

VANCOUVER ISLAND TOP VALUED RESIDENTIAL PROPERTIES (2025)

Value Rank	Property Address	Total Taxable Value (\$)	Jurisdiction	Neighbourhood	Property Type
1	James Island James Island	57,526,000	763 - Gulf Islands Rural	763965 - Inner Islands	Acreage
2	1365 Dorcas Point Rd Nanoose Bay	20,660,000	769 - Alberni Rural	769932 - Beachcomber	Acreage
3	Samuel Island Gulf Islands	19,353,000	764 - Gulf Islands Rural	764945 - Small Islands	Acreage
4	3160 Humber Rd Victoria	17,286,000	317 - District of Oak Bay	317050 - Oak Bay Waterfront	Single Family Residential
5	Domville Island Gulf Islands	16,023,000	763 - Gulf Islands Rural	763965 - Inner Islands	Acreage
6	Forrest Island Gulf Islands	14,411,000	763 - Gulf Islands Rural	763965 - Inner Islands	Acreage
7	8408 Lawrence Rd Saanichton	14,149,000	302 - District of Central Saanich	302036 - Central Saanich Waterfront	Acreage
8	3175 Beach Dr Victoria	13,489,000	317 - District of Oak Bay	317050 - Oak Bay Waterfront	Acreage
9	3150 Rutland Rd Victoria	13,364,000	317 - District of Oak Bay	317050 - Oak Bay Waterfront	Acreage
10	3125 Beach Dr Victoria	13,255,000	317 - District of Oak Bay	317050 - Oak Bay Waterfront	Acreage
11	3155 Beach Dr Victoria	13,155,000	317 - District of Oak Bay	317050 - Oak Bay Waterfront	Single Family Residential
12	466 Scott Point Dr Salt Spring Island	12,624,000	764 - Gulf Islands Rural	764835 - Salt Spring Island Waterfront	Acreage
13	963 Beach Dr Victoria	12,604,000	317 - District of Oak Bay	317050 - Oak Bay Waterfront	Single Family Residential
14	Subtle Island Cortes Island	11,805,000	772 - Campbell River Rural	772669 - Cortes Island Waterfront	Acreage
15	9260 Ardmore Dr North Saanich	11,769,000	332 - District of North Saanich	332630 - North Saanich Waterfront	Acreage
16	3355 Beach Dr Victoria	11,641,000	317 - District of Oak Bay	317050 - Oak Bay Waterfront	Single Family Residential
17	3195 Humber Rd Victoria	11,450,000	317 - District of Oak Bay	317050 - Oak Bay Waterfront	Acreage
18	460 West View Rd Saanichton	11,316,000	302 - District of Central Saanich	302036 - Central Saanich Waterfront	Acreage
19	2795 Sea View Rd Victoria	11,094,000	308,309,389 - District of Saanich	308010 - Oceanfront	Single Family Residential
20	10814 Beach Rd North Saanich	10,979,000	332 - District of North Saanich	332630 - North Saanich Waterfront	Acreage
21	2670 Queenswood Dr Victoria	10,824,000	308,309,389 - District of Saanich	308010 - Oceanfront	Acreage
22	Goudge Island Gulf Islands	10,820,000	763 - Gulf Islands Rural	763965 - Inner Islands	Acreage
23	2690 Queenswood Dr Victoria	10,614,000	308,309,389 - District of Saanich	308010 - Oceanfront	Acreage
24	3275 Champion Rd Saanichton	10,555,000	302 - District of Central Saanich	302036 - Central Saanich Waterfront	Acreage
25	1069 Beach Dr Victoria	10,522,000	317 - District of Oak Bay	317050 - Oak Bay Waterfront	Acreage
26	2524 Queenswood Dr Victoria	10,444,000	308,309,389 - District of Saanich	308010 - Oceanfront	Acreage
27	9344 Ardmore Dr North Saanich	10,218,000	332 - District of North Saanich	332630 - North Saanich Waterfront	Acreage
28	3480 Ripon Rd Victoria	10,145,000	317 - District of Oak Bay	317050 - Oak Bay Waterfront	Single Family Residential
29	3911 Smugglers Cove Rd Victoria	10,097,000	308,309,389 - District of Saanich	308010 - Oceanfront	Single Family Residential
30	3265 Beach Dr Victoria	9,812,000	317 - District of Oak Bay	317050 - Oak Bay Waterfront	Single Family Residential
31	2901 Sea View Rd Victoria	9,685,000	308,309,389 - District of Saanich	308010 - Oceanfront	Acreage
32	1562 Prospect Pl Victoria	9,671,000	317 - District of Oak Bay	317040 - North Oak Bay	Single Family Residential
33	875 Brabant Pl Tofino	9,559,000	580 - District of Tofino	580000 - All Tofino	Single Family Residential
34	9020 Ardmore Dr North Saanich	9,556,000	332 - District of North Saanich	332630 - North Saanich Waterfront	Acreage
35	3120 Humber Rd Victoria	9,485,000	317 - District of Oak Bay	317050 - Oak Bay Waterfront	Single Family Residential
36	568 Senanus Dr Saanichton	9,386,000	302 - District of Central Saanich	302036 - Central Saanich Waterfront	Acreage
37	480 Dunmora Crt Saanichton	9,346,000	302 - District of Central Saanich	302036 - Central Saanich Waterfront	Acreage
38	2985 Beach Dr Victoria	9,250,000	317 - District of Oak Bay	317050 - Oak Bay Waterfront	Single Family Residential
39	2490 Shannon Pl Victoria	9,238,000	308,309,389 - District of Saanich	308010 - Oceanfront	Acreage
40	3019 Mcanally Rd Victoria	9,198,000	308,309,389 - District of Saanich	308010 - Oceanfront	Single Family Residential
41	547 Ardmore Dr North Saanich	9,116,000	332 - District of North Saanich	332630 - North Saanich Waterfront	Acreage
42	382 Judges Row Qualicum Beach	9,078,000	565 - Town of Qualicum Beach	565010 - Waterfront Properties	Single Family Residential
43	1475 Braiden Rd Tofino	9,064,000	580 - District of Tofino	580000 - All Tofino	Acreage
44	8150 Mphail Rd Saanichton	8,976,000	302 - District of Central Saanich	302036 - Central Saanich Waterfront	Acreage
45	3145 Humber Rd Victoria	8,970,000	317 - District of Oak Bay	317050 - Oak Bay Waterfront	Single Family Residential
46	3051 Mcanally Rd Victoria	8,934,000	308,309,389 - District of Saanich	308010 - Oceanfront	Single Family Residential
47	3445 Beach Dr Victoria	8,914,000	317 - District of Oak Bay	317050 - Oak Bay Waterfront	Single Family Residential
48	6720 Willis Point Rd Victoria	8,908,000	763 - Gulf Islands Rural	763140 - Willis Point	Acreage
49	877 Moser Pl Tofino	8,881,000	580 - District of Tofino	580000 - All Tofino	Single Family Residential
50	3150 Tarn Pl Victoria	8,802,000	317 - District of Oak Bay	317050 - Oak Bay Waterfront	Single Family Residential

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Value Rank	Property Address	Total Taxable Value (\$)	Jurisdiction	Neighbourhood	Property Type
51	1251 Oceanwood Lane Victoria	8,745,000	308,309,389 - District of Saanich	309044 - Cordova Bay Waterfront	Acreage
52	1101 Beach Dr Victoria	8,682,000	317 - District of Oak Bay	317050 - Oak Bay Waterfront	Acreage
53	Gooch Island Gulf Islands	8,672,000	763 - Gulf Islands Rural	763965 - Inner Islands	Acreage
54	3155 Rutland Rd Victoria	8,656,000	317 - District of Oak Bay	317050 - Oak Bay Waterfront	Single Family Residential
55	2700 Queenswood Dr Victoria	8,591,000	308,309,389 - District of Saanich	308010 - Oceanfront	Acreage
56	5125 East Sooke Rd Sooke	8,542,000	762 - Victoria Rural	762170 - East Sooke	Acreage
57	3355 Midland Rd Victoria	8,391,000	317 - District of Oak Bay	317020 - Uplands	Single Family Residential
58	3285 Beach Dr Victoria	8,388,000	317 - District of Oak Bay	317050 - Oak Bay Waterfront	Single Family Residential
59	5179 East Sooke Rd Sooke	8,332,000	762 - Victoria Rural	762170 - East Sooke	Acreage
60	1110 Lands End Rd North Saanich	8,288,000	332 - District of North Saanich	332630 - North Saanich Waterfront	Single Family Residential
61	1303 Lynn Rd Tofino	8,226,000	580 - District of Tofino	580000 - All Tofino	Single Family Residential
62	9088 Ardmore Dr North Saanich	8,197,000	332 - District of North Saanich	332630 - North Saanich Waterfront	Single Family Residential
63	2861 Sea View Rd Victoria	8,182,000	308,309,389 - District of Saanich	308010 - Oceanfront	Single Family Residential
64	1703 Hyacinthe Bay Rd Quadra Island	8,110,000	772 - Campbell River Rural	772649 - Quadra Island Waterfront	Acreage
65	8338 West Saanich Rd Saanichton	8,101,000	302 - District of Central Saanich	302036 - Central Saanich Waterfront	Acreage
66	1051 Beach Dr Victoria	8,095,000	317 - District of Oak Bay	317050 - Oak Bay Waterfront	Single Family Residential
67	1574 Stewart Rd Nanoose Bay	8,050,000	769 - Alberni Rural	769933 - Dolphin Beach	Acreage
68	2530 Queenswood Dr Victoria	7,989,000	308,309,389 - District of Saanich	308010 - Oceanfront	Single Family Residential
69	2871 Sea View Rd Victoria	7,924,000	308,309,389 - District of Saanich	308010 - Oceanfront	Single Family Residential
70	5040 Lockehaven Dr Victoria	7,909,000	308,309,389 - District of Saanich	308010 - Oceanfront	Single Family Residential
71	530 Salmon Rd Saanichton	7,858,000	332 - District of North Saanich	332630 - North Saanich Waterfront	Acreage
72	629 Senanus Dr Saanichton	7,839,000	302 - District of Central Saanich	302036 - Central Saanich Waterfront	Acreage
73	8244 West Saanich Rd Saanichton	7,815,000	302 - District of Central Saanich	302036 - Central Saanich Waterfront	Acreage
74	855 Moser Pl Tofino	7,779,000	580 - District of Tofino	580000 - All Tofino	Single Family Residential
75	3165 Tarn Pl Victoria	7,776,000	317 - District of Oak Bay	317050 - Oak Bay Waterfront	Single Family Residential
76	8970 Gowlland Point Rd Pender Island	7,770,000	764 - Gulf Islands Rural	764935 - Gulf Islands Waterfront	Acreage
77	3180 Humber Rd Victoria	7,751,000	317 - District of Oak Bay	317050 - Oak Bay Waterfront	Single Family Residential
78	4071 Haro Rd Victoria	7,734,000	308,309,389 - District of Saanich	308010 - Oceanfront	Single Family Residential
79	3820 Miramontes Dr Victoria	7,731,000	308,309,389 - District of Saanich	308010 - Oceanfront	Single Family Residential
80	1029 Beach Dr Victoria	7,702,000	317 - District of Oak Bay	317050 - Oak Bay Waterfront	Single Family Residential
81	249 King George Terr Victoria	7,688,000	317 - District of Oak Bay	317050 - Oak Bay Waterfront	Single Family Residential
82	2676 Queenswood Dr Victoria	7,656,000	308,309,389 - District of Saanich	308010 - Oceanfront	Acreage
83	1075 Noble Rd Victoria	7,634,000	308,309,389 - District of Saanich	309044 - Cordova Bay Waterfront	Acreage
84	2880 Beach Dr Victoria	7,586,000	317 - District of Oak Bay	317020 - Uplands	Single Family Residential
85	3555 Beach Dr Victoria	7,580,000	317 - District of Oak Bay	317050 - Oak Bay Waterfront	Single Family Residential
86	9310 Ardmore Dr North Saanich	7,573,000	332 - District of North Saanich	332630 - North Saanich Waterfront	Single Family Residential
87	2600 Queenswood Dr Victoria	7,567,000	308,309,389 - District of Saanich	308010 - Oceanfront	Acreage
88	3380 Ripon Rd Victoria	7,541,000	317 - District of Oak Bay	317020 - Uplands	Single Family Residential
89	1305 Lynn Rd Tofino	7,532,000	580 - District of Tofino	580000 - All Tofino	Single Family Residential
90	501 Newport Ave Victoria	7,506,000	317 - District of Oak Bay	317060 - South Oak Bay	Single Family Residential
91	2612 Queenswood Lane Victoria	7,456,000	308,309,389 - District of Saanich	308010 - Oceanfront	Single Family Residential
92	570 Sunset Dr Salt Spring Island	7,419,000	764 - Gulf Islands Rural	764835 - Salt Spring Island Waterfront	Acreage
93	3895 Tudor Ave Victoria	7,415,000	308,309,389 - District of Saanich	308010 - Oceanfront	Single Family Residential
94	2980 Phyllis St Victoria	7,412,000	308,309,389 - District of Saanich	308010 - Oceanfront	Single Family Residential
95	975 Beach Dr Victoria	7,363,000	317 - District of Oak Bay	317050 - Oak Bay Waterfront	Single Family Residential
96	2300 Compass Pointe Pl Langford	7,355,000	327 - City of Langford	327140 - Bear Mountain	Single Family Residential
97	3295 Beach Dr Victoria	7,315,000	317 - District of Oak Bay	317050 - Oak Bay Waterfront	Single Family Residential
98	3800 Miramontes Dr Victoria	7,295,000	308,309,389 - District of Saanich	308010 - Oceanfront	Single Family Residential
99	644 Island Rd Victoria	7,292,000	317 - District of Oak Bay	317060 - South Oak Bay	Single Family Residential
100	3435 Upper Terrace Rd Victoria	7,240,000	317 - District of Oak Bay	317020 - Uplands	Single Family Residential

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