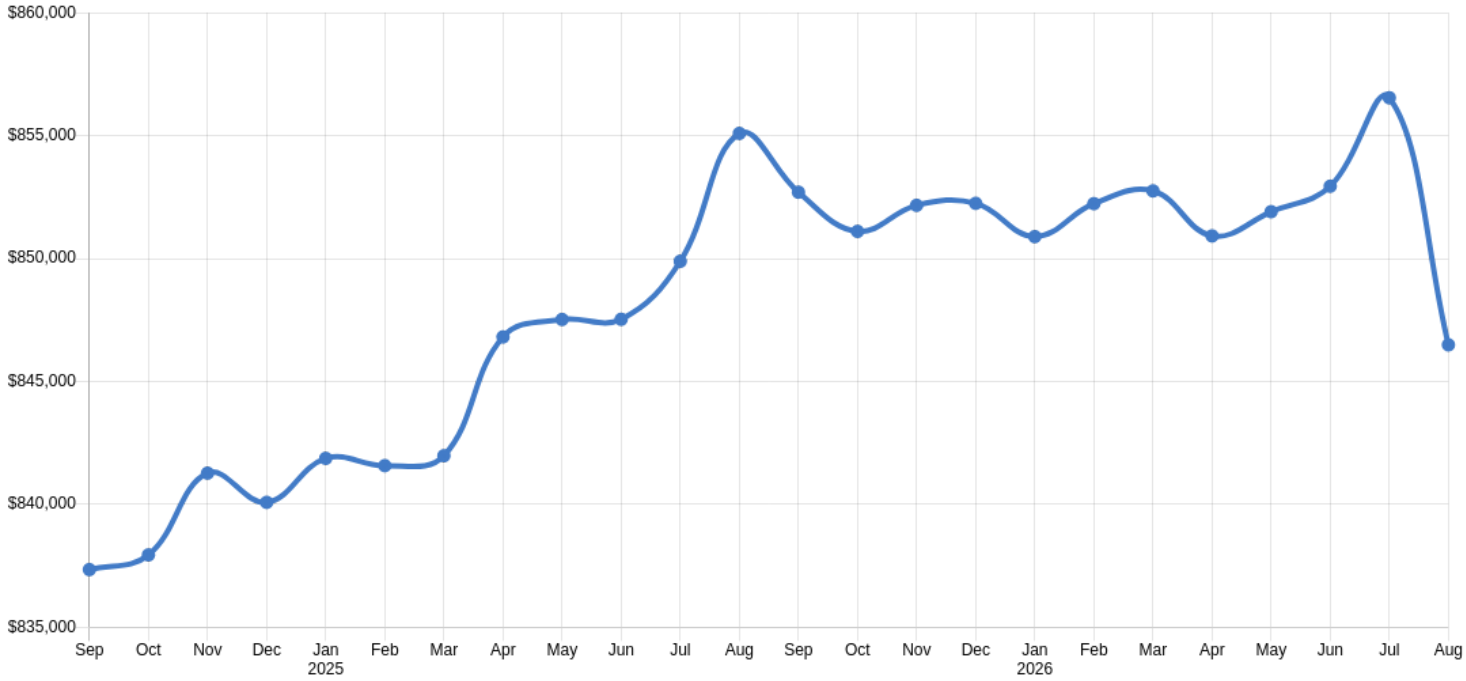
GRAPHSTATS REPORT

Zone 4 - Nanaimo • August, 2026

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

GRAPHSTATS REPORT

Zone 4 - Nanaimo • August, 2026

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	181	150	20.67%	1,941	1,961	-1.02%
Units Reported Sold	79	91	-13.19%	1,013	1,058	-4.25%
Sell / List Ratio	43.65%	60.67%		52.19%	53.95%	
Reported Sales Dollars	$61,022,350	$81,479,719	-25.11%	$857,498,871	$904,689,192	-5.22%
Average Sell Price / Unit	$772,435	$895,382	-13.73%	$846,494	$855,094	-1.01%
Median Sell Price	$780,000			$799,900		
Sell Price / List Price	97.98%	97.65%		97.99%	98.11%	
Days to Sell	38	44	-13.64%	42	41	2.44%
Active Listings	377	385				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	39	31	25.81%	549	589	-6.79%
Units Reported Sold	22	19	15.79%	249	298	-16.44%
Sell / List Ratio	56.41%	61.29%		45.36%	50.59%	
Reported Sales Dollars	$10,039,400	$8,872,700	13.15%	$107,931,249	$131,815,253	-18.12%
Average Sell Price / Unit	$456,336	$466,984	-2.28%	$433,459	$442,333	-2.01%
Median Sell Price	$437,500			$405,000		
Sell Price / List Price	97.63%	97.61%		97.25%	98.44%	
Days to Sell	69	37	86.49%	58	50	16.00%
Active Listings	123	121				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	22	26	-15.38%	417	380	9.74%
Units Reported Sold	16	19	-15.79%	214	240	-10.83%
Sell / List Ratio	72.73%	73.08%		51.32%	63.16%	
Reported Sales Dollars	$9,695,000	$11,440,700	-15.26%	$119,627,606	$132,833,160	-9.94%
Average Sell Price / Unit	$605,938	$602,142	0.63%	$559,008	$553,472	1.00%
Median Sell Price	$639,000			$550,000		
Sell Price / List Price	96.95%	98.31%		97.86%	98.38%	
Days to Sell	49	38	28.95%	51	39	30.77%
Active Listings	68	81				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	19	22	-13.64%	220	230	-4.35%
Units Reported Sold	2	1	100.00%	40	43	-6.98%
Sell / List Ratio	10.53%	4.55%		18.18%	18.70%	
Reported Sales Dollars	$986,000	$420,000	134.76%	$20,300,900	$22,450,940	-9.58%
Average Sell Price / Unit	$493,000	$420,000	17.38%	$507,523	$522,115	-2.79%
Median Sell Price	$493,000			$417,500		
Sell Price / List Price	96.76%	97.67%		96.23%	95.14%	
Days to Sell	18	84	-78.57%	130	106	22.64%
Active Listings	147	128				

GRAPHSTATS REPORT

Zone 4 - Nanaimo • August, 2026

Gabriola - Comparative Activity by Property Type

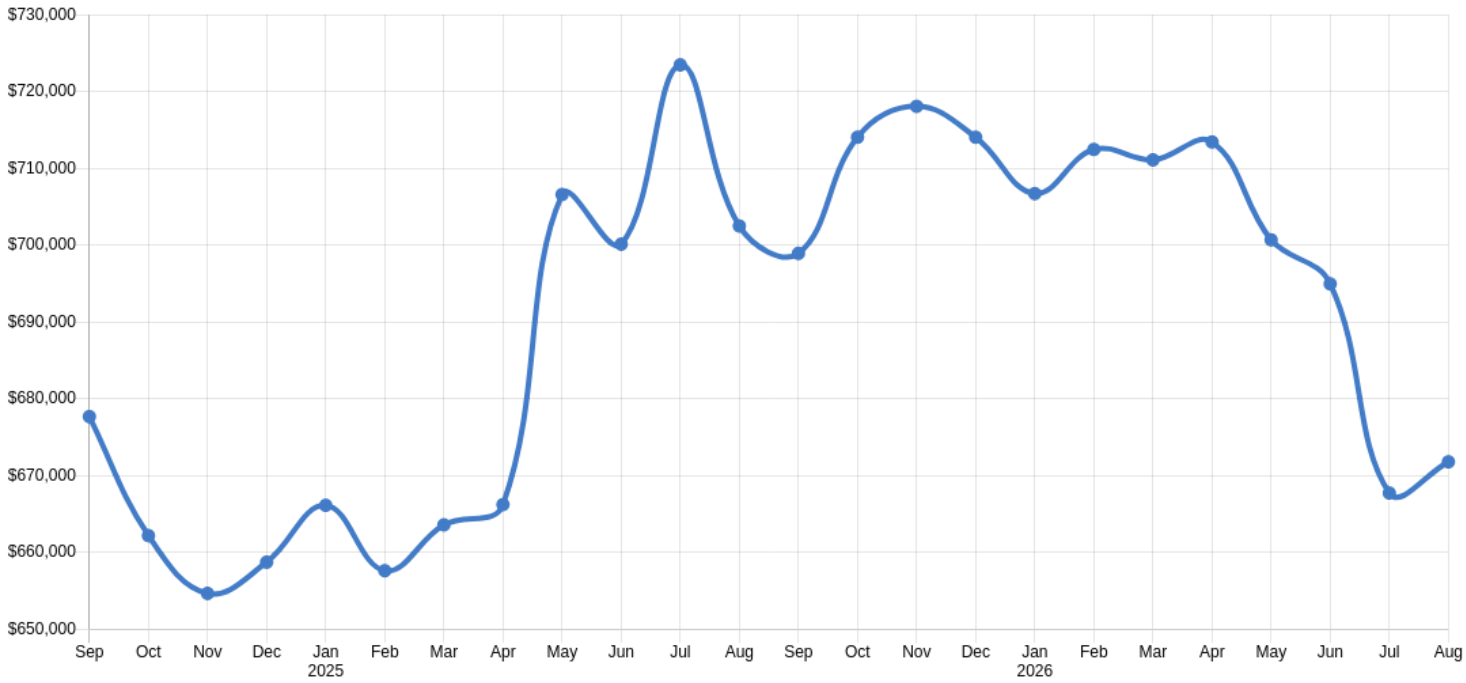
Single Family Detached

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	7	8	-12.50%	67	79	-15.19%
Units Reported Sold	3	4	-25.00%	45	48	-6.25%
Sell / List Ratio	42.86%	50.00%		67.16%	60.76%	
Reported Sales Dollars	$1,665,000	$2,150,000	-22.56%	$30,231,715	$33,720,247	-10.35%
Average Sell Price / Unit	$555,000	$537,500	3.26%	$671,816	$702,505	-4.37%
Median Sell Price	$491,000			$629,000		
Sell Price / List Price	94.23%	96.93%		96.43%	96.53%	
Days to Sell	32	81	-60.49%	52	54	-3.70%
Active Listings	18	20				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	2	4	-50.00%	38	39	-2.56%
Units Reported Sold	1	4	-75.00%	20	29	-31.03%
Sell / List Ratio	50.00%	100.00%		52.63%	74.36%	
Reported Sales Dollars	$152,000	$1,128,000	-86.52%	$6,916,000	$10,139,000	-31.79%
Average Sell Price / Unit	$152,000	$282,000	-46.10%	$345,800	$349,621	-1.09%
Median Sell Price	$152,000			$291,250		
Sell Price / List Price	82.16%	99.03%		95.89%	96.36%	
Days to Sell	75	81	-7.41%	152	110	38.18%
Active Listings	21	21				

Gabriola - Cumulative Residential Average Single Family Detached Sale Price



GRAPHSTATS REPORT

Zone 4 - Nanaimo • August, 2026

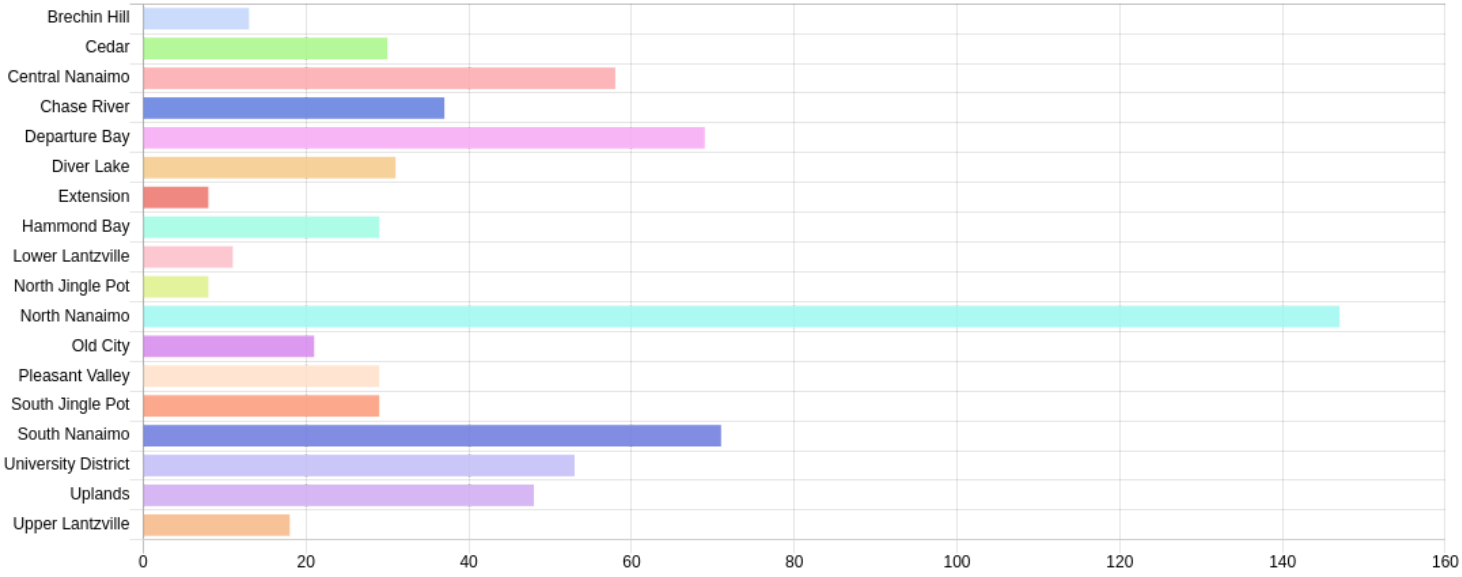
Single Family Detached Sales Analysis

Unconditional Sales from January 1 to August 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	3	0	0	1	0	0	0	13
Cedar	0	0	0	2	1	4	7	6	6	4	0	0	0	0	30
Central Nanaimo	0	0	1	3	16	16	15	4	1	2	0	0	0	0	58
Chase River	0	0	0	0	0	5	14	13	4	1	0	0	0	0	37
Departure Bay	0	0	0	0	2	5	21	16	17	6	2	0	0	0	69
Diver Lake	0	0	0	1	0	6	9	10	1	3	1	0	0	0	31
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	4	5	8	4	1	0	0	29
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	5	0	0	0	0	8
North Nanaimo	0	0	0	0	2	6	18	34	26	46	10	4	1	0	147
Old City	0	2	1	0	7	4	4	2	1	0	0	0	0	0	21
Pleasant Valley	0	0	0	0	0	6	14	7	1	1	0	0	0	0	29
South Jingle Pot	0	0	0	0	0	3	7	6	3	7	2	1	0	0	29
South Nanaimo	0	0	3	4	13	23	14	7	5	2	0	0	0	0	71
University District	0	0	0	2	4	18	13	5	1	9	1	0	0	0	53
Uplands	0	0	0	0	2	8	18	12	4	3	1	0	0	0	48
Upper Lantzville	0	0	0	0	0	3	3	5	1	3	2	0	0	1	18
Totals	**0**	**2**	**5**	**12**	**52**	**116**	**168**	**138**	**78**	**102**	**27**	**7**	**1**	**2**	**710**

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to August 31, 2026



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

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