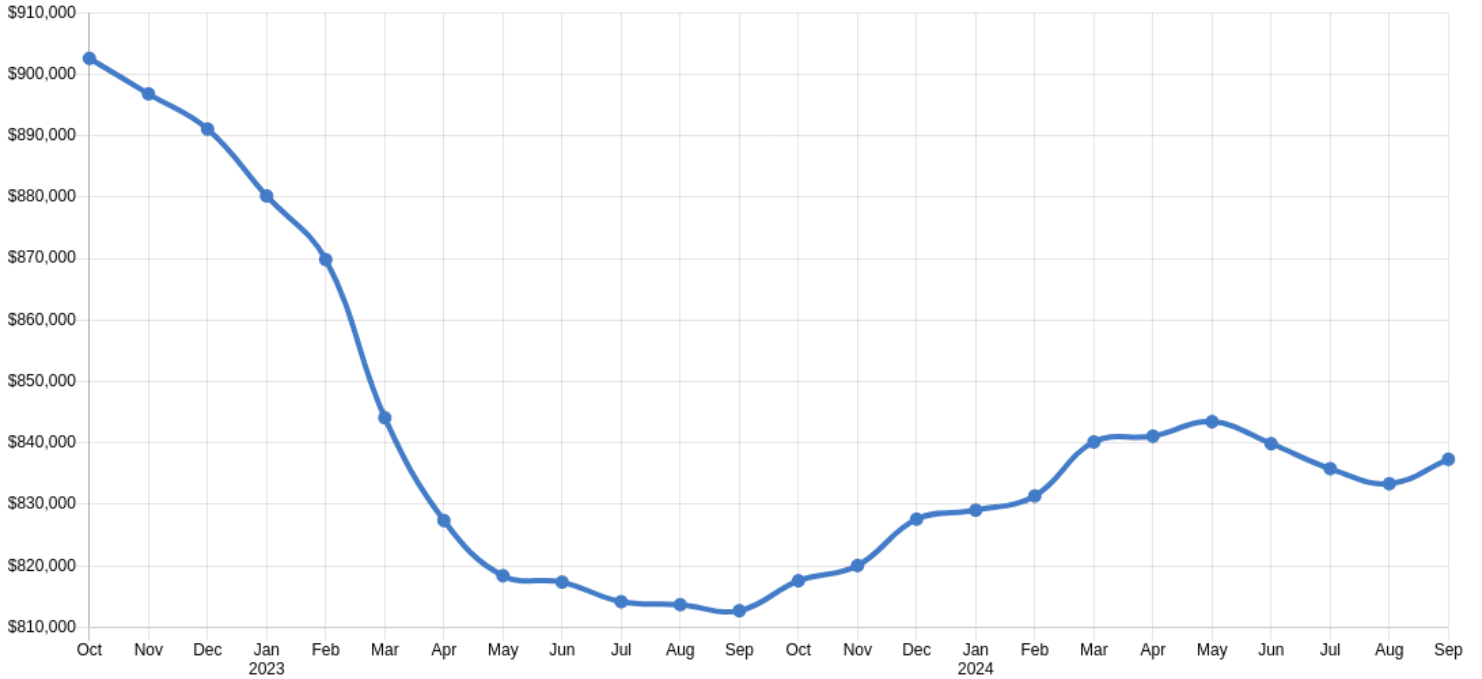
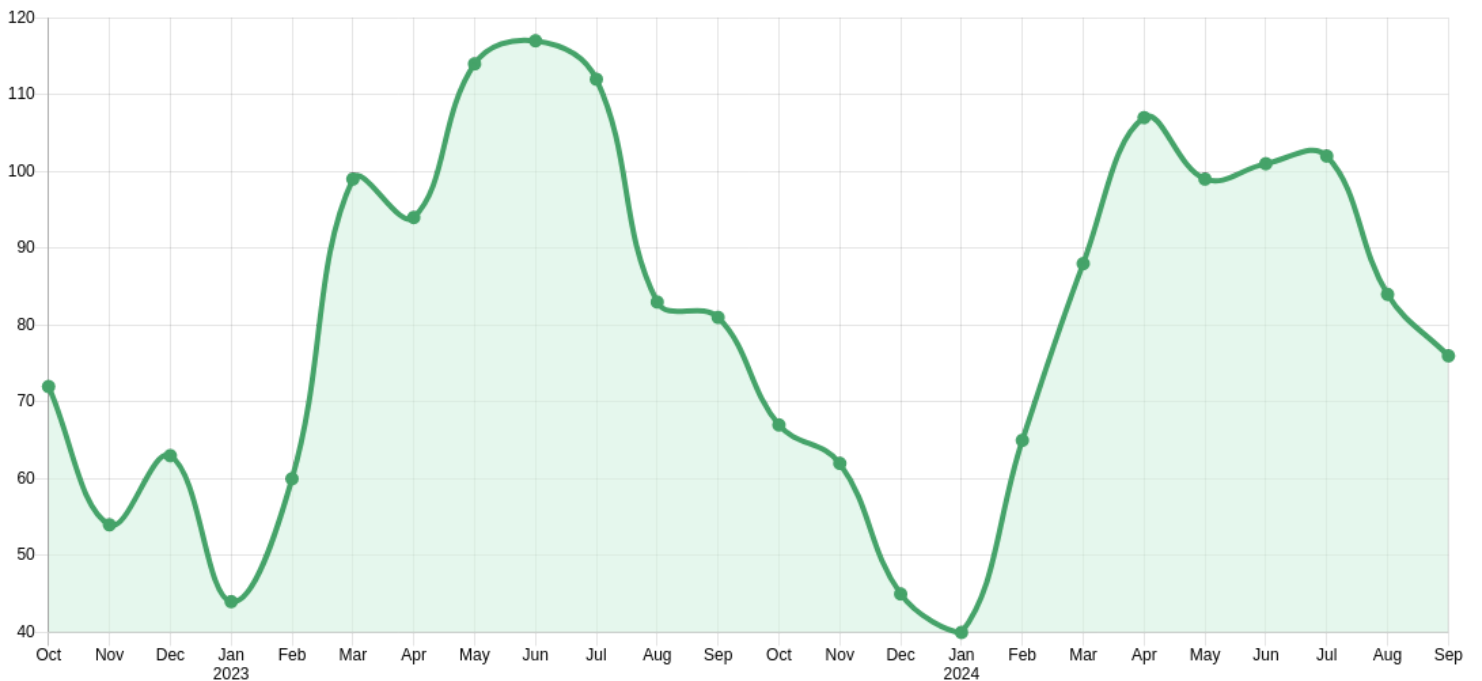


Cumulative Residential Average Single Family Detached Sale Price



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	183	187	-2.14%	1,956	1,732	12.93%
Units Reported Sold	76	81	-6.17%	936	993	-5.74%
Sell / List Ratio	41.53%	43.32%		47.85%	57.33%	
Reported Sales Dollars	\$63,864,199	\$64,312,610	-0.70%	\$783,761,691	\$807,032,190	-2.88%
Average Sell Price / Unit	\$840,318	\$793,983	5.84%	\$837,352	\$812,721	3.03%
Median Sell Price	\$818,000			\$797,608		
Sell Price / List Price	97.76%	97.52%		97.93%	98.45%	
Days to Sell	38	35	8.57%	36	36	0.00%
Active Listings	381	315				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	47	52	-9.62%	653	480	36.04%
Units Reported Sold	16	31	-48.39%	266	264	0.76%
Sell / List Ratio	34.04%	59.62%		40.74%	55.00%	
Reported Sales Dollars	\$7,400,950	\$13,882,189	-46.69%	\$118,518,833	\$115,413,337	2.69%
Average Sell Price / Unit	\$462,559	\$447,813	3.29%	\$445,560	\$437,172	1.92%
Median Sell Price	\$436,000			\$420,000		
Sell Price / List Price	97.54%	98.64%		98.13%	98.29%	
Days to Sell	57	37	54.05%	44	39	12.82%
Active Listings	143	103				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	27	37	-27.03%	431	353	22.10%
Units Reported Sold	26	25	4.00%	234	224	4.46%
Sell / List Ratio	96.30%	67.57%		54.29%	63.46%	
Reported Sales Dollars	\$13,714,400	\$14,722,200	-6.85%	\$133,833,936	\$125,387,711	6.74%
Average Sell Price / Unit	\$527,477	\$588,888	-10.43%	\$571,940	\$559,767	2.17%
Median Sell Price	\$500,000			\$567,000		
Sell Price / List Price	97.68%	98.36%		98.54%	98.61%	
Days to Sell	45	48	-6.25%	43	39	10.26%
Active Listings	73	53				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	18	17	5.88%	214	212	0.94%
Units Reported Sold	3	1	200.00%	47	39	20.51%
Sell / List Ratio	16.67%	5.88%		21.96%	18.40%	
Reported Sales Dollars	\$1,730,000	\$227,500	660.44%	\$27,055,400	\$18,147,250	49.09%
Average Sell Price / Unit	\$576,667	\$227,500	153.48%	\$575,647	\$465,314	23.71%
Median Sell Price	\$555,000			\$460,000		
Sell Price / List Price	93.77%	94.79%		94.79%	95.76%	
Days to Sell	91	28	225.00%	105	63	66.67%
Active Listings	96	86				

Gabriola - Comparative Activity by Property Type

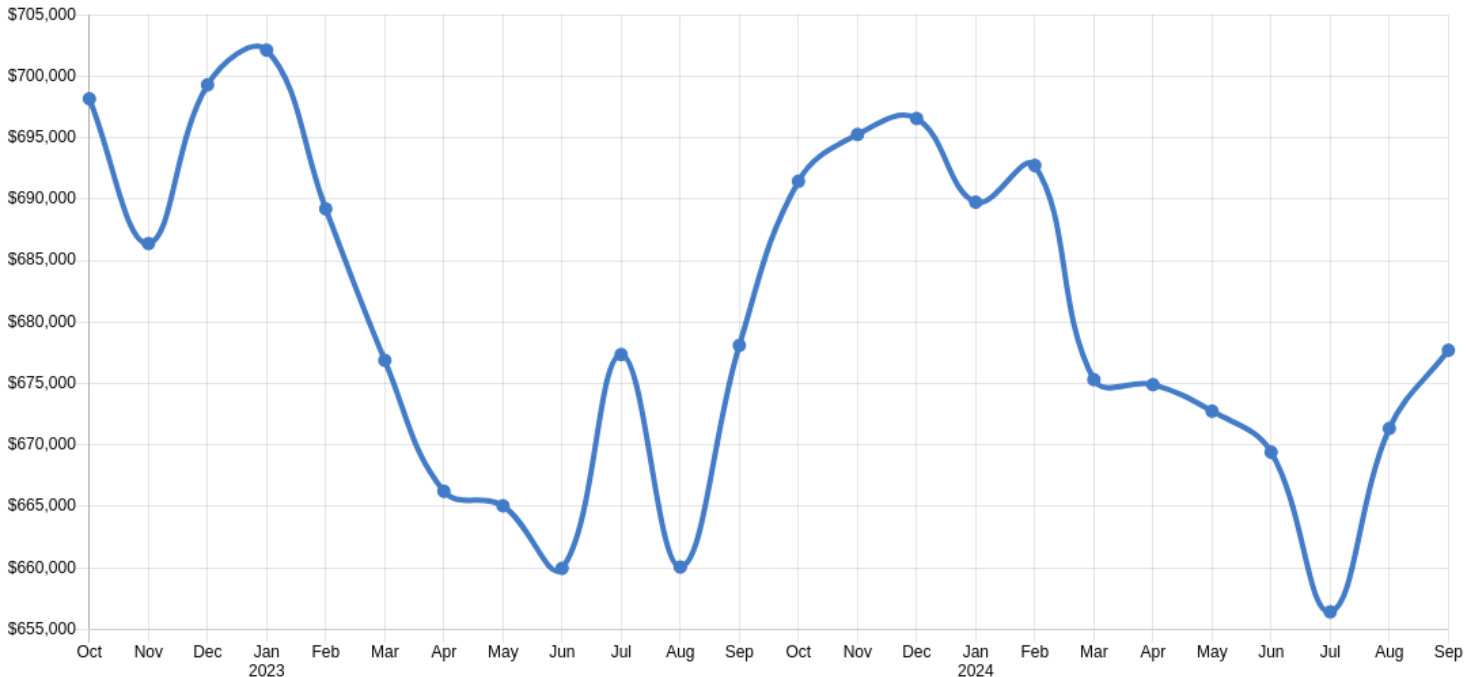
Single Family Detached

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	3	8	-62.50%	68	66	3.03%
Units Reported Sold	1	1	0.00%	46	41	12.20%
Sell / List Ratio	33.33%	12.50%		67.65%	62.12%	
Reported Sales Dollars	\$1,092,500	\$800,000	36.56%	\$31,174,475	\$27,802,290	12.13%
Average Sell Price / Unit	\$1,092,500	\$800,000	36.56%	\$677,706	\$678,105	-0.06%
Median Sell Price	\$1,092,500			\$671,250		
Sell Price / List Price	96.00%	100.01%		97.96%	98.92%	
Days to Sell	108	13	730.77%	52	49	6.12%
Active Listings	14	23				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	1	9	-88.89%	61	53	15.09%
Units Reported Sold	4	1	300.00%	21	21	0.00%
Sell / List Ratio	400.00%	11.11%		34.43%	39.62%	
Reported Sales Dollars	\$1,259,000	\$818,975	53.73%	\$7,392,558	\$7,183,725	2.91%
Average Sell Price / Unit	\$314,750	\$818,975	-61.57%	\$352,027	\$342,082	2.91%
Median Sell Price	\$309,500			\$326,000		
Sell Price / List Price	94.80%	102.50%		96.16%	96.33%	
Days to Sell	136	12	1033.33%	89	64	39.06%
Active Listings	27	22				

Gabriola - Cumulative Residential Average Single Family Detached Sale Price



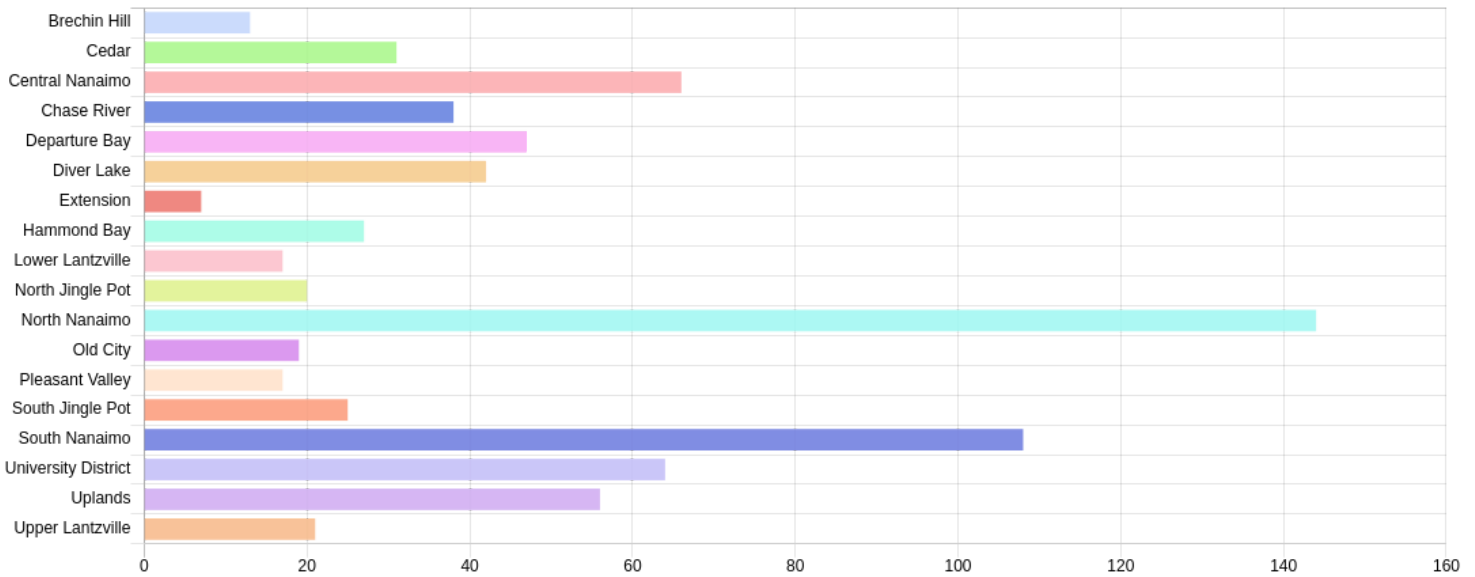
Single Family Detached Sales Analysis

Unconditional Sales from January 1 to September 30, 2024

	0-350k	350k-400k	400k-450k	450k-500k	500k-600k	600k-700k	700k-800k	800k-900k	900k-1M	1M-1.25M	1.25M-1.5M	1.5M-1.75M	1.75M-2M	2M+	Total
Brechin Hill	0	0	0	1	1	3	5	2	1	0	0	0	0	0	13
Cedar	0	1	0	0	4	5	11	0	4	6	0	0	0	0	31
Central Nanaimo	0	0	1	0	21	21	20	2	0	1	0	0	0	0	66
Chase River	0	0	0	0	3	10	10	9	4	2	0	0	0	0	38
Departure Bay	0	0	0	0	0	8	14	6	10	7	1	1	0	0	47
Diver Lake	0	0	0	0	1	9	9	6	16	1	0	0	0	0	42
Extension	0	0	1	0	2	3	1	0	0	0	0	0	0	0	7
Hammond Bay	0	0	0	0	0	1	1	5	5	10	5	0	0	0	27
Lower Lantzville	0	0	0	0	1	3	4	0	3	4	1	1	0	0	17
North Jingle Pot	0	0	0	0	0	1	0	0	3	13	3	0	0	0	20
North Nanaimo	0	0	0	0	6	4	20	33	25	38	15	2	0	1	144
Old City	0	1	1	0	5	1	7	3	1	0	0	0	0	0	19
Pleasant Valley	0	0	0	0	1	1	6	4	2	2	1	0	0	0	17
South Jingle Pot	0	0	0	0	1	2	7	5	2	8	0	0	0	0	25
South Nanaimo	0	1	7	5	14	30	18	19	12	1	1	0	0	0	108
University District	0	0	0	2	13	19	8	10	7	3	2	0	0	0	64
Uplands	0	0	0	1	2	17	21	7	7	1	0	0	0	0	56
Upper Lantzville	0	0	0	0	1	1	0	7	0	7	1	0	3	1	21
Totals	0	3	10	9	76	139	162	118	102	104	30	4	3	2	762

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to September 30, 2024



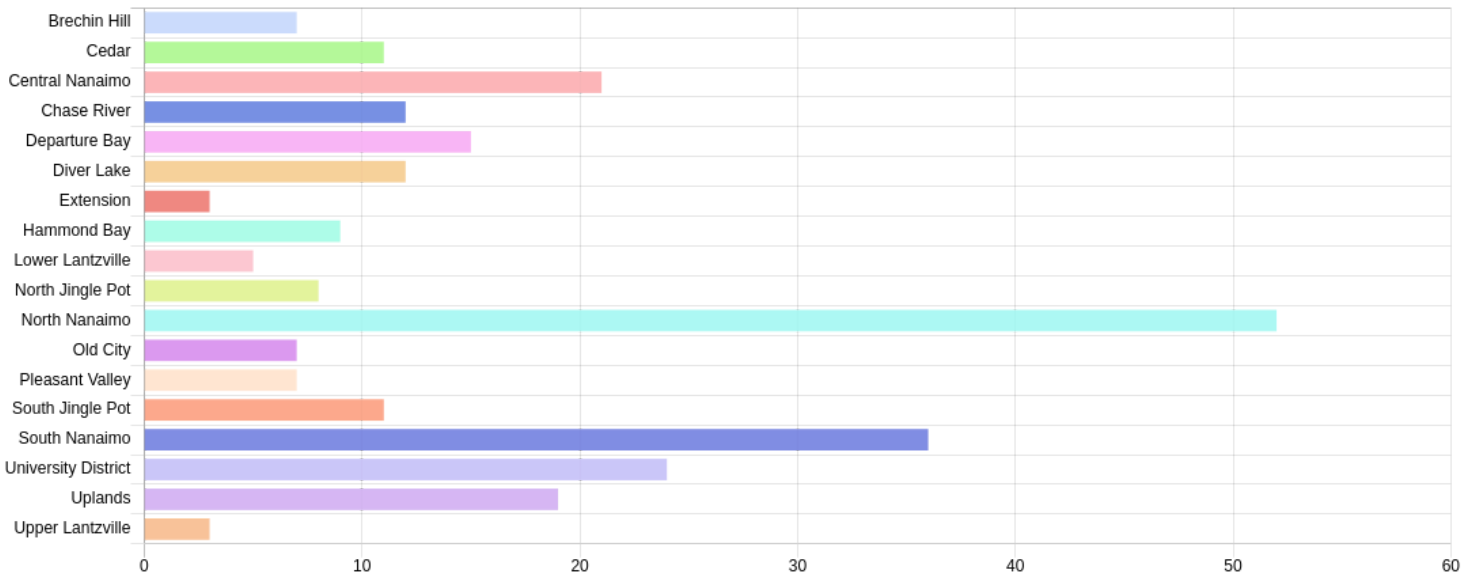
Third Quarter - Single Family Detached Sales Analysis

Unconditional Sales from July 1 to September 30, 2024

	0-350k	350k-400k	400k-450k	450k-500k	500k-600k	600k-700k	700k-800k	800k-900k	900k-1M	1M-1.25M	1.25M-1.5M	1.5M-1.75M	1.75M-2M	2M+	Total
Brechin Hill	0	0	0	0	0	3	4	0	0	0	0	0	0	0	7
Cedar	0	0	0	0	2	0	5	0	1	3	0	0	0	0	11
Central Nanaimo	0	0	0	0	5	10	5	0	0	1	0	0	0	0	21
Chase River	0	0	0	0	1	6	2	2	1	0	0	0	0	0	12
Departure Bay	0	0	0	0	0	2	6	2	3	1	1	0	0	0	15
Diver Lake	0	0	0	0	0	2	4	1	5	0	0	0	0	0	12
Extension	0	0	0	0	1	2	0	0	0	0	0	0	0	0	3
Hammond Bay	0	0	0	0	0	0	1	0	3	5	0	0	0	0	9
Lower Lantzville	0	0	0	0	0	0	1	0	1	2	0	1	0	0	5
North Jingle Pot	0	0	0	0	0	0	0	0	2	5	1	0	0	0	8
North Nanaimo	0	0	0	0	2	1	8	15	8	14	4	0	0	0	52
Old City	0	1	0	0	3	0	3	0	0	0	0	0	0	0	7
Pleasant Valley	0	0	0	0	0	0	2	2	2	1	0	0	0	0	7
South Jingle Pot	0	0	0	0	0	2	3	3	1	2	0	0	0	0	11
South Nanaimo	0	1	0	2	3	12	6	7	4	0	1	0	0	0	36
University District	0	0	0	2	5	3	3	8	3	0	0	0	0	0	24
Uplands	0	0	0	1	0	4	10	3	1	0	0	0	0	0	19
Upper Lantzville	0	0	0	0	1	1	0	0	0	1	0	0	0	0	3
Totals	0	2	0	5	23	48	63	43	35	35	7	1	0	0	262

Third Quarter - Single Family Detached Sales by Sub Area

Unconditional Sales from July 1 to September 30, 2024



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