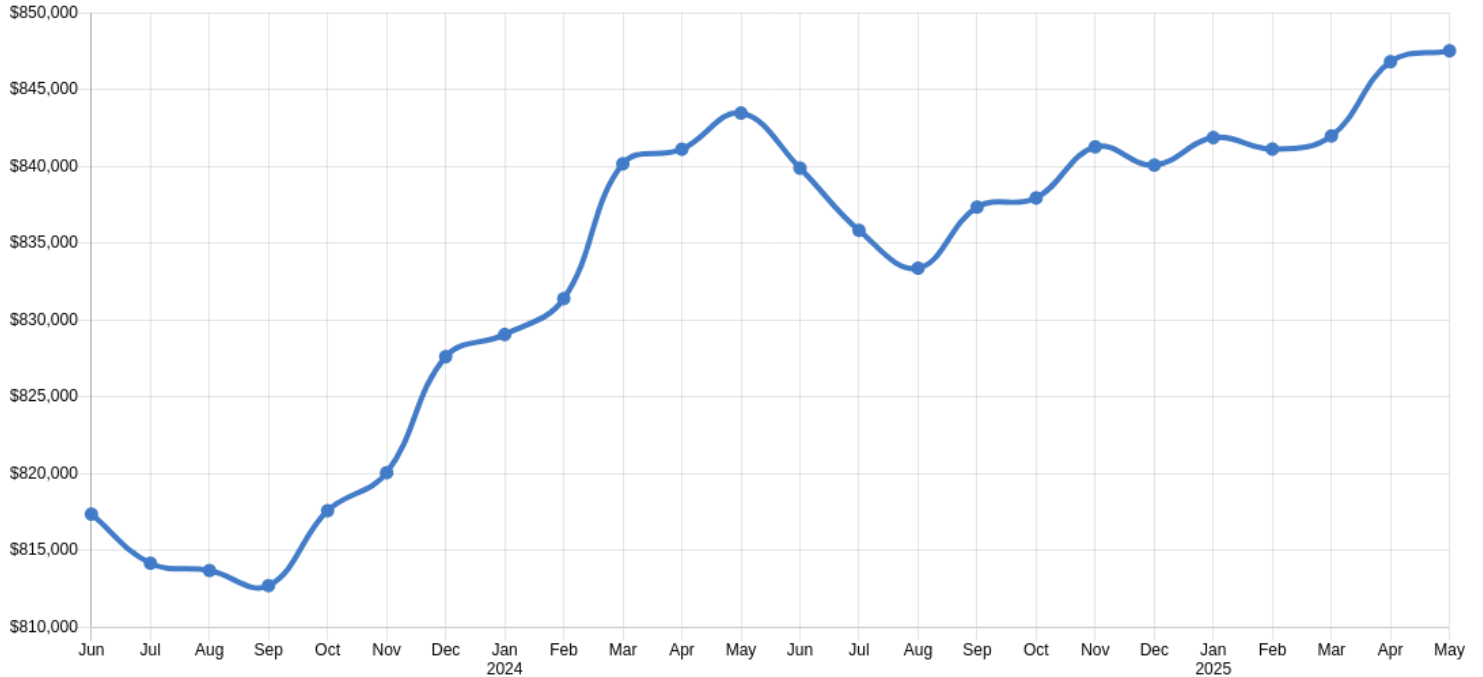


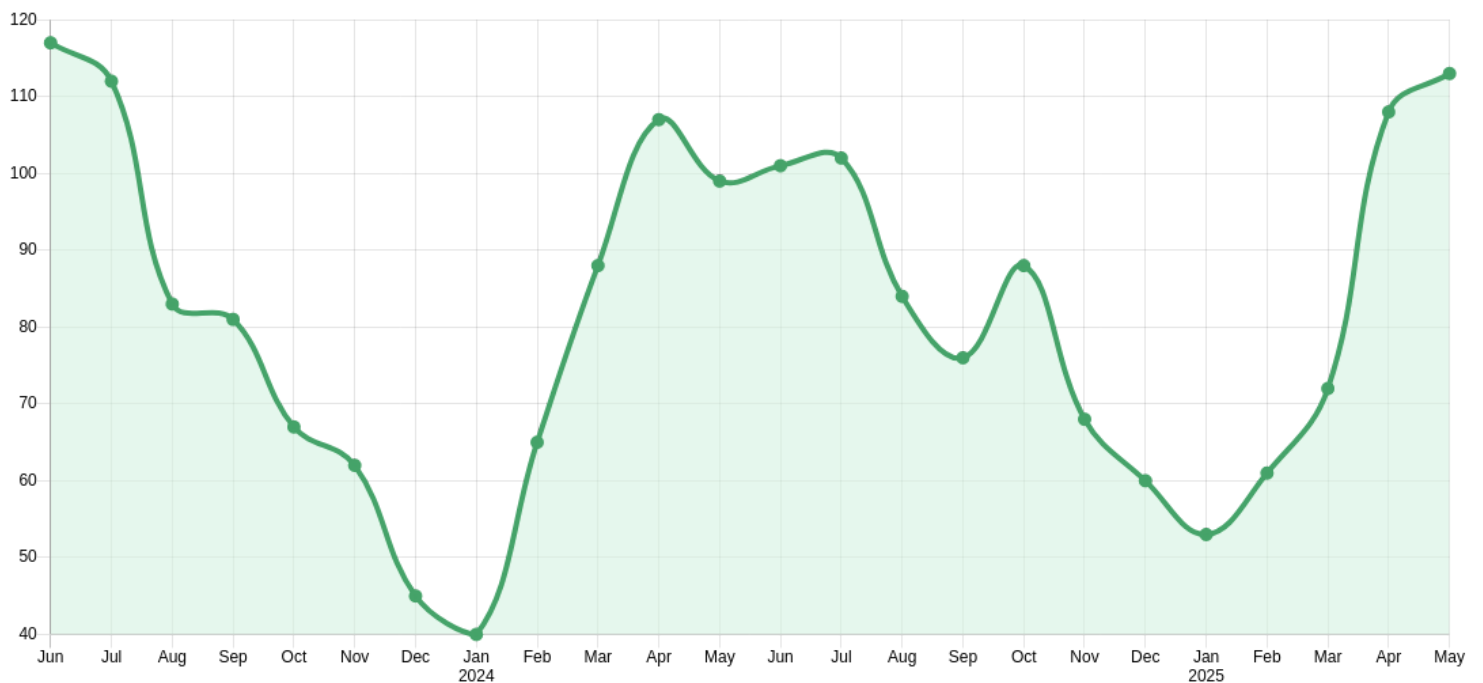


Cumulative Residential Average Single Family Detached Sale Price



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	281	233	20.60%	1,955	1,912	2.25%
Units Reported Sold	113	99	14.14%	986	966	2.07%
Sell / List Ratio	40.21%	42.49%		50.43%	50.52%	
Reported Sales Dollars	\$97,100,031	\$84,544,284	14.85%	\$835,660,649	\$814,795,138	2.56%
Average Sell Price / Unit	\$859,292	\$853,983	0.62%	\$847,526	\$843,473	0.48%
Median Sell Price	\$816,500			\$817,250		
Sell Price / List Price	98.39%	98.00%		98.13%	98.21%	
Days to Sell	35	35	0.00%	42	33	27.27%
Active Listings	427	380				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	63	69	-8.70%	637	610	4.43%
Units Reported Sold	33	24	37.50%	320	284	12.68%
Sell / List Ratio	52.38%	34.78%		50.24%	46.56%	
Reported Sales Dollars	\$15,078,495	\$9,995,400	50.85%	\$144,609,945	\$123,764,963	16.84%
Average Sell Price / Unit	\$456,924	\$416,475	9.71%	\$451,906	\$435,792	3.70%
Median Sell Price	\$438,800			\$430,000		
Sell Price / List Price	98.95%	98.10%		98.52%	98.25%	
Days to Sell	50	42	19.05%	51	39	30.77%
Active Listings	113	134				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	52	55	-5.45%	403	410	-1.71%
Units Reported Sold	21	22	-4.55%	251	240	4.58%
Sell / List Ratio	40.38%	40.00%		62.28%	58.54%	
Reported Sales Dollars	\$12,495,900	\$12,473,288	0.18%	\$139,377,035	\$138,342,486	0.75%
Average Sell Price / Unit	\$595,043	\$566,968	4.95%	\$555,287	\$576,427	-3.67%
Median Sell Price	\$595,000			\$532,000		
Sell Price / List Price	99.13%	99.08%		98.43%	98.64%	
Days to Sell	24	38	-36.84%	39	42	-7.14%
Active Listings	79	83				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	28	18	55.56%	227	238	-4.62%
Units Reported Sold	6	6	0.00%	53	43	23.26%
Sell / List Ratio	21.43%	33.33%		23.35%	18.07%	
Reported Sales Dollars	\$2,565,000	\$3,139,700	-18.30%	\$30,847,245	\$19,996,850	54.26%
Average Sell Price / Unit	\$427,500	\$523,283	-18.30%	\$582,023	\$465,043	25.15%
Median Sell Price	\$472,500			\$530,000		
Sell Price / List Price	92.87%	97.67%		94.95%	95.30%	
Days to Sell	45	139	-67.63%	110	87	26.44%
Active Listings	118	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	13	9	44.44%	69	81	-14.81%
Units Reported Sold	5	7	-28.57%	36	50	-28.00%
Sell / List Ratio	38.46%	77.78%		52.17%	61.73%	
Reported Sales Dollars	\$4,217,611	\$4,097,500	2.93%	\$25,437,731	\$33,637,675	-24.38%
Average Sell Price / Unit	\$843,522	\$585,357	44.10%	\$706,604	\$672,754	5.03%
Median Sell Price	\$850,000			\$709,500		
Sell Price / List Price	98.00%	97.25%		97.41%	98.16%	
Days to Sell	25	44	-43.18%	47	55	-14.55%
Active Listings	28	16				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	5	12	-58.33%	45	59	-23.73%
Units Reported Sold	2	3	-33.33%	26	21	23.81%
Sell / List Ratio	40.00%	25.00%		57.78%	35.59%	
Reported Sales Dollars	\$340,000	\$1,018,500	-66.62%	\$8,944,500	\$7,404,533	20.80%
Average Sell Price / Unit	\$170,000	\$339,500	-49.93%	\$344,019	\$352,597	-2.43%
Median Sell Price	\$170,000			\$325,500		
Sell Price / List Price	94.50%	97.46%		96.17%	96.78%	
Days to Sell	37	19	94.74%	113	56	101.79%
Active Listings	23	29				

Gabriola - Cumulative Residential Average Single Family Detached Sale Price



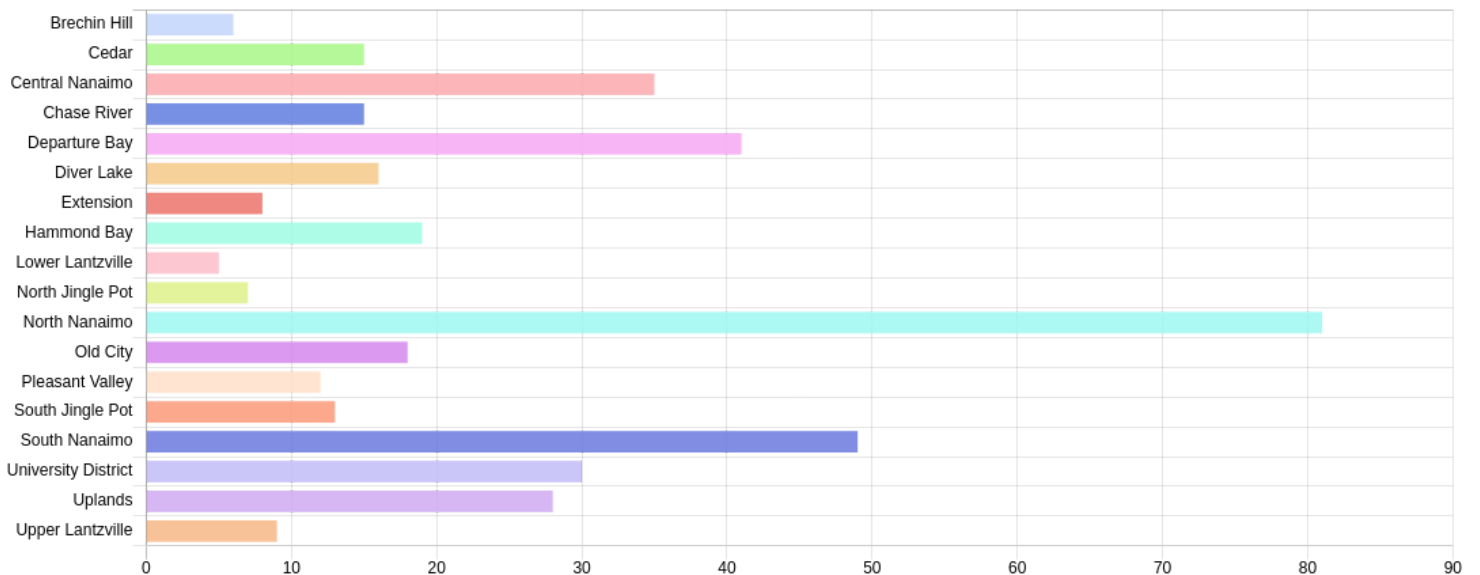
Single Family Detached Sales Analysis

Unconditional Sales from January 1 to May 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	3	1	0	0	2	0	0	0	0	6
Cedar	0	0	0	0	1	0	4	1	5	2	1	1	0	0	15
Central Nanaimo	0	1	0	1	7	11	8	6	0	1	0	0	0	0	35
Chase River	0	0	0	0	0	4	4	4	3	0	0	0	0	0	15
Departure Bay	0	0	0	0	3	6	9	10	2	8	1	1	0	1	41
Diver Lake	0	0	0	0	1	2	5	6	1	1	0	0	0	0	16
Extension	0	0	0	1	0	1	2	3	0	0	1	0	0	0	8
Hammond Bay	0	0	0	0	1	1	1	3	5	3	4	1	0	0	19
Lower Lantzville	0	0	0	0	0	0	1	1	2	1	0	0	0	0	5
North Jingle Pot	0	0	0	0	0	0	1	1	0	4	1	0	0	0	7
North Nanaimo	0	0	0	0	0	1	15	20	22	18	5	0	0	0	81
Old City	0	1	0	2	5	4	2	1	1	2	0	0	0	0	18
Pleasant Valley	0	0	0	0	1	2	2	5	2	0	0	0	0	0	12
South Jingle Pot	0	0	0	0	0	0	3	2	3	5	0	0	0	0	13
South Nanaimo	0	1	2	2	3	8	12	6	10	5	0	0	0	0	49
University District	0	1	0	0	5	4	4	5	5	5	1	0	0	0	30
Uplands	0	0	0	0	1	2	12	6	6	1	0	0	0	0	28
Upper Lantzville	0	0	0	0	0	0	1	2	2	0	4	0	0	0	9
Totals	0	4	2	6	28	49	87	82	69	58	18	3	0	1	407

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to May 31, 2025



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

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