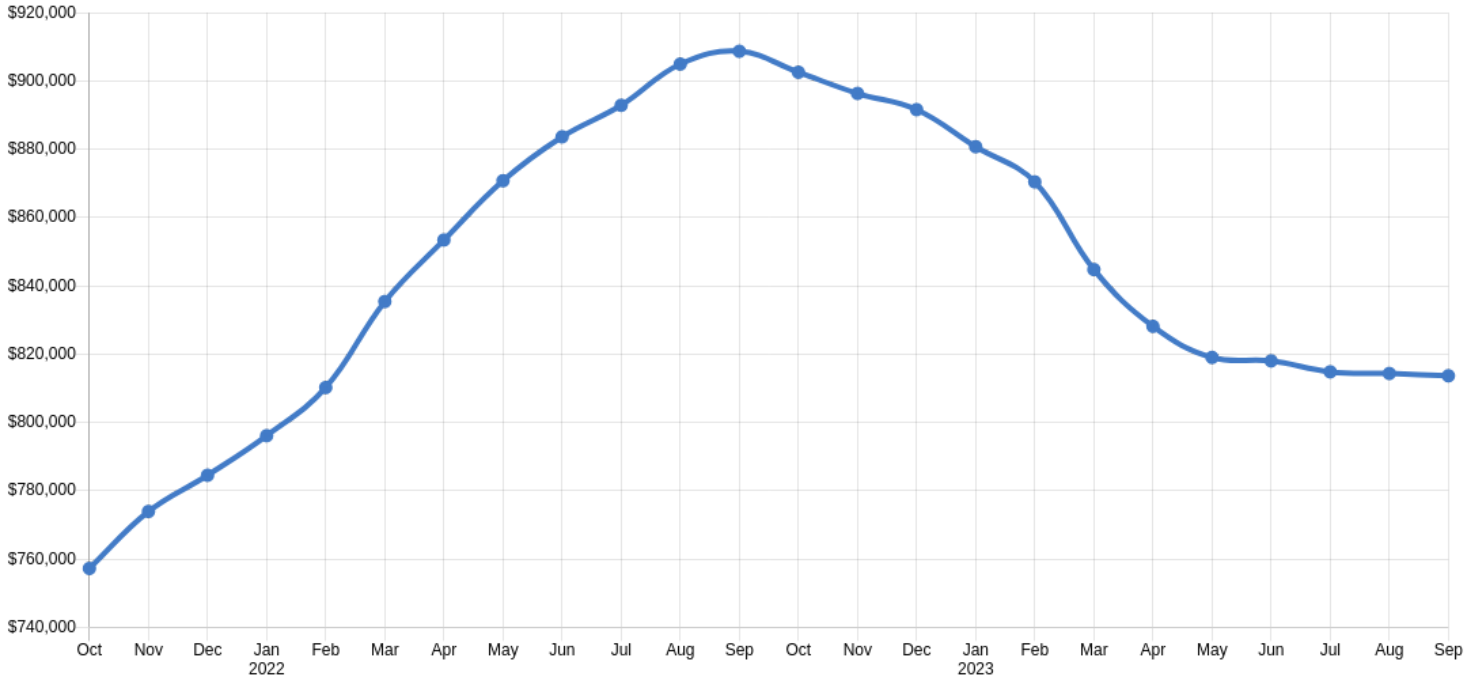




## Cumulative Residential Average Single Family Detached Sale Price



**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	186	177	5.08%	1,731	2,087	-17.06%
Units Reported Sold	85	49	73.47%	1,000	1,176	-14.97%
Sell / List Ratio	45.70%	27.68%		57.77%	56.35%	
Reported Sales Dollars	\$67,895,110	\$39,250,009	72.98%	\$813,695,190	\$1,068,664,960	-23.86%
Average Sell Price / Unit	\$798,766	\$801,021	-0.28%	\$813,695	\$908,729	-10.46%
Median Sell Price	\$775,000			\$780,000		
Sell Price / List Price	97.37%	97.24%		98.40%	103.09%	
Days to Sell	35	51	-31.37%	36	20	80.00%
Active Listings	315	357				

### Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	52	40	30.00%	480	528	-9.09%
Units Reported Sold	31	17	82.35%	265	368	-27.99%
Sell / List Ratio	59.62%	42.50%		55.21%	69.70%	
Reported Sales Dollars	\$13,882,189	\$6,842,000	102.90%	\$115,787,337	\$169,591,822	-31.73%
Average Sell Price / Unit	\$447,813	\$402,471	11.27%	\$436,933	\$460,847	-5.19%
Median Sell Price	\$445,000			\$415,000		
Sell Price / List Price	98.64%	96.56%		98.30%	101.78%	
Days to Sell	37	48	-22.92%	39	21	85.71%
Active Listings	103	72				

### Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	37	43	-13.95%	353	425	-16.94%
Units Reported Sold	25	13	92.31%	226	257	-12.06%
Sell / List Ratio	67.57%	30.23%		64.02%	60.47%	
Reported Sales Dollars	\$14,722,200	\$7,283,900	102.12%	\$126,355,211	\$151,118,484	-16.39%
Average Sell Price / Unit	\$588,888	\$560,300	5.10%	\$559,094	\$588,010	-4.92%
Median Sell Price	\$590,000			\$549,950		
Sell Price / List Price	98.36%	97.56%		98.61%	103.65%	
Days to Sell	48	50	-4.00%	39	20	95.00%
Active Listings	53	79				

### Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	17	18	-5.56%	212	206	2.91%
Units Reported Sold	1	2	-50.00%	39	79	-50.63%
Sell / List Ratio	5.88%	11.11%		18.40%	38.35%	
Reported Sales Dollars	\$227,500	\$800,000	-71.56%	\$18,147,250	\$60,649,411	-70.08%
Average Sell Price / Unit	\$227,500	\$400,000	-43.12%	\$465,314	\$767,714	-39.39%
Median Sell Price	\$227,500			\$414,750		
Sell Price / List Price	94.79%	94.12%		95.76%	99.04%	
Days to Sell	28	18	55.56%	63	65	-3.08%
Active Listings	86	62				

## 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	4	125.00%	67	71	-5.63%
Units Reported Sold	1	5	-80.00%	41	57	-28.07%
Sell / List Ratio	11.11%	125.00%		61.19%	80.28%	
Reported Sales Dollars	\$800,000	\$2,701,000	-70.38%	\$27,802,290	\$40,102,616	-30.67%
Average Sell Price / Unit	\$800,000	\$540,200	48.09%	\$678,105	\$703,555	-3.62%
Median Sell Price	\$800,000			\$639,000		
Sell Price / List Price	100.01%	92.44%		98.92%	103.83%	
Days to Sell	13	59	-77.97%	49	20	145.00%
Active Listings	23	13				

### Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	9	5	80.00%	53	54	-1.85%
Units Reported Sold	1	1	0.00%	21	23	-8.70%
Sell / List Ratio	11.11%	20.00%		39.62%	42.59%	
Reported Sales Dollars	\$818,975	\$725,000	12.96%	\$7,183,725	\$11,698,400	-38.59%
Average Sell Price / Unit	\$818,975	\$725,000	12.96%	\$342,082	\$508,626	-32.74%
Median Sell Price	\$818,975			\$315,000		
Sell Price / List Price	102.50%	90.74%		96.33%	101.35%	
Days to Sell	12	93	-87.10%	64	20	220.00%
Active Listings	22	23				

## Gabriola - Cumulative Residential Average Single Family Detached Sale Price



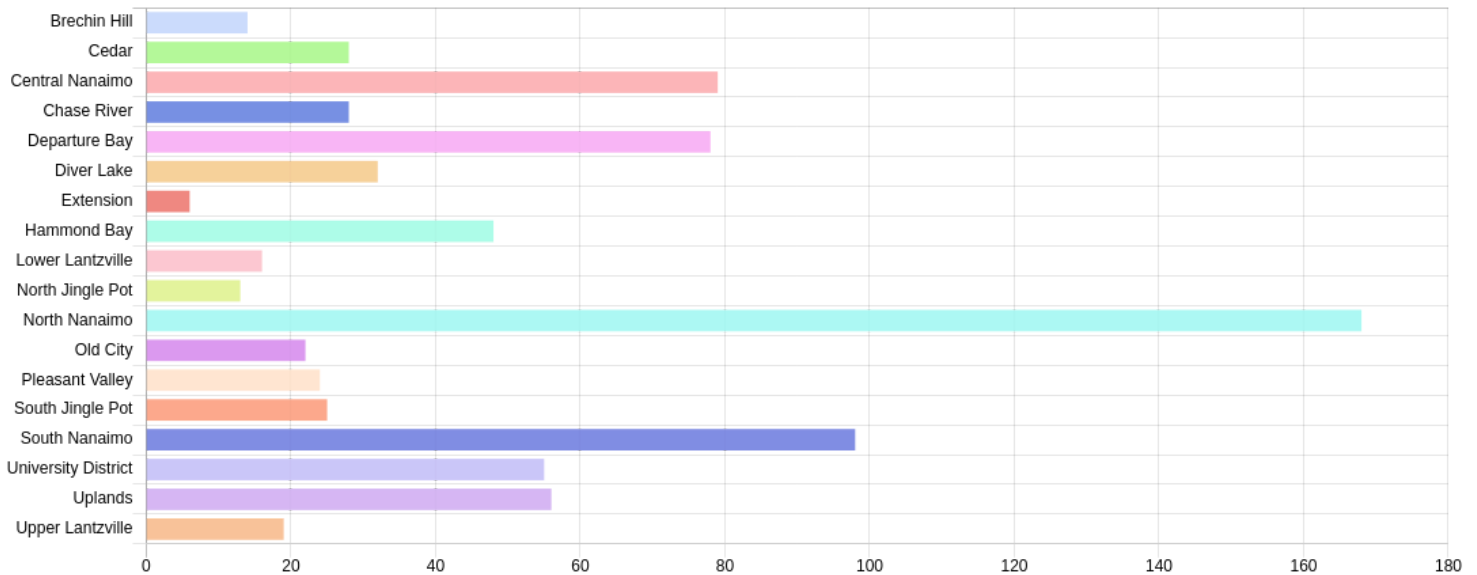
## Single Family Detached Sales Analysis

Unconditional Sales from January 1 to September 30, 2023

	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	1	0	0	2	3	4	3	1	0	0	14
Cedar	0	0	0	0	0	1	0	0	6	7	2	3	3	6	28
Central Nanaimo	0	0	0	0	0	0	1	2	25	28	16	4	1	2	79
Chase River	0	0	0	0	0	0	0	0	1	3	12	8	4	0	28
Departure Bay	0	0	0	0	0	0	0	1	5	18	21	15	5	13	78
Diver Lake	0	0	0	0	0	0	0	0	3	2	13	8	4	2	32
Extension	0	0	0	0	0	0	0	1	2	1	1	0	0	1	6
Hammond Bay	0	0	0	0	0	0	0	0	3	2	7	5	13	18	48
Lower Lantzville	0	0	0	0	0	0	0	1	1	3	2	4	1	4	16
North Jingle Pot	0	0	0	0	0	0	0	0	0	0	1	3	3	6	13
North Nanaimo	0	0	0	0	0	0	0	0	4	6	30	48	26	54	168
Old City	0	0	0	0	0	2	2	0	9	6	1	2	0	0	22
Pleasant Valley	0	0	0	0	0	0	0	0	1	4	10	4	3	2	24
South Jingle Pot	0	0	0	0	0	1	0	0	1	2	6	2	5	8	25
South Nanaimo	0	0	0	0	0	1	1	6	18	21	20	15	10	6	98
University District	0	0	0	0	0	0	1	4	4	19	11	4	8	4	55
Uplands	0	0	0	0	0	0	0	0	2	23	16	7	4	4	56
Upper Lantzville	0	0	0	0	0	0	1	0	0	3	1	5	1	8	19
<b>Totals</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>5</b>	<b>6</b>	<b>17</b>	<b>88</b>	<b>152</b>	<b>173</b>	<b>138</b>	<b>91</b>	<b>138</b>	<b>809</b>

## Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to September 30, 2023



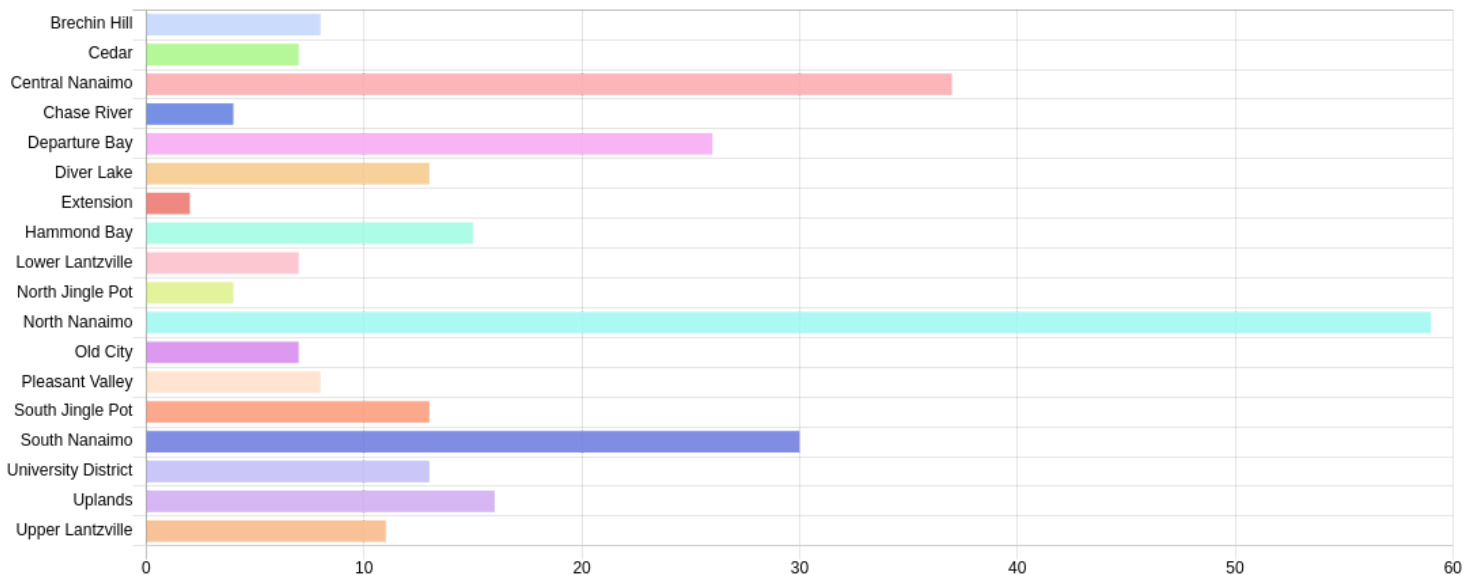
## Third Quarter - Single Family Detached Sales Analysis

Unconditional Sales from July 1 to September 30, 2023

	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	1	0	0	2	3	1	0	1	0	0	8
Cedar	0	0	0	0	0	1	0	0	0	2	0	1	2	1	7
Central Nanaimo	0	0	0	0	0	0	0	1	13	11	8	2	1	1	37
Chase River	0	0	0	0	0	0	0	0	0	0	3	1	0	0	4
Departure Bay	0	0	0	0	0	0	0	0	1	6	10	5	2	2	26
Diver Lake	0	0	0	0	0	0	0	0	1	0	5	2	3	2	13
Extension	0	0	0	0	0	0	0	0	1	0	0	0	0	1	2
Hammond Bay	0	0	0	0	0	0	0	0	2	1	1	2	2	7	15
Lower Lantzville	0	0	0	0	0	0	0	0	0	3	0	2	1	1	7
North Jingle Pot	0	0	0	0	0	0	0	0	0	0	0	1	0	3	4
North Nanaimo	0	0	0	0	0	0	0	0	2	0	10	18	12	17	59
Old City	0	0	0	0	0	0	1	0	3	1	1	1	0	0	7
Pleasant Valley	0	0	0	0	0	0	0	0	0	2	2	2	1	1	8
South Jingle Pot	0	0	0	0	0	0	0	0	0	2	5	1	2	3	13
South Nanaimo	0	0	0	0	0	0	0	2	5	7	6	3	4	3	30
University District	0	0	0	0	0	0	0	1	0	3	4	1	4	0	13
Uplands	0	0	0	0	0	0	0	0	1	5	4	1	2	3	16
Upper Lantzville	0	0	0	0	0	0	1	0	0	2	1	2	0	5	11
<b>Totals</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>6</b>	<b>32</b>	<b>46</b>	<b>60</b>	<b>46</b>	<b>36</b>	<b>50</b>	<b>280</b>

## Third Quarter - Single Family Detached Sales by Sub Area

Unconditional Sales from July 1 to September 30, 2023



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