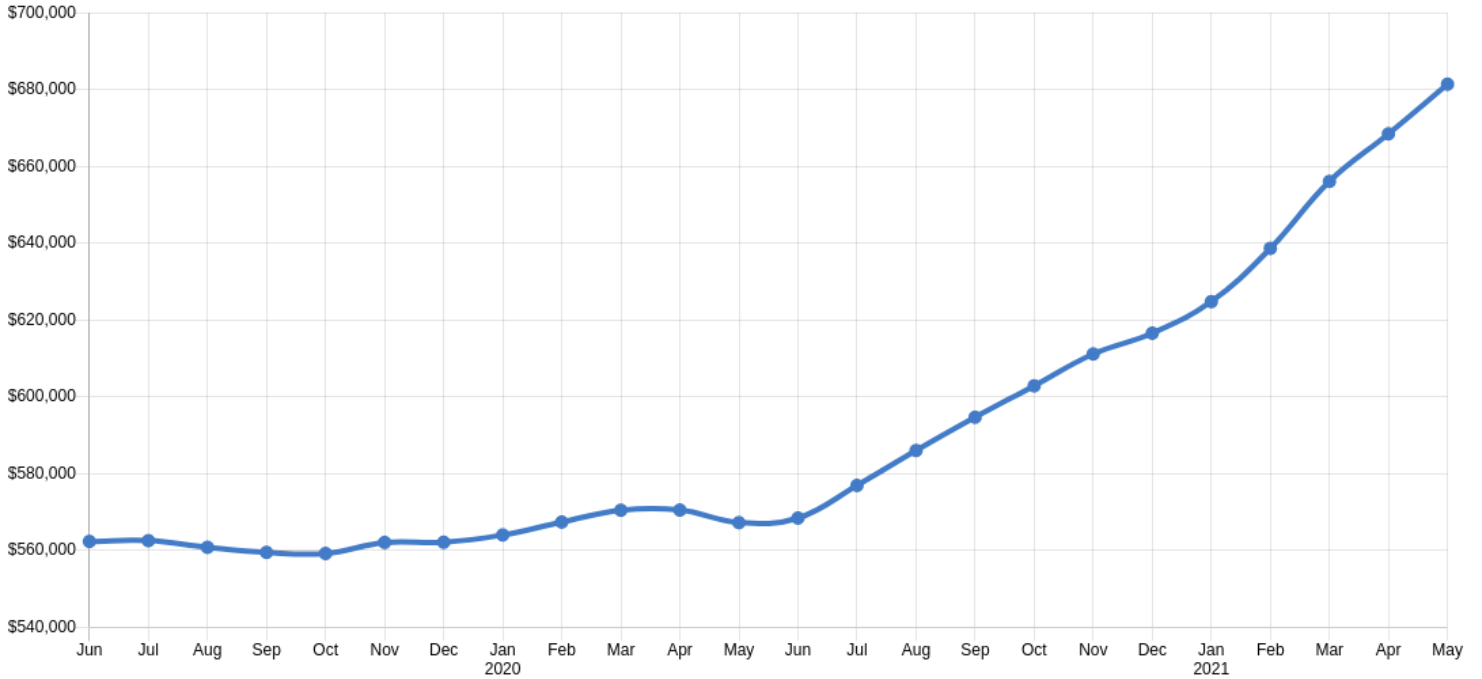


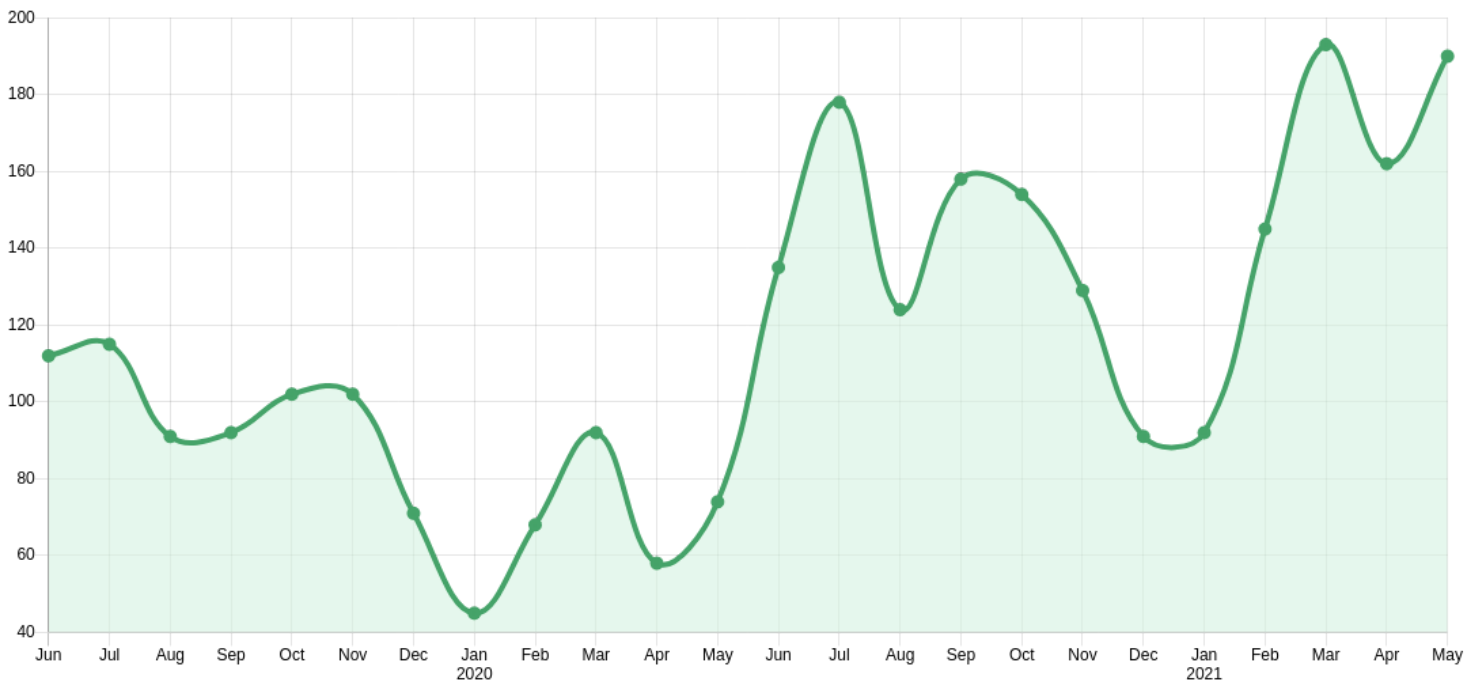


Cumulative Residential Average Single Family Detached Sale Price



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	208	167	24.55%	2,092	1,798	16.35%
Units Reported Sold	190	74	156.76%	1,751	1,022	71.33%
Sell / List Ratio	91.35%	44.31%		83.70%	56.84%	
Reported Sales Dollars	\$142,892,571	\$42,722,900	234.46%	\$1,193,156,868	\$579,763,773	105.80%
Average Sell Price / Unit	\$752,066	\$577,336	30.26%	\$681,415	\$567,284	20.12%
Median Sell Price	\$715,000			\$650,000		
Sell Price / List Price	102.88%	98.62%		101.42%	98.23%	
Days to Sell	18	28	-35.71%	27	34	-20.59%
Active Listings	186					

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	50	45	11.11%	551	497	10.87%
Units Reported Sold	50	23	117.39%	483	252	91.67%
Sell / List Ratio	100.00%	51.11%		87.66%	50.70%	
Reported Sales Dollars	\$18,748,723	\$6,707,250	179.53%	\$165,798,535	\$79,283,520	109.12%
Average Sell Price / Unit	\$374,974	\$291,620	28.58%	\$343,268	\$314,617	9.11%
Median Sell Price	\$340,000			\$320,000		
Sell Price / List Price	100.96%	97.70%		99.52%	97.85%	
Days to Sell	32	50	-36.00%	80	39	105.13%
Active Listings	49					

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	35	34	2.94%	391	377	3.71%
Units Reported Sold	21	18	16.67%	333	254	31.10%
Sell / List Ratio	60.00%	52.94%		85.17%	67.37%	
Reported Sales Dollars	\$10,004,450	\$6,915,495	44.67%	\$145,665,737	\$102,300,575	42.39%
Average Sell Price / Unit	\$476,402	\$384,194	24.00%	\$437,435	\$402,758	8.61%
Median Sell Price	\$473,800			\$422,500		
Sell Price / List Price	103.92%	98.72%		100.86%	99.47%	
Days to Sell	11	25	-56.00%	39	31	25.81%
Active Listings	35					

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	36	36	0.00%	266	306	-13.07%
Units Reported Sold	13	2	550.00%	208	106	96.23%
Sell / List Ratio	36.11%	5.56%		78.20%	34.64%	
Reported Sales Dollars	\$7,438,000	\$697,500	966.38%	\$78,944,718	\$32,834,800	140.43%
Average Sell Price / Unit	\$572,154	\$348,750	64.06%	\$379,542	\$309,762	22.53%
Median Sell Price	\$480,000			\$329,950		
Sell Price / List Price	98.15%	94.27%		97.61%	94.90%	
Days to Sell	24	155	-84.52%	140	94	48.94%
Active Listings	66					

Gabriola - Comparative Activity by Property Type

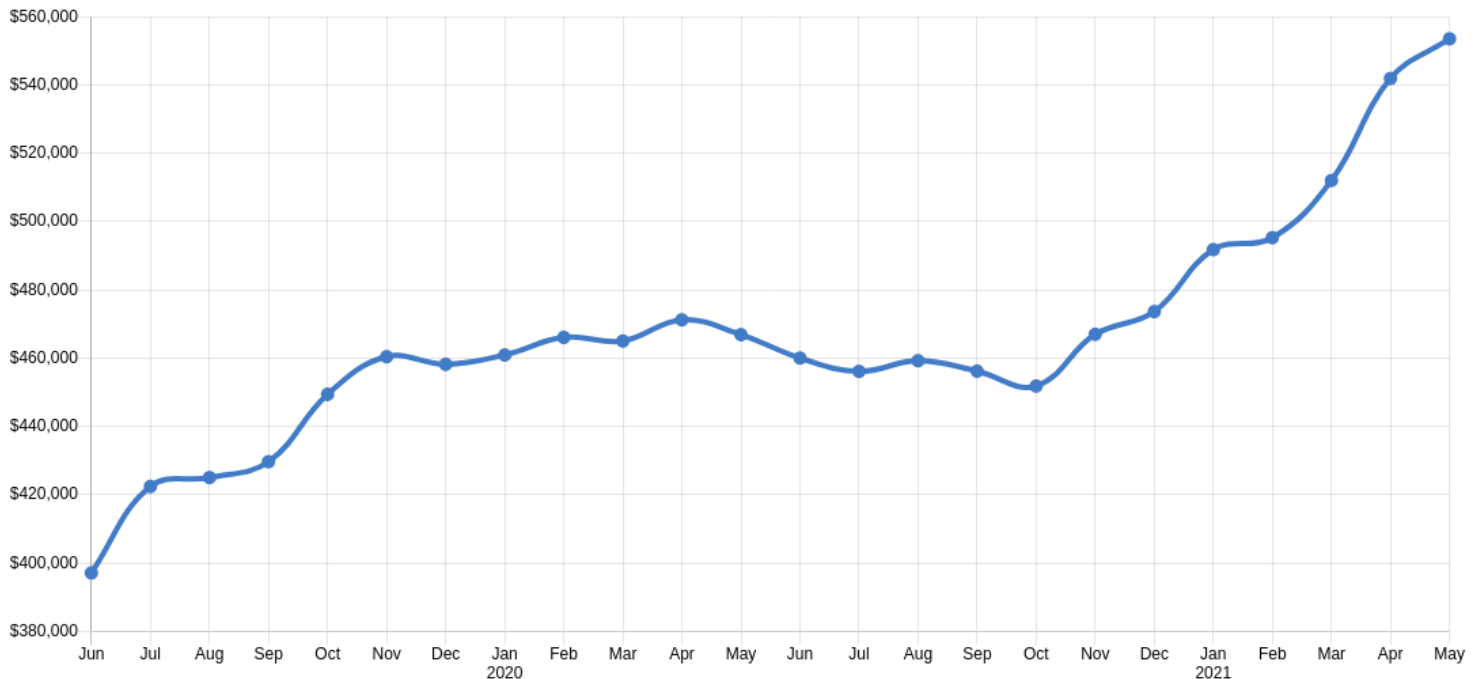
Single Family Detached

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	6	6	0.00%	61	55	10.91%
Units Reported Sold	5	5	0.00%	61	47	29.79%
Sell / List Ratio	83.33%	83.33%		100.00%	85.45%	
Reported Sales Dollars	\$2,921,500	\$2,213,000	32.02%	\$33,766,526	\$21,945,050	53.87%
Average Sell Price / Unit	\$584,300	\$442,600	32.02%	\$553,550	\$466,916	18.55%
Median Sell Price	\$534,000			\$548,000		
Sell Price / List Price	102.76%	99.55%		102.27%	98.27%	
Days to Sell	20	7	185.71%	23	42	-45.24%
Active Listings	2					

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	6	3	100.00%	55	39	41.03%
Units Reported Sold	9	0		57	24	137.50%
Sell / List Ratio	150.00%	0.00%		103.64%	61.54%	
Reported Sales Dollars	\$4,050,625	\$0		\$18,173,426	\$6,289,700	188.94%
Average Sell Price / Unit	\$450,069			\$318,832	\$262,071	21.66%
Median Sell Price	\$445,000			\$269,000		
Sell Price / List Price	101.60%			99.50%	95.55%	
Days to Sell	26			49	59	-16.95%
Active Listings	5					

Gabriola - Cumulative Residential Average Single Family Detached Sale Price



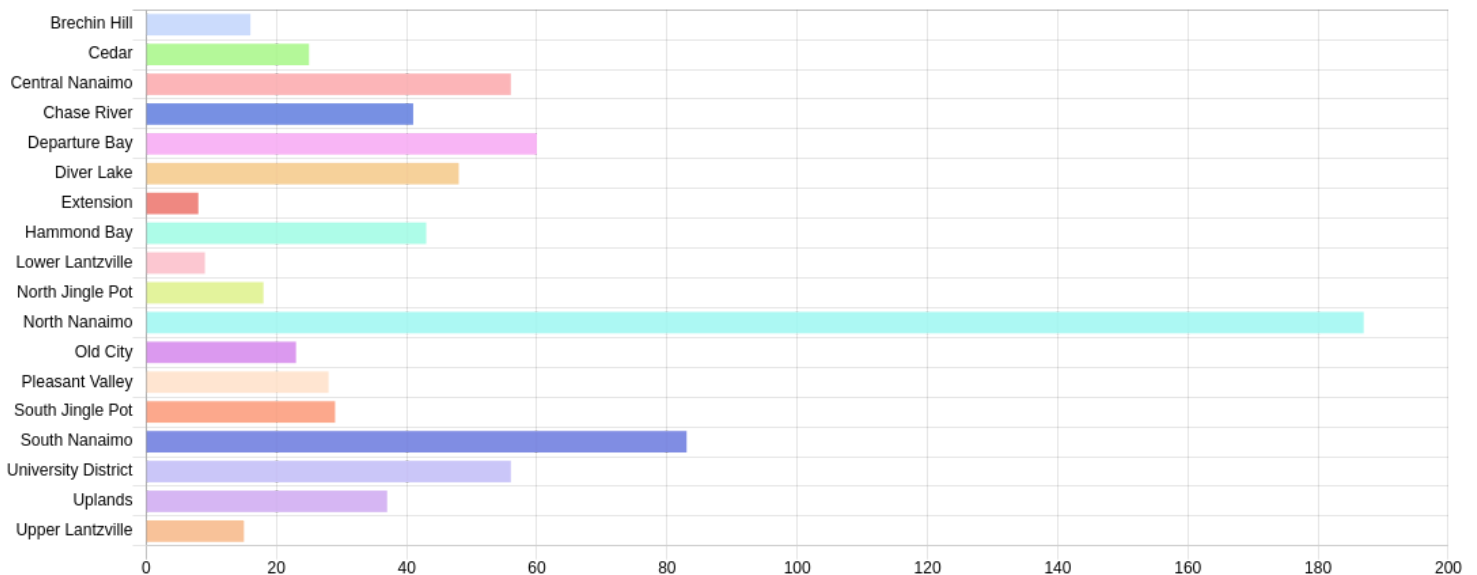
Single Family Detached Sales Analysis

Unconditional Sales from January 1 to May 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	3	5	3	1	2	1	16
Cedar	0	0	0	0	0	1	0	2	7	3	5	4	2	1	25
Central Nanaimo	0	0	0	0	0	0	6	7	20	17	4	2	0	0	56
Chase River	0	0	0	0	0	0	0	0	4	18	11	7	1	0	41
Departure Bay	0	0	0	0	0	0	0	0	10	17	14	11	4	4	60
Diver Lake	0	0	0	0	0	0	0	0	7	22	16	2	0	1	48
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	11	6	12	43
Lower Lantzville	0	0	0	0	0	0	0	0	1	1	3	1	1	2	9
North Jingle Pot	0	0	0	0	0	0	0	0	0	2	0	7	7	2	18
North Nanaimo	0	0	0	0	0	0	0	4	3	21	41	47	30	41	187
Old City	0	0	0	0	0	0	3	5	10	2	2	0	0	1	23
Pleasant Valley	0	0	0	0	0	0	0	1	3	6	10	5	3	0	28
South Jingle Pot	0	0	0	0	3	0	0	0	5	5	5	8	3	0	29
South Nanaimo	0	0	0	0	1	7	8	10	16	18	15	7	1	0	83
University District	0	0	0	0	0	0	2	4	14	11	15	5	4	1	56
Uplands	0	0	0	0	0	0	0	1	7	17	7	1	2	2	37
Upper Lantzville	0	1	0	0	0	0	2	0	2	1	2	3	1	3	15
Totals	0	1	0	0	4	8	22	35	115	175	162	122	67	71	782

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to May 31, 2021



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