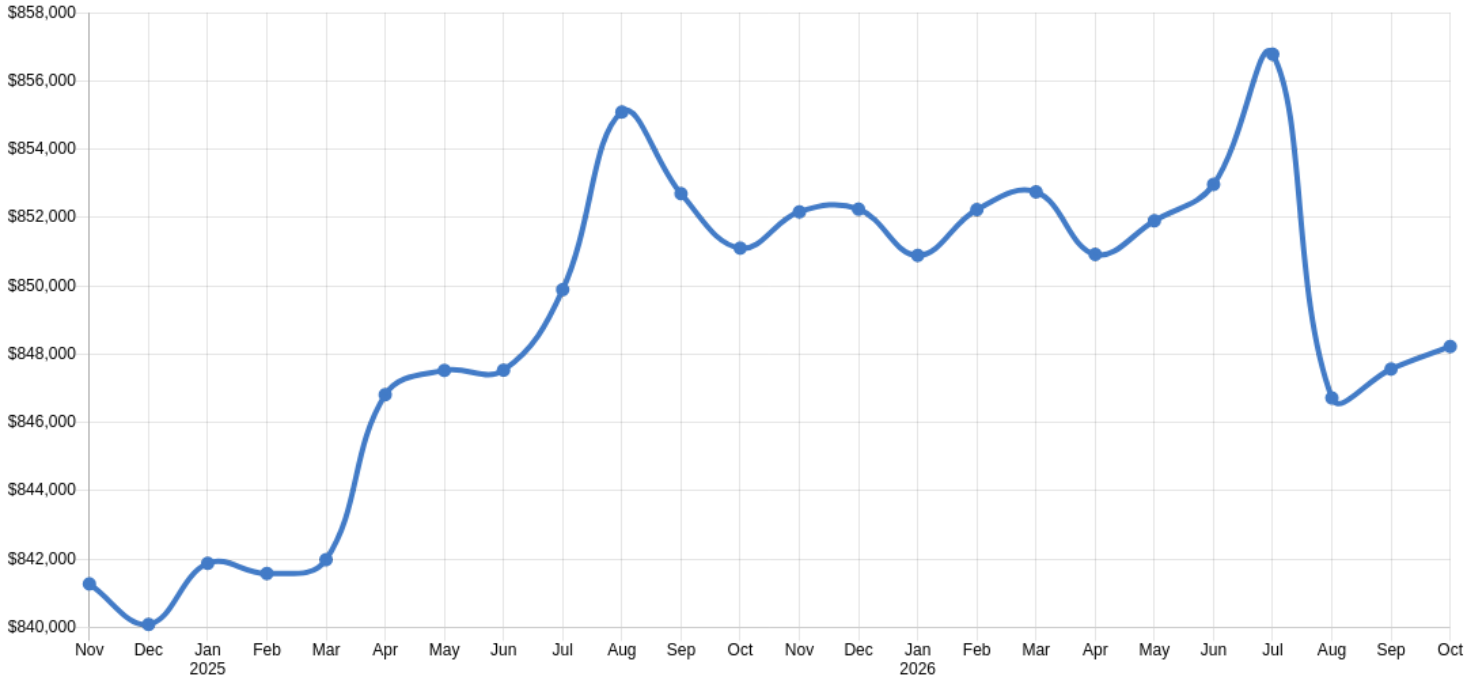
GRAPHSTATS REPORT

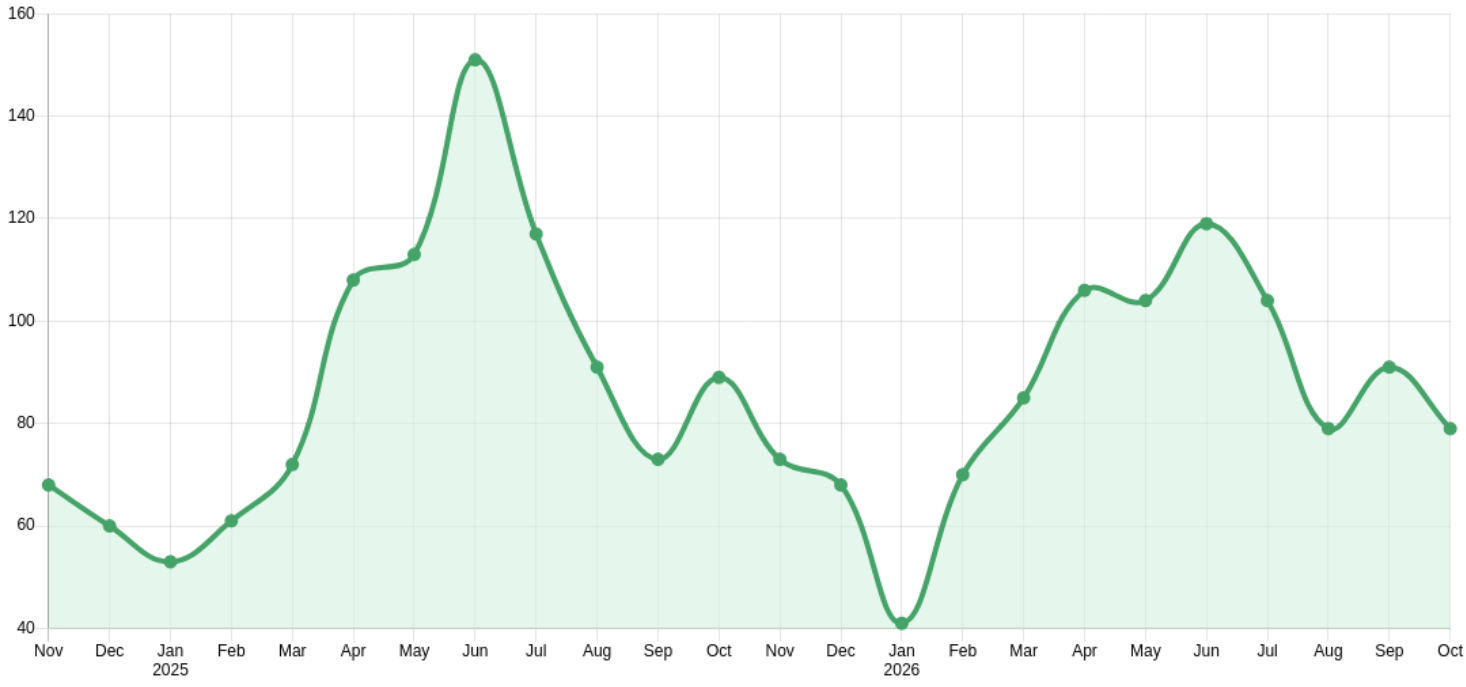
Zone 4 - Nanaimo • October, 2026

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 • October, 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	130	145	-10.34%	1,909	1,971	-3.15%
Units Reported Sold	79	89	-11.24%	1,019	1,056	-3.50%
Sell / List Ratio	60.77%	61.38%		53.38%	53.58%	
Reported Sales Dollars	$67,521,502	$75,324,452	-10.36%	$864,343,009	$898,769,579	-3.83%
Average Sell Price / Unit	$854,703	$846,342	0.99%	$848,227	$851,108	-0.34%
Median Sell Price	$820,000			$800,000		
Sell Price / List Price	98.09%	96.79%		98.16%	97.99%	
Days to Sell	40	50	-20.00%	41	42	-2.38%
Active Listings	322	336				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	38	44	-13.64%	570	587	-2.90%
Units Reported Sold	19	18	5.56%	254	292	-13.01%
Sell / List Ratio	50.00%	40.91%		44.56%	49.74%	
Reported Sales Dollars	$8,547,700	$7,578,999	12.78%	$110,000,250	$128,684,702	-14.52%
Average Sell Price / Unit	$449,879	$421,056	6.85%	$433,072	$440,701	-1.73%
Median Sell Price	$416,000			$405,000		
Sell Price / List Price	97.23%	97.52%		97.23%	98.51%	
Days to Sell	55	54	1.85%	57	50	14.00%
Active Listings	130	122				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	33	42	-21.43%	409	418	-2.15%
Units Reported Sold	9	17	-47.06%	198	226	-12.39%
Sell / List Ratio	27.27%	40.48%		48.41%	54.07%	
Reported Sales Dollars	$5,705,300	$9,614,225	-40.66%	$110,289,981	$127,293,285	-13.36%
Average Sell Price / Unit	$633,922	$565,543	12.09%	$557,020	$563,245	-1.11%
Median Sell Price	$610,000			$545,000		
Sell Price / List Price	98.17%	97.93%		97.84%	98.41%	
Days to Sell	45	52	-13.46%	52	39	33.33%
Active Listings	92	81				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	16	18	-11.11%	219	216	1.39%
Units Reported Sold	6	4	50.00%	38	48	-20.83%
Sell / List Ratio	37.50%	22.22%		17.35%	22.22%	
Reported Sales Dollars	$2,700,000	$1,389,900	94.26%	$18,206,100	$25,415,740	-28.37%
Average Sell Price / Unit	$450,000	$347,475	29.51%	$479,108	$529,495	-9.52%
Median Sell Price	$498,750			$450,000		
Sell Price / List Price	92.48%	97.56%		95.90%	95.22%	
Days to Sell	167	115	45.22%	130	117	11.11%
Active Listings	126	106				

GRAPHSTATS REPORT

Zone 4 - Nanaimo • October, 2026

Gabriola - Comparative Activity by Property Type

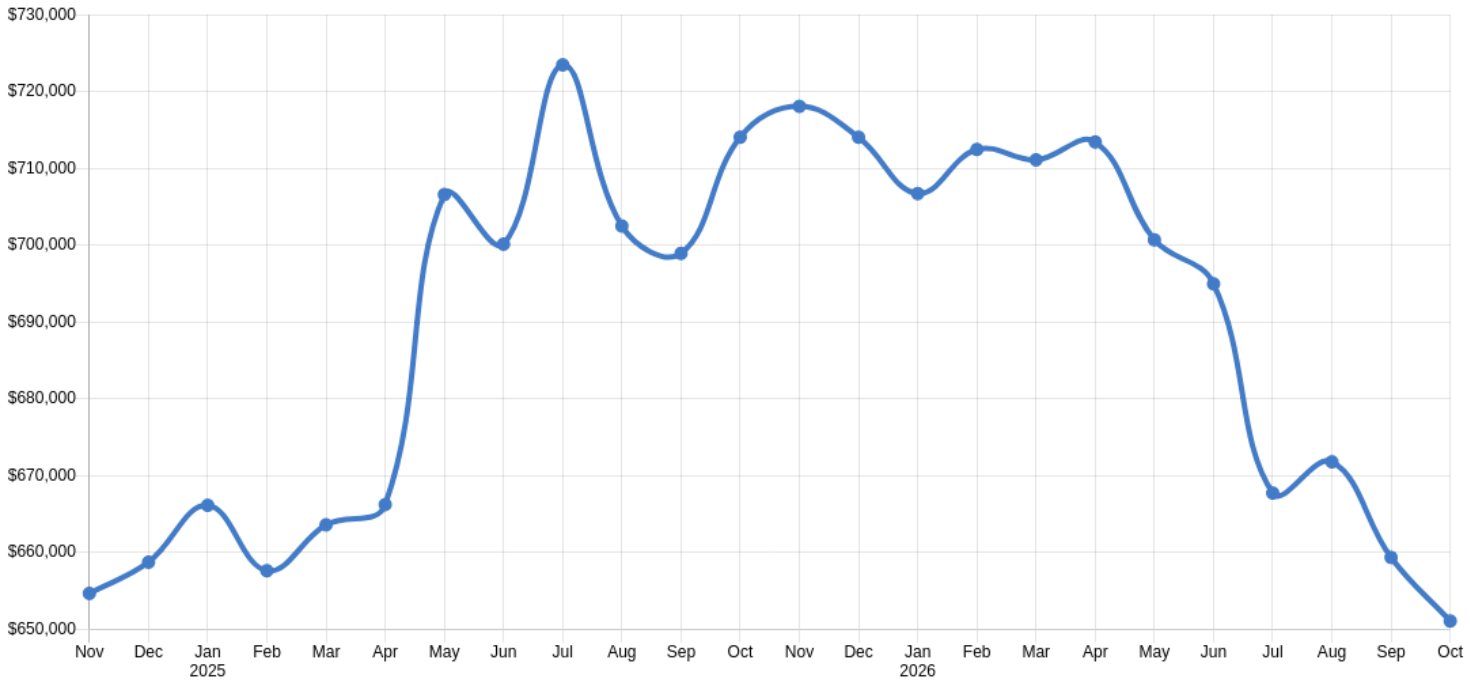
Single Family Detached

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	5	2	150.00%	71	81	-12.35%
Units Reported Sold	3	5	-40.00%	39	54	-27.78%
Sell / List Ratio	60.00%	250.00%		54.93%	66.67%	
Reported Sales Dollars	$2,199,900	$3,841,500	-42.73%	$25,392,615	$38,559,747	-34.15%
Average Sell Price / Unit	$733,300	$768,300	-4.56%	$651,093	$714,069	-8.82%
Median Sell Price	$760,000			$600,000		
Sell Price / List Price	98.44%	95.25%		96.81%	96.32%	
Days to Sell	41	68	-39.71%	52	55	-5.45%
Active Listings	23	12				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	1	1	0.00%	33	44	-25.00%
Units Reported Sold	1	3	-66.67%	18	28	-35.71%
Sell / List Ratio	100.00%	300.00%		54.55%	63.64%	
Reported Sales Dollars	$220,000	$692,500	-68.23%	$6,326,000	$9,903,500	-36.12%
Average Sell Price / Unit	$220,000	$230,833	-4.69%	$351,444	$353,696	-0.64%
Median Sell Price	$220,000			$291,250		
Sell Price / List Price	97.82%	94.36%		94.83%	96.82%	
Days to Sell	114	94	21.28%	145	112	29.46%
Active Listings	20	21				

Gabriola - Cumulative Residential Average Single Family Detached Sale Price



GRAPHSTATS REPORT

Zone 4 - Nanaimo • October, 2026

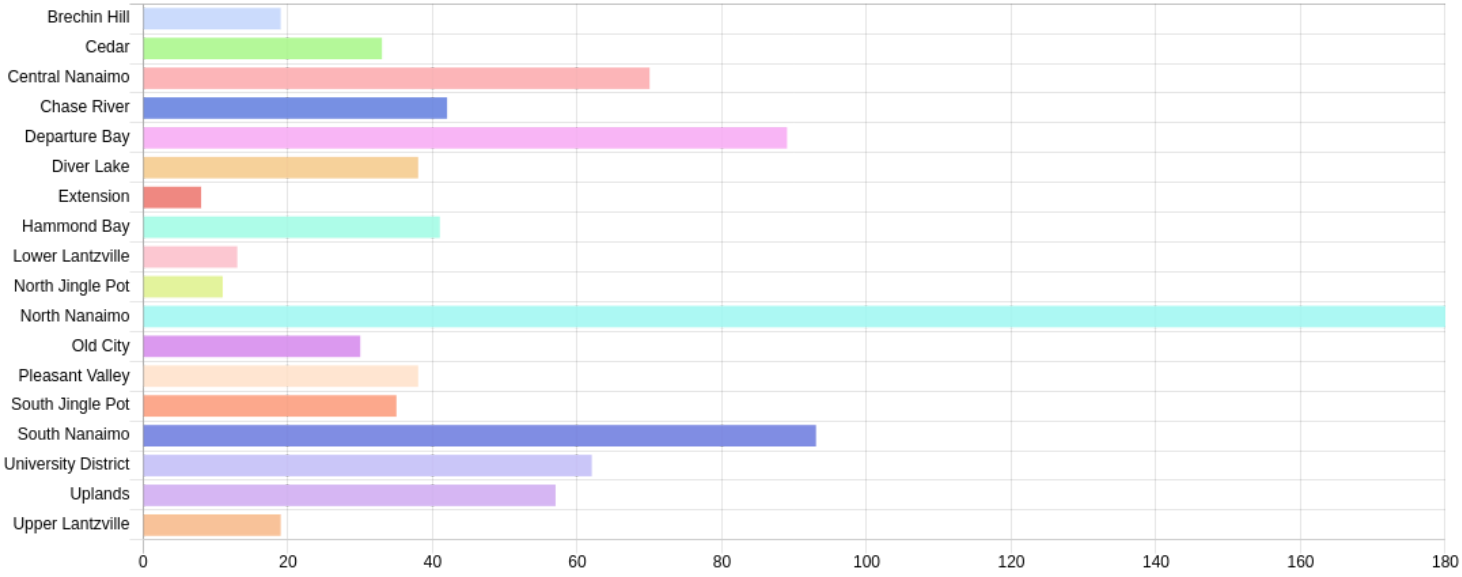
Single Family Detached Sales Analysis

Unconditional Sales from January 1 to October 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	7	3	1	1	1	0	0	0	19
Cedar	0	0	0	2	1	5	7	5	7	6	0	0	0	0	33
Central Nanaimo	1	1	1	4	16	20	19	4	2	2	0	0	0	0	70
Chase River	0	0	0	0	0	5	18	13	5	1	0	0	0	0	42
Departure Bay	0	0	0	0	2	6	29	21	19	9	3	0	0	0	89
Diver Lake	0	0	0	1	2	6	12	11	2	3	1	0	0	0	38
Extension	0	0	0	0	1	4	2	1	0	0	0	0	0	0	8
Hammond Bay	0	0	0	0	4	1	5	10	5	8	7	1	0	0	41
Lower Lantzville	0	0	0	0	0	0	0	3	1	4	3	1	0	1	13
North Jingle Pot	0	0	0	0	0	1	1	1	1	7	0	0	0	0	11
North Nanaimo	0	0	0	0	3	8	20	45	35	51	11	4	2	1	180
Old City	1	2	1	1	10	4	6	2	2	1	0	0	0	0	30
Pleasant Valley	0	0	0	0	1	8	16	9	2	2	0	0	0	0	38
South Jingle Pot	0	0	0	0	0	3	9	6	6	8	2	1	0	0	35
South Nanaimo	0	1	5	6	13	29	21	8	7	3	0	0	0	0	93
University District	0	0	0	2	4	21	15	6	4	9	1	0	0	0	62
Uplands	0	0	0	0	3	10	20	16	4	3	1	0	0	0	57
Upper Lantzville	0	0	0	0	0	3	4	5	1	3	2	0	0	1	19
Totals	2	4	7	16	62	138	211	169	104	121	32	7	2	3	878

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to October 31, 2026



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

Copyright © 2026 Vancouver Island Real Estate Board. All rights reserved. Information presented here is for general interest only. No guarantees apply. See your REALTOR® for specific information. Trademarks are owned or controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and/or the quality of services they provide (MLS®).