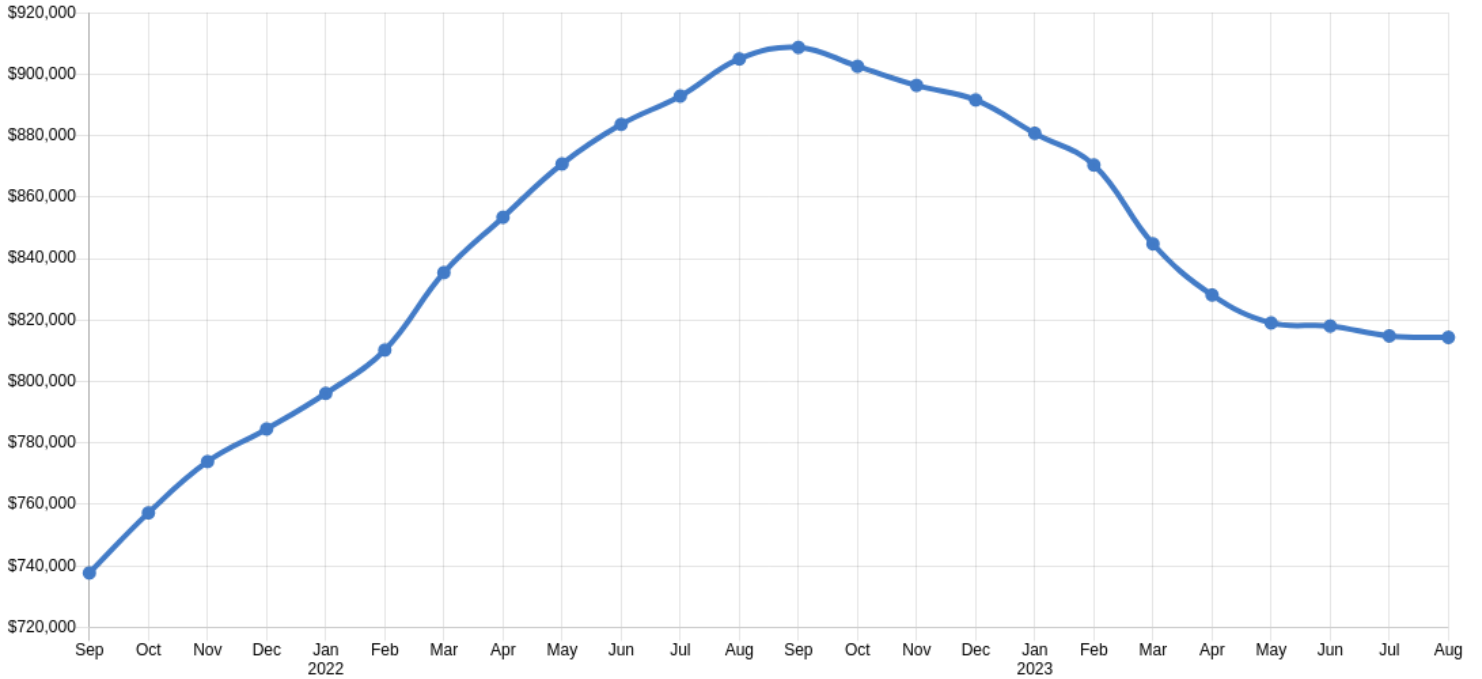


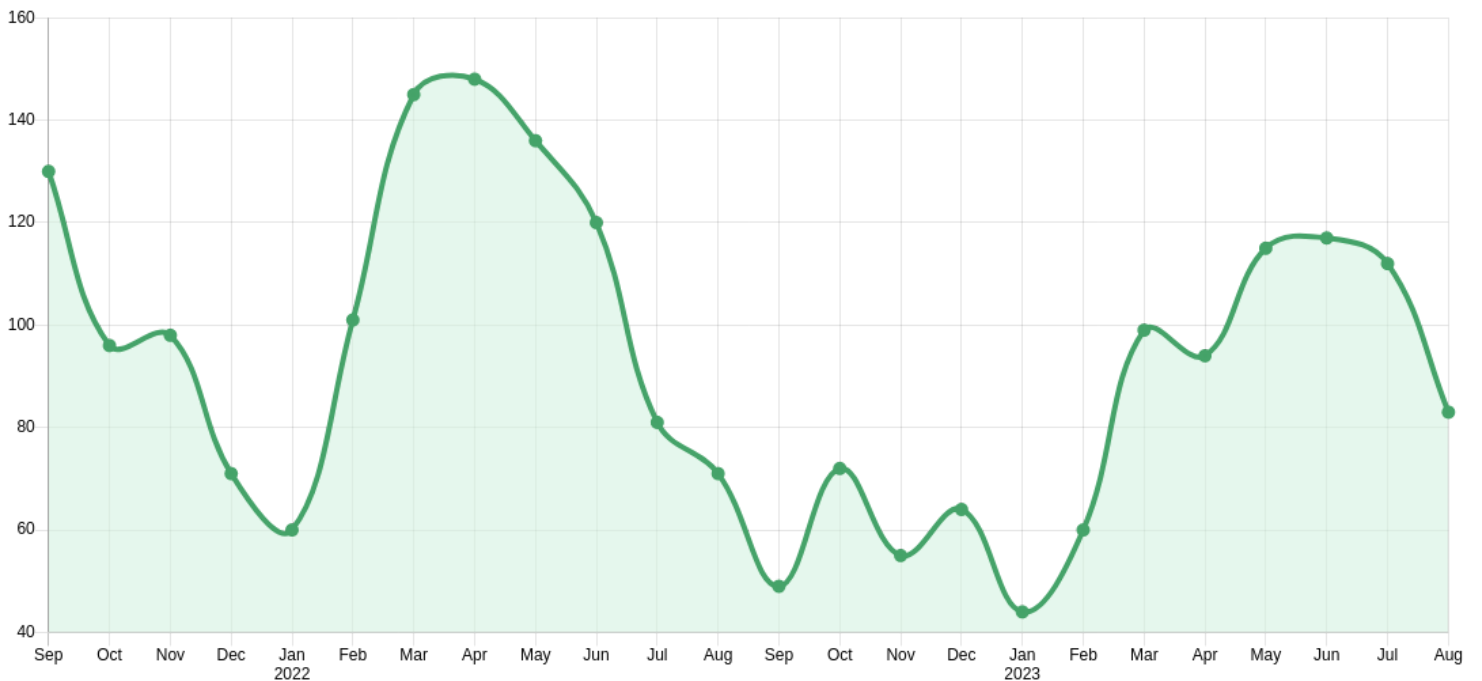


Cumulative Residential Average Single Family Detached Sale Price



Note: Figures are based on a "rolling total" from the past 12 months (i.e. 12 months to date instead of the calendar "year to date").

Single Family Detached Units Reported Sold



Comparative Activity by Property Type

Single Family Detached

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	152	153	-0.65%	1,722	2,034	-15.34%
Units Reported Sold	83	71	16.90%	964	1,257	-23.31%
Sell / List Ratio	54.61%	46.41%		55.98%	61.80%	
Reported Sales Dollars	\$71,504,689	\$62,190,298	14.98%	\$785,050,089	\$1,137,549,257	-30.99%
Average Sell Price / Unit	\$861,502	\$875,920	-1.65%	\$814,367	\$904,972	-10.01%
Median Sell Price	\$818,000			\$780,000		
Sell Price / List Price	97.95%	97.50%		98.43%	103.36%	
Days to Sell	35	33	6.06%	37	19	94.74%
Active Listings	289	343				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	46	30	53.33%	468	527	-11.20%
Units Reported Sold	29	23	26.09%	251	389	-35.48%
Sell / List Ratio	63.04%	76.67%		53.63%	73.81%	
Reported Sales Dollars	\$11,733,898	\$9,778,174	20.00%	\$108,747,148	\$177,198,922	-38.63%
Average Sell Price / Unit	\$404,617	\$425,138	-4.83%	\$433,256	\$455,524	-4.89%
Median Sell Price	\$400,000			\$410,000		
Sell Price / List Price	98.41%	96.75%		98.14%	101.94%	
Days to Sell	49	28	75.00%	39	20	95.00%
Active Listings	100	63				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	29	34	-14.71%	358	402	-10.95%
Units Reported Sold	27	15	80.00%	214	265	-19.25%
Sell / List Ratio	93.10%	44.12%		59.78%	65.92%	
Reported Sales Dollars	\$15,214,800	\$7,649,200	98.91%	\$118,916,911	\$153,793,484	-22.68%
Average Sell Price / Unit	\$563,511	\$509,947	10.50%	\$555,687	\$580,353	-4.25%
Median Sell Price	\$564,900			\$548,950		
Sell Price / List Price	98.95%	97.93%		98.58%	103.90%	
Days to Sell	36	26	38.46%	39	19	105.26%
Active Listings	55	85				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	34	14	142.86%	213	209	1.91%
Units Reported Sold	5	3	66.67%	40	85	-52.94%
Sell / List Ratio	14.71%	21.43%		18.78%	40.67%	
Reported Sales Dollars	\$1,915,000	\$1,206,000	58.79%	\$18,719,750	\$64,504,361	-70.98%
Average Sell Price / Unit	\$383,000	\$402,000	-4.73%	\$467,994	\$758,875	-38.33%
Median Sell Price	\$370,000			\$429,875		
Sell Price / List Price	91.25%	86.40%		95.70%	99.05%	
Days to Sell	126	46	173.91%	62	71	-12.68%
Active Listings	94	58				

Gabriola - Comparative Activity by Property Type

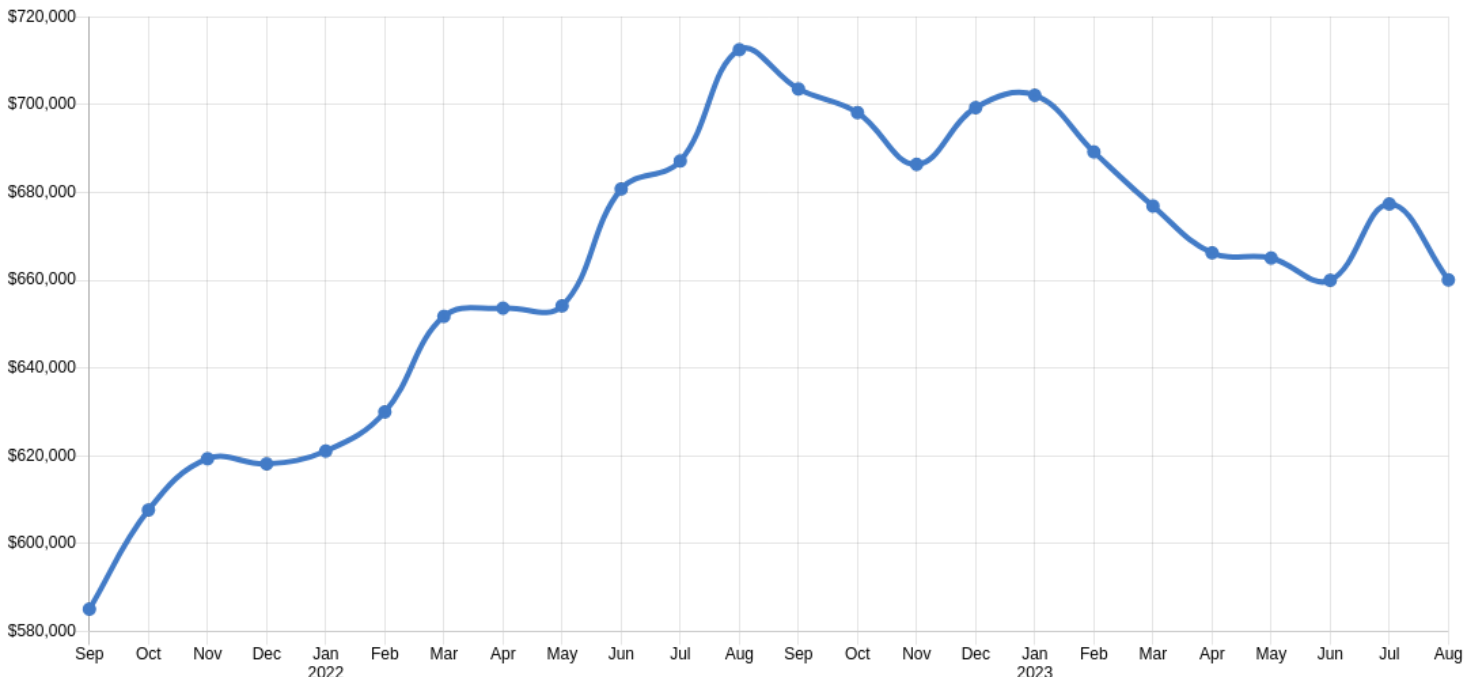
Single Family Detached

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	12	8	50.00%	62	73	-15.07%
Units Reported Sold	3	2	50.00%	45	57	-21.05%
Sell / List Ratio	25.00%	25.00%		72.58%	78.08%	
Reported Sales Dollars	\$1,680,000	\$1,780,500	-5.64%	\$29,703,290	\$40,612,616	-26.86%
Average Sell Price / Unit	\$560,000	\$890,250	-37.10%	\$660,073	\$712,502	-7.36%
Median Sell Price	\$565,000			\$626,000		
Sell Price / List Price	102.00%	104.89%		98.26%	104.65%	
Days to Sell	7	43	-83.72%	50	17	194.12%
Active Listings	16	15				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	4	4	0.00%	49	52	-5.77%
Units Reported Sold	2	1	100.00%	21	25	-16.00%
Sell / List Ratio	50.00%	25.00%		42.86%	48.08%	
Reported Sales Dollars	\$598,000	\$497,500	20.20%	\$7,089,750	\$11,827,400	-40.06%
Average Sell Price / Unit	\$299,000	\$497,500	-39.90%	\$337,607	\$473,096	-28.64%
Median Sell Price	\$299,000			\$315,000		
Sell Price / List Price	101.37%	99.70%		95.07%	102.20%	
Days to Sell	4	4	0.00%	68	19	257.89%
Active Listings	23	20				

Gabriola - Cumulative Residential Average Single Family Detached Sale Price



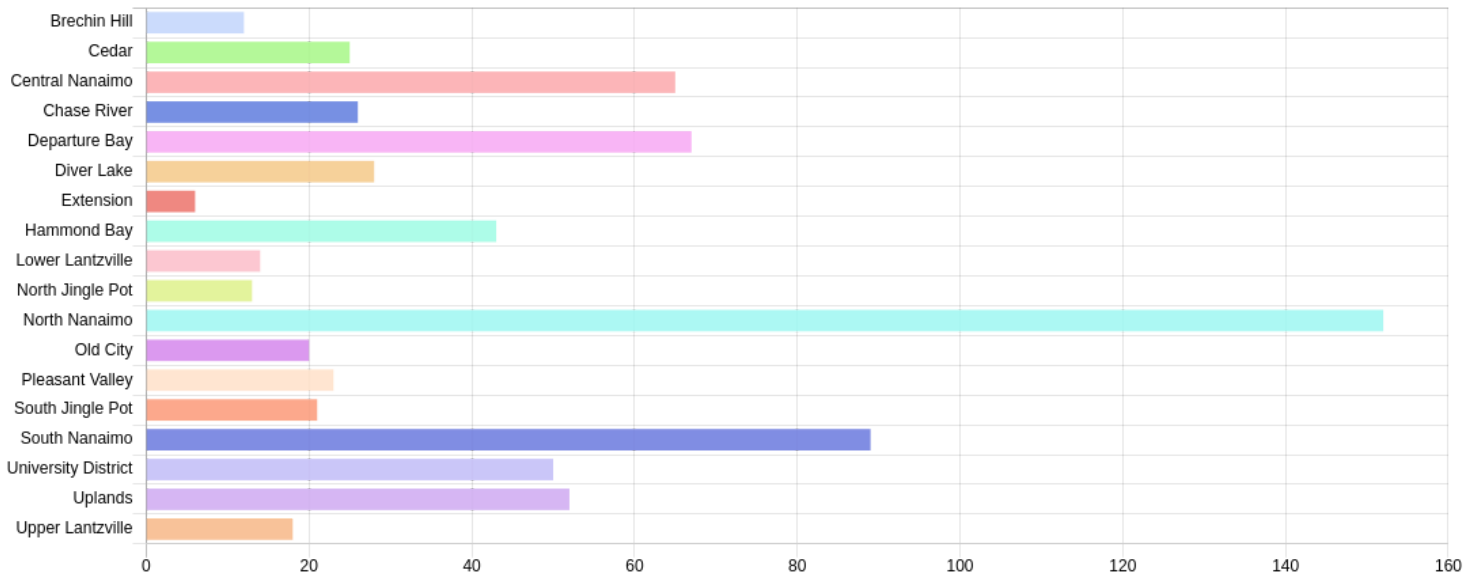
Single Family Detached Sales Analysis

Unconditional Sales from January 1 to August 31, 2023

	0-150k	150k-200k	200k-250k	250k-300k	300k-350k	350k-400k	400k-450k	450k-500k	500k-600k	600k-700k	700k-800k	800k-900k	900k-1M	1M+	Total
Brechin Hill	0	0	0	0	1	0	0	2	1	4	3	1	0	0	12
Cedar	0	0	0	0	0	0	0	0	6	6	2	3	3	5	25
Central Nanaimo	0	0	0	0	0	0	1	2	18	26	12	3	1	2	65
Chase River	0	0	0	0	0	0	0	0	1	3	11	7	4	0	26
Departure Bay	0	0	0	0	0	0	0	1	5	15	17	13	4	12	67
Diver Lake	0	0	0	0	0	0	0	0	3	2	11	8	3	1	28
Extension	0	0	0	0	0	0	0	1	2	1	1	0	0	1	6
Hammond Bay	0	0	0	0	0	0	0	0	2	2	6	4	12	17	43
Lower Lantzville	0	0	0	0	0	0	0	1	1	1	2	4	1	4	14
North Jingle Pot	0	0	0	0	0	0	0	0	0	0	1	3	3	6	13
North Nanaimo	0	0	0	0	0	0	0	0	3	6	30	42	23	48	152
Old City	0	0	0	0	0	2	2	0	8	5	1	2	0	0	20
Pleasant Valley	0	0	0	0	0	0	0	0	1	4	9	4	3	2	23
South Jingle Pot	0	0	0	0	0	1	0	0	1	1	4	2	5	7	21
South Nanaimo	0	0	0	0	0	1	1	6	16	19	19	14	7	6	89
University District	0	0	0	0	0	0	1	4	4	18	11	3	5	4	50
Uplands	0	0	0	0	0	0	0	0	1	22	15	7	4	3	52
Upper Lantzville	0	0	0	0	0	0	1	0	0	3	1	4	1	8	18
Totals	0	0	0	0	1	4	6	17	73	138	156	124	79	126	724

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to August 31, 2023



Note that Single Family Detached figures in this report exclude acreage and waterfront properties.