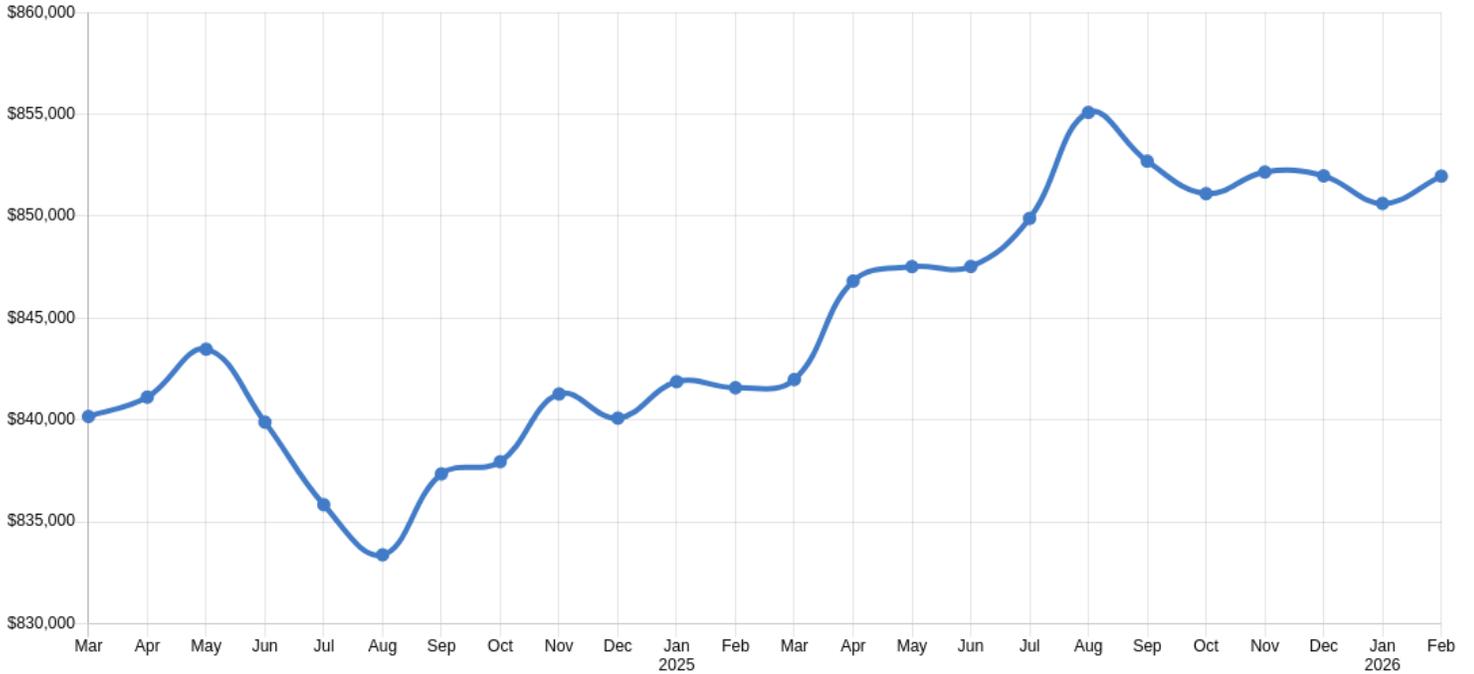


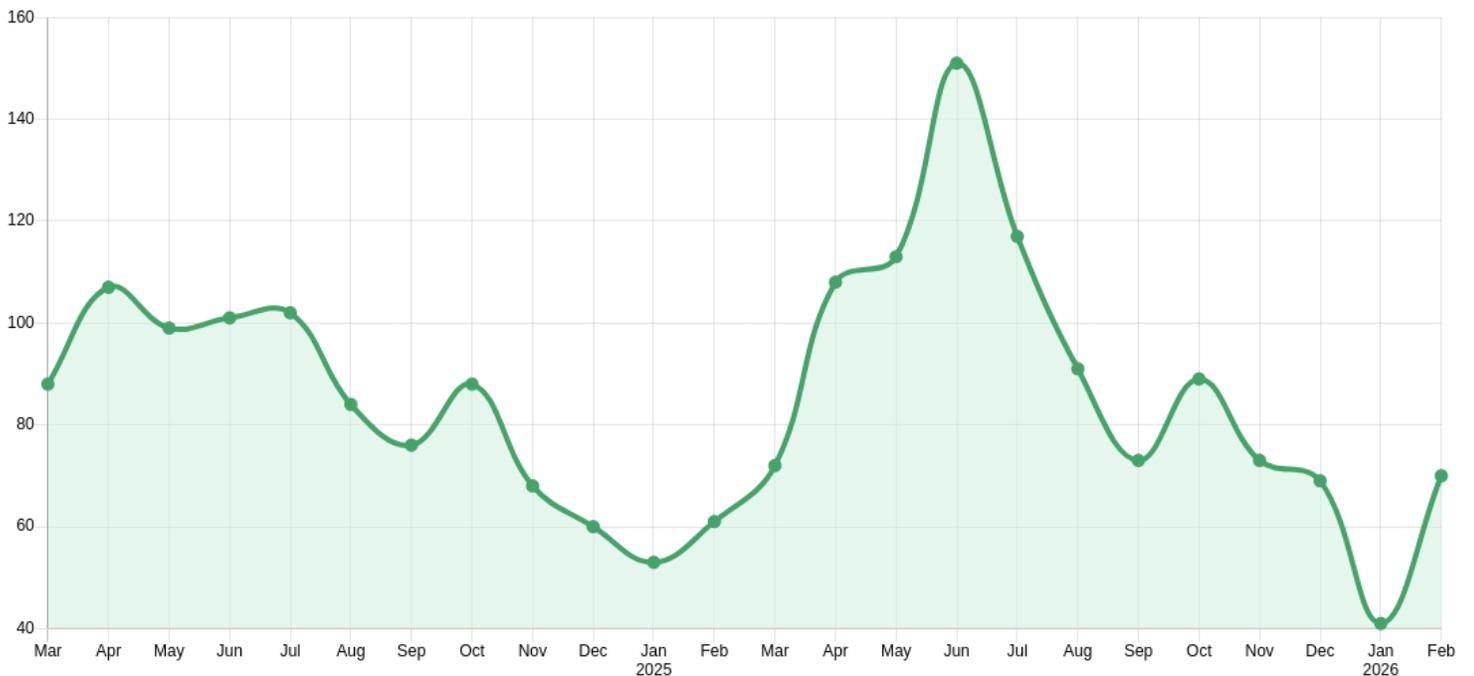


Cumulative Residential Average Single Family Detached Sale Price



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	124	120	3.33%	1,998	1,887	5.88%
Units Reported Sold	70	61	14.75%	1,067	987	8.11%
Sell / List Ratio	56.45%	50.83%		53.40%	52.31%	
Reported Sales Dollars	\$59,988,046	\$50,901,250	17.85%	\$909,048,685	\$830,639,269	9.44%
Average Sell Price / Unit	\$856,972	\$834,447	2.70%	\$851,967	\$841,580	1.23%
Median Sell Price	\$779,000			\$810,000		
Sell Price / List Price	98.44%	98.62%		97.90%	98.08%	
Days to Sell	42	40	5.00%	42	41	2.44%
Active Listings	245	229				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	50	98	-48.98%	546	655	-16.64%
Units Reported Sold	21	23	-8.70%	278	280	-0.71%
Sell / List Ratio	42.00%	23.47%		50.92%	42.75%	
Reported Sales Dollars	\$9,274,350	\$8,986,400	3.20%	\$125,096,352	\$123,319,447	1.44%
Average Sell Price / Unit	\$441,636	\$390,713	13.03%	\$449,987	\$440,427	2.17%
Median Sell Price	\$400,000			\$439,848		
Sell Price / List Price	96.77%	97.67%		98.48%	97.85%	
Days to Sell	67	48	39.58%	50	51	-1.96%
Active Listings	113	152				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	37	34	8.82%	428	416	2.88%
Units Reported Sold	21	17	23.53%	235	252	-6.75%
Sell / List Ratio	56.76%	50.00%		54.91%	60.58%	
Reported Sales Dollars	\$11,011,250	\$8,827,900	24.73%	\$131,195,335	\$140,417,286	-6.57%
Average Sell Price / Unit	\$524,345	\$519,288	0.97%	\$558,278	\$557,211	0.19%
Median Sell Price	\$493,750			\$545,000		
Sell Price / List Price	98.49%	97.78%		98.32%	98.46%	
Days to Sell	49	35	40.00%	43	43	0.00%
Active Listings	63	50				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	28	12	133.33%	207	228	-9.21%
Units Reported Sold	2	3	-33.33%	42	51	-17.65%
Sell / List Ratio	7.14%	25.00%		20.29%	22.37%	
Reported Sales Dollars	\$910,000	\$2,131,750	-57.31%	\$20,713,740	\$29,757,650	-30.39%
Average Sell Price / Unit	\$455,000	\$710,583	-35.97%	\$493,184	\$583,483	-15.48%
Median Sell Price	\$455,000			\$415,000		
Sell Price / List Price	95.79%	104.00%		95.17%	95.76%	
Days to Sell	117	242	-51.65%	133	130	2.31%
Active Listings	107	94				

Gabriola - Comparative Activity by Property Type

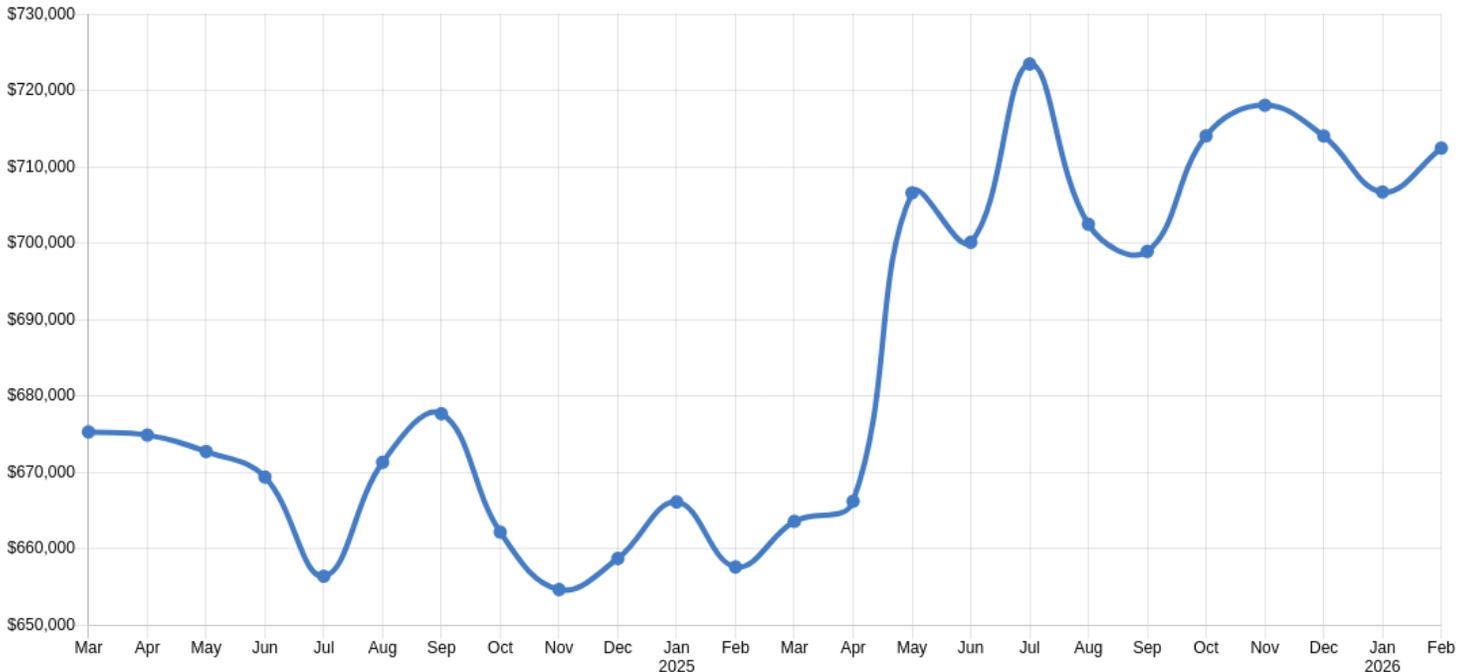
Single Family Detached

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	5	4	25.00%	82	58	41.38%
Units Reported Sold	1	3	-66.67%	53	45	17.78%
Sell / List Ratio	20.00%	75.00%		64.63%	77.59%	
Reported Sales Dollars	\$615,000	\$1,724,000	-64.33%	\$37,760,997	\$29,593,895	27.60%
Average Sell Price / Unit	\$615,000	\$574,667	7.02%	\$712,472	\$657,642	8.34%
Median Sell Price	\$615,000			\$697,500		
Sell Price / List Price	98.40%	97.02%		96.81%	97.76%	
Days to Sell	39	41	-4.88%	51	55	-7.27%
Active Listings	9	10				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	4	5	-20.00%	40	59	-32.20%
Units Reported Sold	3	2	50.00%	28	26	7.69%
Sell / List Ratio	75.00%	40.00%		70.00%	44.07%	
Reported Sales Dollars	\$824,000	\$541,000	52.31%	\$9,907,500	\$8,846,558	11.99%
Average Sell Price / Unit	\$274,667	\$270,500	1.54%	\$353,839	\$340,252	3.99%
Median Sell Price	\$185,000			\$322,500		
Sell Price / List Price	90.25%	92.01%		96.90%	95.56%	
Days to Sell	289	109	165.14%	152	98	55.10%
Active Listings	15	24				

Gabriola - Cumulative Residential Average Single Family Detached Sale Price



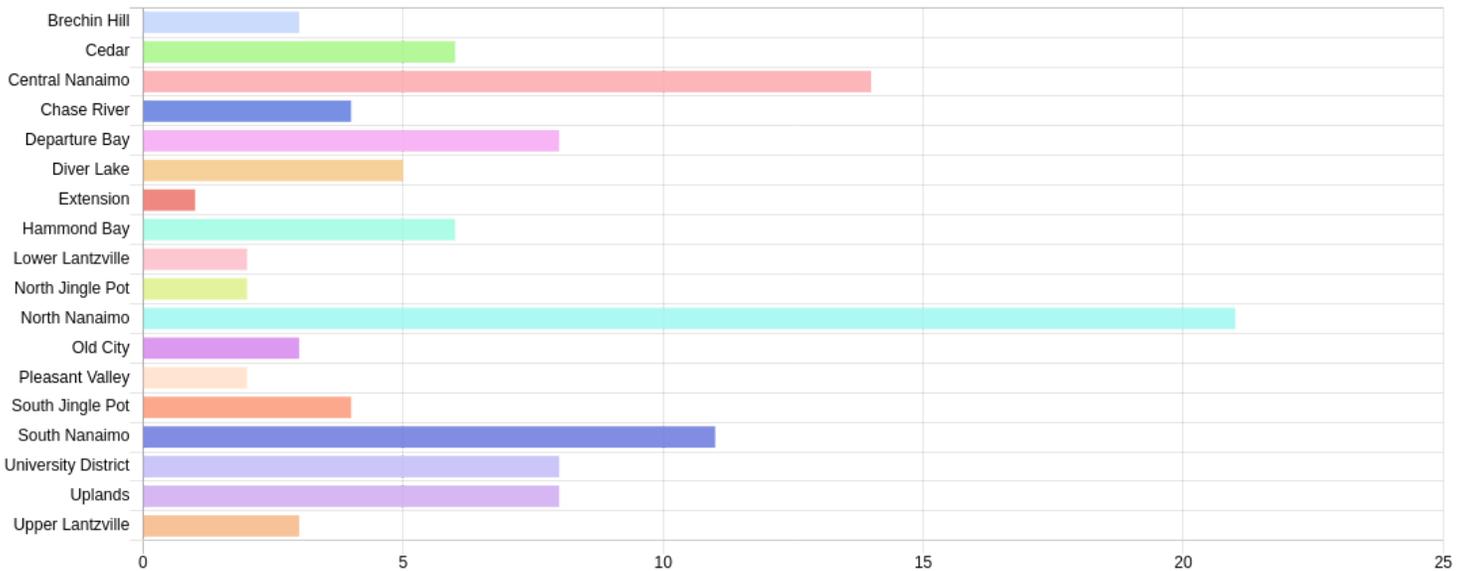
Single Family Detached Sales Analysis

Unconditional Sales from January 1 to February 28, 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	1	0	0	0	1	0	0	0	3
Cedar	0	0	0	0	0	0	2	2	0	2	0	0	0	0	6
Central Nanaimo	0	0	0	0	3	6	5	0	0	0	0	0	0	0	14
Chase River	0	0	0	0	0	1	0	3	0	0	0	0	0	0	4
Departure Bay	0	0	0	0	0	0	5	2	0	1	0	0	0	0	8
Diver Lake	0	0	0	0	0	1	4	0	0	0	0	0	0	0	5
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	0	2	1	0	0	0	6
Lower Lantzville	0	0	0	0	0	0	0	1	0	1	0	0	0	0	2
North Jingle Pot	0	0	0	0	0	0	0	0	1	1	0	0	0	0	2
North Nanaimo	0	0	0	0	1	1	3	2	5	7	1	0	1	0	21
Old City	0	0	0	0	1	0	2	0	0	0	0	0	0	0	3
Pleasant Valley	0	0	0	0	0	1	0	1	0	0	0	0	0	0	2
South Jingle Pot	0	0	0	0	0	0	1	0	0	3	0	0	0	0	4
South Nanaimo	0	0	0	0	2	2	3	2	2	0	0	0	0	0	11
University District	0	0	0	1	0	4	1	1	0	1	0	0	0	0	8
Uplands	0	0	0	0	0	2	2	3	1	0	0	0	0	0	8
Upper Lantzville	0	0	0	0	0	1	0	0	1	1	0	0	0	0	3
Totals	0	0	0	1	7	21	30	19	10	19	3	0	1	0	111

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to February 28, 2026



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