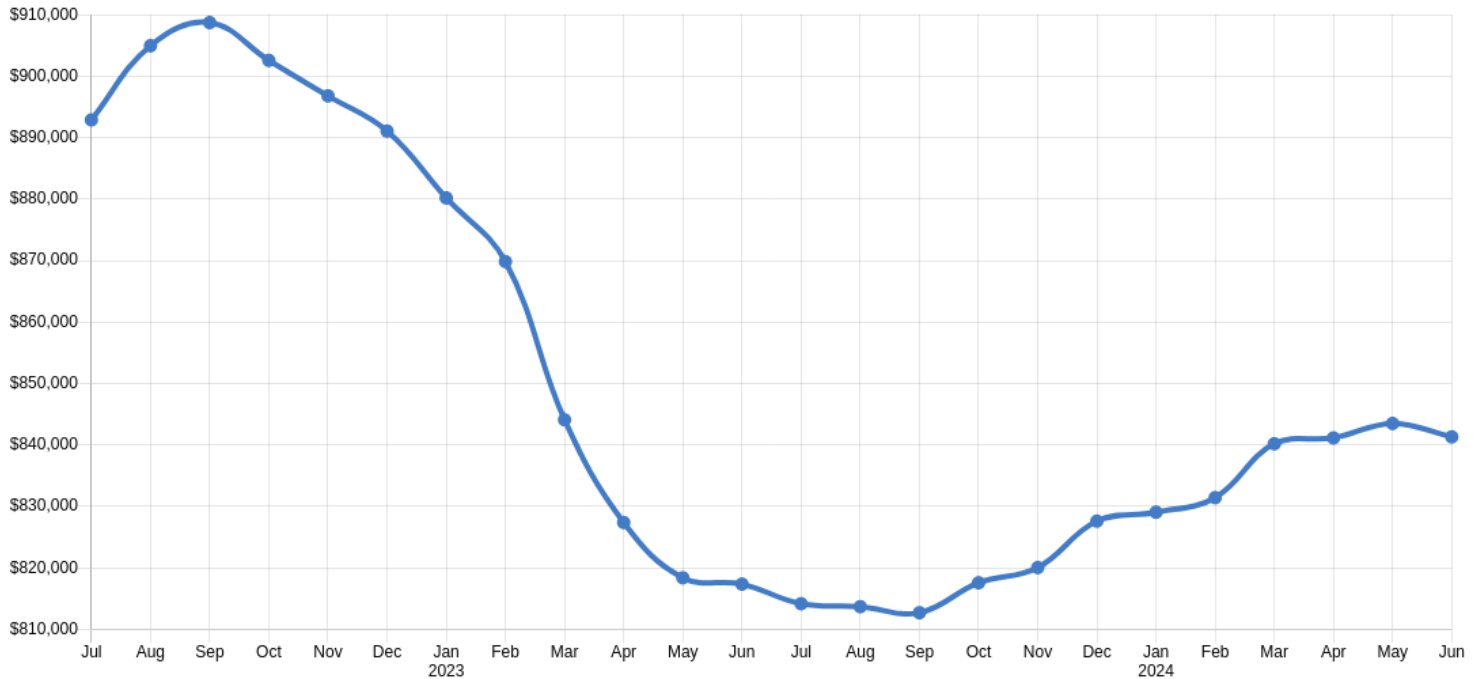


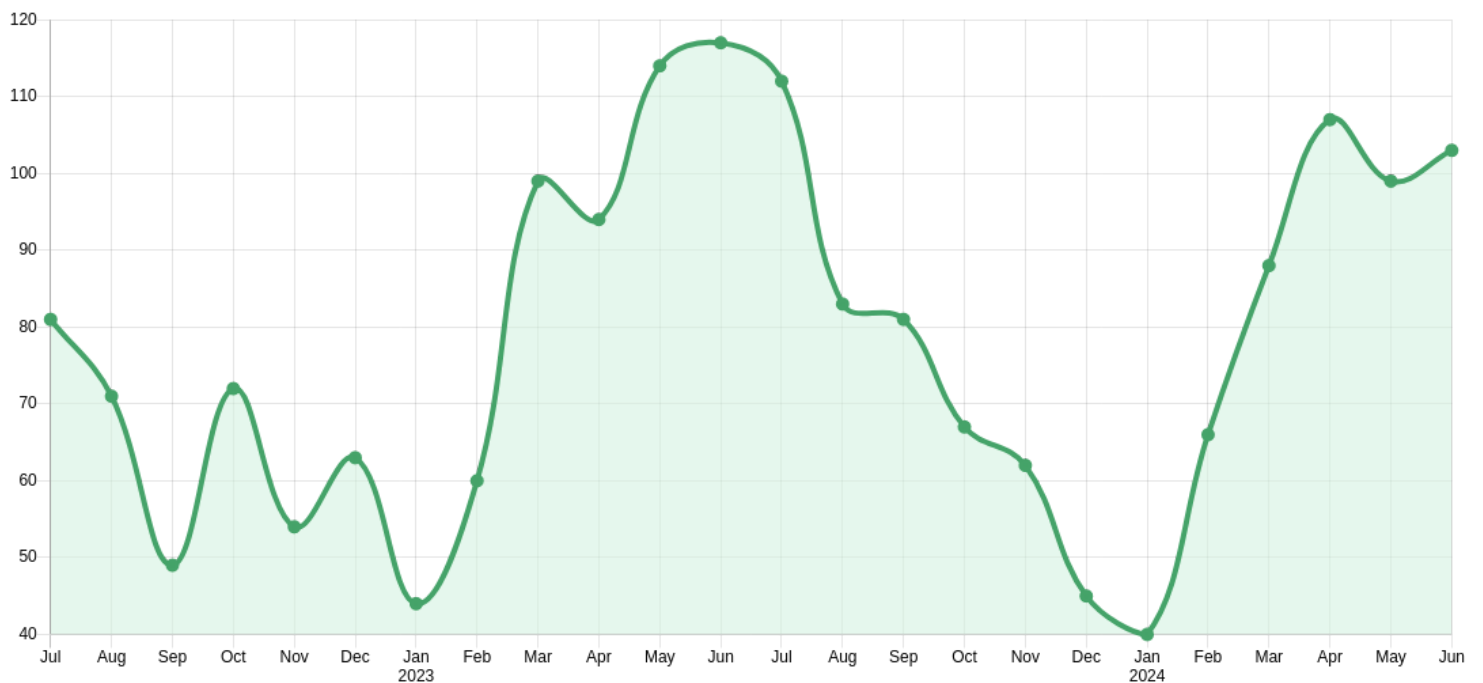


Cumulative Residential Average Single Family Detached Sale Price



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	202	193	4.66%	1,920	1,776	8.11%
Units Reported Sold	103	117	-11.97%	953	918	3.81%
Sell / List Ratio	50.99%	60.62%		49.64%	51.69%	
Reported Sales Dollars	\$88,687,513	\$102,570,544	-13.54%	\$801,787,107	\$750,348,732	6.86%
Average Sell Price / Unit	\$861,044	\$876,671	-1.78%	\$841,330	\$817,373	2.93%
Median Sell Price	\$834,900			\$799,500		
Sell Price / List Price	97.73%	99.81%		97.96%	98.35%	
Days to Sell	32	24	33.33%	35	37	-5.41%
Active Listings	390	280				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	90	54	66.67%	646	462	39.83%
Units Reported Sold	35	42	-16.67%	286	242	18.18%
Sell / List Ratio	38.89%	77.78%		44.27%	52.38%	
Reported Sales Dollars	\$14,843,850	\$19,852,700	-25.23%	\$123,525,423	\$104,800,923	17.87%
Average Sell Price / Unit	\$424,110	\$472,683	-10.28%	\$431,907	\$433,062	-0.27%
Median Sell Price	\$405,000			\$410,000		
Sell Price / List Price	97.90%	98.90%		98.34%	97.97%	
Days to Sell	51	33	54.55%	41	36	13.89%
Active Listings	161	90				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	47	42	11.90%	415	367	13.08%
Units Reported Sold	28	29	-3.45%	240	180	33.33%
Sell / List Ratio	59.57%	69.05%		57.83%	49.05%	
Reported Sales Dollars	\$15,988,450	\$15,374,300	3.99%	\$139,340,636	\$98,601,411	41.32%
Average Sell Price / Unit	\$571,016	\$530,148	7.71%	\$580,586	\$547,786	5.99%
Median Sell Price	\$575,000			\$579,950		
Sell Price / List Price	98.77%	98.71%		98.64%	98.40%	
Days to Sell	31	31	0.00%	42	39	7.69%
Active Listings	85	62				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	21	19	10.53%	240	196	22.45%
Units Reported Sold	8	8	0.00%	43	36	19.44%
Sell / List Ratio	38.10%	42.11%		17.92%	18.37%	
Reported Sales Dollars	\$4,764,800	\$3,938,750	20.97%	\$20,822,900	\$17,940,850	16.06%
Average Sell Price / Unit	\$595,600	\$492,344	20.97%	\$484,253	\$498,357	-2.83%
Median Sell Price	\$621,250			\$400,000		
Sell Price / List Price	96.68%	97.14%		95.27%	95.31%	
Days to Sell	154	60	156.67%	104	52	100.00%
Active Listings	106	72				

Gabriola - Comparative Activity by Property Type

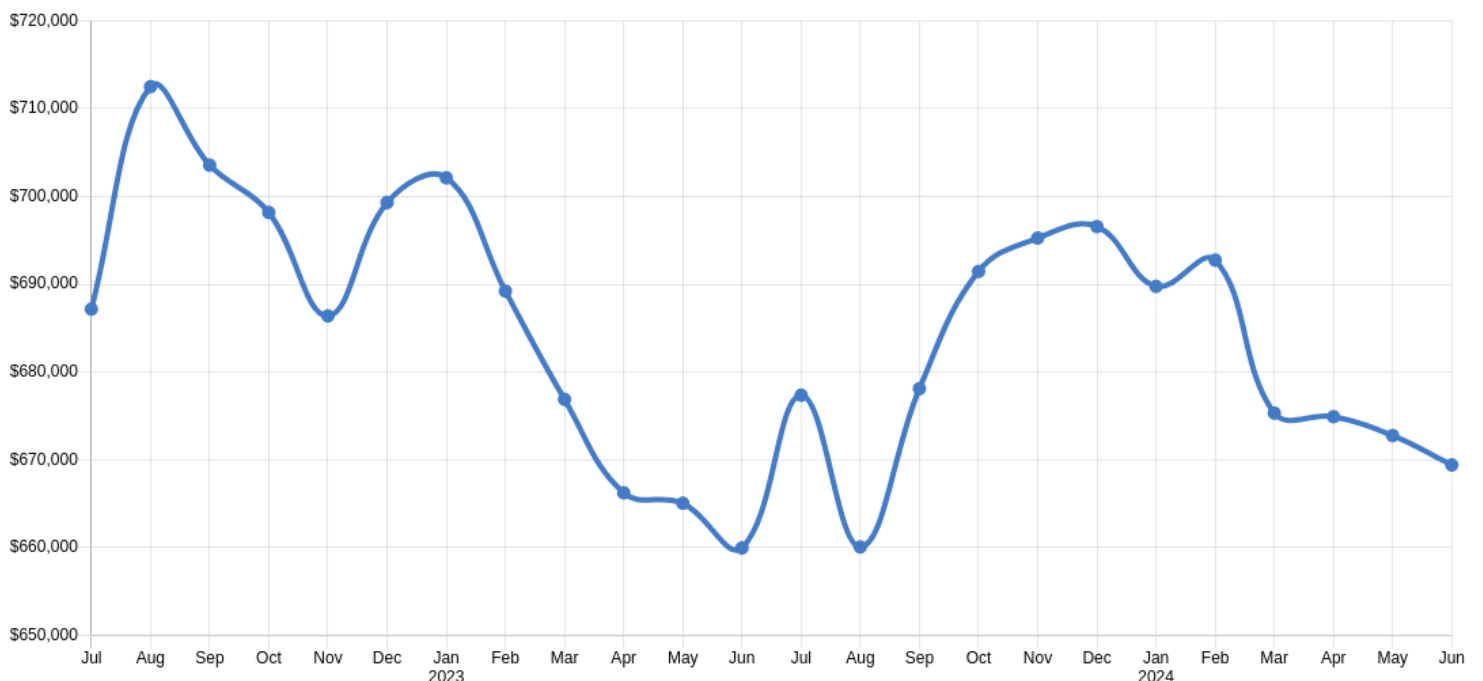
Single Family Detached

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	6	7	-14.29%	81	59	37.29%
Units Reported Sold	4	6	-33.33%	48	40	20.00%
Sell / List Ratio	66.67%	85.71%		59.26%	67.80%	
Reported Sales Dollars	\$2,763,900	\$4,269,600	-35.27%	\$32,131,975	\$26,398,790	21.72%
Average Sell Price / Unit	\$690,975	\$711,600	-2.90%	\$669,416	\$659,970	1.43%
Median Sell Price	\$706,950			\$647,500		
Sell Price / List Price	99.53%	99.02%		98.16%	98.76%	
Days to Sell	39	106	-63.21%	47	53	-11.32%
Active Listings	14	12				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	3	5	-40.00%	57	52	9.62%
Units Reported Sold	2	4	-50.00%	20	19	5.26%
Sell / List Ratio	66.67%	80.00%		35.09%	36.54%	
Reported Sales Dollars	\$672,000	\$1,446,500	-53.54%	\$7,345,033	\$6,957,250	5.57%
Average Sell Price / Unit	\$336,000	\$361,625	-7.09%	\$367,252	\$366,171	0.30%
Median Sell Price	\$336,000			\$324,500		
Sell Price / List Price	101.05%	98.27%		96.74%	95.73%	
Days to Sell	21	41	-48.78%	57	66	-13.64%
Active Listings	27	26				

Gabriola - Cumulative Residential Average Single Family Detached Sale Price



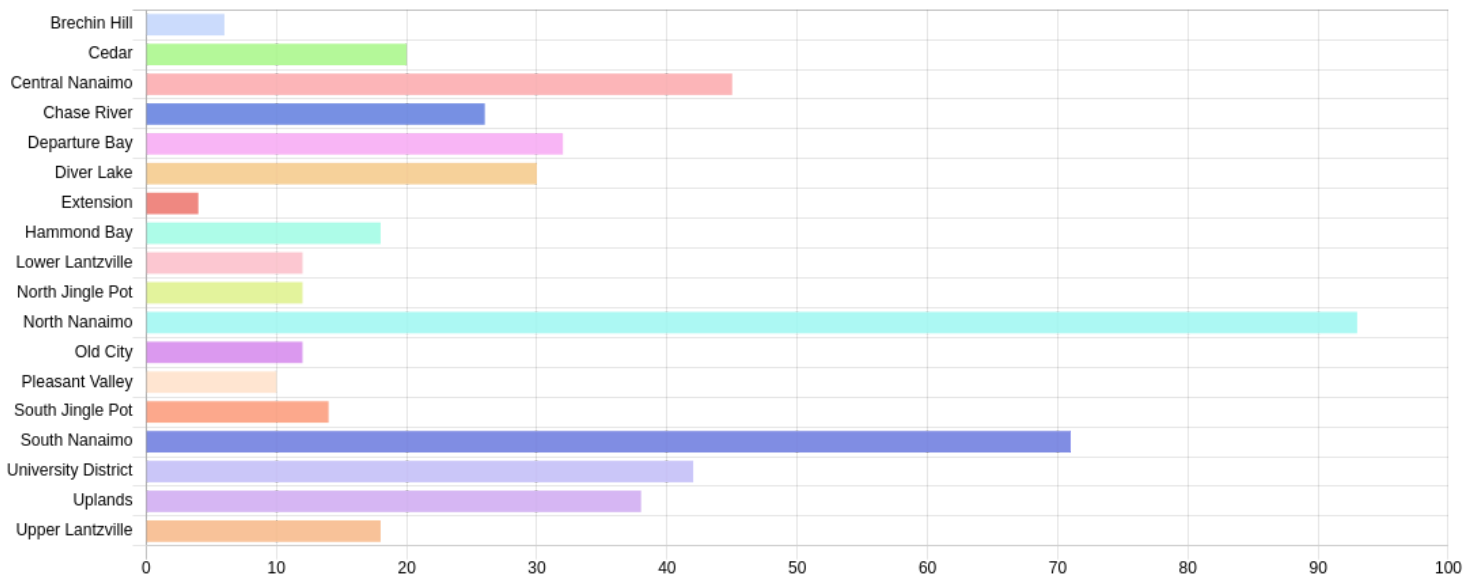
Single Family Detached Sales Analysis

Unconditional Sales from January 1 to June 30, 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	1	2	1	0	6
Cedar	0	0	0	0	0	1	0	0	2	5	6	0	3	3	20
Central Nanaimo	0	0	0	0	0	0	1	0	16	11	15	2	0	0	45
Chase River	0	0	0	0	0	0	0	0	2	4	8	7	3	2	26
Departure Bay	0	0	0	0	0	0	0	0	0	6	8	4	7	7	32
Diver Lake	0	0	0	0	0	0	0	0	1	7	5	5	11	1	30
Extension	0	0	0	0	0	0	1	0	1	1	1	0	0	0	4
Hammond Bay	0	0	0	0	0	0	0	0	0	1	0	5	2	10	18
Lower Lantzville	0	0	0	0	0	0	0	0	1	3	3	0	2	3	12
North Jingle Pot	0	0	0	0	0	0	0	0	0	1	0	0	1	10	12
North Nanaimo	0	0	0	0	0	0	0	0	4	3	12	18	17	39	93
Old City	0	0	0	0	0	0	1	0	2	1	4	3	1	0	12
Pleasant Valley	0	0	0	0	0	0	0	0	1	1	4	2	0	2	10
South Jingle Pot	0	0	0	0	0	0	0	0	1	0	4	2	1	6	14
South Nanaimo	0	0	0	0	0	0	7	3	11	18	12	11	8	1	71
University District	0	0	0	0	0	0	0	0	8	16	5	4	4	5	42
Uplands	0	0	0	0	0	0	0	0	2	13	11	5	6	1	38
Upper Lantzville	0	0	0	0	0	0	0	0	0	0	0	7	0	11	18
Totals	0	0	0	0	0	1	10	4	53	91	99	77	67	101	503

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to June 30, 2024





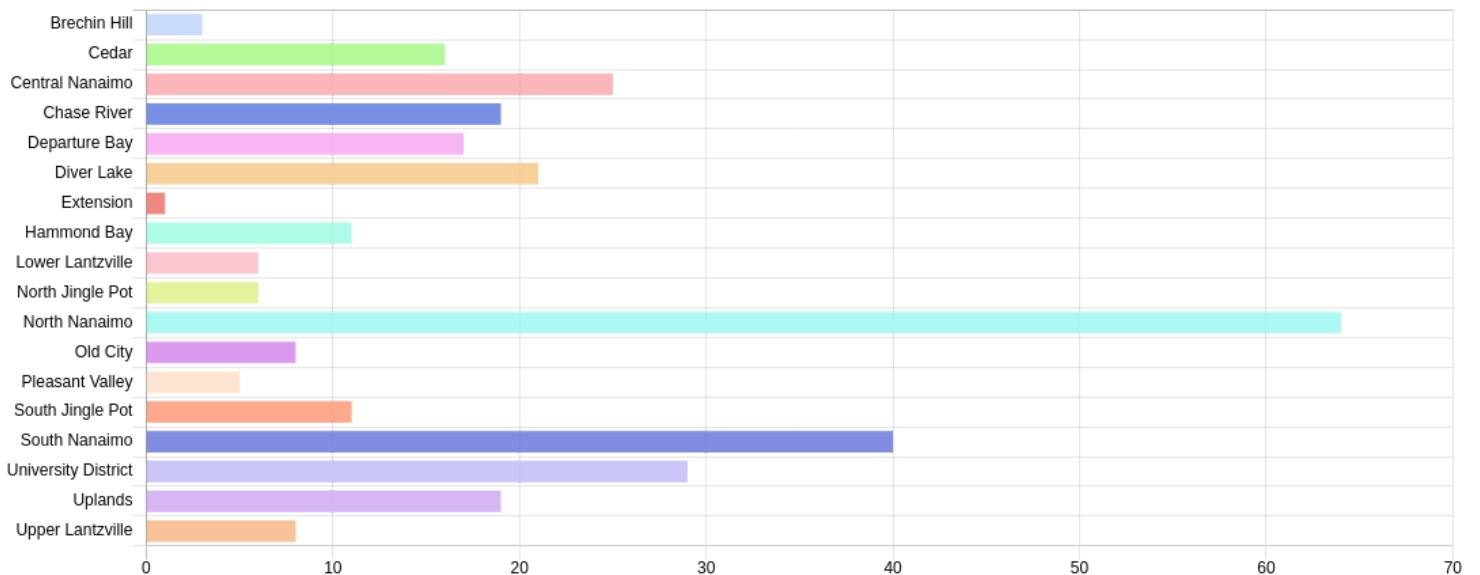
Second Quarter - Single Family Detached Sales Analysis

Unconditional Sales from April 1 to June 30, 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	0	0	0	1	1	1	0	3
Cedar	0	0	0	0	0	1	0	0	2	5	5	0	2	1	16
Central Nanaimo	0	0	0	0	0	0	0	0	7	10	6	2	0	0	25
Chase River	0	0	0	0	0	0	0	0	1	3	4	7	2	2	19
Departure Bay	0	0	0	0	0	0	0	0	0	2	5	2	4	4	17
Diver Lake	0	0	0	0	0	0	0	0	1	6	2	2	10	0	21
Extension	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
Hammond Bay	0	0	0	0	0	0	0	0	0	0	0	5	1	5	11
Lower Lantzville	0	0	0	0	0	0	0	0	0	2	0	0	2	2	6
North Jingle Pot	0	0	0	0	0	0	0	0	0	1	0	0	1	4	6
North Nanaimo	0	0	0	0	0	0	0	0	4	3	7	13	10	27	64
Old City	0	0	0	0	0	0	1	0	0	1	2	3	1	0	8
Pleasant Valley	0	0	0	0	0	0	0	0	0	0	2	1	0	2	5
South Jingle Pot	0	0	0	0	0	0	0	0	1	0	2	1	1	6	11
South Nanaimo	0	0	0	0	0	0	5	1	5	9	9	7	3	1	40
University District	0	0	0	0	0	0	0	0	7	11	3	3	3	2	29
Uplands	0	0	0	0	0	0	0	0	0	6	5	3	4	1	19
Upper Lantzville	0	0	0	0	0	0	0	0	0	0	0	5	0	3	8
Totals	0	0	0	0	0	1	6	1	28	60	53	55	45	60	309

Second Quarter - Single Family Detached Sales by Sub Area

Unconditional Sales from April 1 to June 30, 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®).