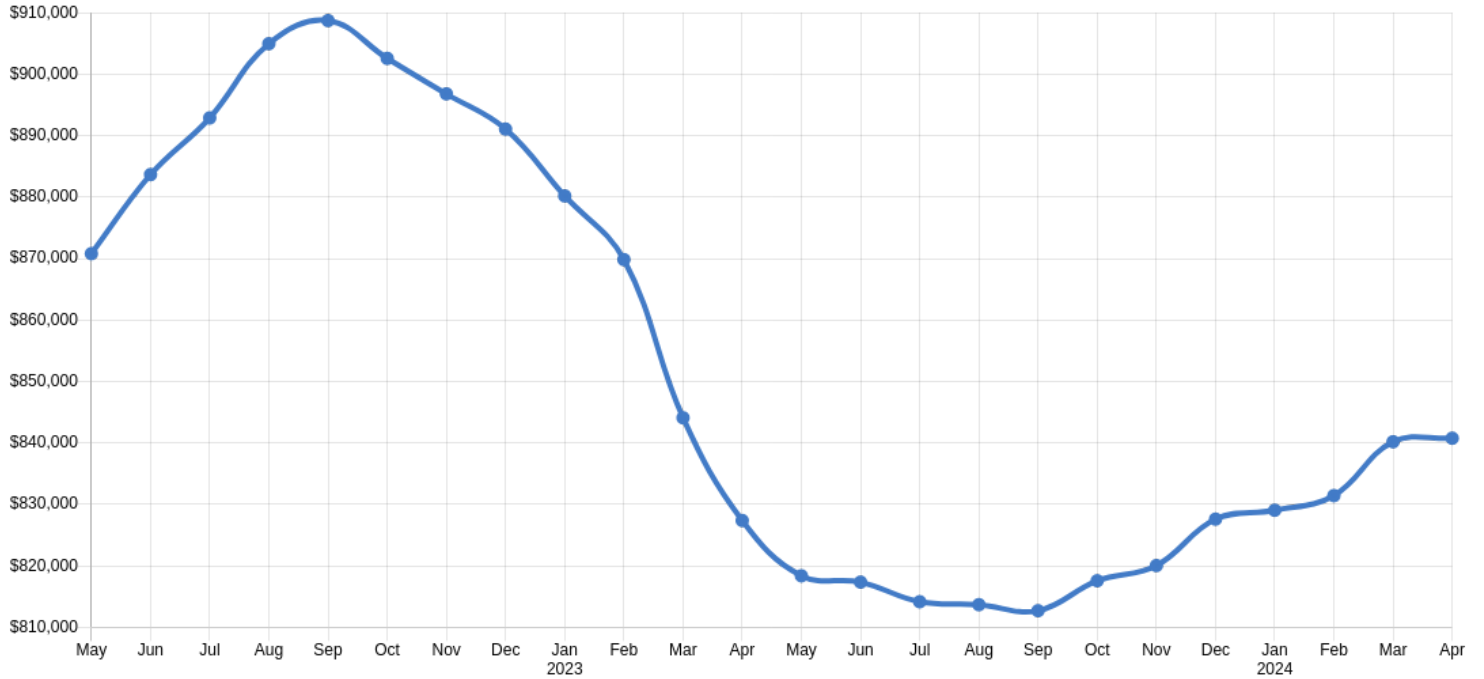




Cumulative Residential Average Single Family Detached Sale Price



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	199	145	37.24%	1,870	1,907	-1.94%
Units Reported Sold	109	94	15.96%	984	943	4.35%
Sell / List Ratio	54.77%	64.83%		52.62%	49.45%	
Reported Sales Dollars	\$89,955,265	\$76,785,432	17.15%	\$827,331,042	\$780,233,897	6.04%
Average Sell Price / Unit	\$825,278	\$816,866	1.03%	\$840,784	\$827,395	1.62%
Median Sell Price	\$775,000			\$795,000		
Sell Price / List Price	99.03%	98.85%		98.41%	98.52%	
Days to Sell	28	36	-22.22%	33	34	-2.94%
Active Listings	331	221				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	70	42	66.67%	584	467	25.05%
Units Reported Sold	31	23	34.78%	296	241	22.82%
Sell / List Ratio	44.29%	54.76%		50.68%	51.61%	
Reported Sales Dollars	\$14,026,000	\$10,192,100	37.62%	\$130,960,973	\$104,363,025	25.49%
Average Sell Price / Unit	\$452,452	\$443,135	2.10%	\$442,436	\$433,042	2.17%
Median Sell Price	\$418,000			\$421,575		
Sell Price / List Price	98.85%	97.91%		98.43%	98.09%	
Days to Sell	44	39	12.82%	38	33	15.15%
Active Listings	123	84				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	40	37	8.11%	405	349	16.05%
Units Reported Sold	25	19	31.58%	244	169	44.38%
Sell / List Ratio	62.50%	51.35%		60.25%	48.42%	
Reported Sales Dollars	\$14,695,810	\$10,440,700	40.76%	\$141,838,798	\$93,063,875	52.41%
Average Sell Price / Unit	\$587,832	\$549,511	6.97%	\$581,307	\$550,674	5.56%
Median Sell Price	\$564,900			\$579,950		
Sell Price / List Price	98.85%	98.88%		98.71%	98.83%	
Days to Sell	54	48	12.50%	41	38	7.89%
Active Listings	67	54				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	26	20	30.00%	249	195	27.69%
Units Reported Sold	4	3	33.33%	42	33	27.27%
Sell / List Ratio	15.38%	15.00%		16.87%	16.92%	
Reported Sales Dollars	\$2,165,000	\$814,000	165.97%	\$19,752,450	\$18,351,100	7.64%
Average Sell Price / Unit	\$541,250	\$271,333	99.48%	\$470,296	\$556,094	-15.43%
Median Sell Price	\$482,500			\$429,875		
Sell Price / List Price	94.96%	92.61%		95.52%	95.55%	
Days to Sell	85	43	97.67%	71	59	20.34%
Active Listings	96	56				

Gabriola - Comparative Activity by Property Type

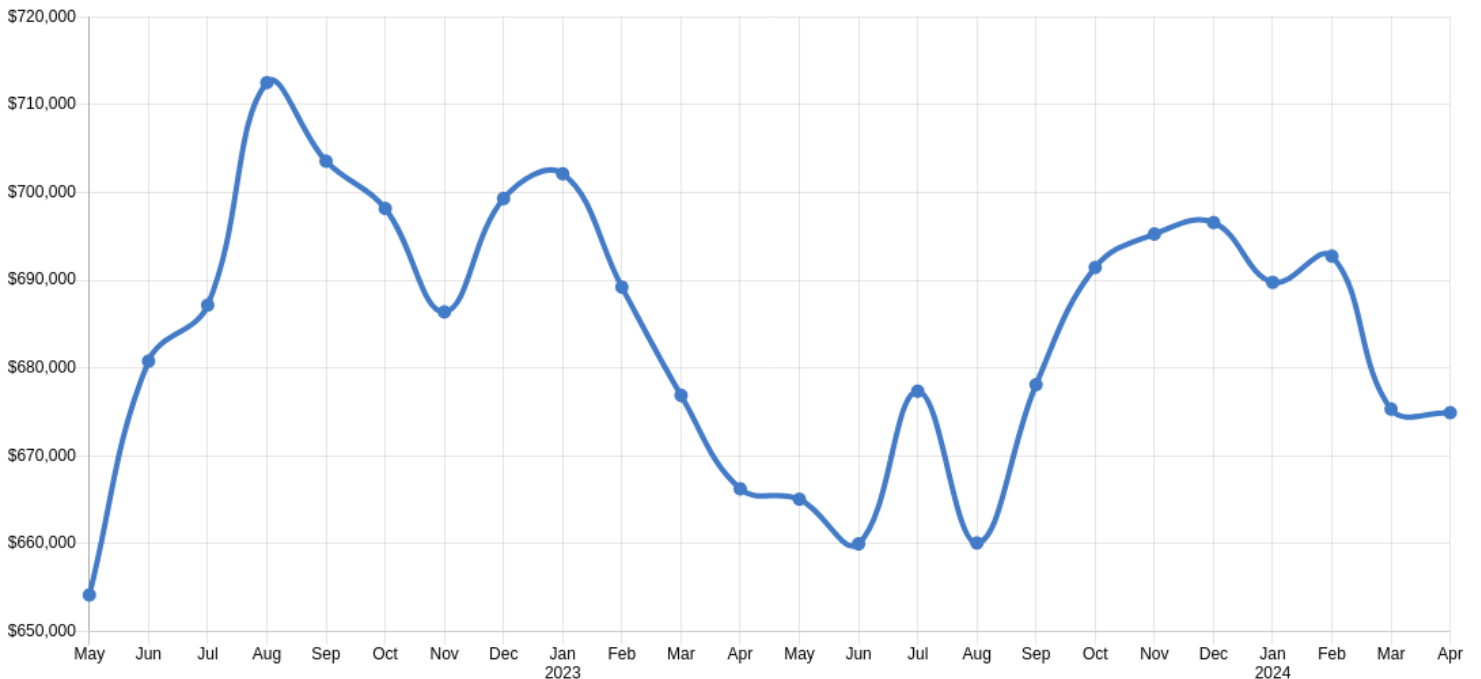
Single Family Detached

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	8	5	60.00%	82	54	51.85%
Units Reported Sold	10	2	400.00%	53	34	55.88%
Sell / List Ratio	125.00%	40.00%		64.63%	62.96%	
Reported Sales Dollars	\$6,605,175	\$1,224,400	439.46%	\$35,770,175	\$22,652,090	57.91%
Average Sell Price / Unit	\$660,518	\$612,200	7.89%	\$674,909	\$666,238	1.30%
Median Sell Price	\$660,000			\$640,000		
Sell Price / List Price	99.15%	97.64%		98.34%	99.13%	
Days to Sell	71	37	91.89%	51	41	24.39%
Active Listings	14	12				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	2	5	-60.00%	55	59	-6.78%
Units Reported Sold	4	3	33.33%	22	14	57.14%
Sell / List Ratio	200.00%	60.00%		40.00%	23.73%	
Reported Sales Dollars	\$907,558	\$1,238,250	-26.71%	\$7,420,033	\$6,061,750	22.41%
Average Sell Price / Unit	\$226,890	\$412,750	-45.03%	\$337,274	\$432,982	-22.10%
Median Sell Price	\$225,000			\$289,000		
Sell Price / List Price	91.30%	98.35%		96.13%	96.28%	
Days to Sell	118	61	93.44%	70	47	48.94%
Active Listings	24	22				

Gabriola - Cumulative Residential Average Single Family Detached Sale Price



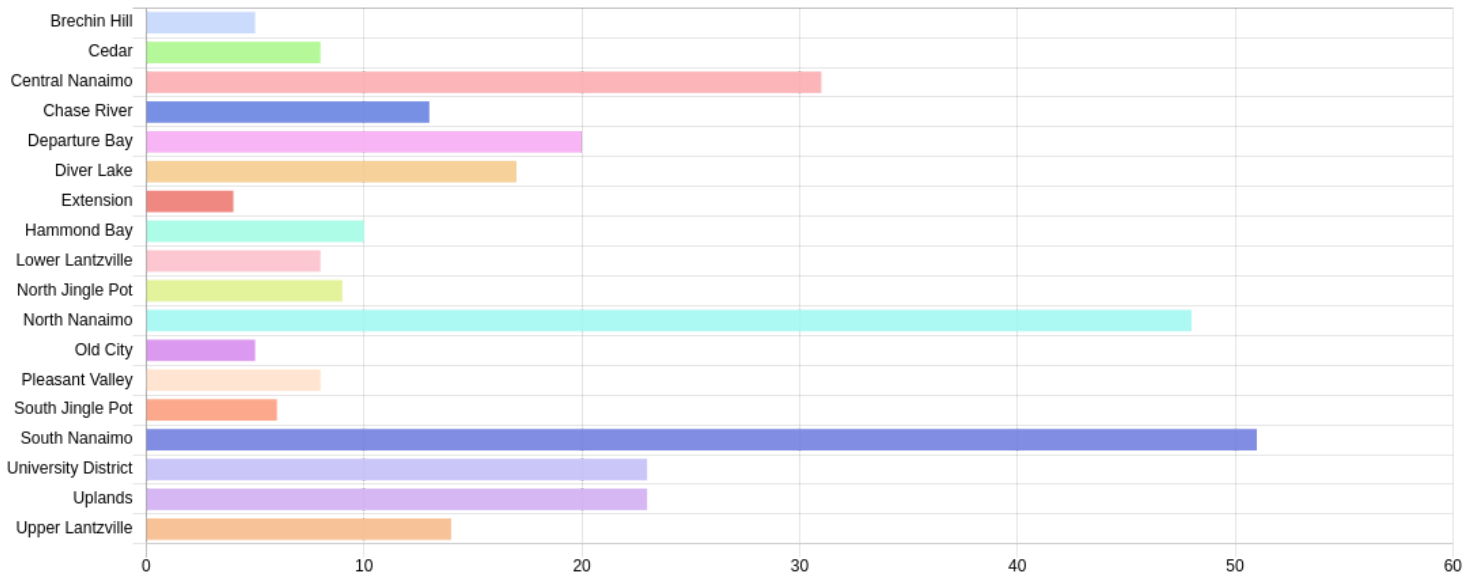
Single Family Detached Sales Analysis

Unconditional Sales from January 1 to April 30, 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	0	4	0	1	2	8
Central Nanaimo	0	0	0	0	0	0	1	0	11	7	11	1	0	0	31
Chase River	0	0	0	0	0	0	0	0	1	1	5	3	2	1	13
Departure Bay	0	0	0	0	0	0	0	0	0	5	4	3	4	4	20
Diver Lake	0	0	0	0	0	0	0	0	1	3	4	3	5	1	17
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	0	2	7	10
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	0	8	9
North Nanaimo	0	0	0	0	0	0	0	0	2	1	10	8	10	17	48
Old City	0	0	0	0	0	0	0	0	2	0	2	0	1	0	5
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	2	2	0	1	6
South Nanaimo	0	0	0	0	0	0	4	2	10	14	9	5	7	0	51
University District	0	0	0	0	0	0	0	0	4	8	4	2	1	4	23
Uplands	0	0	0	0	0	0	0	0	2	7	6	5	3	0	23
Upper Lantzville	0	0	0	0	0	0	0	0	0	0	0	4	0	10	14
Totals	0	0	0	0	0	0	6	3	39	52	70	38	38	57	303

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to April 30, 2024



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