

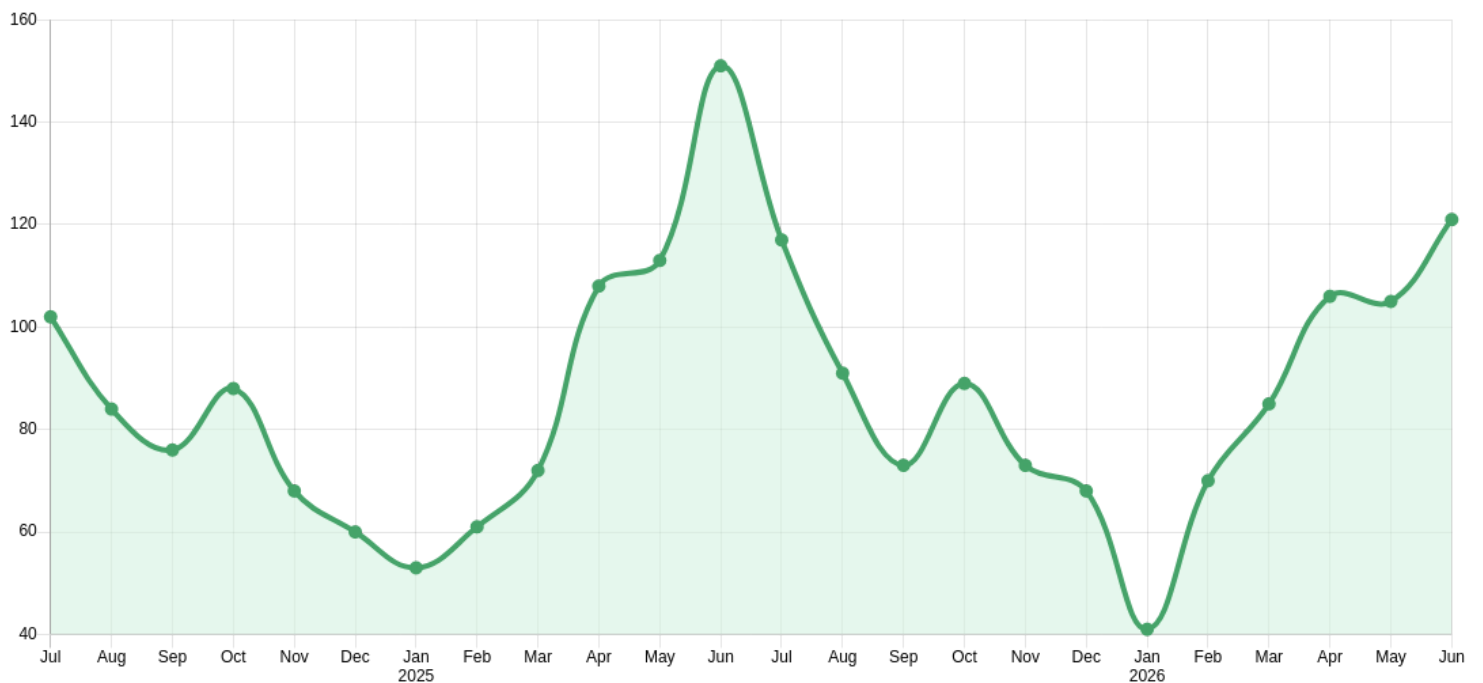


Cumulative Residential Average Single Family Detached Sale Price



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	204	226	-9.73%	1,930	1,975	-2.28%
Units Reported Sold	121	151	-19.87%	1,039	1,036	0.29%
Sell / List Ratio	59.31%	66.81%		53.83%	52.46%	
Reported Sales Dollars	\$103,079,457	\$128,054,601	-19.50%	\$885,568,837	\$878,043,737	0.86%
Average Sell Price / Unit	\$851,896	\$848,044	0.45%	\$852,328	\$847,533	0.57%
Median Sell Price	\$819,000			\$800,000		
Sell Price / List Price	98.39%	98.38%		97.95%	98.18%	
Days to Sell	34	30	13.33%	42	41	2.44%
Active Listings	365	403				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	50	51	-1.96%	551	599	-8.01%
Units Reported Sold	34	25	36.00%	249	302	-17.55%
Sell / List Ratio	68.00%	49.02%		45.19%	50.42%	
Reported Sales Dollars	\$13,894,500	\$10,406,295	33.52%	\$108,225,599	\$133,607,600	-19.00%
Average Sell Price / Unit	\$408,662	\$416,252	-1.82%	\$434,641	\$442,409	-1.76%
Median Sell Price	\$402,500			\$410,000		
Sell Price / List Price	97.71%	97.81%		97.34%	98.43%	
Days to Sell	51	39	30.77%	56	51	9.80%
Active Listings	131	115				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	43	48	-10.42%	429	403	6.45%
Units Reported Sold	18	25	-28.00%	219	247	-11.34%
Sell / List Ratio	41.86%	52.08%		51.05%	61.29%	
Reported Sales Dollars	\$9,633,561	\$13,776,175	-30.07%	\$120,744,056	\$136,714,760	-11.68%
Average Sell Price / Unit	\$535,198	\$551,047	-2.88%	\$551,343	\$553,501	-0.39%
Median Sell Price	\$510,000			\$540,000		
Sell Price / List Price	97.87%	98.83%		97.99%	98.44%	
Days to Sell	51	36	41.67%	49	39	25.64%
Active Listings	89	84				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	22	14	57.14%	218	220	-0.91%
Units Reported Sold	3	2	50.00%	39	47	-17.02%
Sell / List Ratio	13.64%	14.29%		17.89%	21.36%	
Reported Sales Dollars	\$1,572,250	\$955,895	64.48%	\$19,337,400	\$27,038,340	-28.48%
Average Sell Price / Unit	\$524,083	\$477,948	9.65%	\$495,831	\$575,284	-13.81%
Median Sell Price	\$520,000			\$410,000		
Sell Price / List Price	99.58%	101.17%		96.58%	94.85%	
Days to Sell	111	182	-39.01%	139	107	29.91%
Active Listings	142	125				

Gabriola - Comparative Activity by Property Type

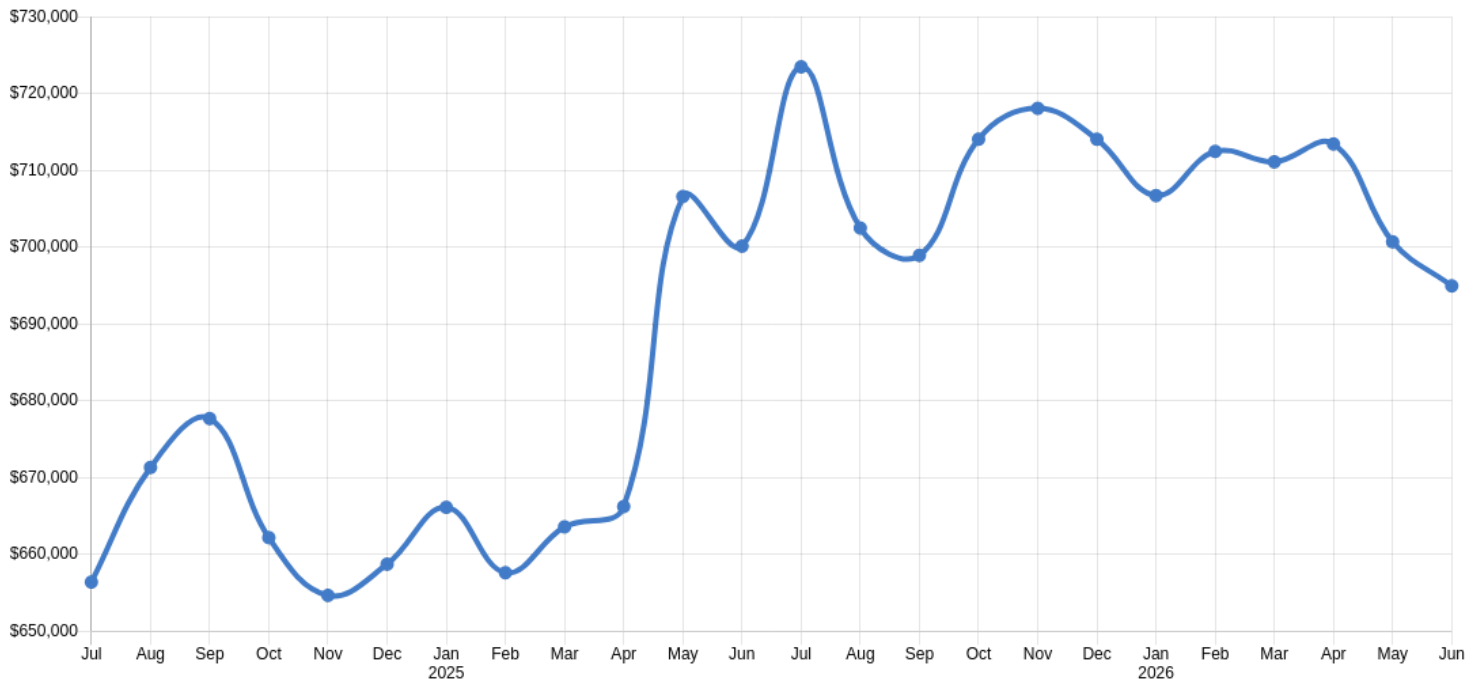
Single Family Detached

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	7	13	-46.15%	71	74	-4.05%
Units Reported Sold	5	9	-44.44%	48	41	17.07%
Sell / List Ratio	71.43%	69.23%		67.61%	55.41%	
Reported Sales Dollars	\$2,954,000	\$6,032,000	-51.03%	\$33,358,781	\$28,705,831	16.21%
Average Sell Price / Unit	\$590,800	\$670,222	-11.85%	\$694,975	\$700,142	-0.74%
Median Sell Price	\$575,000			\$657,500		
Sell Price / List Price	97.43%	95.13%		96.88%	96.72%	
Days to Sell	38	45	-15.56%	54	48	12.50%
Active Listings	23	24				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	8	5	60.00%	43	47	-8.51%
Units Reported Sold	1	2	-50.00%	24	26	-7.69%
Sell / List Ratio	12.50%	40.00%		55.81%	55.32%	
Reported Sales Dollars	\$265,000	\$1,035,000	-74.40%	\$8,881,000	\$9,307,500	-4.58%
Average Sell Price / Unit	\$265,000	\$517,500	-48.79%	\$370,042	\$357,981	3.37%
Median Sell Price	\$265,000			\$340,000		
Sell Price / List Price	88.48%	95.48%		96.98%	95.76%	
Days to Sell	14	31	-54.84%	144	114	26.32%
Active Listings	23	25				

Gabriola - Cumulative Residential Average Single Family Detached Sale Price



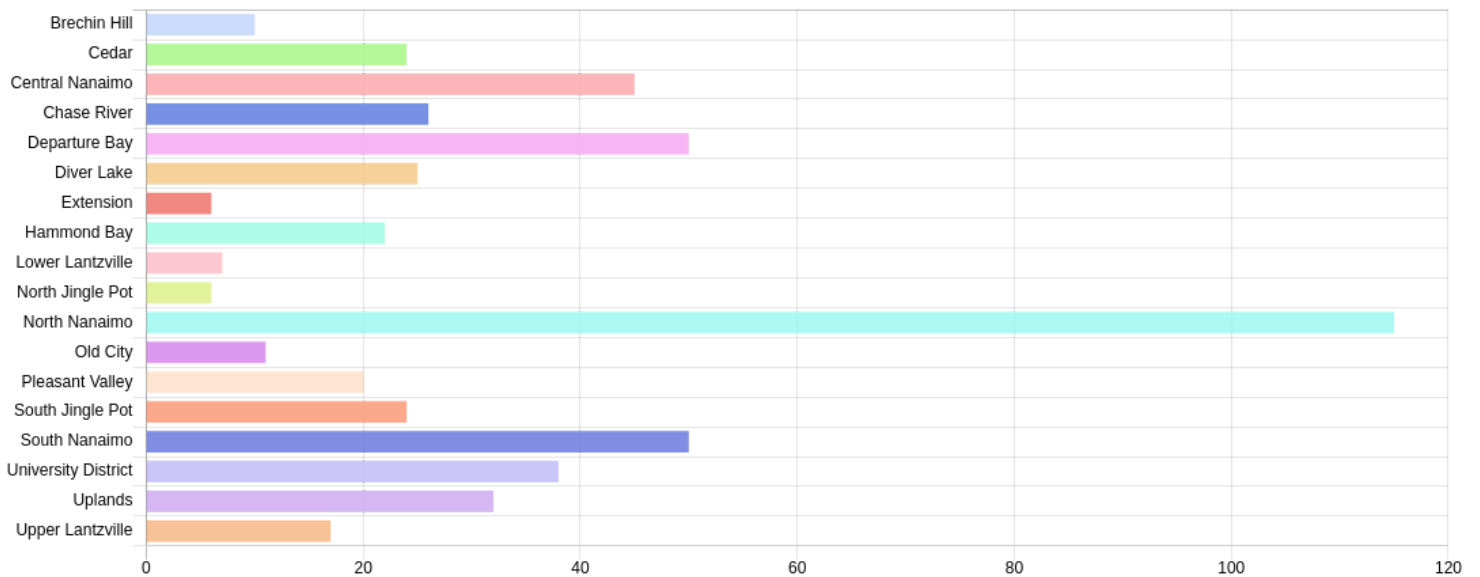
Single Family Detached Sales Analysis

Unconditional Sales from January 1 to June 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	3	2	2	0	0	1	0	0	0	10
Cedar	0	0	0	2	0	2	6	5	5	4	0	0	0	0	24
Central Nanaimo	0	0	1	1	10	16	14	1	0	2	0	0	0	0	45
Chase River	0	0	0	0	0	3	11	9	3	0	0	0	0	0	26
Departure Bay	0	0	0	0	1	2	16	13	13	4	1	0	0	0	50
Diver Lake	0	0	0	1	0	5	8	9	1	1	0	0	0	0	25
Extension	0	0	0	0	1	3	1	1	0	0	0	0	0	0	6
Hammond Bay	0	0	0	0	1	0	5	3	2	6	4	1	0	0	22
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	5	14	23	22	38	9	2	1	0	115
Old City	0	1	0	0	2	4	3	0	1	0	0	0	0	0	11
Pleasant Valley	0	0	0	0	0	5	8	5	1	1	0	0	0	0	20
South Jingle Pot	0	0	0	0	0	2	7	5	1	7	1	1	0	0	24
South Nanaimo	0	1	1	2	9	17	10	6	3	1	0	0	0	0	50
University District	0	0	0	1	2	12	9	4	1	8	1	0	0	0	38
Uplands	0	0	0	0	2	5	12	9	3	1	0	0	0	0	32
Upper Lantzville	0	0	0	0	0	2	3	5	1	3	2	0	0	1	17
Totals	0	2	2	7	31	87	130	101	58	81	22	5	1	1	528

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to June 30, 2026





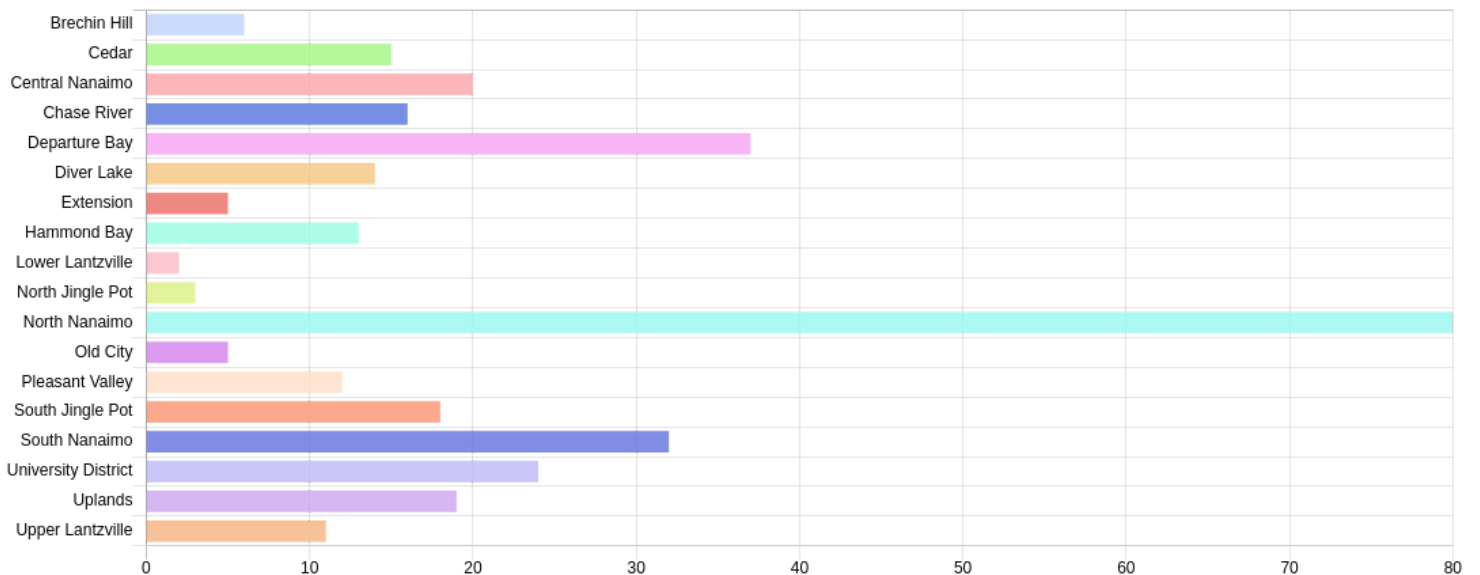
Second Quarter - Single Family Detached Sales Analysis

Unconditional Sales from April 1 to June 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	1	1	2	0	0	0	0	0	0	6
Cedar	0	0	0	1	0	2	4	3	4	1	0	0	0	0	15
Central Nanaimo	0	0	1	1	4	8	4	1	0	1	0	0	0	0	20
Chase River	0	0	0	0	0	2	8	4	2	0	0	0	0	0	16
Departure Bay	0	0	0	0	0	2	11	8	12	3	1	0	0	0	37
Diver Lake	0	0	0	1	0	2	4	5	1	1	0	0	0	0	14
Extension	0	0	0	0	1	2	1	1	0	0	0	0	0	0	5
Hammond Bay	0	0	0	0	1	0	4	1	0	3	3	1	0	0	13
Lower Lantzville	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2
North Jingle Pot	0	0	0	0	0	1	0	0	0	2	0	0	0	0	3
North Nanaimo	0	0	0	0	0	4	10	17	13	26	8	2	0	0	80
Old City	0	1	0	0	1	1	1	0	1	0	0	0	0	0	5
Pleasant Valley	0	0	0	0	0	3	7	2	0	0	0	0	0	0	12
South Jingle Pot	0	0	0	0	0	2	4	5	1	4	1	1	0	0	18
South Nanaimo	0	1	1	2	7	13	4	3	1	0	0	0	0	0	32
University District	0	0	0	0	2	6	6	3	0	7	0	0	0	0	24
Uplands	0	0	0	0	2	3	6	5	2	1	0	0	0	0	19
Upper Lantzville	0	0	0	0	0	1	3	4	0	1	1	0	0	1	11
Totals	0	2	2	5	20	53	78	64	37	50	16	4	0	1	332

Second Quarter - Single Family Detached Sales by Sub Area

Unconditional Sales from April 1 to June 30, 2026



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

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