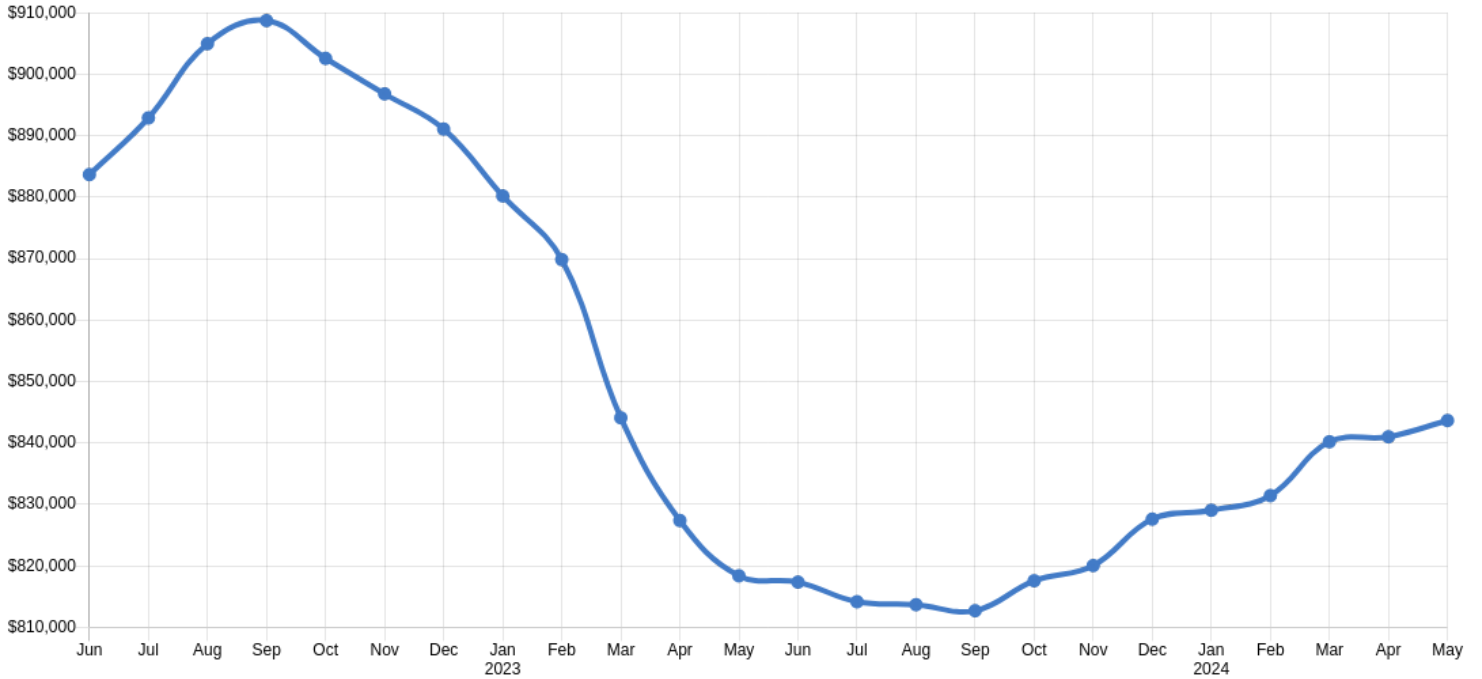




## Cumulative Residential Average Single Family Detached Sale Price



**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	233	191	21.99%	1,912	1,818	5.17%
Units Reported Sold	100	114	-12.28%	969	921	5.21%
Sell / List Ratio	42.92%	59.69%		50.68%	50.66%	
Reported Sales Dollars	\$85,678,284	\$94,888,538	-9.71%	\$817,509,138	\$753,742,688	8.46%
Average Sell Price / Unit	\$856,783	\$832,356	2.93%	\$843,663	\$818,396	3.09%
Median Sell Price	\$827,500			\$799,500		
Sell Price / List Price	97.97%	99.67%		98.21%	98.32%	
Days to Sell	38	31	22.58%	34	36	-5.56%
Active Listings	380	239				

### Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	69	43	60.47%	610	457	33.48%
Units Reported Sold	25	23	8.70%	296	228	29.82%
Sell / List Ratio	36.23%	53.49%		48.52%	49.89%	
Reported Sales Dollars	\$10,315,400	\$10,717,200	-3.75%	\$129,724,173	\$98,552,423	31.63%
Average Sell Price / Unit	\$412,616	\$465,965	-11.45%	\$438,257	\$432,247	1.39%
Median Sell Price	\$400,000			\$415,000		
Sell Price / List Price	98.11%	97.68%		98.48%	97.79%	
Days to Sell	42	33	27.27%	39	35	11.43%
Active Listings	134	93				

### Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	55	51	7.84%	409	366	11.75%
Units Reported Sold	22	25	-12.00%	241	163	47.85%
Sell / List Ratio	40.00%	49.02%		58.92%	44.54%	
Reported Sales Dollars	\$12,473,288	\$15,585,600	-19.97%	\$138,726,486	\$89,836,306	54.42%
Average Sell Price / Unit	\$566,968	\$623,424	-9.06%	\$575,629	\$551,143	4.44%
Median Sell Price	\$560,000			\$575,000		
Sell Price / List Price	99.08%	99.64%		98.64%	98.44%	
Days to Sell	38	28	35.71%	42	40	5.00%
Active Listings	83	65				

### Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	18	29	-37.93%	238	204	16.67%
Units Reported Sold	6	4	50.00%	44	34	29.41%
Sell / List Ratio	33.33%	13.79%		18.49%	16.67%	
Reported Sales Dollars	\$3,139,700	\$2,155,300	45.67%	\$20,736,850	\$16,936,500	22.44%
Average Sell Price / Unit	\$523,283	\$538,825	-2.88%	\$471,292	\$498,132	-5.39%
Median Sell Price	\$492,450			\$400,000		
Sell Price / List Price	97.67%	99.80%		95.42%	95.33%	
Days to Sell	139	14	892.86%	85	50	70.00%
Active Listings	101	75				

## Gabriola - Comparative Activity by Property Type

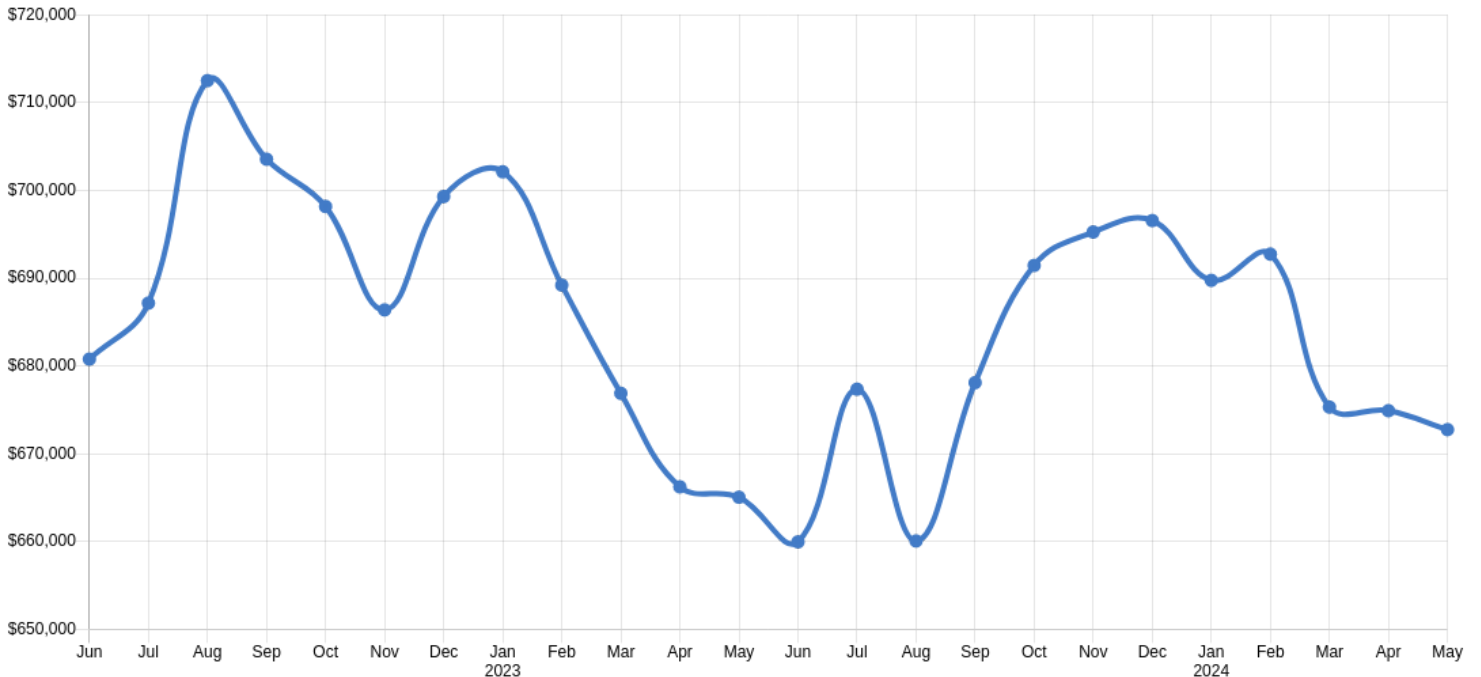
### Single Family Detached

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	10	10	0.00%	82	60	36.67%
Units Reported Sold	7	10	-30.00%	50	38	31.58%
Sell / List Ratio	70.00%	100.00%		60.98%	63.33%	
Reported Sales Dollars	\$4,097,500	\$6,230,000	-34.23%	\$33,637,675	\$25,272,090	33.10%
Average Sell Price / Unit	\$585,357	\$623,000	-6.04%	\$672,754	\$665,055	1.16%
Median Sell Price	\$650,000			\$642,500		
Sell Price / List Price	97.25%	98.63%		98.16%	99.01%	
Days to Sell	44	29	51.72%	55	40	37.50%
Active Listings	16	12				

### Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	12	8	50.00%	59	61	-3.28%
Units Reported Sold	4	4	0.00%	22	17	29.41%
Sell / List Ratio	33.33%	50.00%		37.29%	27.87%	
Reported Sales Dollars	\$1,733,500	\$1,034,000	67.65%	\$8,119,533	\$6,745,750	20.37%
Average Sell Price / Unit	\$433,375	\$258,500	67.65%	\$369,070	\$396,809	-6.99%
Median Sell Price	\$369,250			\$332,750		
Sell Price / List Price	96.63%	92.91%		96.67%	95.82%	
Days to Sell	37	110	-66.36%	57	64	-10.94%
Active Listings	29	25				

## Gabriola - Cumulative Residential Average Single Family Detached Sale Price



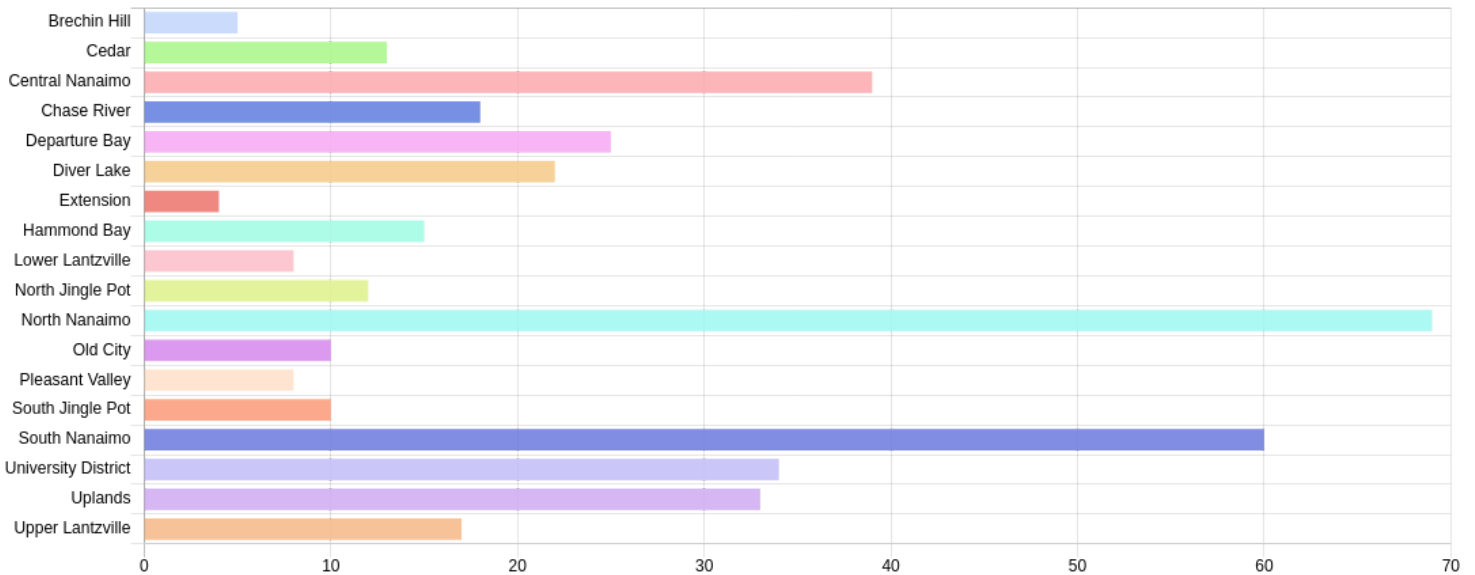
## Single Family Detached Sales Analysis

Unconditional Sales from January 1 to May 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	0	1	1	1	0	5
Cedar	0	0	0	0	0	0	0	0	1	4	4	0	2	2	13
Central Nanaimo	0	0	0	0	0	0	1	0	14	10	12	2	0	0	39
Chase River	0	0	0	0	0	0	0	0	2	2	5	5	2	2	18
Departure Bay	0	0	0	0	0	0	0	0	0	5	7	3	5	5	25
Diver Lake	0	0	0	0	0	0	0	0	1	5	5	4	6	1	22
Extension	0	0	0	0	0	0	1	0	1	1	1	0	0	0	4
Hammond Bay	0	0	0	0	0	0	0	0	0	1	0	2	2	10	15
Lower Lantzville	0	0	0	0	0	0	0	0	1	2	3	0	1	1	8
North Jingle Pot	0	0	0	0	0	0	0	0	0	1	0	0	1	10	12
North Nanaimo	0	0	0	0	0	0	0	0	2	2	11	12	15	27	69
Old City	0	0	0	0	0	0	1	0	2	1	3	2	1	0	10
Pleasant Valley	0	0	0	0	0	0	0	0	1	1	4	1	0	1	8
South Jingle Pot	0	0	0	0	0	0	0	0	1	0	3	2	0	4	10
South Nanaimo	0	0	0	0	0	0	6	2	10	16	10	8	8	0	60
University District	0	0	0	0	0	0	0	0	7	13	4	2	3	5	34
Uplands	0	0	0	0	0	0	0	0	2	10	10	5	5	1	33
Upper Lantzville	0	0	0	0	0	0	0	0	0	0	0	6	0	11	17
<b>Totals</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>9</b>	<b>3</b>	<b>46</b>	<b>74</b>	<b>83</b>	<b>55</b>	<b>52</b>	<b>80</b>	<b>402</b>

## Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to May 31, 2024



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