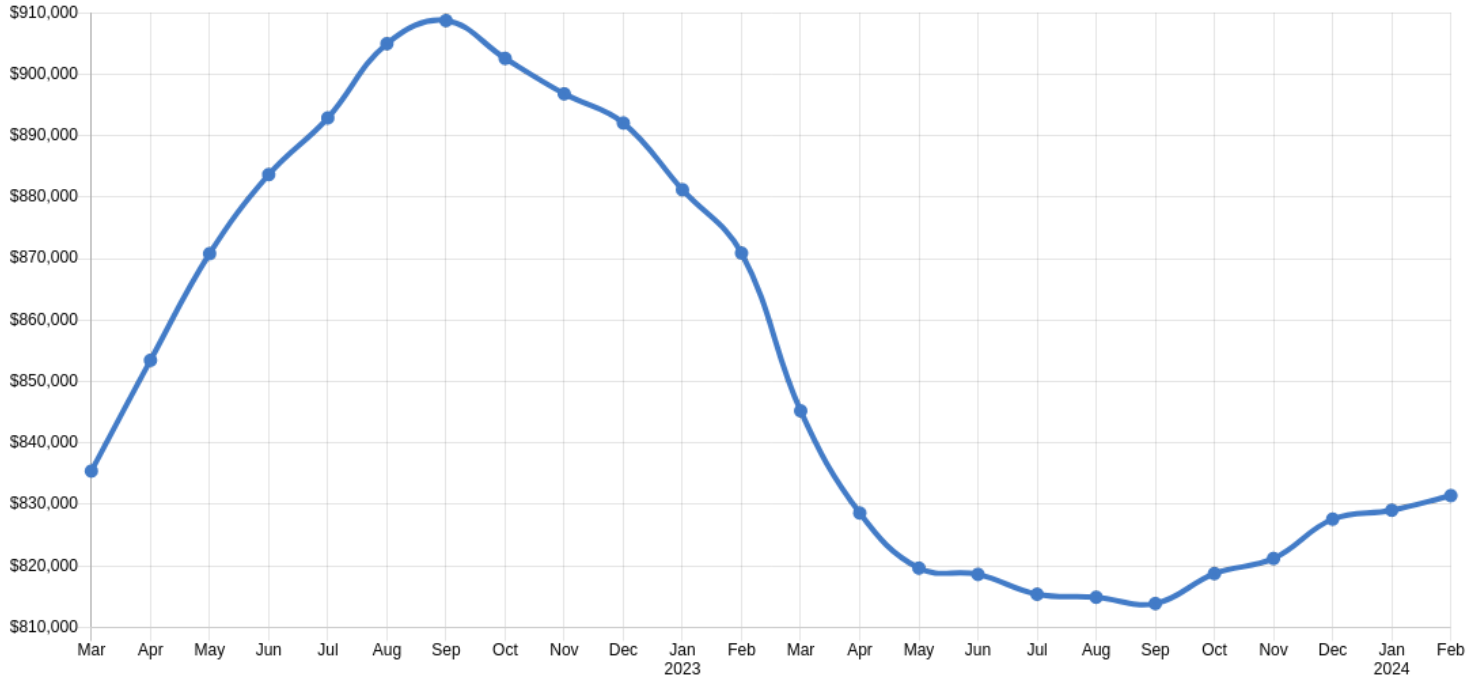


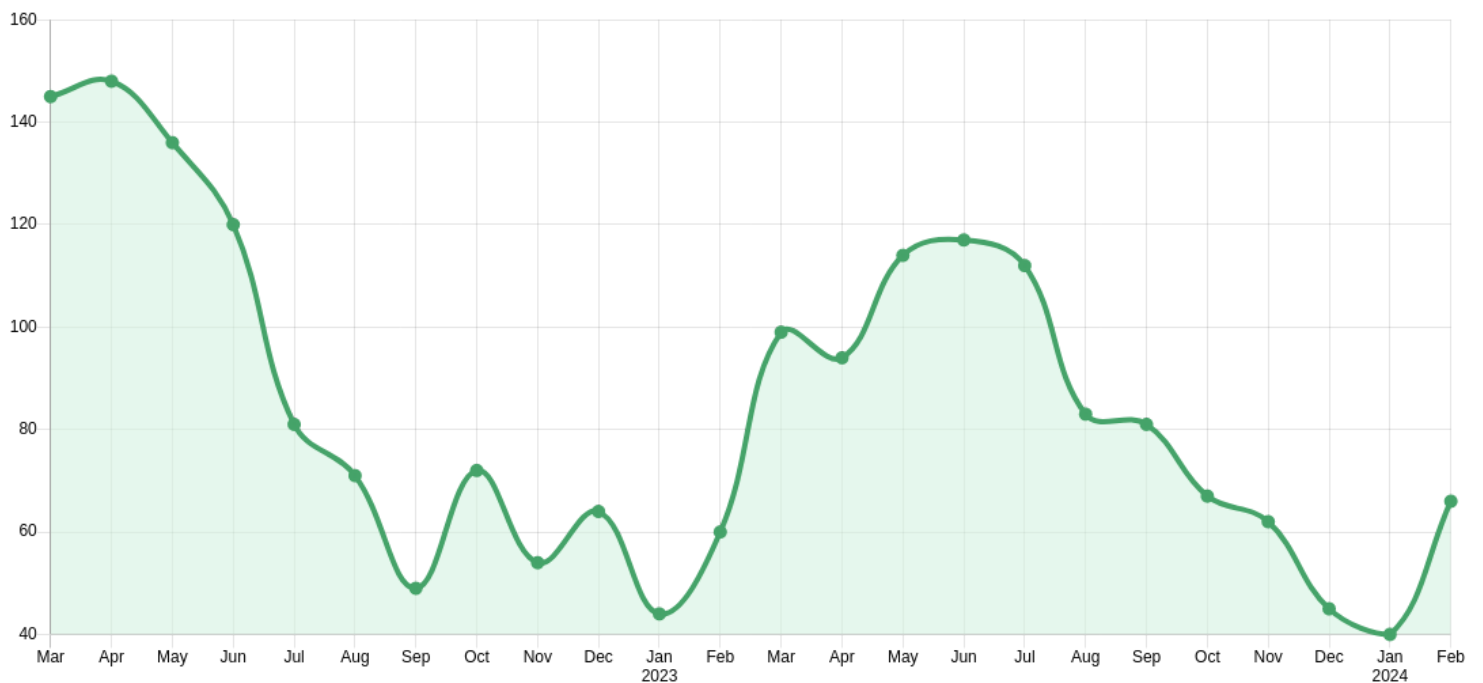


## Cumulative Residential Average Single Family Detached Sale Price



**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	170	102	66.67%	1,760	2,143	-17.87%
Units Reported Sold	66	60	10.00%	980	1,044	-6.13%
Sell / List Ratio	38.82%	58.82%		55.68%	48.72%	
Reported Sales Dollars	\$55,437,200	\$47,627,421	16.40%	\$815,318,174	\$909,221,795	-10.33%
Average Sell Price / Unit	\$839,958	\$793,790	5.82%	\$831,957	\$870,902	-4.47%
Median Sell Price	\$790,000			\$790,000		
Sell Price / List Price	98.00%	97.39%		98.44%	100.25%	
Days to Sell	36	43	-16.28%	35	27	29.63%
Active Listings	247	201				

### Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	59	53	11.32%	545	518	5.21%
Units Reported Sold	18	16	12.50%	283	280	1.07%
Sell / List Ratio	30.51%	30.19%		51.93%	54.05%	
Reported Sales Dollars	\$7,980,128	\$6,176,200	29.21%	\$126,166,278	\$124,618,173	1.24%
Average Sell Price / Unit	\$443,340	\$386,013	14.85%	\$445,817	\$445,065	0.17%
Median Sell Price	\$438,198			\$425,000		
Sell Price / List Price	97.39%	97.51%		98.38%	99.66%	
Days to Sell	28	30	-6.67%	38	27	40.74%
Active Listings	106	71				

### Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	41	17	141.18%	390	391	-0.26%
Units Reported Sold	14	8	75.00%	231	192	20.31%
Sell / List Ratio	34.15%	47.06%		59.23%	49.10%	
Reported Sales Dollars	\$7,767,400	\$4,050,000	91.79%	\$132,378,000	\$109,237,125	21.18%
Average Sell Price / Unit	\$554,814	\$506,250	9.59%	\$573,065	\$568,943	0.72%
Median Sell Price	\$547,450			\$574,900		
Sell Price / List Price	97.81%	97.41%		98.67%	100.78%	
Days to Sell	59	16	268.75%	40	29	37.93%
Active Listings	66	45				

### Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	13	7	85.71%	235	198	18.69%
Units Reported Sold	4	2	100.00%	42	43	-2.33%
Sell / List Ratio	30.77%	28.57%		17.87%	21.72%	
Reported Sales Dollars	\$2,920,000	\$915,000	219.13%	\$19,845,750	\$27,159,700	-26.93%
Average Sell Price / Unit	\$730,000	\$457,500	59.56%	\$472,518	\$631,621	-25.19%
Median Sell Price	\$635,000			\$407,375		
Sell Price / List Price	94.20%	93.56%		98.50%	95.98%	
Days to Sell	94	57	64.91%	62	58	6.90%
Active Listings	79	53				

## 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	4	100.00%	78	61	27.87%
Units Reported Sold	3	1	200.00%	46	44	4.55%
Sell / List Ratio	37.50%	25.00%		58.97%	72.13%	
Reported Sales Dollars	\$2,107,000	\$590,000	257.12%	\$31,866,190	\$30,325,400	5.08%
Average Sell Price / Unit	\$702,333	\$590,000	19.04%	\$692,743	\$689,214	0.51%
Median Sell Price	\$560,000			\$644,500		
Sell Price / List Price	95.64%	101.90%		98.62%	101.46%	
Days to Sell	52	10	420.00%	48	32	50.00%
Active Listings	15	9				

### Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	8	1	700.00%	51	55	-7.27%
Units Reported Sold	2	1	100.00%	22	17	29.41%
Sell / List Ratio	25.00%	100.00%		43.14%	30.91%	
Reported Sales Dollars	\$1,125,000	\$398,000	182.66%	\$8,065,725	\$7,937,500	1.62%
Average Sell Price / Unit	\$562,500	\$398,000	41.33%	\$366,624	\$466,912	-21.48%
Median Sell Price	\$562,500			\$340,750		
Sell Price / List Price	97.84%	93.65%		96.61%	101.08%	
Days to Sell	85	119	-28.57%	64	25	156.00%
Active Listings	19	17				

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





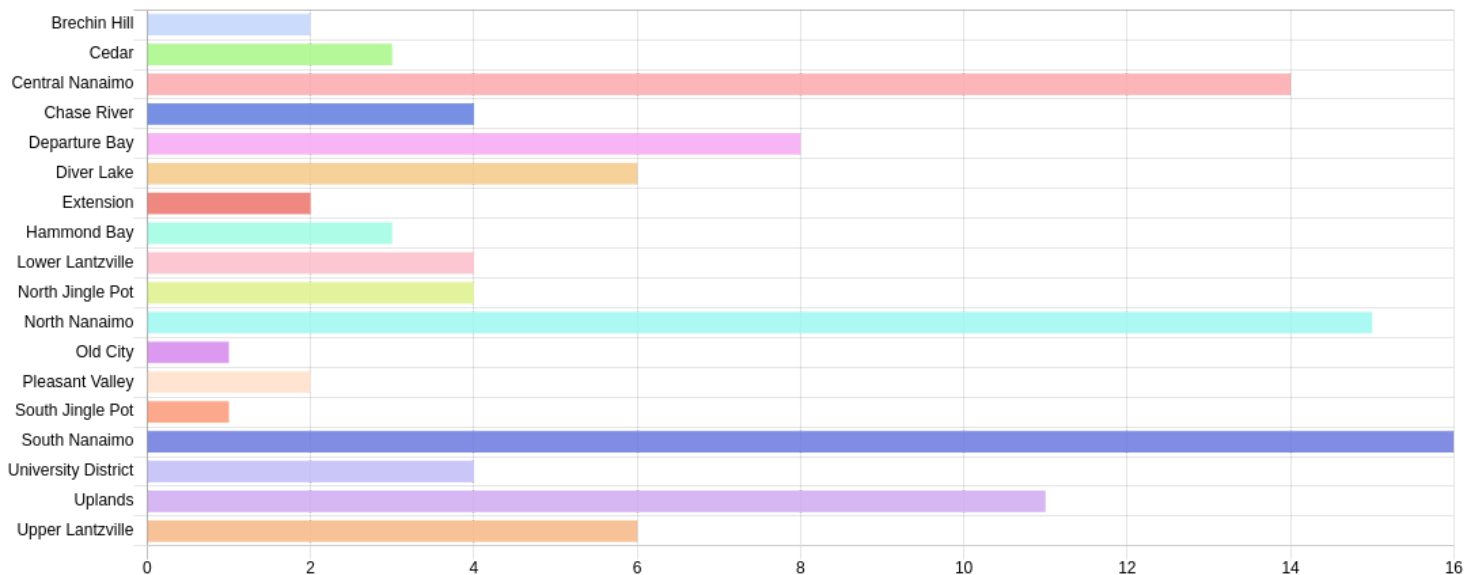
## Single Family Detached Sales Analysis

Unconditional Sales from January 1 to February 29, 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	1	0	0	2
Cedar	0	0	0	0	0	0	0	0	0	0	1	0	1	1	3
Central Nanaimo	0	0	0	0	0	0	0	0	7	1	6	0	0	0	14
Chase River	0	0	0	0	0	0	0	0	1	0	2	0	1	0	4
Departure Bay	0	0	0	0	0	0	0	0	0	3	1	1	2	1	8
Diver Lake	0	0	0	0	0	0	0	0	0	1	2	1	1	1	6
Extension	0	0	0	0	0	0	1	0	0	0	1	0	0	0	2
Hammond Bay	0	0	0	0	0	0	0	0	0	1	0	0	0	2	3
Lower Lantzville	0	0	0	0	0	0	0	0	1	1	2	0	0	0	4
North Jingle Pot	0	0	0	0	0	0	0	0	0	0	0	0	0	4	4
North Nanaimo	0	0	0	0	0	0	0	0	0	0	3	3	3	6	15
Old City	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
Pleasant Valley	0	0	0	0	0	0	0	0	0	1	0	1	0	0	2
South Jingle Pot	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
South Nanaimo	0	0	0	0	0	0	2	1	1	6	1	2	3	0	16
University District	0	0	0	0	0	0	0	0	0	3	0	0	1	0	4
Uplands	0	0	0	0	0	0	0	0	0	5	2	2	2	0	11
Upper Lantzville	0	0	0	0	0	0	0	0	0	0	0	2	0	4	6
Totals	0	0	0	0	0	0	3	2	10	22	22	14	14	19	106

## Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to February 29, 2024



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

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