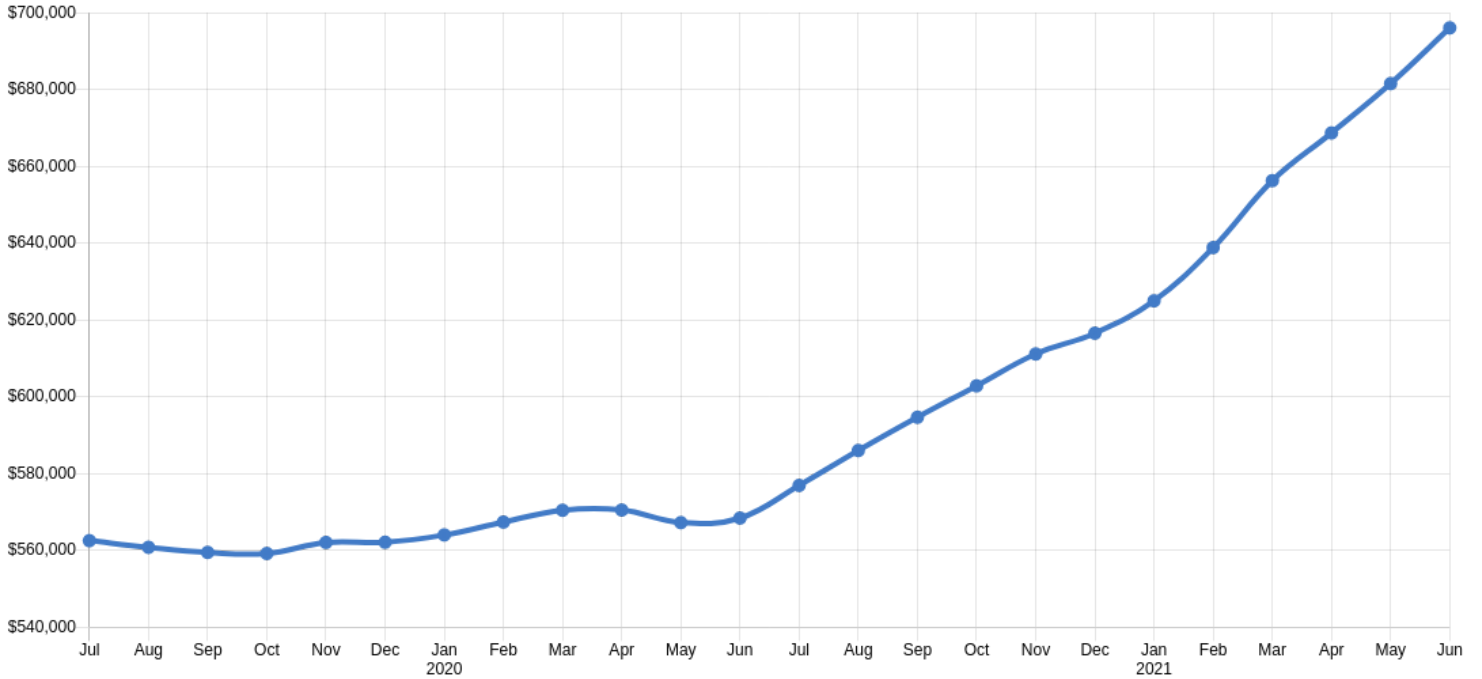
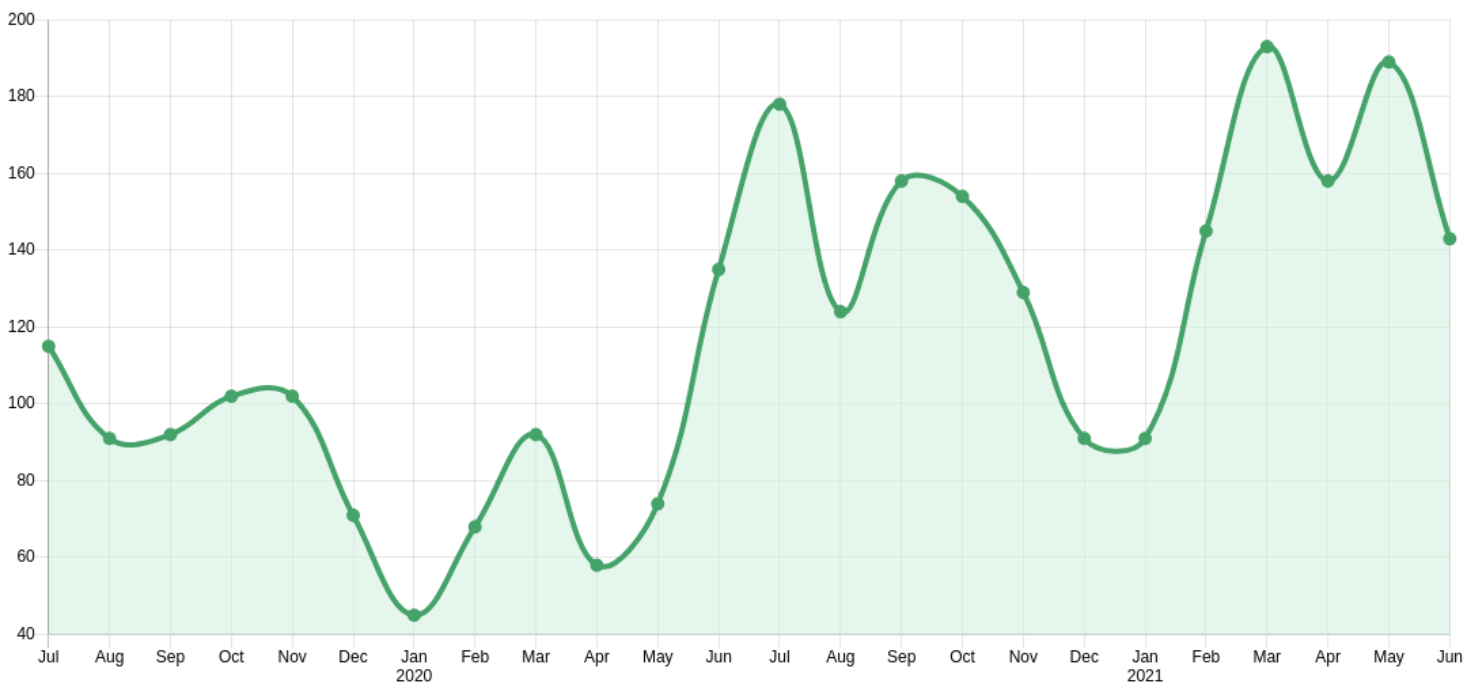


## Cumulative Residential Average Single Family Detached Sale Price



**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	173	207	-16.43%	2,057	1,804	14.02%
Units Reported Sold	143	135	5.93%	1,753	1,045	67.75%
Sell / List Ratio	82.66%	65.22%		85.22%	57.93%	
Reported Sales Dollars	\$108,250,780	\$77,371,610	39.91%	\$1,220,209,038	\$594,051,672	105.40%
Average Sell Price / Unit	\$756,998	\$573,123	32.08%	\$696,069	\$568,470	22.45%
Median Sell Price	\$711,000			\$665,000		
Sell Price / List Price	103.22%	98.73%		101.74%	98.26%	
Days to Sell	20	37	-45.95%	26	35	-25.71%
Active Listings	181					

### Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	61	52	17.31%	560	507	10.45%
Units Reported Sold	51	27	88.89%	503	255	97.25%
Sell / List Ratio	83.61%	51.92%		89.82%	50.30%	
Reported Sales Dollars	\$21,184,500	\$8,485,000	149.67%	\$177,303,035	\$79,770,820	122.27%
Average Sell Price / Unit	\$415,382	\$314,259	32.18%	\$352,491	\$312,827	12.68%
Median Sell Price	\$386,000			\$327,000		
Sell Price / List Price	100.62%	97.37%		99.76%	97.76%	
Days to Sell	34	66	-48.48%	77	43	79.07%
Active Listings	58					

### Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	41	43	-4.65%	389	370	5.14%
Units Reported Sold	30	18	66.67%	345	244	41.39%
Sell / List Ratio	73.17%	41.86%		88.69%	65.95%	
Reported Sales Dollars	\$14,316,397	\$7,138,935	100.54%	\$152,843,199	\$97,997,848	55.97%
Average Sell Price / Unit	\$477,213	\$396,608	20.32%	\$443,024	\$401,631	10.31%
Median Sell Price	\$445,000			\$429,000		
Sell Price / List Price	101.94%	99.57%		101.02%	99.30%	
Days to Sell	26	29	-10.34%	38	32	18.75%
Active Listings	40					

### Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	29	30	-3.33%	265	291	-8.93%
Units Reported Sold	5	7	-28.57%	206	105	96.19%
Sell / List Ratio	17.24%	23.33%		77.74%	36.08%	
Reported Sales Dollars	\$3,286,000	\$2,584,900	27.12%	\$79,643,318	\$32,554,300	144.65%
Average Sell Price / Unit	\$657,200	\$369,271	77.97%	\$386,618	\$310,041	24.70%
Median Sell Price	\$389,000			\$336,950		
Sell Price / List Price	97.89%	100.40%		97.53%	95.18%	
Days to Sell	14	91	-84.62%	139	95	46.32%
Active Listings	71					

## Gabriola - Comparative Activity by Property Type

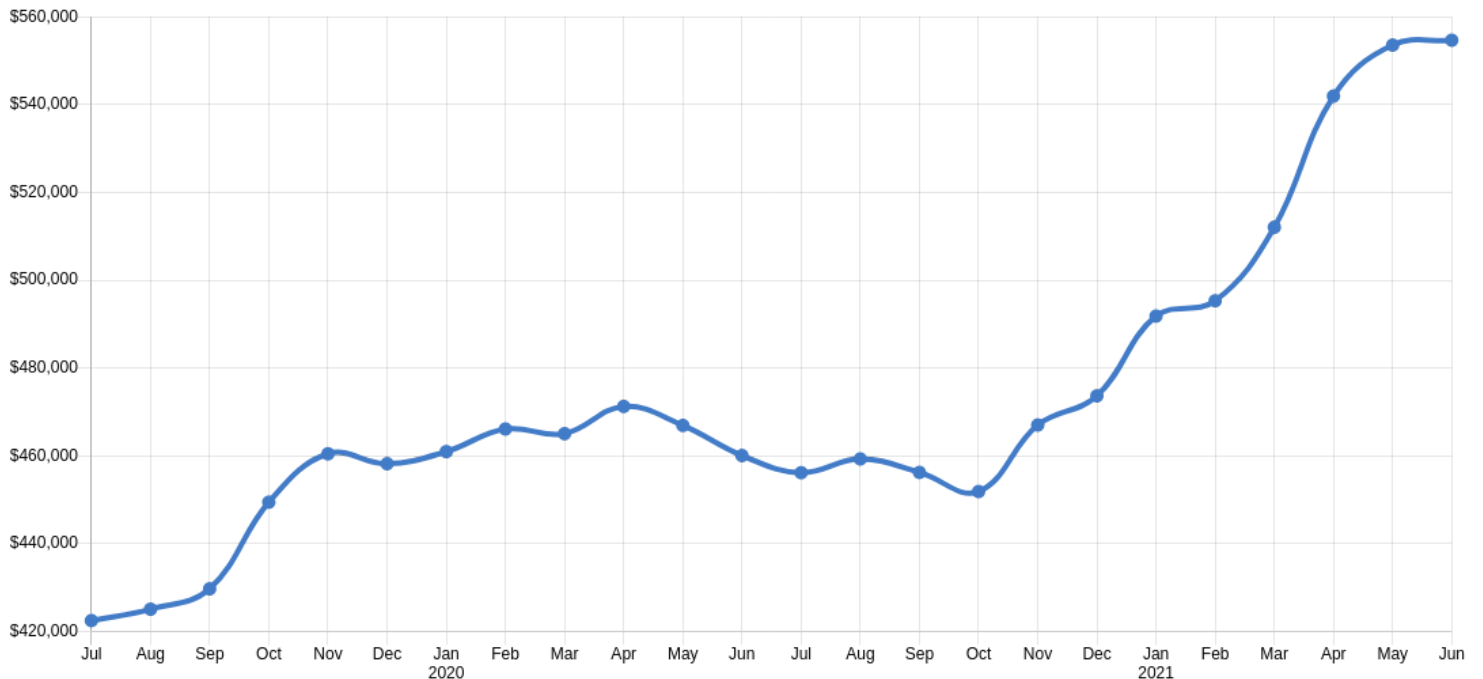
### Single Family Detached

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	7	9	-22.22%	59	56	5.36%
Units Reported Sold	7	4	75.00%	64	48	33.33%
Sell / List Ratio	100.00%	44.44%		108.47%	85.71%	
Reported Sales Dollars	\$3,401,000	\$1,669,000	103.77%	\$35,498,526	\$22,083,050	60.75%
Average Sell Price / Unit	\$485,857	\$417,250	16.44%	\$554,664	\$460,064	20.56%
Median Sell Price	\$525,000			\$551,000		
Sell Price / List Price	104.10%	97.62%		102.67%	97.94%	
Days to Sell	9	29	-68.97%	21	42	-50.00%
Active Listings	2					

### Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	11	4	175.00%	62	36	72.22%
Units Reported Sold	5	7	-28.57%	54	27	100.00%
Sell / List Ratio	45.45%	175.00%		87.10%	75.00%	
Reported Sales Dollars	\$1,587,000	\$2,069,000	-23.30%	\$17,076,426	\$6,808,200	150.82%
Average Sell Price / Unit	\$317,400	\$295,571	7.39%	\$316,230	\$252,156	25.41%
Median Sell Price	\$250,000			\$258,750		
Sell Price / List Price	108.19%	95.97%		100.29%	94.97%	
Days to Sell	11	125	-91.20%	37	82	-54.88%
Active Listings	10					

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



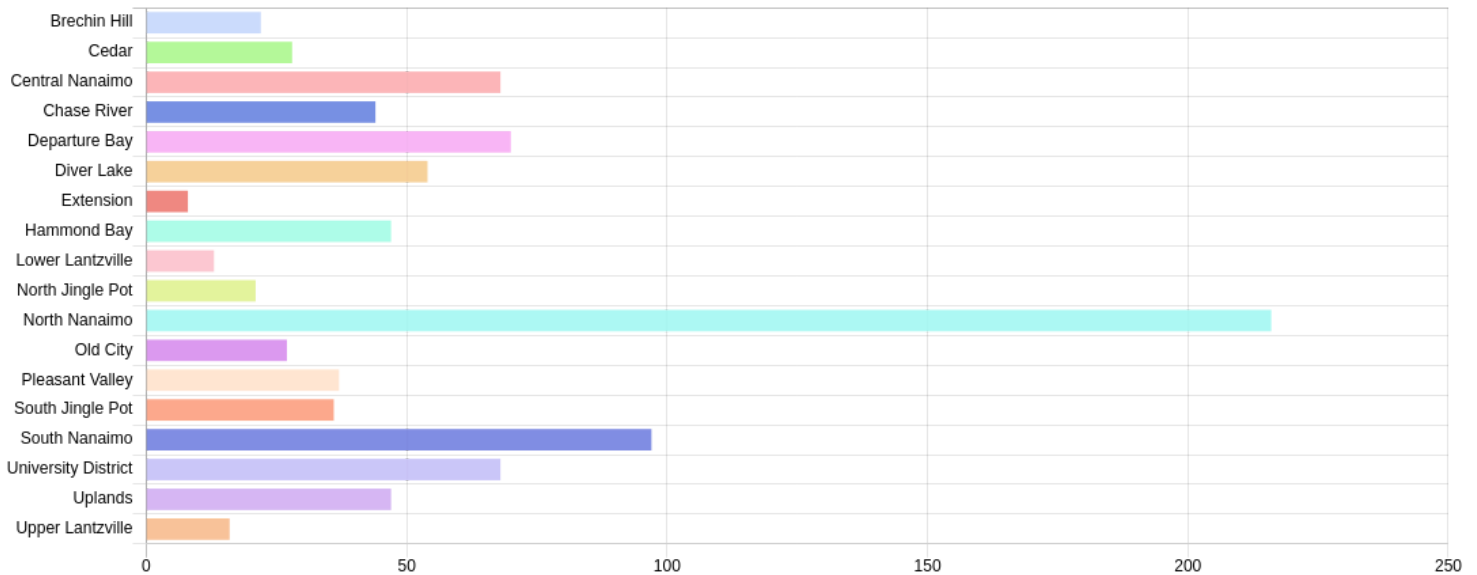
## Single Family Detached Sales Analysis

Unconditional Sales from January 1 to June 30, 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	1	4	5	4	3	3	1	22
Cedar	0	0	0	0	0	1	0	2	7	4	6	4	2	2	28
Central Nanaimo	0	0	0	0	0	0	7	7	27	20	4	3	0	0	68
Chase River	0	0	0	0	0	0	0	0	4	20	12	7	1	0	44
Departure Bay	0	0	0	0	0	0	0	0	11	19	16	15	4	5	70
Diver Lake	0	0	0	0	0	0	0	0	8	26	16	3	0	1	54
Extension	0	0	0	0	0	0	1	0	1	4	2	0	0	0	8
Hammond Bay	0	0	0	0	0	0	0	0	2	5	7	13	7	13	47
Lower Lantzville	0	0	0	0	0	0	0	0	1	2	5	1	2	2	13
North Jingle Pot	0	0	0	0	0	0	0	0	0	2	0	8	9	2	21
North Nanaimo	0	0	0	0	0	0	0	4	4	24	48	52	34	50	216
Old City	0	0	0	0	0	0	3	6	11	4	2	0	0	1	27
Pleasant Valley	0	0	0	0	0	0	0	1	4	10	11	7	4	0	37
South Jingle Pot	0	0	0	0	3	0	0	0	6	7	6	10	4	0	36
South Nanaimo	0	0	0	0	1	7	9	12	20	21	16	9	2	0	97
University District	0	0	0	0	0	0	2	4	15	16	17	7	6	1	68
Uplands	0	0	0	0	0	0	0	1	10	19	11	1	2	3	47
Upper Lantzville	0	1	0	0	0	0	2	0	2	2	2	3	1	3	16
<b>Totals</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>8</b>	<b>25</b>	<b>38</b>	<b>137</b>	<b>210</b>	<b>185</b>	<b>146</b>	<b>81</b>	<b>84</b>	<b>919</b>

## Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to June 30, 2021



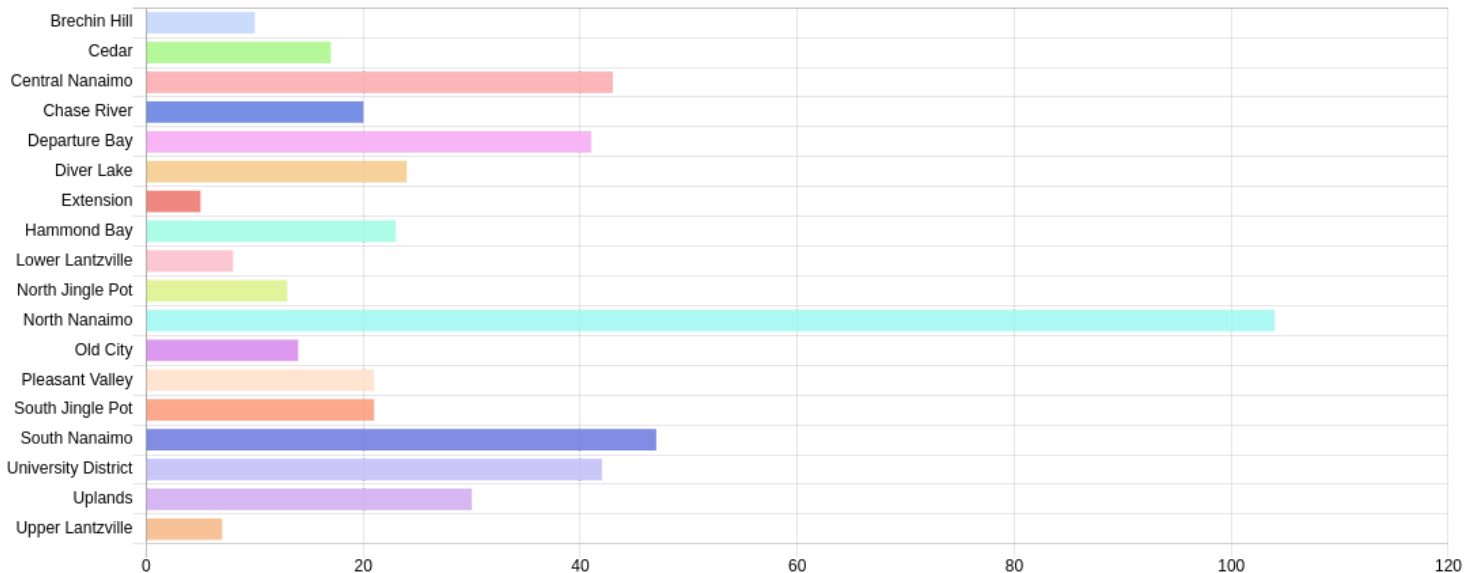
## Second Quarter - Single Family Detached Sales Analysis

Unconditional Sales from April 1 to June 30, 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	0	2	1	2	3	1	0	10
Cedar	0	0	0	0	0	1	0	0	2	3	5	3	1	2	17
Central Nanaimo	0	0	0	0	0	0	3	5	19	11	3	2	0	0	43
Chase River	0	0	0	0	0	0	0	0	1	9	5	4	1	0	20
Departure Bay	0	0	0	0	0	0	0	0	7	11	9	9	1	4	41
Diver Lake	0	0	0	0	0	0	0	0	4	11	6	2	0	1	24
Extension	0	0	0	0	0	0	1	0	1	2	1	0	0	0	5
Hammond Bay	0	0	0	0	0	0	0	0	2	1	3	5	4	8	23
Lower Lantzville	0	0	0	0	0	0	0	0	1	2	2	0	2	1	8
North Jingle Pot	0	0	0	0	0	0	0	0	0	0	0	6	6	1	13
North Nanaimo	0	0	0	0	0	0	0	0	3	12	20	27	13	29	104
Old City	0	0	0	0	0	0	1	4	5	3	0	0	0	1	14
Pleasant Valley	0	0	0	0	0	0	0	1	3	7	6	3	1	0	21
South Jingle Pot	0	0	0	0	3	0	0	0	2	4	3	7	2	0	21
South Nanaimo	0	0	0	0	0	3	3	5	12	12	6	5	1	0	47
University District	0	0	0	0	0	0	1	3	5	12	10	6	5	0	42
Uplands	0	0	0	0	0	0	0	0	6	13	8	0	1	2	30
Upper Lantzville	0	1	0	0	0	0	0	0	0	2	1	1	1	1	7
<b>Totals</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>4</b>	<b>10</b>	<b>18</b>	<b>75</b>	<b>116</b>	<b>90</b>	<b>83</b>	<b>40</b>	<b>50</b>	<b>490</b>

## Second Quarter - Single Family Detached Sales by Sub Area

Unconditional Sales from April 1 to June 30, 2021



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