and industrial base.

## **Parksville / Qualicum**

Parksville and Qualicum Beach, also known as the Oceanside region, hug the sandy shoreline of the Island between Nanaimo and the Comox Valley. Parksville-Qualicum has less rainfall and milder temperatures than most regions of coastal British Columbia. The massive shoulders of Mt. Arrowsmith protect this area of the Island, a serene haven for the retired and a bustling playground for tourists.

Main Property Types: Rural, urban, recreational, commercial, business, industrial, agricultural.  
Pricing Index: High  
Features: Beaches, golf, retirement communities, recreational properties.

## **Port Alberni / West Coast**

Long Beach is Canada's California, supporting a surfer sub-culture and some of the most beautiful beaches in the world. The small towns of Ucluelet and Tofino are scenic wonders and fully equipped to handle the summer tourist invasion. This region of pounding surf, lighthouses and fish boats attracts visitors from around the globe.

Main Property Types: Rural, recreational, commercial, business, urban  
Pricing Index: Low  
Features: Beaches, scenery, recreation, rental properties, wildlife.

## **Comox Valley**

The Comox Valley is billed as the recreation capital of Canada, and for good reason. From downhill skiing to world-class golf this area is a natural playground for all ages and tastes. Camping, hiking, kayaking, fishing and scuba diving are among the favourite local pastimes. The Comox Valley also has many museums, galleries and historical points of interest.

Main Property Types: Rural, urban, agricultural, recreational, commercial, business, industrial.  
Pricing Index: Medium  
Features: Hobby farms, commercial properties, recreational opportunities.

## **Campbell River / North**

The North Island is a scenic wilderness paradise, with its jewel the 90,000 acre Cape Scott Provincial Park. Many of the trails were carved into this wilderness by Danish settlers a century ago, providing a network of stunning and demanding pathways. The North Island's population is concentrated in a handful of small fishing and forest towns, as well as the bustling urban areas of Campbell River.

Main Property Types: Rural, recreational, agricultural, commercial, industrial, business, urban.  
Pricing Index: Low  
Features: Larger properties, recreational opportunities, low population density.

## **More Information**

To get in contact with a Realtor based on your needs, please submit your information online. We maintain a network of reliable, courteous and knowledgeable real estate professionals who will be happy to assist you find your dream property on Vancouver Island.

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