

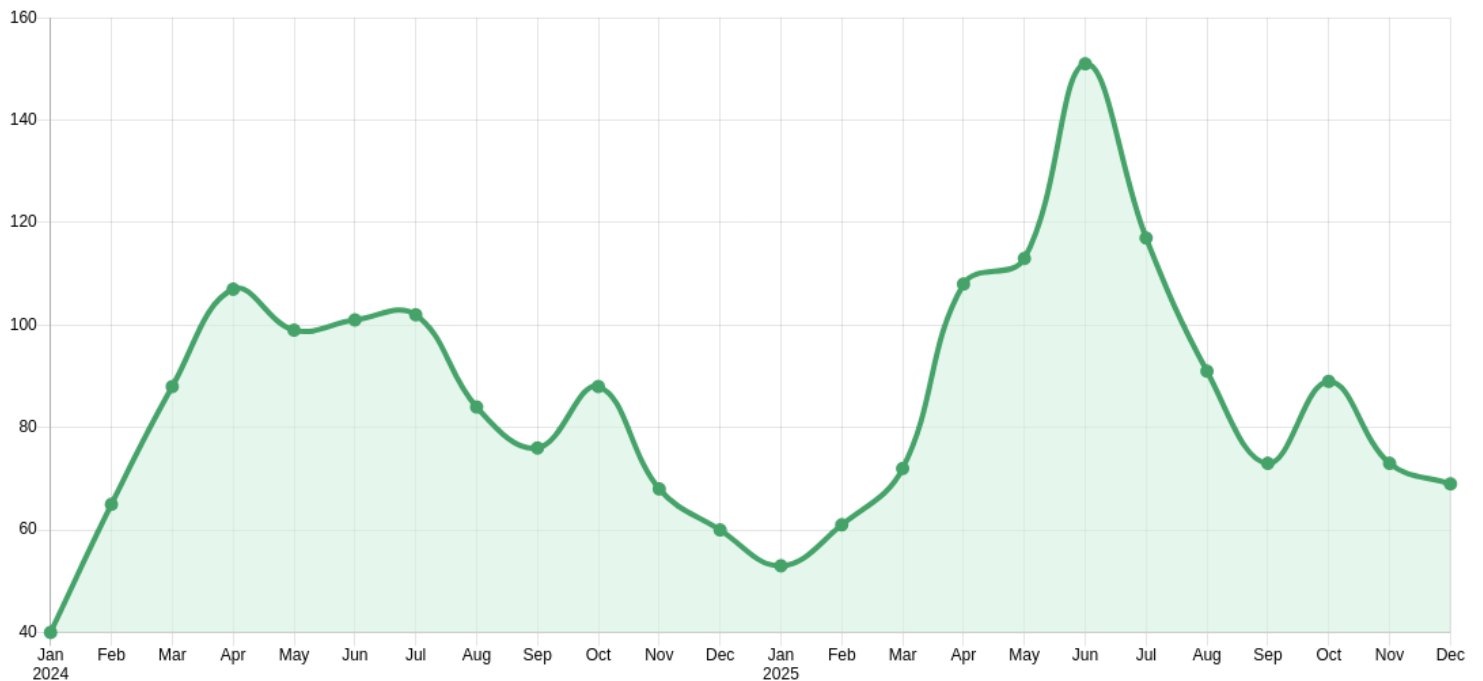


## Cumulative Residential Average Single Family Detached Sale Price



**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	45	44	2.27%	1,971	1,934	1.91%
Units Reported Sold	69	60	15.00%	1,070	978	9.41%
Sell / List Ratio	153.33%	136.36%		54.29%	50.57%	
Reported Sales Dollars	\$59,128,711	\$51,633,715	14.52%	\$911,646,657	\$821,604,685	10.96%
Average Sell Price / Unit	\$856,938	\$860,562	-0.42%	\$852,006	\$840,087	1.42%
Median Sell Price	\$775,000			\$810,000		
Sell Price / List Price	97.30%	97.89%		97.88%	98.08%	
Days to Sell	66	62	6.45%	43	39	10.26%
Active Listings	207	186				

### Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	24	25	-4.00%	592	618	-4.21%
Units Reported Sold	9	15	-40.00%	275	278	-1.08%
Sell / List Ratio	37.50%	60.00%		46.45%	44.98%	
Reported Sales Dollars	\$4,446,200	\$5,822,800	-23.64%	\$122,489,897	\$123,213,030	-0.59%
Average Sell Price / Unit	\$494,022	\$388,187	27.26%	\$445,418	\$443,212	0.50%
Median Sell Price	\$520,000			\$430,000		
Sell Price / List Price	98.27%	97.45%		98.59%	97.82%	
Days to Sell	88	76	15.79%	48	50	-4.00%
Active Listings	107	74				

### Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	7	4	75.00%	424	417	1.68%
Units Reported Sold	15	11	36.36%	229	247	-7.29%
Sell / List Ratio	214.29%	275.00%		54.01%	59.23%	
Reported Sales Dollars	\$7,838,250	\$6,172,750	26.98%	\$129,260,685	\$138,578,586	-6.72%
Average Sell Price / Unit	\$522,550	\$561,159	-6.88%	\$564,457	\$561,047	0.61%
Median Sell Price	\$510,000			\$549,900		
Sell Price / List Price	97.52%	97.79%		98.33%	98.43%	
Days to Sell	51	59	-13.56%	41	43	-4.65%
Active Listings	52	31				

### Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	8	6	33.33%	207	214	-3.27%
Units Reported Sold	5	4	25.00%	45	48	-6.25%
Sell / List Ratio	62.50%	66.67%		21.74%	22.43%	
Reported Sales Dollars	\$1,827,500	\$1,892,000	-3.41%	\$22,656,240	\$28,372,400	-20.15%
Average Sell Price / Unit	\$365,500	\$473,000	-22.73%	\$503,472	\$591,092	-14.82%
Median Sell Price	\$410,000			\$420,000		
Sell Price / List Price	96.87%	87.24%		96.24%	94.81%	
Days to Sell	211	61	245.90%	132	112	17.86%
Active Listings	98	85				

## Gabriola - Comparative Activity by Property Type

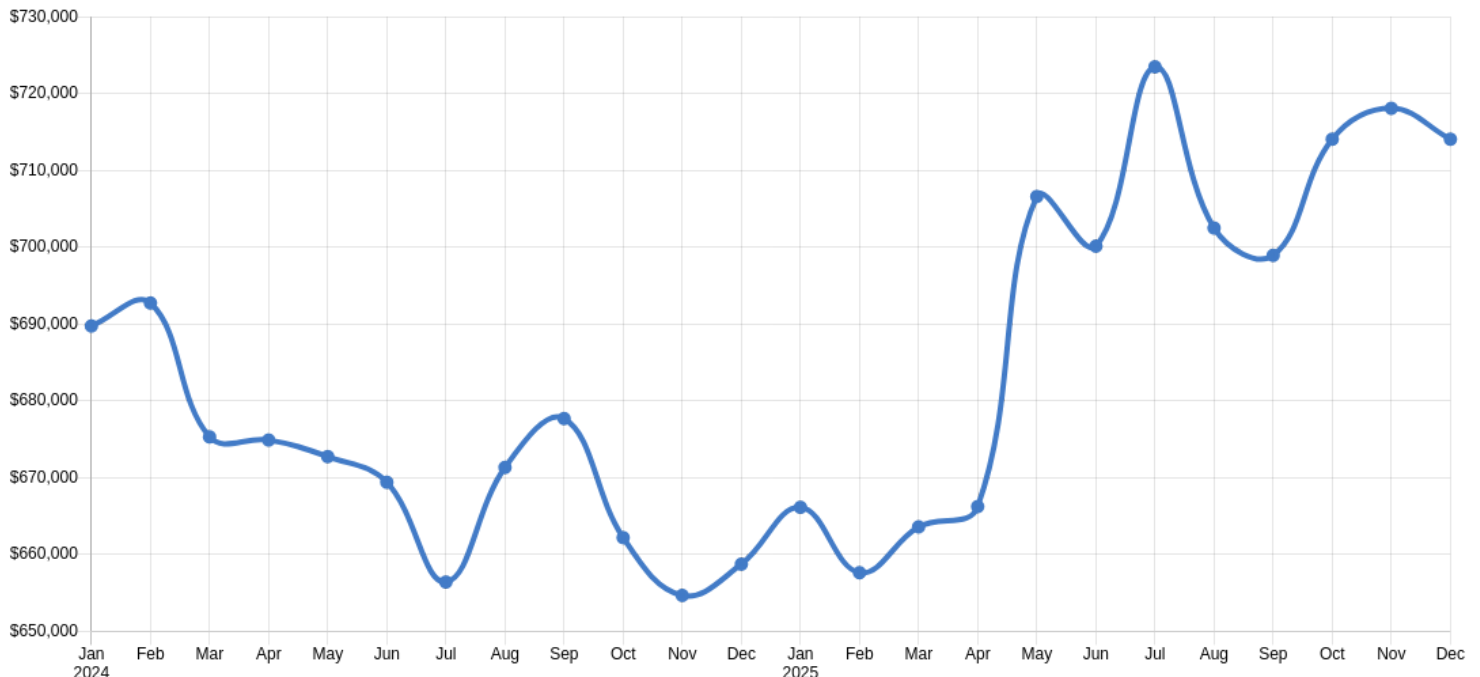
### Single Family Detached

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	3	3	0.00%	82	65	26.15%
Units Reported Sold	4	2	100.00%	56	45	24.44%
Sell / List Ratio	133.33%	66.67%		68.29%	69.23%	
Reported Sales Dollars	\$2,798,500	\$1,587,500	76.28%	\$39,987,547	\$29,643,775	34.89%
Average Sell Price / Unit	\$699,625	\$793,750	-11.86%	\$714,063	\$658,751	8.40%
Median Sell Price	\$742,250			\$698,750		
Sell Price / List Price	100.38%	96.86%		96.98%	97.45%	
Days to Sell	32	136	-76.47%	52	57	-8.77%
Active Listings	8	9				

### Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	0	2	-100.00%	40	62	-35.48%
Units Reported Sold	1	1	0.00%	28	25	12.00%
Sell / List Ratio		50.00%		70.00%	40.32%	
Reported Sales Dollars	\$650,000	\$205,000	217.07%	\$10,124,500	\$8,930,558	13.37%
Average Sell Price / Unit	\$650,000	\$205,000	217.07%	\$361,589	\$357,222	1.22%
Median Sell Price	\$650,000			\$322,500		
Sell Price / List Price	92.99%	89.52%		97.36%	95.82%	
Days to Sell	216	126	71.43%	137	91	50.55%
Active Listings	18	22				

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



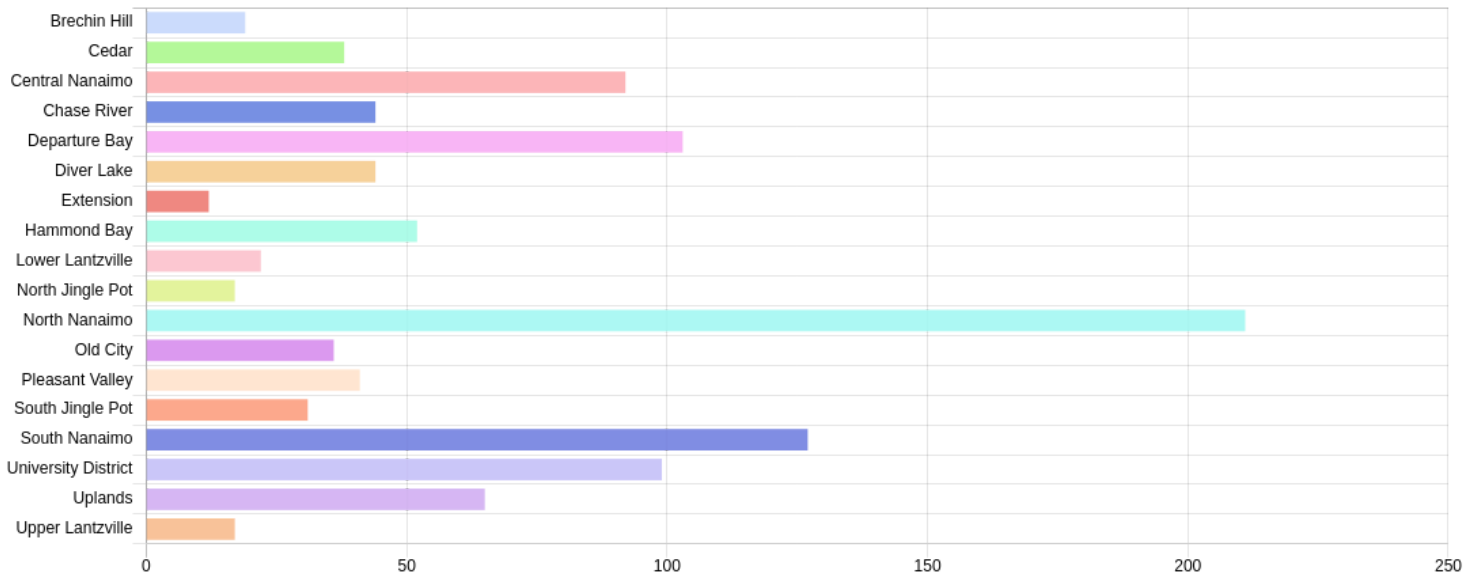
## Single Family Detached Sales Analysis

Unconditional Sales from January 1 to December 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	5	3	0	2	0	0	0	0	19
Cedar	0	0	0	0	4	3	11	6	6	6	1	1	0	0	38
Central Nanaimo	0	3	2	3	18	31	24	9	1	1	0	0	0	0	92
Chase River	0	0	0	0	0	7	11	15	8	2	1	0	0	0	44
Departure Bay	0	0	0	0	6	13	23	22	11	20	3	2	0	3	103
Diver Lake	0	0	0	0	3	8	15	8	4	6	0	0	0	0	44
Extension	0	0	1	1	0	1	4	4	0	0	1	0	0	0	12
Hammond Bay	0	0	0	0	2	2	6	9	8	16	7	2	0	0	52
Lower Lantzville	0	0	0	0	0	0	6	7	3	2	2	2	0	0	22
North Jingle Pot	0	0	0	0	0	0	3	1	0	9	4	0	0	0	17
North Nanaimo	0	0	0	0	0	5	34	44	44	58	20	4	2	0	211
Old City	0	1	0	3	14	6	7	2	1	2	0	0	0	0	36
Pleasant Valley	0	0	0	0	1	5	15	12	6	1	0	1	0	0	41
South Jingle Pot	0	0	0	0	0	2	6	8	6	8	0	0	0	1	31
South Nanaimo	0	2	6	4	13	32	31	18	16	5	0	0	0	0	127
University District	0	3	1	4	17	18	16	17	12	9	2	0	0	0	99
Uplands	0	0	0	0	4	8	31	9	11	2	0	0	0	0	65
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>15</b>	<b>84</b>	<b>148</b>	<b>251</b>	<b>197</b>	<b>139</b>	<b>151</b>	<b>46</b>	<b>12</b>	<b>3</b>	<b>5</b>	<b>1070</b>

## Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to December 31, 2025





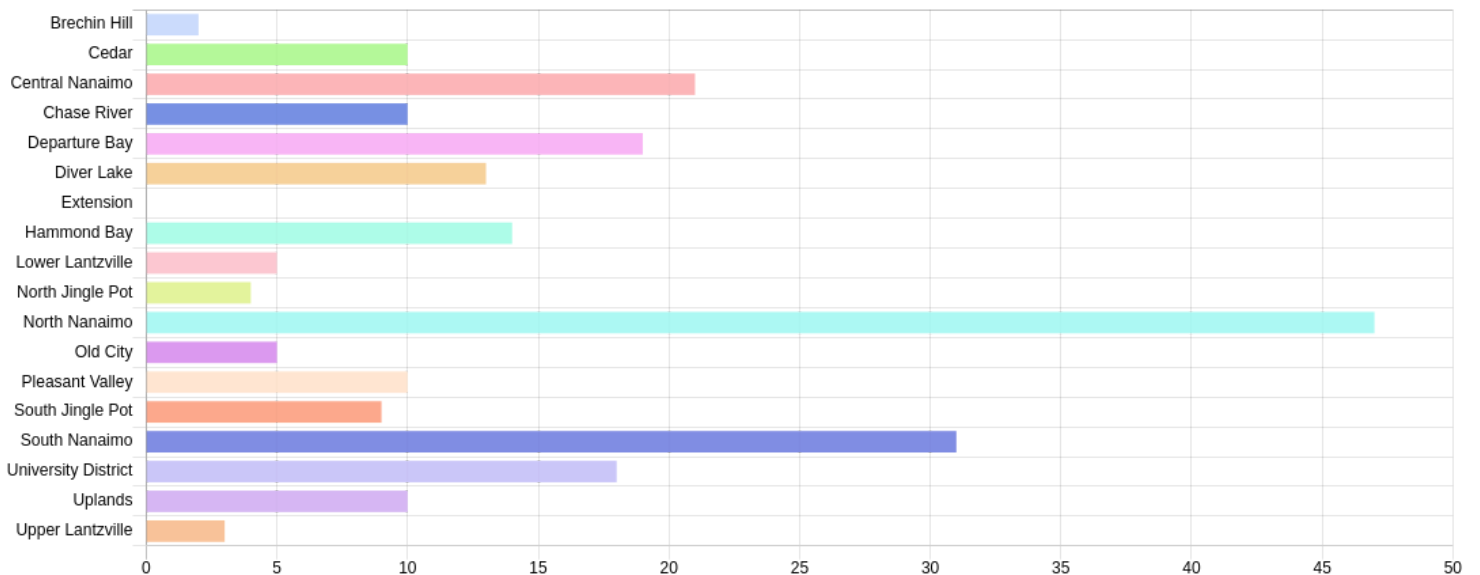
## Fourth Quarter - Single Family Detached Sales Analysis

Unconditional Sales from October 1 to December 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	0	1	0	0	0	0	0	0	0	2
Cedar	0	0	0	0	1	2	3	2	0	2	0	0	0	0	10
Central Nanaimo	0	1	2	0	6	6	5	1	0	0	0	0	0	0	21
Chase River	0	0	0	0	0	2	4	3	1	0	0	0	0	0	10
Departure Bay	0	0	0	0	0	3	4	2	4	4	1	1	0	0	19
Diver Lake	0	0	0	0	1	4	5	1	1	1	0	0	0	0	13
Extension	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hammond Bay	0	0	0	0	1	0	3	2	1	5	2	0	0	0	14
Lower Lantzville	0	0	0	0	0	0	3	1	0	0	0	1	0	0	5
North Jingle Pot	0	0	0	0	0	0	0	0	0	2	2	0	0	0	4
North Nanaimo	0	0	0	0	0	2	7	6	10	17	4	1	0	0	47
Old City	0	0	0	1	2	0	2	0	0	0	0	0	0	0	5
Pleasant Valley	0	0	0	0	0	1	4	3	1	1	0	0	0	0	10
South Jingle Pot	0	0	0	0	0	2	2	0	1	3	0	0	0	1	9
South Nanaimo	0	1	0	0	3	9	9	6	3	0	0	0	0	0	31
University District	0	0	0	0	5	5	2	2	3	1	0	0	0	0	18
Uplands	0	0	0	0	1	2	5	1	1	0	0	0	0	0	10
Upper Lantzville	0	0	0	0	0	0	0	0	0	1	0	0	1	1	3
Totals	0	2	2	1	21	38	59	30	26	37	9	3	1	2	231

## Fourth Quarter - Single Family Detached Sales by Sub Area

Unconditional Sales from October 1 to December 31, 2025



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

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