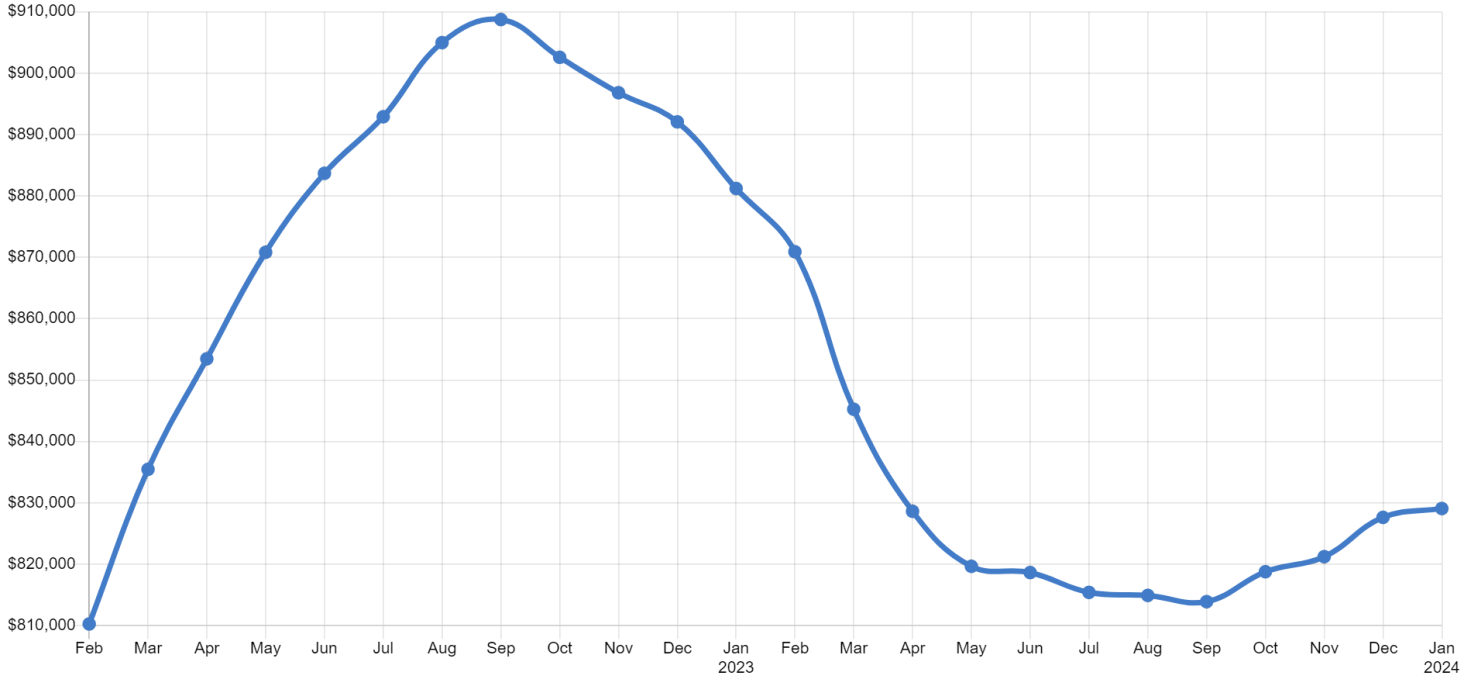




Cumulative Residential Average Single Family Detached Sale Price



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	107	112	-4.46%	1,692	2,204	-23.23%
Units Reported Sold	40	44	-9.09%	974	1,085	-10.23%
Sell / List Ratio	37.38%	39.29%		57.57%	49.23%	
Reported Sales Dollars	\$32,271,384	\$34,175,250	-5.57%	\$807,508,395	\$956,113,194	-15.54%
Average Sell Price / Unit	\$806,785	\$776,710	3.87%	\$829,064	\$881,210	-5.92%
Median Sell Price	\$766,843			\$788,500		
Sell Price / List Price	97.90%	98.43%		98.41%	101.16%	
Days to Sell	38	47	-19.15%	35	25	40.00%
Active Listings	197	205				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	40	27	48.15%	539	514	4.86%
Units Reported Sold	16	10	60.00%	282	302	-6.62%
Sell / List Ratio	40.00%	37.04%		52.32%	58.75%	
Reported Sales Dollars	\$6,435,750	\$3,693,100	74.26%	\$124,692,350	\$136,580,673	-8.70%
Average Sell Price / Unit	\$402,234	\$369,310	8.92%	\$442,171	\$452,254	-2.23%
Median Sell Price	\$365,125			\$423,325		
Sell Price / List Price	97.20%	96.32%		98.40%	100.54%	
Days to Sell	66	68	-2.94%	38	25	52.00%
Active Listings	80	57				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	24	24	0.00%	366	410	-10.73%
Units Reported Sold	9	8	12.50%	225	212	6.13%
Sell / List Ratio	37.50%	33.33%		61.48%	51.71%	
Reported Sales Dollars	\$5,581,900	\$4,104,400	36.00%	\$128,660,600	\$122,861,810	4.72%
Average Sell Price / Unit	\$620,211	\$513,050	20.89%	\$571,825	\$579,537	-1.33%
Median Sell Price	\$640,000			\$570,000		
Sell Price / List Price	97.68%	96.47%		98.68%	102.00%	
Days to Sell	42	49	-14.29%	38	28	35.71%
Active Listings	52	38				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	16	19	-15.79%	229	210	9.05%
Units Reported Sold	3	2	50.00%	40	53	-24.53%



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Sell / List Ratio	18.75%	10.53%		17.47%	25.24%	
Reported Sales Dollars	\$1,621,000	\$467,000	247.11%	\$17,840,750	\$38,617,311	-53.80%
Average Sell Price / Unit	\$540,333	\$233,500	131.41%	\$446,019	\$728,629	-38.79%
Median Sell Price	\$483,000			\$407,375		
Sell Price / List Price	96.04%	86.50%		98.98%	97.28%	
Days to Sell	72	84	-14.29%	58	54	7.41%
Active Listings	84	55				

Gabriola - Comparative Activity by Property Type

Single Family Detached

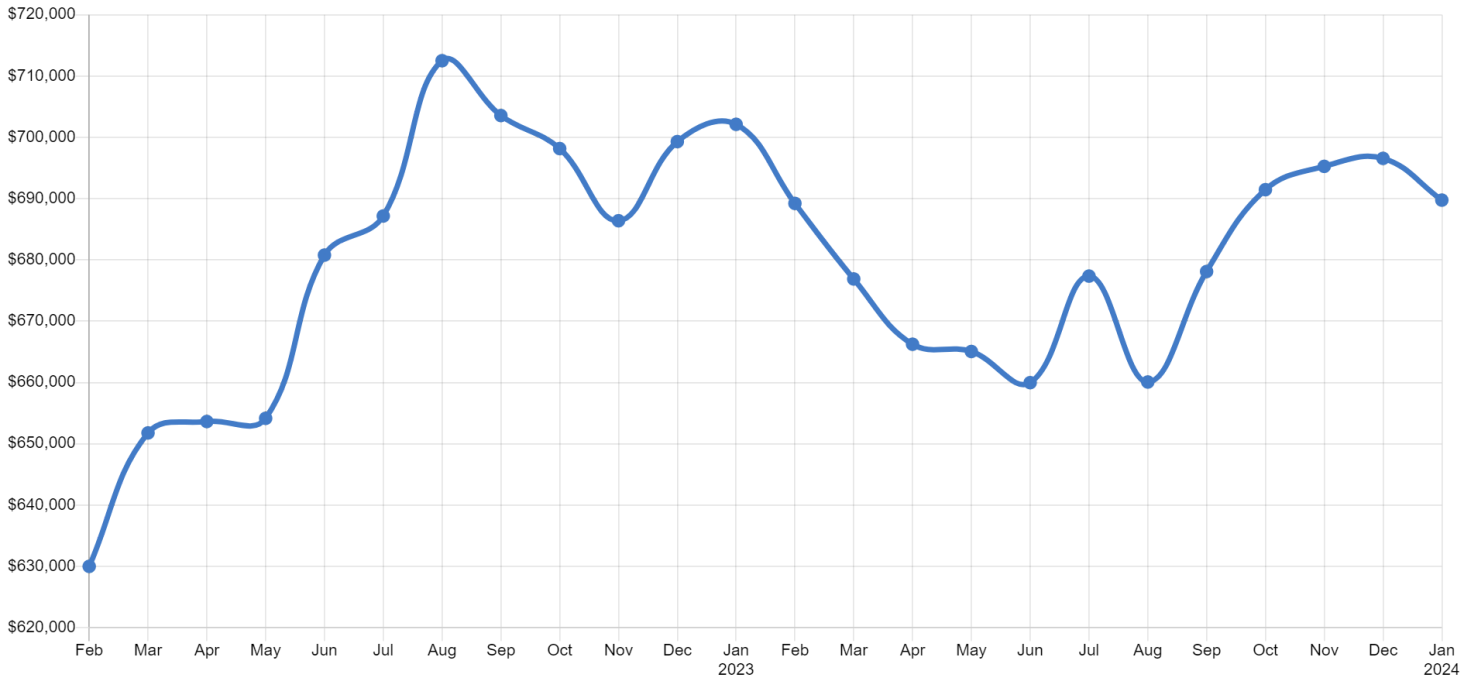
	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	6	2	200.00%	74	64	15.62%
Units Reported Sold	3	1	200.00%	44	45	-2.22%
Sell / List Ratio	50.00%	50.00%		59.46%	70.31%	
Reported Sales Dollars	\$1,693,500	\$600,000	182.25%	\$30,349,190	\$31,595,400	-3.94%
Average Sell Price / Unit	\$564,500	\$600,000	-5.92%	\$689,754	\$702,120	-1.76%
Median Sell Price	\$570,000			\$644,500		
Sell Price / List Price	94.56%	96.02%		98.89%	102.07%	
Days to Sell	112	183	-38.80%	47	32	46.88%
Active Listings	12	7				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	2	11	-81.82%	44	58	-24.14%
Units Reported Sold	0	0		21	19	10.53%
Sell / List Ratio	0.00%	0.00%		47.73%	32.76%	
Reported Sales Dollars	\$0	\$0		\$7,338,725	\$8,728,500	-15.92%
Average Sell Price / Unit				\$349,463	\$459,395	-23.93%
Median Sell Price				\$339,000		
Sell Price / List Price				96.26%	102.61%	
Days to Sell				65	17	282.35%
Active Listings	14	18				



Gabriola - Cumulative Residential Average Single Family Detached Sale Price



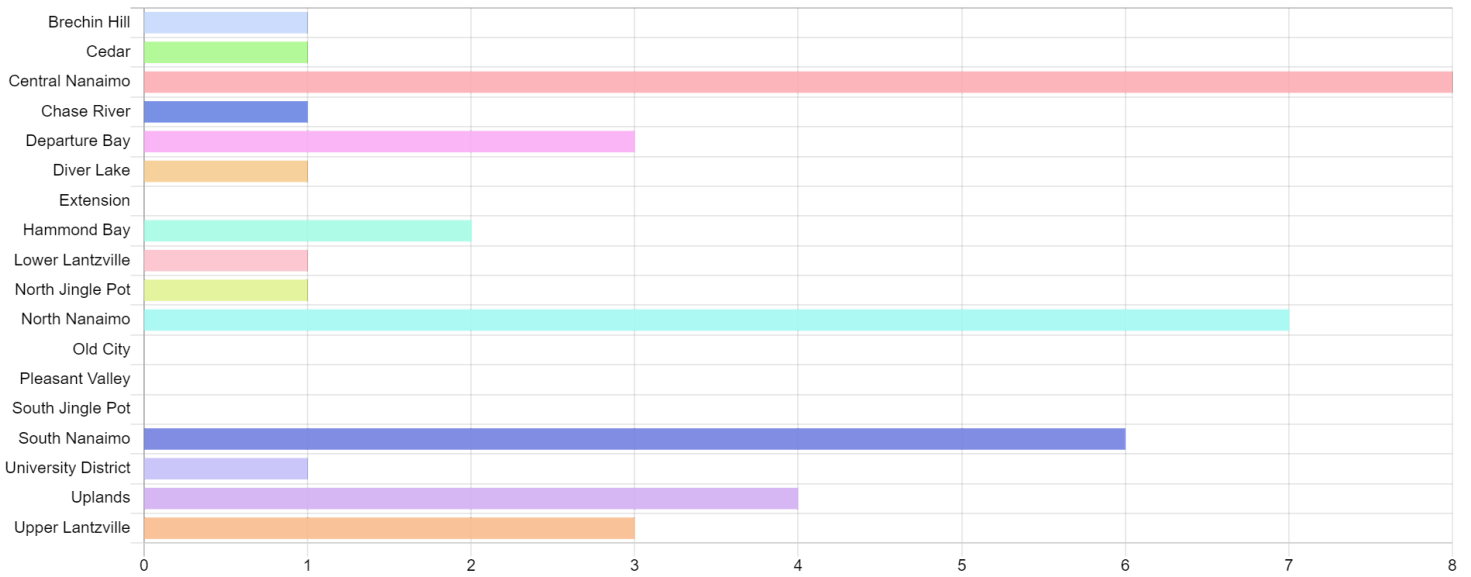
Single Family Detached Sales Analysis

Unconditional Sales from January 1 to January 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	0	0	0	0	0	0	1
Cedar	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
Central Nanaimo	0	0	0	0	0	0	0	0	5	1	2	0	0	0	8
Chase River	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
Departure Bay	0	0	0	0	0	0	0	0	0	1	0	1	1	0	3
Diver Lake	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
Extension	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hammond Bay	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2
Lower Lantzville	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
North Jingle Pot	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
North Nanaimo	0	0	0	0	0	0	0	0	0	0	2	2	1	2	7
Old City	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pleasant Valley	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
South Jingle Pot	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
South Nanaimo	0	0	0	0	0	0	1	0	1	3	0	1	0	0	6
University District	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
Uplands	0	0	0	0	0	0	0	0	0	2	2	0	0	0	4
Upper Lantzville	0	0	0	0	0	0	0	0	0	0	0	1	0	2	3
Totals	0	0	0	0	0	0	1	1	7	9	6	5	4	7	40

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to January 31, 2024



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

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