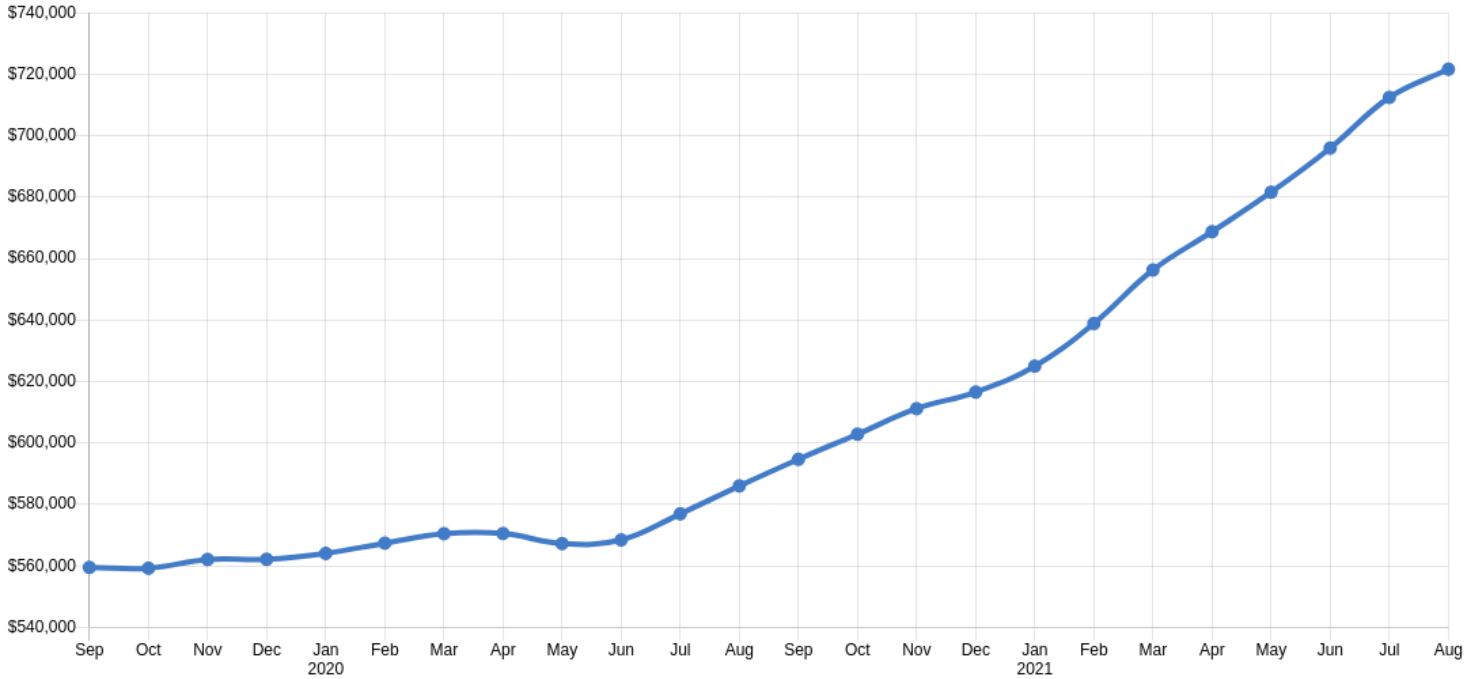


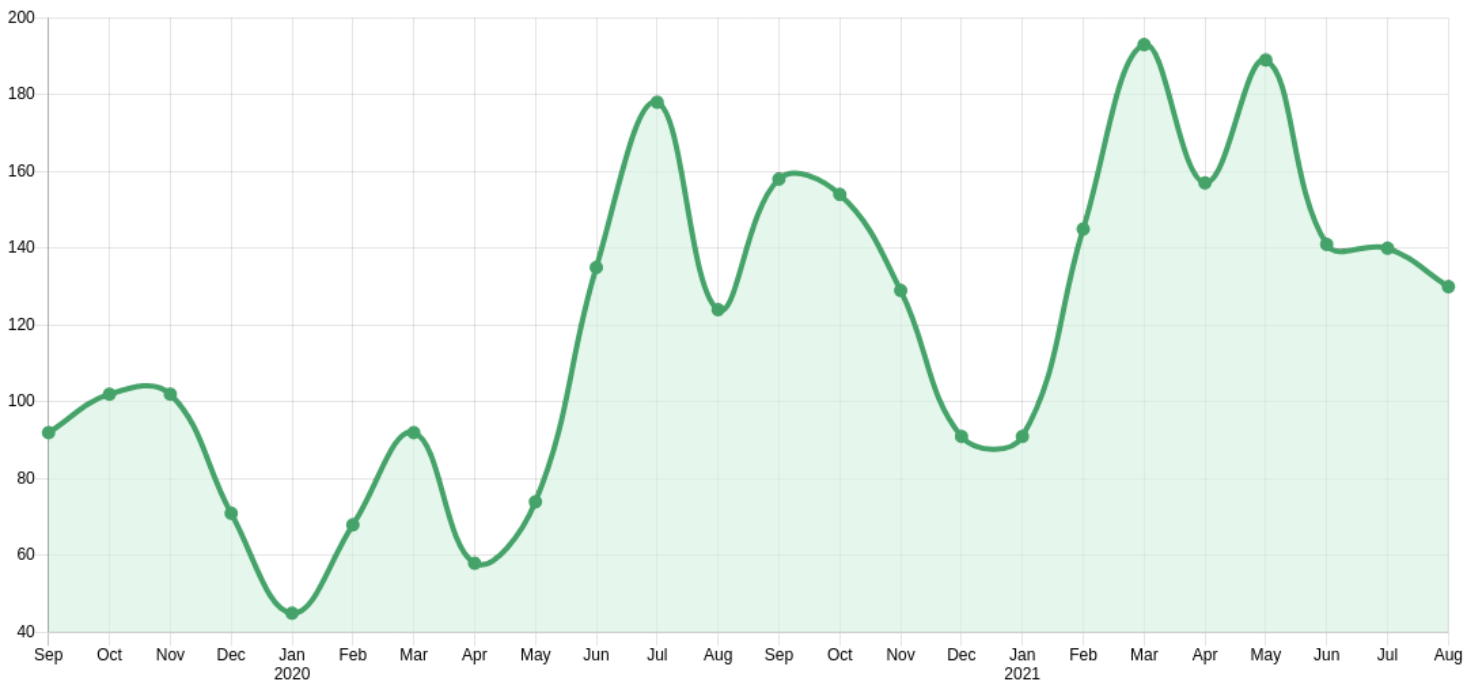


## Cumulative Residential Average Single Family Detached Sale Price



**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	153	175	-12.57%	1,993	1,790	11.34%
Units Reported Sold	130	124	4.84%	1,718	1,141	50.57%
Sell / List Ratio	84.97%	70.86%		86.20%	63.74%	
Reported Sales Dollars	\$99,480,145	\$79,462,361	25.19%	\$1,239,754,358	\$668,683,068	85.40%
Average Sell Price / Unit	\$765,232	\$640,825	19.41%	\$721,627	\$586,050	23.13%
Median Sell Price	\$717,500			\$689,900		
Sell Price / List Price	102.51%	99.17%		102.26%	98.51%	
Days to Sell	25	32	-21.88%	23	37	-37.84%
Active Listings	136	282				

### Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	43	47	-8.51%	539	504	6.94%
Units Reported Sold	36	37	-2.70%	500	275	81.82%
Sell / List Ratio	83.72%	78.72%		92.76%	54.56%	
Reported Sales Dollars	\$14,091,308	\$11,174,720	26.10%	\$183,203,121	\$84,112,590	117.81%
Average Sell Price / Unit	\$391,425	\$302,019	29.60%	\$366,406	\$305,864	19.79%
Median Sell Price	\$373,000			\$335,839		
Sell Price / List Price	101.75%	98.73%		100.14%	97.92%	
Days to Sell	23	75	-69.33%	70	51	37.25%
Active Listings	48	148				

### Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	26	38	-31.58%	358	356	0.56%
Units Reported Sold	24	32	-25.00%	332	245	35.51%
Sell / List Ratio	92.31%	84.21%		92.74%	68.82%	
Reported Sales Dollars	\$13,098,500	\$13,501,951	-2.99%	\$152,485,753	\$100,209,971	52.17%
Average Sell Price / Unit	\$545,771	\$421,936	29.35%	\$459,294	\$409,020	12.29%
Median Sell Price	\$520,000			\$444,500		
Sell Price / List Price	102.19%	99.00%		101.49%	99.24%	
Days to Sell	23	39	-41.03%	36	34	5.88%
Active Listings	25	73				

### Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	14	8	75.00%	267	251	6.37%
Units Reported Sold	6	21	-71.43%	170	128	32.81%
Sell / List Ratio	42.86%	262.50%		63.67%	51.00%	
Reported Sales Dollars	\$4,155,900	\$6,012,900	-30.88%	\$71,100,218	\$40,838,700	74.10%
Average Sell Price / Unit	\$692,650	\$286,329	141.91%	\$418,237	\$319,052	31.09%
Median Sell Price	\$473,450			\$373,750		
Sell Price / List Price	95.77%	94.71%		97.92%	94.45%	
Days to Sell	44	248	-82.26%	108	151	-28.48%
Active Listings	55	114				

## 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%	67	50	34.00%
Units Reported Sold	7	6	16.67%	62	46	34.78%
Sell / List Ratio	140.00%	300.00%		92.54%	92.00%	
Reported Sales Dollars	\$3,772,000	\$2,753,400	36.99%	\$35,528,926	\$21,127,150	68.17%
Average Sell Price / Unit	\$538,857	\$458,900	17.42%	\$573,047	\$459,286	24.77%
Median Sell Price	\$545,000			\$567,500		
Sell Price / List Price	106.29%	97.92%		103.85%	98.32%	
Days to Sell	19	38	-50.00%	19	37	-48.65%
Active Listings	4	3				

### Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	2	3	-33.33%	66	33	100.00%
Units Reported Sold	3	3	0.00%	55	28	96.43%
Sell / List Ratio	150.00%	100.00%		83.33%	84.85%	
Reported Sales Dollars	\$1,119,000	\$402,100	178.29%	\$19,368,826	\$7,098,000	172.88%
Average Sell Price / Unit	\$373,000	\$134,033	178.29%	\$352,160	\$253,500	38.92%
Median Sell Price	\$401,000			\$299,000		
Sell Price / List Price	102.94%	101.82%		101.08%	94.48%	
Days to Sell	14	57	-75.44%	30	85	-64.71%
Active Listings	9	12				

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



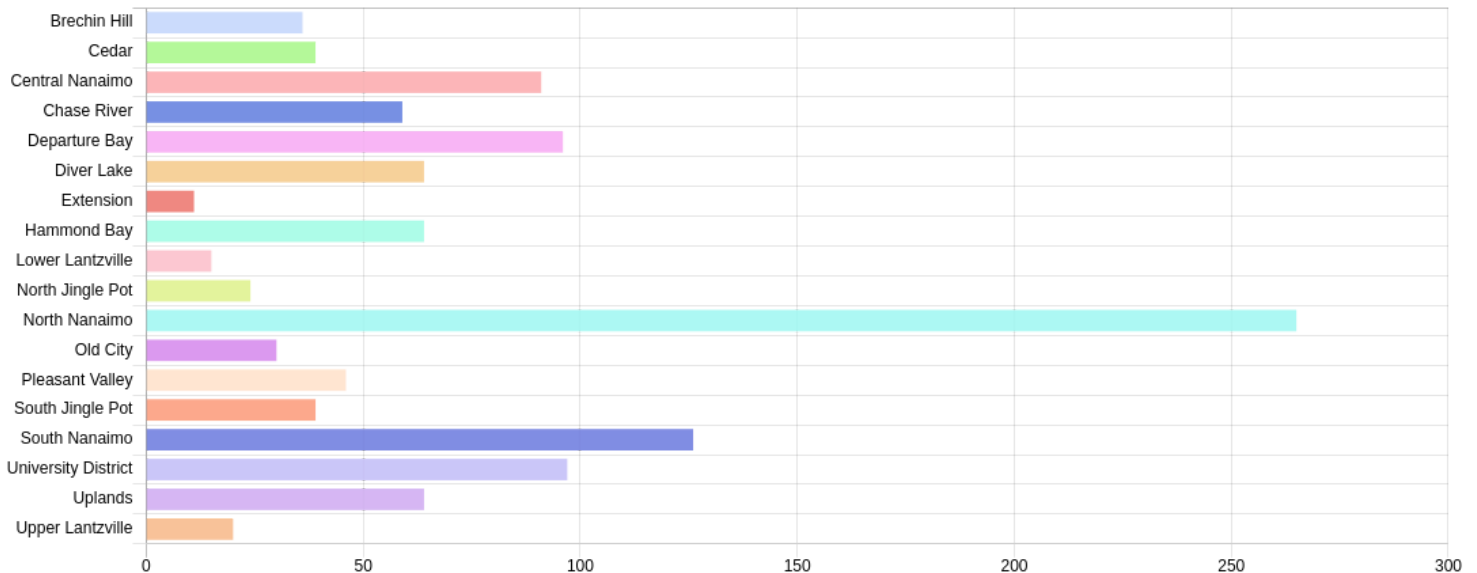
## Single Family Detached Sales Analysis

Unconditional Sales from January 1 to August 31, 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	2	6	8	8	6	3	2	36
Cedar	0	0	0	0	0	2	0	3	7	5	11	5	3	3	39
Central Nanaimo	0	0	0	0	0	0	8	10	33	28	6	5	1	0	91
Chase River	0	0	0	0	0	0	0	0	4	25	16	13	1	0	59
Departure Bay	0	0	0	0	0	0	0	0	14	23	22	19	7	11	96
Diver Lake	0	0	0	0	0	0	0	0	11	29	19	4	0	1	64
Extension	0	0	0	0	0	0	1	0	2	4	4	0	0	0	11
Hammond Bay	0	0	0	0	0	0	0	0	3	6	8	17	10	20	64
Lower Lantzville	0	0	0	0	0	0	0	0	1	2	5	1	2	4	15
North Jingle Pot	0	0	0	0	0	0	0	0	0	4	0	8	10	2	24
North Nanaimo	0	0	0	0	0	0	0	4	5	26	59	64	44	63	265
Old City	0	0	0	0	0	1	3	7	12	4	2	0	0	1	30
Pleasant Valley	0	0	0	0	0	0	1	1	4	10	12	13	4	1	46
South Jingle Pot	0	0	0	0	3	0	0	0	6	8	6	11	5	0	39
South Nanaimo	0	0	0	0	2	7	11	16	26	32	18	12	2	0	126
University District	0	0	0	0	0	1	3	6	21	19	22	11	13	1	97
Uplands	0	0	0	0	0	0	0	1	14	28	14	2	2	3	64
Upper Lantzville	0	1	0	0	0	0	2	0	2	2	3	4	1	5	20
<b>Totals</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>11</b>	<b>30</b>	<b>50</b>	<b>171</b>	<b>263</b>	<b>235</b>	<b>195</b>	<b>108</b>	<b>117</b>	<b>1186</b>

## Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to August 31, 2021



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