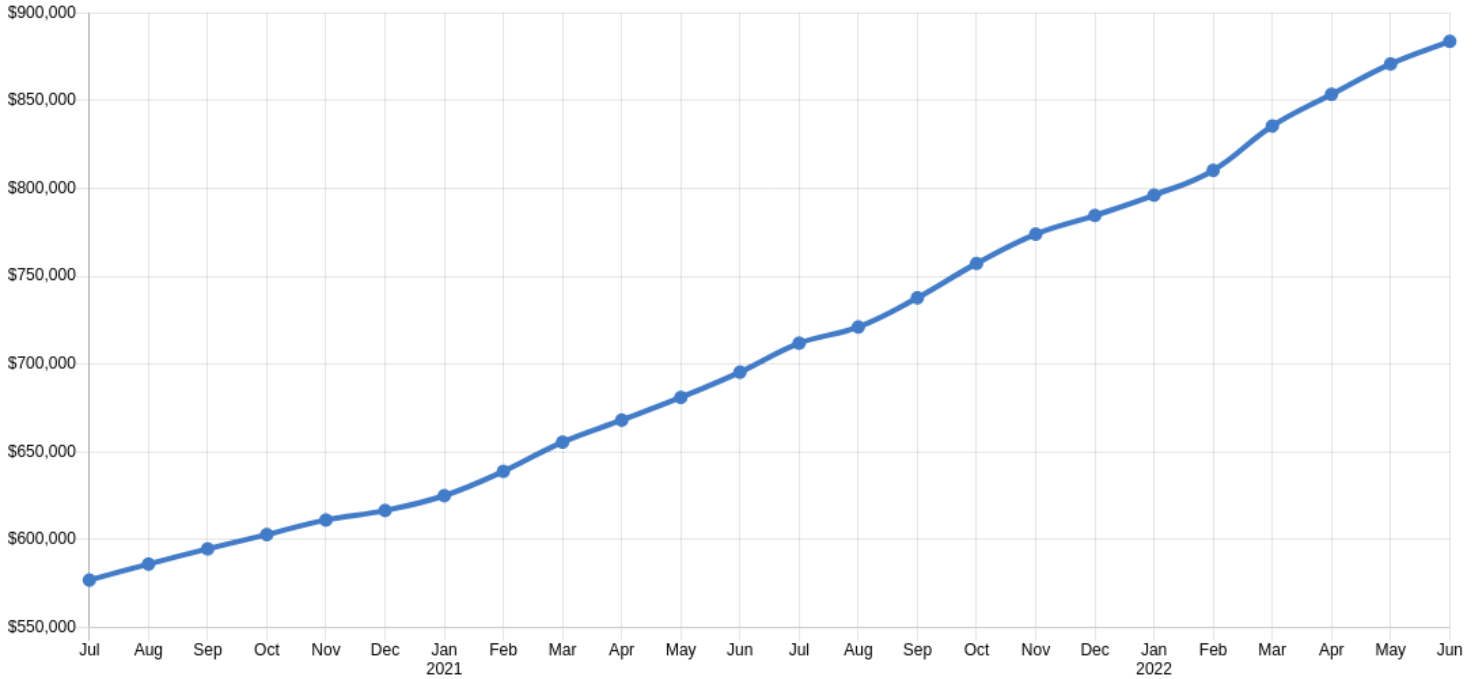




Cumulative Residential Average Single Family Detached Sale Price



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	235	174	35.06%	1,952	2,058	-5.15%
Units Reported Sold	120	141	-14.89%	1,375	1,746	-21.25%
Sell / List Ratio	51.06%	81.03%		70.44%	84.84%	
Reported Sales Dollars	\$105,964,500	\$106,575,780	-0.57%	\$1,215,119,559	\$1,214,084,138	0.09%
Average Sell Price / Unit	\$883,038	\$755,857	16.83%	\$883,723	\$695,352	27.09%
Median Sell Price	\$842,500			\$841,000		
Sell Price / List Price	99.56%	103.25%		103.84%	101.72%	
Days to Sell	21	19	10.53%	18	26	-30.77%
Active Listings	303	181				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	49	61	-19.67%	514	561	-8.38%
Units Reported Sold	29	51	-43.14%	416	503	-17.30%
Sell / List Ratio	59.18%	83.61%		80.93%	89.66%	
Reported Sales Dollars	\$14,073,200	\$21,184,500	-33.57%	\$187,884,550	\$177,303,035	5.97%
Average Sell Price / Unit	\$485,283	\$415,382	16.83%	\$451,646	\$352,491	28.13%
Median Sell Price	\$455,000			\$430,648		
Sell Price / List Price	98.03%	100.62%		102.28%	99.76%	
Days to Sell	24	33	-27.27%	20	77	-74.03%
Active Listings	63	58				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	41	41	0.00%	381	388	-1.80%
Units Reported Sold	12	30	-60.00%	291	345	-15.65%
Sell / List Ratio	29.27%	73.17%		76.38%	88.92%	
Reported Sales Dollars	\$6,609,195	\$14,316,397	-53.83%	\$167,408,984	\$152,843,199	9.53%
Average Sell Price / Unit	\$550,766	\$477,213	15.41%	\$575,289	\$443,024	29.86%
Median Sell Price	\$496,450			\$575,000		
Sell Price / List Price	99.62%	101.94%		104.01%	101.02%	
Days to Sell	29	26	11.54%	19	38	-50.00%
Active Listings	64	40				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	27	29	-6.90%	212	265	-20.00%
Units Reported Sold	6	3	100.00%	94	203	-53.69%
Sell / List Ratio	22.22%	10.34%		44.34%	76.60%	
Reported Sales Dollars	\$2,934,400	\$2,508,000	17.00%	\$69,800,761	\$78,236,318	-10.78%
Average Sell Price / Unit	\$489,067	\$836,000	-41.50%	\$742,561	\$385,401	92.67%
Median Sell Price	\$488,450			\$522,000		
Sell Price / List Price	97.89%	97.25%		99.01%	97.49%	
Days to Sell	48	23	108.70%	69	139	-50.36%
Active Listings	58	71				

Gabriola - Comparative Activity by Property Type

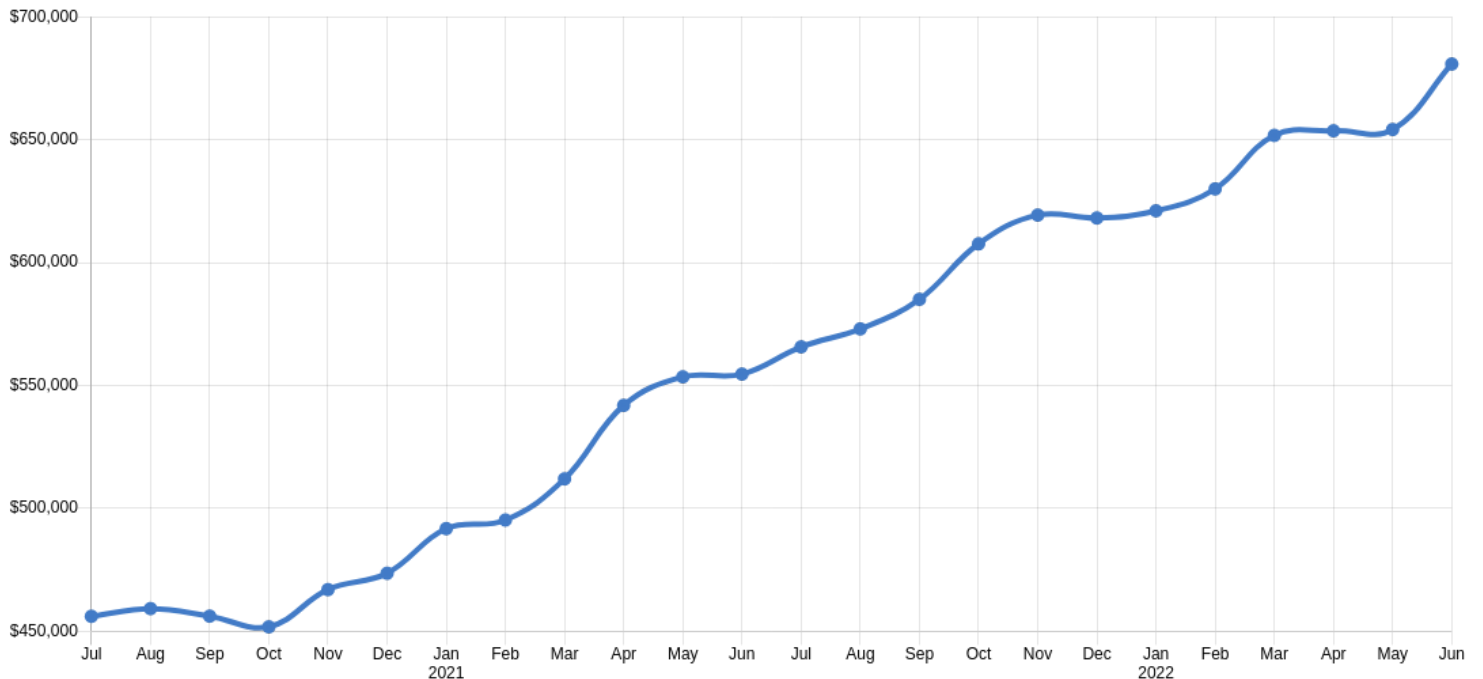
Single Family Detached

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	8	7	14.29%	75	59	27.12%
Units Reported Sold	4	7	-42.86%	64	64	0.00%
Sell / List Ratio	50.00%	100.00%		85.33%	108.47%	
Reported Sales Dollars	\$3,142,900	\$3,401,000	-7.59%	\$43,570,016	\$35,498,526	22.74%
Average Sell Price / Unit	\$785,725	\$485,857	61.72%	\$680,782	\$554,664	22.74%
Median Sell Price	\$726,950			\$655,000		
Sell Price / List Price	101.19%	104.10%		104.80%	102.67%	
Days to Sell	8	9	-11.11%	16	21	-23.81%
Active Listings	8	2				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	14	11	27.27%	54	62	-12.90%
Units Reported Sold	2	5	-60.00%	30	54	-44.44%
Sell / List Ratio	14.29%	45.45%		55.56%	87.10%	
Reported Sales Dollars	\$1,235,000	\$1,587,000	-22.18%	\$14,415,400	\$17,076,426	-15.58%
Average Sell Price / Unit	\$617,500	\$317,400	94.55%	\$480,513	\$316,230	51.95%
Median Sell Price	\$617,500			\$445,000		
Sell Price / List Price	99.28%	108.19%		102.98%	100.29%	
Days to Sell	6	11	-45.45%	18	37	-51.35%
Active Listings	18	10				

Gabriola - Cumulative Residential Average Single Family Detached Sale Price



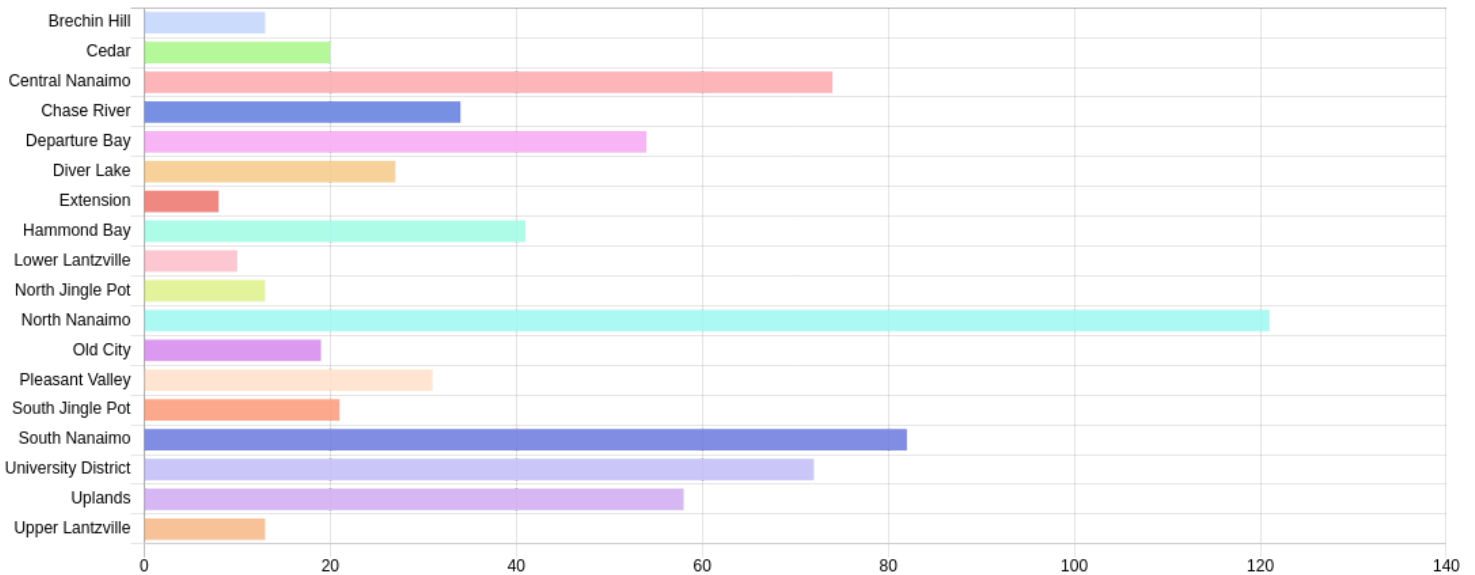
Single Family Detached Sales Analysis

Unconditional Sales from January 1 to June 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	2	13
Cedar	0	0	0	0	0	0	0	0	0	1	1	6	2	10	20
Central Nanaimo	0	0	0	0	0	0	1	2	2	21	28	11	6	3	74
Chase River	0	0	0	0	0	0	0	0	1	1	4	10	9	9	34
Departure Bay	0	0	0	0	0	0	0	0	0	8	7	12	10	17	54
Diver Lake	0	0	0	0	0	0	0	0	0	5	5	9	5	3	27
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	1	2	8	1	27	41
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	2	2	9	13
North Nanaimo	0	0	0	0	0	0	0	0	0	1	7	16	30	67	121
Old City	0	0	0	0	0	0	1	0	3	6	5	2	0	2	19
Pleasant Valley	0	0	0	0	0	0	0	0	0	3	5	11	7	5	31
South Jingle Pot	0	0	0	0	0	0	1	0	0	1	1	7	2	9	21
South Nanaimo	0	0	0	0	0	1	1	2	10	12	13	22	13	8	82
University District	0	0	0	0	0	0	0	0	10	15	5	14	9	19	72
Uplands	0	0	0	0	0	0	0	0	2	10	18	15	8	5	58
Upper Lantzville	0	0	0	0	0	0	0	0	0	0	0	2	1	10	13
Totals	0	0	0	0	0	1	5	4	35	89	105	149	110	213	711

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to June 30, 2022



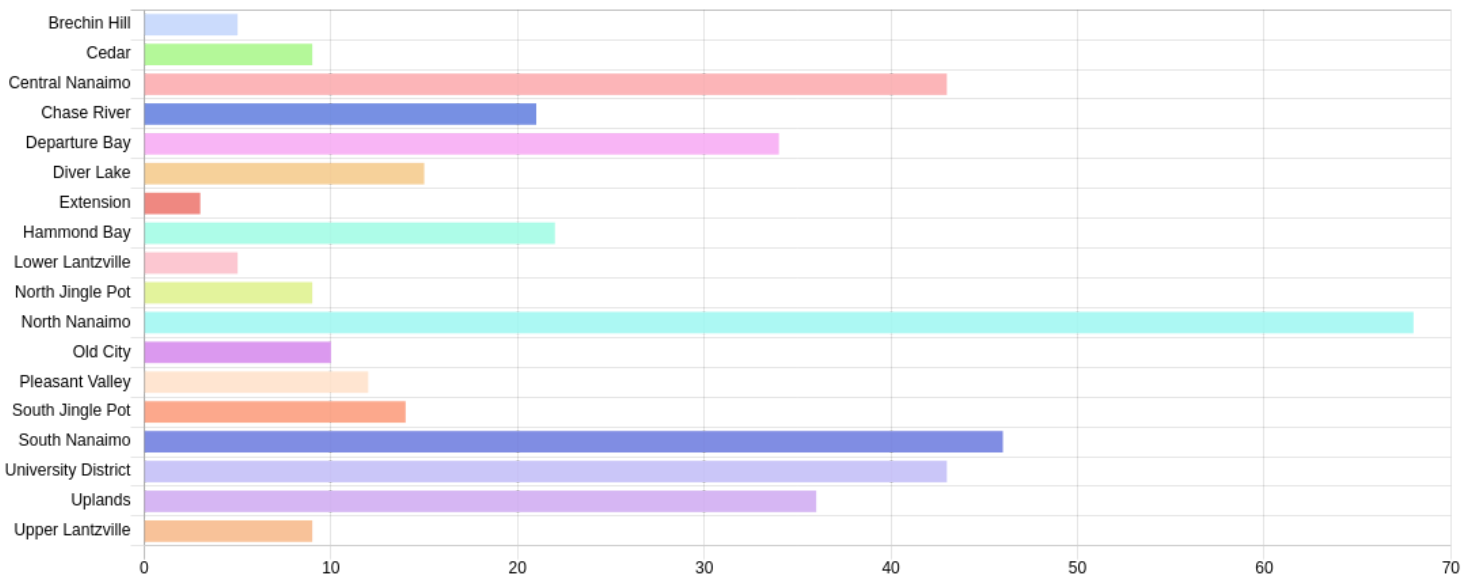
Second Quarter - Single Family Detached Sales Analysis

Unconditional Sales from April 1 to June 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	0	0	2	1	0	1	5
Cedar	0	0	0	0	0	0	0	0	0	1	0	2	0	6	9
Central Nanaimo	0	0	0	0	0	0	1	1	2	15	19	2	2	1	43
Chase River	0	0	0	0	0	0	0	0	1	1	2	5	7	5	21
Departure Bay	0	0	0	0	0	0	0	0	0	7	4	8	6	9	34
Diver Lake	0	0	0	0	0	0	0	0	0	2	4	4	3	2	15
Extension	0	0	0	0	0	0	0	0	0	1	1	0	1	0	3
Hammond Bay	0	0	0	0	0	0	0	0	1	1	1	6	1	12	22
Lower Lantzville	0	0	0	0	0	0	0	0	0	0	0	0	0	5	5
North Jingle Pot	0	0	0	0	0	0	0	0	0	0	0	1	1	7	9
North Nanaimo	0	0	0	0	0	0	0	0	0	0	7	11	20	30	68
Old City	0	0	0	0	0	0	1	0	2	0	4	1	0	2	10
Pleasant Valley	0	0	0	0	0	0	0	0	0	2	4	4	2	0	12
South Jingle Pot	0	0	0	0	0	0	0	0	0	1	1	5	1	6	14
South Nanaimo	0	0	0	0	0	1	1	1	6	6	6	10	10	5	46
University District	0	0	0	0	0	0	0	0	8	11	4	7	8	5	43
Uplands	0	0	0	0	0	0	0	0	1	9	13	9	3	1	36
Upper Lantzville	0	0	0	0	0	0	0	0	0	0	0	2	1	6	9
Totals	0	0	0	0	0	1	4	2	21	57	72	78	66	103	404

Second Quarter - Single Family Detached Sales by Sub Area

Unconditional Sales from April 1 to June 30, 2022



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