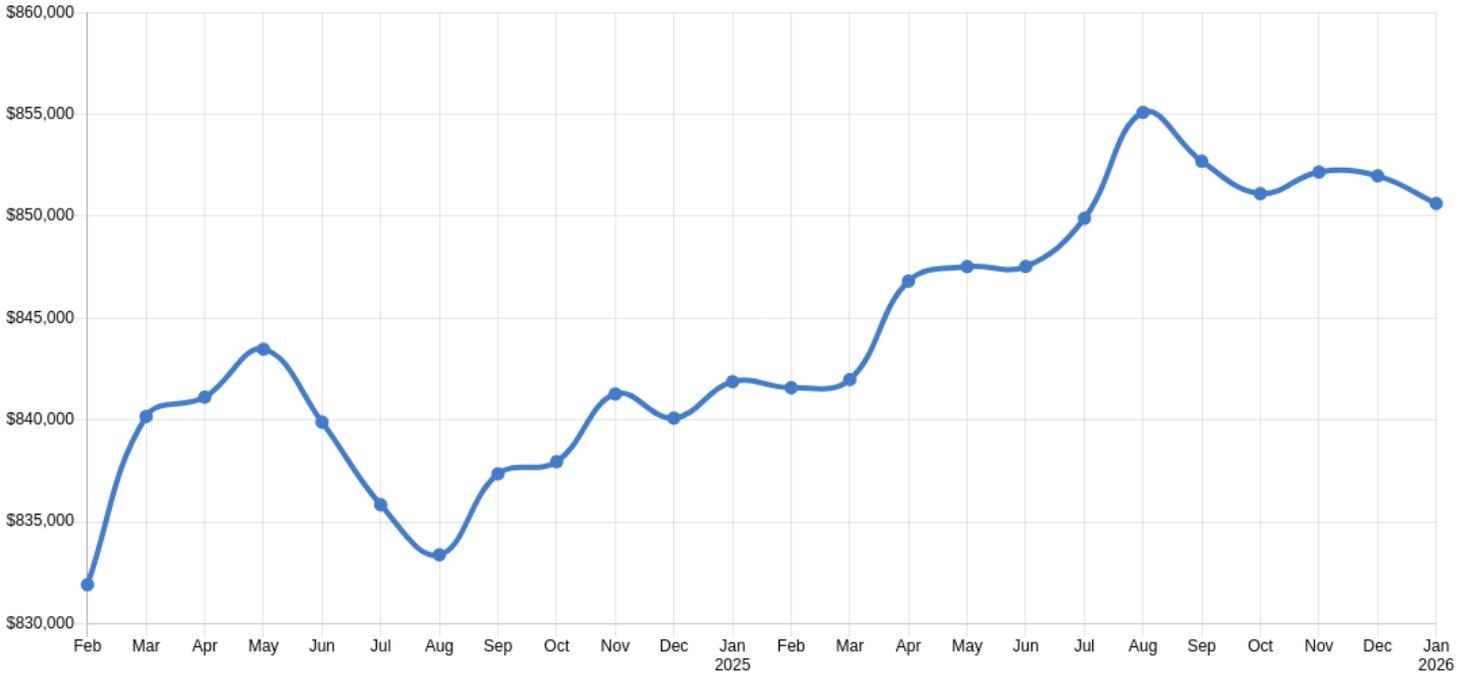




Cumulative Residential Average Single Family Detached Sale Price



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	134	109	22.94%	1,996	1,936	3.10%
Units Reported Sold	41	53	-22.64%	1,058	991	6.76%
Sell / List Ratio	30.60%	48.62%		53.01%	51.19%	
Reported Sales Dollars	\$33,309,150	\$44,966,918	-25.93%	\$899,961,889	\$834,300,219	7.87%
Average Sell Price / Unit	\$812,418	\$848,432	-4.24%	\$850,626	\$841,877	1.04%
Median Sell Price	\$760,000			\$810,000		
Sell Price / List Price	97.72%	97.36%		97.90%	98.04%	
Days to Sell	60	67	-10.45%	42	41	2.44%
Active Listings	237	201				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	41	39	5.13%	594	616	-3.57%
Units Reported Sold	17	11	54.55%	281	274	2.55%
Sell / List Ratio	41.46%	28.21%		47.31%	44.48%	
Reported Sales Dollars	\$7,692,400	\$4,754,500	61.79%	\$125,427,797	\$121,861,780	2.93%
Average Sell Price / Unit	\$452,494	\$432,227	4.69%	\$446,362	\$444,751	0.36%
Median Sell Price	\$465,000			\$430,395		
Sell Price / List Price	97.47%	96.85%		98.58%	97.81%	
Days to Sell	70	65	7.69%	48	50	-4.00%
Active Listings	110	84				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	30	29	3.45%	425	423	0.47%
Units Reported Sold	13	11	18.18%	231	249	-7.23%
Sell / List Ratio	43.33%	37.93%		54.35%	58.87%	
Reported Sales Dollars	\$6,111,400	\$6,360,100	-3.91%	\$129,011,985	\$139,356,786	-7.42%
Average Sell Price / Unit	\$470,108	\$578,191	-18.69%	\$558,493	\$559,666	-0.21%
Median Sell Price	\$430,000			\$545,000		
Sell Price / List Price	97.42%	98.62%		98.27%	98.47%	
Days to Sell	77	65	18.46%	42	44	-4.55%
Active Listings	56	39				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	15	31	-51.61%	191	229	-16.59%
Units Reported Sold	5	7	-28.57%	43	52	-17.31%
Sell / List Ratio	33.33%	22.58%		22.51%	22.71%	
Reported Sales Dollars	\$3,073,750	\$3,794,500	-18.99%	\$21,935,490	\$30,545,900	-28.19%
Average Sell Price / Unit	\$614,750	\$542,071	13.41%	\$510,128	\$587,421	-13.16%
Median Sell Price	\$500,000			\$415,000		
Sell Price / List Price	95.76%	97.63%		95.93%	95.09%	
Days to Sell	246	156	57.69%	141	120	17.50%
Active Listings	93	94				

Gabriola - Comparative Activity by Property Type

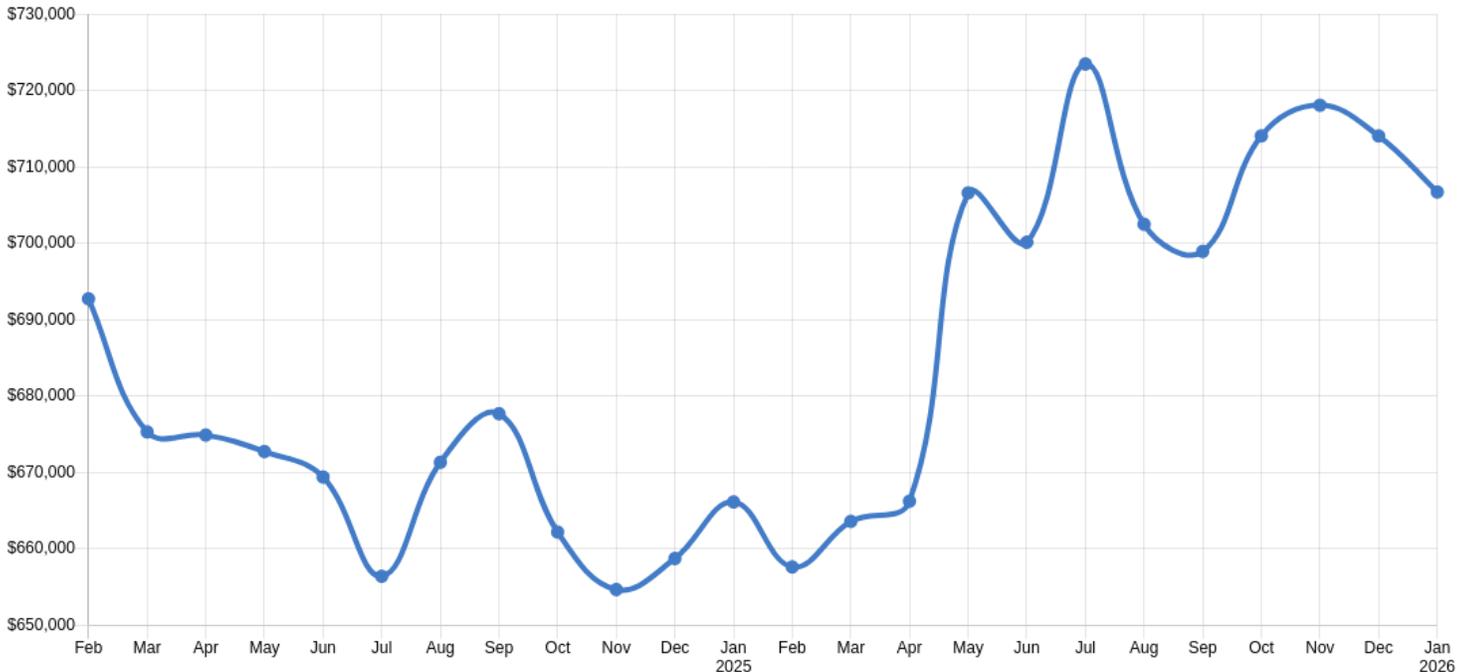
Single Family Detached

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	2	3	-33.33%	81	62	30.65%
Units Reported Sold	2	3	-33.33%	55	45	22.22%
Sell / List Ratio	100.00%	100.00%		67.90%	72.58%	
Reported Sales Dollars	\$909,070	\$2,026,620	-55.14%	\$38,869,997	\$29,976,895	29.67%
Average Sell Price / Unit	\$454,535	\$675,540	-32.72%	\$706,727	\$666,153	6.09%
Median Sell Price	\$454,535			\$695,000		
Sell Price / List Price	91.46%	97.90%		96.79%	97.65%	
Days to Sell	88	92	-4.35%	51	56	-8.93%
Active Listings	5	9				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	3	2	50.00%	41	62	-33.87%
Units Reported Sold	0	1	-100.00%	27	26	3.85%
Sell / List Ratio	0.00%	50.00%		65.85%	41.94%	
Reported Sales Dollars	\$0	\$500,000	-100.00%	\$9,624,500	\$9,430,558	2.06%
Average Sell Price / Unit		\$500,000	-100.00%	\$356,463	\$362,714	-1.72%
Median Sell Price				\$320,000		
Sell Price / List Price		100.00%		97.22%	96.04%	
Days to Sell		238	-100.00%	133	97	37.11%
Active Listings	20	22				

Gabriola - Cumulative Residential Average Single Family Detached Sale Price



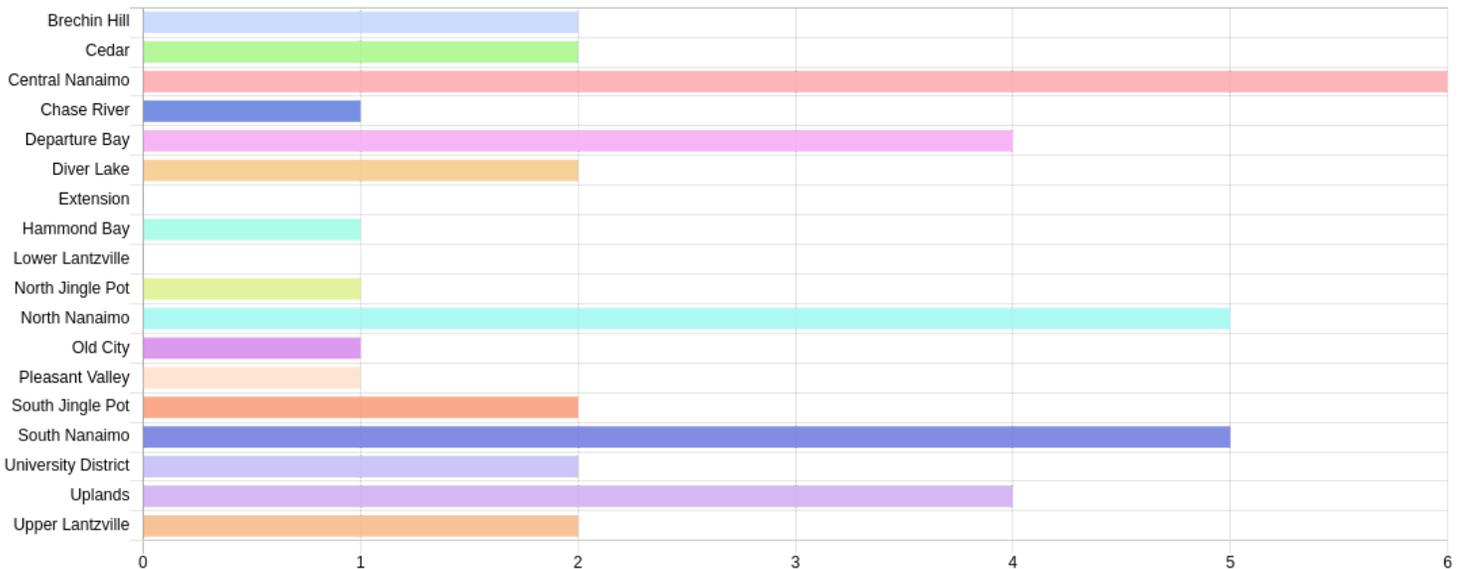
Single Family Detached Sales Analysis

Unconditional Sales from January 1 to January 31, 2026

	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	0	0	0	0	0	2
Cedar	0	0	0	0	0	0	0	2	0	0	0	0	0	0	2
Central Nanaimo	0	0	0	0	0	5	1	0	0	0	0	0	0	0	6
Chase River	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
Departure Bay	0	0	0	0	0	0	3	1	0	0	0	0	0	0	4
Diver Lake	0	0	0	0	0	1	1	0	0	0	0	0	0	0	2
Extension	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hammond Bay	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
Lower Lantzville	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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	0	0	1	1	3	0	0	0	0	5
Old City	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
Pleasant Valley	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
South Jingle Pot	0	0	0	0	0	0	0	0	0	2	0	0	0	0	2
South Nanaimo	0	0	0	0	1	0	1	1	2	0	0	0	0	0	5
University District	0	0	0	1	0	1	0	0	0	0	0	0	0	0	2
Uplands	0	0	0	0	0	2	1	1	0	0	0	0	0	0	4
Upper Lantzville	0	0	0	0	0	0	0	0	1	1	0	0	0	0	2
Totals	0	0	0	1	2	11	8	7	4	8	0	0	0	0	41

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to January 31, 2026



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