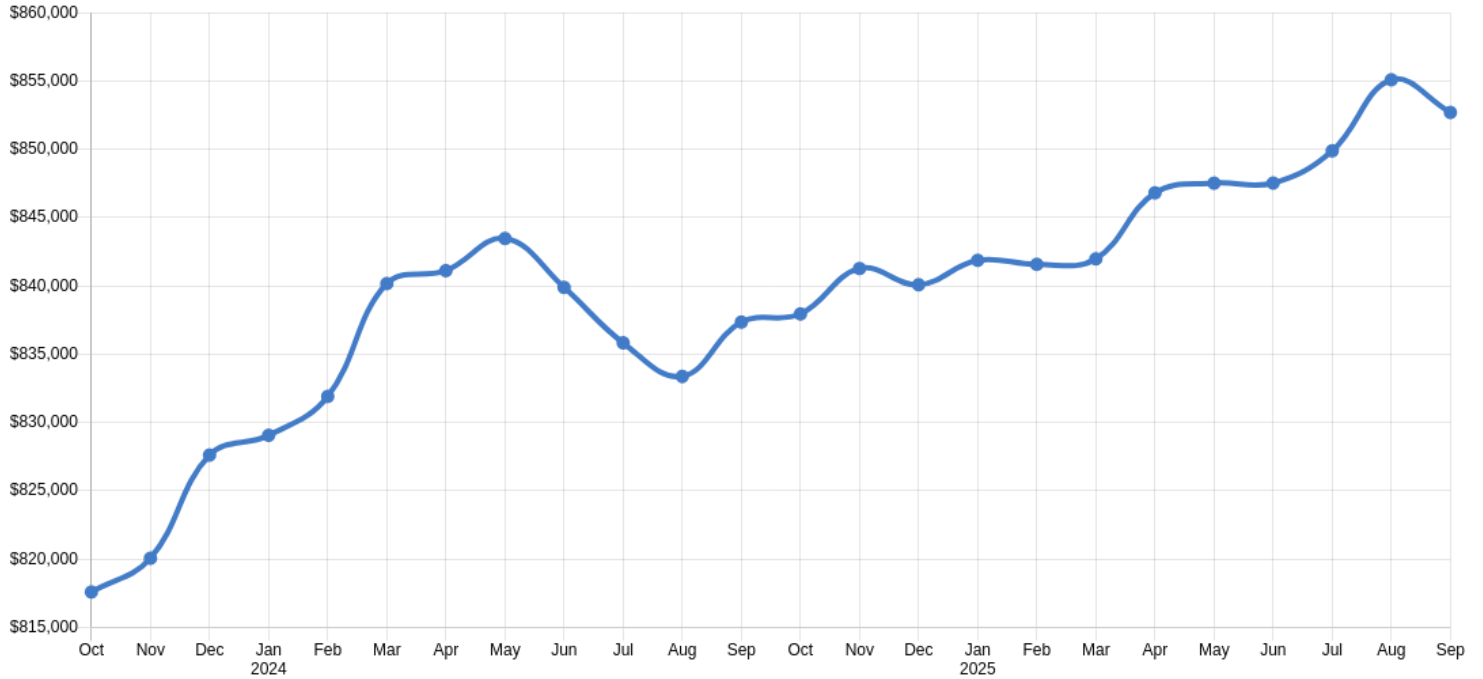


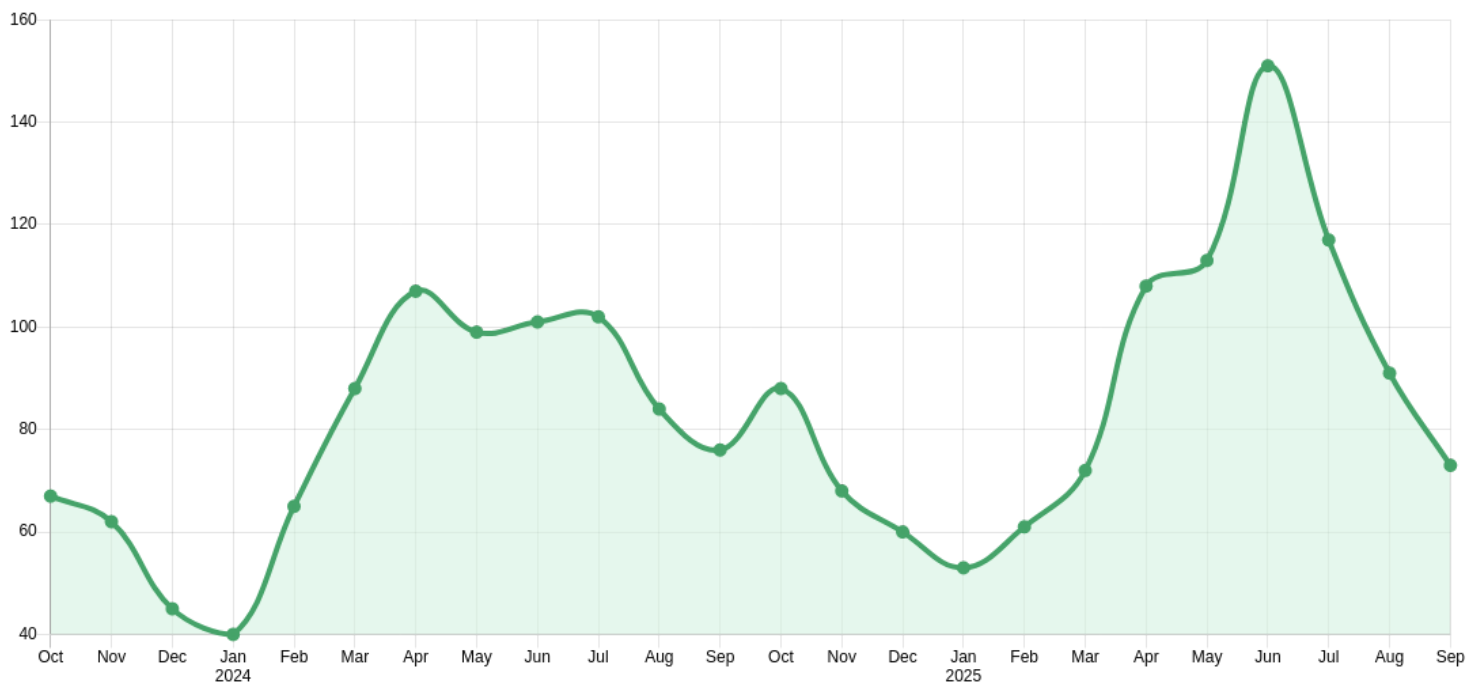


Cumulative Residential Average Single Family Detached Sale Price



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 | 189 | 183 | 3.28% | 1,968 | 1,957 | 0.56% |
| Units Reported Sold | 73 | 76 | -3.95% | 1,055 | 936 | 12.71% |
| Sell / List Ratio | 38.62% | 41.53% | | 53.61% | 47.83% | |
| Reported Sales Dollars | \$58,775,398 | \$63,864,199 | -7.97% | \$899,600,391 | \$783,761,691 | 14.78% |
| Average Sell Price / Unit | \$805,142 | \$840,318 | -4.19% | \$852,702 | \$837,352 | 1.83% |
| Median Sell Price | \$785,000 | | | \$815,000 | | |
| Sell Price / List Price | 97.53% | 97.76% | | 98.10% | 97.93% | |
| Days to Sell | 47 | 38 | 23.68% | 42 | 36 | 16.67% |
| Active Listings | 391 | 381 | | | | |

Condo Apartment

| | Current Month | | | 12 Months to Date | | |
|---------------------------|---------------|-------------|----------|-------------------|---------------|----------|
| | This Year | Last Year | % Change | This Year | Last Year | % Change |
| Units Listed | 38 | 47 | -19.15% | 581 | 653 | -11.03% |
| Units Reported Sold | 14 | 16 | -12.50% | 299 | 259 | 15.44% |
| Sell / List Ratio | 36.84% | 34.04% | | 51.46% | 39.66% | |
| Reported Sales Dollars | \$6,989,900 | \$7,400,950 | -5.55% | \$133,383,598 | \$114,842,963 | 16.14% |
| Average Sell Price / Unit | \$499,279 | \$462,559 | 7.94% | \$446,099 | \$443,409 | 0.61% |
| Median Sell Price | \$457,200 | | | \$429,900 | | |
| Sell Price / List Price | 98.44% | 97.54% | | 98.53% | 97.95% | |
| Days to Sell | 58 | 57 | 1.75% | 50 | 44 | 13.64% |
| Active Listings | 131 | 143 | | | | |

Row/Townhouse

| | Current Month | | | 12 Months to Date | | |
|---------------------------|---------------|--------------|----------|-------------------|---------------|----------|
| | This Year | Last Year | % Change | This Year | Last Year | % Change |
| Units Listed | 54 | 27 | 100.00% | 406 | 431 | -5.80% |
| Units Reported Sold | 21 | 26 | -19.23% | 235 | 234 | 0.43% |
| Sell / List Ratio | 38.89% | 96.30% | | 57.88% | 54.29% | |
| Reported Sales Dollars | \$12,641,000 | \$13,714,400 | -7.83% | \$131,759,760 | \$133,833,936 | -1.55% |
| Average Sell Price / Unit | \$601,952 | \$527,477 | 14.12% | \$560,680 | \$571,940 | -1.97% |
| Median Sell Price | \$574,000 | | | \$545,000 | | |
| Sell Price / List Price | 98.05% | 97.68% | | 98.42% | 98.54% | |
| Days to Sell | 45 | 45 | 0.00% | 39 | 43 | -9.30% |
| Active Listings | 80 | 73 | | | | |

Land

| | Current Month | | | 12 Months to Date | | |
|---------------------------|---------------|-------------|----------|-------------------|--------------|----------|
| | This Year | Last Year | % Change | This Year | Last Year | % Change |
| Units Listed | 10 | 18 | -44.44% | 221 | 214 | 3.27% |
| Units Reported Sold | 6 | 3 | 100.00% | 46 | 45 | 2.22% |
| Sell / List Ratio | 60.00% | 16.67% | | 20.81% | 21.03% | |
| Reported Sales Dollars | \$4,404,900 | \$1,730,000 | 154.62% | \$25,125,840 | \$25,330,400 | -0.81% |
| Average Sell Price / Unit | \$734,150 | \$576,667 | 27.31% | \$546,214 | \$562,898 | -2.96% |
| Median Sell Price | \$724,950 | | | \$485,000 | | |
| Sell Price / List Price | 94.25% | 93.77% | | 95.07% | 95.49% | |
| Days to Sell | 175 | 91 | 92.31% | 116 | 106 | 9.43% |
| Active Listings | 116 | 96 | | | | |

Gabriola - Comparative Activity by Property Type

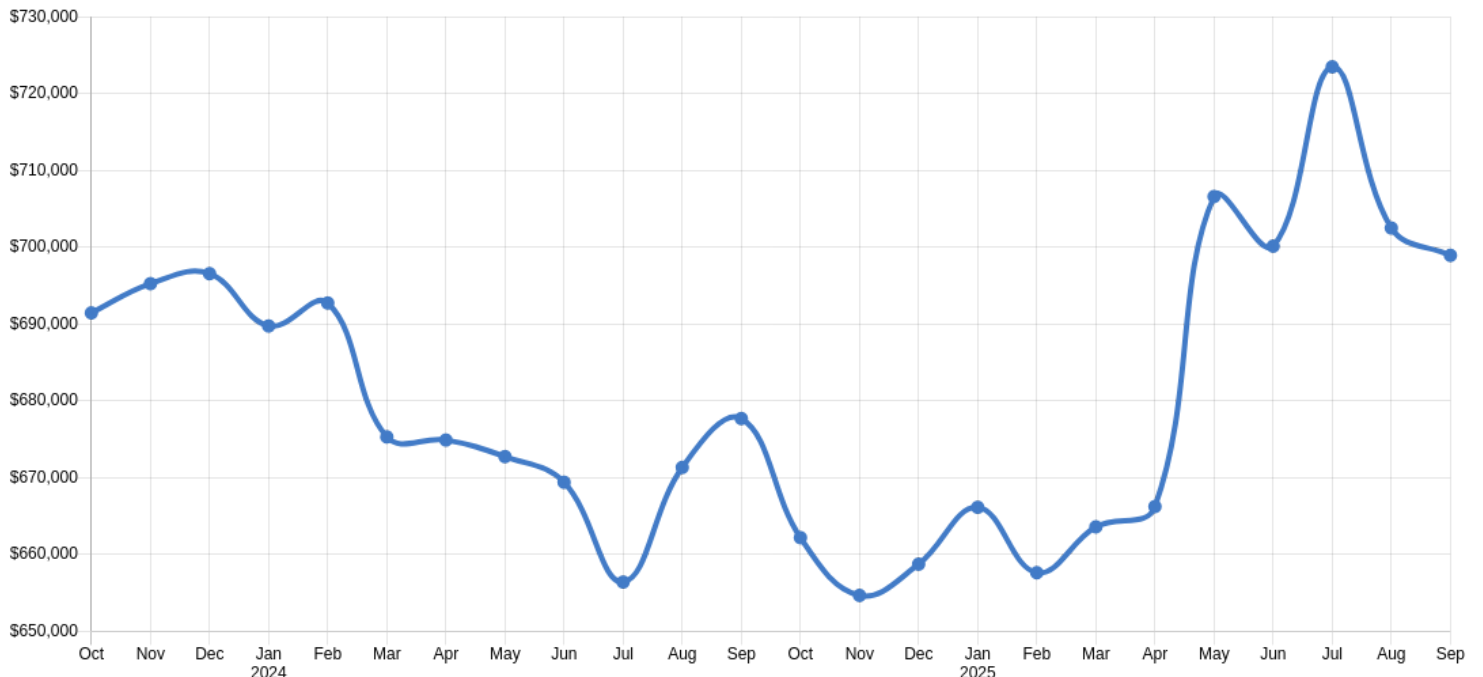
Single Family Detached

| | Current Month | | | 12 Months to Date | | |
|---------------------------|---------------|-------------|----------|-------------------|--------------|----------|
| | This Year | Last Year | % Change | This Year | Last Year | % Change |
| Units Listed | 7 | 3 | 133.33% | 83 | 69 | 20.29% |
| Units Reported Sold | 5 | 1 | 400.00% | 52 | 46 | 13.04% |
| Sell / List Ratio | 71.43% | 33.33% | | 62.65% | 66.67% | |
| Reported Sales Dollars | \$3,717,500 | \$1,092,500 | 240.27% | \$36,345,247 | \$31,174,475 | 16.59% |
| Average Sell Price / Unit | \$743,500 | \$1,092,500 | -31.95% | \$698,947 | \$677,706 | 3.13% |
| Median Sell Price | \$715,000 | | | \$698,750 | | |
| Sell Price / List Price | 96.50% | 96.00% | | 96.54% | 97.96% | |
| Days to Sell | 54 | 108 | -50.00% | 53 | 52 | 1.92% |
| Active Listings | 19 | 14 | | | | |

Land

| | Current Month | | | 12 Months to Date | | |
|---------------------------|---------------|-------------|----------|-------------------|-------------|----------|
| | This Year | Last Year | % Change | This Year | Last Year | % Change |
| Units Listed | 7 | 1 | 600.00% | 45 | 61 | -26.23% |
| Units Reported Sold | 2 | 4 | -50.00% | 27 | 21 | 28.57% |
| Sell / List Ratio | 28.57% | 400.00% | | 60.00% | 34.43% | |
| Reported Sales Dollars | \$850,000 | \$1,259,000 | -32.49% | \$9,730,000 | \$7,392,558 | 31.62% |
| Average Sell Price / Unit | \$425,000 | \$314,750 | 35.03% | \$360,370 | \$352,027 | 2.37% |
| Median Sell Price | \$425,000 | | | \$325,000 | | |
| Sell Price / List Price | 101.19% | 94.80% | | 96.97% | 96.16% | |
| Days to Sell | 219 | 136 | 61.03% | 114 | 89 | 28.09% |
| Active Listings | 24 | 27 | | | | |

Gabriola - Cumulative Residential Average Single Family Detached Sale Price



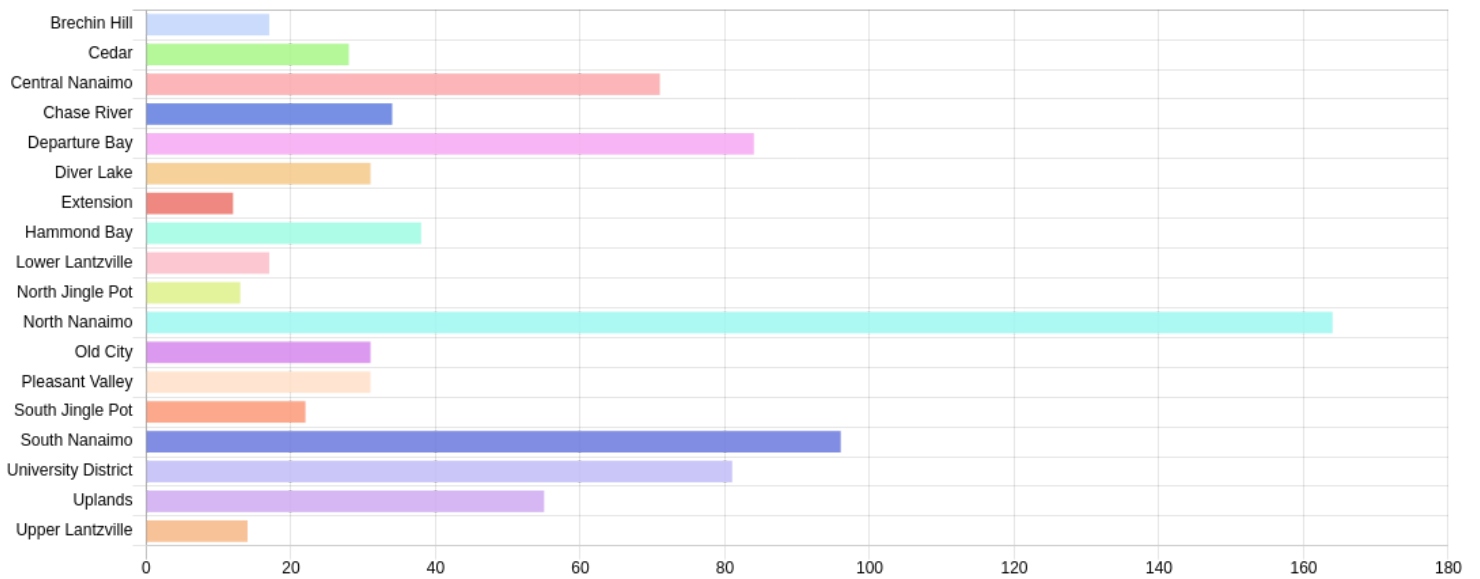
Single Family Detached Sales Analysis

Unconditional Sales from January 1 to September 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 | 1 | 7 | 4 | 3 | 0 | 2 | 0 | 0 | 0 | 0 | 17 |
| Cedar | 0 | 0 | 0 | 0 | 3 | 1 | 8 | 4 | 6 | 4 | 1 | 1 | 0 | 0 | 28 |
| Central Nanaimo | 0 | 2 | 0 | 3 | 12 | 25 | 19 | 8 | 1 | 1 | 0 | 0 | 0 | 0 | 71 |
| Chase River | 0 | 0 | 0 | 0 | 0 | 5 | 7 | 12 | 7 | 2 | 1 | 0 | 0 | 0 | 34 |
| Departure Bay | 0 | 0 | 0 | 0 | 6 | 10 | 19 | 20 | 7 | 16 | 2 | 1 | 0 | 3 | 84 |
| Diver Lake | 0 | 0 | 0 | 0 | 2 | 4 | 10 | 7 | 3 | 5 | 0 | 0 | 0 | 0 | 31 |
| Extension | 0 | 0 | 1 | 1 | 0 | 1 | 4 | 4 | 0 | 0 | 1 | 0 | 0 | 0 | 12 |
| Hammond Bay | 0 | 0 | 0 | 0 | 1 | 2 | 3 | 7 | 7 | 11 | 5 | 2 | 0 | 0 | 38 |
| Lower Lantzville | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 6 | 3 | 2 | 2 | 1 | 0 | 0 | 17 |
| North Jingle Pot | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 1 | 0 | 7 | 2 | 0 | 0 | 0 | 13 |
| North Nanaimo | 0 | 0 | 0 | 0 | 0 | 3 | 27 | 38 | 34 | 41 | 16 | 3 | 2 | 0 | 164 |
| Old City | 0 | 1 | 0 | 2 | 12 | 6 | 5 | 2 | 1 | 2 | 0 | 0 | 0 | 0 | 31 |
| Pleasant Valley | 0 | 0 | 0 | 0 | 1 | 4 | 11 | 9 | 5 | 0 | 0 | 1 | 0 | 0 | 31 |
| South Jingle Pot | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 8 | 5 | 5 | 0 | 0 | 0 | 0 | 22 |
| South Nanaimo | 0 | 1 | 6 | 4 | 10 | 23 | 22 | 12 | 13 | 5 | 0 | 0 | 0 | 0 | 96 |
| University District | 0 | 3 | 1 | 4 | 12 | 13 | 14 | 15 | 9 | 8 | 2 | 0 | 0 | 0 | 81 |
| Uplands | 0 | 0 | 0 | 0 | 3 | 6 | 26 | 8 | 10 | 2 | 0 | 0 | 0 | 0 | 55 |
| Upper Lantzville | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 3 | 2 | 1 | 5 | 0 | 0 | 0 | 14 |
| Totals | 0 | 7 | 8 | 14 | 63 | 110 | 192 | 167 | 113 | 114 | 37 | 9 | 2 | 3 | 839 |

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to September 30, 2025





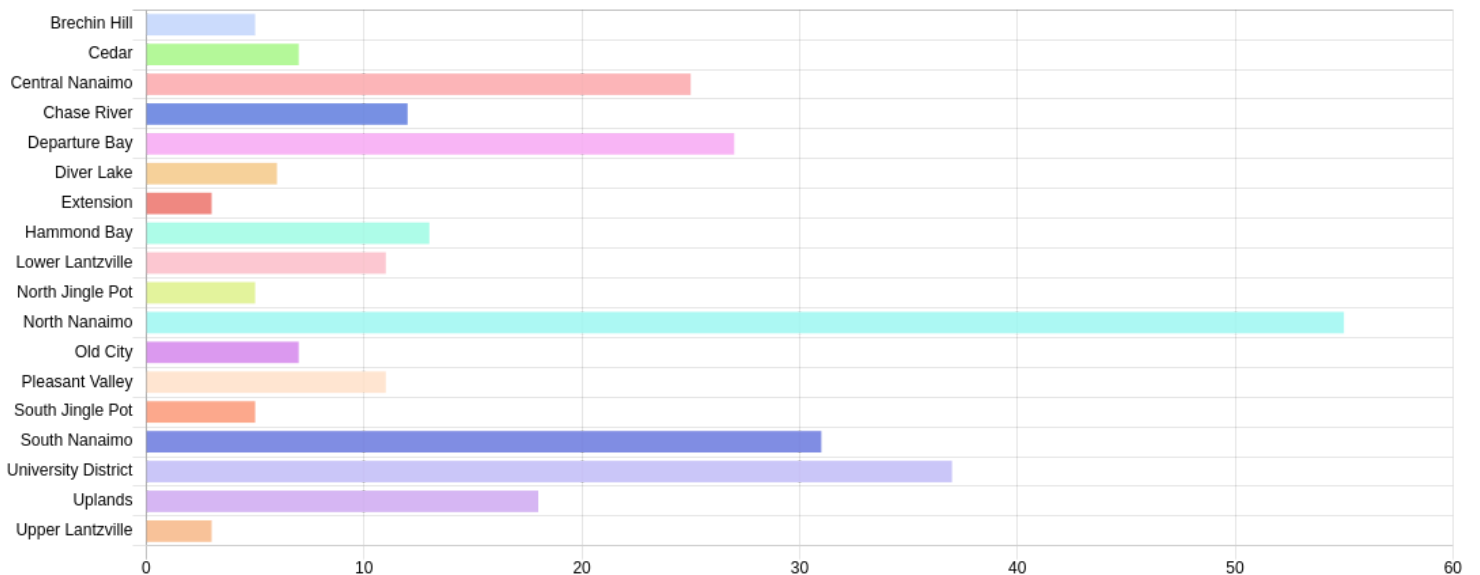
Third Quarter - Single Family Detached Sales Analysis

Unconditional Sales from July 1 to September 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 | 1 | 1 | 2 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| Cedar | 0 | 0 | 0 | 0 | 1 | 0 | 3 | 2 | 0 | 1 | 0 | 0 | 0 | 0 | 7 |
| Central Nanaimo | 0 | 1 | 0 | 1 | 3 | 10 | 8 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 25 |
| Chase River | 0 | 0 | 0 | 0 | 0 | 1 | 2 | 7 | 2 | 0 | 0 | 0 | 0 | 0 | 12 |
| Departure Bay | 0 | 0 | 0 | 0 | 1 | 3 | 6 | 7 | 4 | 4 | 1 | 0 | 0 | 1 | 27 |
| Diver Lake | 0 | 0 | 0 | 0 | 0 | 2 | 1 | 0 | 1 | 2 | 0 | 0 | 0 | 0 | 6 |
| Extension | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| Hammond Bay | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 3 | 1 | 5 | 1 | 1 | 0 | 0 | 13 |
| Lower Lantzville | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 4 | 1 | 1 | 2 | 1 | 0 | 0 | 11 |
| North Jingle Pot | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 3 | 1 | 0 | 0 | 0 | 5 |
| North Nanaimo | 0 | 0 | 0 | 0 | 0 | 1 | 10 | 12 | 7 | 15 | 6 | 2 | 2 | 0 | 55 |
| Old City | 0 | 0 | 0 | 0 | 3 | 2 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| Pleasant Valley | 0 | 0 | 0 | 0 | 0 | 1 | 7 | 0 | 2 | 0 | 0 | 1 | 0 | 0 | 11 |
| South Jingle Pot | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 5 |
| South Nanaimo | 0 | 0 | 3 | 0 | 5 | 11 | 6 | 4 | 2 | 0 | 0 | 0 | 0 | 0 | 31 |
| University District | 0 | 2 | 1 | 3 | 6 | 6 | 7 | 8 | 1 | 2 | 1 | 0 | 0 | 0 | 37 |
| Uplands | 0 | 0 | 0 | 0 | 2 | 0 | 10 | 1 | 4 | 1 | 0 | 0 | 0 | 0 | 18 |
| Upper Lantzville | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| Totals | 0 | 3 | 5 | 4 | 22 | 38 | 72 | 55 | 28 | 34 | 12 | 5 | 2 | 1 | 281 |

Third Quarter - Single Family Detached Sales by Sub Area

Unconditional Sales from July 1 to September 30, 2025



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

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