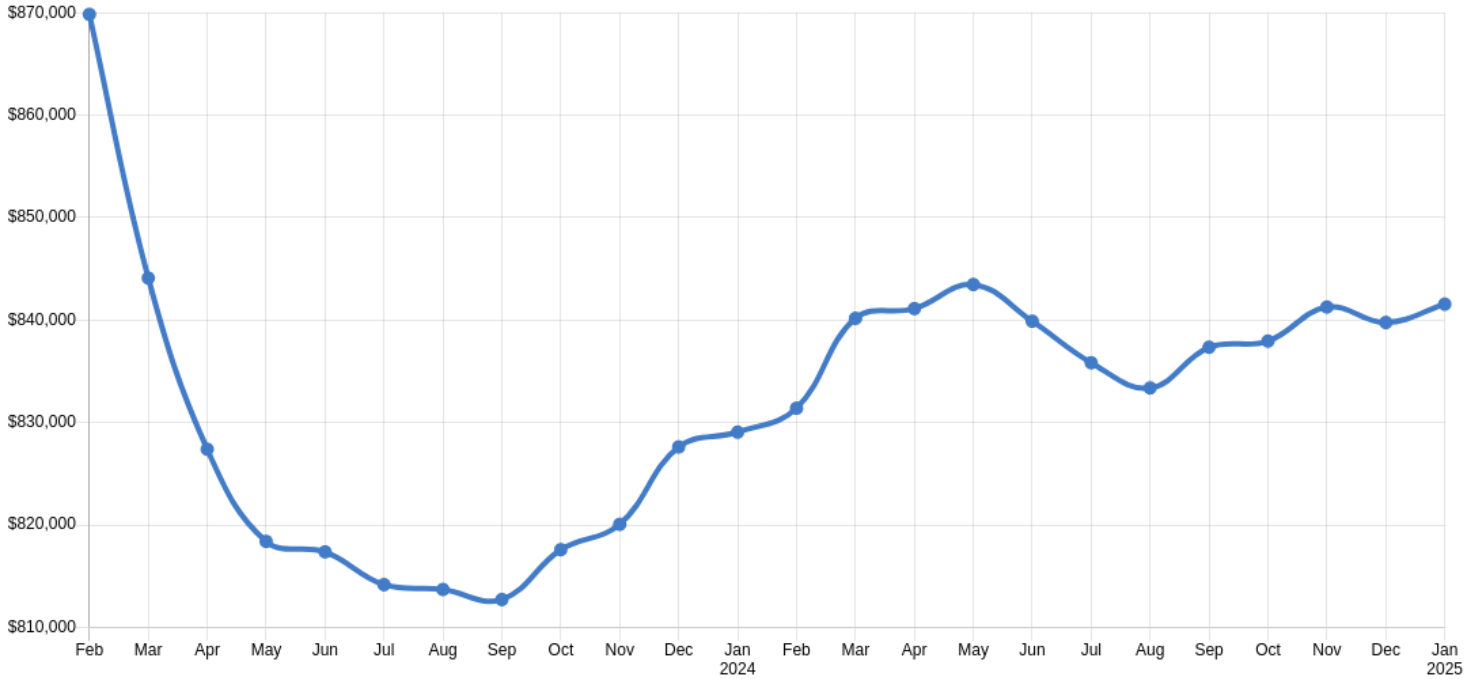


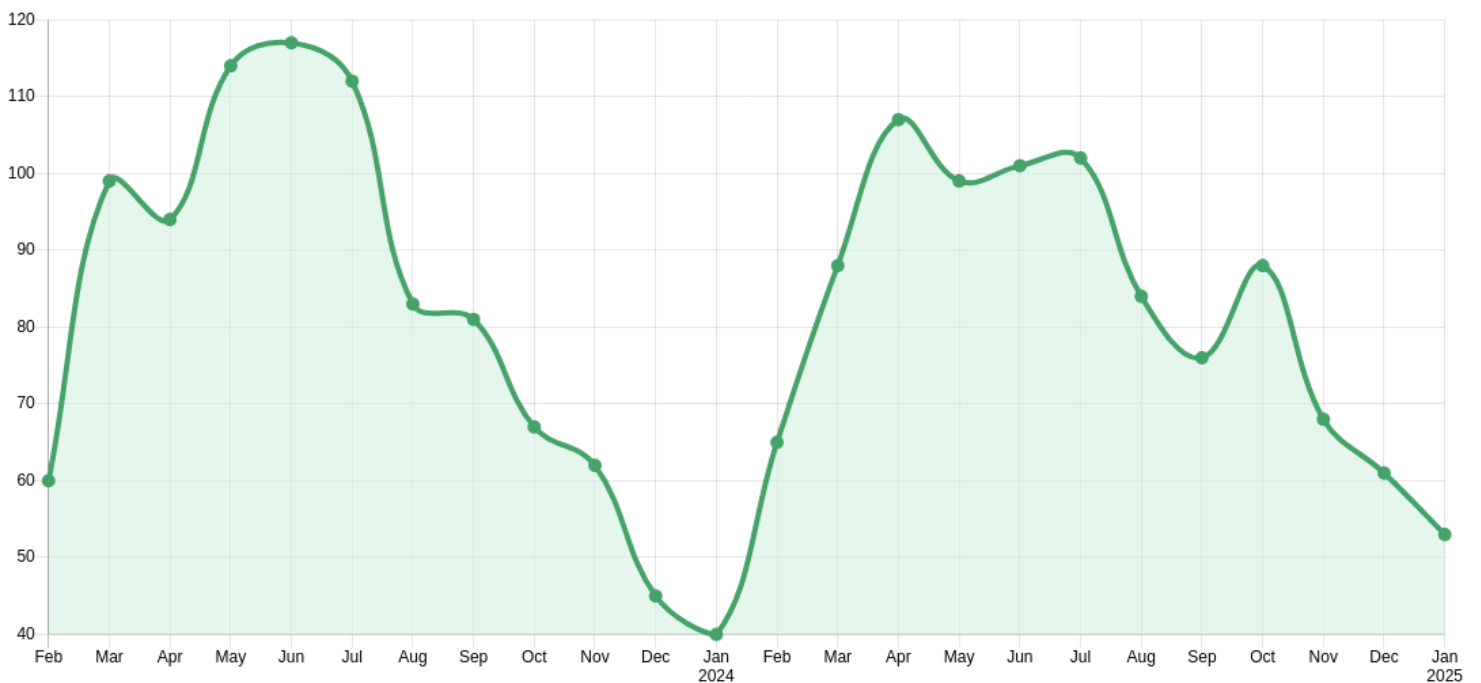


## Cumulative Residential Average Single Family Detached Sale Price



**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	109	107	1.87%	1,936	1,692	14.42%
Units Reported Sold	53	40	32.50%	992	974	1.85%
Sell / List Ratio	48.62%	37.38%		51.24%	57.57%	
Reported Sales Dollars	\$44,966,918	\$32,271,384	39.34%	\$834,825,219	\$807,508,395	3.38%
Average Sell Price / Unit	\$848,432	\$806,785	5.16%	\$841,558	\$829,064	1.51%
Median Sell Price	\$820,000			\$799,950		
Sell Price / List Price	97.36%	97.90%		98.04%	98.41%	
Days to Sell	68	38	78.95%	41	35	17.14%
Active Listings	201	197				

### Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	39	41	-4.88%	616	540	14.07%
Units Reported Sold	11	15	-26.67%	277	279	-0.72%
Sell / List Ratio	28.21%	36.59%		44.97%	51.67%	
Reported Sales Dollars	\$4,754,500	\$6,105,750	-22.13%	\$123,249,070	\$123,492,350	-0.20%
Average Sell Price / Unit	\$432,227	\$407,050	6.19%	\$444,942	\$442,625	0.52%
Median Sell Price	\$408,000			\$417,000		
Sell Price / List Price	96.85%	97.21%		97.87%	98.41%	
Days to Sell	65	67	-2.99%	49	38	28.95%
Active Listings	84	80				

### Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	29	23	26.09%	423	365	15.89%
Units Reported Sold	11	9	22.22%	250	225	11.11%
Sell / List Ratio	37.93%	39.13%		59.10%	61.64%	
Reported Sales Dollars	\$6,360,100	\$5,581,900	13.94%	\$139,806,786	\$128,660,600	8.66%
Average Sell Price / Unit	\$578,191	\$620,211	-6.78%	\$559,227	\$571,825	-2.20%
Median Sell Price	\$519,900			\$547,000		
Sell Price / List Price	98.62%	97.68%		98.46%	98.68%	
Days to Sell	65	42	54.76%	44	38	15.79%
Active Listings	39	52				

### Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	31	16	93.75%	229	229	0.00%
Units Reported Sold	7	3	133.33%	53	40	32.50%
Sell / List Ratio	22.58%	18.75%		23.14%	17.47%	
Reported Sales Dollars	\$3,794,500	\$1,621,000	134.08%	\$31,995,900	\$17,840,750	79.34%
Average Sell Price / Unit	\$542,071	\$540,333	0.32%	\$603,696	\$446,019	35.35%
Median Sell Price	\$530,000			\$525,000		
Sell Price / List Price	97.63%	96.04%		94.62%	98.98%	
Days to Sell	156	72	116.67%	119	58	105.17%
Active Listings	94	84				

## 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	3	6	-50.00%	62	74	-16.22%
Units Reported Sold	3	3	0.00%	45	44	2.27%
Sell / List Ratio	100.00%	50.00%		72.58%	59.46%	
Reported Sales Dollars	\$2,026,620	\$1,693,500	19.67%	\$29,976,895	\$30,349,190	-1.23%
Average Sell Price / Unit	\$675,540	\$564,500	19.67%	\$666,153	\$689,754	-3.42%
Median Sell Price	\$716,620			\$675,000		
Sell Price / List Price	97.90%	94.56%		97.65%	98.89%	
Days to Sell	92	112	-17.86%	56	47	19.15%
Active Listings	9	12				

### Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	2	2	0.00%	62	44	40.91%
Units Reported Sold	1	0		26	21	23.81%
Sell / List Ratio	50.00%	0.00%		41.94%	47.73%	
Reported Sales Dollars	\$500,000	\$0		\$9,430,558	\$7,338,725	28.50%
Average Sell Price / Unit	\$500,000			\$362,714	\$349,463	3.79%
Median Sell Price	\$500,000			\$324,500		
Sell Price / List Price	100.00%			96.04%	96.26%	
Days to Sell	238			97	65	49.23%
Active Listings	22	14				

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





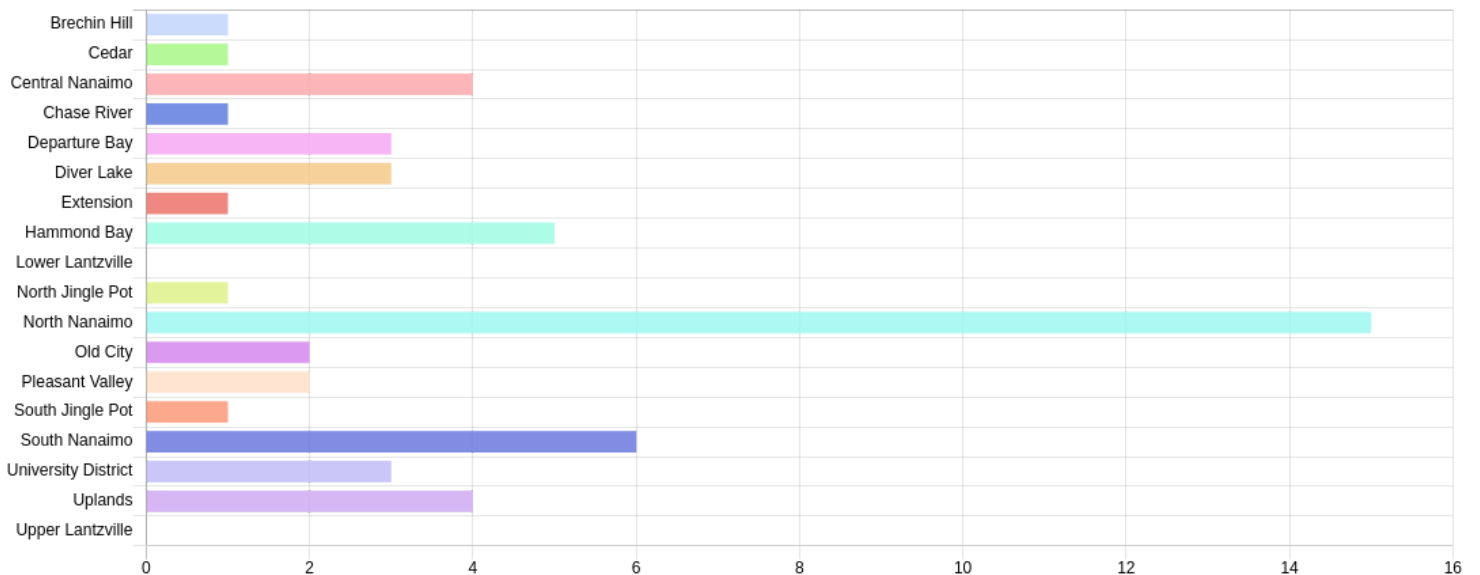
## Single Family Detached Sales Analysis

Unconditional Sales from January 1 to January 31, 2025

	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	0	1	0	0	0	0	0	0	0	0	1
Cedar	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1
Central Nanaimo	0	0	0	0	0	2	2	0	0	0	0	0	0	0	4
Chase River	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
Departure Bay	0	0	0	0	1	1	0	0	0	0	0	0	0	1	3
Diver Lake	0	0	0	0	1	0	2	0	0	0	0	0	0	0	3
Extension	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
Hammond Bay	0	0	0	0	1	0	0	1	3	0	0	0	0	0	5
Lower Lantzville	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North Jingle Pot	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
North Nanaimo	0	0	0	0	0	1	2	4	3	3	2	0	0	0	15
Old City	0	0	0	0	1	0	1	0	0	0	0	0	0	0	2
Pleasant Valley	0	0	0	0	0	0	1	1	0	0	0	0	0	0	2
South Jingle Pot	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
South Nanaimo	0	0	0	0	0	1	0	2	3	0	0	0	0	0	6
University District	0	0	0	0	1	0	0	1	1	0	0	0	0	0	3
Uplands	0	0	0	0	0	0	3	1	0	0	0	0	0	0	4
Upper Lantzville	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Totals	0	0	0	1	5	7	12	10	10	5	2	0	0	1	53

## Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to January 31, 2025



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

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