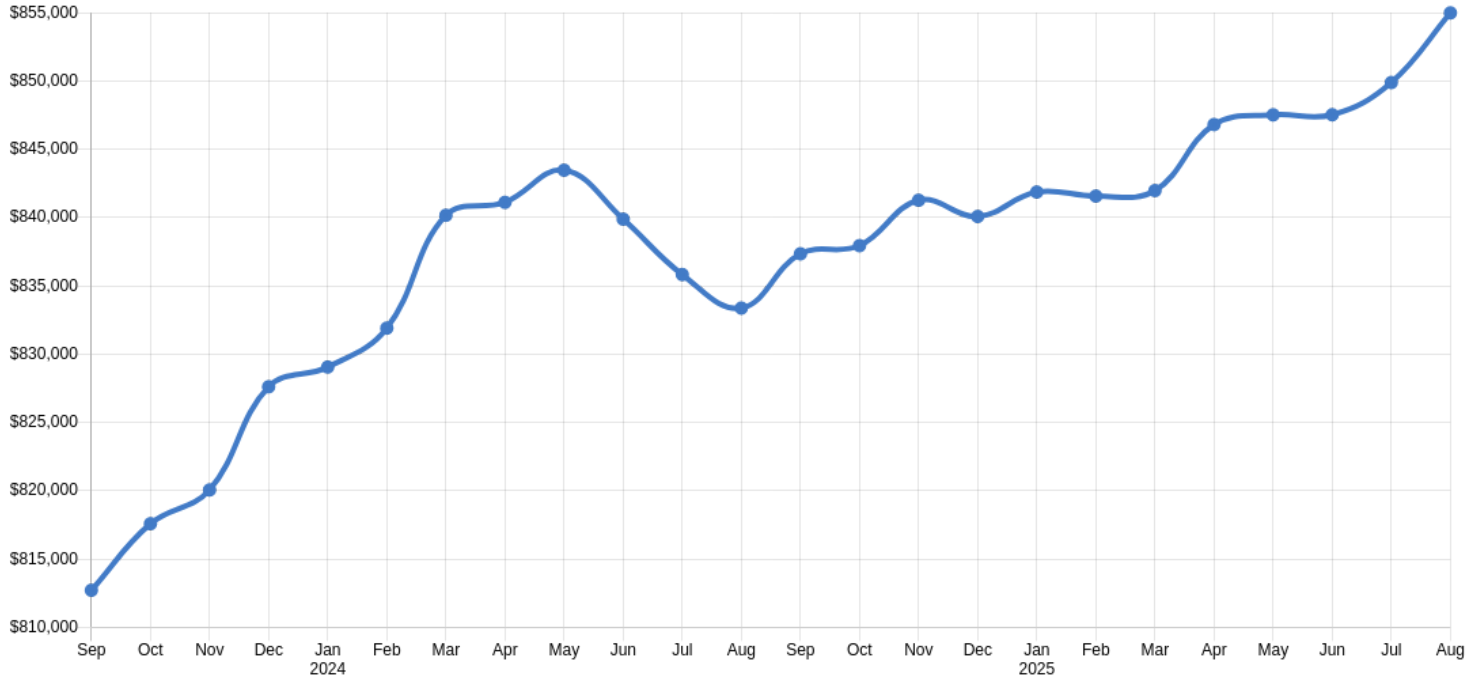


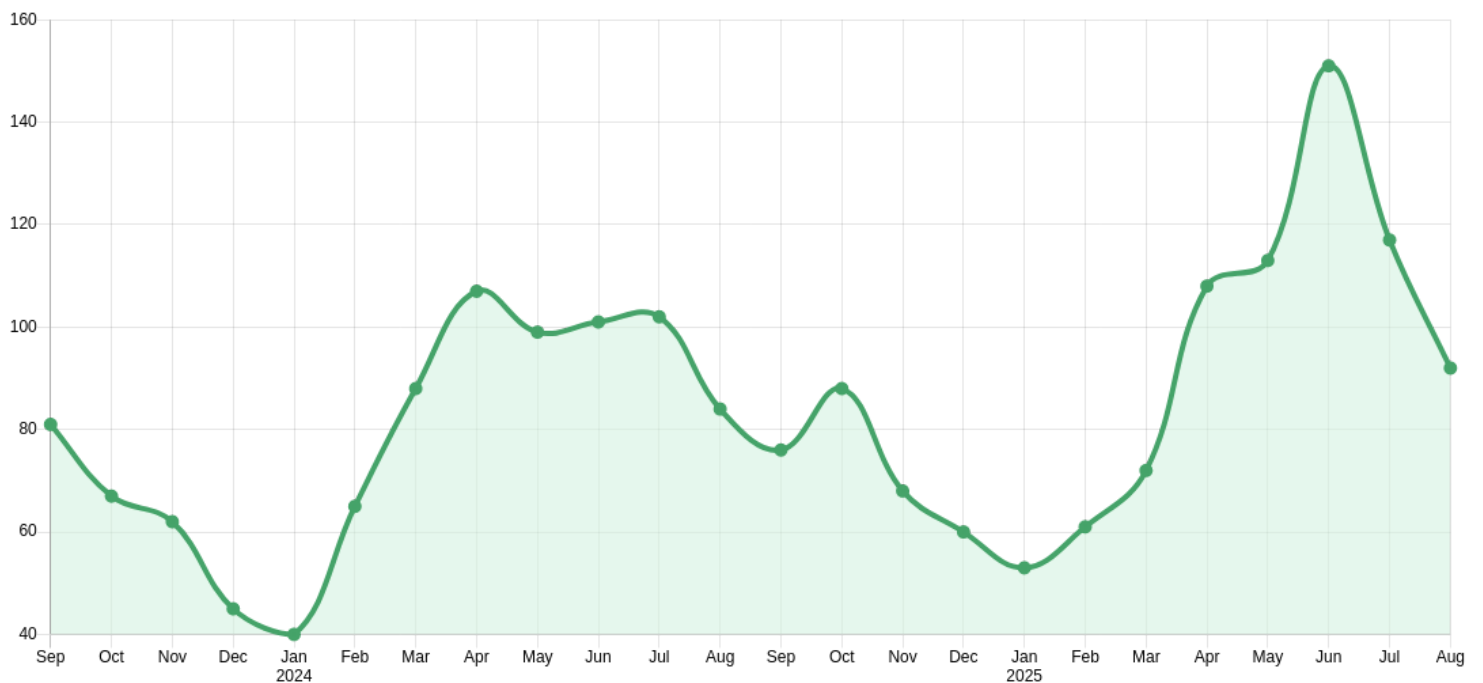


## Cumulative Residential Average Single Family Detached Sale Price



**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	151	173	-12.72%	1,963	1,961	0.10%
Units Reported Sold	92	84	9.52%	1,059	941	12.54%
Sell / List Ratio	60.93%	48.55%		53.95%	47.99%	
Reported Sales Dollars	\$82,226,719	\$70,027,600	17.42%	\$905,436,192	\$784,210,102	15.46%
Average Sell Price / Unit	\$893,769	\$833,662	7.21%	\$854,992	\$833,379	2.59%
Median Sell Price	\$810,000			\$820,000		
Sell Price / List Price	97.61%	97.86%		98.11%	97.91%	
Days to Sell	44	49	-10.20%	41	36	13.89%
Active Listings	385	375				

### Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	31	43	-27.91%	590	658	-10.33%
Units Reported Sold	19	23	-17.39%	301	272	10.66%
Sell / List Ratio	61.29%	53.49%		51.02%	41.34%	
Reported Sales Dollars	\$8,872,700	\$10,319,550	-14.02%	\$133,794,648	\$120,158,912	11.35%
Average Sell Price / Unit	\$466,984	\$448,676	4.08%	\$444,500	\$441,761	0.62%
Median Sell Price	\$460,000			\$429,900		
Sell Price / List Price	97.61%	97.71%		98.48%	97.99%	
Days to Sell	37	48	-22.92%	-22	42	-152.38%
Active Listings	121	144				

### Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	26	42	-38.10%	379	441	-14.06%
Units Reported Sold	19	17	11.76%	241	233	3.43%
Sell / List Ratio	73.08%	40.48%		63.59%	52.83%	
Reported Sales Dollars	\$11,440,700	\$9,182,700	24.59%	\$133,493,160	\$134,841,736	-1.00%
Average Sell Price / Unit	\$602,142	\$540,159	11.47%	\$553,914	\$578,720	-4.29%
Median Sell Price	\$600,000			\$535,000		
Sell Price / List Price	98.31%	98.32%		98.38%	98.61%	
Days to Sell	38	35	8.57%	39	43	-9.30%
Active Listings	81	82				

### Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	21	10	110.00%	229	213	7.51%
Units Reported Sold	1	1	0.00%	43	43	0.00%
Sell / List Ratio	4.76%	10.00%		18.78%	20.19%	
Reported Sales Dollars	\$420,000	\$1,950,000	-78.46%	\$22,450,940	\$23,827,900	-5.78%
Average Sell Price / Unit	\$420,000	\$1,950,000	-78.46%	\$522,115	\$554,137	-5.78%
Median Sell Price	\$420,000			\$490,000		
Sell Price / List Price	97.67%	92.86%		95.14%	95.61%	
Days to Sell	84	59	42.37%	106	105	0.95%
Active Listings	128	94				

## Gabriola - Comparative Activity by Property Type

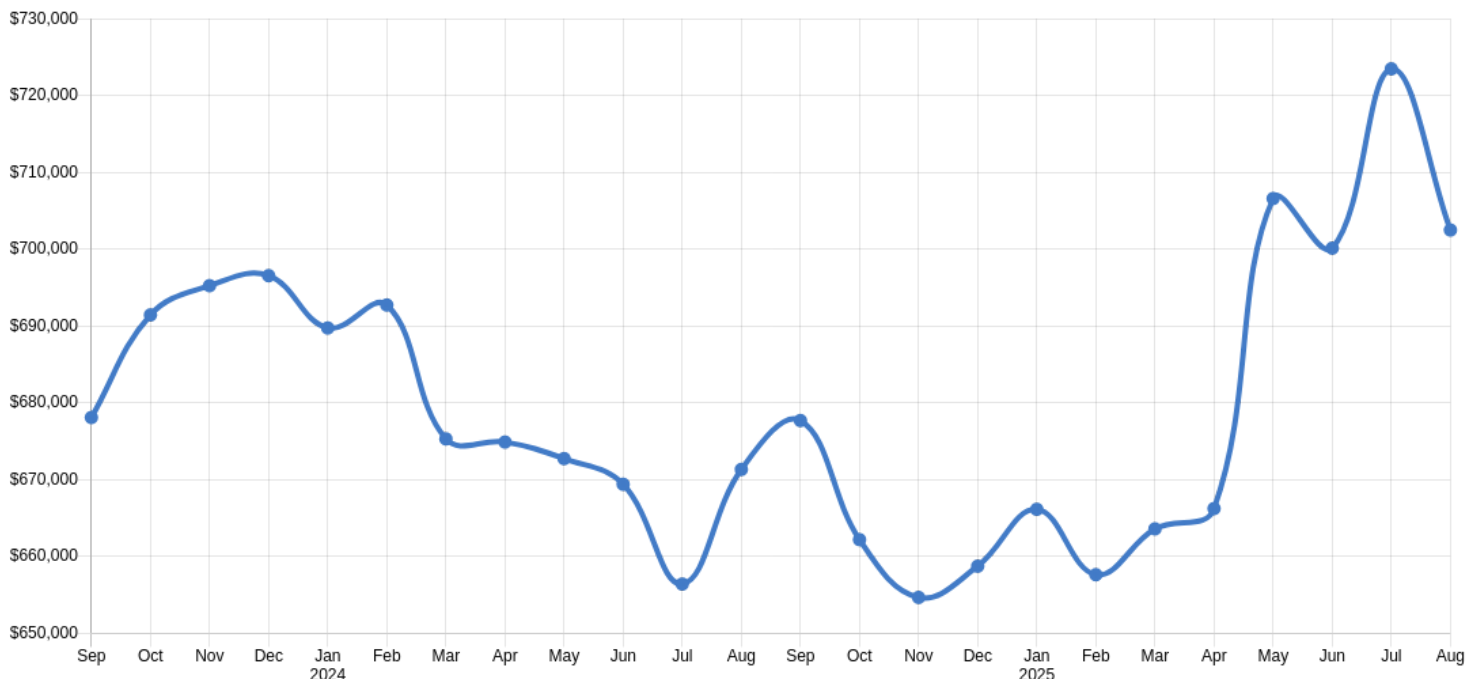
### Single Family Detached

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	8	4	100.00%	79	74	6.76%
Units Reported Sold	4	2	100.00%	48	46	4.35%
Sell / List Ratio	50.00%	50.00%		60.76%	62.16%	
Reported Sales Dollars	\$2,150,000	\$1,710,000	25.73%	\$33,720,247	\$30,881,975	9.19%
Average Sell Price / Unit	\$537,500	\$855,000	-37.13%	\$702,505	\$671,347	4.64%
Median Sell Price	\$535,000			\$697,500		
Sell Price / List Price	96.93%	99.19%		96.53%	98.08%	
Days to Sell	81	15	440.00%	54	50	8.00%
Active Listings	20	12				

### Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	4	8	-50.00%	39	69	-43.48%
Units Reported Sold	4	2	100.00%	29	18	61.11%
Sell / List Ratio	100.00%	25.00%		74.36%	26.09%	
Reported Sales Dollars	\$1,128,000	\$877,500	28.55%	\$10,139,000	\$6,952,533	45.83%
Average Sell Price / Unit	\$282,000	\$438,750	-35.73%	\$349,621	\$386,252	-9.48%
Median Sell Price	\$271,500			\$320,000		
Sell Price / List Price	99.03%	92.56%		96.36%	97.12%	
Days to Sell	81	76	6.58%	110	74	48.65%
Active Listings	21	34				

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



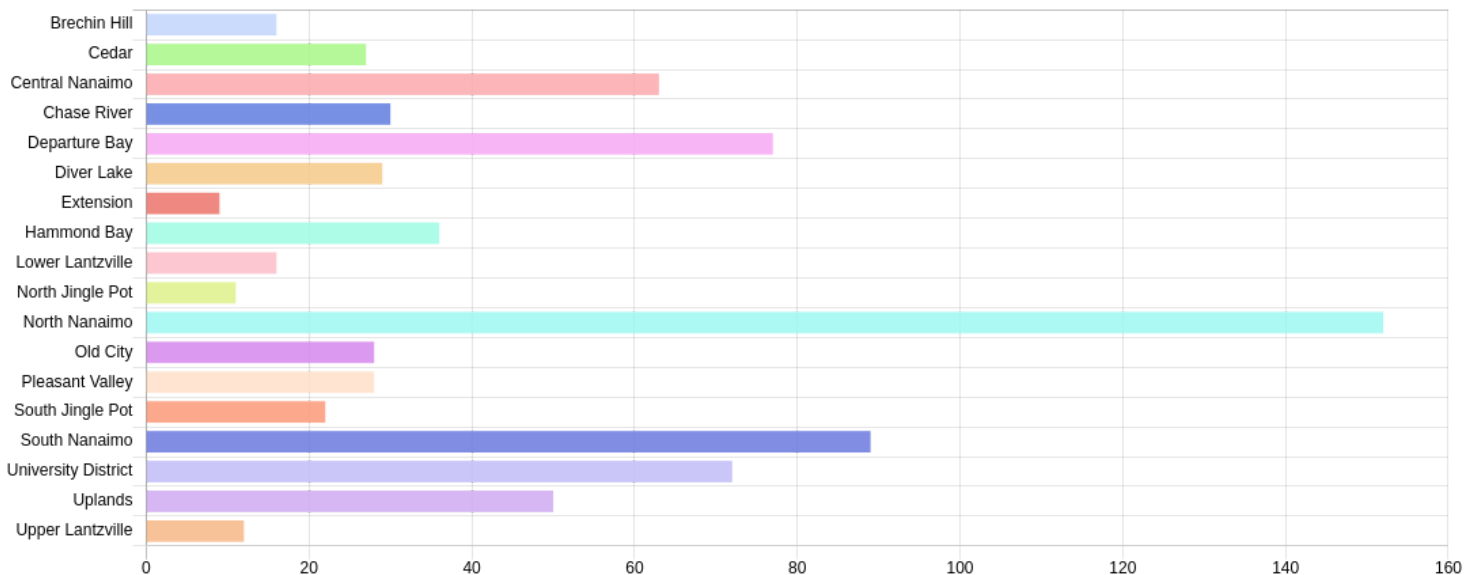
## Single Family Detached Sales Analysis

Unconditional Sales from January 1 to August 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	1	7	3	3	0	2	0	0	0	0	16
Cedar	0	0	0	0	3	1	7	4	6	4	1	1	0	0	27
Central Nanaimo	0	2	0	3	11	23	15	8	0	1	0	0	0	0	63
Chase River	0	0	0	0	0	5	7	10	5	2	1	0	0	0	30
Departure Bay	0	0	0	0	6	8	19	18	5	16	1	1	0	3	77
Diver Lake	0	0	0	0	2	4	9	7	3	4	0	0	0	0	29
Extension	0	0	0	1	0	1	3	3	0	0	1	0	0	0	9
Hammond Bay	0	0	0	0	1	2	3	7	7	9	5	2	0	0	36
Lower Lantzville	0	0	0	0	0	0	3	5	3	2	2	1	0	0	16
North Jingle Pot	0	0	0	0	0	0	2	1	0	6	2	0	0	0	11
North Nanaimo	0	0	0	0	0	2	25	35	33	37	15	3	2	0	152
Old City	0	1	0	2	11	5	4	2	1	2	0	0	0	0	28
Pleasant Valley	0	0	0	0	1	3	9	9	5	0	0	1	0	0	28
South Jingle Pot	0	0	0	0	0	0	4	8	5	5	0	0	0	0	22
South Nanaimo	0	1	6	4	7	21	21	12	12	5	0	0	0	0	89
University District	0	2	1	4	11	11	12	13	9	7	2	0	0	0	72
Uplands	0	0	0	0	2	6	24	8	8	2	0	0	0	0	50
Upper Lantzville	0	0	0	0	0	0	2	2	2	1	5	0	0	0	12
<b>Totals</b>	<b>0</b>	<b>6</b>	<b>7</b>	<b>14</b>	<b>56</b>	<b>99</b>	<b>172</b>	<b>155</b>	<b>104</b>	<b>105</b>	<b>35</b>	<b>9</b>	<b>2</b>	<b>3</b>	<b>767</b>

## Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to August 31, 2025



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

Copyright © 2025 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®).