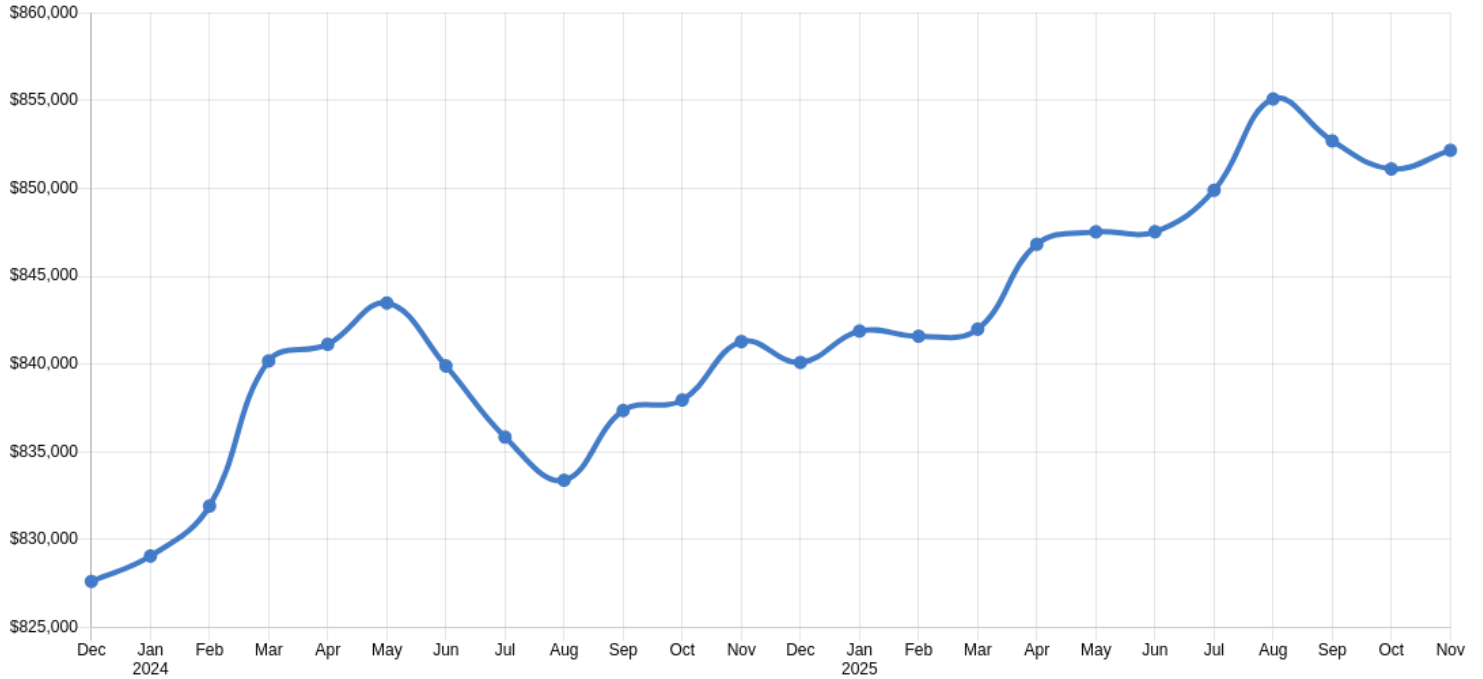


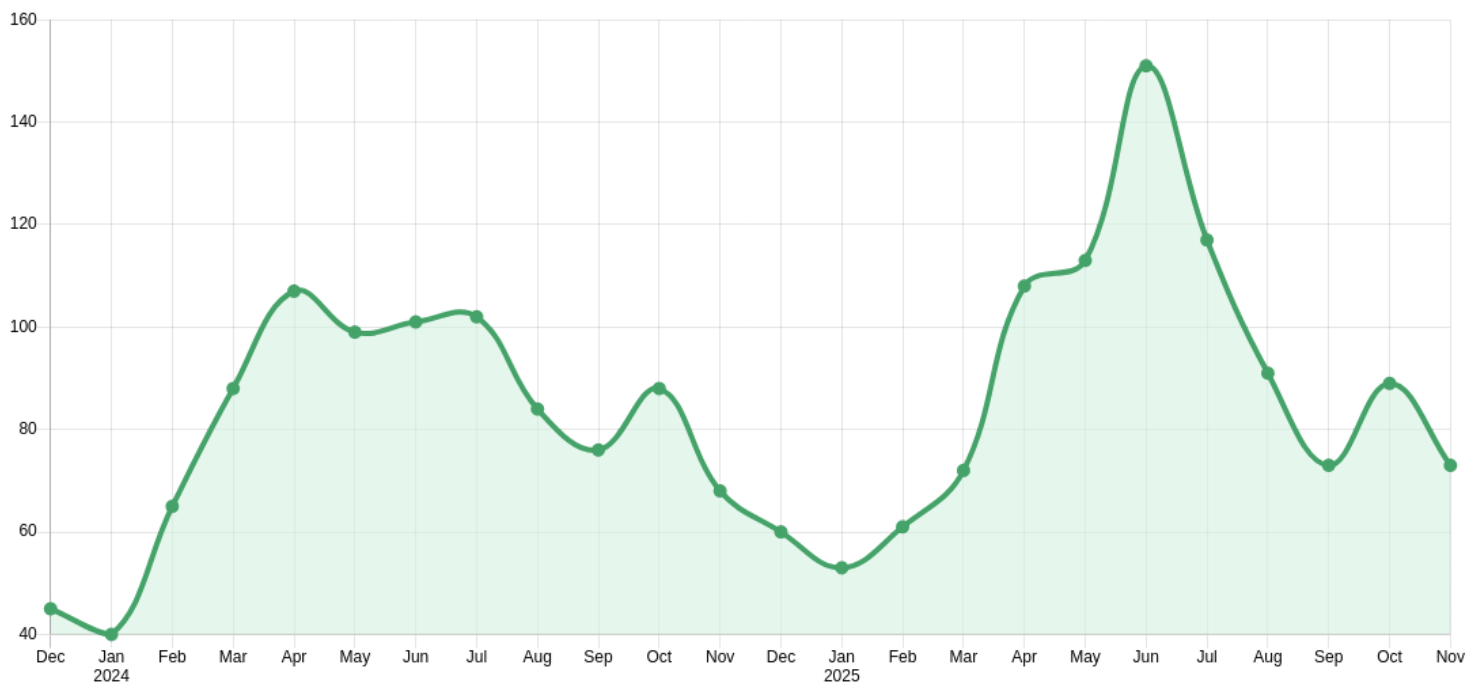


## Cumulative Residential Average Single Family Detached Sale Price



**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	95	98	-3.06%	1,970	1,937	1.70%
Units Reported Sold	73	68	7.35%	1,061	963	10.18%
Sell / List Ratio	76.84%	69.39%		53.86%	49.72%	
Reported Sales Dollars	\$63,755,412	\$58,373,330	9.22%	\$904,151,661	\$810,147,470	11.60%
Average Sell Price / Unit	\$873,362	\$858,431	1.74%	\$852,169	\$841,275	1.29%
Median Sell Price	\$810,000			\$810,000		
Sell Price / List Price	96.86%	97.83%		97.92%	98.01%	
Days to Sell	55	50	10.00%	42	38	10.53%
Active Listings	300	267				

### Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	28	22	27.27%	593	606	-2.15%
Units Reported Sold	17	30	-43.33%	281	276	1.81%
Sell / List Ratio	60.71%	136.36%		47.39%	45.54%	
Reported Sales Dollars	\$6,431,900	\$12,714,500	-49.41%	\$123,866,497	\$123,357,674	0.41%
Average Sell Price / Unit	\$378,347	\$423,817	-10.73%	\$440,806	\$446,948	-1.37%
Median Sell Price	\$345,000			\$425,000		
Sell Price / List Price	96.25%	97.46%		98.54%	97.83%	
Days to Sell	40	64	-37.50%	48	48	0.00%
Active Listings	114	94				

### Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	20	17	17.65%	421	423	-0.47%
Units Reported Sold	14	15	-6.67%	225	244	-7.79%
Sell / List Ratio	70.00%	88.24%		53.44%	57.68%	
Reported Sales Dollars	\$8,336,000	\$8,034,100	3.76%	\$127,595,185	\$137,581,336	-7.26%
Average Sell Price / Unit	\$595,429	\$535,607	11.17%	\$567,090	\$563,858	0.57%
Median Sell Price	\$587,500			\$550,000		
Sell Price / List Price	97.16%	97.98%		98.35%	98.42%	
Days to Sell	67	40	67.50%	41	43	-4.65%
Active Listings	72	46				

### Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	11	21	-47.62%	205	221	-7.24%
Units Reported Sold	0	4	-100.00%	44	44	0.00%
Sell / List Ratio	0.00%	19.05%		21.46%	19.91%	
Reported Sales Dollars	\$0	\$2,695,000	-100.00%	\$22,720,740	\$26,480,400	-14.20%
Average Sell Price / Unit		\$673,750	-100.00%	\$516,380	\$601,827	-14.20%
Median Sell Price				\$459,500		
Sell Price / List Price		93.97%		95.37%	95.40%	
Days to Sell		123	-100.00%	116	117	-0.85%
Active Listings	110	103				

## Gabriola - Comparative Activity by Property Type

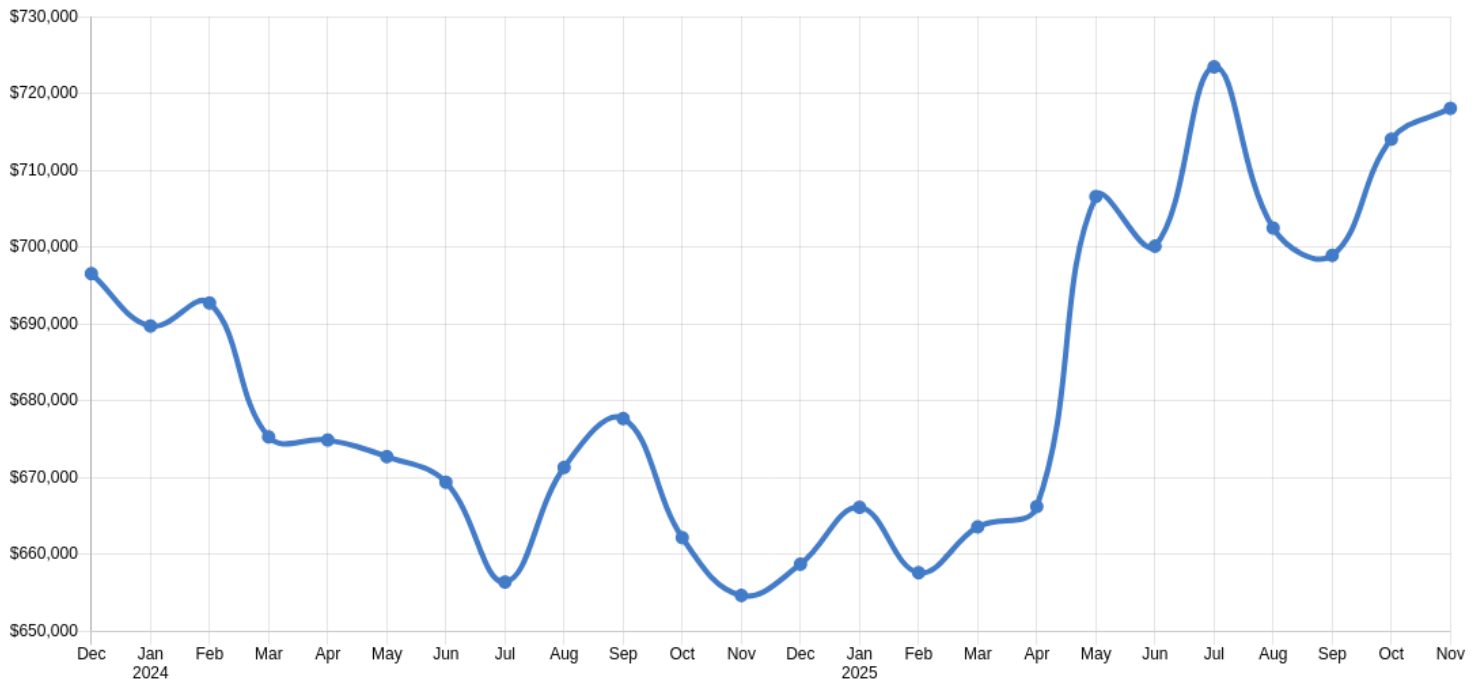
### Single Family Detached

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	3	2	50.00%	82	63	30.16%
Units Reported Sold	2	2	0.00%	54	44	22.73%
Sell / List Ratio	66.67%	100.00%		65.85%	69.84%	
Reported Sales Dollars	\$1,186,500	\$969,700	22.36%	\$38,776,547	\$28,806,275	34.61%
Average Sell Price / Unit	\$593,250	\$484,850	22.36%	\$718,084	\$654,688	9.68%
Median Sell Price	\$593,250			\$702,500		
Sell Price / List Price	95.77%	81.56%		96.74%	97.38%	
Days to Sell	101	60	68.33%	56	53	5.66%
Active Listings	12	10				

### Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	1	3	-66.67%	42	62	-32.26%
Units Reported Sold	2	2	0.00%	28	24	16.67%
Sell / List Ratio	200.00%	66.67%		66.67%	38.71%	
Reported Sales Dollars	\$945,000	\$1,169,000	-19.16%	\$9,679,500	\$8,725,558	10.93%
Average Sell Price / Unit	\$472,500	\$584,500	-19.16%	\$345,696	\$363,565	-4.91%
Median Sell Price	\$472,500			\$317,500		
Sell Price / List Price	100.64%	94.43%		97.48%	95.98%	
Days to Sell	363	61	495.08%	134	89	50.56%
Active Listings	20	23				

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



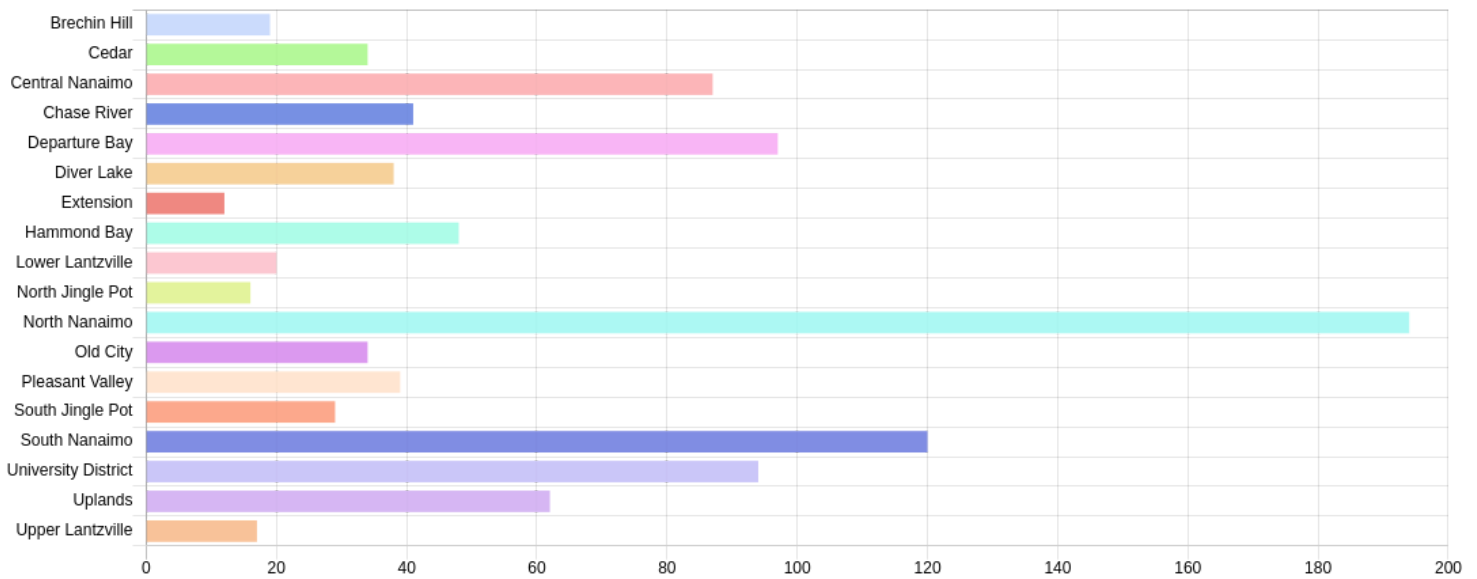
## Single Family Detached Sales Analysis

Unconditional Sales from January 1 to November 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	2	7	5	3	0	2	0	0	0	0	19
Cedar	0	0	0	0	4	1	10	6	6	5	1	1	0	0	34
Central Nanaimo	0	3	2	3	15	30	23	9	1	1	0	0	0	0	87
Chase River	0	0	0	0	0	6	10	14	8	2	1	0	0	0	41
Departure Bay	0	0	0	0	6	12	22	22	9	18	3	2	0	3	97
Diver Lake	0	0	0	0	2	6	12	8	4	6	0	0	0	0	38
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	9	8	14	7	2	0	0	48
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	9	3	0	0	0	16
North Nanaimo	0	0	0	0	0	4	32	40	42	51	19	4	2	0	194
Old City	0	1	0	2	13	6	7	2	1	2	0	0	0	0	34
Pleasant Valley	0	0	0	0	1	5	14	11	6	1	0	1	0	0	39
South Jingle Pot	0	0	0	0	0	2	6	8	6	7	0	0	0	0	29
South Nanaimo	0	2	6	4	12	31	28	17	15	5	0	0	0	0	120
University District	0	3	1	4	16	17	15	16	11	9	2	0	0	0	94
Uplands	0	0	0	0	4	8	29	9	10	2	0	0	0	0	62
Upper Lantzville	0	0	0	0	0	0	3	3	2	2	5	0	1	1	17
<b>Totals</b>	<b>0</b>	<b>9</b>	<b>10</b>	<b>14</b>	<b>76</b>	<b>138</b>	<b>233</b>	<b>188</b>	<b>132</b>	<b>138</b>	<b>44</b>	<b>12</b>	<b>3</b>	<b>4</b>	<b>1001</b>

## Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to November 30, 2025



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

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