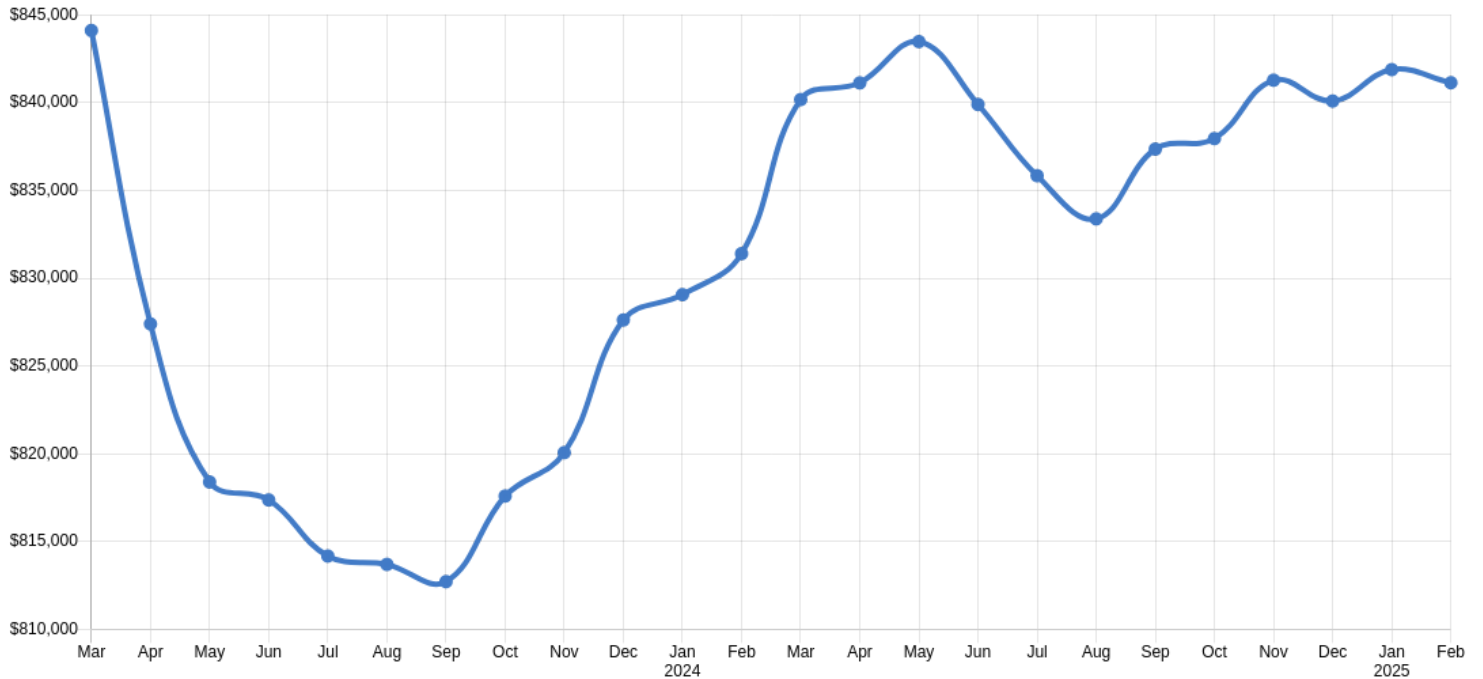


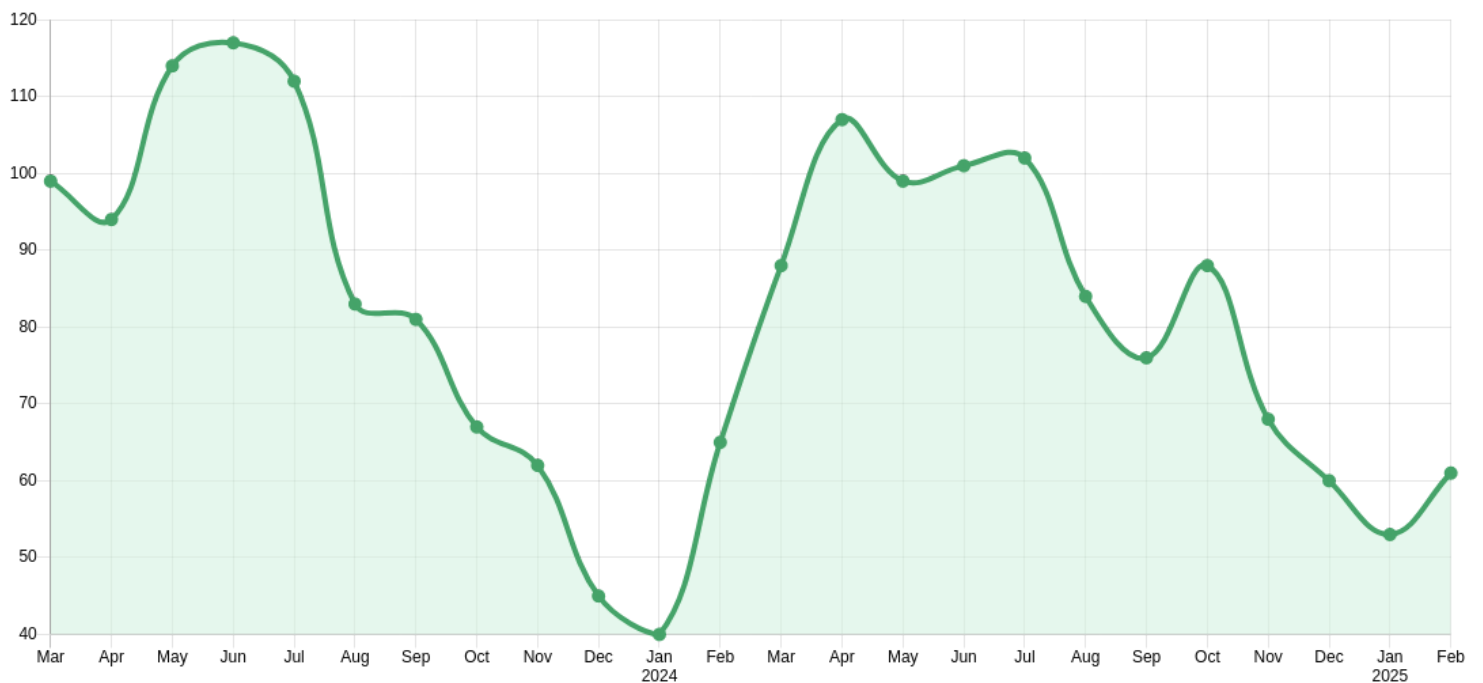


Cumulative Residential Average Single Family Detached Sale Price



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	121	169	-28.40%	1,888	1,759	7.33%
Units Reported Sold	61	65	-6.15%	987	979	0.82%
Sell / List Ratio	50.41%	38.46%		52.28%	55.66%	
Reported Sales Dollars	\$50,901,250	\$54,562,200	-6.71%	\$830,639,269	\$814,443,174	1.99%
Average Sell Price / Unit	\$834,447	\$839,418	-0.59%	\$841,580	\$831,913	1.16%
Median Sell Price	\$797,500			\$800,000		
Sell Price / List Price	98.62%	97.97%		98.08%	98.44%	
Days to Sell	42	36	16.67%	41	34	20.59%
Active Listings	229	247				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	98	59	66.10%	655	546	19.96%
Units Reported Sold	23	18	27.78%	282	281	0.36%
Sell / List Ratio	23.47%	30.51%		43.05%	51.47%	
Reported Sales Dollars	\$8,986,400	\$7,980,128	12.61%	\$124,255,342	\$125,296,278	-0.83%
Average Sell Price / Unit	\$390,713	\$443,340	-11.87%	\$440,622	\$445,894	-1.18%
Median Sell Price	\$385,000			\$409,500		
Sell Price / List Price	97.67%	97.39%		97.88%	98.39%	
Days to Sell	49	28	75.00%	51	36	41.67%
Active Listings	152	106				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	34	41	-17.07%	416	389	6.94%
Units Reported Sold	18	14	28.57%	254	231	9.96%
Sell / List Ratio	52.94%	34.15%		61.06%	59.38%	
Reported Sales Dollars	\$9,445,400	\$7,767,400	21.60%	\$141,484,786	\$132,378,000	6.88%
Average Sell Price / Unit	\$524,744	\$554,814	-5.42%	\$557,027	\$573,065	-2.80%
Median Sell Price	\$533,500			\$545,000		
Sell Price / List Price	97.90%	97.81%		98.46%	98.67%	
Days to Sell	34	59	-42.37%	43	40	7.50%
Active Listings	50	66				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	12	13	-7.69%	228	235	-2.98%
Units Reported Sold	4	4	0.00%	52	42	23.81%
Sell / List Ratio	33.33%	30.77%		22.81%	17.87%	
Reported Sales Dollars	\$2,386,750	\$2,920,000	-18.26%	\$30,012,650	\$19,845,750	51.23%
Average Sell Price / Unit	\$596,688	\$730,000	-18.26%	\$577,166	\$472,518	22.15%
Median Sell Price	\$667,188			\$515,000		
Sell Price / List Price	102.23%	94.20%		95.71%	98.50%	
Days to Sell	203	94	115.96%	129	62	108.06%
Active Listings	94	79				

Gabriola - Comparative Activity by Property Type

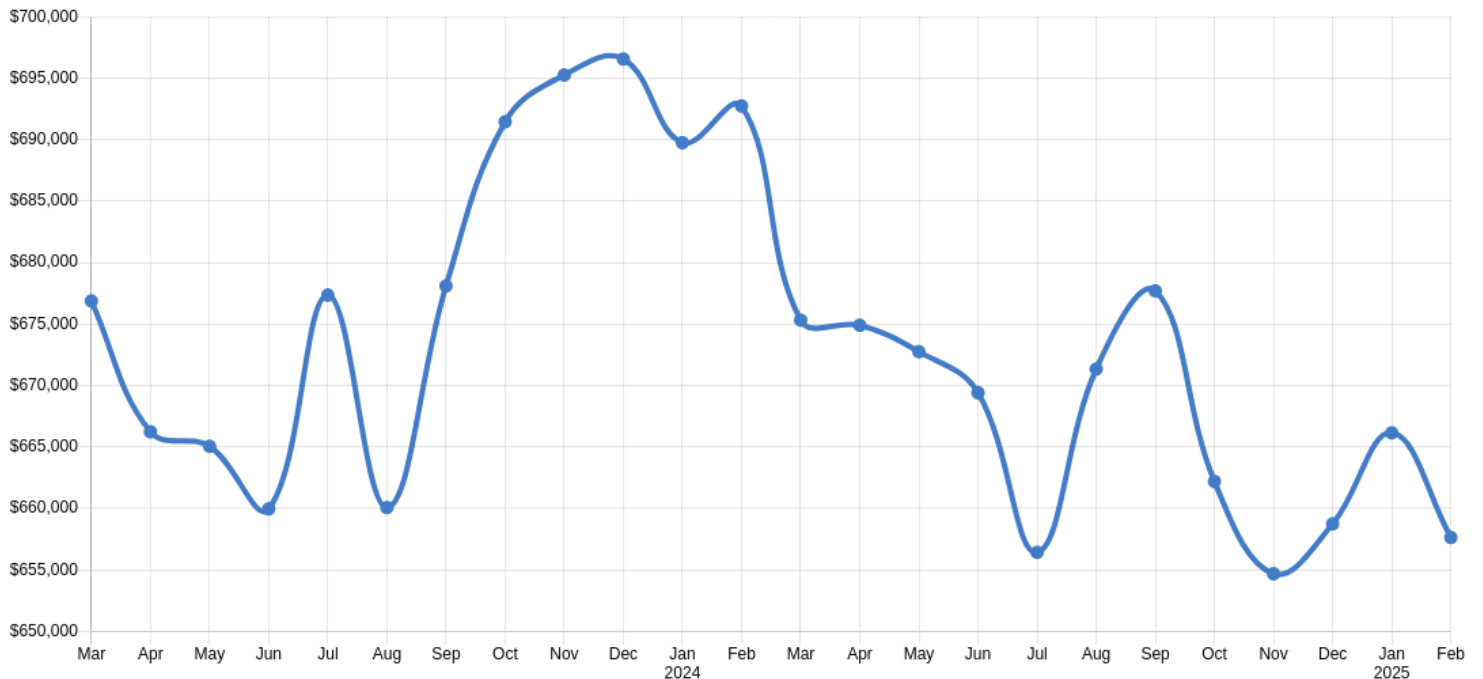
Single Family Detached

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	4	8	-50.00%	58	78	-25.64%
Units Reported Sold	3	3	0.00%	45	46	-2.17%
Sell / List Ratio	75.00%	37.50%		77.59%	58.97%	
Reported Sales Dollars	\$1,724,000	\$2,107,000	-18.18%	\$29,593,895	\$31,866,190	-7.13%
Average Sell Price / Unit	\$574,667	\$702,333	-18.18%	\$657,642	\$692,743	-5.07%
Median Sell Price	\$599,000			\$675,000		
Sell Price / List Price	97.02%	95.64%		97.76%	98.62%	
Days to Sell	41	52	-21.15%	55	48	14.58%
Active Listings	10	15				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	5	8	-37.50%	59	51	15.69%
Units Reported Sold	2	2	0.00%	26	22	18.18%
Sell / List Ratio	40.00%	25.00%		44.07%	43.14%	
Reported Sales Dollars	\$541,000	\$1,125,000	-51.91%	\$8,846,558	\$8,065,725	9.68%
Average Sell Price / Unit	\$270,500	\$562,500	-51.91%	\$340,252	\$366,624	-7.19%
Median Sell Price	\$270,500			\$310,000		
Sell Price / List Price	92.01%	97.84%		95.56%	96.61%	
Days to Sell	109	85	28.24%	98	64	53.12%
Active Listings	24	19				

Gabriola - Cumulative Residential Average Single Family Detached Sale Price



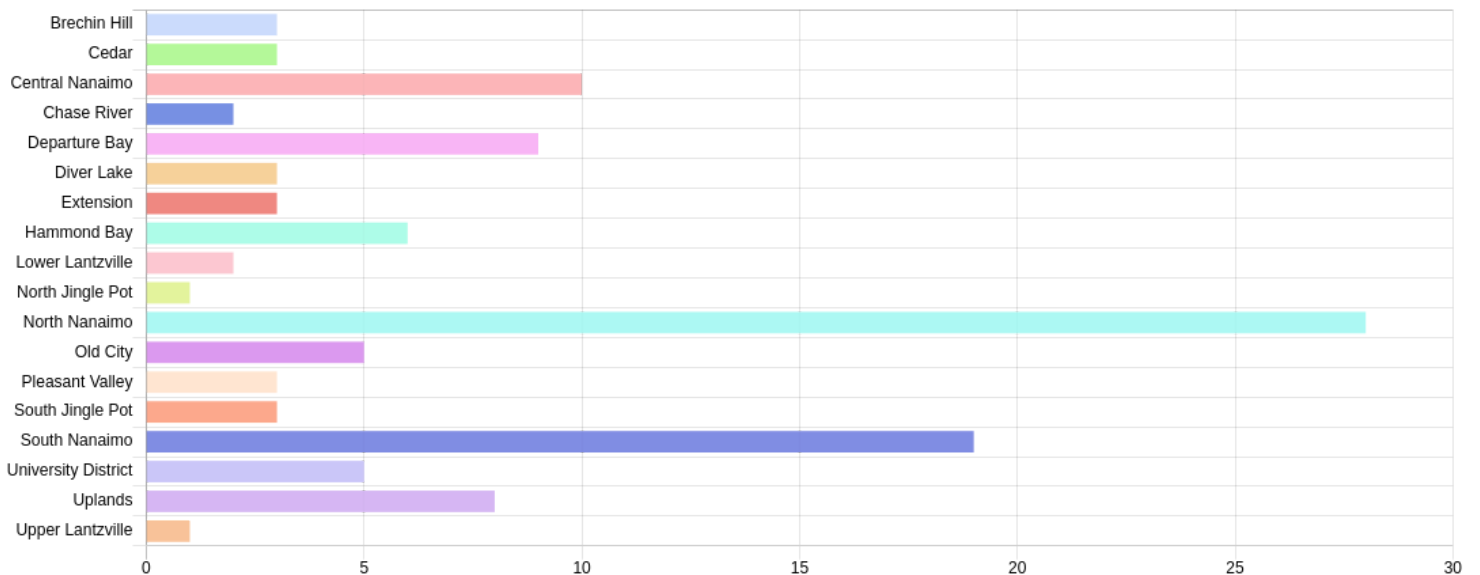
Single Family Detached Sales Analysis

Unconditional Sales from January 1 to February 28, 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	0	0	0	2	0	0	0	0	3
Cedar	0	0	0	0	0	0	1	0	1	0	1	0	0	0	3
Central Nanaimo	0	0	0	0	1	5	3	1	0	0	0	0	0	0	10
Chase River	0	0	0	0	0	1	1	0	0	0	0	0	0	0	2
Departure Bay	0	0	0	0	1	1	0	4	0	1	0	1	0	1	9
Diver Lake	0	0	0	0	1	0	2	0	0	0	0	0	0	0	3
Extension	0	0	0	1	0	0	1	1	0	0	0	0	0	0	3
Hammond Bay	0	0	0	0	1	0	1	1	3	0	0	0	0	0	6
Lower Lantzville	0	0	0	0	0	0	1	1	0	0	0	0	0	0	2
North Jingle Pot	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
North Nanaimo	0	0	0	0	0	1	7	7	6	3	4	0	0	0	28
Old City	0	1	0	0	3	0	1	0	0	0	0	0	0	0	5
Pleasant Valley	0	0	0	0	0	0	1	1	1	0	0	0	0	0	3
South Jingle Pot	0	0	0	0	0	0	0	0	0	3	0	0	0	0	3
South Nanaimo	0	0	0	1	2	3	4	3	5	1	0	0	0	0	19
University District	0	1	0	0	1	0	0	1	2	0	0	0	0	0	5
Uplands	0	0	0	0	1	0	6	1	0	0	0	0	0	0	8
Upper Lantzville	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
Totals	0	2	0	2	11	12	29	21	19	11	5	1	0	1	114

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to February 28, 2025



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

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