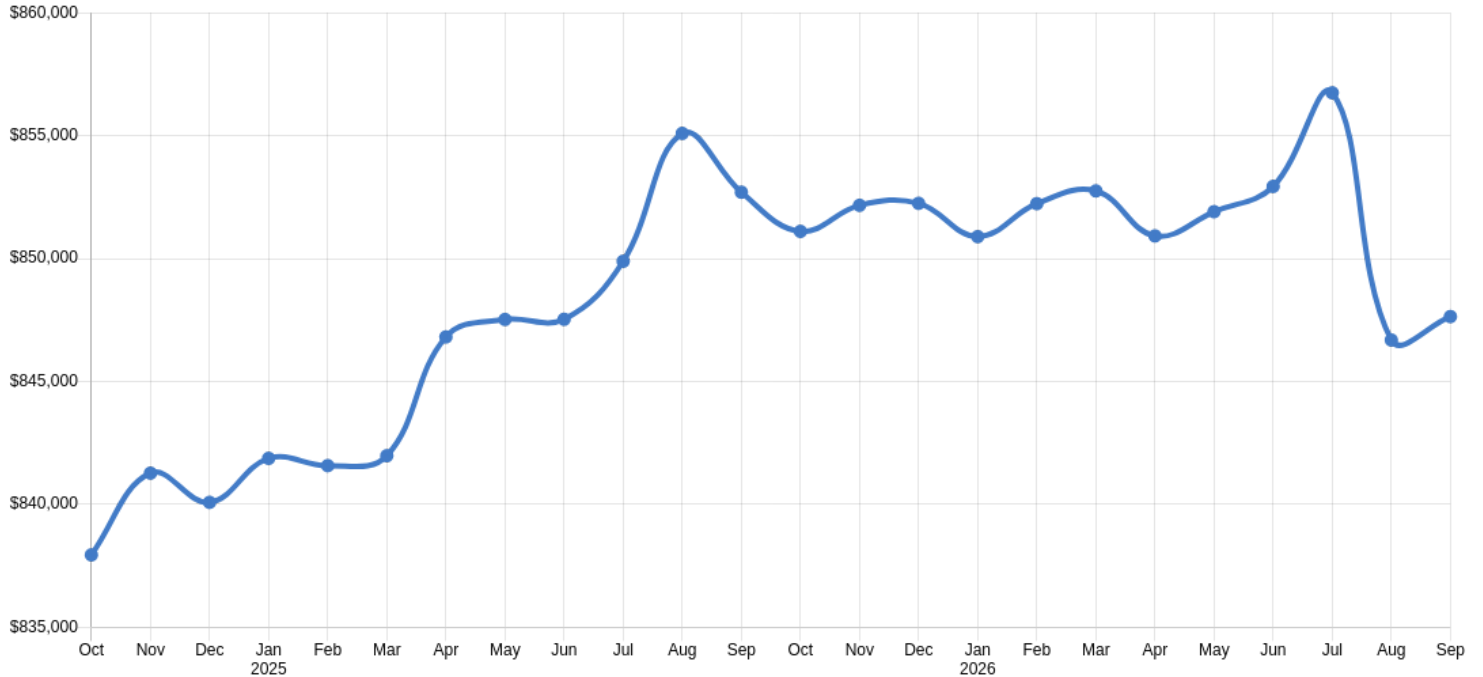


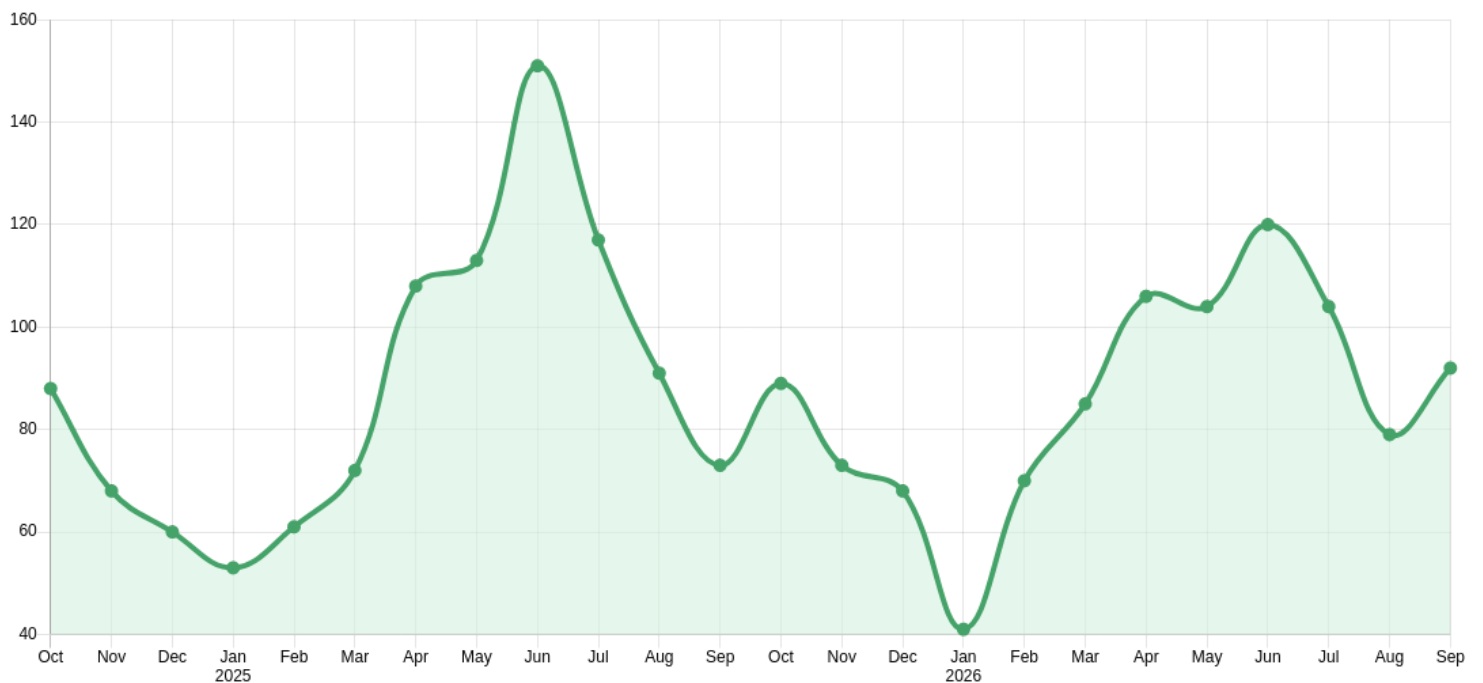


Cumulative Residential Average Single Family Detached Sale Price



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	171	189	-9.52%	1,923	1,967	-2.24%
Units Reported Sold	92	73	26.03%	1,031	1,055	-2.27%
Sell / List Ratio	53.80%	38.62%		53.61%	53.63%	
Reported Sales Dollars	\$75,846,986	\$58,775,398	29.05%	\$873,920,959	\$899,600,391	-2.85%
Average Sell Price / Unit	\$824,424	\$805,142	2.39%	\$847,644	\$852,702	-0.59%
Median Sell Price	\$779,000			\$800,000		
Sell Price / List Price	98.15%	97.53%		98.04%	98.10%	
Days to Sell	44	48	-8.33%	42	42	0.00%
Active Listings	367	391				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	65	38	71.05%	576	580	-0.69%
Units Reported Sold	18	14	28.57%	253	296	-14.53%
Sell / List Ratio	27.69%	36.84%		43.92%	51.03%	
Reported Sales Dollars	\$8,090,200	\$6,989,900	15.74%	\$109,031,549	\$131,404,203	-17.03%
Average Sell Price / Unit	\$449,456	\$499,279	-9.98%	\$430,955	\$443,933	-2.92%
Median Sell Price	\$494,950			\$405,000		
Sell Price / List Price	98.27%	98.44%		97.25%	98.49%	
Days to Sell	44	58	-24.14%	57	50	14.00%
Active Listings	133	131				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	57	54	5.56%	419	407	2.95%
Units Reported Sold	13	21	-38.10%	206	235	-12.34%
Sell / List Ratio	22.81%	38.89%		49.16%	57.74%	
Reported Sales Dollars	\$7,205,300	\$12,641,000	-43.00%	\$114,198,906	\$131,759,760	-13.33%
Average Sell Price / Unit	\$554,254	\$601,952	-7.92%	\$554,364	\$560,680	-1.13%
Median Sell Price	\$560,000			\$540,000		
Sell Price / List Price	97.63%	98.05%		97.83%	98.42%	
Days to Sell	63	45	40.00%	53	39	35.90%
Active Listings	90	80				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	12	10	20.00%	222	222	0.00%
Units Reported Sold	2	6	-66.67%	36	46	-21.74%
Sell / List Ratio	16.67%	60.00%		16.22%	20.72%	
Reported Sales Dollars	\$1,000,000	\$4,404,900	-77.30%	\$16,896,000	\$25,125,840	-32.75%
Average Sell Price / Unit	\$500,000	\$734,150	-31.89%	\$469,333	\$546,214	-14.08%
Median Sell Price	\$500,000			\$435,000		
Sell Price / List Price	93.55%	94.25%		96.60%	95.07%	
Days to Sell	132	175	-24.57%	122	116	5.17%
Active Listings	133	116				

Gabriola - Comparative Activity by Property Type

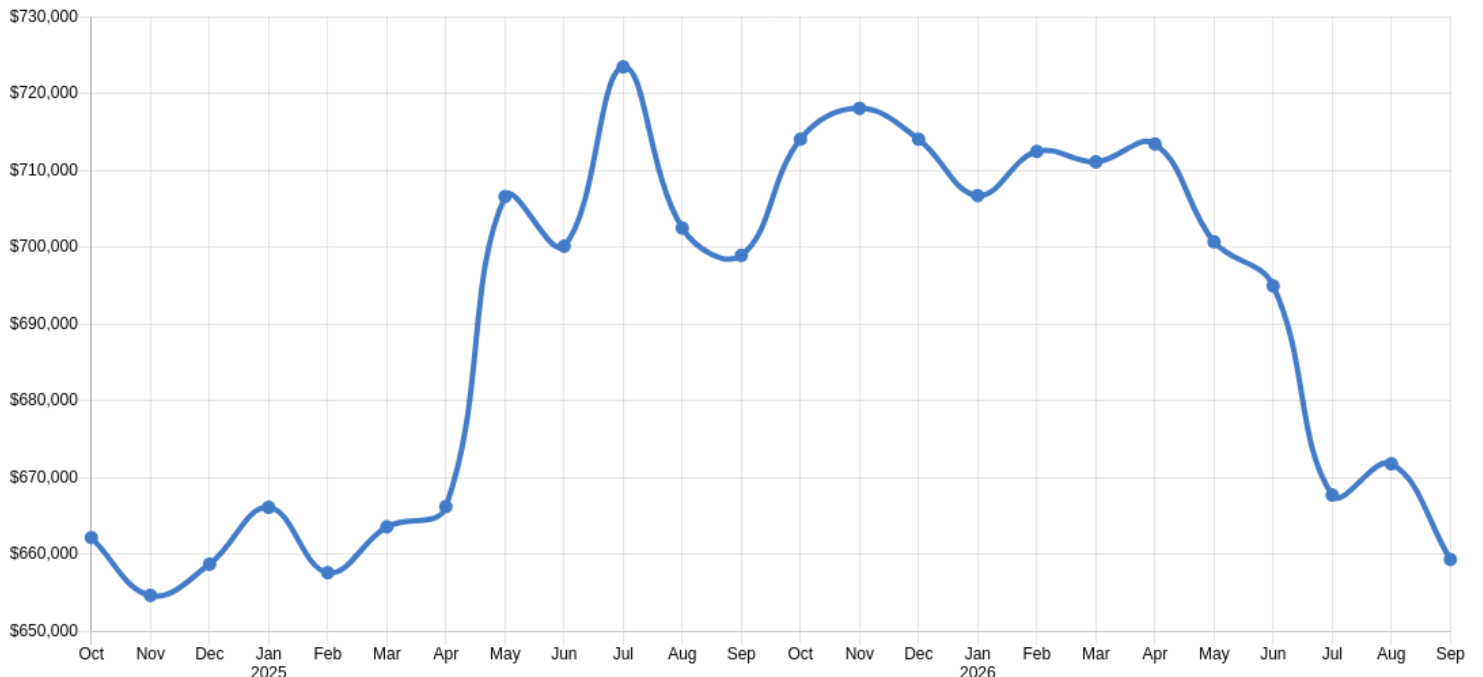
Single Family Detached

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	9	7	28.57%	68	83	-18.07%
Units Reported Sold	1	5	-80.00%	41	52	-21.15%
Sell / List Ratio	11.11%	71.43%		60.29%	62.65%	
Reported Sales Dollars	\$520,000	\$3,717,500	-86.01%	\$27,034,215	\$36,345,247	-25.62%
Average Sell Price / Unit	\$520,000	\$743,500	-30.06%	\$659,371	\$698,947	-5.66%
Median Sell Price	\$520,000			\$615,000		
Sell Price / List Price	98.30%	96.50%		96.46%	96.54%	
Days to Sell	144	54	166.67%	54	53	1.89%
Active Listings	23	19				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	2	7	-71.43%	33	45	-26.67%
Units Reported Sold	2	2	0.00%	20	27	-25.93%
Sell / List Ratio	100.00%	28.57%		60.61%	60.00%	
Reported Sales Dollars	\$732,500	\$850,000	-13.82%	\$6,798,500	\$9,730,000	-30.13%
Average Sell Price / Unit	\$366,250	\$425,000	-13.82%	\$339,925	\$360,370	-5.67%
Median Sell Price	\$366,250			\$281,250		
Sell Price / List Price	90.66%	101.19%		94.69%	96.97%	
Days to Sell	85	219	-61.19%	139	114	21.93%
Active Listings	20	24				

Gabriola - Cumulative Residential Average Single Family Detached Sale Price



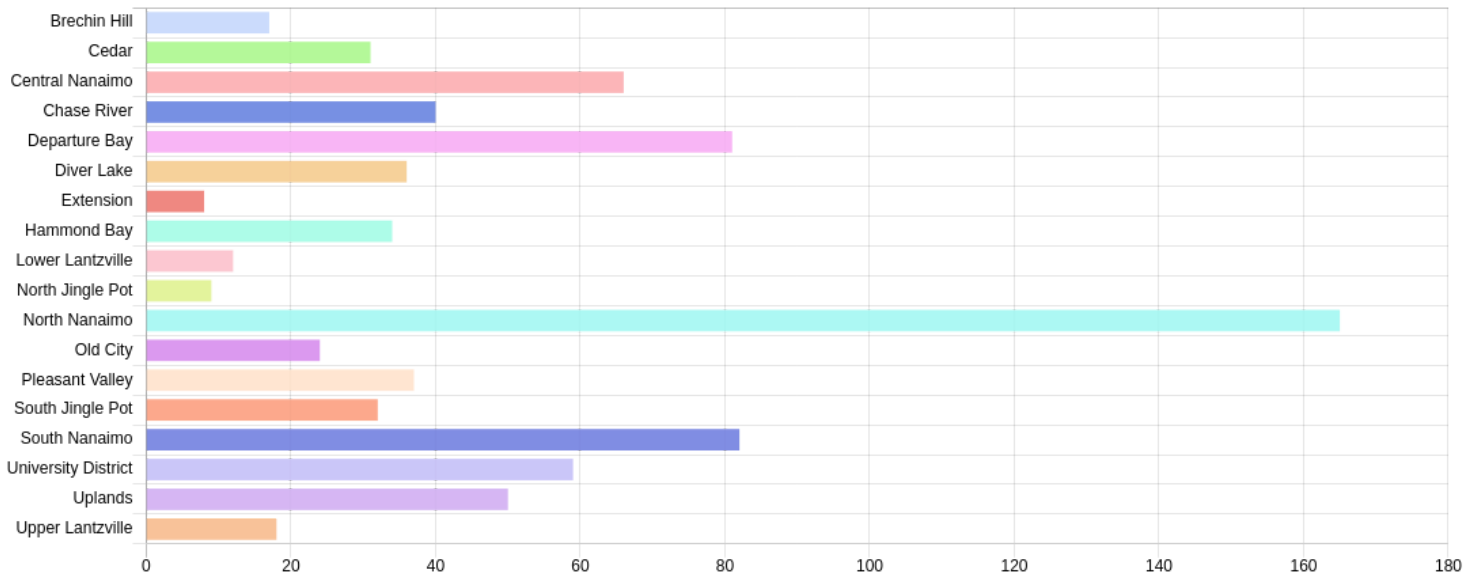
Single Family Detached Sales Analysis

Unconditional Sales from January 1 to September 30, 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	2	4	5	3	1	1	1	0	0	0	17
Cedar	0	0	0	2	1	4	7	6	6	5	0	0	0	0	31
Central Nanaimo	1	1	1	4	16	18	17	4	2	2	0	0	0	0	66
Chase River	0	0	0	0	0	5	16	13	5	1	0	0	0	0	40
Departure Bay	0	0	0	0	2	6	25	19	19	8	2	0	0	0	81
Diver Lake	0	0	0	1	2	6	10	11	2	3	1	0	0	0	36
Extension	0	0	0	0	1	4	2	1	0	0	0	0	0	0	8
Hammond Bay	0	0	0	0	2	0	5	9	5	8	4	1	0	0	34
Lower Lantzville	0	0	0	0	0	0	0	3	1	3	3	1	0	1	12
North Jingle Pot	0	0	0	0	0	1	1	1	1	5	0	0	0	0	9
North Nanaimo	0	0	0	0	3	8	20	39	31	48	10	4	1	1	165
Old City	0	2	1	0	9	4	4	2	1	1	0	0	0	0	24
Pleasant Valley	0	0	0	0	1	8	16	9	2	1	0	0	0	0	37
South Jingle Pot	0	0	0	0	0	3	8	6	5	7	2	1	0	0	32
South Nanaimo	0	0	4	4	13	28	17	8	6	2	0	0	0	0	82
University District	0	0	0	2	4	20	15	5	3	9	1	0	0	0	59
Uplands	0	0	0	0	3	8	19	12	4	3	1	0	0	0	50
Upper Lantzville	0	0	0	0	0	3	3	5	1	3	2	0	0	1	18
Totals	1	3	6	13	59	130	190	156	95	110	27	7	1	3	801

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to September 30, 2026





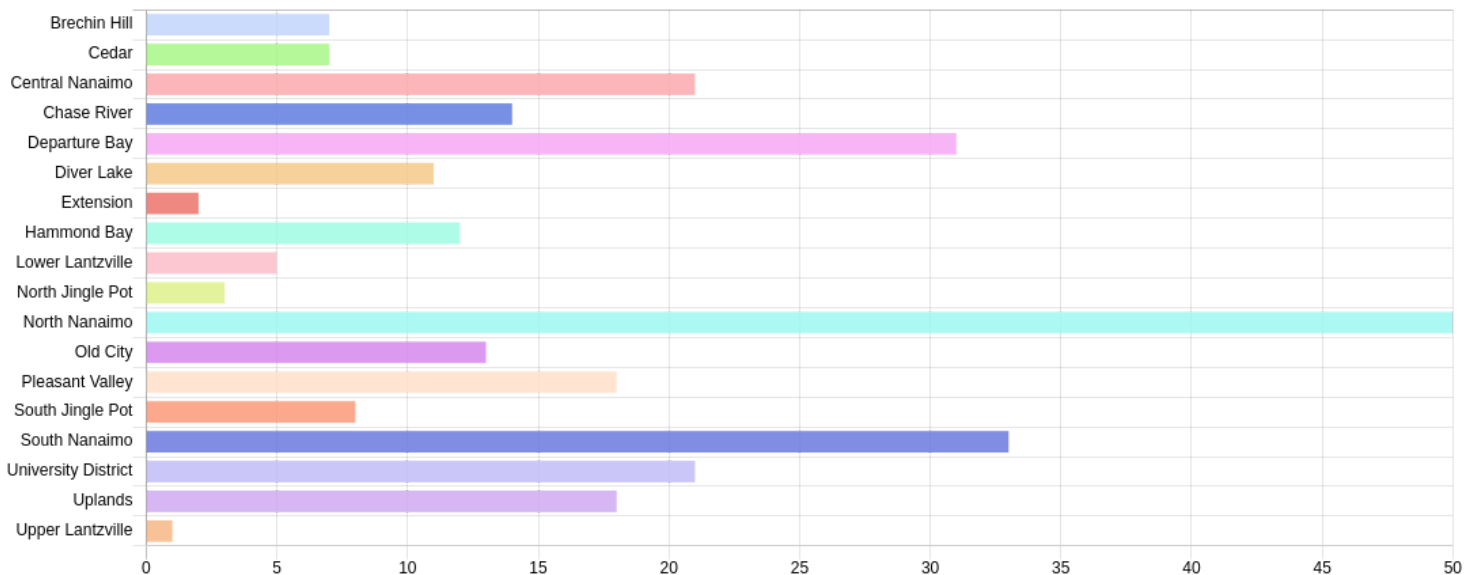
Third Quarter - Single Family Detached Sales Analysis

Unconditional Sales from July 1 to September 30, 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	3	1	1	1	0	0	0	0	7
Cedar	0	0	0	0	1	2	1	1	1	1	0	0	0	0	7
Central Nanaimo	1	1	0	3	6	2	3	3	2	0	0	0	0	0	21
Chase River	0	0	0	0	0	2	5	4	2	1	0	0	0	0	14
Departure Bay	0	0	0	0	1	4	9	6	6	4	1	0	0	0	31
Diver Lake	0	0	0	0	2	1	2	2	1	2	1	0	0	0	11
Extension	0	0	0	0	0	1	1	0	0	0	0	0	0	0	2
Hammond Bay	0	0	0	0	1	0	0	6	3	2	0	0	0	0	12
Lower Lantzville	0	0	0	0	0	0	0	2	1	1	0	0	0	1	5
North Jingle Pot	0	0	0	0	0	0	0	1	0	2	0	0	0	0	3
North Nanaimo	0	0	0	0	2	3	6	16	9	10	1	2	0	1	50
Old City	0	1	1	0	7	0	1	2	0	1	0	0	0	0	13
Pleasant Valley	0	0	0	0	1	3	9	4	1	0	0	0	0	0	18
South Jingle Pot	0	0	0	0	0	1	1	1	4	0	1	0	0	0	8
South Nanaimo	0	0	3	2	4	11	7	2	3	1	0	0	0	0	33
University District	0	0	0	1	2	8	6	1	2	1	0	0	0	0	21
Uplands	0	0	0	0	1	3	7	3	1	2	1	0	0	0	18
Upper Lantzville	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
Totals	1	2	4	6	28	43	61	55	37	29	5	2	0	2	275

Third Quarter - Single Family Detached Sales by Sub Area

Unconditional Sales from July 1 to September 30, 2026



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