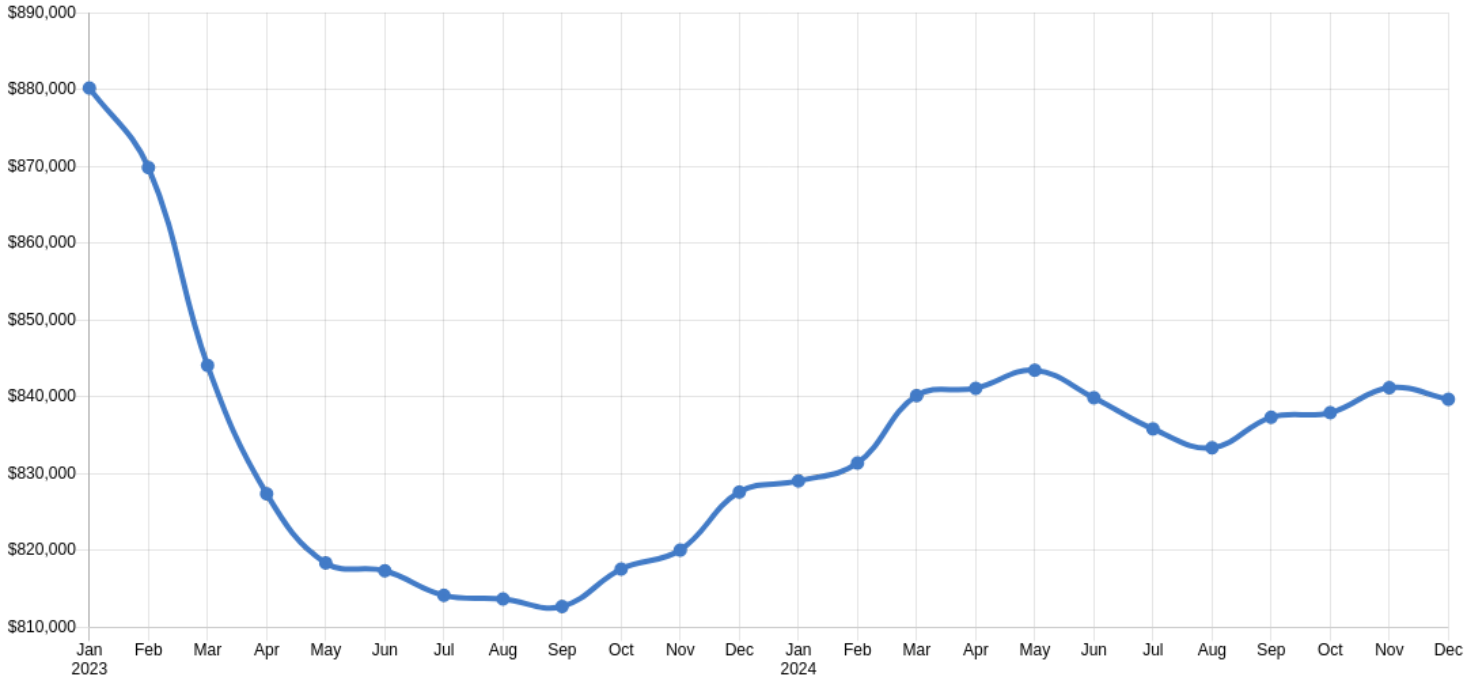




### Cumulative Residential Average Single Family Detached Sale Price



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	44	47	-6.38%	1,935	1,697	14.02%
Units Reported Sold	61	45	35.56%	980	978	0.20%
Sell / List Ratio	138.64%	95.74%		50.65%	57.63%	
Reported Sales Dollars	\$52,158,715	\$40,176,500	29.82%	\$822,899,685	\$809,412,261	1.67%
Average Sell Price / Unit	\$855,061	\$892,811	-4.23%	\$839,694	\$827,620	1.46%
Median Sell Price	\$792,500			\$797,608		
Sell Price / List Price	97.87%	96.47%		98.07%	98.43%	
Days to Sell	62	41	51.22%	39	35	11.43%
Active Listings	186	203				

### Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	25	13	92.31%	618	526	17.49%
Units Reported Sold	15	13	15.38%	282	274	2.92%
Sell / List Ratio	60.00%	100.00%		45.63%	52.09%	
Reported Sales Dollars	\$5,822,800	\$5,967,444	-2.42%	\$124,945,320	\$121,079,700	3.19%
Average Sell Price / Unit	\$388,187	\$459,034	-15.43%	\$443,069	\$441,897	0.27%
Median Sell Price	\$390,000			\$416,000		
Sell Price / List Price	97.45%	97.82%		97.88%	98.41%	
Days to Sell	76	44	72.73%	50	38	31.58%
Active Listings	74	80				

### Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	4	10	-60.00%	417	366	13.93%
Units Reported Sold	12	8	50.00%	248	224	10.71%
Sell / List Ratio	300.00%	80.00%		59.47%	61.20%	
Reported Sales Dollars	\$6,622,750	\$5,175,500	27.96%	\$139,028,586	\$127,183,100	9.31%
Average Sell Price / Unit	\$551,896	\$646,938	-14.69%	\$560,599	\$567,782	-1.27%
Median Sell Price	\$497,500			\$550,000		
Sell Price / List Price	97.65%	97.49%		98.42%	98.65%	
Days to Sell	61	59	3.39%	43	38	13.16%
Active Listings	31	45				

### Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	6	13	-53.85%	214	232	-7.76%
Units Reported Sold	4	0		49	39	25.64%
Sell / List Ratio	66.67%	0.00%		22.90%	16.81%	
Reported Sales Dollars	\$1,892,000	\$0		\$29,822,400	\$16,686,750	78.72%
Average Sell Price / Unit	\$473,000			\$608,620	\$427,865	42.25%
Median Sell Price	\$467,500			\$505,000		
Sell Price / List Price	87.24%			94.33%	98.87%	
Days to Sell	61			111	59	88.14%
Active Listings	85	89				

## 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	1	200.00%	65	70	-7.14%
Units Reported Sold	2	1	100.00%	45	42	7.14%
Sell / List Ratio	66.67%	100.00%		69.23%	60.00%	
Reported Sales Dollars	\$1,587,500	\$750,000	111.67%	\$29,643,775	\$29,255,690	1.33%
Average Sell Price / Unit	\$793,750	\$750,000	5.83%	\$658,751	\$696,564	-5.43%
Median Sell Price	\$793,750			\$667,500		
Sell Price / List Price	96.86%	93.87%		97.45%	99.09%	
Days to Sell	136	22	518.18%	57	45	26.67%
Active Listings	9	11				

### Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	2	2	0.00%	62	53	16.98%
Units Reported Sold	1	0		25	21	19.05%
Sell / List Ratio	50.00%	0.00%		40.32%	39.62%	
Reported Sales Dollars	\$205,000	\$0		\$8,930,558	\$7,338,725	21.69%
Average Sell Price / Unit	\$205,000			\$357,222	\$349,463	2.22%
Median Sell Price	\$205,000			\$323,000		
Sell Price / List Price	89.52%			95.82%	96.26%	
Days to Sell	126			91	65	40.00%
Active Listings	22	13				

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



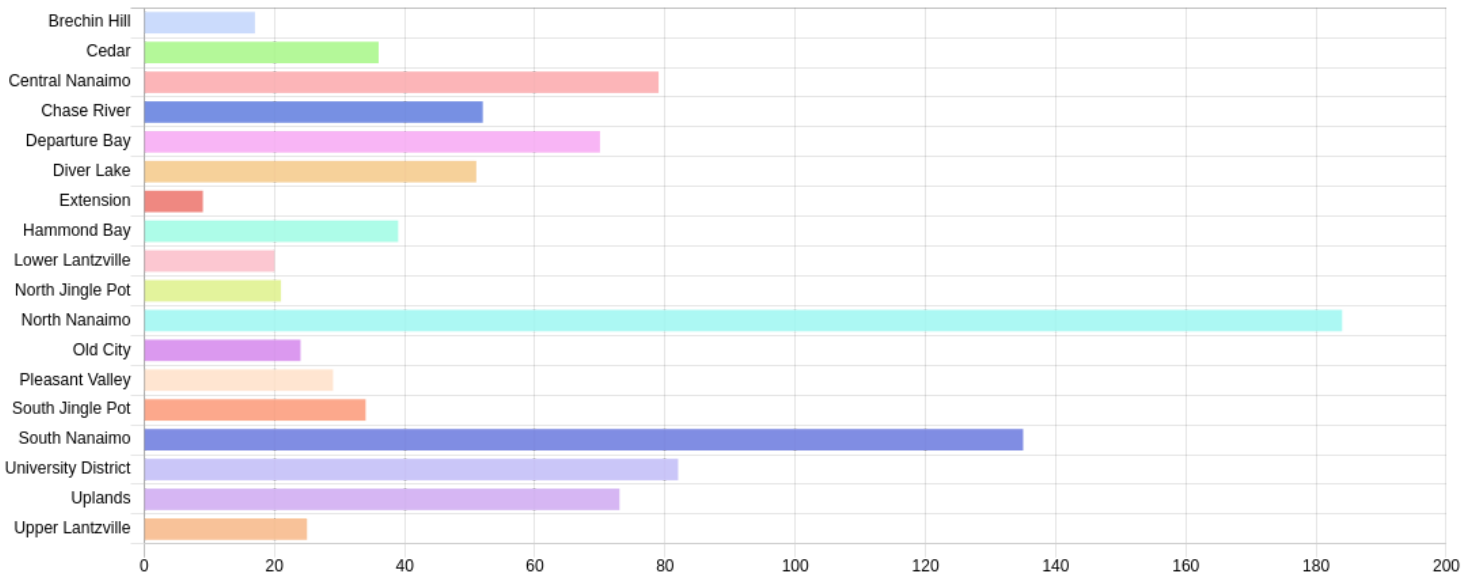
## Single Family Detached Sales Analysis

Unconditional Sales from January 1 to December 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	8	3	1	0	0	0	0	0	17
Cedar	0	1	0	0	4	5	12	1	5	8	0	0	0	0	36
Central Nanaimo	0	0	1	0	26	24	25	2	0	1	0	0	0	0	79
Chase River	0	0	0	0	4	11	14	12	6	5	0	0	0	0	52
Departure Bay	0	0	0	0	0	14	20	12	12	9	2	1	0	0	70
Diver Lake	0	0	0	0	1	13	12	6	17	2	0	0	0	0	51
Extension	0	0	1	1	2	3	2	0	0	0	0	0	0	0	9
Hammond Bay	0	0	0	0	0	1	3	7	6	13	7	1	1	0	39
Lower Lantzville	0	0	0	0	1	4	5	0	3	5	1	1	0	0	20
North Jingle Pot	0	0	0	0	0	1	0	0	4	13	3	0	0	0	21
North Nanaimo	0	0	0	0	7	5	28	42	30	51	17	2	1	1	184
Old City	0	1	1	0	7	2	8	3	1	1	0	0	0	0	24
Pleasant Valley	0	0	0	0	1	5	7	6	5	4	1	0	0	0	29
South Jingle Pot	0	0	0	0	1	2	8	7	3	12	1	0	0	0	34
South Nanaimo	0	1	8	6	20	37	19	23	15	5	1	0	0	0	135
University District	0	0	0	2	17	24	13	12	9	3	2	0	0	0	82
Uplands	0	0	0	1	3	21	27	9	9	2	1	0	0	0	73
Upper Lantzville	0	0	0	0	1	1	0	7	1	9	1	0	3	2	25
<b>Totals</b>	<b>0</b>	<b>3</b>	<b>11</b>	<b>11</b>	<b>96</b>	<b>176</b>	<b>211</b>	<b>152</b>	<b>127</b>	<b>143</b>	<b>37</b>	<b>5</b>	<b>5</b>	<b>3</b>	<b>980</b>

## Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to December 31, 2024



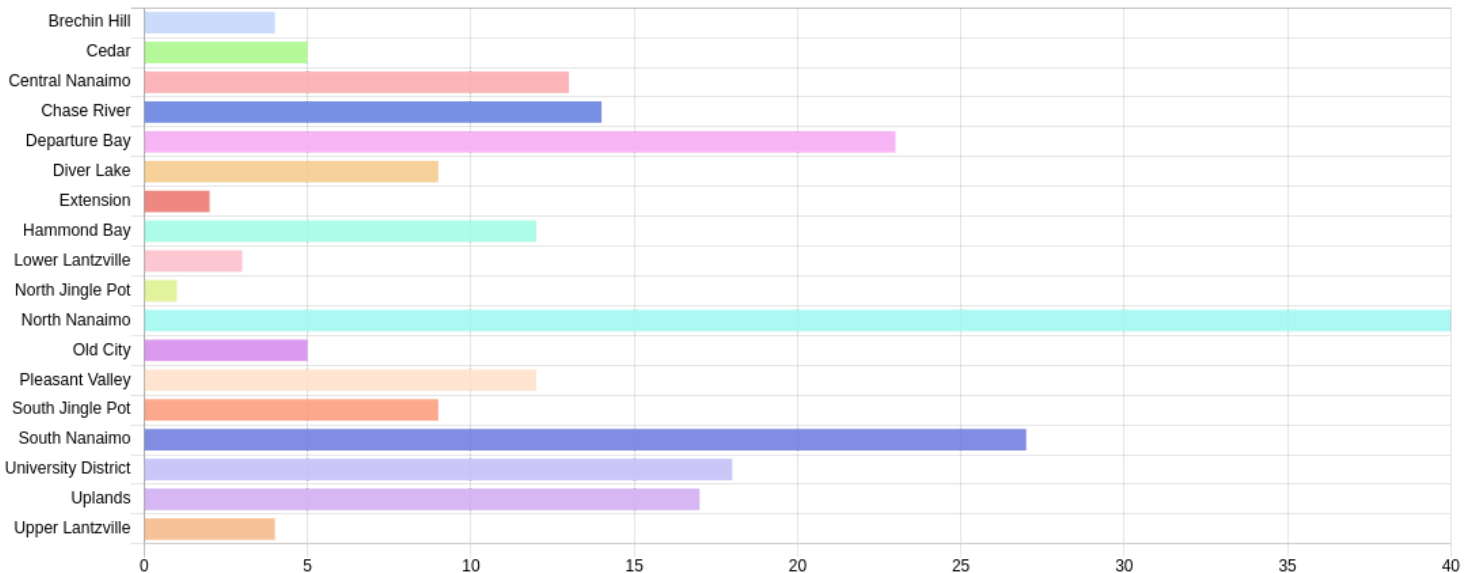
## Fourth Quarter - Single Family Detached Sales Analysis

Unconditional Sales from October 1 to December 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	0	0	0	3	1	0	0	0	0	0	0	4
Cedar	0	0	0	0	0	0	1	1	1	2	0	0	0	0	5
Central Nanaimo	0	0	0	0	5	3	5	0	0	0	0	0	0	0	13
Chase River	0	0	0	0	1	1	4	3	2	3	0	0	0	0	14
Departure Bay	0	0	0	0	0	6	6	6	2	2	1	0	0	0	23
Diver Lake	0	0	0	0	0	4	3	0	1	1	0	0	0	0	9
Extension	0	0	0	1	0	0	1	0	0	0	0	0	0	0	2
Hammond Bay	0	0	0	0	0	0	2	2	1	3	2	1	1	0	12
Lower Lantzville	0	0	0	0	0	1	1	0	0	1	0	0	0	0	3
North Jingle Pot	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
North Nanaimo	0	0	0	0	1	1	8	9	5	13	2	0	1	0	40
Old City	0	0	0	0	2	1	1	0	0	1	0	0	0	0	5
Pleasant Valley	0	0	0	0	0	4	1	2	3	2	0	0	0	0	12
South Jingle Pot	0	0	0	0	0	0	1	2	1	4	1	0	0	0	9
South Nanaimo	0	0	1	1	6	7	1	4	3	4	0	0	0	0	27
University District	0	0	0	0	4	5	5	2	2	0	0	0	0	0	18
Uplands	0	0	0	0	1	4	6	2	2	1	1	0	0	0	17
Upper Lantzville	0	0	0	0	0	0	0	0	1	2	0	0	0	1	4
<b>Totals</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>20</b>	<b>37</b>	<b>49</b>	<b>34</b>	<b>25</b>	<b>39</b>	<b>7</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>218</b>

## Fourth Quarter - Single Family Detached Sales by Sub Area

Unconditional Sales from October 1 to December 31, 2024



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