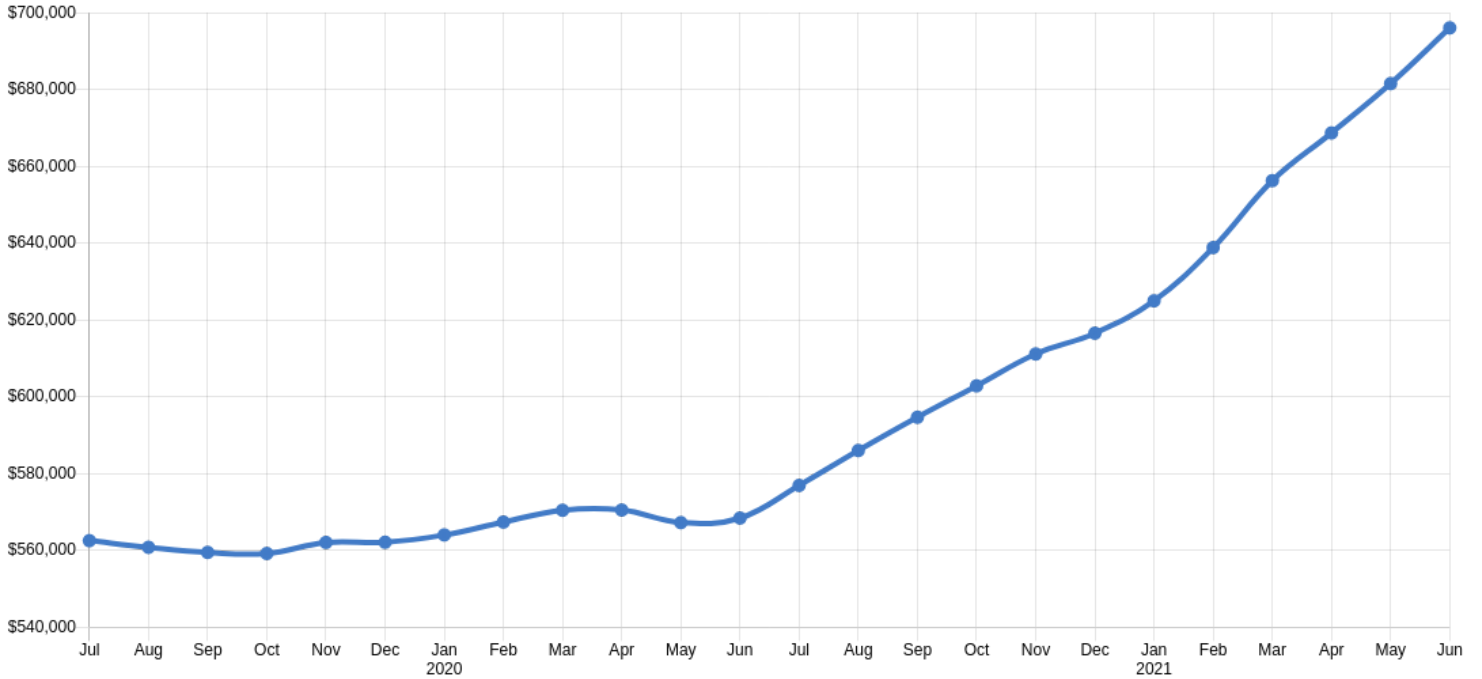


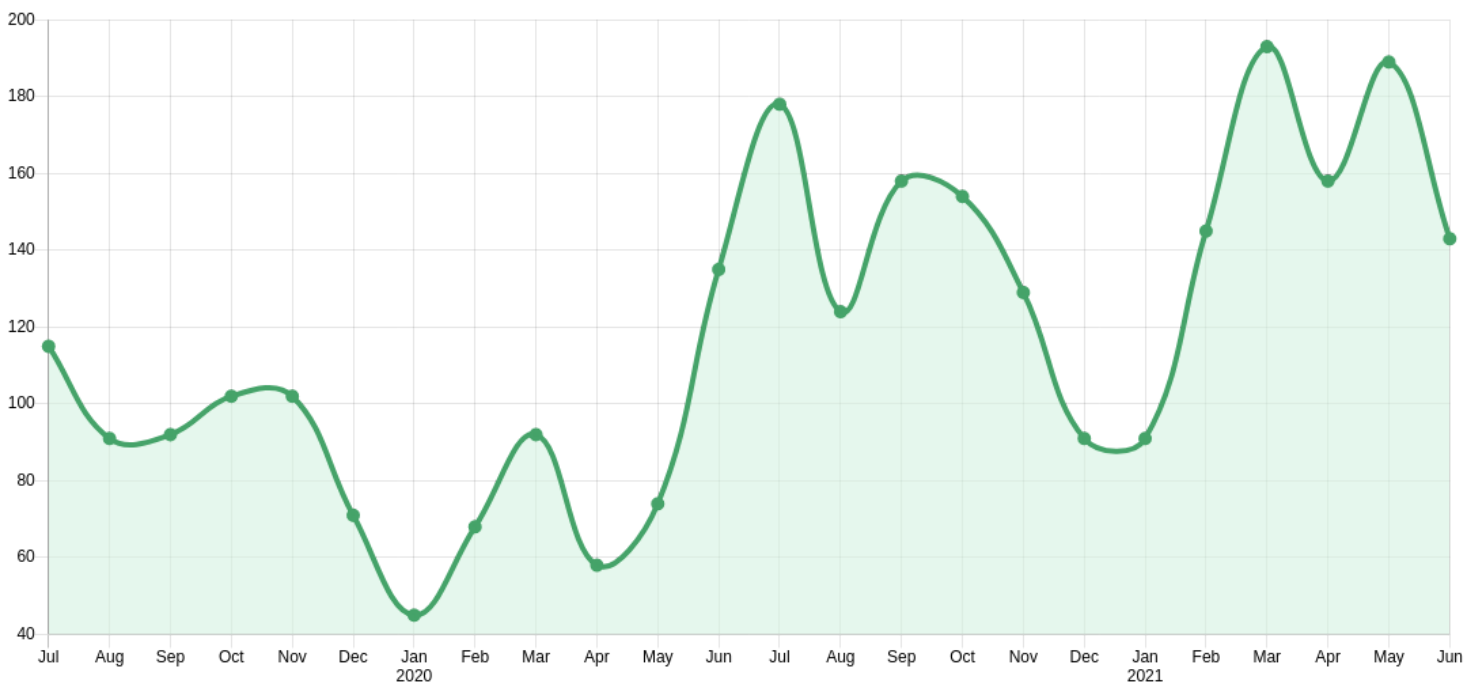


Cumulative Residential Average Single Family Detached Sale Price



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	173	207	-16.43%	2,057	1,804	14.02%
Units Reported Sold	143	135	5.93%	1,753	1,045	67.75%
Sell / List Ratio	82.66%	65.22%		85.22%	57.93%	
Reported Sales Dollars	\$108,250,780	\$77,371,610	39.91%	\$1,220,209,038	\$594,051,672	105.40%
Average Sell Price / Unit	\$756,998	\$573,123	32.08%	\$696,069	\$568,470	22.45%
Median Sell Price	\$711,000			\$665,000		
Sell Price / List Price	103.22%	98.73%		101.74%	98.26%	
Days to Sell	20	37	-45.95%	26	35	-25.71%
Active Listings	181					

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	61	52	17.31%	560	507	10.45%
Units Reported Sold	51	27	88.89%	503	255	97.25%
Sell / List Ratio	83.61%	51.92%		89.82%	50.30%	
Reported Sales Dollars	\$21,184,500	\$8,485,000	149.67%	\$177,303,035	\$79,770,820	122.27%
Average Sell Price / Unit	\$415,382	\$314,259	32.18%	\$352,491	\$312,827	12.68%
Median Sell Price	\$386,000			\$327,000		
Sell Price / List Price	100.62%	97.37%		99.76%	97.76%	
Days to Sell	34	66	-48.48%	77	43	79.07%
Active Listings	58					

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	41	43	-4.65%	389	370	5.14%
Units Reported Sold	30	18	66.67%	345	244	41.39%
Sell / List Ratio	73.17%	41.86%		88.69%	65.95%	
Reported Sales Dollars	\$14,316,397	\$7,138,935	100.54%	\$152,843,199	\$97,997,848	55.97%
Average Sell Price / Unit	\$477,213	\$396,608	20.32%	\$443,024	\$401,631	10.31%
Median Sell Price	\$445,000			\$429,000		
Sell Price / List Price	101.94%	99.57%		101.02%	99.30%	
Days to Sell	26	29	-10.34%	38	32	18.75%
Active Listings	40					

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	29	30	-3.33%	265	291	-8.93%
Units Reported Sold	5	7	-28.57%	206	105	96.19%
Sell / List Ratio	17.24%	23.33%		77.74%	36.08%	
Reported Sales Dollars	\$3,286,000	\$2,584,900	27.12%	\$79,643,318	\$32,554,300	144.65%
Average Sell Price / Unit	\$657,200	\$369,271	77.97%	\$386,618	\$310,041	24.70%
Median Sell Price	\$389,000			\$336,950		
Sell Price / List Price	97.89%	100.40%		97.53%	95.18%	
Days to Sell	14	91	-84.62%	139	95	46.32%
Active Listings	71					

Gabriola - Comparative Activity by Property Type

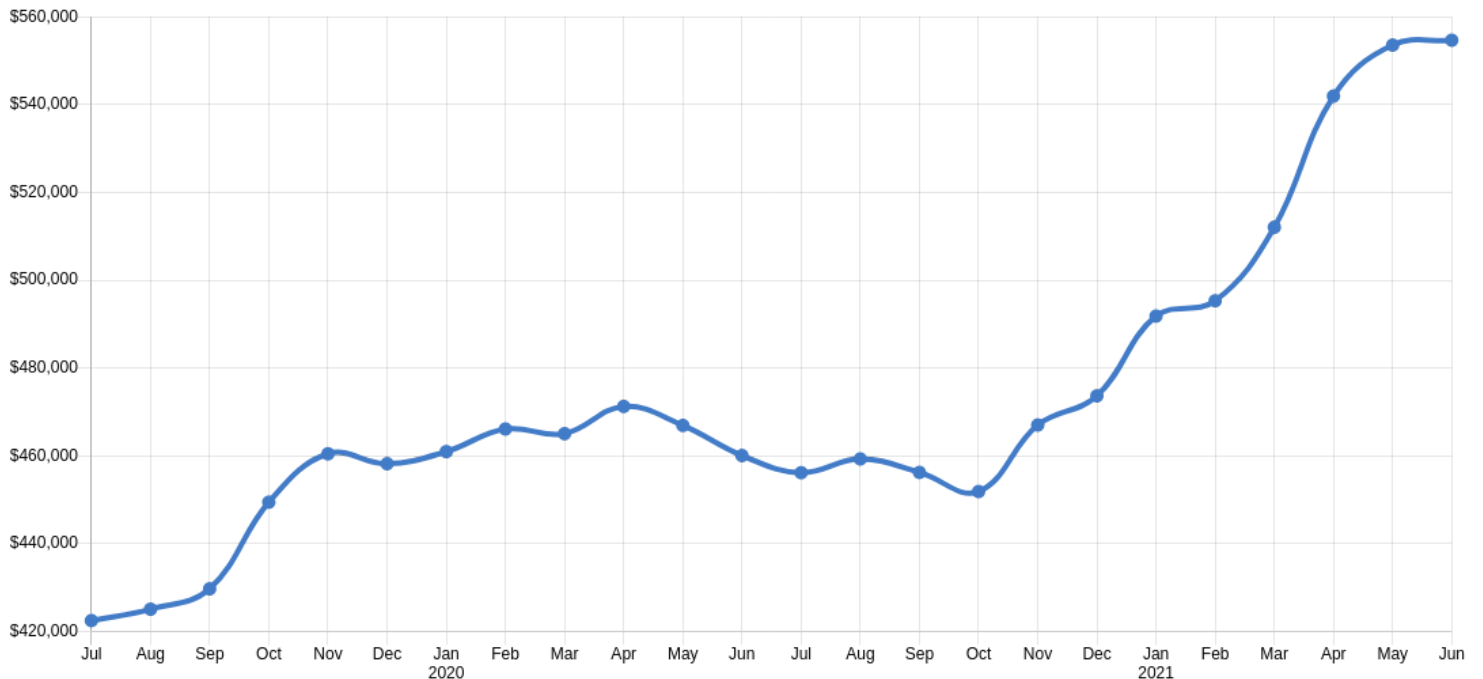
Single Family Detached

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	7	9	-22.22%	59	56	5.36%
Units Reported Sold	7	4	75.00%	64	48	33.33%
Sell / List Ratio	100.00%	44.44%		108.47%	85.71%	
Reported Sales Dollars	\$3,401,000	\$1,669,000	103.77%	\$35,498,526	\$22,083,050	60.75%
Average Sell Price / Unit	\$485,857	\$417,250	16.44%	\$554,664	\$460,064	20.56%
Median Sell Price	\$525,000			\$551,000		
Sell Price / List Price	104.10%	97.62%		102.67%	97.94%	
Days to Sell	9	29	-68.97%	21	42	-50.00%
Active Listings	2					

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	11	4	175.00%	62	36	72.22%
Units Reported Sold	5	7	-28.57%	54	27	100.00%
Sell / List Ratio	45.45%	175.00%		87.10%	75.00%	
Reported Sales Dollars	\$1,587,000	\$2,069,000	-23.30%	\$17,076,426	\$6,808,200	150.82%
Average Sell Price / Unit	\$317,400	\$295,571	7.39%	\$316,230	\$252,156	25.41%
Median Sell Price	\$250,000			\$258,750		
Sell Price / List Price	108.19%	95.97%		100.29%	94.97%	
Days to Sell	11	125	-91.20%	37	82	-54.88%
Active Listings	10					

Gabriola - Cumulative Residential Average Single Family Detached Sale Price



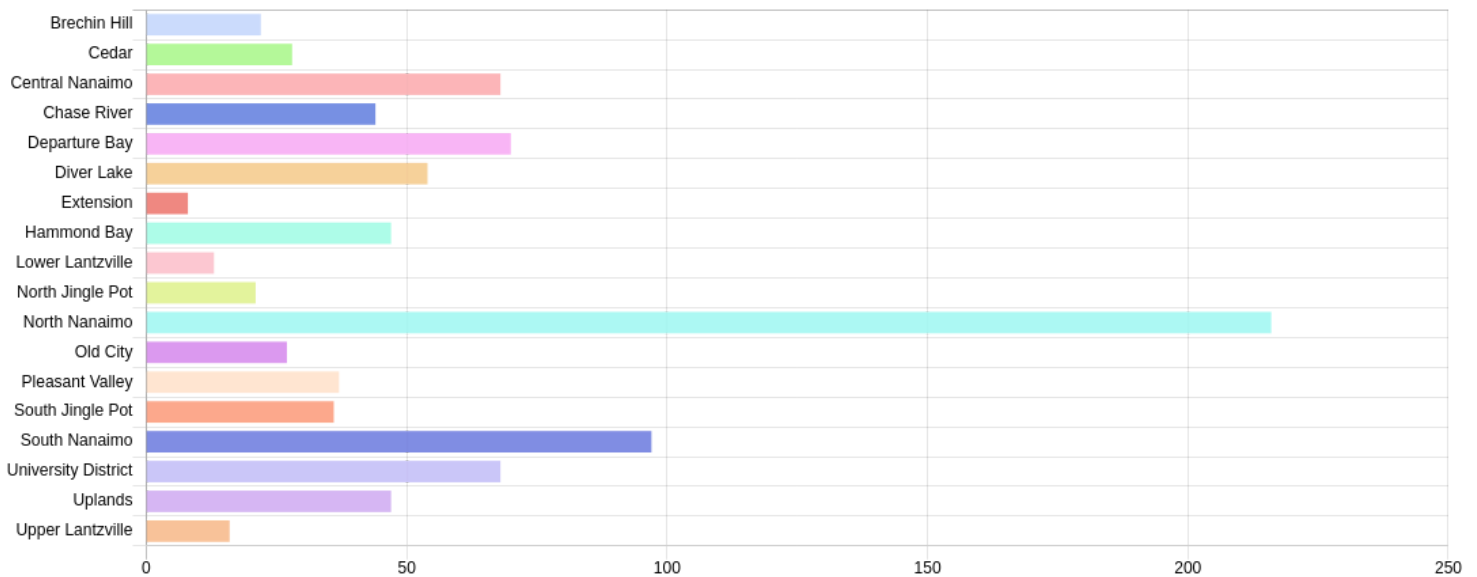
Single Family Detached Sales Analysis

Unconditional Sales from January 1 to June 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	1	1	4	5	4	3	3	1	22
Cedar	0	0	0	0	0	1	0	2	7	4	6	4	2	2	28
Central Nanaimo	0	0	0	0	0	0	7	7	27	20	4	3	0	0	68
Chase River	0	0	0	0	0	0	0	0	4	20	12	7	1	0	44
Departure Bay	0	0	0	0	0	0	0	0	11	19	16	15	4	5	70
Diver Lake	0	0	0	0	0	0	0	0	8	26	16	3	0	1	54
Extension	0	0	0	0	0	0	1	0	1	4	2	0	0	0	8
Hammond Bay	0	0	0	0	0	0	0	0	2	5	7	13	7	13	47
Lower Lantzville	0	0	0	0	0	0	0	0	1	2	5	1	2	2	13
North Jingle Pot	0	0	0	0	0	0	0	0	0	2	0	8	9	2	21
North Nanaimo	0	0	0	0	0	0	0	4	4	24	48	52	34	50	216
Old City	0	0	0	0	0	0	3	6	11	4	2	0	0	1	27
Pleasant Valley	0	0	0	0	0	0	0	1	4	10	11	7	4	0	37
South Jingle Pot	0	0	0	0	3	0	0	0	6	7	6	10	4	0	36
South Nanaimo	0	0	0	0	1	7	9	12	20	21	16	9	2	0	97
University District	0	0	0	0	0	0	2	4	15	16	17	7	6	1	68
Uplands	0	0	0	0	0	0	0	1	10	19	11	1	2	3	47
Upper Lantzville	0	1	0	0	0	0	2	0	2	2	2	3	1	3	16
Totals	0	1	0	0	4	8	25	38	137	210	185	146	81	84	919

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to June 30, 2021





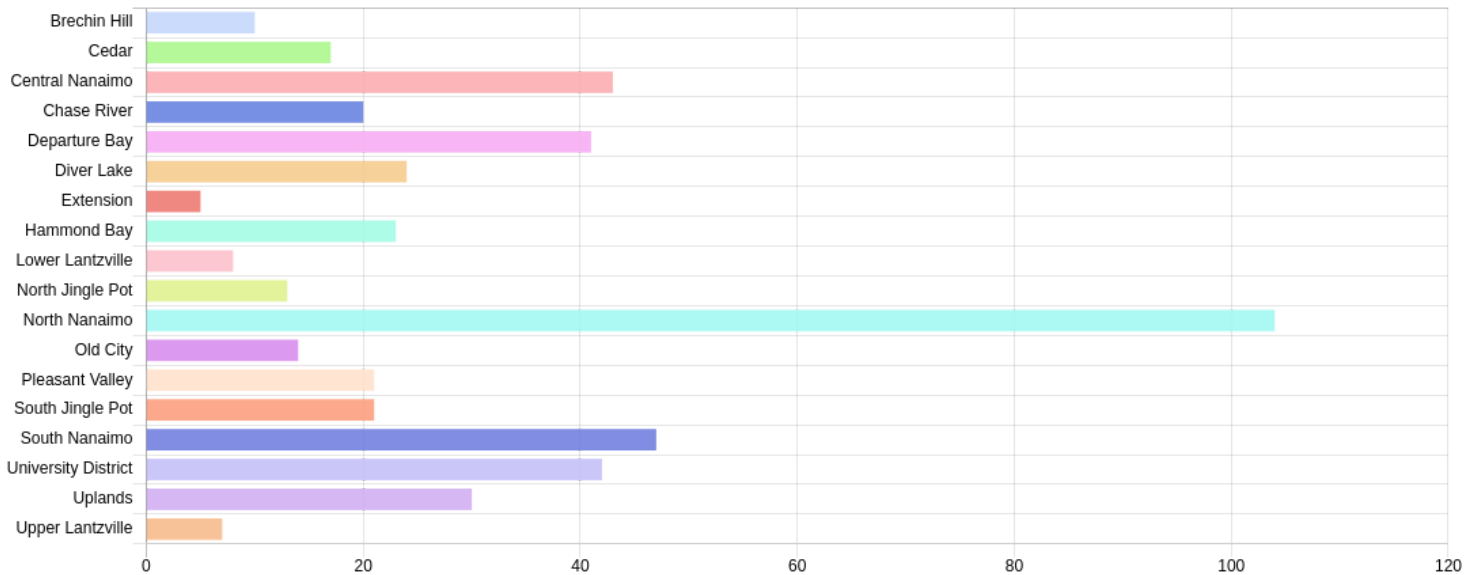
Second Quarter - Single Family Detached Sales Analysis

Unconditional Sales from April 1 to June 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	1	0	2	1	2	3	1	0	10
Cedar	0	0	0	0	0	1	0	0	2	3	5	3	1	2	17
Central Nanaimo	0	0	0	0	0	0	3	5	19	11	3	2	0	0	43
Chase River	0	0	0	0	0	0	0	0	1	9	5	4	1	0	20
Departure Bay	0	0	0	0	0	0	0	0	7	11	9	9	1	4	41
Diver Lake	0	0	0	0	0	0	0	0	4	11	6	2	0	1	24
Extension	0	0	0	0	0	0	1	0	1	2	1	0	0	0	5
Hammond Bay	0	0	0	0	0	0	0	0	2	1	3	5	4	8	23
Lower Lantzville	0	0	0	0	0	0	0	0	1	2	2	0	2	1	8
North Jingle Pot	0	0	0	0	0	0	0	0	0	0	0	6	6	1	13
North Nanaimo	0	0	0	0	0	0	0	0	3	12	20	27	13	29	104
Old City	0	0	0	0	0	0	1	4	5	3	0	0	0	1	14
Pleasant Valley	0	0	0	0	0	0	0	1	3	7	6	3	1	0	21
South Jingle Pot	0	0	0	0	3	0	0	0	2	4	3	7	2	0	21
South Nanaimo	0	0	0	0	0	3	3	5	12	12	6	5	1	0	47
University District	0	0	0	0	0	0	1	3	5	12	10	6	5	0	42
Uplands	0	0	0	0	0	0	0	0	6	13	8	0	1	2	30
Upper Lantzville	0	1	0	0	0	0	0	0	0	2	1	1	1	1	7
Totals	0	1	0	0	3	4	10	18	75	116	90	83	40	50	490

Second Quarter - Single Family Detached Sales by Sub Area

Unconditional Sales from April 1 to June 30, 2021



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