

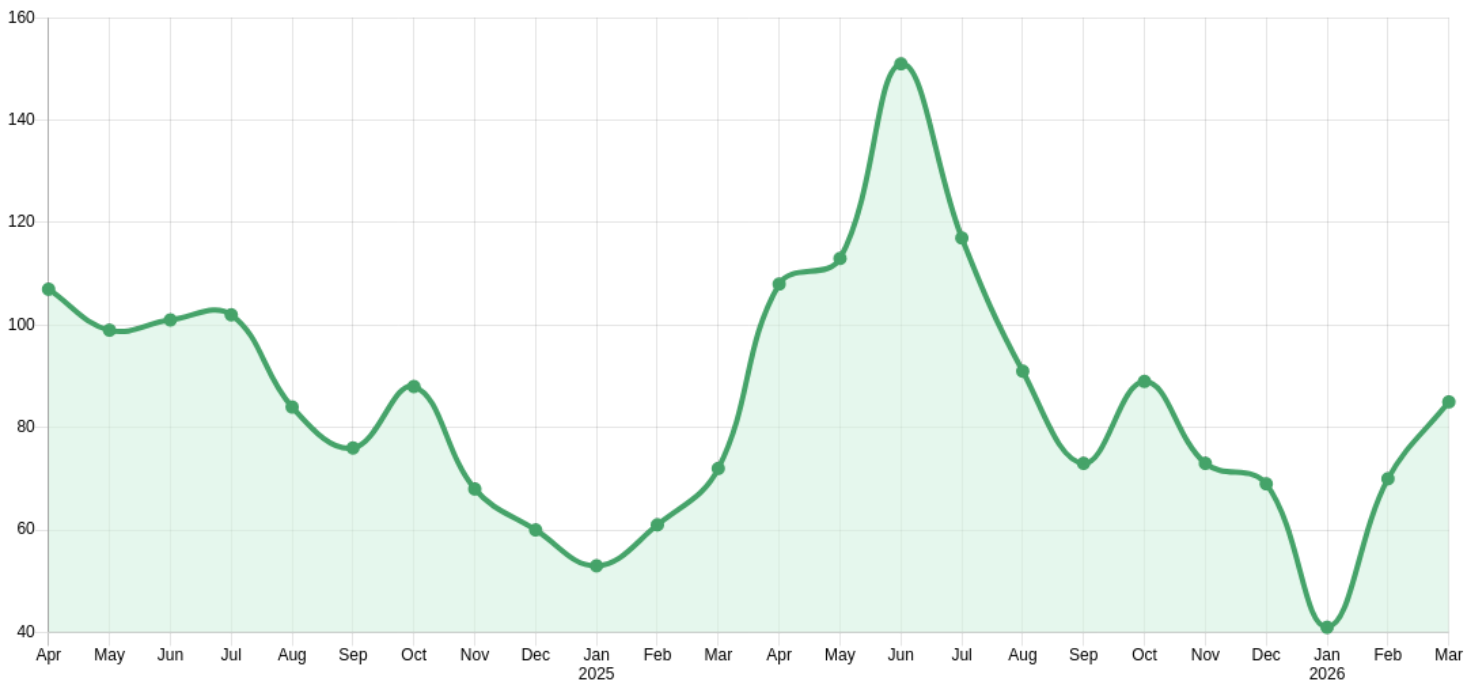


Cumulative Residential Average Single Family Detached Sale Price



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	191	180	6.11%	2,009	1,869	7.49%
Units Reported Sold	85	72	18.06%	1,080	971	11.23%
Sell / List Ratio	44.50%	40.00%		53.76%	51.95%	
Reported Sales Dollars	\$73,188,850	\$61,549,749	18.91%	\$920,687,786	\$817,566,415	12.61%
Average Sell Price / Unit	\$861,045	\$854,858	0.72%	\$852,489	\$841,984	1.25%
Median Sell Price	\$817,000			\$805,000		
Sell Price / List Price	98.67%	98.91%		97.89%	98.17%	
Days to Sell	34	32	6.25%	42	41	2.44%
Active Listings	301	281				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	61	66	-7.58%	541	673	-19.61%
Units Reported Sold	27	31	-12.90%	274	287	-4.53%
Sell / List Ratio	44.26%	46.97%		50.65%	42.64%	
Reported Sales Dollars	\$11,727,150	\$14,104,700	-16.86%	\$122,718,802	\$127,204,947	-3.53%
Average Sell Price / Unit	\$434,339	\$454,990	-4.54%	\$447,879	\$443,223	1.05%
Median Sell Price	\$420,000			\$440,448		
Sell Price / List Price	97.92%	97.77%		98.51%	97.85%	
Days to Sell	72	48	50.00%	52	52	0.00%
Active Listings	129	161				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	40	36	11.11%	432	410	5.37%
Units Reported Sold	12	25	-52.00%	222	254	-12.60%
Sell / List Ratio	30.00%	69.44%		51.39%	61.95%	
Reported Sales Dollars	\$6,694,800	\$14,708,635	-54.48%	\$123,181,500	\$141,641,433	-13.03%
Average Sell Price / Unit	\$557,900	\$588,345	-5.17%	\$554,872	\$557,643	-0.50%
Median Sell Price	\$545,000			\$542,500		
Sell Price / List Price	98.29%	99.31%		98.20%	98.51%	
Days to Sell	39	31	25.81%	44	41	7.32%
Active Listings	78	56				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	19	20	-5.00%	206	222	-7.21%
Units Reported Sold	4	5	-20.00%	41	53	-22.64%
Sell / List Ratio	21.05%	25.00%		19.90%	23.87%	
Reported Sales Dollars	\$1,518,000	\$3,034,295	-49.97%	\$19,197,445	\$31,796,945	-39.62%
Average Sell Price / Unit	\$379,500	\$606,859	-37.46%	\$468,230	\$599,942	-21.95%
Median Sell Price	\$340,000			\$410,000		
Sell Price / List Price	97.82%	96.43%		95.17%	95.78%	
Days to Sell	100	63	58.73%	138	123	12.20%
Active Listings	114	96				

Gabriola - Comparative Activity by Property Type

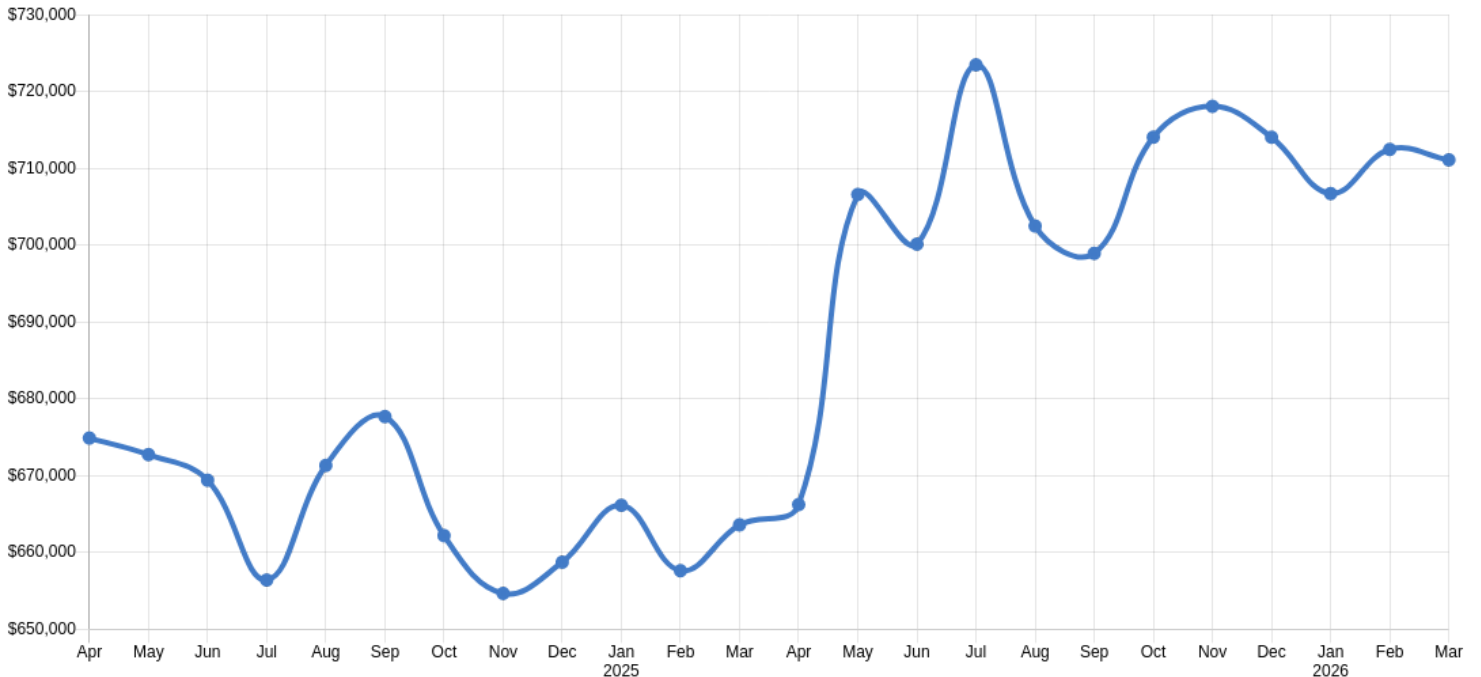
Single Family Detached

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	4	7	-42.86%	79	59	33.90%
Units Reported Sold	3	2	50.00%	54	44	22.73%
Sell / List Ratio	75.00%	28.57%		68.35%	74.58%	
Reported Sales Dollars	\$2,154,295	\$1,515,000	42.20%	\$38,400,292	\$29,198,895	31.51%
Average Sell Price / Unit	\$718,098	\$757,500	-5.20%	\$711,117	\$663,611	7.16%
Median Sell Price	\$725,000			\$696,250		
Sell Price / List Price	94.16%	95.89%		96.69%	97.49%	
Days to Sell	79	47	68.09%	53	58	-8.62%
Active Listings	8	13				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	3	6	-50.00%	37	54	-31.48%
Units Reported Sold	1	1	0.00%	28	27	3.70%
Sell / List Ratio	33.33%	16.67%		75.68%	50.00%	
Reported Sales Dollars	\$390,000	\$325,000	20.00%	\$9,972,500	\$9,171,558	8.73%
Average Sell Price / Unit	\$390,000	\$325,000	20.00%	\$356,161	\$339,687	4.85%
Median Sell Price	\$390,000			\$340,000		
Sell Price / List Price	97.52%	93.12%		97.05%	95.47%	
Days to Sell	12	50	-76.00%	150	97	54.64%
Active Listings	16	28				

Gabriola - Cumulative Residential Average Single Family Detached Sale Price



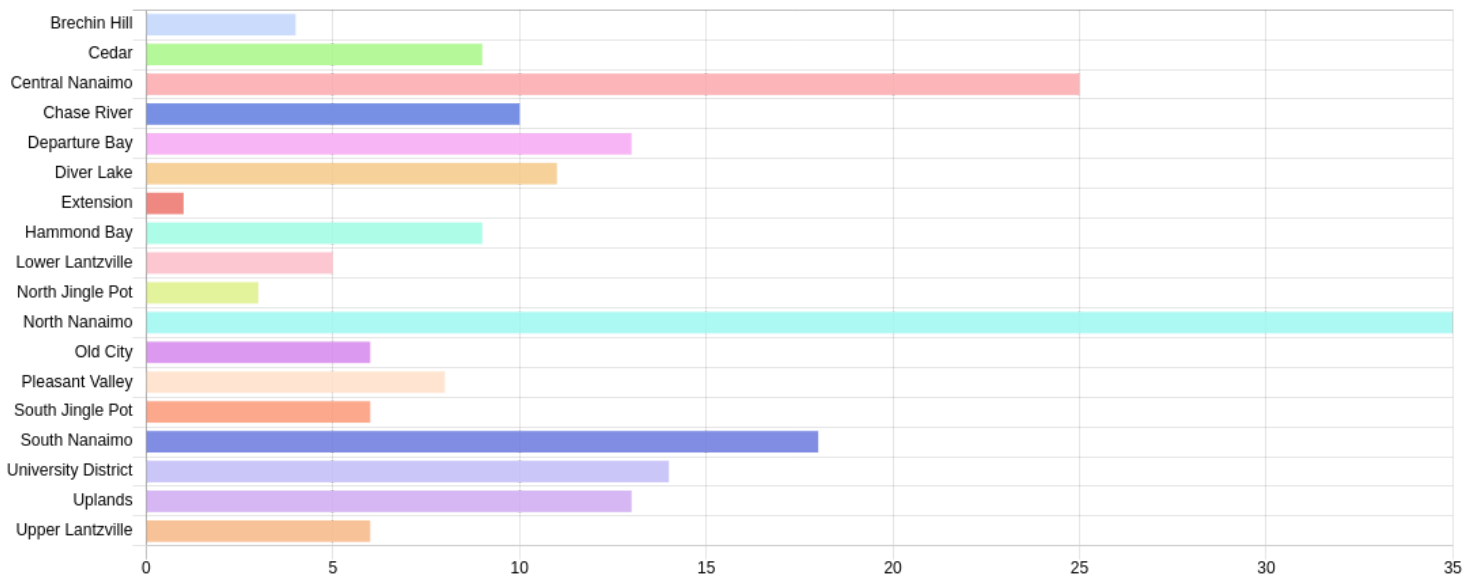
Single Family Detached Sales Analysis

Unconditional Sales from January 1 to March 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	2	1	0	0	0	1	0	0	0	4
Cedar	0	0	0	1	0	0	2	2	1	3	0	0	0	0	9
Central Nanaimo	0	0	0	0	6	8	10	0	0	1	0	0	0	0	25
Chase River	0	0	0	0	0	1	3	5	1	0	0	0	0	0	10
Departure Bay	0	0	0	0	1	0	5	5	1	1	0	0	0	0	13
Diver Lake	0	0	0	0	0	3	4	4	0	0	0	0	0	0	11
Extension	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
Hammond Bay	0	0	0	0	0	0	1	2	2	3	1	0	0	0	9
Lower Lantzville	0	0	0	0	0	0	0	1	0	2	1	1	0	0	5
North Jingle Pot	0	0	0	0	0	0	1	0	1	1	0	0	0	0	3
North Nanaimo	0	0	0	0	1	1	4	6	9	12	1	0	1	0	35
Old City	0	0	0	0	1	3	2	0	0	0	0	0	0	0	6
Pleasant Valley	0	0	0	0	0	2	1	3	1	1	0	0	0	0	8
South Jingle Pot	0	0	0	0	0	0	3	0	0	3	0	0	0	0	6
South Nanaimo	0	0	0	0	2	4	6	3	2	1	0	0	0	0	18
University District	0	0	0	1	0	6	3	1	1	1	1	0	0	0	14
Uplands	0	0	0	0	0	2	6	4	1	0	0	0	0	0	13
Upper Lantzville	0	0	0	0	0	1	0	1	1	2	1	0	0	0	6
Totals	0	0	0	2	11	34	52	37	21	31	6	1	1	0	196

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to March 31, 2026



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