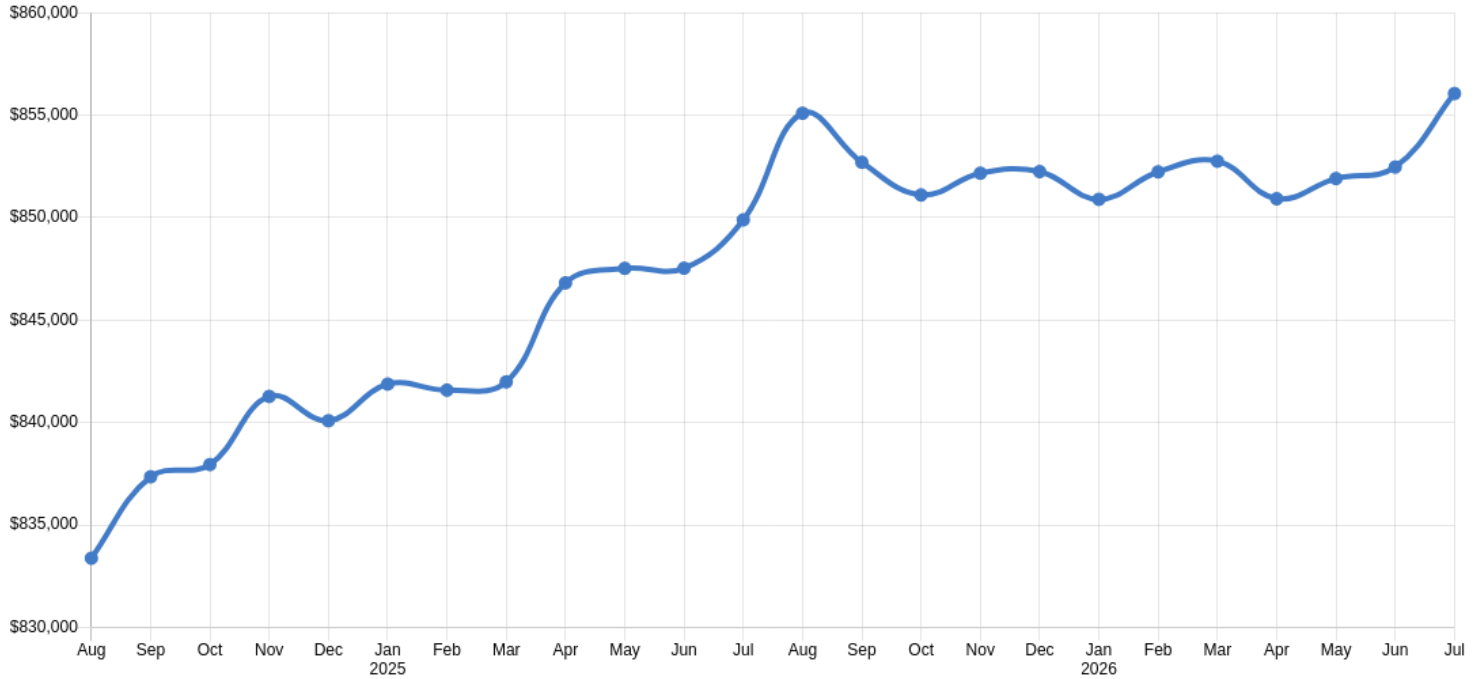


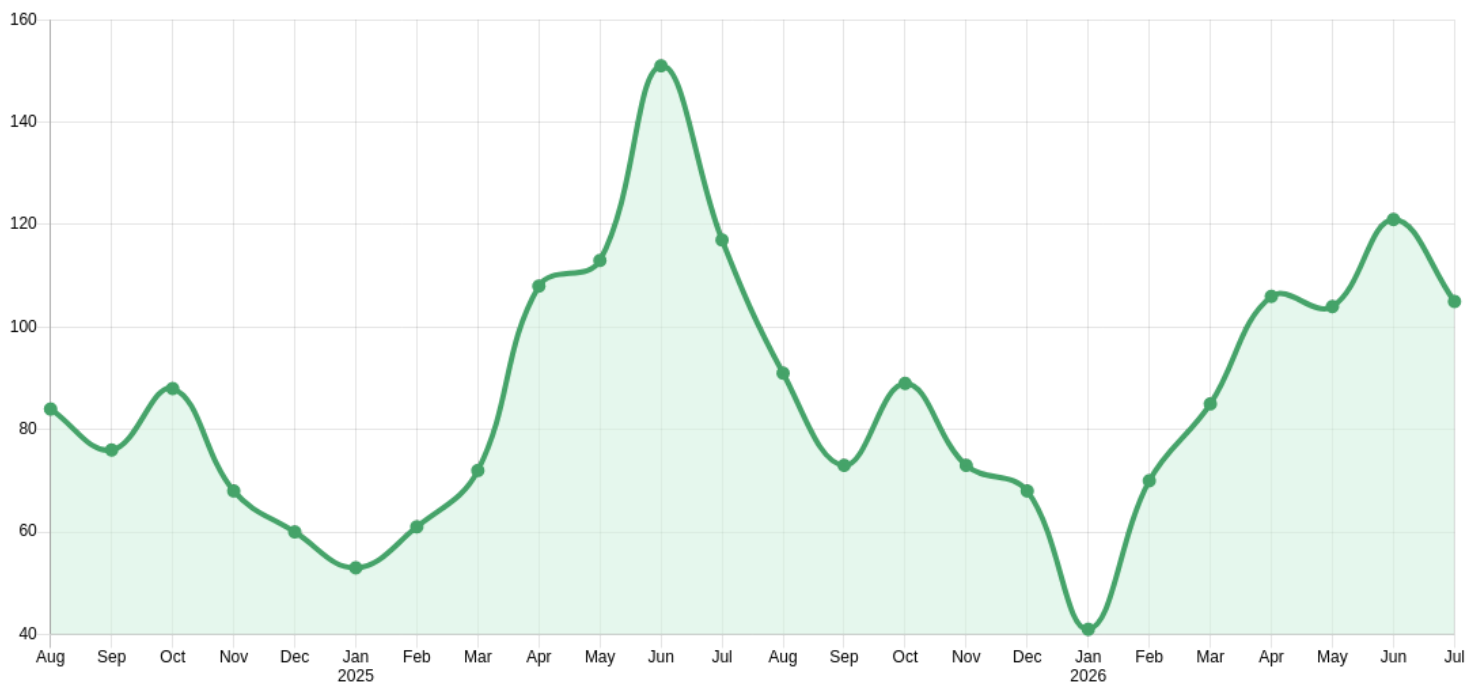


Cumulative Residential Average Single Family Detached Sale Price



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	179	197	-9.14%	1,911	1,984	-3.68%
Units Reported Sold	105	117	-10.26%	1,026	1,051	-2.38%
Sell / List Ratio	58.66%	59.39%		53.69%	52.97%	
Reported Sales Dollars	\$89,885,717	\$96,433,314	-6.79%	\$878,316,240	\$893,237,073	-1.67%
Average Sell Price / Unit	\$856,054	\$824,216	3.86%	\$856,059	\$849,893	0.73%
Median Sell Price	\$820,000			\$800,000		
Sell Price / List Price	97.94%	97.89%		97.96%	98.14%	
Days to Sell	38	36	5.56%	42	42	0.00%
Active Listings	363	393				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	58	69	-15.94%	540	601	-10.15%
Units Reported Sold	22	24	-8.33%	246	301	-18.27%
Sell / List Ratio	37.93%	34.78%		45.56%	50.08%	
Reported Sales Dollars	\$9,150,250	\$10,327,300	-11.40%	\$106,764,549	\$132,797,103	-19.60%
Average Sell Price / Unit	\$415,920	\$430,304	-3.34%	\$434,002	\$441,186	-1.63%
Median Sell Price	\$362,250			\$408,250		
Sell Price / List Price	96.04%	97.49%		97.24%	98.44%	
Days to Sell	39	51	-23.53%	55	51	7.84%
Active Listings	123	137				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	33	40	-17.50%	422	396	6.57%
Units Reported Sold	21	22	-4.55%	217	238	-8.82%
Sell / List Ratio	63.64%	55.00%		51.42%	60.10%	
Reported Sales Dollars	\$12,557,250	\$11,263,000	11.49%	\$121,373,306	\$130,575,160	-7.05%
Average Sell Price / Unit	\$597,964	\$511,955	16.80%	\$559,324	\$548,635	1.95%
Median Sell Price	\$579,800			\$550,000		
Sell Price / List Price	98.20%	98.20%		97.98%	98.38%	
Days to Sell	50	33	51.52%	50	39	28.21%
Active Listings	79	80				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	19	13	46.15%	223	218	2.29%
Units Reported Sold	3	3	0.00%	39	43	-9.30%
Sell / List Ratio	15.79%	23.08%		17.49%	19.72%	
Reported Sales Dollars	\$1,480,000	\$1,082,500	36.72%	\$19,734,900	\$23,980,940	-17.71%
Average Sell Price / Unit	\$493,333	\$360,833	36.72%	\$506,023	\$557,696	-9.27%
Median Sell Price	\$450,000			\$415,000		
Sell Price / List Price	95.67%	101.80%		96.24%	94.90%	
Days to Sell	45	103	-56.31%	134	105	27.62%
Active Listings	145	120				

Gabriola - Comparative Activity by Property Type

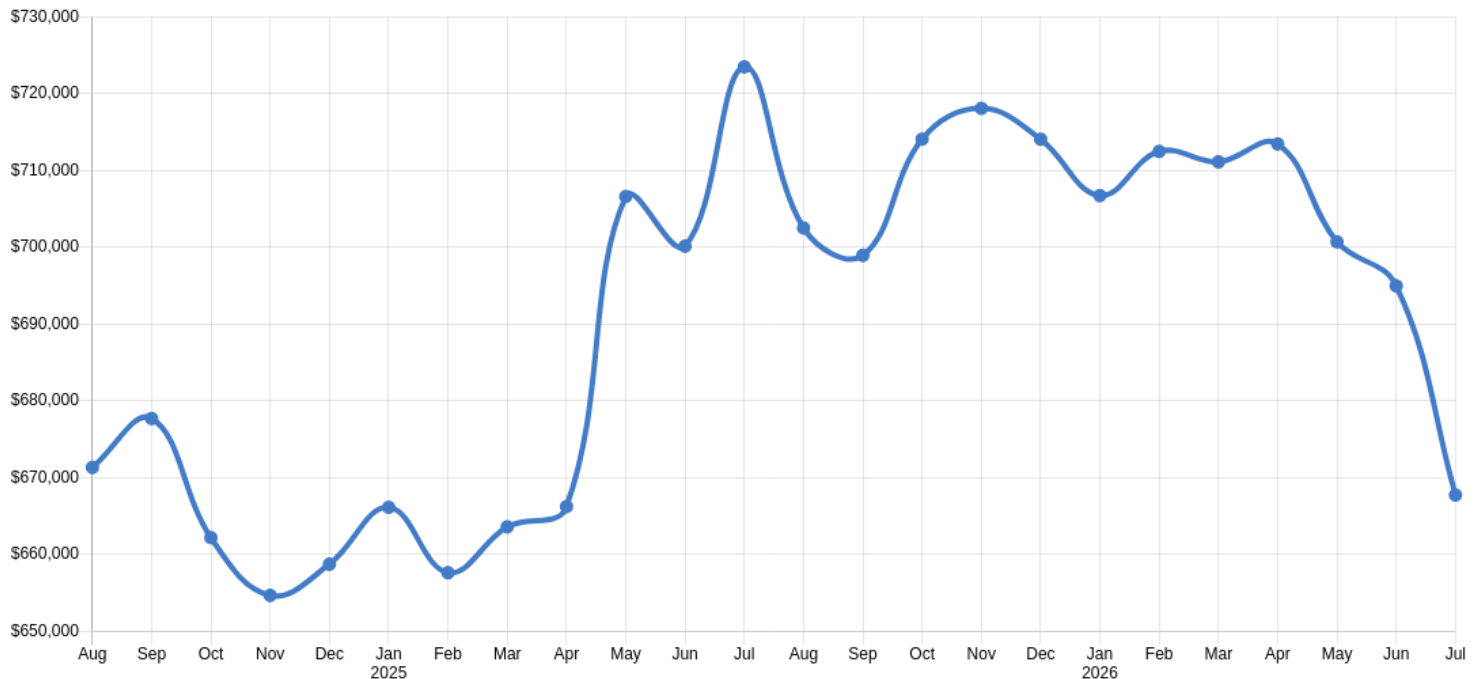
Single Family Detached

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	3	6	-50.00%	68	75	-9.33%
Units Reported Sold	8	10	-20.00%	46	46	0.00%
Sell / List Ratio	266.67%	166.67%		67.65%	61.33%	
Reported Sales Dollars	\$5,412,350	\$8,054,416	-32.80%	\$30,716,715	\$33,280,247	-7.70%
Average Sell Price / Unit	\$676,544	\$805,442	-16.00%	\$667,755	\$723,484	-7.70%
Median Sell Price	\$585,000			\$627,000		
Sell Price / List Price	95.61%	97.10%		96.59%	96.64%	
Days to Sell	67	55	21.82%	56	50	12.00%
Active Listings	17	18				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	1	4	-75.00%	40	43	-6.98%
Units Reported Sold	3	4	-25.00%	23	27	-14.81%
Sell / List Ratio	300.00%	100.00%		57.50%	62.79%	
Reported Sales Dollars	\$770,000	\$1,759,000	-56.23%	\$7,892,000	\$9,888,500	-20.19%
Average Sell Price / Unit	\$256,667	\$439,750	-41.63%	\$343,130	\$366,241	-6.31%
Median Sell Price	\$275,000			\$287,500		
Sell Price / List Price	95.89%	98.01%		96.64%	95.71%	
Days to Sell	83	105	-20.95%	143	111	28.83%
Active Listings	20	23				

Gabriola - Cumulative Residential Average Single Family Detached Sale Price





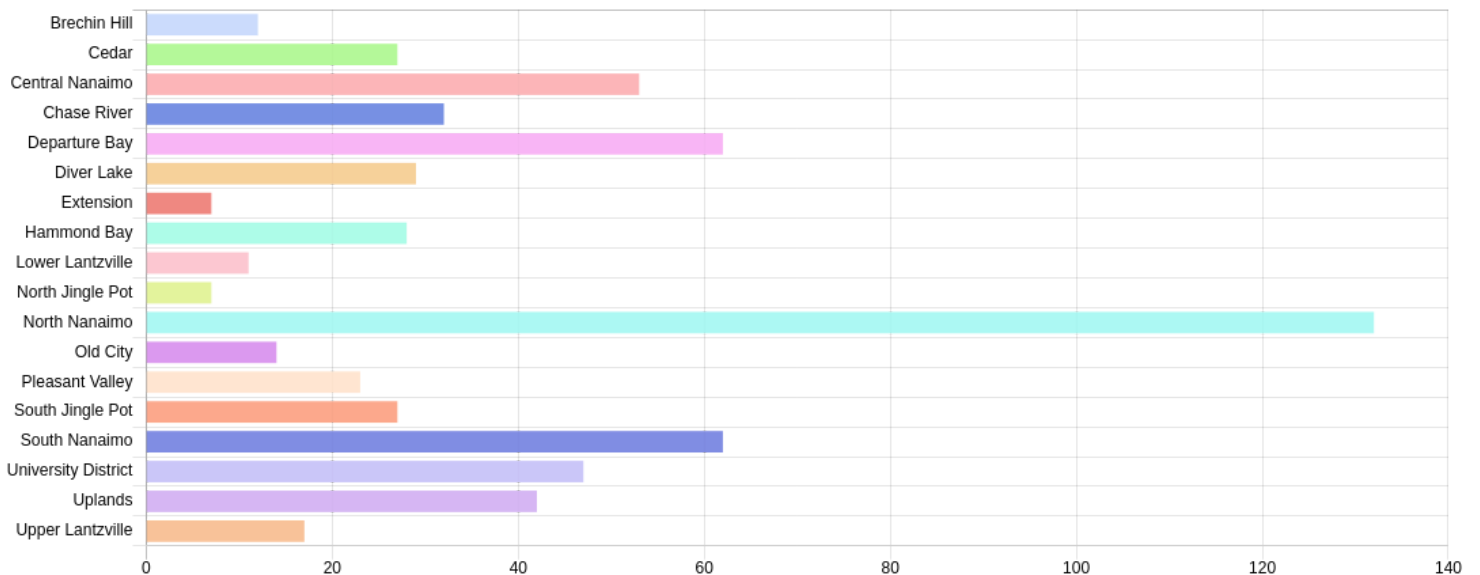
Single Family Detached Sales Analysis

Unconditional Sales from January 1 to July 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	2	4	3	2	0	0	1	0	0	0	12
Cedar	0	0	0	2	1	3	7	5	5	4	0	0	0	0	27
Central Nanaimo	0	0	1	2	13	16	14	4	1	2	0	0	0	0	53
Chase River	0	0	0	0	0	5	12	11	3	1	0	0	0	0	32
Departure Bay	0	0	0	0	2	4	19	14	15	6	2	0	0	0	62
Diver Lake	0	0	0	1	0	6	9	9	1	3	0	0	0	0	29
Extension	0	0	0	0	1	3	2	1	0	0	0	0	0	0	7
Hammond Bay	0	0	0	0	2	0	5	4	4	8	4	1	0	0	28
Lower Lantzville	0	0	0	0	0	0	0	3	1	2	3	1	0	1	11
North Jingle Pot	0	0	0	0	0	1	1	0	1	4	0	0	0	0	7
North Nanaimo	0	0	0	0	1	5	15	30	24	42	10	4	1	0	132
Old City	0	1	1	0	3	4	4	0	1	0	0	0	0	0	14
Pleasant Valley	0	0	0	0	0	6	9	6	1	1	0	0	0	0	23
South Jingle Pot	0	0	0	0	0	2	7	5	3	7	2	1	0	0	27
South Nanaimo	0	1	3	3	10	20	12	7	4	2	0	0	0	0	62
University District	0	0	0	1	3	17	11	5	1	8	1	0	0	0	47
Uplands	0	0	0	0	2	6	16	11	3	3	1	0	0	0	42
Upper Lantzville	0	0	0	0	0	2	3	5	1	3	2	0	0	1	17
Totals	0	2	5	9	40	104	149	122	69	96	26	7	1	2	632

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to July 31, 2026



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

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