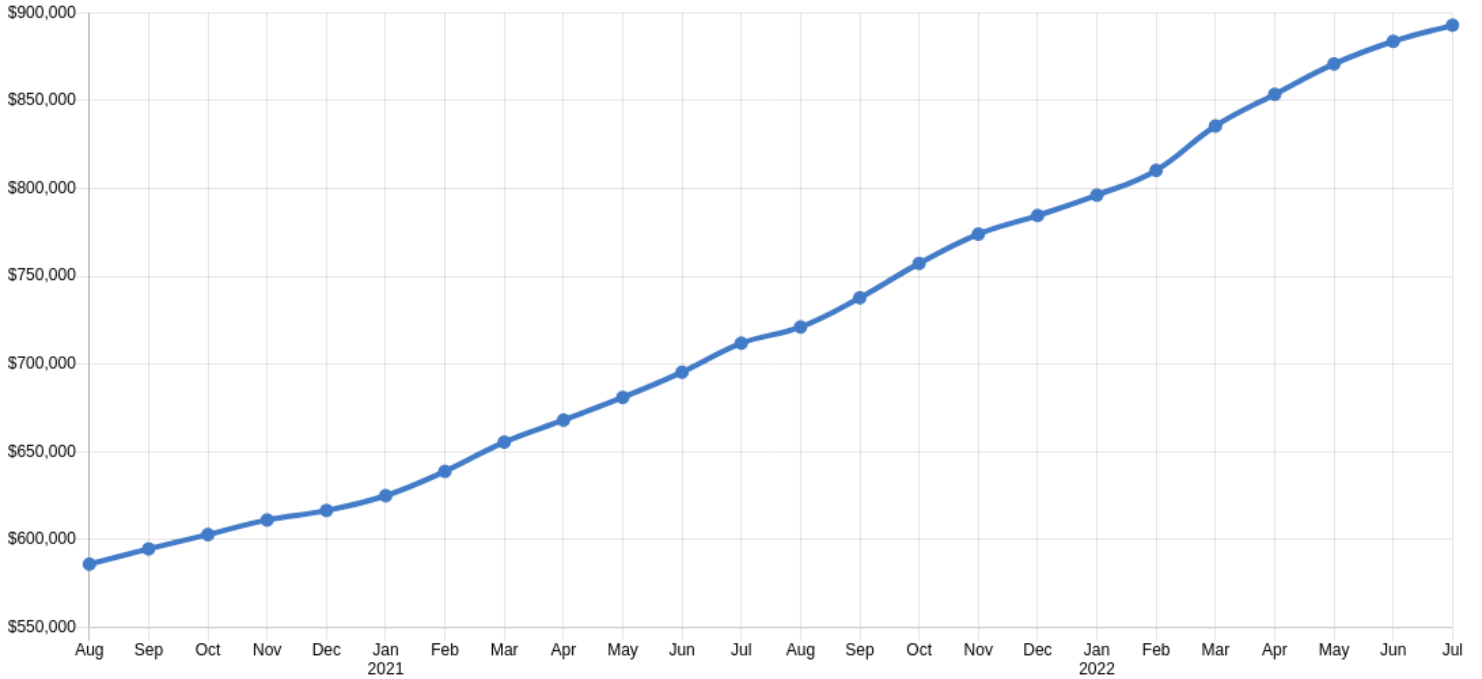


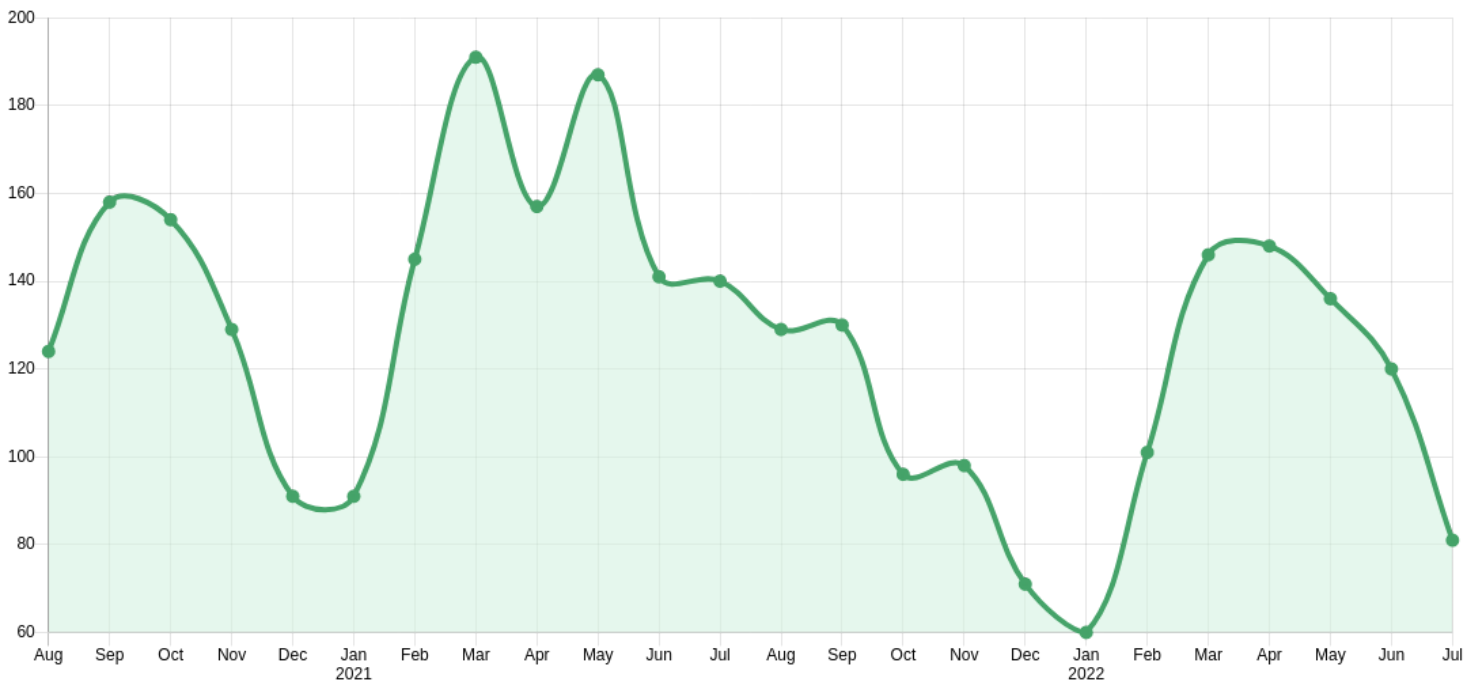


Cumulative Residential Average Single Family Detached Sale Price



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	223	139	60.43%	2,036	2,015	1.04%
Units Reported Sold	81	140	-42.14%	1,316	1,708	-22.95%
Sell / List Ratio	36.32%	100.72%		64.64%	84.76%	
Reported Sales Dollars	\$71,142,428	\$111,154,026	-36.00%	\$1,175,107,961	\$1,215,866,674	-3.35%
Average Sell Price / Unit	\$878,302	\$793,957	10.62%	\$892,939	\$711,866	25.44%
Median Sell Price	\$815,000			\$849,900		
Sell Price / List Price	98.10%	102.44%		103.61%	102.02%	
Days to Sell	30	24	25.00%	18	24	-25.00%
Active Listings	352	141				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	62	36	72.22%	540	543	-0.55%
Units Reported Sold	25	35	-28.57%	405	501	-19.16%
Sell / List Ratio	40.32%	97.22%		75.00%	92.27%	
Reported Sales Dollars	\$10,322,299	\$14,773,748	-30.13%	\$182,964,101	\$180,286,533	1.49%
Average Sell Price / Unit	\$412,892	\$422,107	-2.18%	\$451,763	\$359,853	25.54%
Median Sell Price	\$415,000			\$431,000		
Sell Price / List Price	98.79%	100.42%		102.24%	99.93%	
Days to Sell	22	25	-12.00%	19	74	-74.32%
Active Listings	76	51				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	37	24	54.17%	394	370	6.49%
Units Reported Sold	7	24	-70.83%	274	340	-19.41%
Sell / List Ratio	18.92%	100.00%		69.54%	91.89%	
Reported Sales Dollars	\$3,703,000	\$11,923,200	-68.94%	\$159,188,784	\$152,889,204	4.12%
Average Sell Price / Unit	\$529,000	\$496,800	6.48%	\$580,981	\$449,674	29.20%
Median Sell Price	\$495,000			\$580,000		
Sell Price / List Price	96.71%	101.49%		104.02%	101.20%	
Days to Sell	38	25	52.00%	19	37	-48.65%
Active Listings	83	32				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	21	24	-12.50%	209	261	-19.92%
Units Reported Sold	1	7	-85.71%	88	185	-52.43%
Sell / List Ratio	4.76%	29.17%		42.11%	70.88%	
Reported Sales Dollars	\$1,100,000	\$3,446,500	-68.08%	\$67,454,261	\$72,957,218	-7.54%
Average Sell Price / Unit	\$1,100,000	\$492,357	123.42%	\$766,526	\$394,363	94.37%
Median Sell Price	\$1,100,000			\$526,000		
Sell Price / List Price	91.67%	94.79%		99.10%	97.77%	
Days to Sell		58	-100.00%	70	126	-44.44%
Active Listings	63	68				

Gabriola - Comparative Activity by Property Type

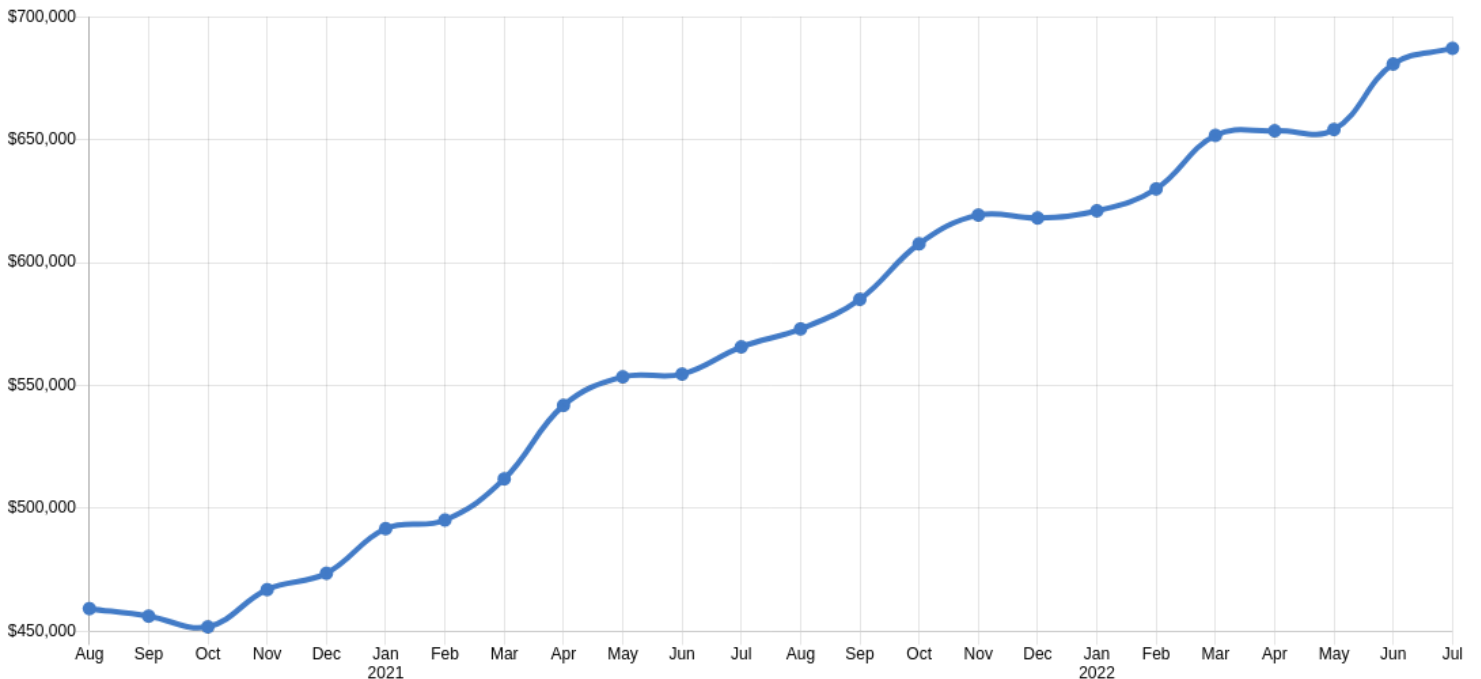
Single Family Detached

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	5	10	-50.00%	70	64	9.38%
Units Reported Sold	2	4	-50.00%	62	61	1.64%
Sell / List Ratio	40.00%	40.00%		88.57%	95.31%	
Reported Sales Dollars	\$1,355,000	\$2,320,900	-41.62%	\$42,604,116	\$34,510,326	23.45%
Average Sell Price / Unit	\$677,500	\$580,225	16.77%	\$687,163	\$565,743	21.46%
Median Sell Price	\$677,500			\$680,000		
Sell Price / List Price	103.12%	104.22%		104.78%	103.09%	
Days to Sell	7	12	-41.67%	16	20	-20.00%
Active Listings	10	8				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	3	7	-57.14%	50	67	-25.37%
Units Reported Sold	3	6	-50.00%	27	55	-50.91%
Sell / List Ratio	100.00%	85.71%		54.00%	82.09%	
Reported Sales Dollars	\$1,103,000	\$3,069,500	-64.07%	\$12,448,900	\$18,651,926	-33.26%
Average Sell Price / Unit	\$367,667	\$511,583	-28.13%	\$461,070	\$339,126	35.96%
Median Sell Price	\$360,000			\$399,900		
Sell Price / List Price	97.87%	103.53%		102.37%	100.99%	
Days to Sell	21	16	31.25%	19	32	-40.62%
Active Listings	17	11				

Gabriola - Cumulative Residential Average Single Family Detached Sale Price



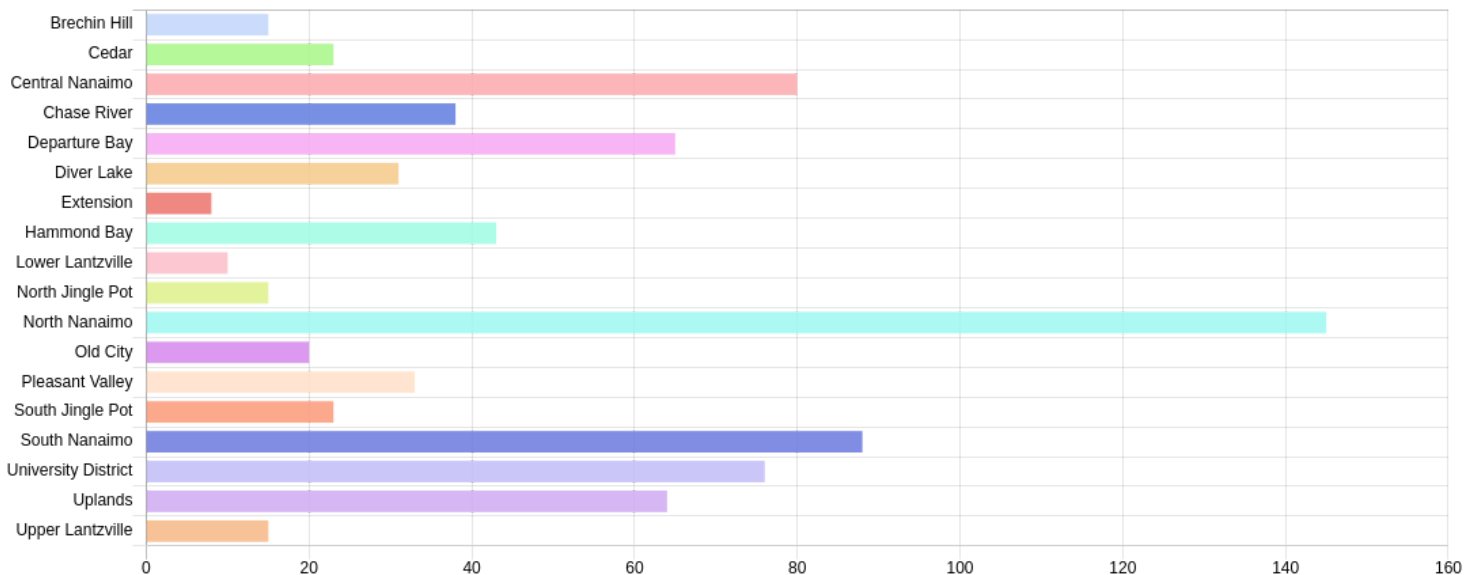
Single Family Detached Sales Analysis

Unconditional Sales from January 1 to July 31, 2022

	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	3	2	2	3	2	2	15
Cedar	0	0	0	0	0	0	0	0	2	1	2	6	2	10	23
Central Nanaimo	0	0	0	0	0	0	1	2	5	23	29	11	6	3	80
Chase River	0	0	0	0	0	0	0	0	1	1	4	12	9	11	38
Departure Bay	0	0	0	0	0	0	0	0	1	10	11	14	12	17	65
Diver Lake	0	0	0	0	0	0	0	0	0	6	6	10	5	4	31
Extension	0	0	0	0	0	0	0	0	2	2	2	0	1	1	8
Hammond Bay	0	0	0	0	0	0	0	0	2	2	2	8	1	28	43
Lower Lantzville	0	0	0	0	0	0	0	0	0	0	0	1	2	7	10
North Jingle Pot	0	0	0	0	0	0	0	0	0	0	0	3	2	10	15
North Nanaimo	0	0	0	0	0	0	0	0	0	1	11	21	34	78	145
Old City	0	0	0	0	0	0	1	0	3	6	6	2	0	2	20
Pleasant Valley	0	0	0	0	0	0	0	0	0	3	5	11	9	5	33
South Jingle Pot	0	0	0	0	0	1	1	0	0	1	1	8	2	9	23
South Nanaimo	0	0	0	0	0	1	1	2	12	14	14	22	14	8	88
University District	0	0	0	0	0	0	0	0	10	15	7	14	11	19	76
Uplands	0	0	0	0	0	0	0	0	5	10	21	15	8	5	64
Upper Lantzville	0	0	0	0	0	0	0	0	0	0	0	2	1	12	15
Totals	0	0	0	0	0	2	5	4	46	97	123	163	121	231	792

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to July 31, 2022



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