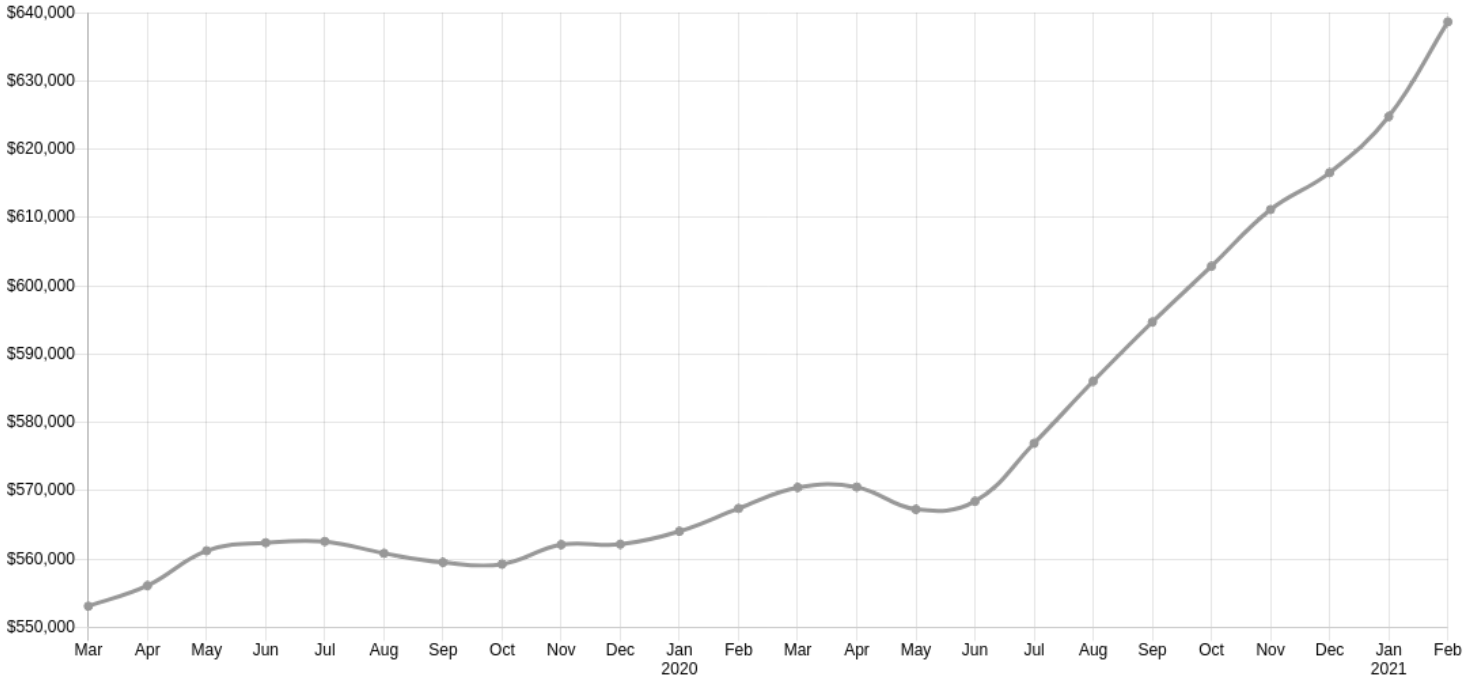


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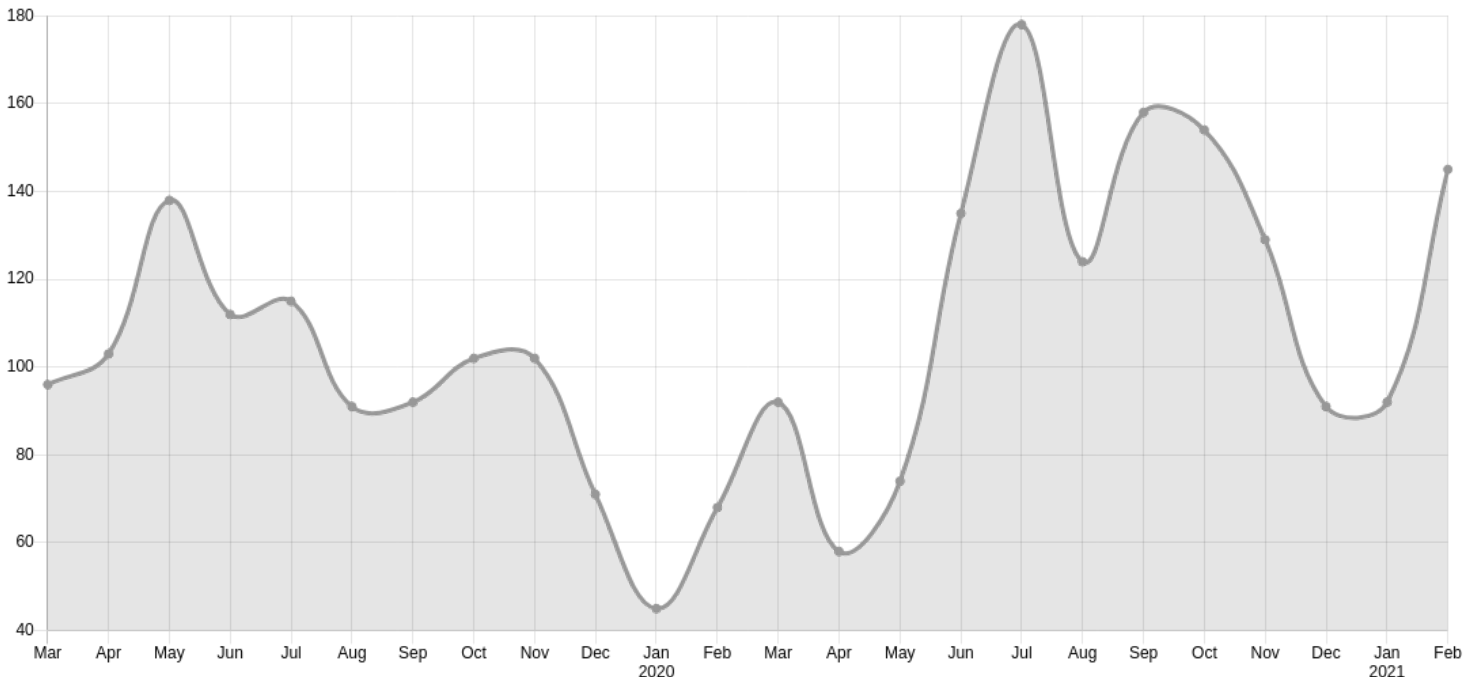
Zone 4 - Nanaimo • February, 2021

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



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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	170	133	27.82%	1,849	1,955	-5.42%
Units Reported Sold	145	68	113.24%	1,430	1,135	25.99%
Sell / List Ratio	85.29%	51.13%		77.34%	58.06%	
Reported Sales Dollars	\$108,374,838	\$40,475,138	167.76%	\$913,270,873	\$643,618,055	41.90%
Average Sell Price / Unit	\$747,413	\$595,223	25.57%	\$638,651	\$567,064	12.62%
Median Sell Price	\$721,000			\$614,945		
Sell Price / List Price	104.27%	98.75%		100.00%	98.31%	
Days to Sell	21	38	-44.74%	31	34	-8.82%
Active Listings	122					

CONDO APARTMENT

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	32	40	-20.00%	507	532	-4.70%
Units Reported Sold	52	15	246.67%	395	299	32.11%
Sell / List Ratio	162.50%	37.50%		77.91%	56.20%	
Reported Sales Dollars	\$18,638,550	\$4,593,870	305.73%	\$129,118,737	\$92,707,310	39.28%
Average Sell Price / Unit	\$358,434	\$306,258	17.04%	\$326,883	\$310,058	5.43%
Median Sell Price	\$325,450			\$305,000		
Sell Price / List Price	100.21%	97.31%		98.85%	97.89%	
Days to Sell	135	41	229.27%	82	34	141.18%
Active Listings	55					

ROW/TOWNHOUSE

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	24	41	-41.46%	365	432	-15.51%
Units Reported Sold	25	26	-3.85%	297	287	3.48%
Sell / List Ratio	104.17%	63.41%		81.37%	66.44%	
Reported Sales Dollars	\$11,514,600	\$10,867,645	5.95%	\$125,854,259	\$114,818,222	9.61%
Average Sell Price / Unit	\$460,584	\$417,986	10.19%	\$423,752	\$400,063	5.92%
Median Sell Price	\$441,000			\$412,000		
Sell Price / List Price	101.27%	99.77%		99.67%	99.38%	
Days to Sell	52	20	160.00%	42	32	31.25%
Active Listings	22					

LAND

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	18	21	-14.29%	248	388	-36.08%
Units Reported Sold	21	13	61.54%	183	121	51.24%
Sell / List Ratio	116.67%	61.90%		73.79%	31.19%	
Reported Sales Dollars	\$8,983,200	\$3,392,900	164.76%	\$63,052,590	\$39,143,150	61.08%
Average Sell Price / Unit	\$427,771	\$260,992	63.90%	\$344,550	\$323,497	6.51%
Median Sell Price	\$390,000			\$290,000		
Sell Price / List Price	98.29%	95.30%		97.10%	95.21%	
Days to Sell	77	105	-26.67%	159	84	89.29%
Active Listings	45					

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GABRIOLA - COMPARATIVE ACTIVITY BY PROPERTY TYPE

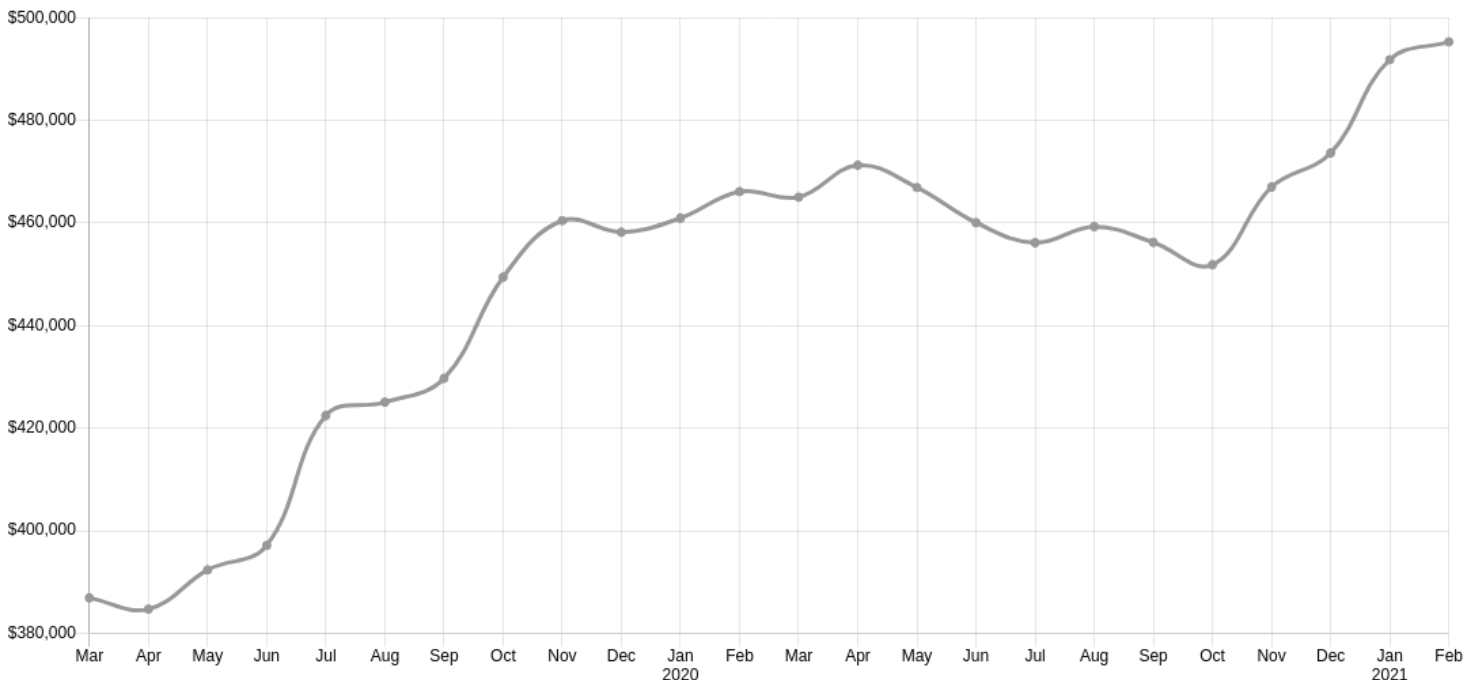
SINGLE FAMILY DETACHED

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	3	6	-50.00%	56	64	-12.50%
Units Reported Sold	1	4	-75.00%	50	49	2.04%
Sell / List Ratio	33.33%	66.67%		89.29%	76.56%	
Reported Sales Dollars	\$660,000	\$1,961,000	-66.34%	\$24,765,650	\$22,839,427	8.43%
Average Sell Price / Unit	\$660,000	\$490,250	34.63%	\$495,313	\$466,111	6.27%
Median Sell Price	\$660,000			\$500,000		
Sell Price / List Price	110.92%	102.03%		100.56%	98.73%	
Days to Sell	7	43	-83.72%	23	39	-41.03%
Active Listings	3					

LAND

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	4	6	-33.33%	50	48	4.17%
Units Reported Sold	3	1	200.00%	44	28	57.14%
Sell / List Ratio	75.00%	16.67%		88.00%	58.33%	
Reported Sales Dollars	\$2,019,900	\$140,000	1342.79%	\$12,194,801	\$7,167,100	70.15%
Average Sell Price / Unit	\$673,300	\$140,000	380.93%	\$277,155	\$255,968	8.28%
Median Sell Price	\$849,900			\$230,000		
Sell Price / List Price	101.00%	100.00%		98.63%	95.77%	
Days to Sell	50	142	-64.79%	56	46	21.74%
Active Listings	8					

GABRIOLA - CUMULATIVE RESIDENTIAL AVERAGE SINGLE FAMILY DETACHED SALE PRICE



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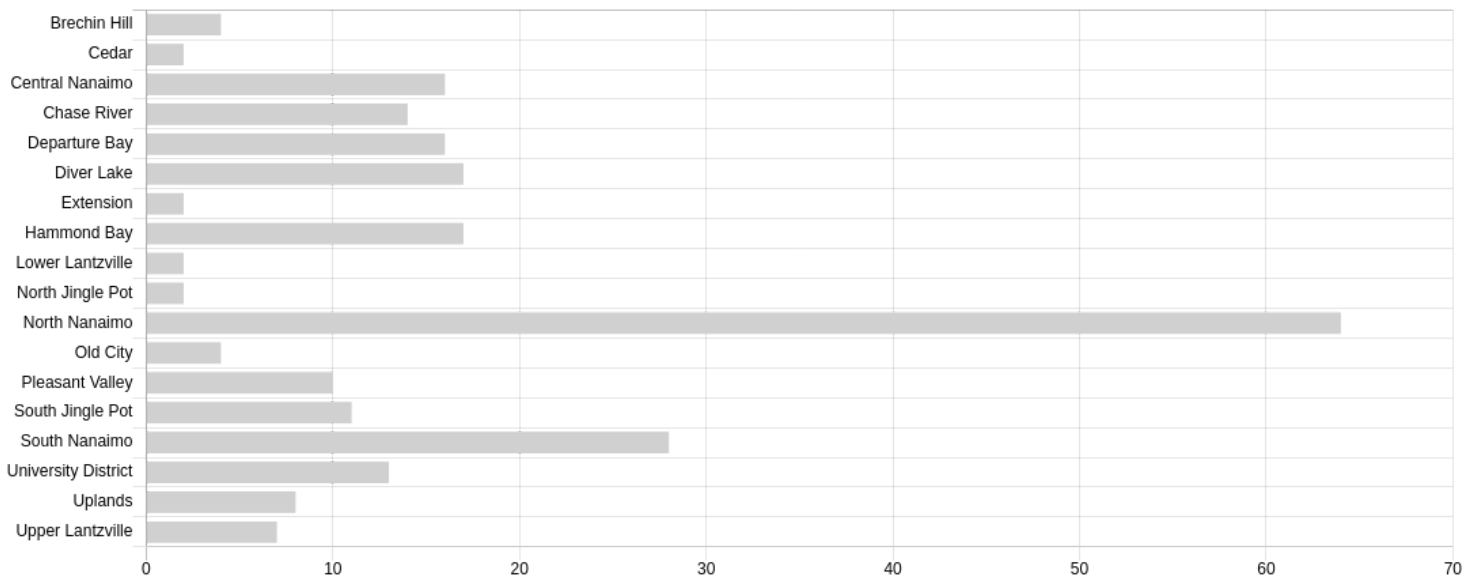
SINGLE FAMILY DETACHED SALES ANALYSIS

Unconditional Sales from January 1 to February 28, 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	0	0	2	1	0	0	1	0	4
Cedar	0	0	0	0	0	0	0	0	1	0	1	0	0	0	2
Central Nanaimo	0	0	0	0	0	0	4	1	4	6	1	0	0	0	16
Chase River	0	0	0	0	0	0	0	0	2	8	2	2	0	0	14
Departure Bay	0	0	0	0	0	0	0	0	2	4	2	5	2	1	16
Diver Lake	0	0	0	0	0	0	0	0	2	8	6	1	0	0	17
Extension	0	0	0	0	0	0	0	0	0	2	0	0	0	0	2
Hammond Bay	0	0	0	0	0	0	0	0	0	3	2	5	3	4	17
Lower Lantzville	0	0	0	0	0	0	0	0	0	0	0	1	0	1	2
North Jingle Pot	0	0	0	0	0	0	0	0	0	1	0	1	0	0	2
North Nanaimo	0	0	0	0	0	0	0	2	0	9	17	16	9	11	64
Old City	0	0	0	0	0	0	1	1	1	1	0	0	0	0	4
Pleasant Valley	0	0	0	0	0	0	0	0	1	2	2	3	2	0	10
South Jingle Pot	0	0	0	0	1	0	0	0	1	3	3	1	2	0	11
South Nanaimo	0	0	0	0	1	3	4	7	3	5	5	0	0	0	28
University District	0	0	0	0	0	0	1	0	3	3	6	0	0	0	13
Uplands	0	0	0	0	0	0	0	1	3	2	2	0	0	0	8
Upper Lantzville	0	0	0	0	0	0	1	0	2	0	0	2	0	2	7
Totals	0	0	0	0	2	3	11	12	27	58	49	37	19	19	237

SINGLE FAMILY DETACHED SALES BY SUB AREA

Unconditional Sales from January 1 to February 28, 2021



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