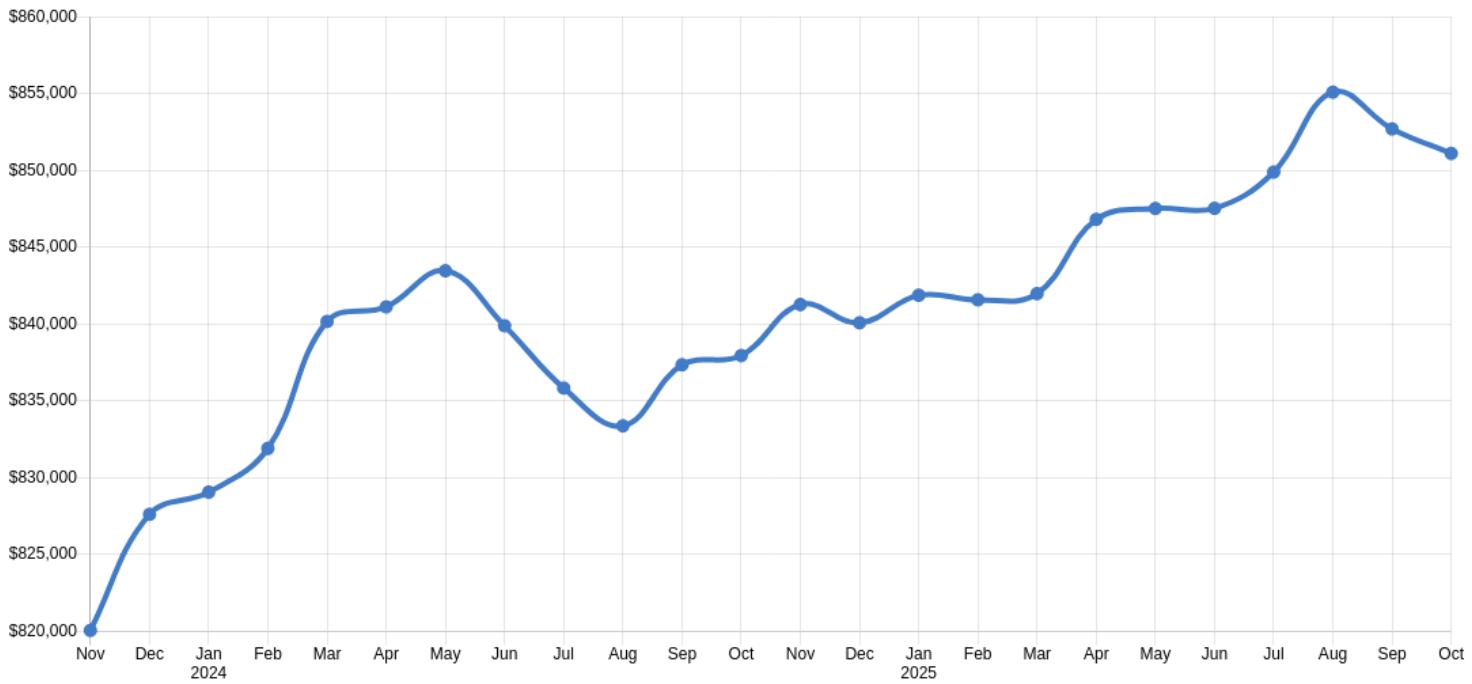


### Cumulative Residential Average Single Family Detached Sale Price



**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





# GRAPHSTATS REPORT

Zone 4 - Nanaimo • October, 2025

## 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

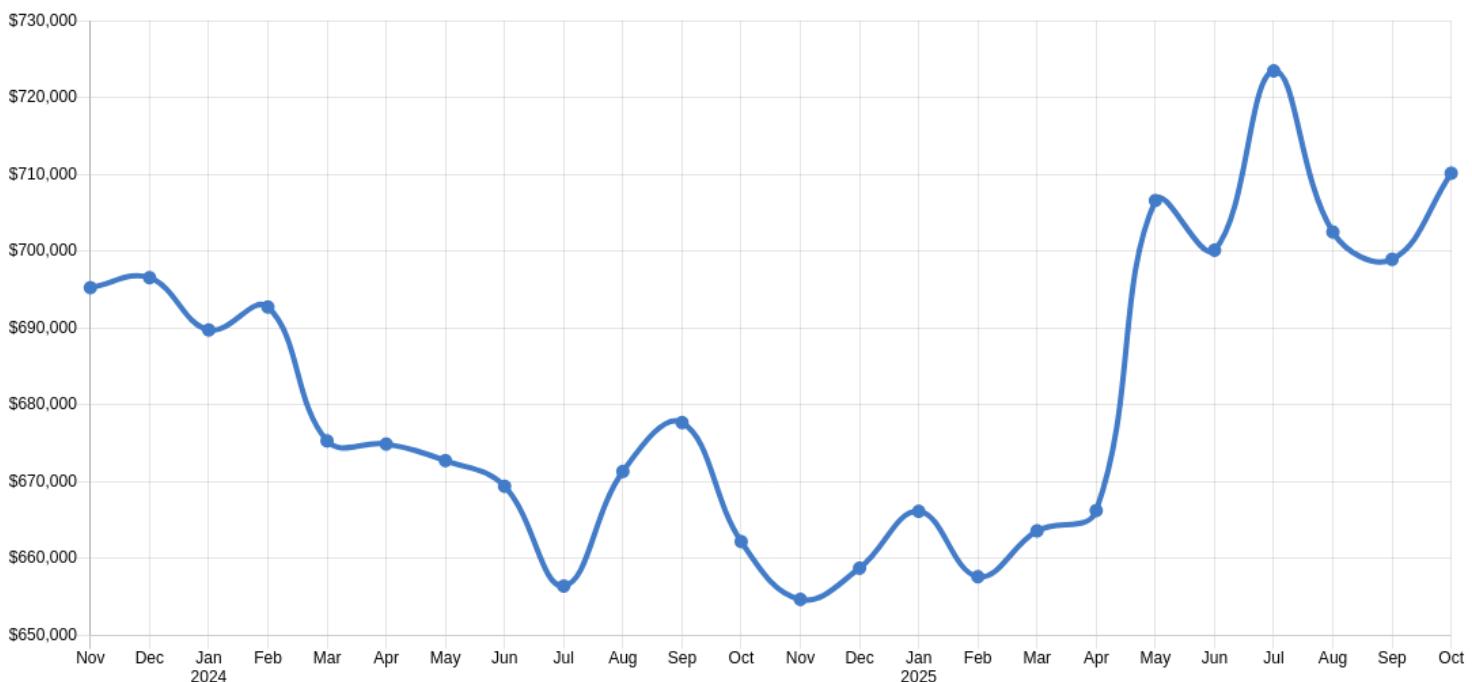
### Single Family Detached

	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



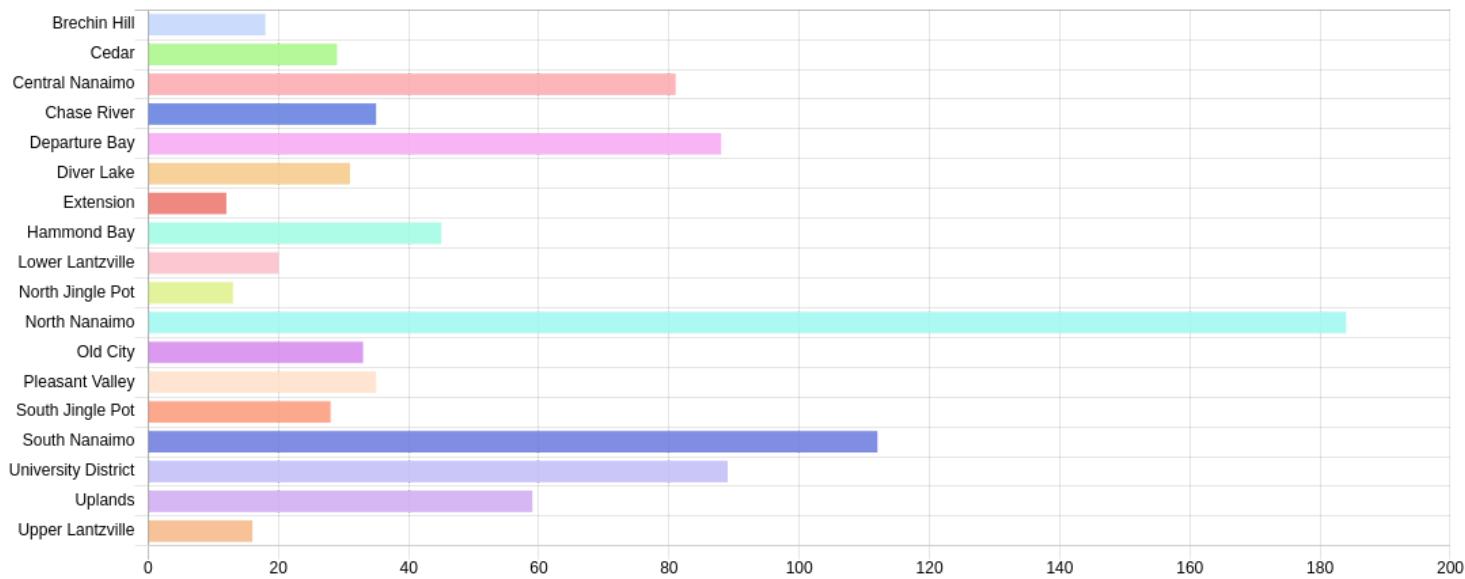
## Single Family Detached Sales Analysis

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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