

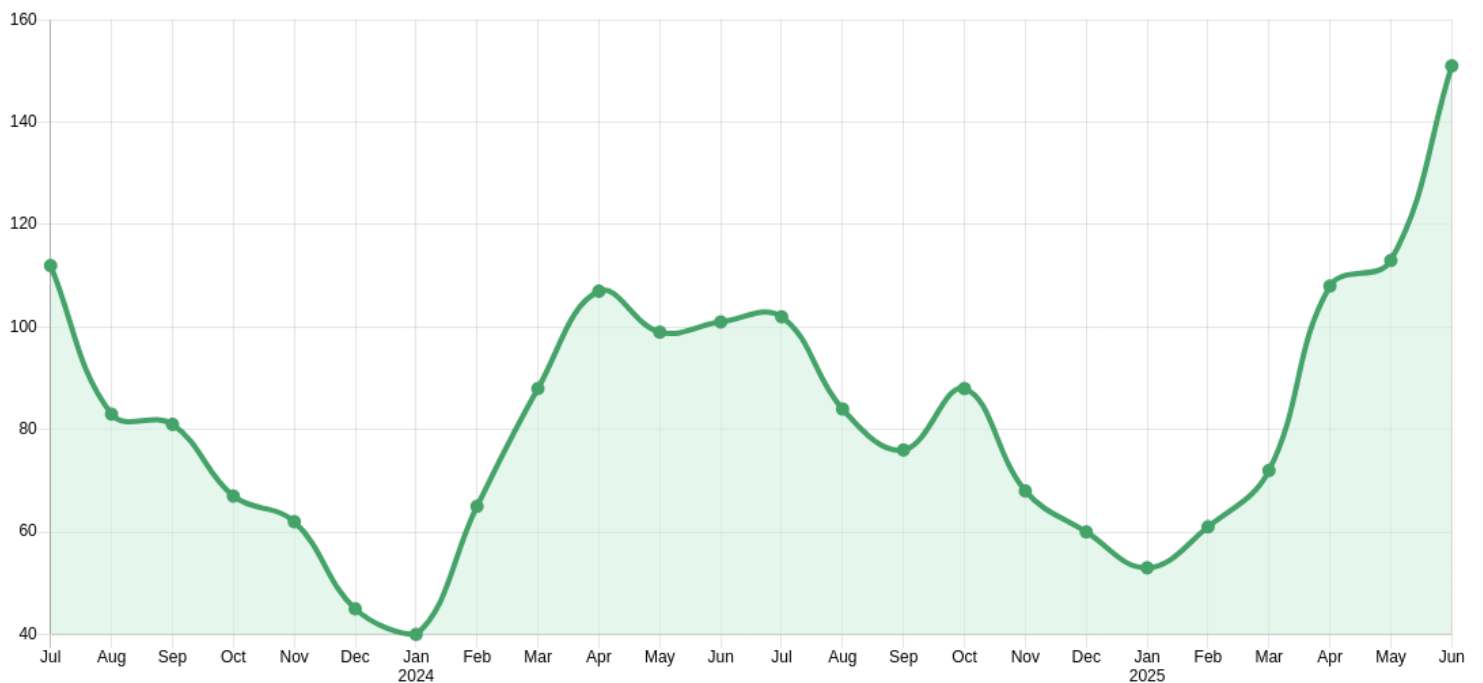


Cumulative Residential Average Single Family Detached Sale Price



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	227	202	12.38%	1,979	1,921	3.02%
Units Reported Sold	151	101	49.50%	1,036	950	9.05%
Sell / List Ratio	66.52%	50.00%		52.35%	49.45%	
Reported Sales Dollars	\$128,054,601	\$85,671,513	49.47%	\$878,043,737	\$797,896,107	10.04%
Average Sell Price / Unit	\$848,044	\$848,233	-0.02%	\$847,533	\$839,891	0.91%
Median Sell Price	\$800,650			\$815,000		
Sell Price / List Price	98.38%	97.96%		98.18%	97.98%	
Days to Sell	31	32	-3.12%	41	34	20.59%
Active Listings	403	390				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	51	90	-43.33%	598	646	-7.43%
Units Reported Sold	25	35	-28.57%	308	277	11.19%
Sell / List Ratio	49.02%	38.89%		51.51%	42.88%	
Reported Sales Dollars	\$10,406,295	\$14,843,850	-29.89%	\$139,246,995	\$118,756,113	17.25%
Average Sell Price / Unit	\$416,252	\$424,110	-1.85%	\$452,101	\$428,722	5.45%
Median Sell Price	\$425,000			\$429,950		
Sell Price / List Price	97.81%	97.90%		98.51%	98.10%	
Days to Sell	39	51	-23.53%	50	41	21.95%
Active Listings	115	161				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	47	47	0.00%	403	415	-2.89%
Units Reported Sold	25	28	-10.71%	247	239	3.35%
Sell / List Ratio	53.19%	59.57%		61.29%	57.59%	
Reported Sales Dollars	\$13,776,175	\$15,988,450	-13.84%	\$136,714,760	\$138,956,636	-1.61%
Average Sell Price / Unit	\$551,047	\$571,016	-3.50%	\$553,501	\$581,409	-4.80%
Median Sell Price	\$525,000			\$530,000		
Sell Price / List Price	98.83%	98.77%		98.44%	98.64%	
Days to Sell	36	31	16.13%	39	42	-7.14%
Active Listings	84	85				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	14	21	-33.33%	220	240	-8.33%
Units Reported Sold	2	8	-75.00%	47	43	9.30%
Sell / List Ratio	14.29%	38.10%		21.36%	17.92%	
Reported Sales Dollars	\$955,895	\$4,764,800	-79.94%	\$27,038,340	\$20,822,900	29.85%
Average Sell Price / Unit	\$477,948	\$595,600	-19.75%	\$575,284	\$484,253	18.80%
Median Sell Price	\$477,948			\$500,000		
Sell Price / List Price	101.17%	96.68%		94.85%	95.27%	
Days to Sell	182	147	23.81%	107	103	3.88%
Active Listings	125	106				

Gabriola - Comparative Activity by Property Type

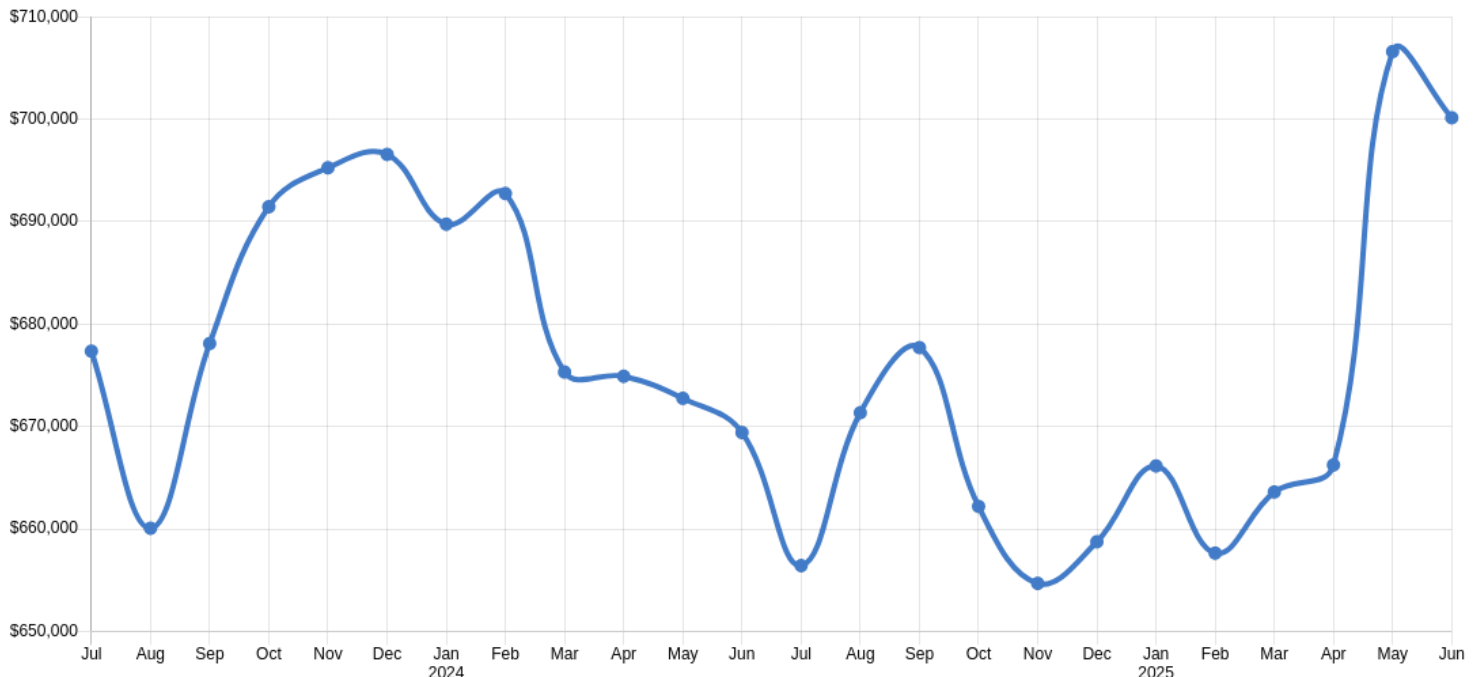
Single Family Detached

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	13	7	85.71%	74	81	-8.64%
Units Reported Sold	9	4	125.00%	41	48	-14.58%
Sell / List Ratio	69.23%	57.14%		55.41%	59.26%	
Reported Sales Dollars	\$6,032,000	\$2,763,900	118.24%	\$28,705,831	\$32,131,975	-10.66%
Average Sell Price / Unit	\$670,222	\$690,975	-3.00%	\$700,142	\$669,416	4.59%
Median Sell Price	\$677,000			\$705,000		
Sell Price / List Price	95.13%	99.53%		96.72%	98.16%	
Days to Sell	45	39	15.38%	48	47	2.13%
Active Listings	24	14				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	5	3	66.67%	47	57	-17.54%
Units Reported Sold	2	2	0.00%	26	19	36.84%
Sell / List Ratio	40.00%	66.67%		55.32%	33.33%	
Reported Sales Dollars	\$1,035,000	\$672,000	54.02%	\$9,307,500	\$6,630,033	40.38%
Average Sell Price / Unit	\$517,500	\$336,000	54.02%	\$357,981	\$348,949	2.59%
Median Sell Price	\$517,500			\$322,500		
Sell Price / List Price	95.48%	101.05%		95.76%	96.88%	
Days to Sell	31	21	47.62%	114	55	107.27%
Active Listings	25	27				

Gabriola - Cumulative Residential Average Single Family Detached Sale Price



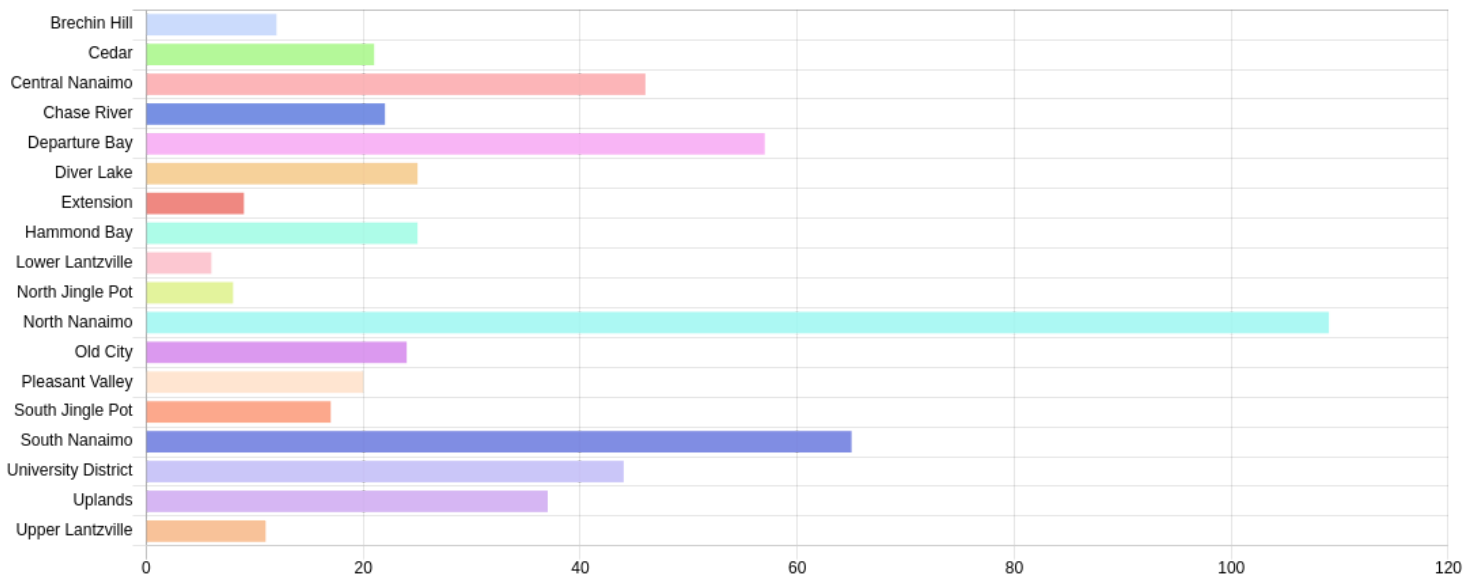
Single Family Detached Sales Analysis

Unconditional Sales from January 1 to June 30, 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	6	2	2	0	2	0	0	0	0	12
Cedar	0	0	0	0	2	1	5	2	6	3	1	1	0	0	21
Central Nanaimo	0	1	0	2	9	15	11	7	0	1	0	0	0	0	46
Chase River	0	0	0	0	0	4	5	5	5	2	1	0	0	0	22
Departure Bay	0	0	0	0	5	7	13	13	3	12	1	1	0	2	57
Diver Lake	0	0	0	0	2	2	9	7	2	3	0	0	0	0	25
Extension	0	0	0	1	0	1	3	3	0	0	1	0	0	0	9
Hammond Bay	0	0	0	0	1	2	1	4	6	6	4	1	0	0	25
Lower Lantzville	0	0	0	0	0	0	1	2	2	1	0	0	0	0	6
North Jingle Pot	0	0	0	0	0	0	2	1	0	4	1	0	0	0	8
North Nanaimo	0	0	0	0	0	2	17	26	27	26	10	1	0	0	109
Old City	0	1	0	2	9	4	4	1	1	2	0	0	0	0	24
Pleasant Valley	0	0	0	0	1	3	4	9	3	0	0	0	0	0	20
South Jingle Pot	0	0	0	0	0	0	3	6	3	5	0	0	0	0	17
South Nanaimo	0	1	3	4	5	12	16	8	11	5	0	0	0	0	65
University District	0	1	0	1	6	7	7	7	8	6	1	0	0	0	44
Uplands	0	0	0	0	1	6	16	7	6	1	0	0	0	0	37
Upper Lantzville	0	0	0	0	0	0	1	2	2	1	5	0	0	0	11
Totals	0	4	3	10	41	72	120	112	85	80	25	4	0	2	558

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to June 30, 2025





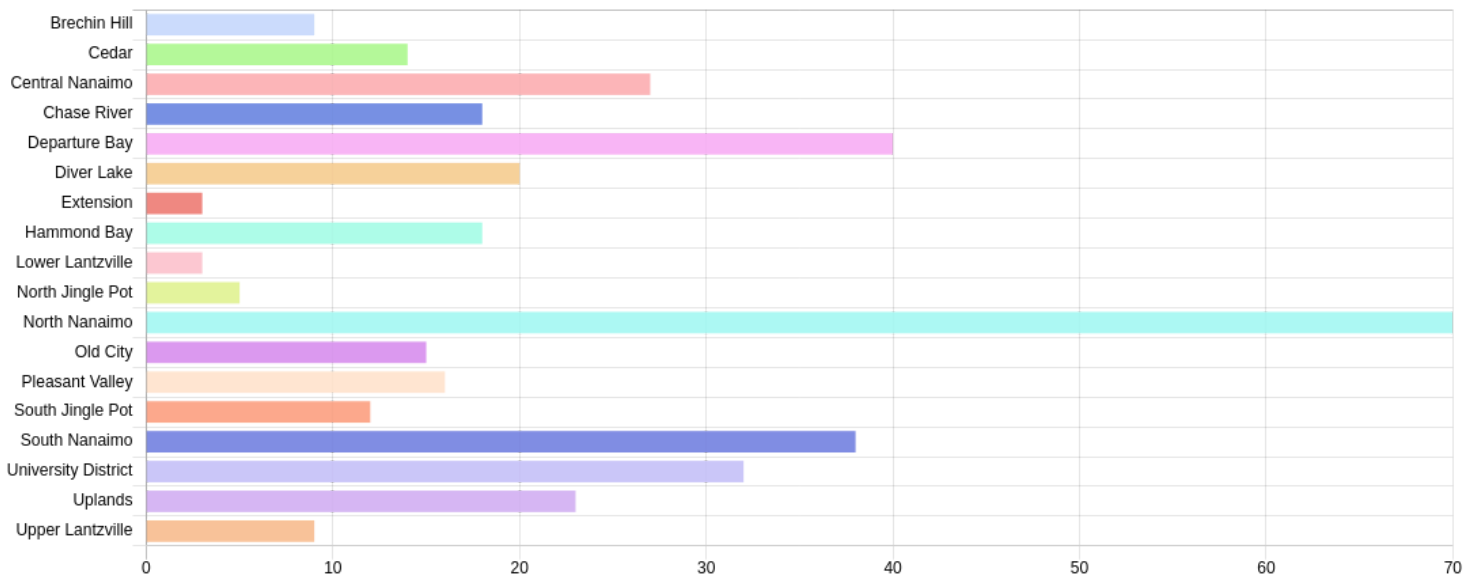
Second Quarter - Single Family Detached Sales Analysis

Unconditional Sales from April 1 to June 30, 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	5	2	2	0	0	0	0	0	0	9
Cedar	0	0	0	0	2	1	3	2	3	2	0	1	0	0	14
Central Nanaimo	0	0	0	2	7	7	7	3	0	1	0	0	0	0	27
Chase River	0	0	0	0	0	3	3	4	5	2	1	0	0	0	18
Departure Bay	0	0	0	0	4	4	12	6	2	11	0	0	0	1	40
Diver Lake	0	0	0	0	1	2	7	5	2	3	0	0	0	0	20
Extension	0	0	0	0	0	1	1	0	0	0	1	0	0	0	3
Hammond Bay	0	0	0	0	0	2	0	2	3	6	4	1	0	0	18
Lower Lantzville	0	0	0	0	0	0	0	1	1	1	0	0	0	0	3
North Jingle Pot	0	0	0	0	0	0	2	1	0	1	1	0	0	0	5
North Nanaimo	0	0	0	0	0	1	7	16	18	21	6	1	0	0	70
Old City	0	0	0	2	5	4	3	1	0	0	0	0	0	0	15
Pleasant Valley	0	0	0	0	0	3	3	8	2	0	0	0	0	0	16
South Jingle Pot	0	0	0	0	0	0	3	6	2	1	0	0	0	0	12
South Nanaimo	0	1	2	3	3	7	12	3	5	2	0	0	0	0	38
University District	0	0	0	1	4	7	5	5	5	4	1	0	0	0	32
Uplands	0	0	0	0	0	6	9	5	2	1	0	0	0	0	23
Upper Lantzville	0	0	0	0	0	0	1	1	1	1	5	0	0	0	9
Totals	0	1	2	8	26	53	80	71	51	57	19	3	0	1	372

Second Quarter - Single Family Detached Sales by Sub Area

Unconditional Sales from April 1 to June 30, 2025



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

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