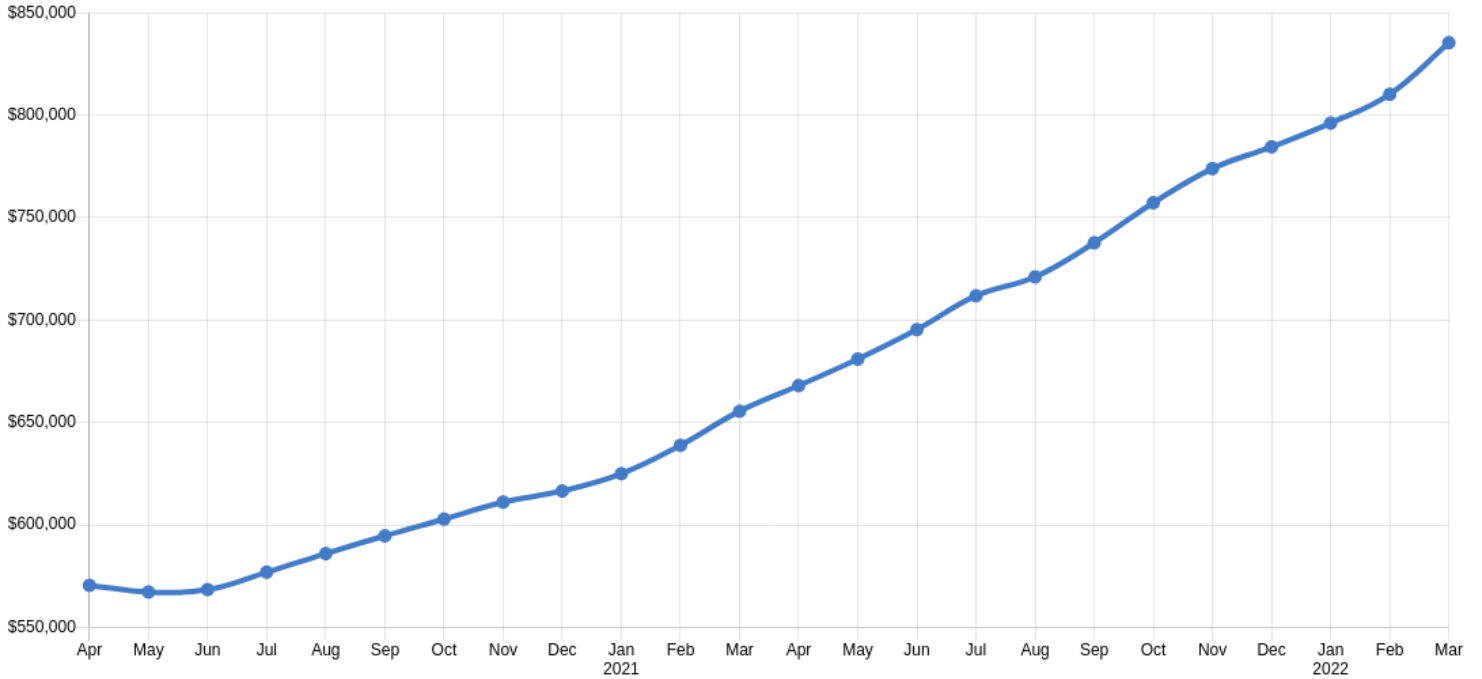


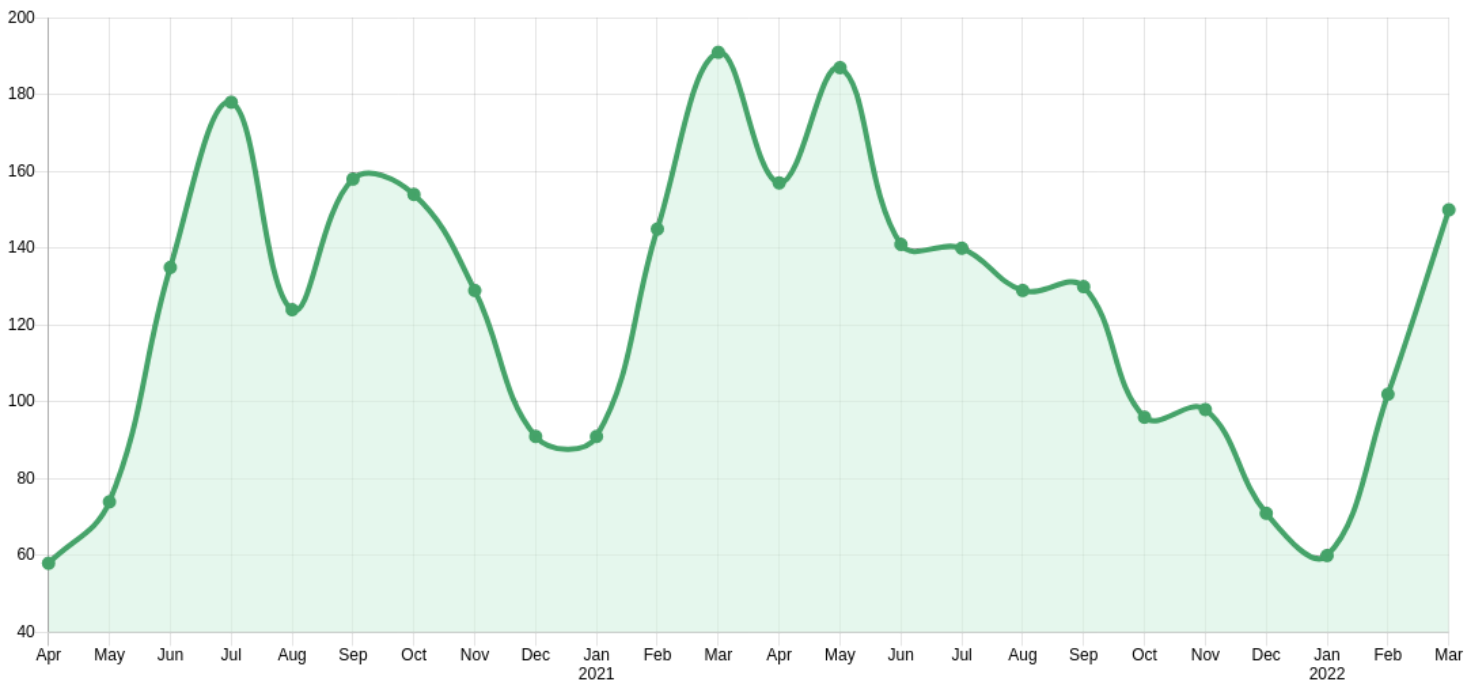


Cumulative Residential Average Single Family Detached Sale Price



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	265	267	-0.75%	1,802	1,921	-6.19%
Units Reported Sold	150	191	-21.47%	1,461	1,528	-4.38%
Sell / List Ratio	56.60%	71.54%		81.08%	79.54%	
Reported Sales Dollars	\$145,644,158	\$142,076,968	2.51%	\$1,220,510,711	\$1,001,614,756	21.85%
Average Sell Price / Unit	\$970,961	\$743,858	30.53%	\$835,394	\$655,507	27.44%
Median Sell Price	\$919,000			\$800,000		
Sell Price / List Price	105.87%	104.46%		104.43%	100.67%	
Days to Sell	12	14	-14.29%	19	29	-34.48%
Active Listings	174	158				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	63	50	26.00%	510	509	0.20%
Units Reported Sold	37	38	-2.63%	446	418	6.70%
Sell / List Ratio	58.73%	76.00%		87.45%	82.12%	
Reported Sales Dollars	\$17,360,600	\$14,575,000	19.11%	\$188,797,703	\$138,653,737	36.16%
Average Sell Price / Unit	\$469,205	\$383,553	22.33%	\$423,313	\$331,708	27.62%
Median Sell Price	\$435,000			\$400,000		
Sell Price / List Price	103.62%	100.40%		102.35%	99.01%	
Days to Sell	15	155	-90.32%	24	89	-73.03%
Active Listings	50	55				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	60	43	39.53%	364	382	-4.71%
Units Reported Sold	34	47	-27.66%	296	316	-6.33%
Sell / List Ratio	56.67%	109.30%		81.32%	82.72%	
Reported Sales Dollars	\$21,128,150	\$22,632,287	-6.65%	\$161,780,693	\$136,505,501	18.52%
Average Sell Price / Unit	\$621,416	\$481,538	29.05%	\$546,556	\$431,979	26.52%
Median Sell Price	\$605,000			\$530,000		
Sell Price / List Price	104.40%	103.24%		104.14%	100.30%	
Days to Sell	14	30	-53.33%	19	41	-53.66%
Active Listings	41	20				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	30	23	30.43%	238	256	-7.03%
Units Reported Sold	13	20	-35.00%	104	191	-45.55%
Sell / List Ratio	43.33%	86.96%		43.70%	74.61%	
Reported Sales Dollars	\$9,542,900	\$9,242,228	3.25%	\$73,685,361	\$68,975,818	6.83%
Average Sell Price / Unit	\$734,069	\$462,111	58.85%	\$708,513	\$361,130	96.19%
Median Sell Price	\$519,000			\$501,500		
Sell Price / List Price	102.64%	99.54%		98.89%	97.44%	
Days to Sell	67	68	-1.47%	64	149	-57.05%
Active Listings	39	39				

Gabriola - Comparative Activity by Property Type

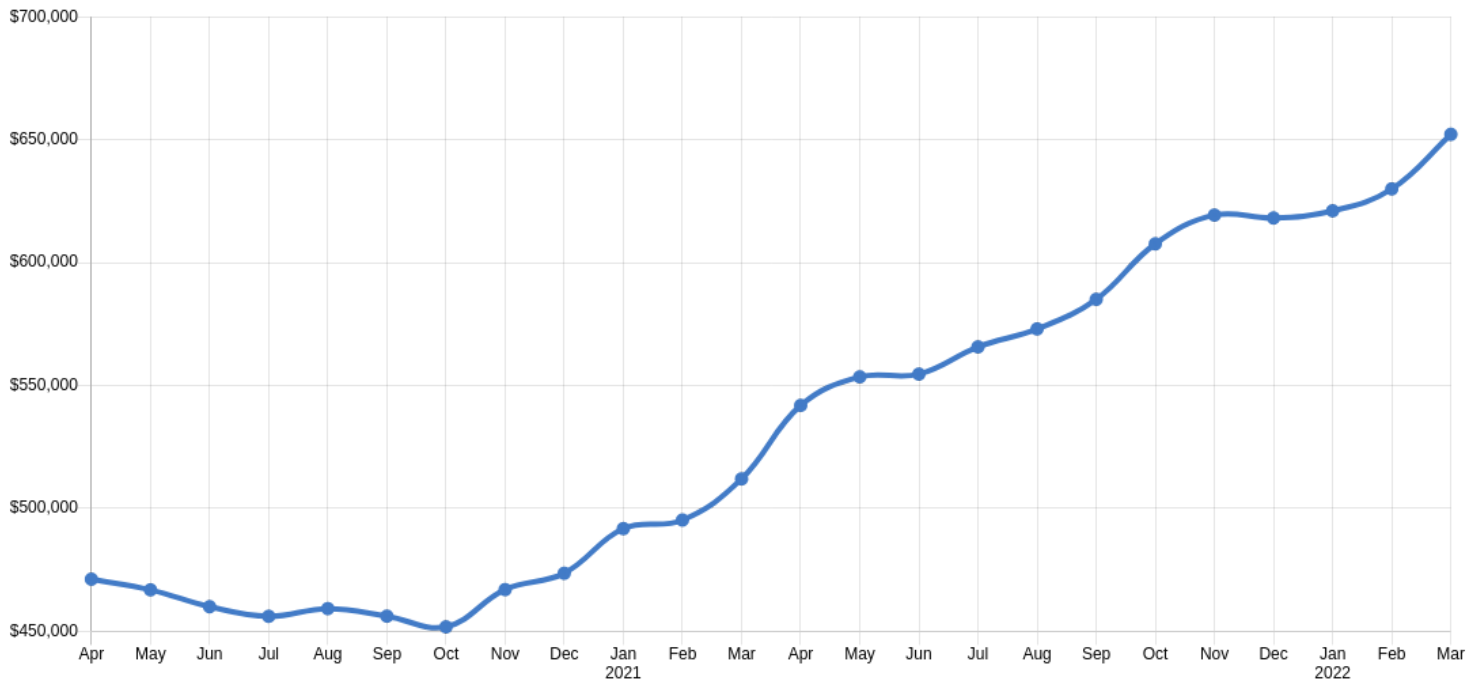
Single Family Detached

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	9	4	125.00%	77	57	35.09%
Units Reported Sold	10	5	100.00%	70	53	32.08%
Sell / List Ratio	111.11%	125.00%		90.91%	92.98%	
Reported Sales Dollars	\$8,020,500	\$3,316,526	141.83%	\$45,653,616	\$27,139,026	68.22%
Average Sell Price / Unit	\$802,050	\$663,305	20.92%	\$652,195	\$512,057	27.37%
Median Sell Price	\$701,250			\$620,000		
Sell Price / List Price	106.60%	103.81%		105.18%	101.19%	
Days to Sell	13	26	-50.00%	16	23	-30.43%
Active Listings	4	3				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	3	2	50.00%	58	45	28.89%
Units Reported Sold	6	2	200.00%	45	42	7.14%
Sell / List Ratio	200.00%	100.00%		77.59%	93.33%	
Reported Sales Dollars	\$3,004,000	\$474,000	533.76%	\$19,659,025	\$11,891,801	65.32%
Average Sell Price / Unit	\$500,667	\$237,000	111.25%	\$436,867	\$283,138	54.29%
Median Sell Price	\$477,500			\$401,000		
Sell Price / List Price	107.64%	98.75%		102.76%	98.71%	
Days to Sell	16	26	-38.46%	27	52	-48.08%
Active Listings	9	7				

Gabriola - Cumulative Residential Average Single Family Detached Sale Price



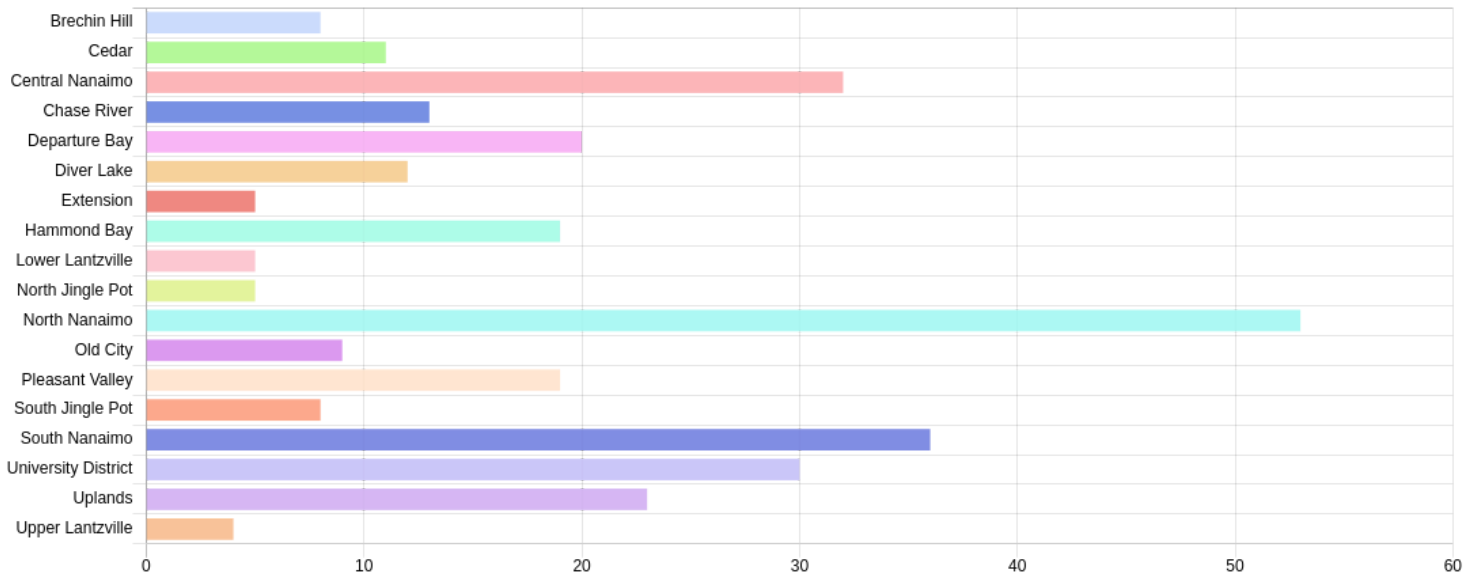
Single Family Detached Sales Analysis

Unconditional Sales from January 1 to March 31, 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	0	0	3	2	0	0	2	1	8
Cedar	0	0	0	0	0	0	0	0	0	0	1	4	2	4	11
Central Nanaimo	0	0	0	0	0	0	0	1	0	6	10	9	4	2	32
Chase River	0	0	0	0	0	0	0	0	0	0	2	5	2	4	13
Departure Bay	0	0	0	0	0	0	0	0	0	1	3	4	4	8	20
Diver Lake	0	0	0	0	0	0	0	0	0	3	1	5	2	1	12
Extension	0	0	0	0	0	0	0	0	2	1	1	0	0	1	5
Hammond Bay	0	0	0	0	0	0	0	0	1	0	1	2	0	15	19
Lower Lantzville	0	0	0	0	0	0	0	0	0	0	0	1	2	2	5
North Jingle Pot	0	0	0	0	0	0	0	0	0	0	0	1	1	3	5
North Nanaimo	0	0	0	0	0	0	0	0	0	1	0	5	10	37	53
Old City	0	0	0	0	0	0	0	0	1	6	1	1	0	0	9
Pleasant Valley	0	0	0	0	0	0	0	0	0	1	1	7	5	5	19
South Jingle Pot	0	0	0	0	0	1	1	0	0	0	0	2	1	3	8
South Nanaimo	0	0	0	0	0	0	0	1	4	6	7	12	3	3	36
University District	0	0	0	0	0	0	0	0	2	4	1	7	2	14	30
Uplands	0	0	0	0	0	0	0	0	1	1	6	6	5	4	23
Upper Lantzville	0	0	0	0	0	0	0	0	0	0	0	0	0	4	4
Totals	0	0	0	0	0	1	1	2	14	32	35	71	45	111	312

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to March 31, 2022



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