

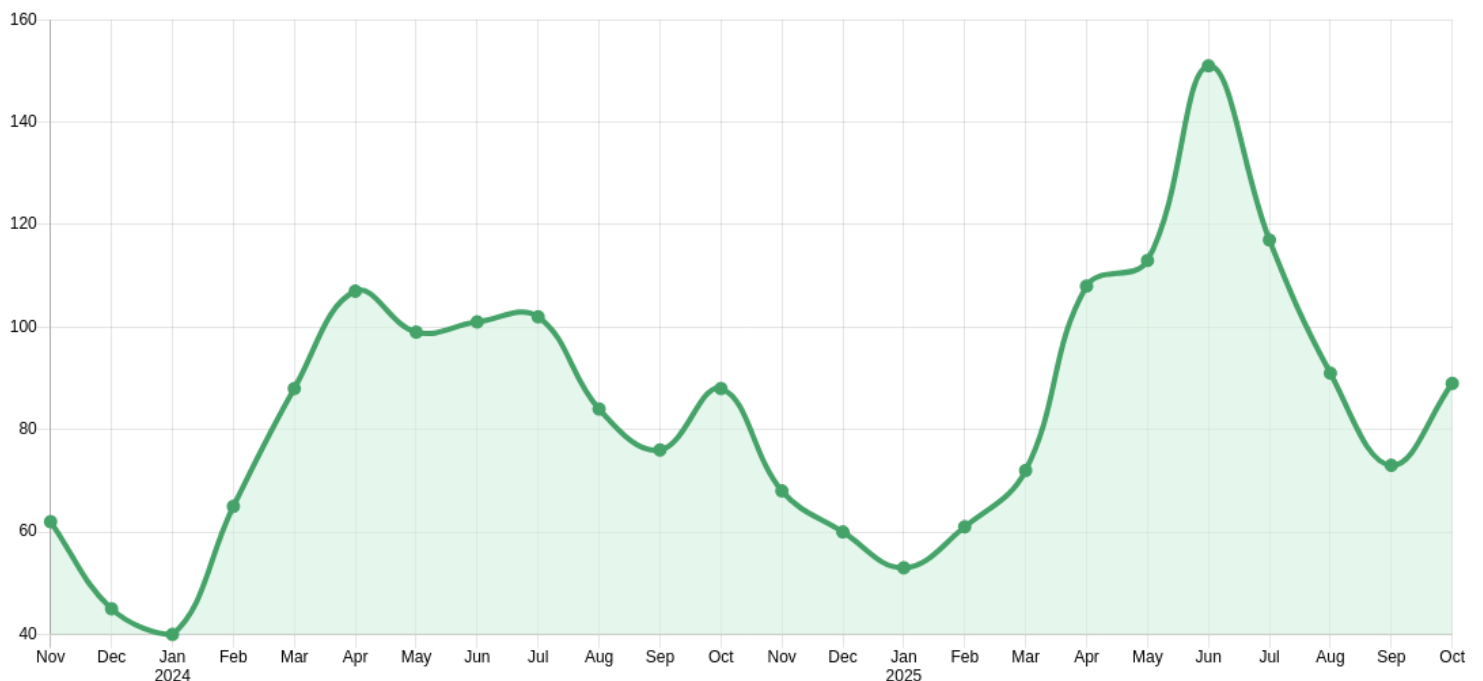


Cumulative Residential Average Single Family Detached Sale Price



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	145	141	2.84%	1,973	1,944	1.49%
Units Reported Sold	89	88	1.14%	1,056	957	10.34%
Sell / List Ratio	61.38%	62.41%		53.52%	49.23%	
Reported Sales Dollars	\$75,324,452	\$76,155,264	-1.09%	\$898,769,579	\$801,918,067	12.08%
Average Sell Price / Unit	\$846,342	\$865,401	-2.20%	\$851,108	\$837,950	1.57%
Median Sell Price	\$775,000			\$812,375		
Sell Price / List Price	96.79%	98.06%		97.99%	97.99%	
Days to Sell	50	47	6.38%	42	37	13.51%
Active Listings	336	325				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	44	37	18.92%	587	629	-6.68%
Units Reported Sold	18	22	-18.18%	295	263	12.17%
Sell / List Ratio	40.91%	59.46%		50.26%	41.81%	
Reported Sales Dollars	\$7,578,999	\$10,298,500	-26.41%	\$130,664,097	\$117,323,574	11.37%
Average Sell Price / Unit	\$421,056	\$468,114	-10.05%	\$442,929	\$446,097	-0.71%
Median Sell Price	\$396,500			\$425,000		
Sell Price / List Price	97.52%	97.54%		98.55%	97.89%	
Days to Sell	54	52	3.85%	50	46	8.70%
Active Listings	122	133				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	42	31	35.48%	418	435	-3.91%
Units Reported Sold	17	26	-34.62%	226	244	-7.38%
Sell / List Ratio	40.48%	83.87%		54.07%	56.09%	
Reported Sales Dollars	\$9,614,225	\$14,080,700	-31.72%	\$127,293,285	\$138,823,936	-8.31%
Average Sell Price / Unit	\$565,543	\$541,565	4.43%	\$563,245	\$568,951	-1.00%
Median Sell Price	\$575,000			\$547,450		
Sell Price / List Price	97.93%	98.23%		98.41%	98.46%	
Days to Sell	52	45	15.56%	39	43	-9.30%
Active Listings	81	58				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	18	24	-25.00%	215	209	2.87%
Units Reported Sold	4	2	100.00%	48	43	11.63%
Sell / List Ratio	22.22%	8.33%		22.33%	20.57%	
Reported Sales Dollars	\$1,389,900	\$1,100,000	26.35%	\$25,415,740	\$24,745,400	2.71%
Average Sell Price / Unit	\$347,475	\$550,000	-36.82%	\$529,495	\$575,474	-7.99%
Median Sell Price	\$370,000			\$459,500		
Sell Price / List Price	97.56%	94.83%		95.22%	95.53%	
Days to Sell	115	84	36.90%	117	109	7.34%
Active Listings	106	101				

Gabriola - Comparative Activity by Property Type

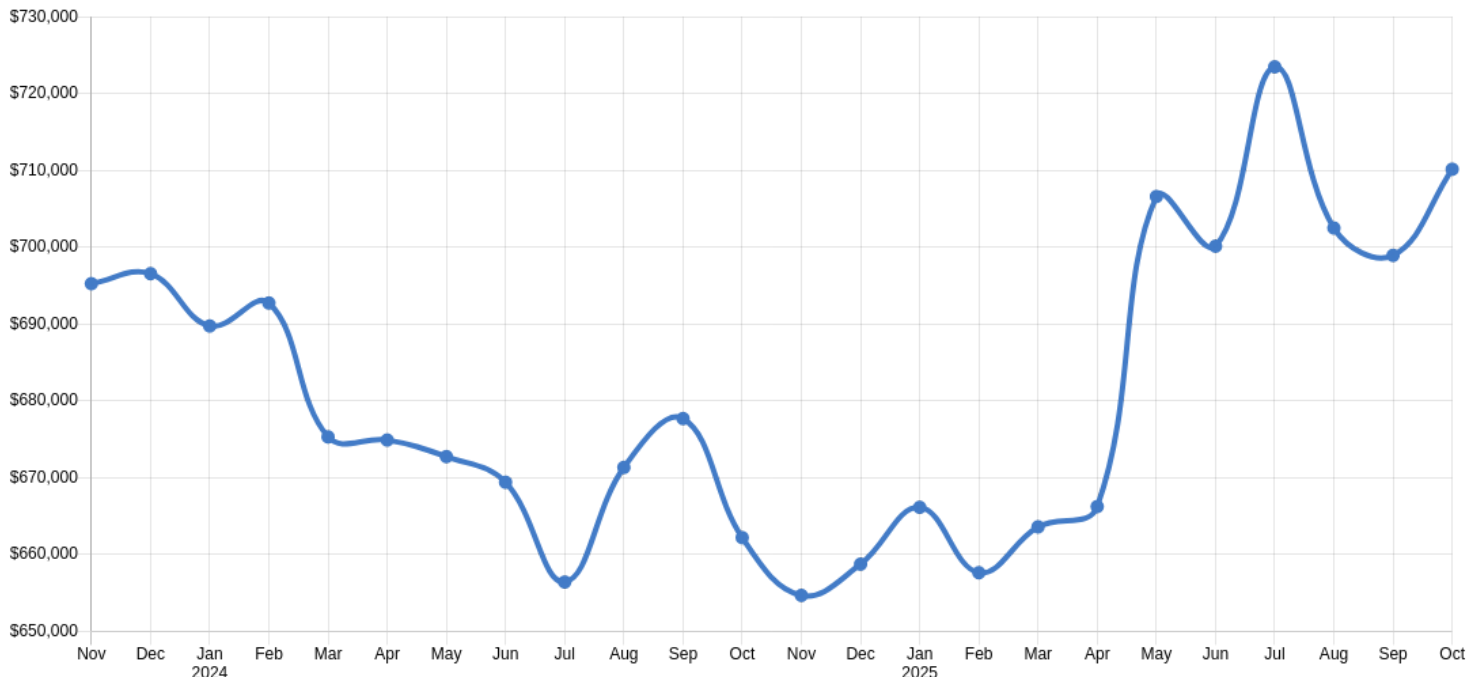
Single Family Detached

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	2	4	-50.00%	81	64	26.56%
Units Reported Sold	6	3	100.00%	55	46	19.57%
Sell / List Ratio	300.00%	75.00%		67.90%	71.88%	
Reported Sales Dollars	\$4,340,500	\$1,627,000	166.78%	\$39,058,747	\$30,461,475	28.22%
Average Sell Price / Unit	\$723,417	\$542,333	33.39%	\$710,159	\$662,206	7.24%
Median Sell Price	\$635,750			\$700,000		
Sell Price / List Price	95.77%	98.91%		96.36%	98.10%	
Days to Sell	64	39	64.10%	55	50	10.00%
Active Listings	12	14				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	1	2	-50.00%	44	60	-26.67%
Units Reported Sold	3	2	50.00%	28	22	27.27%
Sell / List Ratio	300.00%	100.00%		63.64%	36.67%	
Reported Sales Dollars	\$692,500	\$519,000	33.43%	\$9,903,500	\$7,556,558	31.06%
Average Sell Price / Unit	\$230,833	\$259,500	-11.05%	\$353,696	\$343,480	2.97%
Median Sell Price	\$232,500			\$322,500		
Sell Price / List Price	94.36%	96.13%		96.82%	96.23%	
Days to Sell	94	108	-12.96%	112	92	21.74%
Active Listings	21	24				

Gabriola - Cumulative Residential Average Single Family Detached Sale Price



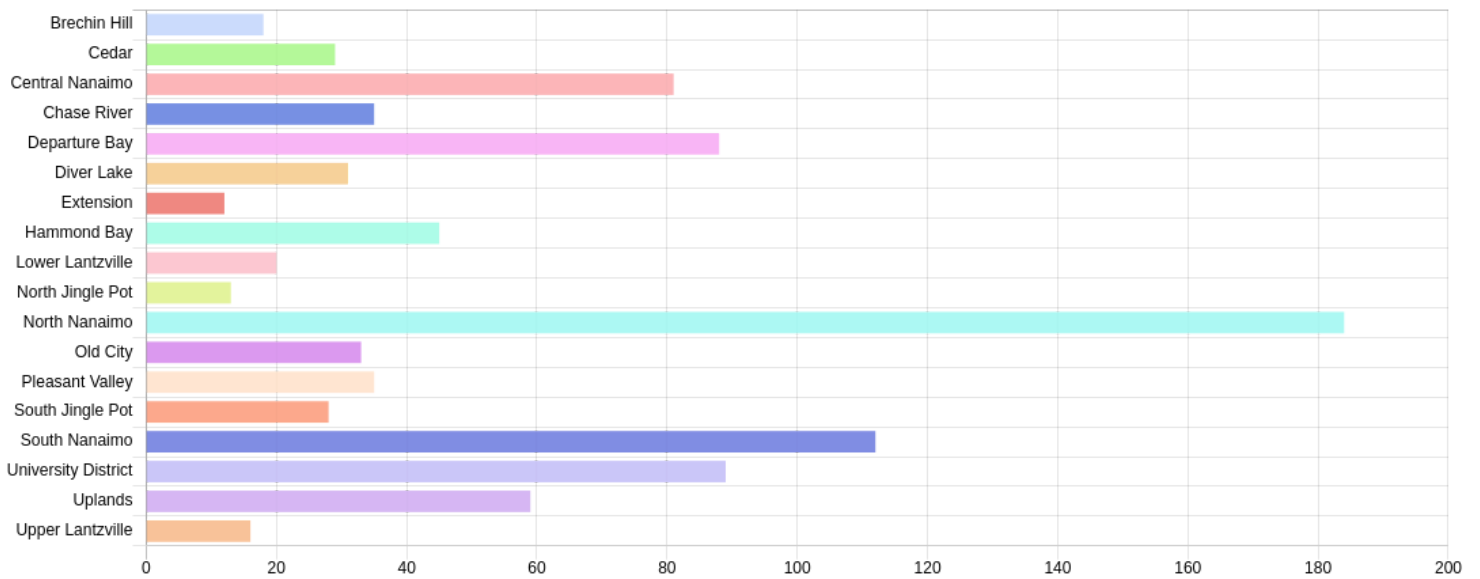
Single Family Detached Sales Analysis

Unconditional Sales from January 1 to October 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	2	7	4	3	0	2	0	0	0	0	18
Cedar	0	0	0	0	4	1	8	4	6	4	1	1	0	0	29
Central Nanaimo	0	2	2	3	15	27	22	8	1	1	0	0	0	0	81
Chase River	0	0	0	0	0	5	7	13	7	2	1	0	0	0	35
Departure Bay	0	0	0	0	6	12	19	20	8	17	2	1	0	3	88
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	5	8	8	13	6	2	0	0	45
Lower Lantzville	0	0	0	0	0	0	5	6	3	2	2	2	0	0	20
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	4	30	40	39	47	19	3	2	0	184
Old City	0	1	0	2	13	6	6	2	1	2	0	0	0	0	33
Pleasant Valley	0	0	0	0	1	5	12	10	5	1	0	1	0	0	35
South Jingle Pot	0	0	0	0	0	1	6	8	6	7	0	0	0	0	28
South Nanaimo	0	2	6	4	12	28	27	13	15	5	0	0	0	0	112
University District	0	3	1	4	15	15	14	16	10	9	2	0	0	0	89
Uplands	0	0	0	0	3	6	29	9	10	2	0	0	0	0	59
Upper Lantzville	0	0	0	0	0	0	3	3	2	2	5	0	0	1	16
Totals	0	8	10	14	74	124	214	175	124	128	41	10	2	4	928

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to October 31, 2025



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

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