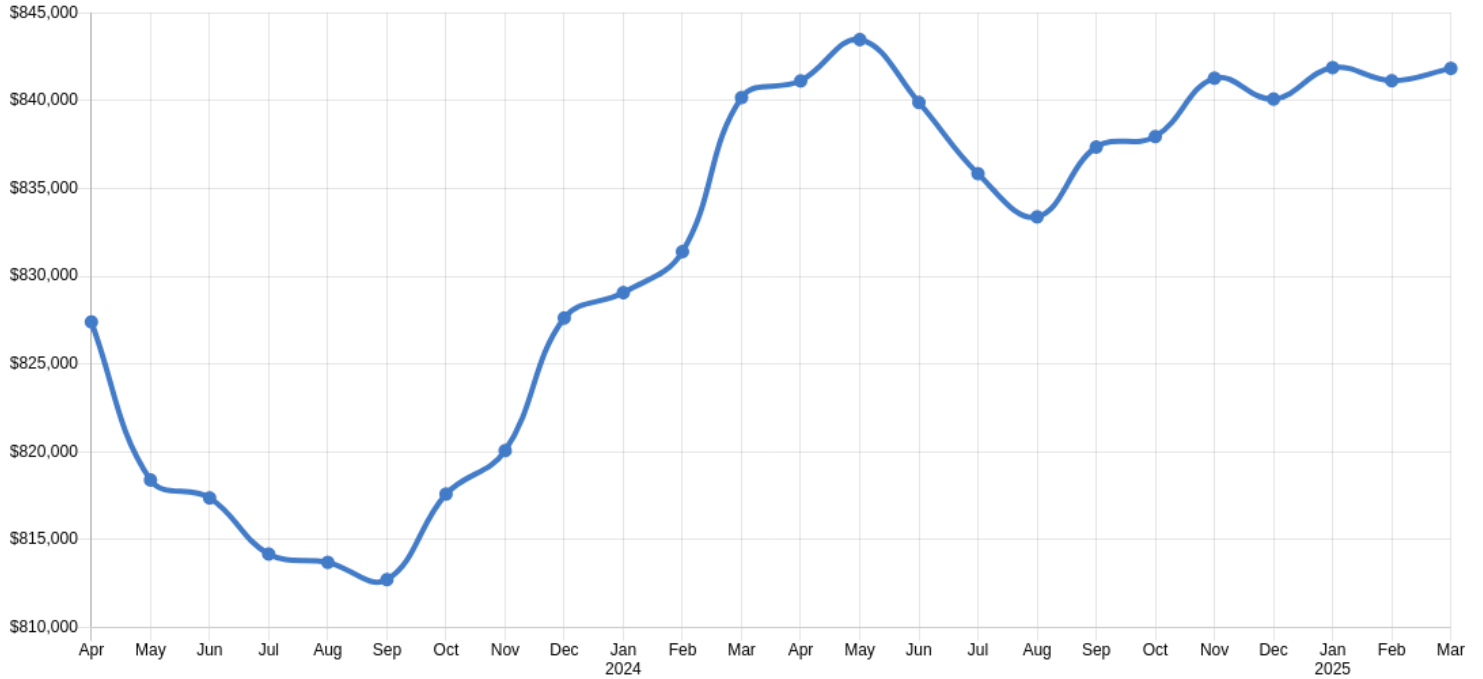


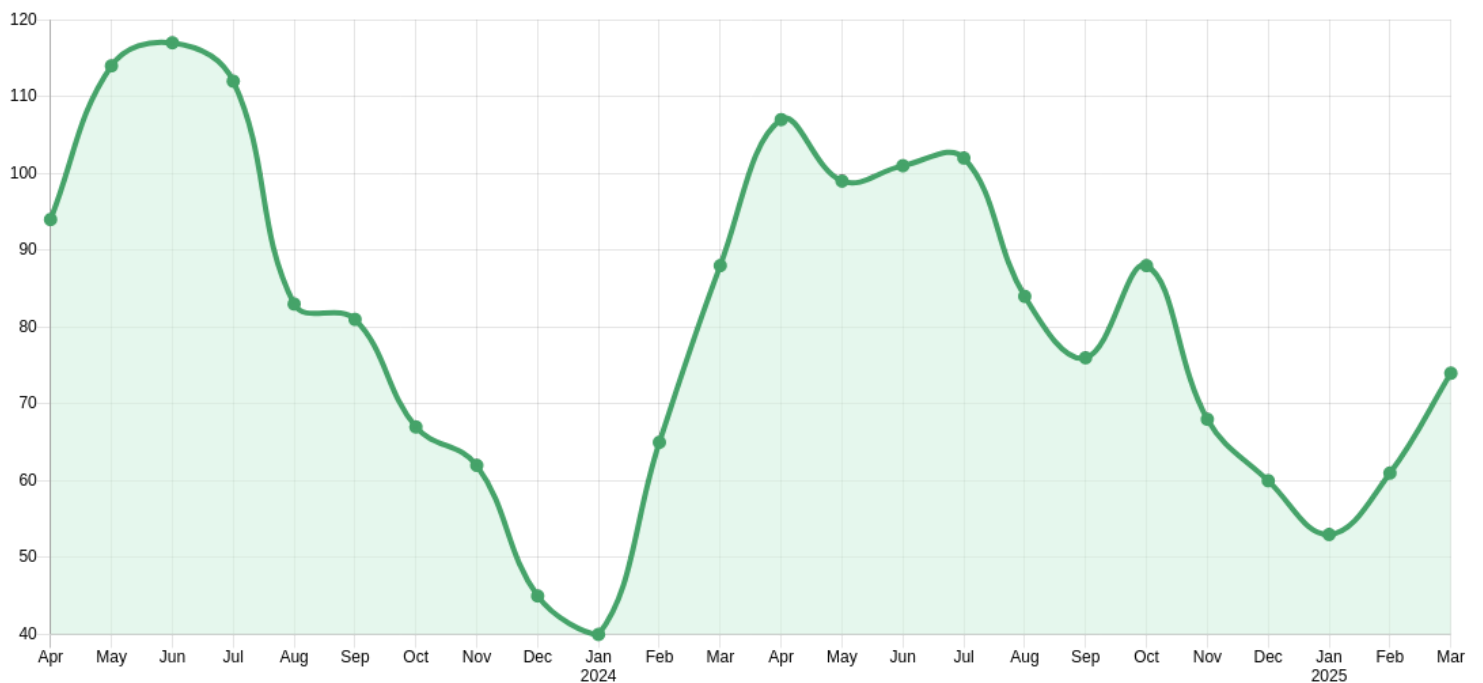


Cumulative Residential Average Single Family Detached Sale Price



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	180	198	-9.09%	1,869	1,817	2.86%
Units Reported Sold	74	88	-15.91%	973	968	0.52%
Sell / List Ratio	41.11%	44.44%		52.06%	53.27%	
Reported Sales Dollars	\$63,084,749	\$74,622,603	-15.46%	\$819,101,415	\$813,286,209	0.72%
Average Sell Price / Unit	\$852,497	\$847,984	0.53%	\$841,831	\$840,172	0.20%
Median Sell Price	\$847,950			\$806,000		
Sell Price / List Price	98.95%	97.87%		98.17%	98.38%	
Days to Sell	31	36	-13.89%	41	34	20.59%
Active Listings	281	300				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	66	48	37.50%	673	556	21.04%
Units Reported Sold	33	25	32.00%	290	285	1.75%
Sell / List Ratio	50.00%	52.08%		43.09%	51.26%	
Reported Sales Dollars	\$15,032,200	\$10,660,095	41.01%	\$128,627,447	\$125,817,173	2.23%
Average Sell Price / Unit	\$455,521	\$426,404	6.83%	\$443,543	\$441,464	0.47%
Median Sell Price	\$412,500			\$412,500		
Sell Price / List Price	97.76%	98.07%		97.85%	98.35%	
Days to Sell	47	28	67.86%	52	36	44.44%
Active Listings	161	109				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	36	42	-14.29%	410	402	1.99%
Units Reported Sold	25	23	8.70%	255	237	7.59%
Sell / List Ratio	69.44%	54.76%		62.20%	58.96%	
Reported Sales Dollars	\$14,708,635	\$13,484,488	9.08%	\$142,091,433	\$137,199,688	3.57%
Average Sell Price / Unit	\$588,345	\$586,282	0.35%	\$557,221	\$578,902	-3.75%
Median Sell Price	\$570,000			\$542,000		
Sell Price / List Price	99.31%	98.90%		98.50%	98.71%	
Days to Sell	31	47	-34.04%	41	40	2.50%
Active Listings	56	70				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	20	26	-23.08%	222	243	-8.64%
Units Reported Sold	5	3	66.67%	53	41	29.27%
Sell / List Ratio	25.00%	11.54%		23.87%	16.87%	
Reported Sales Dollars	\$3,034,295	\$995,000	204.95%	\$31,796,945	\$18,401,450	72.80%
Average Sell Price / Unit	\$606,859	\$331,667	82.97%	\$599,942	\$448,816	33.67%
Median Sell Price	\$565,000			\$537,000		
Sell Price / List Price	96.43%	97.18%		95.78%	95.46%	
Days to Sell	63	143	-55.94%	123	68	80.88%
Active Listings	96	91				

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	6	16.67%	59	79	-25.32%
Units Reported Sold	2	3	-33.33%	44	45	-2.22%
Sell / List Ratio	28.57%	50.00%		74.58%	56.96%	
Reported Sales Dollars	\$1,515,000	\$1,910,000	-20.68%	\$29,198,895	\$30,389,400	-3.92%
Average Sell Price / Unit	\$757,500	\$636,667	18.98%	\$663,611	\$675,320	-1.73%
Median Sell Price	\$757,500			\$679,500		
Sell Price / List Price	95.89%	100.37%		97.49%	98.14%	
Days to Sell	47	17	176.47%	58	46	26.09%
Active Listings	13	17				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	6	11	-45.45%	54	58	-6.90%
Units Reported Sold	1	0		27	21	28.57%
Sell / List Ratio	16.67%	0.00%		50.00%	36.21%	
Reported Sales Dollars	\$325,000	\$0		\$9,171,558	\$7,750,725	18.33%
Average Sell Price / Unit	\$325,000			\$339,687	\$369,082	-7.96%
Median Sell Price	\$325,000			\$320,000		
Sell Price / List Price	93.12%			95.47%	97.08%	
Days to Sell	50			97	60	61.67%
Active Listings	28	27				

Gabriola - Cumulative Residential Average Single Family Detached Sale Price



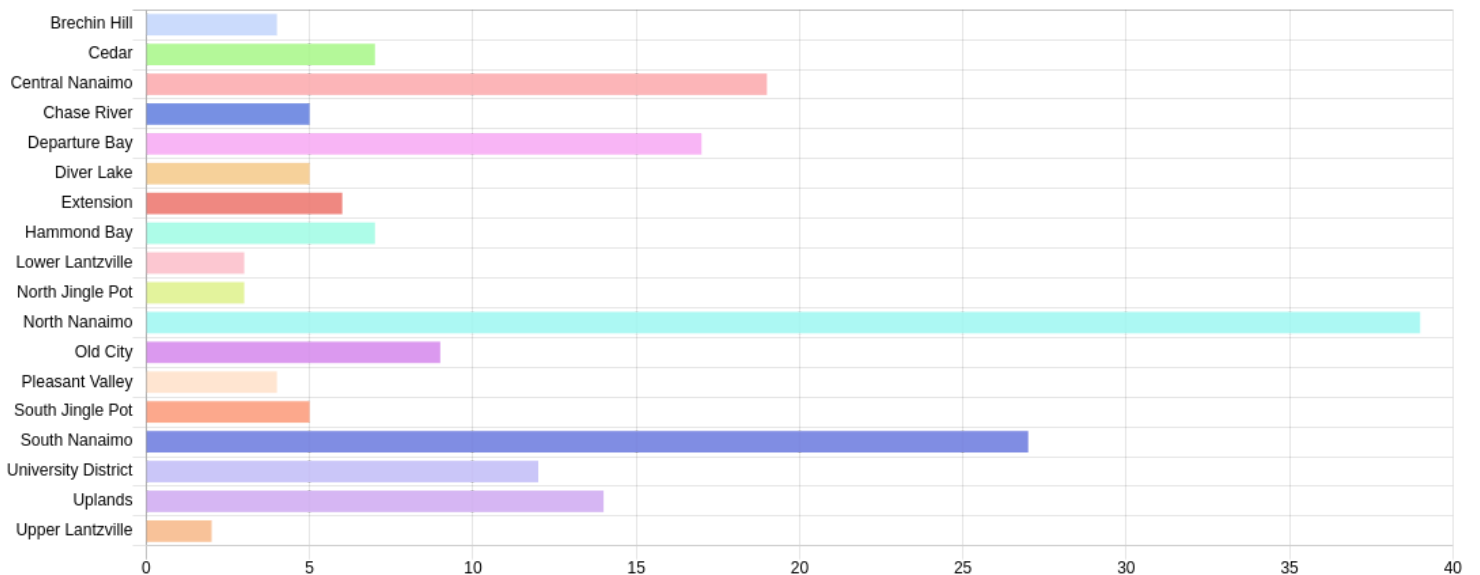
Single Family Detached Sales Analysis

Unconditional Sales from January 1 to March 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	0	1	1	0	0	2	0	0	0	0	4
Cedar	0	0	0	0	0	0	2	0	3	1	1	0	0	0	7
Central Nanaimo	0	1	0	0	2	8	4	4	0	0	0	0	0	0	19
Chase River	0	0	0	0	0	1	3	1	0	0	0	0	0	0	5
Departure Bay	0	0	0	0	1	3	1	7	1	1	1	1	0	1	17
Diver Lake	0	0	0	0	1	0	2	2	0	0	0	0	0	0	5
Extension	0	0	0	1	0	0	2	3	0	0	0	0	0	0	6
Hammond Bay	0	0	0	0	1	0	1	2	3	0	0	0	0	0	7
Lower Lantzville	0	0	0	0	0	0	1	1	1	0	0	0	0	0	3
North Jingle Pot	0	0	0	0	0	0	0	0	0	3	0	0	0	0	3
North Nanaimo	0	0	0	0	0	1	10	10	9	5	4	0	0	0	39
Old City	0	1	0	0	4	0	1	0	1	2	0	0	0	0	9
Pleasant Valley	0	0	0	0	1	0	1	1	1	0	0	0	0	0	4
South Jingle Pot	0	0	0	0	0	0	0	0	1	4	0	0	0	0	5
South Nanaimo	0	0	1	1	2	5	4	5	6	3	0	0	0	0	27
University District	0	1	0	0	2	0	2	2	3	2	0	0	0	0	12
Uplands	0	0	0	0	1	0	7	2	4	0	0	0	0	0	14
Upper Lantzville	0	0	0	0	0	0	0	1	1	0	0	0	0	0	2
Totals	0	3	1	2	15	19	42	41	34	23	6	1	0	1	188

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to March 31, 2025



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

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