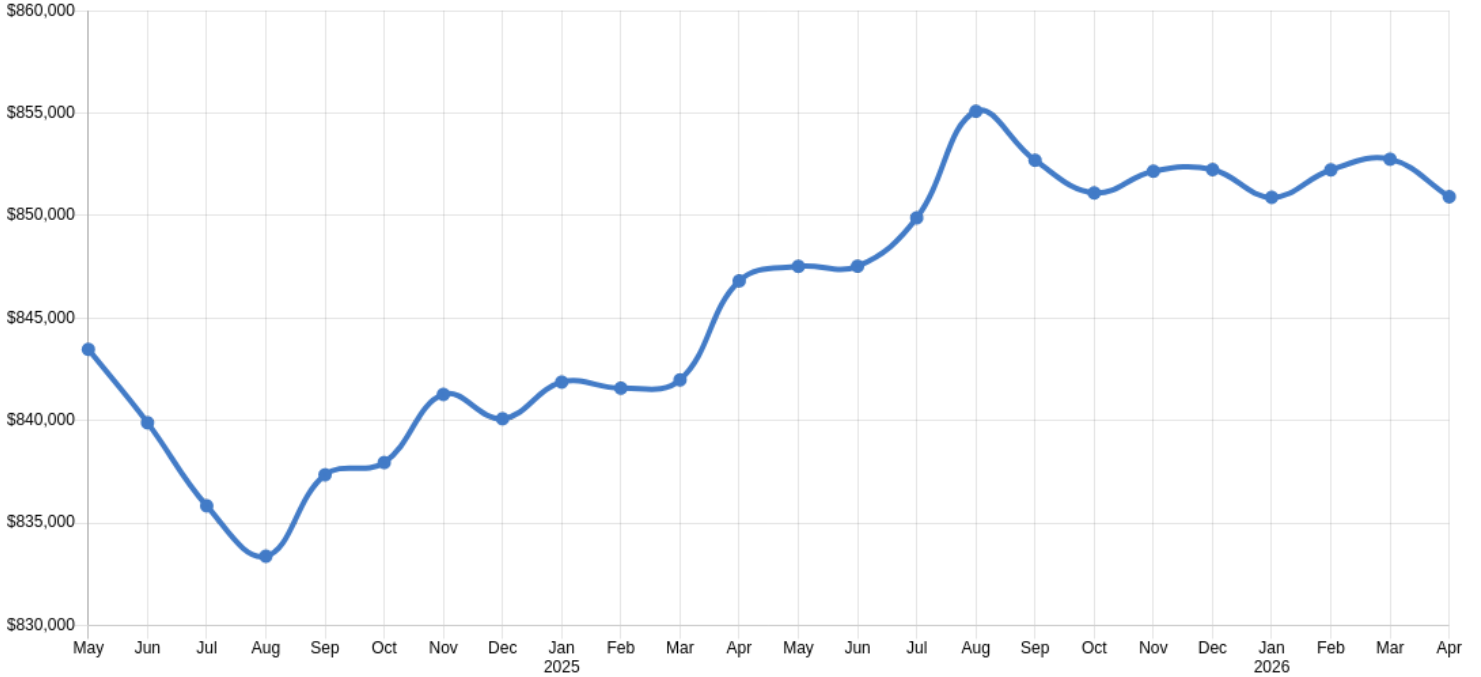


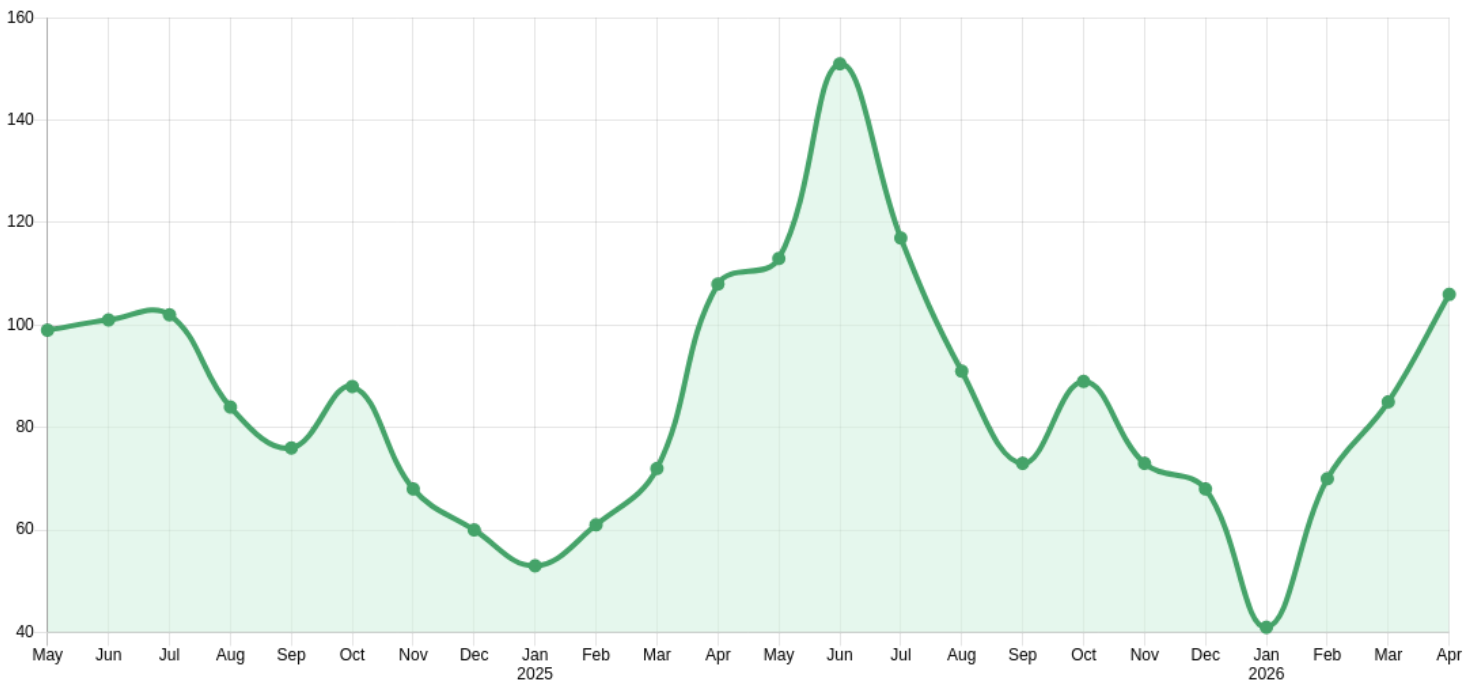


Cumulative Residential Average Single Family Detached Sale Price



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	233	234	-0.43%	2,008	1,905	5.41%
Units Reported Sold	106	108	-1.85%	1,077	972	10.80%
Sell / List Ratio	45.49%	46.15%		53.64%	51.02%	
Reported Sales Dollars	\$90,500,290	\$94,177,102	-3.90%	\$916,445,474	\$823,104,902	11.34%
Average Sell Price / Unit	\$853,776	\$872,010	-2.09%	\$850,924	\$846,816	0.49%
Median Sell Price	\$792,500			\$799,900		
Sell Price / List Price	98.46%	98.23%		97.91%	98.08%	
Days to Sell	31	40	-22.50%	41	42	-2.38%
Active Listings	354	339				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	44	40	10.00%	546	643	-15.09%
Units Reported Sold	20	51	-60.78%	243	308	-21.10%
Sell / List Ratio	45.45%	127.50%		44.51%	47.90%	
Reported Sales Dollars	\$8,220,500	\$24,323,508	-66.20%	\$106,615,794	\$137,897,455	-22.68%
Average Sell Price / Unit	\$411,025	\$476,932	-13.82%	\$438,748	\$447,719	-2.00%
Median Sell Price	\$395,500			\$425,000		
Sell Price / List Price	95.82%	101.81%		97.58%	98.41%	
Days to Sell	58	40	45.00%	55	51	7.84%
Active Listings	126	148				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	48	37	29.73%	442	406	8.87%
Units Reported Sold	19	22	-13.64%	219	251	-12.75%
Sell / List Ratio	39.58%	59.46%		49.55%	61.82%	
Reported Sales Dollars	\$10,700,970	\$11,958,800	-10.52%	\$121,923,670	\$138,904,423	-12.22%
Average Sell Price / Unit	\$563,209	\$543,582	3.61%	\$556,729	\$553,404	0.60%
Median Sell Price	\$529,900			\$545,000		
Sell Price / List Price	98.54%	98.09%		98.24%	98.44%	
Days to Sell	51	40	27.50%	45	40	12.50%
Active Listings	90	63				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	14	21	-33.33%	199	217	-8.29%
Units Reported Sold	6	3	100.00%	44	53	-16.98%
Sell / List Ratio	42.86%	14.29%		22.11%	24.42%	
Reported Sales Dollars	\$3,138,600	\$1,050,000	198.91%	\$21,286,045	\$31,421,945	-32.26%
Average Sell Price / Unit	\$523,100	\$350,000	49.46%	\$483,774	\$592,867	-18.40%
Median Sell Price	\$500,000			\$415,000		
Sell Price / List Price	96.46%	82.40%		96.10%	95.39%	
Days to Sell	42	69	-39.13%	130	121	7.44%
Active Listings	114	107				

Gabriola - Comparative Activity by Property Type

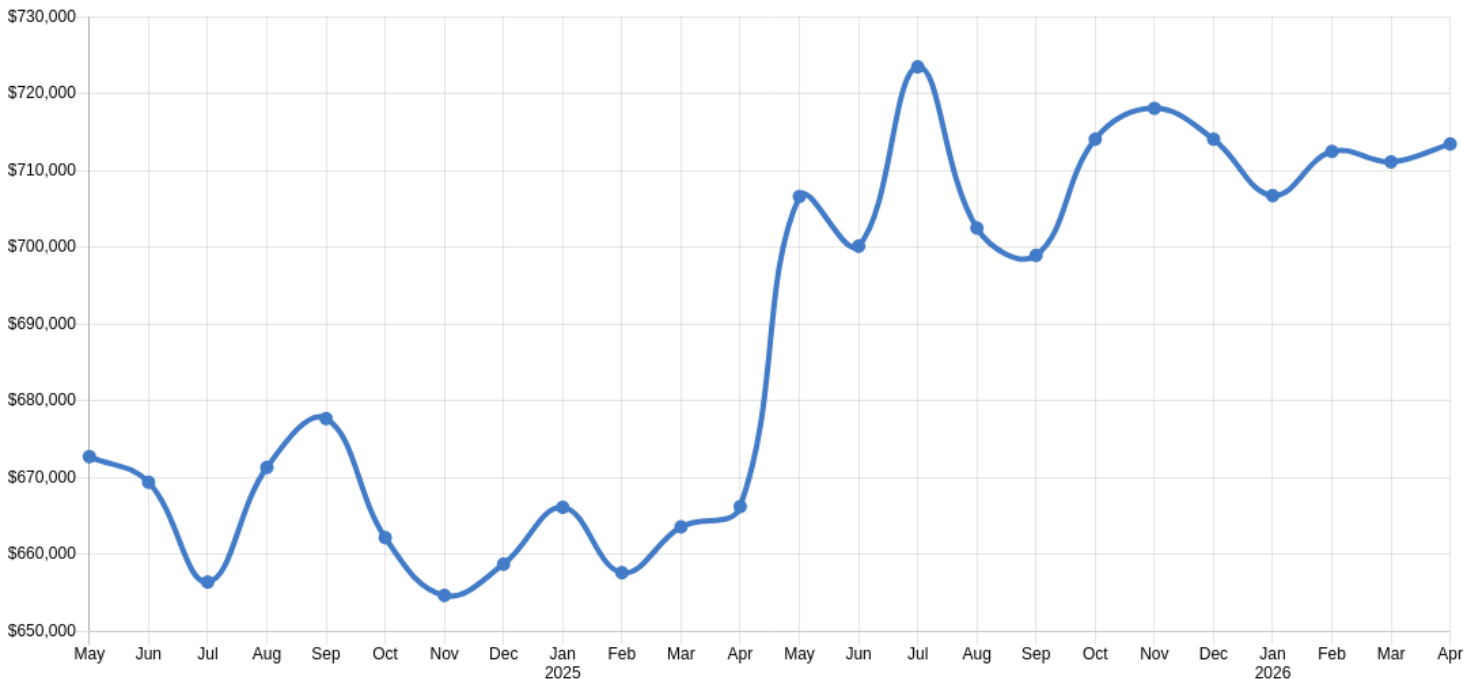
Single Family Detached

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	11	13	-15.38%	77	64	20.31%
Units Reported Sold	3	4	-25.00%	53	38	39.47%
Sell / List Ratio	27.27%	30.77%		68.83%	59.38%	
Reported Sales Dollars	\$2,136,000	\$2,723,900	-21.58%	\$37,812,392	\$25,317,620	49.35%
Average Sell Price / Unit	\$712,000	\$680,975	4.56%	\$713,441	\$666,253	7.08%
Median Sell Price	\$576,000			\$697,500		
Sell Price / List Price	99.44%	99.53%		96.65%	97.28%	
Days to Sell	21	15	40.00%	54	50	8.00%
Active Listings	13	22				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	5	0		42	52	-19.23%
Units Reported Sold	1	4	-75.00%	25	27	-7.41%
Sell / List Ratio	20.00%			59.52%	51.92%	
Reported Sales Dollars	\$565,000	\$1,359,000	-58.43%	\$9,178,500	\$9,623,000	-4.62%
Average Sell Price / Unit	\$565,000	\$339,750	66.30%	\$367,140	\$356,407	3.01%
Median Sell Price	\$565,000			\$320,000		
Sell Price / List Price	102.73%	98.98%		97.10%	96.37%	
Days to Sell	43	199	-78.39%	138	109	26.61%
Active Listings	19	24				

Gabriola - Cumulative Residential Average Single Family Detached Sale Price



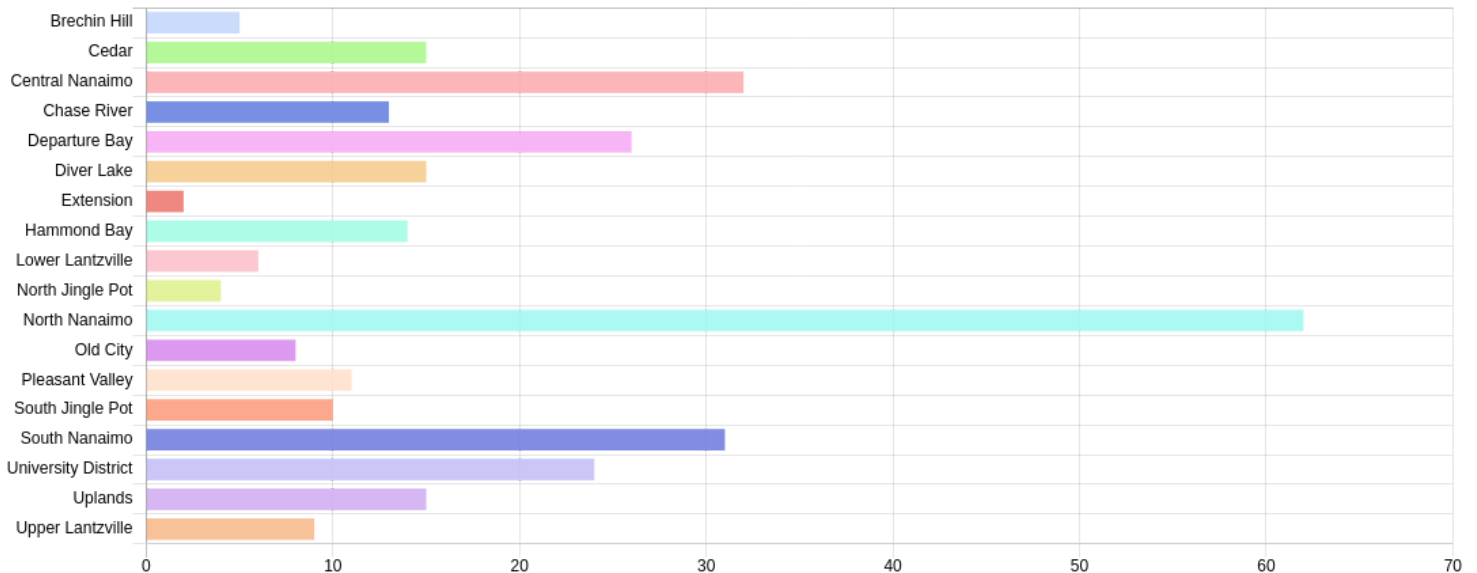
Single Family Detached Sales Analysis

Unconditional Sales from January 1 to April 30, 2026

	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	1	2	1	0	0	0	1	0	0	0	5
Cedar	0	0	0	1	0	1	3	2	4	4	0	0	0	0	15
Central Nanaimo	0	0	1	1	6	10	12	1	0	1	0	0	0	0	32
Chase River	0	0	0	0	0	2	4	6	1	0	0	0	0	0	13
Departure Bay	0	0	0	0	1	1	9	6	7	2	0	0	0	0	26
Diver Lake	0	0	0	0	0	5	4	6	0	0	0	0	0	0	15
Extension	0	0	0	0	1	1	0	0	0	0	0	0	0	0	2
Hammond Bay	0	0	0	0	1	0	4	2	2	4	1	0	0	0	14
Lower Lantzville	0	0	0	0	0	0	0	1	0	2	2	1	0	0	6
North Jingle Pot	0	0	0	0	0	1	1	0	1	1	0	0	0	0	4
North Nanaimo	0	0	0	0	1	2	6	11	15	21	3	2	1	0	62
Old City	0	1	0	0	2	3	2	0	0	0	0	0	0	0	8
Pleasant Valley	0	0	0	0	0	3	2	4	1	1	0	0	0	0	11
South Jingle Pot	0	0	0	0	0	0	5	1	1	3	0	0	0	0	10
South Nanaimo	0	0	0	0	6	9	9	4	2	1	0	0	0	0	31
University District	0	0	0	1	1	8	7	3	1	2	1	0	0	0	24
Uplands	0	0	0	0	0	2	7	5	1	0	0	0	0	0	15
Upper Lantzville	0	0	0	0	0	1	2	1	1	2	1	0	0	1	9
Totals	0	1	1	3	20	51	78	53	37	44	9	3	1	1	302

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to April 30, 2026



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