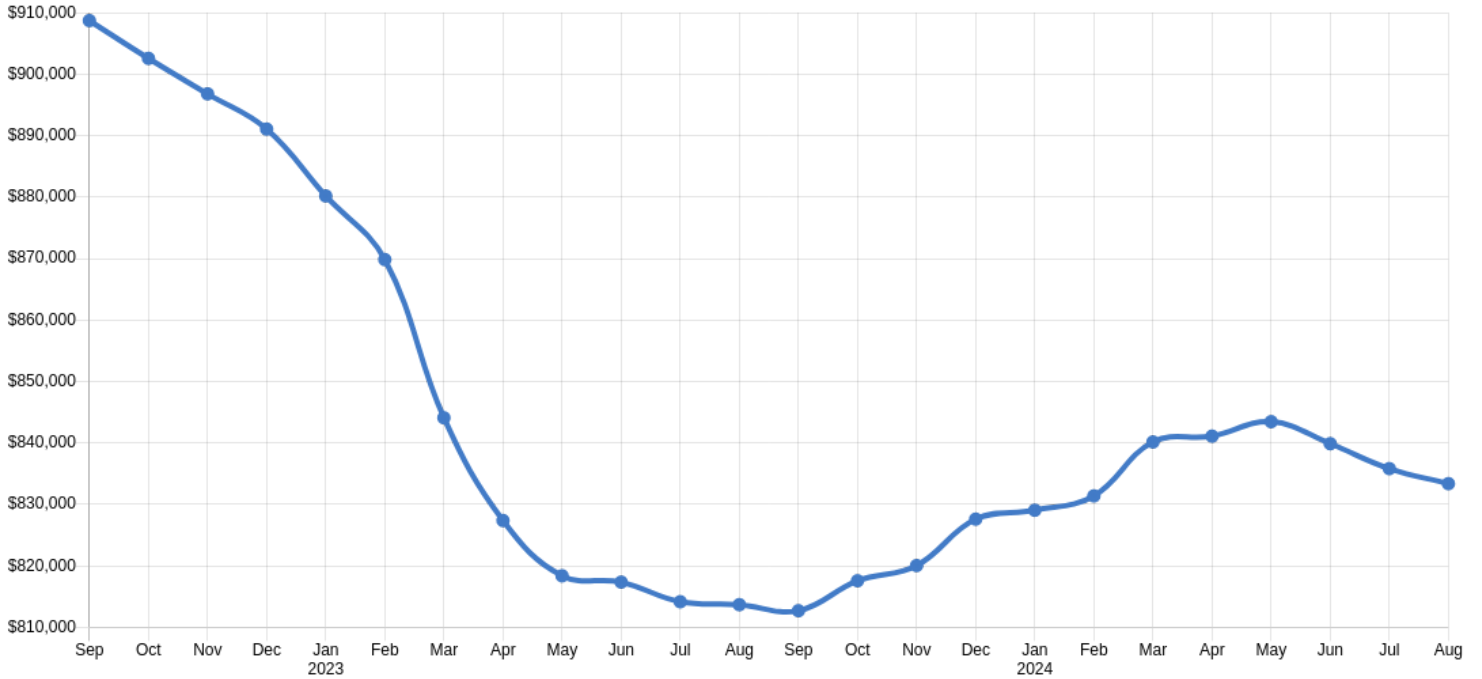
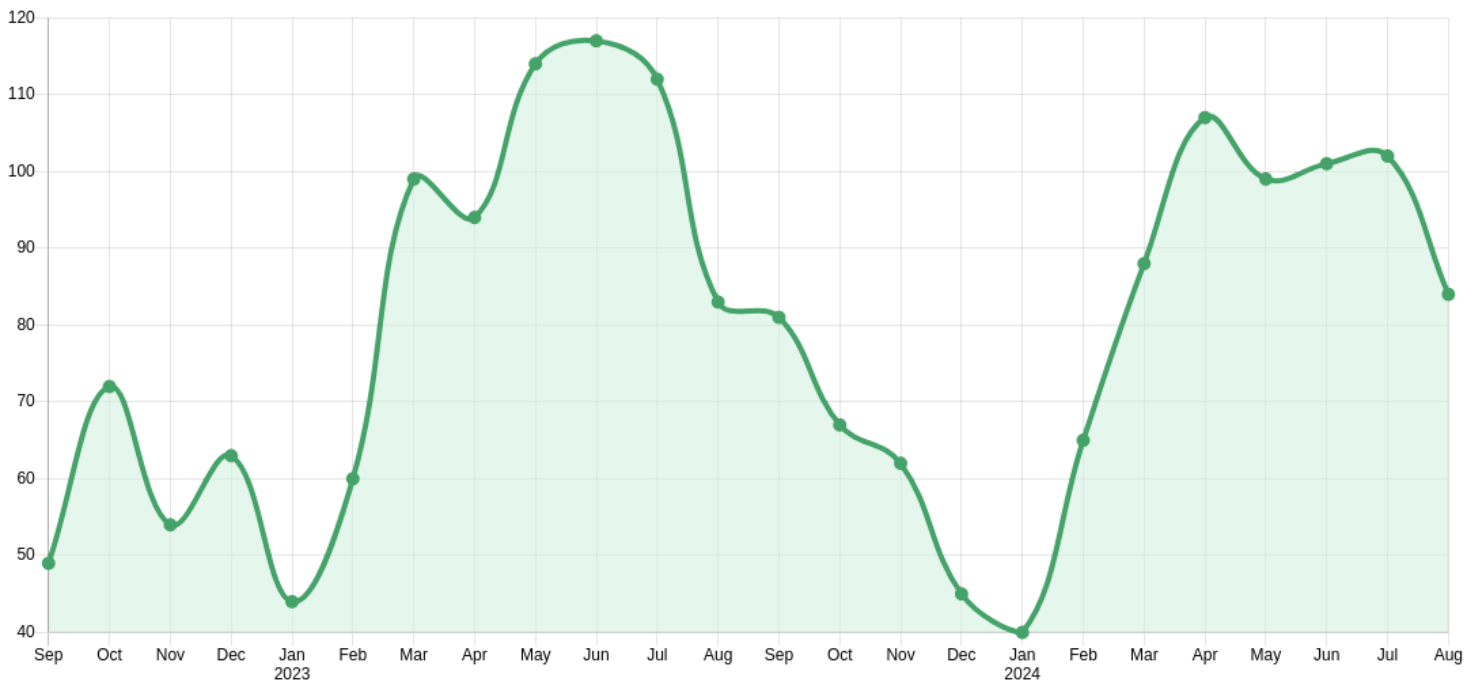


Cumulative Residential Average Single Family Detached Sale Price



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	172	152	13.16%	1,959	1,722	13.76%
Units Reported Sold	84	83	1.20%	941	961	-2.08%
Sell / List Ratio	48.84%	54.61%		48.03%	55.81%	
Reported Sales Dollars	\$70,037,600	\$71,504,689	-2.05%	\$784,220,102	\$781,969,589	0.29%
Average Sell Price / Unit	\$833,781	\$861,502	-3.22%	\$833,390	\$813,704	2.42%
Median Sell Price	\$817,750			\$793,000		
Sell Price / List Price	97.87%	97.95%		97.91%	98.46%	
Days to Sell	49	35	40.00%	36	37	-2.70%
Active Listings	375	289				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	43	46	-6.52%	658	468	40.60%
Units Reported Sold	23	29	-20.69%	281	250	12.40%
Sell / List Ratio	53.49%	63.04%		42.71%	53.42%	
Reported Sales Dollars	\$10,319,550	\$11,733,898	-12.05%	\$125,000,072	\$108,373,148	15.34%
Average Sell Price / Unit	\$448,676	\$404,617	10.89%	\$444,840	\$433,493	2.62%
Median Sell Price	\$440,000			\$418,000		
Sell Price / List Price	97.71%	98.41%		98.22%	98.14%	
Days to Sell	48	49	-2.04%	42	40	5.00%
Active Listings	144	100				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	42	30	40.00%	441	359	22.84%
Units Reported Sold	17	27	-37.04%	233	212	9.91%
Sell / List Ratio	40.48%	90.00%		52.83%	59.05%	
Reported Sales Dollars	\$9,182,700	\$15,214,800	-39.65%	\$134,841,736	\$117,949,411	14.32%
Average Sell Price / Unit	\$540,159	\$563,511	-4.14%	\$578,720	\$556,365	4.02%
Median Sell Price	\$499,900			\$575,000		
Sell Price / List Price	98.32%	98.95%		98.61%	98.58%	
Days to Sell	35	36	-2.78%	43	39	10.26%
Active Listings	82	55				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	10	34	-70.59%	213	213	0.00%
Units Reported Sold	3	5	-40.00%	45	40	12.50%
Sell / List Ratio	30.00%	14.71%		21.13%	18.78%	
Reported Sales Dollars	\$3,675,000	\$1,915,000	91.91%	\$25,552,900	\$18,719,750	36.50%
Average Sell Price / Unit	\$1,225,000	\$383,000	219.84%	\$567,842	\$467,994	21.34%
Median Sell Price	\$1,450,000			\$460,000		
Sell Price / List Price	89.31%	91.25%		94.86%	95.70%	
Days to Sell	79	126	-37.30%	105	62	69.35%
Active Listings	94	94				

Gabriola - Comparative Activity by Property Type

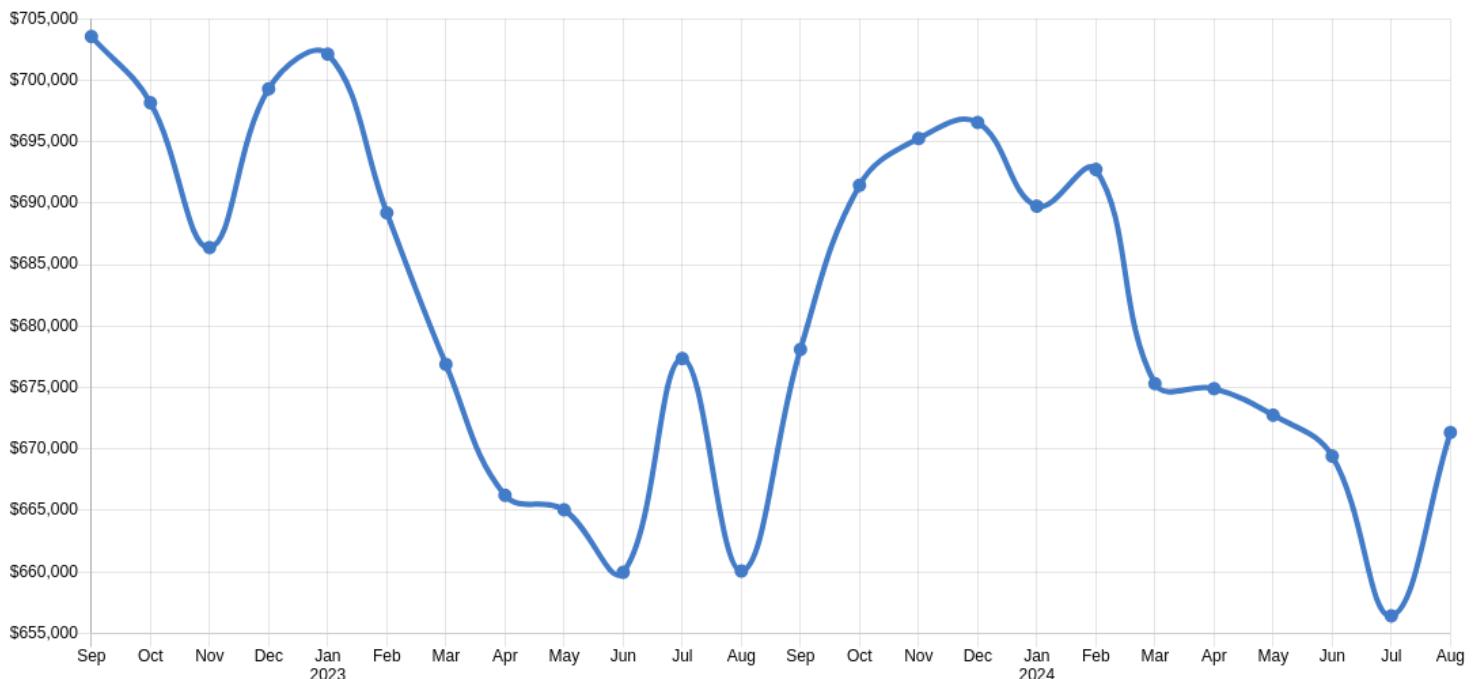
Single Family Detached

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	4	12	-66.67%	73	62	17.74%
Units Reported Sold	2	3	-33.33%	46	45	2.22%
Sell / List Ratio	50.00%	25.00%		63.01%	72.58%	
Reported Sales Dollars	\$1,710,000	\$1,680,000	1.79%	\$30,881,975	\$29,703,290	3.97%
Average Sell Price / Unit	\$855,000	\$560,000	52.68%	\$671,347	\$660,073	1.71%
Median Sell Price	\$855,000			\$671,250		
Sell Price / List Price	99.19%	102.00%		98.08%	98.26%	
Days to Sell	15	7	114.29%	50	50	0.00%
Active Listings	12	16				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	8	4	100.00%	69	49	40.82%
Units Reported Sold	2	2	0.00%	18	21	-14.29%
Sell / List Ratio	25.00%	50.00%		26.09%	42.86%	
Reported Sales Dollars	\$877,500	\$598,000	46.74%	\$6,952,533	\$7,089,750	-1.94%
Average Sell Price / Unit	\$438,750	\$299,000	46.74%	\$386,252	\$337,607	14.41%
Median Sell Price	\$438,750			\$345,500		
Sell Price / List Price	92.56%	101.37%		97.12%	95.07%	
Days to Sell	76	4	1800.00%	74	68	8.82%
Active Listings	34	23				

Gabriola - Cumulative Residential Average Single Family Detached Sale Price



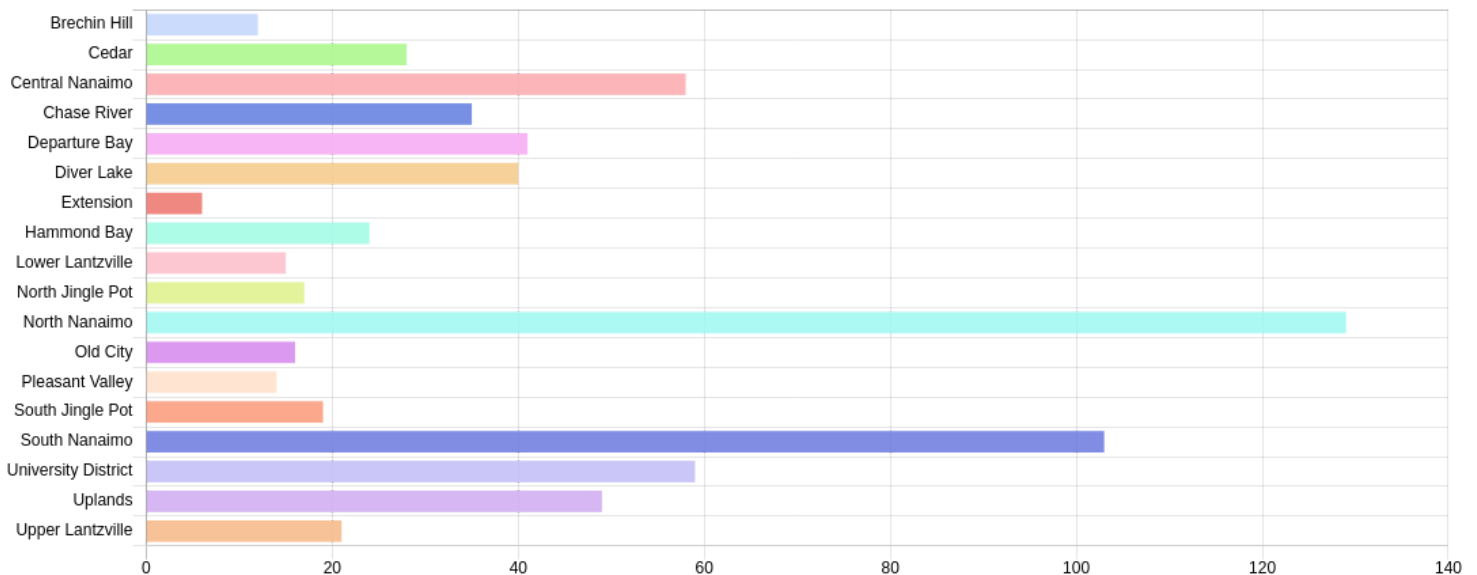
Single Family Detached Sales Analysis

Unconditional Sales from January 1 to August 31, 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	4	2	1	0	0	0	0	0	12
Cedar	0	1	0	0	4	5	10	0	3	5	0	0	0	0	28
Central Nanaimo	0	0	1	0	20	18	16	2	0	1	0	0	0	0	58
Chase River	0	0	0	0	3	9	10	8	3	2	0	0	0	0	35
Departure Bay	0	0	0	0	0	8	13	4	8	6	1	1	0	0	41
Diver Lake	0	0	0	0	1	8	8	6	16	1	0	0	0	0	40
Extension	0	0	1	0	2	2	1	0	0	0	0	0	0	0	6
Hammond Bay	0	0	0	0	0	1	0	5	5	8	5	0	0	0	24
Lower Lantzville	0	0	0	0	1	3	4	0	2	4	1	0	0	0	15
North Jingle Pot	0	0	0	0	0	1	0	0	2	11	3	0	0	0	17
North Nanaimo	0	0	0	0	6	4	18	29	20	34	15	2	0	1	129
Old City	0	0	1	0	3	1	7	3	1	0	0	0	0	0	16
Pleasant Valley	0	0	0	0	1	1	6	3	1	1	1	0	0	0	14
South Jingle Pot	0	0	0	0	1	0	6	4	1	7	0	0	0	0	19
South Nanaimo	0	1	7	5	13	28	17	19	11	1	1	0	0	0	103
University District	0	0	0	2	12	18	6	9	7	3	2	0	0	0	59
Uplands	0	0	0	0	2	15	19	6	6	1	0	0	0	0	49
Upper Lantzville	0	0	0	0	1	1	0	7	0	7	1	0	3	1	21
Totals	0	2	10	8	71	126	145	107	87	92	30	3	3	2	686

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to August 31, 2024



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