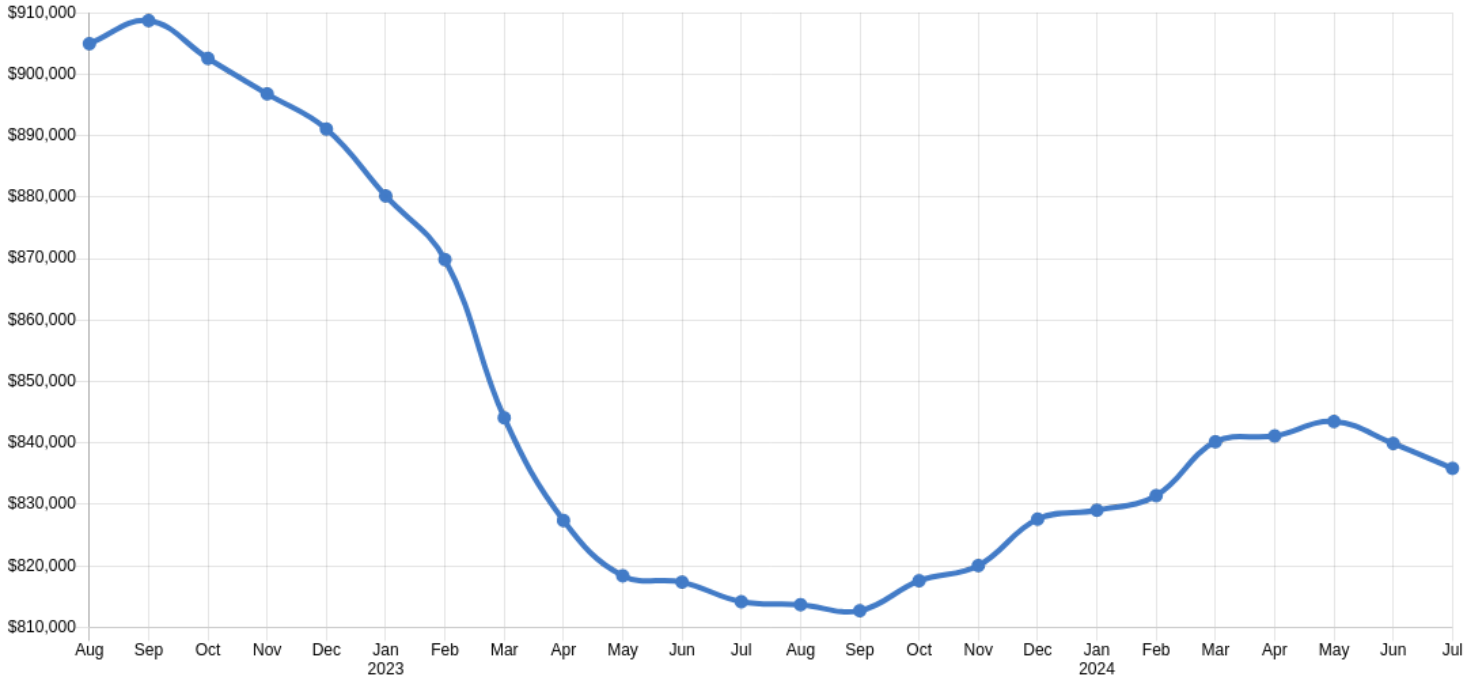


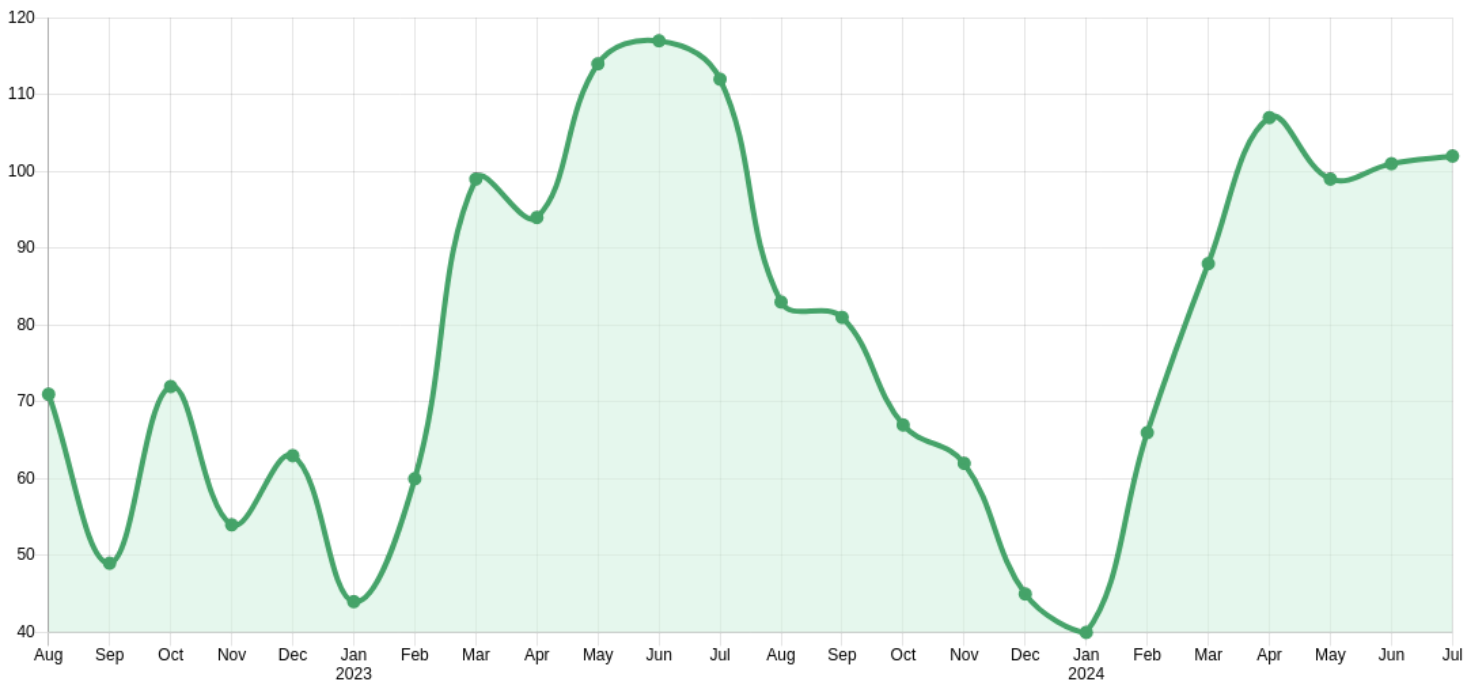


Cumulative Residential Average Single Family Detached Sale Price



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	188	169	11.24%	1,939	1,723	12.54%
Units Reported Sold	102	112	-8.93%	941	949	-0.84%
Sell / List Ratio	54.26%	66.27%		48.53%	55.08%	
Reported Sales Dollars	\$81,239,978	\$93,448,894	-13.06%	\$786,562,191	\$772,655,198	1.80%
Average Sell Price / Unit	\$796,470	\$834,365	-4.54%	\$835,879	\$814,178	2.67%
Median Sell Price	\$761,250			\$793,000		
Sell Price / List Price	98.35%	98.87%		97.92%	98.43%	
Days to Sell	35	32	9.38%	35	37	-5.41%
Active Listings	377	286				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	67	52	28.85%	661	452	46.24%
Units Reported Sold	28	27	3.70%	287	244	17.62%
Sell / List Ratio	41.79%	51.92%		43.42%	53.98%	
Reported Sales Dollars	\$14,827,797	\$11,938,800	24.20%	\$126,414,420	\$106,417,424	18.79%
Average Sell Price / Unit	\$529,564	\$442,178	19.76%	\$440,468	\$436,137	0.99%
Median Sell Price	\$445,000			\$412,000		
Sell Price / List Price	98.14%	98.77%		98.28%	97.98%	
Days to Sell	50	37	35.14%	42	37	13.51%
Active Listings	160	102				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	47	33	42.42%	429	363	18.18%
Units Reported Sold	31	27	14.81%	244	200	22.00%
Sell / List Ratio	65.96%	81.82%		56.88%	55.10%	
Reported Sales Dollars	\$17,402,600	\$15,485,400	12.38%	\$141,257,836	\$110,383,811	27.97%
Average Sell Price / Unit	\$561,374	\$573,533	-2.12%	\$578,926	\$551,919	4.89%
Median Sell Price	\$540,000			\$575,000		
Sell Price / List Price	98.72%	98.58%		98.66%	98.48%	
Days to Sell	38	29	31.03%	43	38	13.16%
Active Listings	71	61				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	15	18	-16.67%	237	193	22.80%
Units Reported Sold	7	3	133.33%	47	38	23.68%
Sell / List Ratio	46.67%	16.67%		19.83%	19.69%	
Reported Sales Dollars	\$4,139,900	\$1,169,900	253.87%	\$23,792,900	\$18,010,750	32.10%
Average Sell Price / Unit	\$591,414	\$389,967	51.66%	\$506,232	\$473,967	6.81%
Median Sell Price	\$304,000			\$399,900		
Sell Price / List Price	96.29%	94.74%		95.47%	95.51%	
Days to Sell	117	47	148.94%	108	52	107.69%
Active Listings	98	80				

Gabriola - Comparative Activity by Property Type

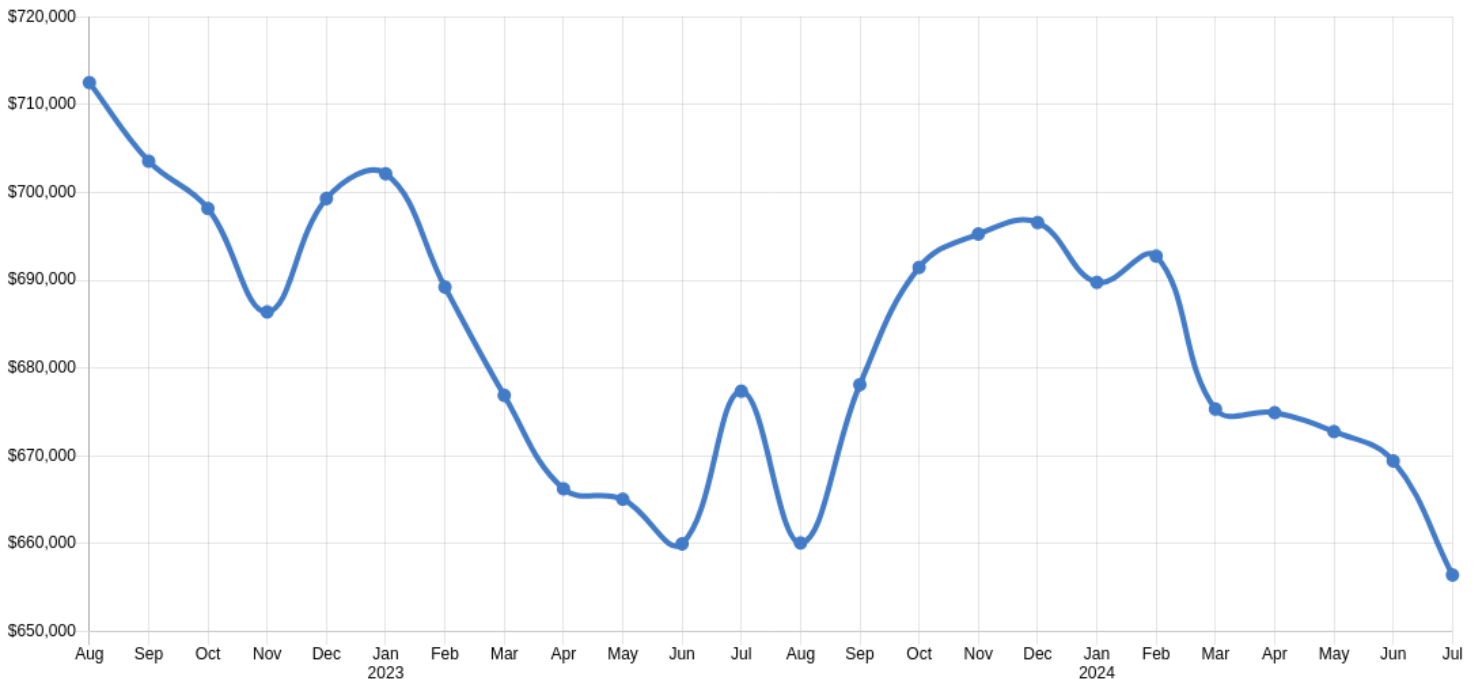
Single Family Detached

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	5	4	25.00%	81	58	39.66%
Units Reported Sold	5	6	-16.67%	47	44	6.82%
Sell / List Ratio	100.00%	150.00%		58.02%	75.86%	
Reported Sales Dollars	\$3,480,000	\$4,760,000	-26.89%	\$30,851,975	\$29,803,790	3.52%
Average Sell Price / Unit	\$696,000	\$793,333	-12.27%	\$656,425	\$677,359	-3.09%
Median Sell Price	\$692,000			\$650,000		
Sell Price / List Price	98.42%	97.92%		98.22%	98.43%	
Days to Sell	44	35	25.71%	48	53	-9.43%
Active Listings	11	9				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	8	0		65	49	32.65%
Units Reported Sold	3	4	-25.00%	19	20	-5.00%
Sell / List Ratio	37.50%			29.23%	40.82%	
Reported Sales Dollars	\$1,178,000	\$1,135,000	3.79%	\$7,388,033	\$6,989,250	5.71%
Average Sell Price / Unit	\$392,667	\$283,750	38.38%	\$388,844	\$349,463	11.27%
Median Sell Price	\$379,000			\$346,000		
Sell Price / List Price	99.58%	92.59%		97.86%	94.87%	
Days to Sell	125	59	111.86%	67	71	-5.63%
Active Listings	27	22				

Gabriola - Cumulative Residential Average Single Family Detached Sale Price



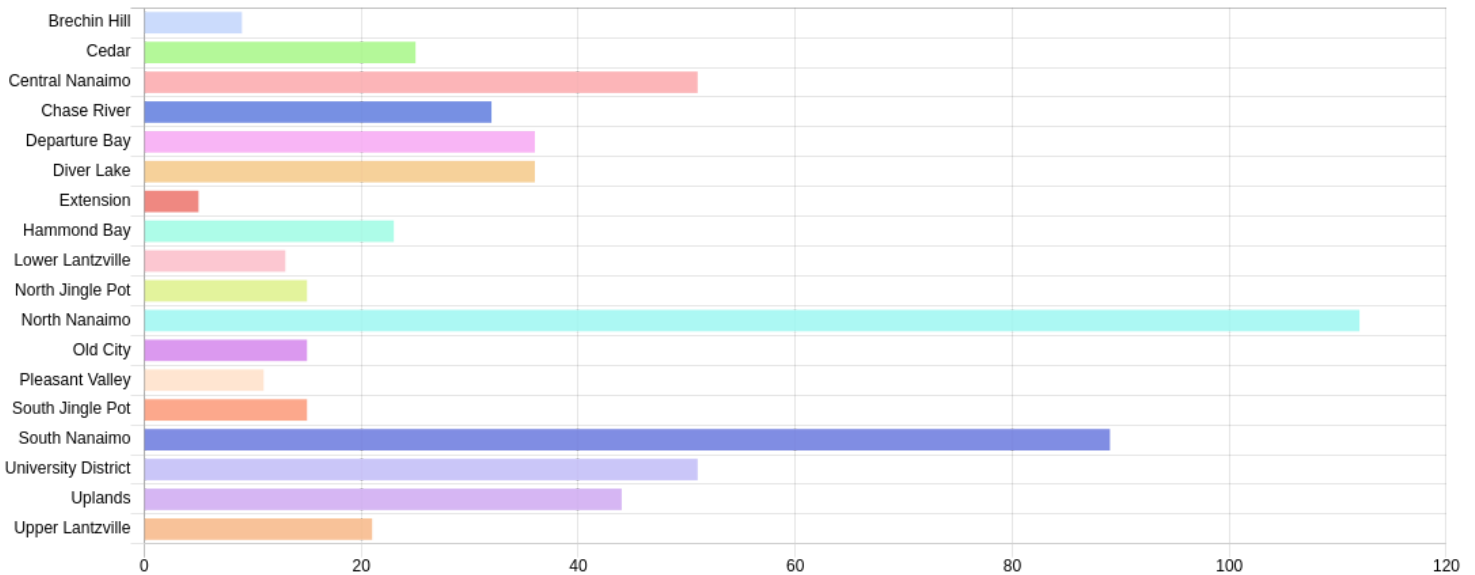
Single Family Detached Sales Analysis

Unconditional Sales from January 1 to July 31, 2024

	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	0	0	0	1	1	1	3	2	1	0	9
Cedar	0	0	0	0	0	1	0	0	3	5	9	0	3	4	25
Central Nanaimo	0	0	0	0	0	0	1	0	18	14	16	2	0	0	51
Chase River	0	0	0	0	0	0	0	0	3	8	9	7	3	2	32
Departure Bay	0	0	0	0	0	0	0	0	0	7	10	4	7	8	36
Diver Lake	0	0	0	0	0	0	0	0	1	8	7	6	13	1	36
Extension	0	0	0	0	0	0	1	0	2	1	1	0	0	0	5
Hammond Bay	0	0	0	0	0	0	0	0	0	1	0	5	4	13	23
Lower Lantzville	0	0	0	0	0	0	0	0	1	3	4	0	2	3	13
North Jingle Pot	0	0	0	0	0	0	0	0	0	1	0	0	2	12	15
North Nanaimo	0	0	0	0	0	0	0	0	5	3	17	23	19	45	112
Old City	0	0	0	0	0	0	1	0	3	1	6	3	1	0	15
Pleasant Valley	0	0	0	0	0	0	0	0	1	1	5	2	0	2	11
South Jingle Pot	0	0	0	0	0	0	0	0	1	0	5	2	1	6	15
South Nanaimo	0	0	0	0	0	0	7	5	13	25	15	13	9	2	89
University District	0	0	0	0	0	0	0	1	11	17	6	6	5	5	51
Uplands	0	0	0	0	0	0	0	0	2	14	15	6	6	1	44
Upper Lantzville	0	0	0	0	0	0	0	0	1	1	0	7	0	12	21
Totals	0	0	0	0	0	1	10	7	66	111	128	88	76	116	603

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to July 31, 2024



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