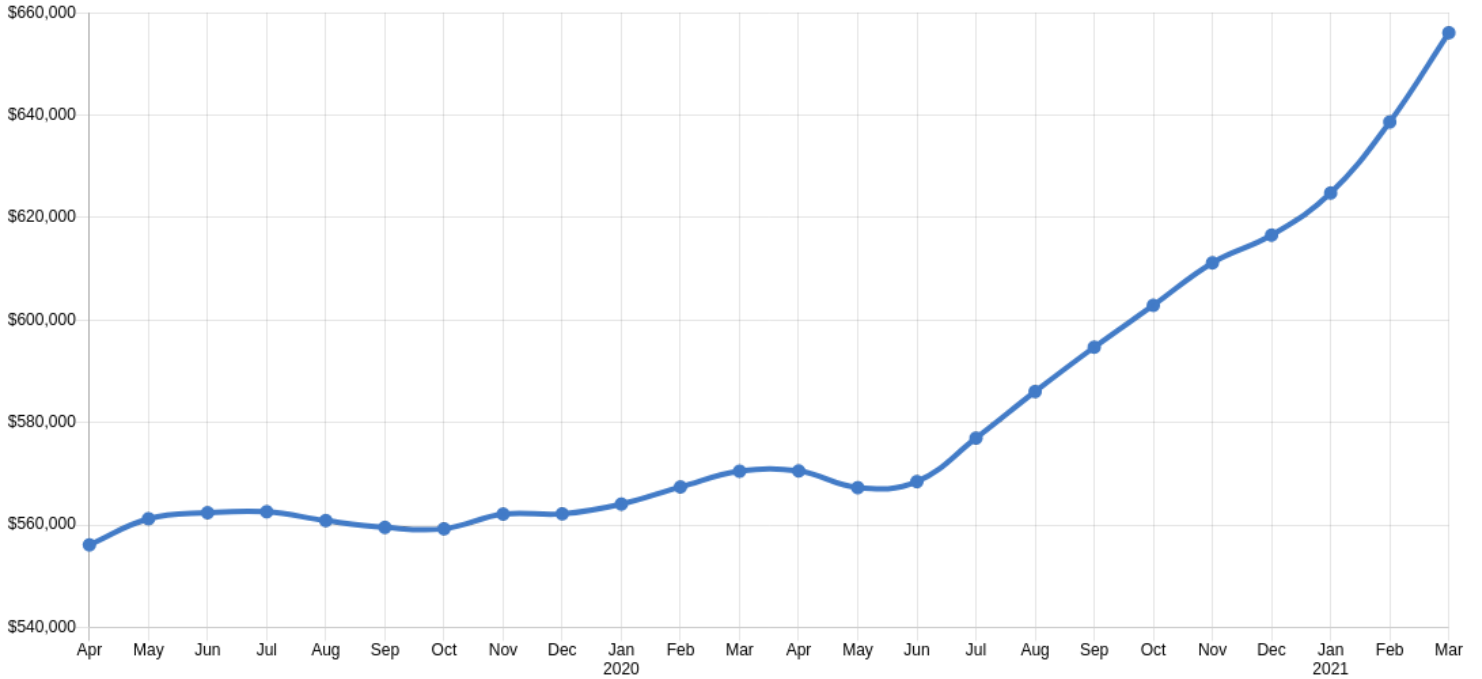


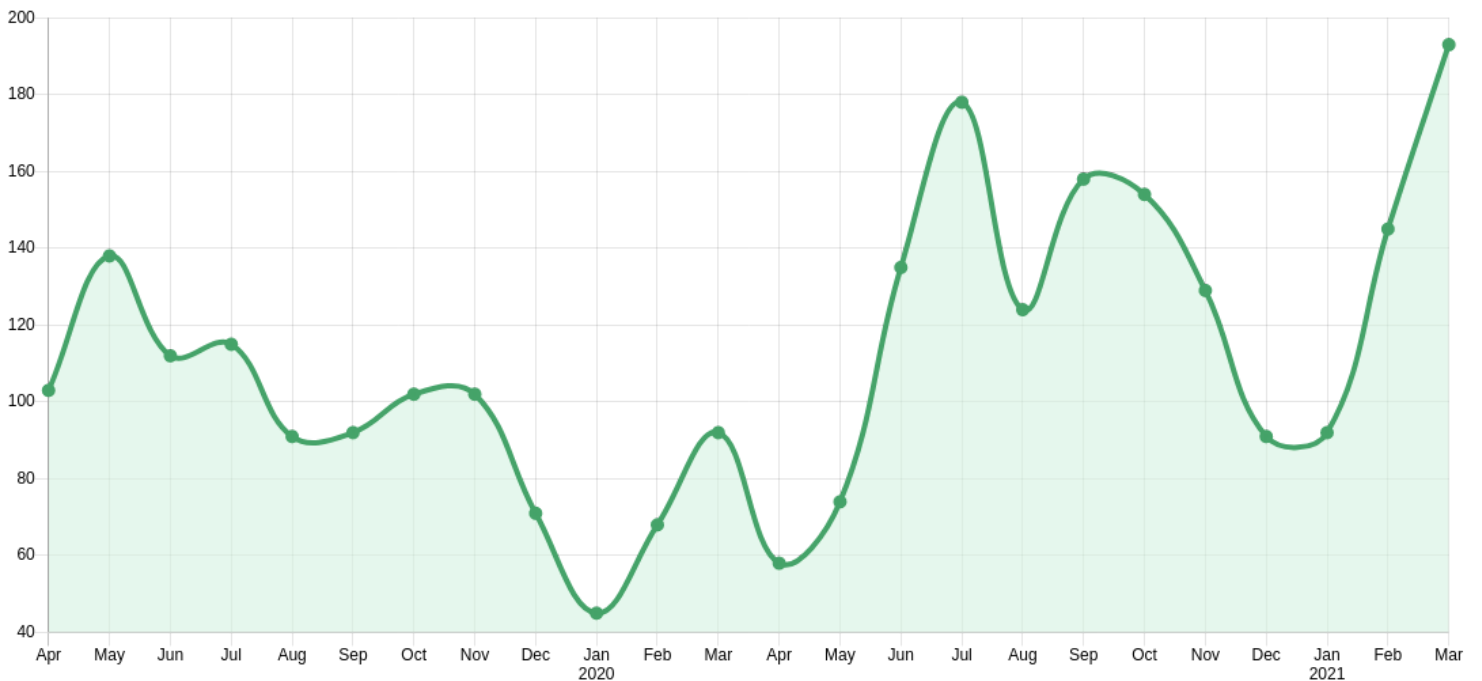


## Cumulative Residential Average Single Family Detached Sale Price



**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	268	194	38.14%	1,923	1,950	-1.38%
Units Reported Sold	193	92	109.78%	1,531	1,131	35.37%
Sell / List Ratio	72.01%	47.42%		79.62%	58.00%	
Reported Sales Dollars	\$144,606,968	\$53,388,085	170.86%	\$1,004,489,756	\$645,234,265	55.68%
Average Sell Price / Unit	\$749,259	\$580,305	29.11%	\$656,100	\$570,499	15.00%
Median Sell Price	\$721,000			\$629,000		
Sell Price / List Price	104.49%	98.86%		100.69%	98.30%	
Days to Sell	14	27	-48.15%	29	34	-14.71%
Active Listings	158					

### Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	50	48	4.17%	509	525	-3.05%
Units Reported Sold	39	12	225.00%	421	277	51.99%
Sell / List Ratio	78.00%	25.00%		82.71%	52.76%	
Reported Sales Dollars	\$14,900,000	\$4,195,000	255.18%	\$139,508,737	\$86,973,070	60.40%
Average Sell Price / Unit	\$382,051	\$349,583	9.29%	\$331,375	\$313,982	5.54%
Median Sell Price	\$330,000			\$310,000		
Sell Price / List Price	100.46%	98.61%		99.02%	97.94%	
Days to Sell	153	64	139.06%	89	36	147.22%
Active Listings	55					

### Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	43	27	59.26%	382	409	-6.60%
Units Reported Sold	47	26	80.77%	316	296	6.76%
Sell / List Ratio	109.30%	96.30%		82.72%	72.37%	
Reported Sales Dollars	\$22,632,287	\$11,091,145	104.06%	\$136,505,501	\$119,456,482	14.27%
Average Sell Price / Unit	\$481,538	\$426,583	12.88%	\$431,979	\$403,569	7.04%
Median Sell Price	\$470,000			\$418,950		
Sell Price / List Price	103.24%	98.99%		100.30%	99.38%	
Days to Sell	32	27	18.52%	41	31	32.26%
Active Listings	20					

### Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	23	15	53.33%	256	347	-26.22%
Units Reported Sold	20	12	66.67%	191	125	52.80%
Sell / List Ratio	86.96%	80.00%		74.61%	36.02%	
Reported Sales Dollars	\$9,242,228	\$3,316,500	178.67%	\$68,978,318	\$40,069,850	72.15%
Average Sell Price / Unit	\$462,111	\$276,375	67.20%	\$361,143	\$320,559	12.66%
Median Sell Price	\$468,214			\$310,000		
Sell Price / List Price	99.54%	96.46%		97.45%	95.42%	
Days to Sell	68	183	-62.84%	149	93	60.22%
Active Listings	39					

## Gabriola - Comparative Activity by Property Type

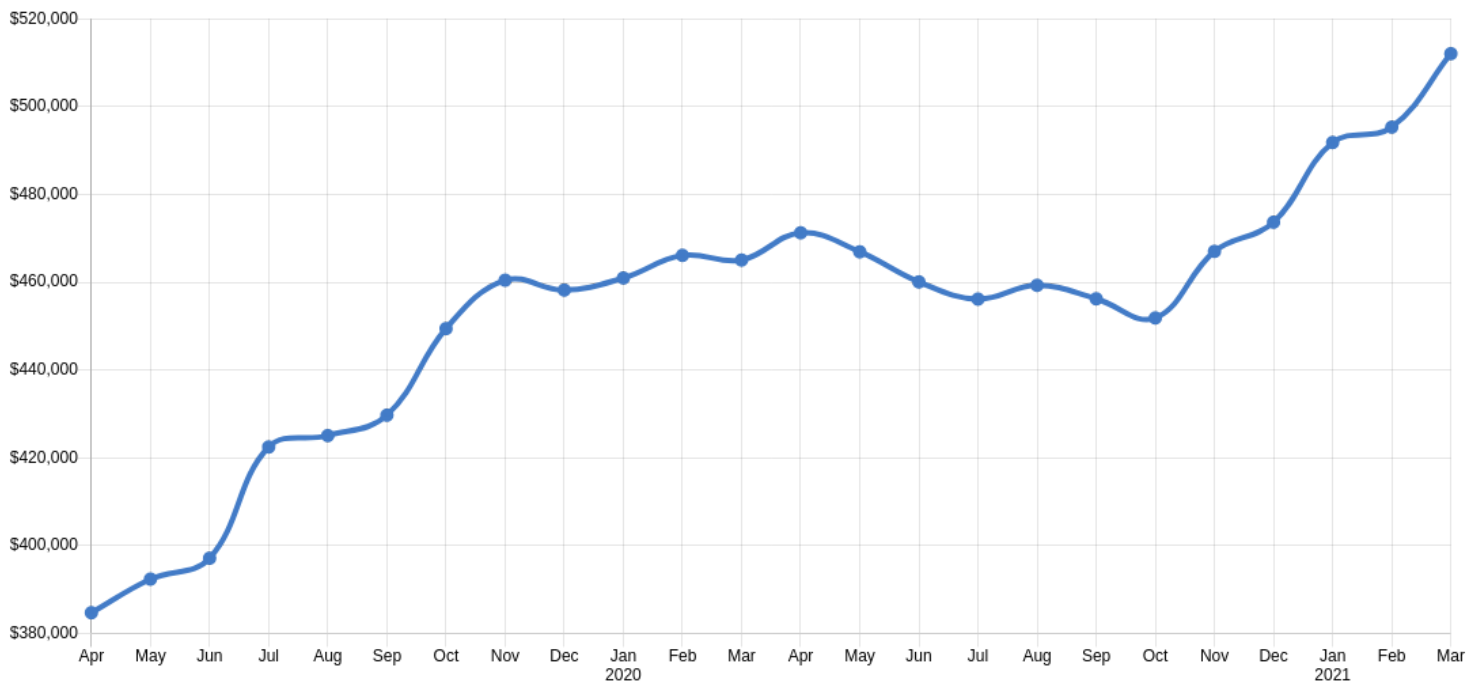
### Single Family Detached

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	4	4	0.00%	57	60	-5.00%
Units Reported Sold	5	2	150.00%	53	46	15.22%
Sell / List Ratio	125.00%	50.00%		92.98%	76.67%	
Reported Sales Dollars	\$3,316,526	\$943,150	251.64%	\$27,139,026	\$21,392,077	26.86%
Average Sell Price / Unit	\$663,305	\$471,575	40.66%	\$512,057	\$465,045	10.11%
Median Sell Price	\$620,000			\$503,000		
Sell Price / List Price	103.81%	94.13%		101.19%	98.42%	
Days to Sell	26	30	-13.33%	23	41	-43.90%
Active Listings	3					

### Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	2	7	-71.43%	45	48	-6.25%
Units Reported Sold	2	4	-50.00%	42	32	31.25%
Sell / List Ratio	100.00%	57.14%		93.33%	66.67%	
Reported Sales Dollars	\$474,000	\$777,000	-39.00%	\$11,891,801	\$7,944,100	49.69%
Average Sell Price / Unit	\$237,000	\$194,250	22.01%	\$283,138	\$248,253	14.05%
Median Sell Price	\$237,000			\$239,500		
Sell Price / List Price	98.75%	97.49%		98.71%	95.93%	
Days to Sell	26	83	-68.67%	52	50	4.00%
Active Listings	7					

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



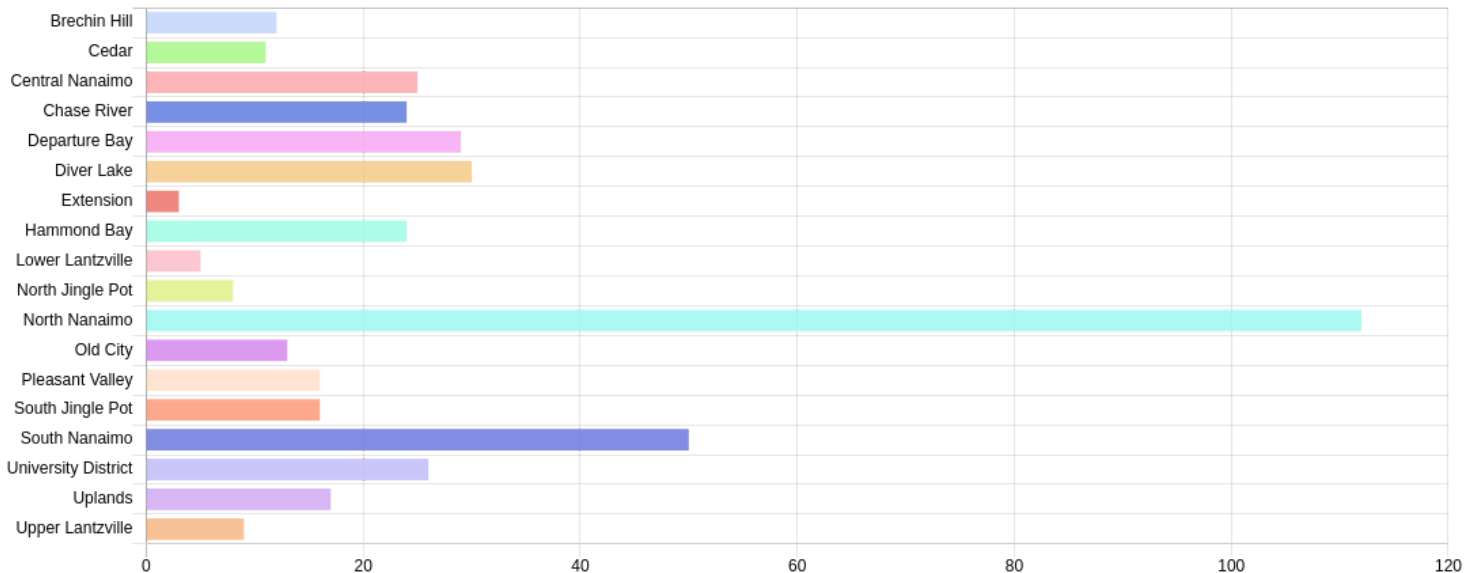
## Single Family Detached Sales Analysis

Unconditional Sales from January 1 to March 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	1	2	4	2	0	2	1	12
Cedar	0	0	0	0	0	0	0	2	5	1	1	1	1	0	11
Central Nanaimo	0	0	0	0	0	0	4	2	8	9	1	1	0	0	25
Chase River	0	0	0	0	0	0	0	0	3	11	7	3	0	0	24
Departure Bay	0	0	0	0	0	0	0	0	4	8	7	6	3	1	29
Diver Lake	0	0	0	0	0	0	0	0	4	15	10	1	0	0	30
Extension	0	0	0	0	0	0	0	0	0	2	1	0	0	0	3
Hammond Bay	0	0	0	0	0	0	0	0	0	4	4	8	3	5	24
Lower Lantzville	0	0	0	0	0	0	0	0	0	0	3	1	0	1	5
North Jingle Pot	0	0	0	0	0	0	0	0	0	2	0	2	3	1	8
North Nanaimo	0	0	0	0	0	0	0	4	1	12	28	25	21	21	112
Old City	0	0	0	0	0	0	2	2	6	1	2	0	0	0	13
Pleasant Valley	0	0	0	0	0	0	0	0	1	3	5	4	3	0	16
South Jingle Pot	0	0	0	0	1	0	0	0	4	3	3	3	2	0	16
South Nanaimo	0	0	0	0	1	4	6	7	8	9	10	4	1	0	50
University District	0	0	0	0	0	0	1	1	10	4	7	1	1	1	26
Uplands	0	0	0	0	0	0	0	1	4	6	3	1	1	1	17
Upper Lantzville	0	0	0	0	0	0	2	0	2	0	1	2	0	2	9
<b>Totals</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>4</b>	<b>15</b>	<b>20</b>	<b>62</b>	<b>94</b>	<b>95</b>	<b>63</b>	<b>41</b>	<b>34</b>	<b>430</b>

## Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to March 31, 2021



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