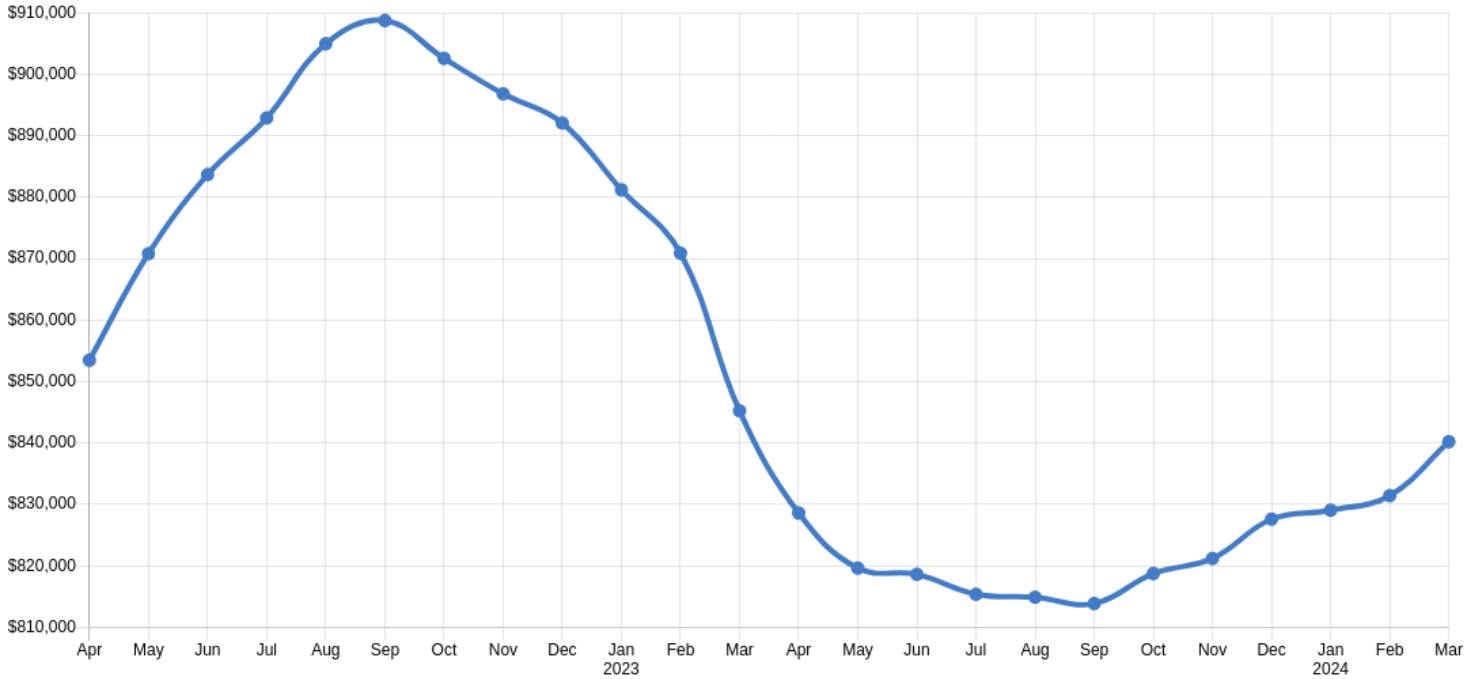




Cumulative Residential Average Single Family Detached Sale Price



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	198	140	41.43%	1,817	2,018	-9.96%
Units Reported Sold	88	99	-11.11%	969	998	-2.91%
Sell / List Ratio	44.44%	70.71%		53.33%	49.45%	
Reported Sales Dollars	\$74,622,603	\$75,779,568	-1.53%	\$814,161,209	\$843,545,605	-3.48%
Average Sell Price / Unit	\$847,984	\$765,450	10.78%	\$840,208	\$845,236	-0.59%
Median Sell Price	\$786,500			\$797,000		
Sell Price / List Price	97.87%	98.58%		98.38%	99.21%	
Days to Sell	36	41	-12.20%	34	31	9.68%
Active Listings	300	210				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	48	38	26.32%	556	494	12.55%
Units Reported Sold	28	21	33.33%	289	264	9.47%
Sell / List Ratio	58.33%	55.26%		51.98%	53.44%	
Reported Sales Dollars	\$12,039,995	\$10,139,200	18.75%	\$127,627,073	\$117,396,773	8.71%
Average Sell Price / Unit	\$430,000	\$482,819	-10.94%	\$441,616	\$444,685	-0.69%
Median Sell Price	\$404,000			\$424,000		
Sell Price / List Price	98.41%	98.63%		98.37%	99.01%	
Days to Sell	28	31	-9.68%	38	29	31.03%
Active Listings	109	79				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	41	29	41.38%	401	359	11.70%
Units Reported Sold	24	17	41.18%	238	175	36.00%
Sell / List Ratio	58.54%	58.62%		59.35%	48.75%	
Reported Sales Dollars	\$13,868,488	\$8,662,800	60.09%	\$137,583,688	\$96,771,775	42.17%
Average Sell Price / Unit	\$577,854	\$509,576	13.40%	\$578,083	\$552,982	4.54%
Median Sell Price	\$574,950			\$580,000		
Sell Price / List Price	98.90%	98.41%		98.71%	99.81%	
Days to Sell	45	50	-10.00%	40	33	21.21%
Active Listings	70	48				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	26	18	44.44%	243	186	30.65%
Units Reported Sold	3	4	-25.00%	41	34	20.59%
Sell / List Ratio	11.54%	22.22%		16.87%	18.28%	
Reported Sales Dollars	\$995,000	\$2,439,300	-59.21%	\$18,401,450	\$20,056,100	-8.25%
Average Sell Price / Unit	\$331,667	\$609,825	-45.61%	\$448,816	\$589,885	-23.91%
Median Sell Price	\$330,000			\$400,000		
Sell Price / List Price	97.18%	128.80%		95.46%	95.99%	
Days to Sell	143	62	130.65%	68	56	21.43%
Active Listings	91	60				



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	5	20.00%	79	57	38.60%
Units Reported Sold	3	4	-25.00%	45	38	18.42%
Sell / List Ratio	50.00%	80.00%		56.96%	66.67%	
Reported Sales Dollars	\$1,910,000	\$3,386,790	-43.60%	\$30,389,400	\$25,721,690	18.15%
Average Sell Price / Unit	\$636,667	\$846,698	-24.81%	\$675,320	\$676,887	-0.23%
Median Sell Price	\$605,000			\$634,900		
Sell Price / List Price	100.37%	104.18%		98.14%	100.42%	
Days to Sell	17	41	-58.54%	46	38	21.05%
Active Listings	17	10				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	11	4	175.00%	58	56	3.57%
Units Reported Sold	0	1	-100.00%	21	12	75.00%
Sell / List Ratio	0.00%	25.00%		36.21%	21.43%	
Reported Sales Dollars	\$0	\$315,000	-100.00%	\$7,750,725	\$5,248,500	47.68%
Average Sell Price / Unit		\$315,000	-100.00%	\$369,082	\$437,375	-15.61%
Median Sell Price				\$342,500		
Sell Price / List Price		86.30%		97.08%	96.71%	
Days to Sell		151	-100.00%	60	41	46.34%
Active Listings	27	21				

Gabriola - Cumulative Residential Average Single Family Detached Sale Price





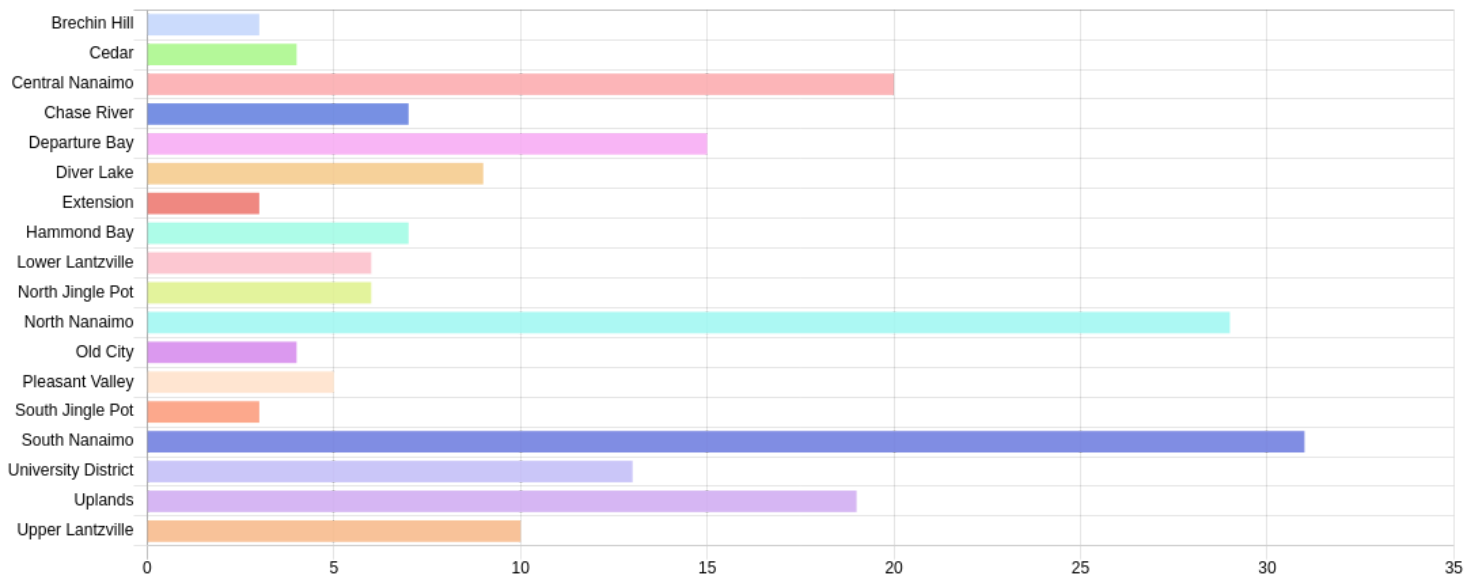
Single Family Detached Sales Analysis

Unconditional Sales from January 1 to March 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	1	0	0	1	0	0	3
Cedar	0	0	0	0	0	0	0	0	0	0	1	0	1	2	4
Central Nanaimo	0	0	0	0	0	0	1	0	9	1	9	0	0	0	20
Chase River	0	0	0	0	0	0	0	0	1	1	4	0	1	0	7
Departure Bay	0	0	0	0	0	0	0	0	0	4	3	2	3	3	15
Diver Lake	0	0	0	0	0	0	0	0	0	1	3	3	1	1	9
Extension	0	0	0	0	0	0	1	0	1	0	1	0	0	0	3
Hammond Bay	0	0	0	0	0	0	0	0	0	1	0	0	1	5	7
Lower Lantzville	0	0	0	0	0	0	0	0	1	1	3	0	0	1	6
North Jingle Pot	0	0	0	0	0	0	0	0	0	0	0	0	0	6	6
North Nanaimo	0	0	0	0	0	0	0	0	0	0	5	5	7	12	29
Old City	0	0	0	0	0	0	0	0	2	0	2	0	0	0	4
Pleasant Valley	0	0	0	0	0	0	0	0	1	1	2	1	0	0	5
South Jingle Pot	0	0	0	0	0	0	0	0	0	0	2	1	0	0	3
South Nanaimo	0	0	0	0	0	0	2	2	6	9	3	4	5	0	31
University District	0	0	0	0	0	0	0	0	1	5	2	1	1	3	13
Uplands	0	0	0	0	0	0	0	0	2	7	6	2	2	0	19
Upper Lantzville	0	0	0	0	0	0	0	0	0	0	0	2	0	8	10
Totals	0	0	0	0	0	0	4	3	25	31	46	22	22	41	194

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to March 31, 2024



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

Copyright © 2024 Vancouver Island Real Estate Board. All rights reserved. Information presented here is for general interest only. No guarantees apply. See your REALTOR® for specific information. Trademarks are owned or controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and/or the quality of services they provide (MLS®).