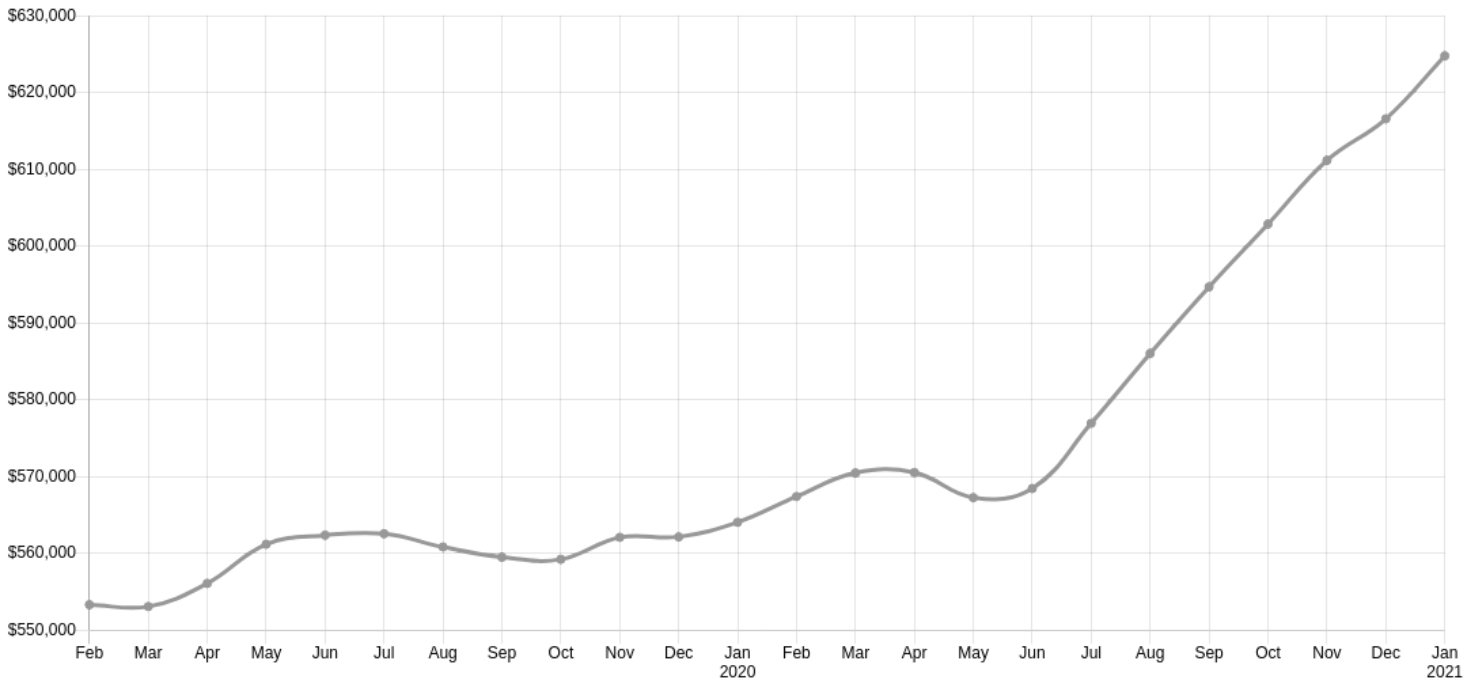


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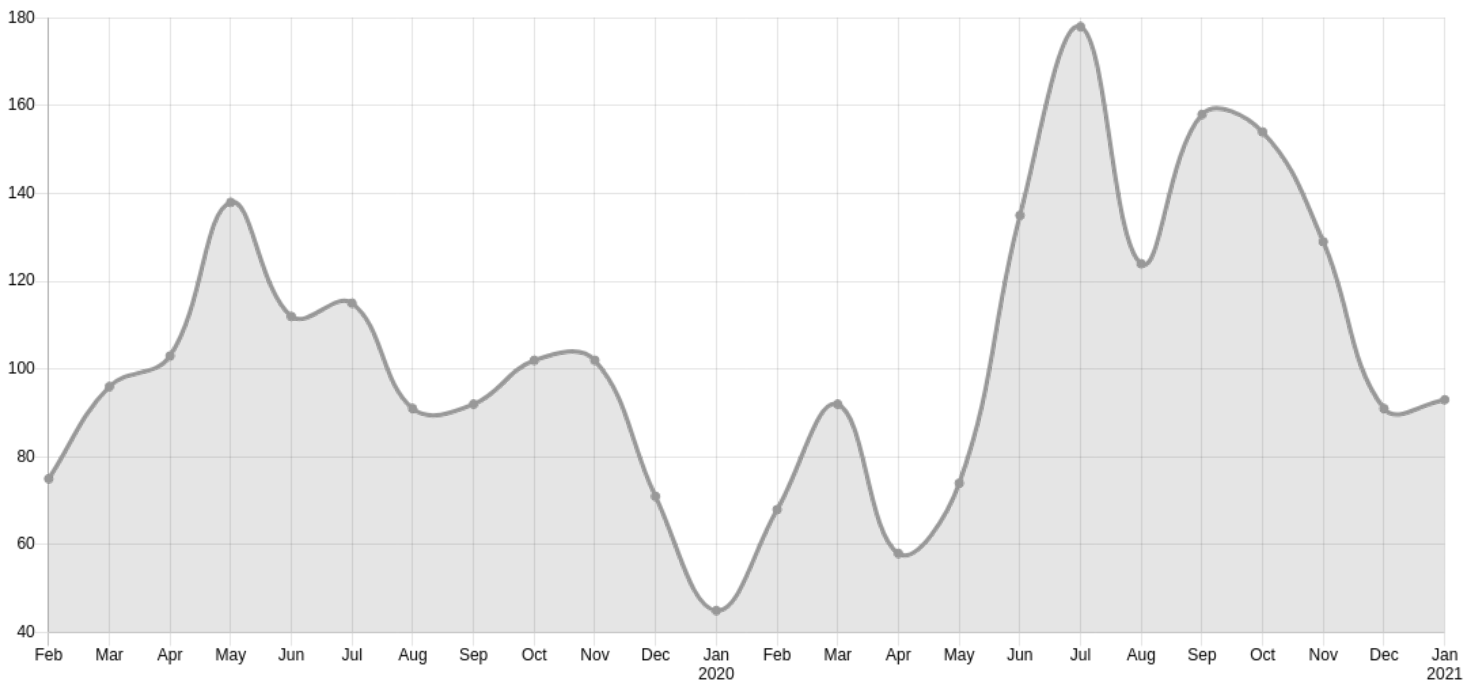
Zone 4 - Nanaimo • January, 2021

**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	112	109	2.75%	1,813	1,955	-7.26%
Units Reported Sold	93	45	106.67%	1,354	1,142	18.56%
Sell / List Ratio	83.04%	41.28%		74.68%	58.41%	
Reported Sales Dollars	\$67,589,097	\$26,890,846	151.35%	\$845,962,173	\$644,176,899	31.32%
Average Sell Price / Unit	\$726,764	\$597,574	21.62%	\$624,787	\$564,078	10.76%
Median Sell Price	\$680,000			\$597,200		
Sell Price / List Price	102.03%	97.85%		99.43%	98.31%	
Days to Sell	30	48	-37.50%	33	34	-2.94%
Active Listings	108					

**CONDO APARTMENT**

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	38	20	90.00%	515	529	-2.65%
Units Reported Sold	41	22	86.36%	359	306	17.32%
Sell / List Ratio	107.89%	110.00%		69.71%	57.84%	
Reported Sales Dollars	\$14,108,120	\$6,507,300	116.80%	\$115,434,057	\$95,673,990	20.65%
Average Sell Price / Unit	\$344,100	\$295,786	16.33%	\$321,543	\$312,660	2.84%
Median Sell Price	\$330,000			\$295,000		
Sell Price / List Price	99.99%	97.57%		98.58%	97.96%	
Days to Sell	120	41	192.68%	72	34	111.76%
Active Listings	80					

**ROW/TOWNHOUSE**

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	18	34	-47.06%	382	415	-7.95%
Units Reported Sold	24	12	100.00%	298	278	7.19%
Sell / List Ratio	133.33%	35.29%		78.01%	66.99%	
Reported Sales Dollars	\$10,390,100	\$5,154,303	101.58%	\$125,207,304	\$110,214,384	13.60%
Average Sell Price / Unit	\$432,921	\$429,525	0.79%	\$420,159	\$396,455	5.98%
Median Sell Price	\$431,950			\$398,950		
Sell Price / List Price	100.92%	101.02%		99.54%	99.39%	
Days to Sell	52	10	420.00%	39	33	18.18%
Active Listings	30					

**LAND**

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	20	27	-25.93%	251	408	-38.48%
Units Reported Sold	11	12	-8.33%	175	111	57.66%
Sell / List Ratio	55.00%	44.44%		69.72%	27.21%	
Reported Sales Dollars	\$4,957,440	\$4,897,500	1.22%	\$57,462,290	\$37,450,150	53.44%
Average Sell Price / Unit	\$450,676	\$408,125	10.43%	\$328,356	\$337,389	-2.68%
Median Sell Price	\$375,000			\$280,000		
Sell Price / List Price	97.12%	97.35%		96.81%	95.14%	
Days to Sell	124	56	121.43%	165	82	101.22%
Active Listings	59					

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**GABRIOLA - COMPARATIVE ACTIVITY BY PROPERTY TYPE**

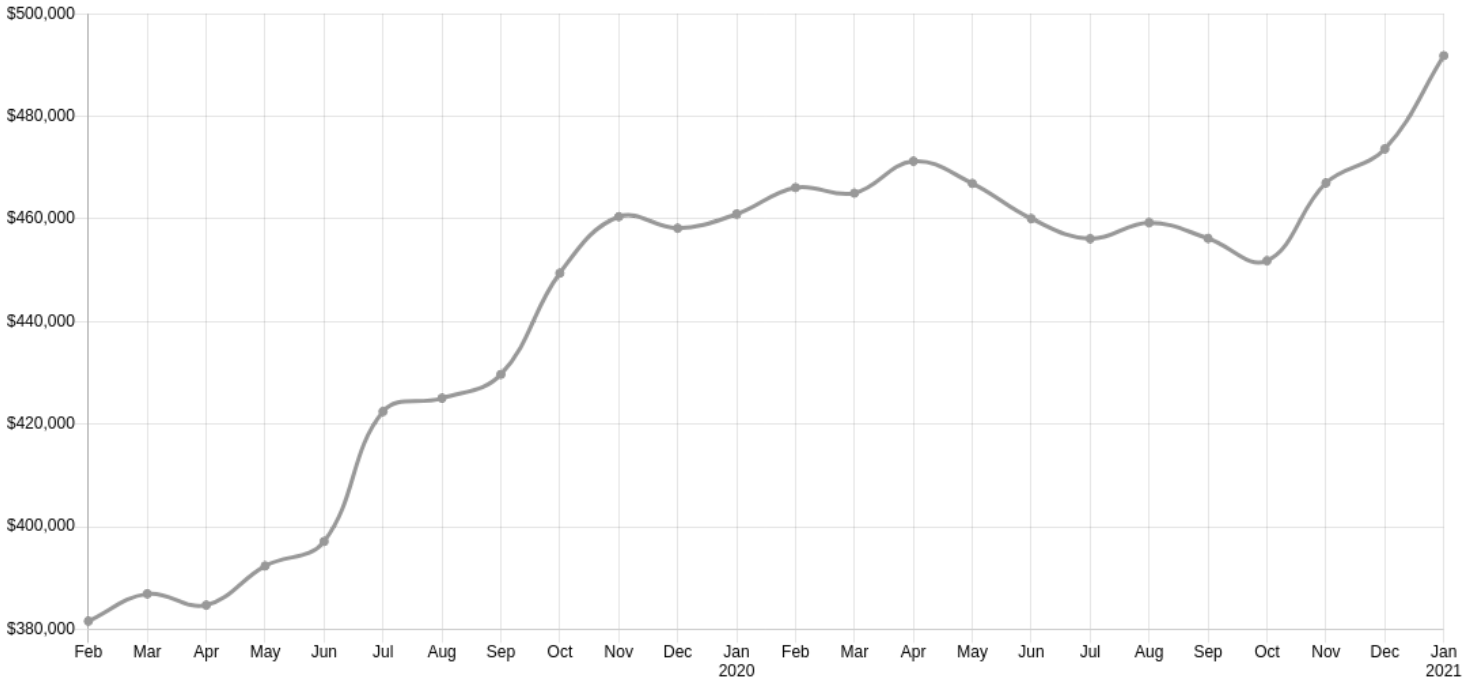
**SINGLE FAMILY DETACHED**

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	5	1	400.00%	59	60	-1.67%
Units Reported Sold	7	2	250.00%	53	48	10.42%
Sell / List Ratio	140.00%	200.00%		89.83%	80.00%	
Reported Sales Dollars	\$4,238,900	\$908,000	366.84%	\$26,066,650	\$22,125,927	17.81%
Average Sell Price / Unit	\$605,557	\$454,000	33.38%	\$491,824	\$460,957	6.70%
Median Sell Price	\$645,000			\$500,000		
Sell Price / List Price	104.56%	98.17%		100.43%	98.45%	
Days to Sell	26	65	-60.00%	25	40	-37.50%
Active Listings	1					

**LAND**

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	5	0		52	45	15.56%
Units Reported Sold	2	0		42	29	44.83%
Sell / List Ratio	40.00%			80.77%	64.44%	
Reported Sales Dollars	\$785,300	\$0		\$10,314,901	\$7,308,600	41.13%
Average Sell Price / Unit	\$392,650			\$245,593	\$252,021	-2.55%
Median Sell Price	\$392,650			\$217,000		
Sell Price / List Price	101.34%			98.19%	96.02%	
Days to Sell	46			59	52	13.46%
Active Listings	7					

**GABRIOLA - CUMULATIVE RESIDENTIAL AVERAGE SINGLE FAMILY DETACHED SALE PRICE**



Vancouver Island Real Estate Board  
**GRAPHSTATS REPORT**

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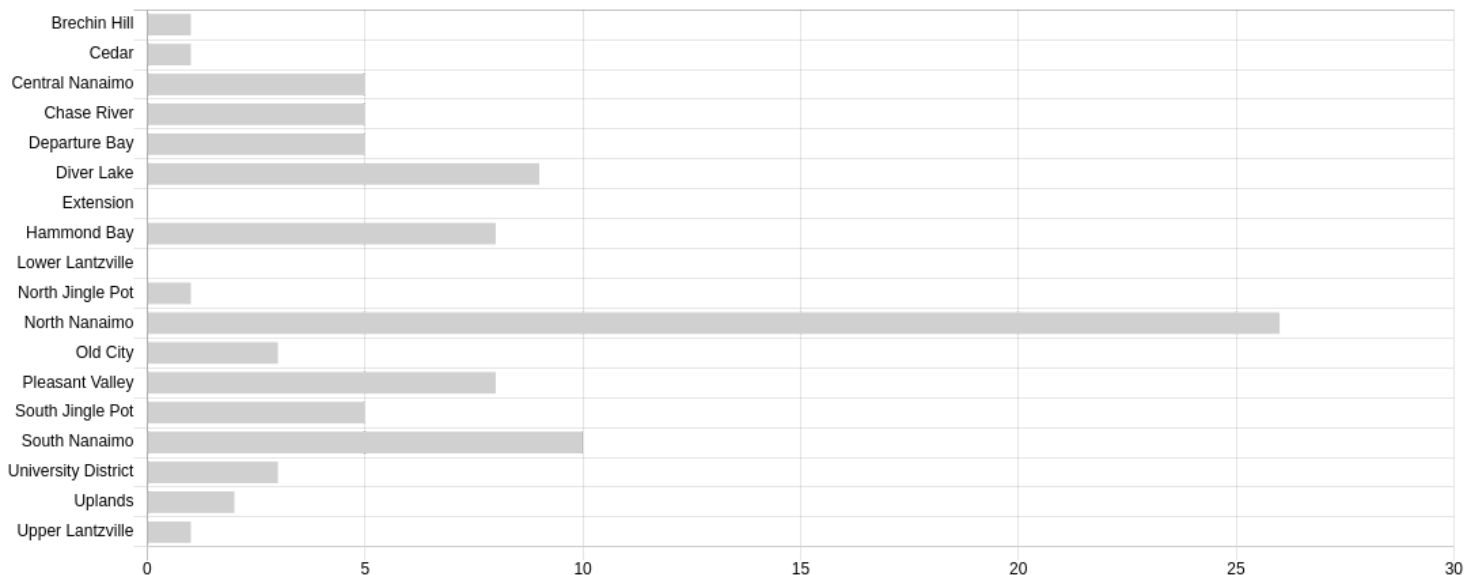
**SINGLE FAMILY DETACHED SALES ANALYSIS**

Unconditional Sales from January 1 to January 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	0	0	1	0	0	0	0	0	1
Cedar	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
Central Nanaimo	0	0	0	0	0	0	0	0	2	3	0	0	0	0	5
Chase River	0	0	0	0	0	0	0	0	2	3	0	0	0	0	5
Departure Bay	0	0	0	0	0	0	0	0	0	2	1	1	0	1	5
Diver Lake	0	0	0	0	0	0	0	0	2	2	5	0	0	0	9
Extension	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hammond Bay	0	0	0	0	0	0	0	0	0	3	1	2	0	2	8
Lower Lantzville	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North Jingle Pot	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
North Nanaimo	0	0	0	0	0	0	0	1	0	5	7	4	5	4	26
Old City	0	0	0	0	0	0	0	1	1	1	0	0	0	0	3
Pleasant Valley	0	0	0	0	0	0	0	0	1	2	1	2	2	0	8
South Jingle Pot	0	0	0	0	1	0	0	0	1	1	1	1	0	0	5
South Nanaimo	0	0	0	0	0	2	1	2	2	1	2	0	0	0	10
University District	0	0	0	0	0	0	0	0	1	0	2	0	0	0	3
Uplands	0	0	0	0	0	0	0	0	2	0	0	0	0	0	2
Upper Lantzville	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1
<b>Totals</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>4</b>	<b>16</b>	<b>23</b>	<b>20</b>	<b>11</b>	<b>7</b>	<b>7</b>	<b>93</b>

**SINGLE FAMILY DETACHED SALES BY SUB AREA**

Unconditional Sales from January 1 to January 31, 2021



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