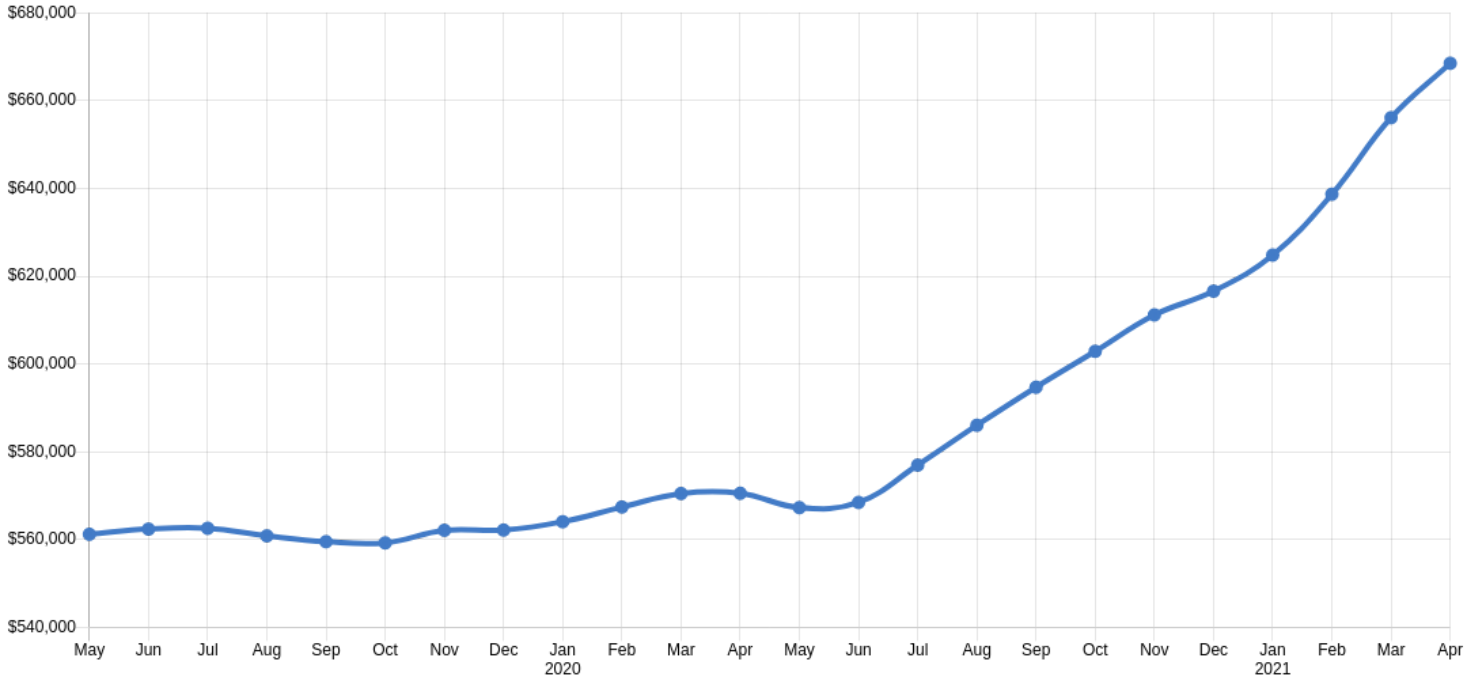




Cumulative Residential Average Single Family Detached Sale Price



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	239	110	117.27%	2,052	1,875	9.44%
Units Reported Sold	162	58	179.31%	1,635	1,086	50.55%
Sell / List Ratio	67.78%	52.73%		79.68%	57.92%	
Reported Sales Dollars	\$122,804,688	\$34,307,247	257.96%	\$1,092,987,197	\$619,622,718	76.40%
Average Sell Price / Unit	\$758,054	\$591,504	28.16%	\$668,494	\$570,555	17.17%
Median Sell Price	\$729,350			\$640,000		
Sell Price / List Price	103.80%	97.76%		101.12%	98.22%	
Days to Sell	16	25	-36.00%	28	34	-17.65%
Active Listings	200					

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	54	17	217.65%	546	495	10.30%
Units Reported Sold	44	9	388.89%	456	258	76.74%
Sell / List Ratio	81.48%	52.94%		83.52%	52.12%	
Reported Sales Dollars	\$16,598,825	\$2,350,500	606.18%	\$153,757,062	\$81,032,970	89.75%
Average Sell Price / Unit	\$377,246	\$261,167	44.45%	\$337,187	\$314,081	7.36%
Median Sell Price	\$381,750			\$315,000		
Sell Price / List Price	101.22%	97.91%		99.27%	97.92%	
Days to Sell	27	32	-15.62%	84	36	133.33%
Active Listings	56					

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	31	23	34.78%	390	389	0.26%
Units Reported Sold	22	8	175.00%	330	280	17.86%
Sell / List Ratio	70.97%	34.78%		84.62%	71.98%	
Reported Sales Dollars	\$9,621,826	\$3,550,545	171.00%	\$142,576,782	\$113,772,530	25.32%
Average Sell Price / Unit	\$437,356	\$443,818	-1.46%	\$432,051	\$406,330	6.33%
Median Sell Price	\$420,000			\$417,500		
Sell Price / List Price	103.89%	99.75%		100.55%	99.42%	
Days to Sell	16	31	-48.39%	40	31	29.03%
Active Listings	26					

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	19	9	111.11%	266	322	-17.39%
Units Reported Sold	8	2	300.00%	197	119	65.55%
Sell / List Ratio	42.11%	22.22%		74.06%	36.96%	
Reported Sales Dollars	\$3,590,900	\$365,000	883.81%	\$72,204,218	\$37,607,100	92.00%
Average Sell Price / Unit	\$448,863	\$182,500	145.95%	\$366,519	\$316,026	15.98%
Median Sell Price	\$440,000			\$320,000		
Sell Price / List Price	98.42%	92.43%		97.52%	95.43%	
Days to Sell	103	17	505.88%	148	86	72.09%
Active Listings	45					

Gabriola - Comparative Activity by Property Type

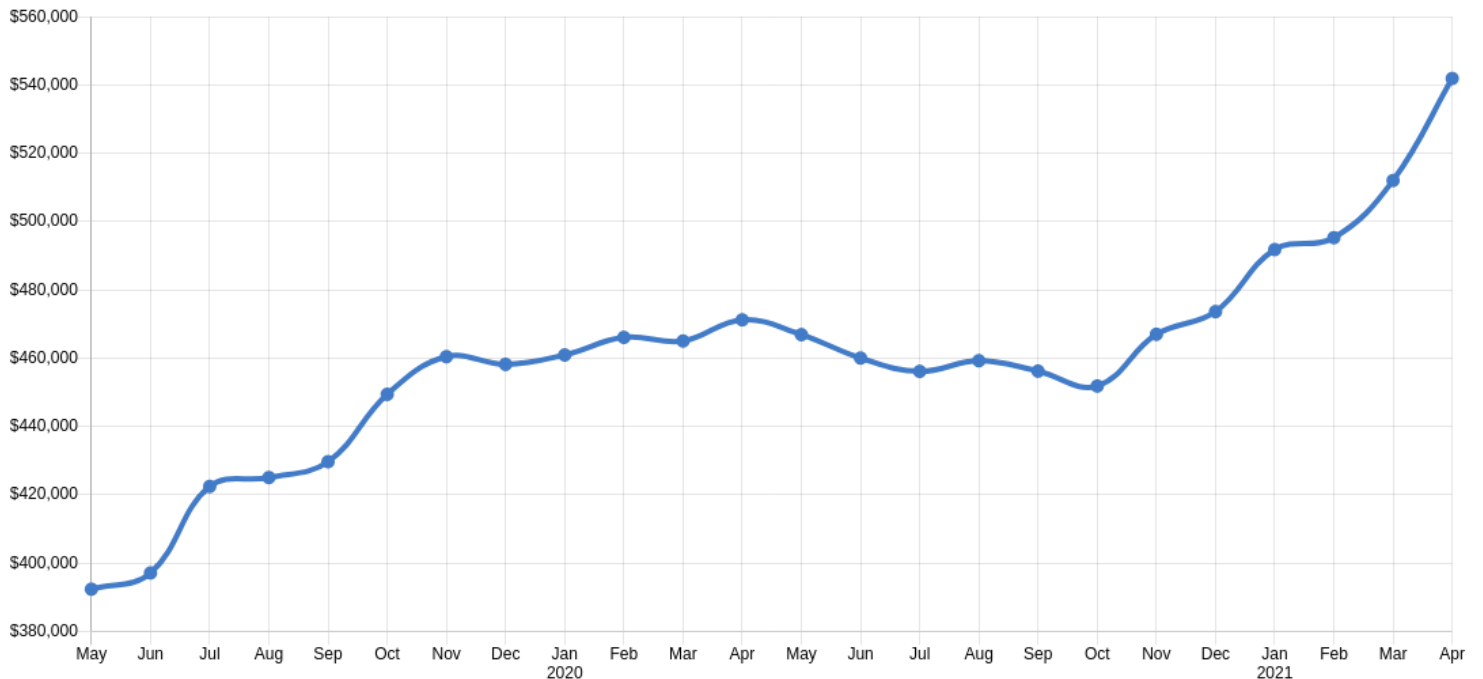
Single Family Detached

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	9	5	80.00%	61	60	1.67%
Units Reported Sold	10	2	400.00%	61	44	38.64%
Sell / List Ratio	111.11%	40.00%		100.00%	73.33%	
Reported Sales Dollars	\$6,778,000	\$859,000	689.06%	\$33,058,026	\$20,735,050	59.43%
Average Sell Price / Unit	\$677,800	\$429,500	57.81%	\$541,935	\$471,251	15.00%
Median Sell Price	\$629,000			\$529,000		
Sell Price / List Price	104.44%	93.98%		102.04%	98.33%	
Days to Sell	16	31	-48.39%	22	44	-50.00%
Active Listings	2					

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	9	2	350.00%	52	45	15.56%
Units Reported Sold	6	0		48	29	65.52%
Sell / List Ratio	66.67%	0.00%		92.31%	64.44%	
Reported Sales Dollars	\$2,231,000	\$0		\$14,122,801	\$6,917,100	104.17%
Average Sell Price / Unit	\$371,833			\$294,225	\$238,521	23.35%
Median Sell Price	\$421,000			\$249,000		
Sell Price / List Price	100.04%			98.92%	95.63%	
Days to Sell	66			54	54	0.00%
Active Listings	10					

Gabriola - Cumulative Residential Average Single Family Detached Sale Price



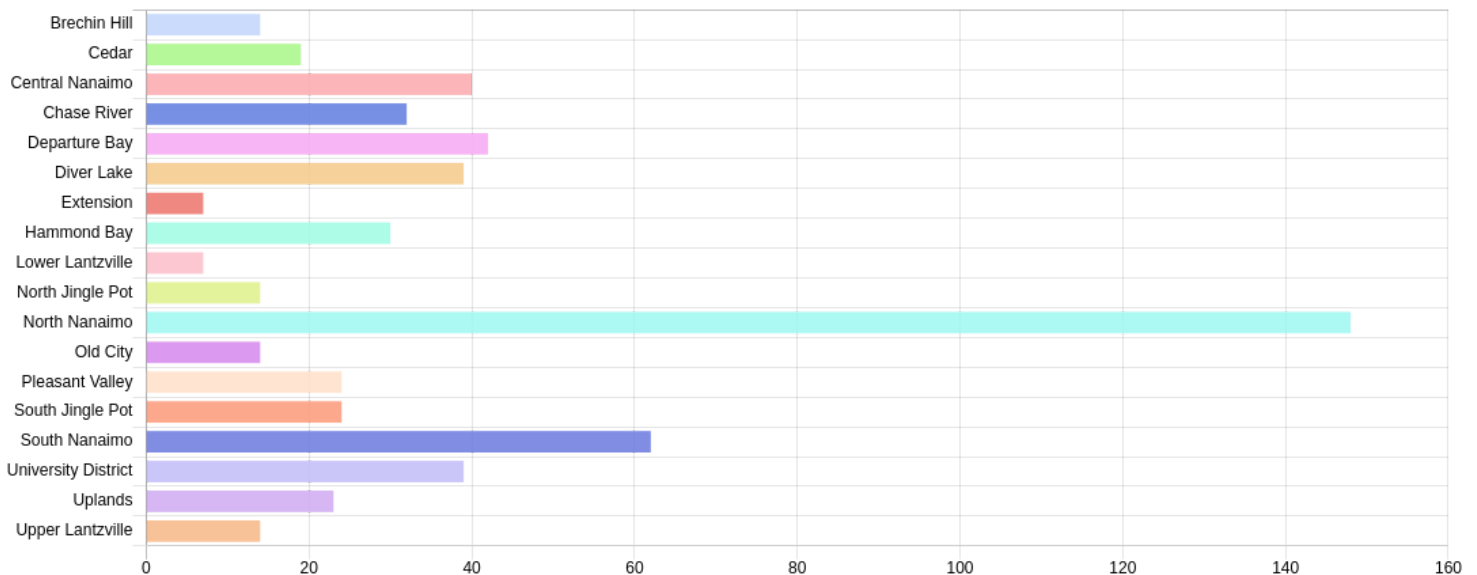
Single Family Detached Sales Analysis

Unconditional Sales from January 1 to April 30, 2021

	0-150k	150k-200k	200k-250k	250k-300k	300k-350k	350k-400k	400k-450k	450k-500k	500k-600k	600k-700k	700k-800k	800k-900k	900k-1M	1M+	Total
Brechin Hill	0	0	0	0	0	0	0	1	3	4	2	1	2	1	14
Cedar	0	0	0	0	0	0	0	2	6	2	5	2	1	1	19
Central Nanaimo	0	0	0	0	0	0	5	5	15	12	2	1	0	0	40
Chase River	0	0	0	0	0	0	0	0	3	13	10	6	0	0	32
Departure Bay	0	0	0	0	0	0	0	0	7	11	9	10	3	2	42
Diver Lake	0	0	0	0	0	0	0	0	6	17	13	2	0	1	39
Extension	0	0	0	0	0	0	1	0	1	3	2	0	0	0	7
Hammond Bay	0	0	0	0	0	0	0	0	0	4	4	10	5	7	30
Lower Lantzville	0	0	0	0	0	0	0	0	1	0	3	1	0	2	7
North Jingle Pot	0	0	0	0	0	0	0	0	0	2	0	6	5	1	14
North Nanaimo	0	0	0	0	0	0	0	4	3	16	34	32	26	33	148
Old City	0	0	0	0	0	0	2	3	6	1	2	0	0	0	14
Pleasant Valley	0	0	0	0	0	0	0	0	2	6	8	5	3	0	24
South Jingle Pot	0	0	0	0	3	0	0	0	5	5	4	4	3	0	24
South Nanaimo	0	0	0	0	1	5	7	9	9	13	11	6	1	0	62
University District	0	0	0	0	0	0	2	2	14	7	9	3	1	1	39
Uplands	0	0	0	0	0	0	0	1	4	11	3	1	2	1	23
Upper Lantzville	0	1	0	0	0	0	2	0	2	0	2	3	1	3	14
Totals	0	1	0	0	4	5	19	27	87	127	123	93	53	53	592

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to April 30, 2021



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