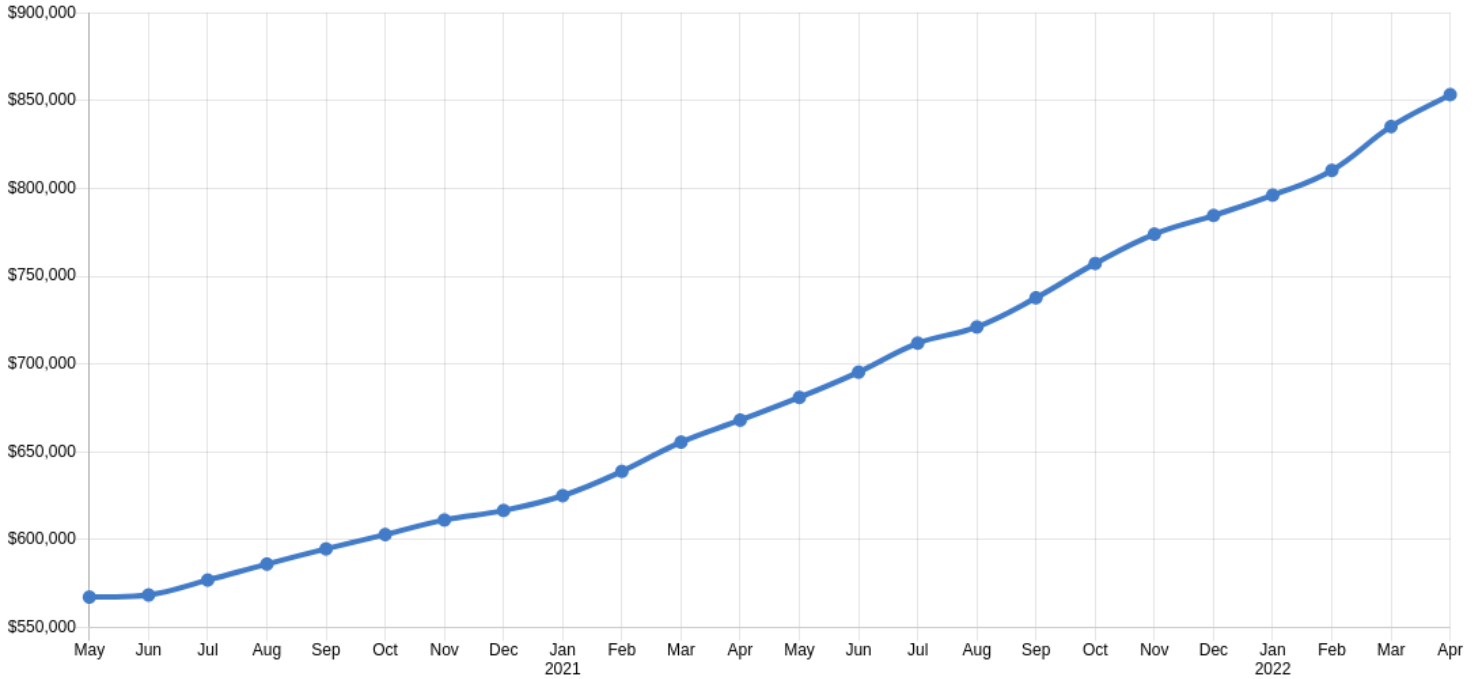


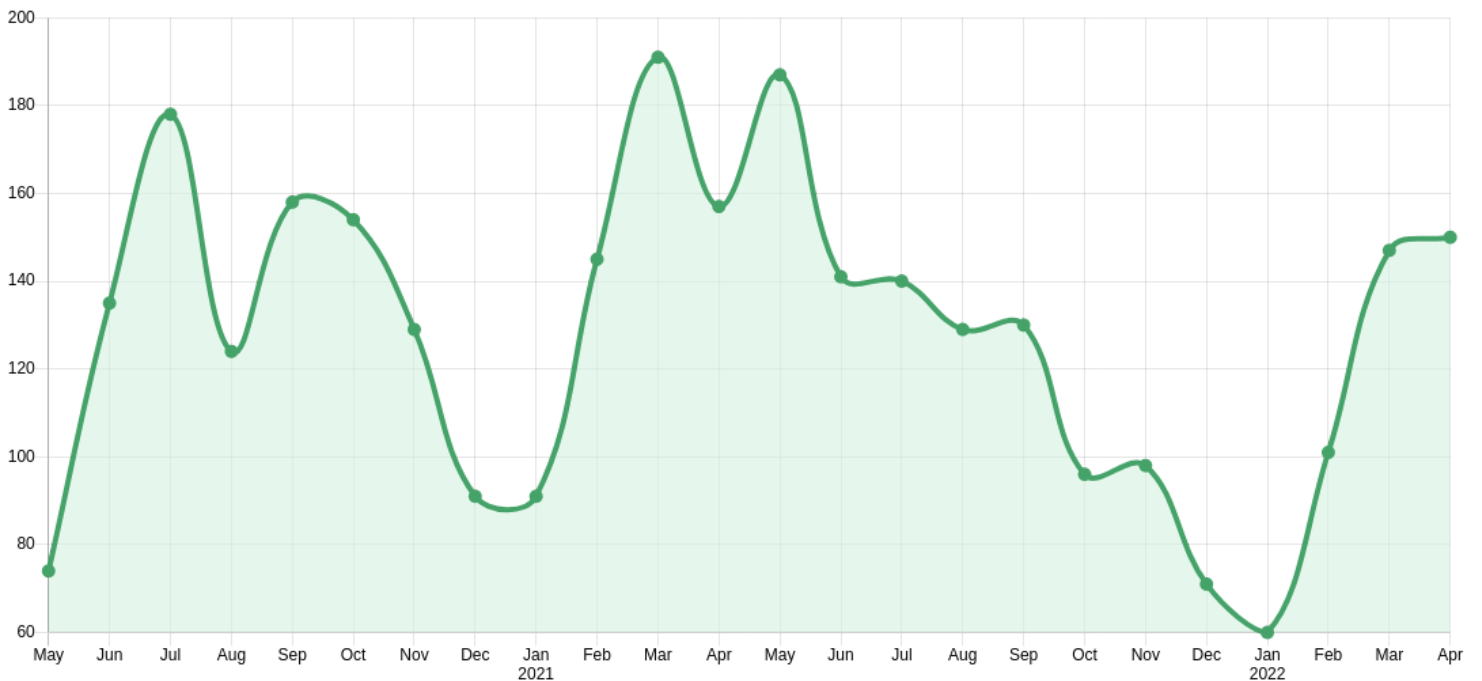


Cumulative Residential Average Single Family Detached Sale Price



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	256	239	7.11%	1,819	2,050	-11.27%
Units Reported Sold	150	157	-4.46%	1,450	1,627	-10.88%
Sell / List Ratio	58.59%	65.69%		79.71%	79.37%	
Reported Sales Dollars	\$140,093,140	\$119,592,688	17.14%	\$1,237,408,763	\$1,086,900,197	13.85%
Average Sell Price / Unit	\$933,954	\$761,737	22.61%	\$853,385	\$668,039	27.74%
Median Sell Price	\$865,000			\$819,500		
Sell Price / List Price	103.22%	103.67%		104.36%	101.09%	
Days to Sell	13	16	-18.75%	18	28	-35.71%
Active Listings	214	200				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	69	54	27.78%	524	546	-4.03%
Units Reported Sold	49	44	11.36%	451	453	-0.44%
Sell / List Ratio	71.01%	81.48%		86.07%	82.97%	
Reported Sales Dollars	\$24,677,893	\$16,598,825	48.67%	\$196,876,771	\$152,902,062	28.76%
Average Sell Price / Unit	\$503,630	\$377,246	33.50%	\$436,534	\$337,532	29.33%
Median Sell Price	\$452,000			\$414,000		
Sell Price / List Price	102.94%	101.22%		102.52%	99.26%	
Days to Sell	15	27	-44.44%	22	84	-73.81%
Active Listings	57	56				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	47	31	51.61%	381	390	-2.31%
Units Reported Sold	26	22	18.18%	300	330	-9.09%
Sell / List Ratio	55.32%	70.97%		78.74%	84.62%	
Reported Sales Dollars	\$14,678,600	\$9,621,826	52.56%	\$166,837,467	\$142,576,782	17.02%
Average Sell Price / Unit	\$564,562	\$437,356	29.09%	\$556,125	\$432,051	28.72%
Median Sell Price	\$552,500			\$540,000		
Sell Price / List Price	105.99%	103.89%		104.31%	100.55%	
Days to Sell	12	16	-25.00%	18	40	-55.00%
Active Listings	56	26				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	11	19	-42.11%	230	266	-13.53%
Units Reported Sold	4	7	-42.86%	101	196	-48.47%
Sell / List Ratio	36.36%	36.84%		43.91%	73.68%	
Reported Sales Dollars	\$2,519,000	\$2,961,900	-14.95%	\$73,242,461	\$71,572,718	2.33%
Average Sell Price / Unit	\$629,750	\$423,129	48.83%	\$725,173	\$365,167	98.59%
Median Sell Price	\$649,500			\$512,500		
Sell Price / List Price	98.13%	98.09%		98.90%	97.50%	
Days to Sell	17	58	-70.69%	62	147	-57.82%
Active Listings	43	45				

Gabriola - Comparative Activity by Property Type

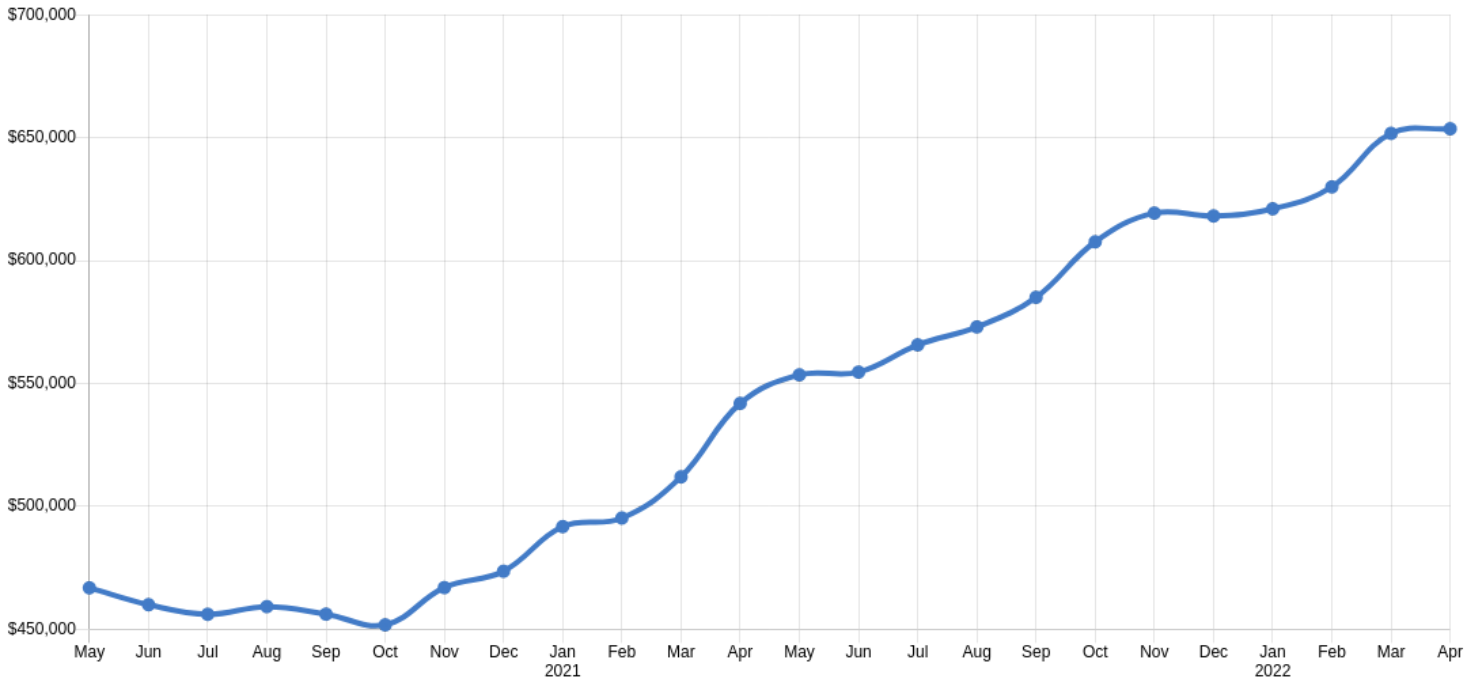
Single Family Detached

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	8	9	-11.11%	76	61	24.59%
Units Reported Sold	6	10	-40.00%	66	61	8.20%
Sell / List Ratio	75.00%	111.11%		86.84%	100.00%	
Reported Sales Dollars	\$4,294,000	\$6,778,000	-36.65%	\$43,139,616	\$33,058,026	30.50%
Average Sell Price / Unit	\$715,667	\$677,800	5.59%	\$653,631	\$541,935	20.61%
Median Sell Price	\$735,500			\$626,000		
Sell Price / List Price	106.85%	104.44%		105.38%	102.04%	
Days to Sell	18	16	12.50%	16	22	-27.27%
Active Listings	6	2				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	2	9	-77.78%	51	52	-1.92%
Units Reported Sold	1	6	-83.33%	40	48	-16.67%
Sell / List Ratio	50.00%	66.67%		78.43%	92.31%	
Reported Sales Dollars	\$425,000	\$2,231,000	-80.95%	\$17,853,025	\$14,122,801	26.41%
Average Sell Price / Unit	\$425,000	\$371,833	14.30%	\$446,326	\$294,225	51.70%
Median Sell Price	\$425,000			\$400,450		
Sell Price / List Price	109.00%	100.04%		103.25%	98.92%	
Days to Sell	4	66	-93.94%	20	54	-62.96%
Active Listings	9	10				

Gabriola - Cumulative Residential Average Single Family Detached Sale Price



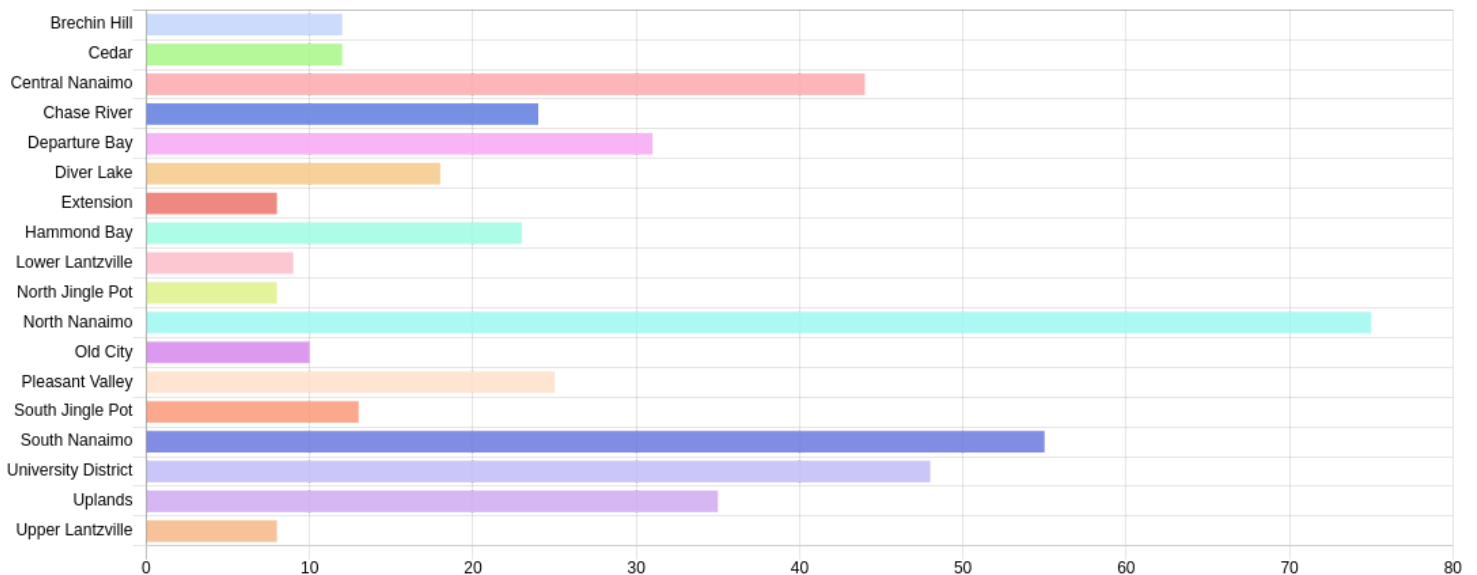
Single Family Detached Sales Analysis

Unconditional Sales from January 1 to April 30, 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	1	2	1	12
Cedar	0	0	0	0	0	0	0	0	0	0	1	4	2	5	12
Central Nanaimo	0	0	0	0	0	0	0	1	1	14	13	9	4	2	44
Chase River	0	0	0	0	0	0	0	0	0	0	2	8	7	7	24
Departure Bay	0	0	0	0	0	0	0	0	0	3	4	8	5	11	31
Diver Lake	0	0	0	0	0	0	0	0	0	3	2	6	4	3	18
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	1	0	1	2	0	19	23
Lower Lantzville	0	0	0	0	0	0	0	0	0	0	0	1	2	6	9
North Jingle Pot	0	0	0	0	0	0	0	0	0	0	0	1	1	6	8
North Nanaimo	0	0	0	0	0	0	0	0	0	1	1	9	17	47	75
Old City	0	0	0	0	0	0	0	0	1	6	2	1	0	0	10
Pleasant Valley	0	0	0	0	0	0	0	0	0	2	2	9	7	5	25
South Jingle Pot	0	0	0	0	0	1	1	0	0	0	0	4	1	6	13
South Nanaimo	0	0	0	0	0	1	0	1	6	9	11	16	3	8	55
University District	0	0	0	0	0	0	0	0	6	9	3	10	4	16	48
Uplands	0	0	0	0	0	0	0	0	1	4	9	9	7	5	35
Upper Lantzville	0	0	0	0	0	0	0	0	0	0	0	1	1	6	8
Totals	0	0	0	0	0	2	2	2	21	55	55	99	68	154	458

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to April 30, 2022



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