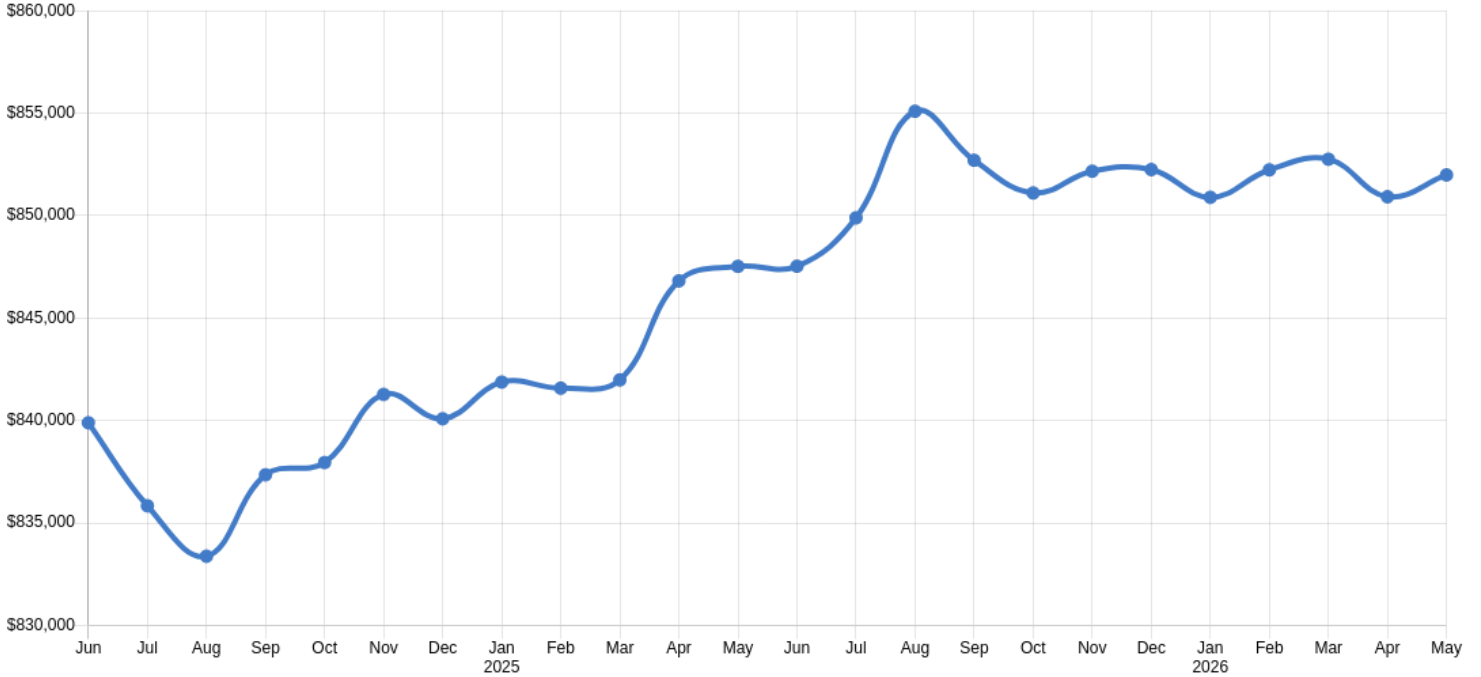


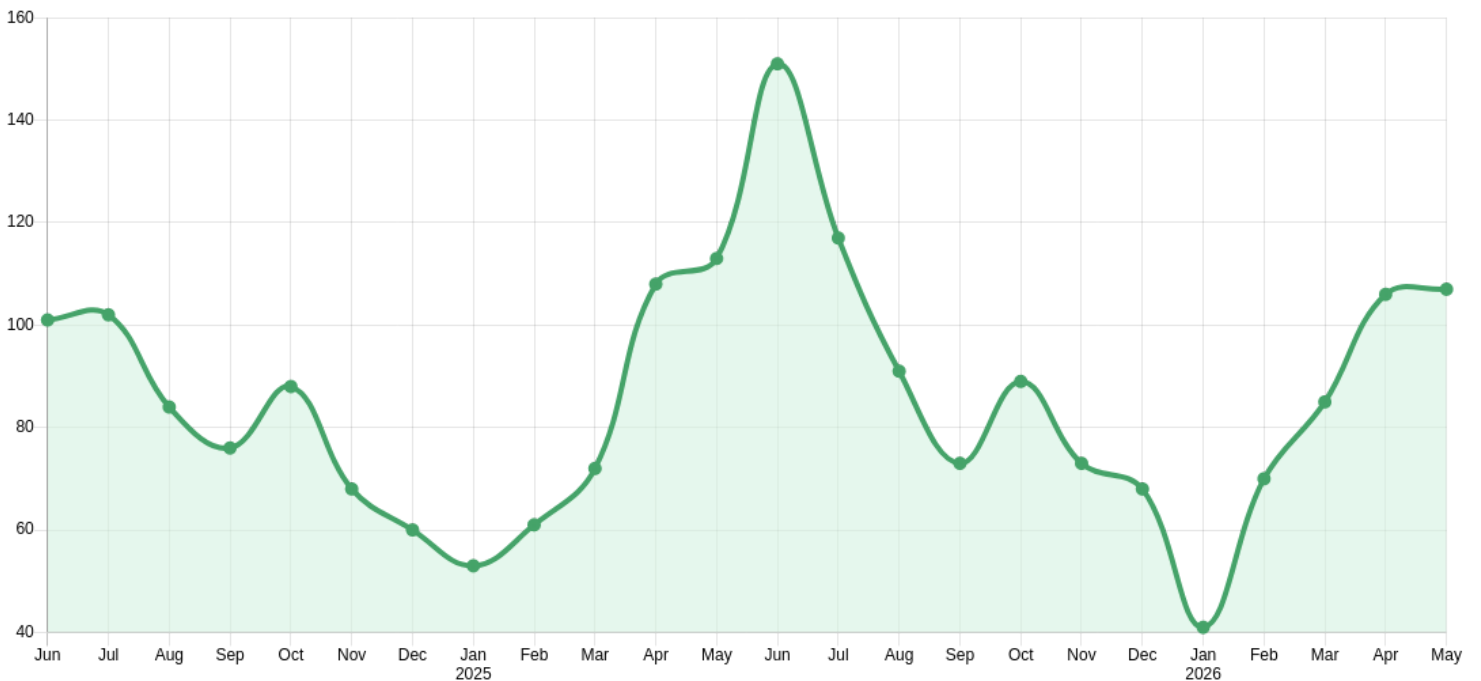


Cumulative Residential Average Single Family Detached Sale Price



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	223	279	-20.07%	1,952	1,951	0.05%
Units Reported Sold	107	113	-5.31%	1,071	986	8.62%
Sell / List Ratio	47.98%	40.50%		54.87%	50.54%	
Reported Sales Dollars	\$93,133,538	\$97,100,031	-4.08%	\$912,478,981	\$835,660,649	9.19%
Average Sell Price / Unit	\$870,407	\$859,292	1.29%	\$851,988	\$847,526	0.53%
Median Sell Price	\$835,000			\$798,000		
Sell Price / List Price	98.99%	98.39%		97.97%	98.13%	
Days to Sell	33	35	-5.71%	41	42	-2.38%
Active Listings	383	427				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	70	64	9.38%	552	638	-13.48%
Units Reported Sold	31	32	-3.12%	241	312	-22.76%
Sell / List Ratio	44.29%	50.00%		43.66%	48.90%	
Reported Sales Dollars	\$13,909,700	\$14,648,100	-5.04%	\$105,362,394	\$138,045,155	-23.68%
Average Sell Price / Unit	\$448,700	\$457,753	-1.98%	\$437,188	\$442,452	-1.19%
Median Sell Price	\$415,000			\$419,000		
Sell Price / List Price	97.17%	98.78%		97.36%	98.42%	
Days to Sell	46	49	-6.12%	55	52	5.77%
Active Listings	139	113				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	41	51	-19.61%	433	402	7.71%
Units Reported Sold	28	21	33.33%	226	250	-9.60%
Sell / List Ratio	68.29%	41.18%		52.19%	62.19%	
Reported Sales Dollars	\$15,458,900	\$12,495,900	23.71%	\$124,886,670	\$138,927,035	-10.11%
Average Sell Price / Unit	\$552,104	\$595,043	-7.22%	\$552,596	\$555,708	-0.56%
Median Sell Price	\$542,000			\$542,500		
Sell Price / List Price	97.70%	99.13%		98.09%	98.44%	
Days to Sell	47	24	95.83%	47	39	20.51%
Active Listings	89	79				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	37	28	32.14%	209	227	-7.93%
Units Reported Sold	0	6	-100.00%	38	53	-28.30%
Sell / List Ratio	0.00%	21.43%		18.18%	23.35%	
Reported Sales Dollars	\$0	\$2,565,000	-100.00%	\$18,721,045	\$30,847,245	-39.31%
Average Sell Price / Unit		\$427,500	-100.00%	\$492,659	\$582,023	-15.35%
Median Sell Price				\$412,500		
Sell Price / List Price		92.87%		96.56%	94.95%	
Days to Sell		45	-100.00%	143	110	30.00%
Active Listings	135	118				

Gabriola - Comparative Activity by Property Type

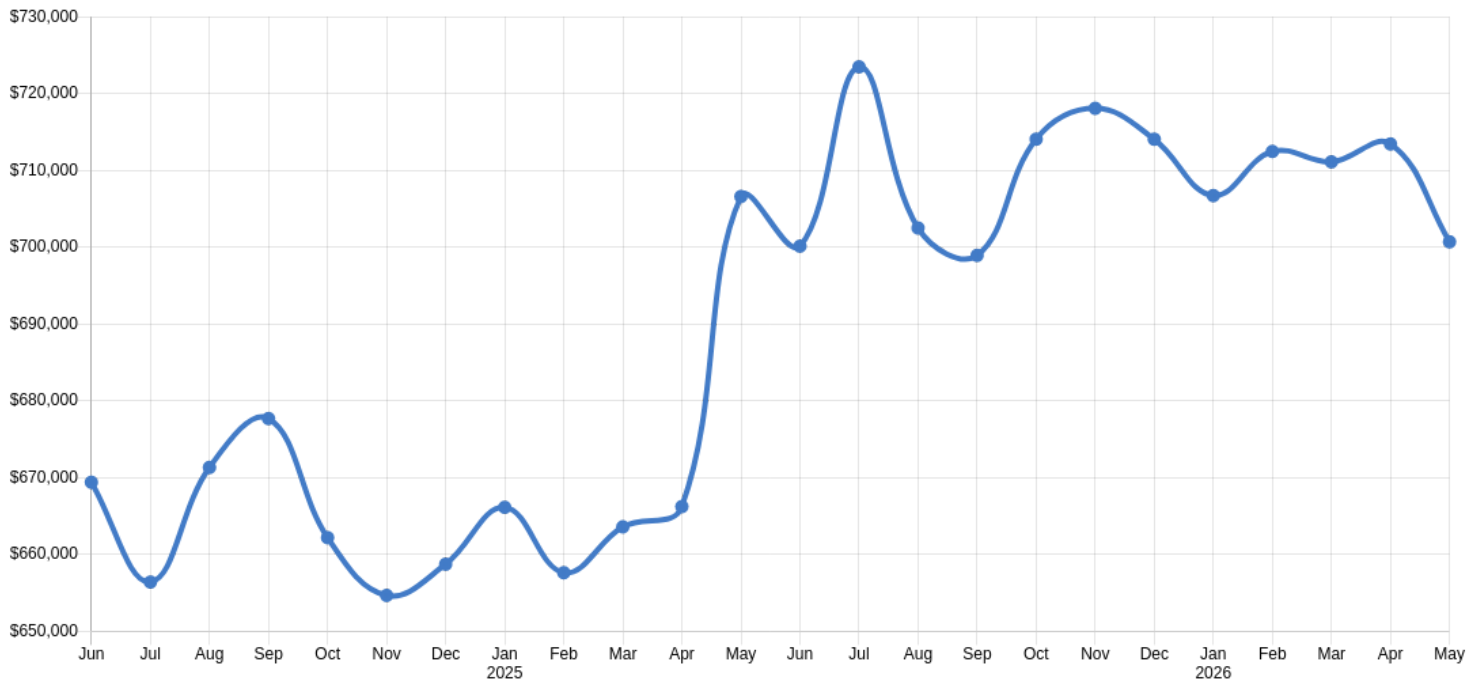
Single Family Detached

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	13	13	0.00%	77	68	13.24%
Units Reported Sold	4	5	-20.00%	52	36	44.44%
Sell / List Ratio	30.77%	38.46%		67.53%	52.94%	
Reported Sales Dollars	\$2,842,000	\$4,217,611	-32.62%	\$36,436,781	\$25,437,731	43.24%
Average Sell Price / Unit	\$710,500	\$843,522	-15.77%	\$700,707	\$706,604	-0.83%
Median Sell Price	\$756,000			\$686,000		
Sell Price / List Price	97.23%	98.00%		96.54%	97.41%	
Days to Sell	19	25	-24.00%	54	47	14.89%
Active Listings	22	28				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	3	5	-40.00%	40	45	-11.11%
Units Reported Sold	2	2	0.00%	25	26	-3.85%
Sell / List Ratio	66.67%	40.00%		62.50%	57.78%	
Reported Sales Dollars	\$812,500	\$340,000	138.97%	\$9,651,000	\$8,944,500	7.90%
Average Sell Price / Unit	\$406,250	\$170,000	138.97%	\$386,040	\$344,019	12.21%
Median Sell Price	\$406,250			\$360,000		
Sell Price / List Price	95.61%	94.50%		97.07%	96.17%	
Days to Sell	61	37	64.86%	140	113	23.89%
Active Listings	18	23				

Gabriola - Cumulative Residential Average Single Family Detached Sale Price



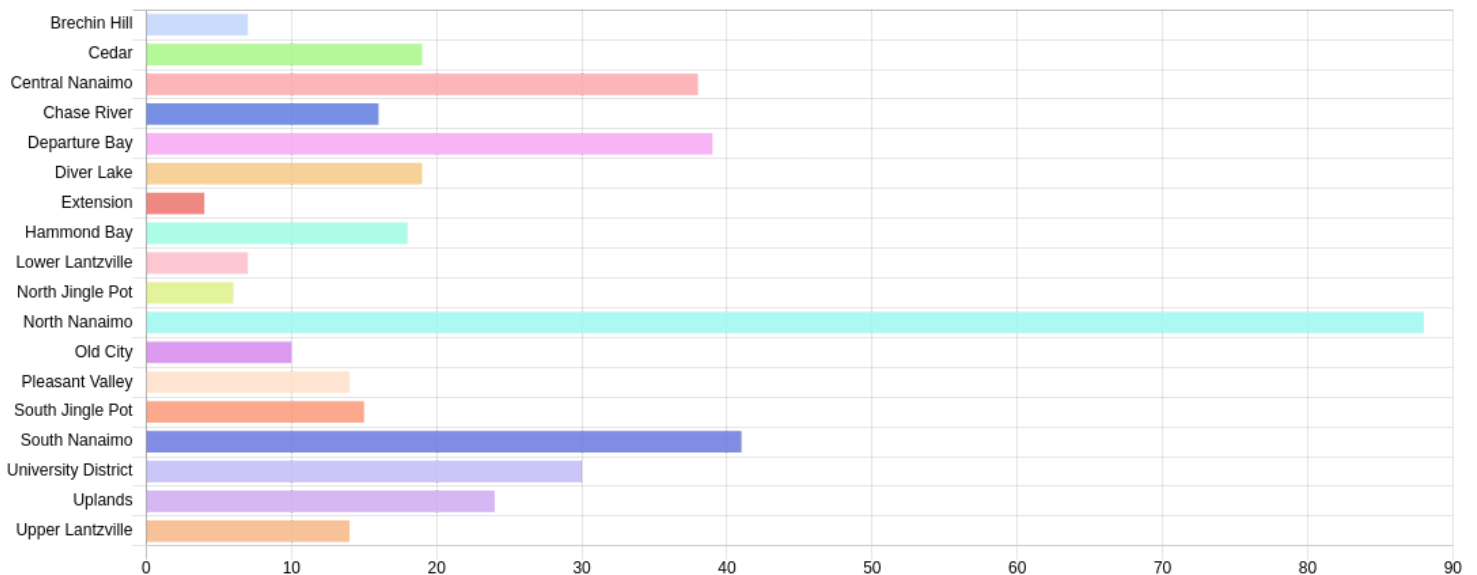
Single Family Detached Sales Analysis

Unconditional Sales from January 1 to May 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	1	2	2	1	0	0	1	0	0	0	7
Cedar	0	0	0	2	0	1	5	3	4	4	0	0	0	0	19
Central Nanaimo	0	0	1	1	8	13	13	1	0	1	0	0	0	0	38
Chase River	0	0	0	0	0	2	7	6	1	0	0	0	0	0	16
Departure Bay	0	0	0	0	1	2	12	11	9	4	0	0	0	0	39
Diver Lake	0	0	0	0	0	5	6	7	0	1	0	0	0	0	19
Extension	0	0	0	0	1	3	0	0	0	0	0	0	0	0	4
Hammond Bay	0	0	0	0	1	0	4	2	2	6	3	0	0	0	18
Lower Lantzville	0	0	0	0	0	0	0	1	0	2	3	1	0	0	7
North Jingle Pot	0	0	0	0	0	1	1	0	1	3	0	0	0	0	6
North Nanaimo	0	0	0	0	1	4	9	17	19	28	7	2	1	0	88
Old City	0	1	0	0	2	4	3	0	0	0	0	0	0	0	10
Pleasant Valley	0	0	0	0	0	3	5	4	1	1	0	0	0	0	14
South Jingle Pot	0	0	0	0	0	0	6	2	1	5	0	1	0	0	15
South Nanaimo	0	0	0	1	8	13	9	6	3	1	0	0	0	0	41
University District	0	0	0	1	1	10	8	3	1	5	1	0	0	0	30
Uplands	0	0	0	0	0	3	12	7	2	0	0	0	0	0	24
Upper Lantzville	0	0	0	0	0	2	3	3	1	3	1	0	0	1	14
Totals	0	1	1	5	24	68	105	74	45	64	16	4	1	1	409

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to May 31, 2026



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