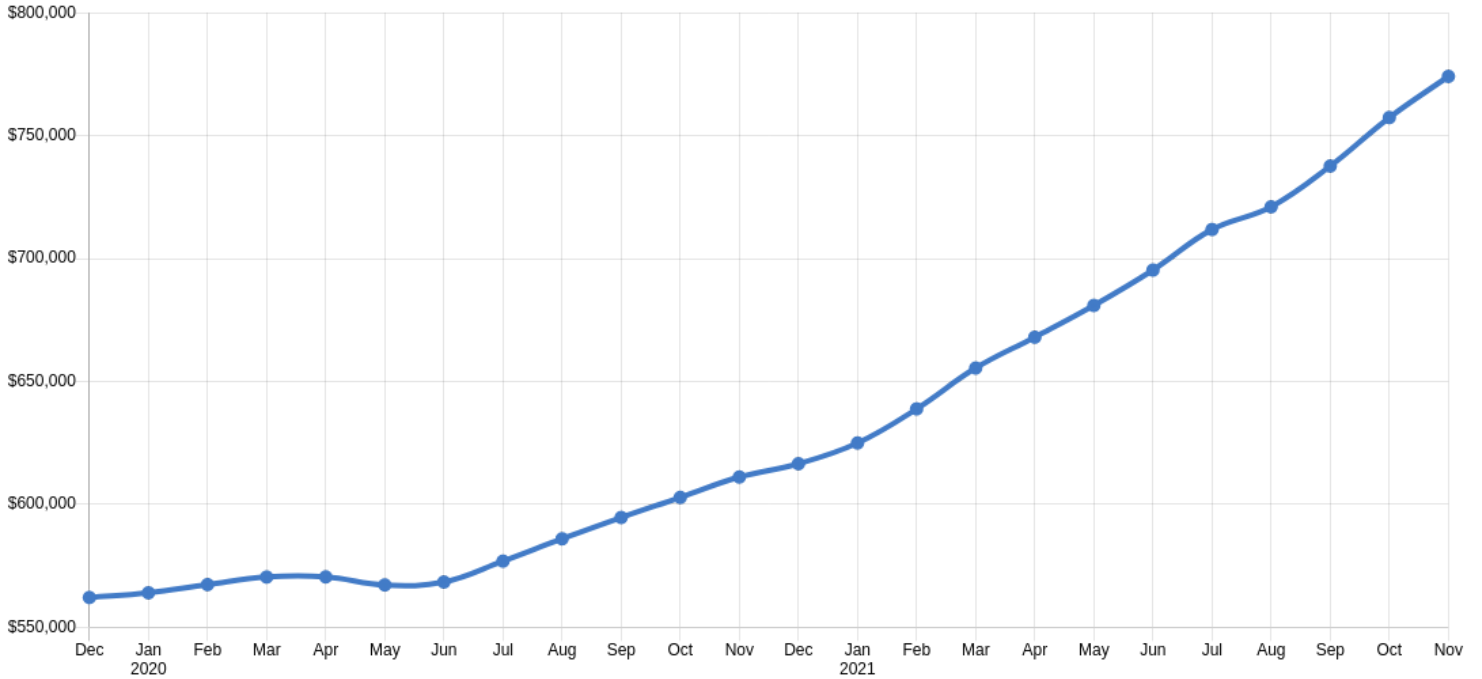


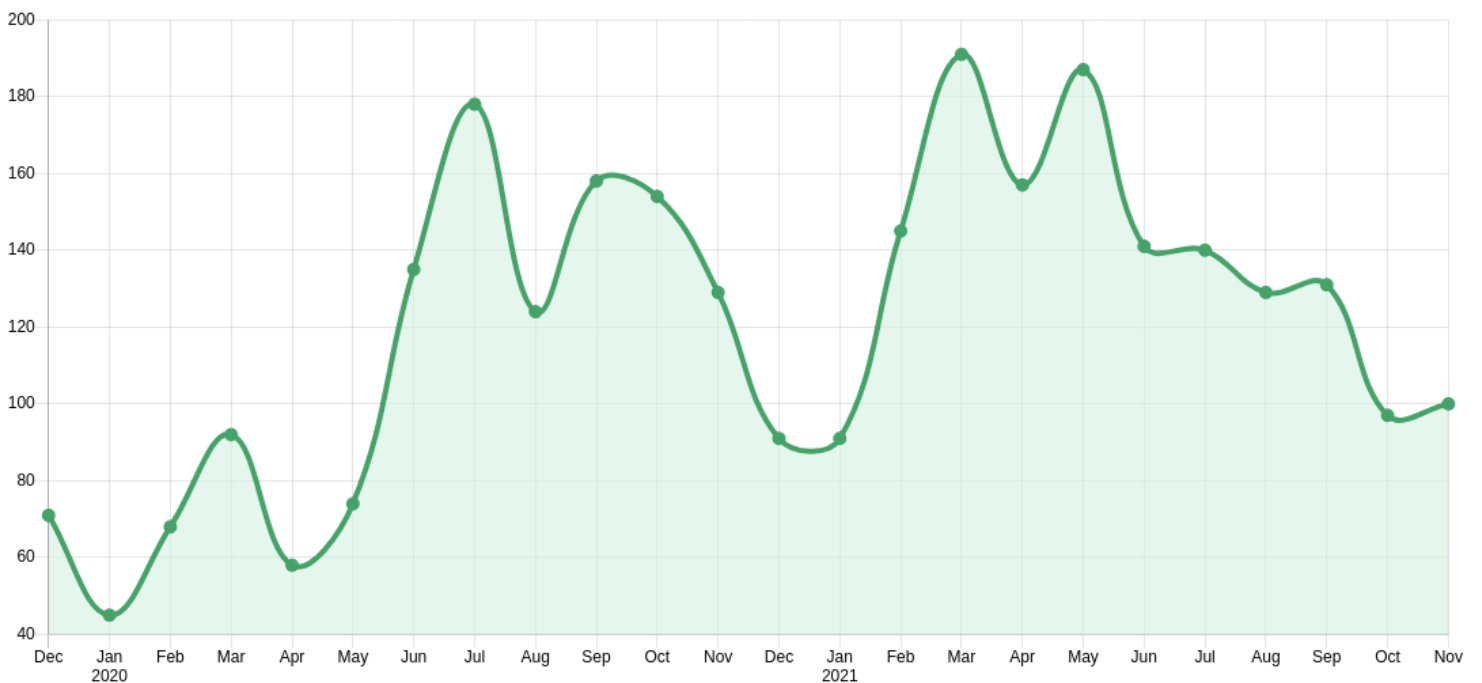


Cumulative Residential Average Single Family Detached Sale Price



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	91	101	-9.90%	1,882	1,790	5.14%
Units Reported Sold	100	129	-22.48%	1,600	1,286	24.42%
Sell / List Ratio	109.89%	127.72%		85.02%	71.84%	
Reported Sales Dollars	\$88,927,159	\$84,096,417	5.74%	\$1,238,609,589	\$785,978,551	57.59%
Average Sell Price / Unit	\$889,272	\$651,910	36.41%	\$774,131	\$611,181	26.66%
Median Sell Price	\$840,000			\$740,000		
Sell Price / List Price	107.09%	99.96%		103.52%	98.97%	
Days to Sell	19	33	-42.42%	20	35	-42.86%
Active Listings	84	144				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	33	53	-37.74%	481	490	-1.84%
Units Reported Sold	38	38	0.00%	491	317	54.89%
Sell / List Ratio	115.15%	71.70%		102.08%	64.69%	
Reported Sales Dollars	\$18,031,811	\$12,021,500	50.00%	\$190,277,750	\$100,544,160	89.25%
Average Sell Price / Unit	\$474,521	\$316,355	50.00%	\$387,531	\$317,174	22.18%
Median Sell Price	\$422,500			\$360,000		
Sell Price / List Price	103.95%	98.37%		100.93%	98.27%	
Days to Sell	19	46	-58.70%	62	58	6.90%
Active Listings	19	130				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	15	22	-31.82%	332	397	-16.37%
Units Reported Sold	38	27	40.74%	326	273	19.41%
Sell / List Ratio	253.33%	122.73%		98.19%	68.77%	
Reported Sales Dollars	\$21,647,708	\$12,034,540	79.88%	\$160,151,568	\$113,926,002	40.58%
Average Sell Price / Unit	\$569,677	\$445,724	27.81%	\$491,262	\$417,311	17.72%
Median Sell Price	\$609,000			\$475,050		
Sell Price / List Price	102.89%	98.98%		102.39%	99.38%	
Days to Sell	13	48	-72.92%	30	35	-14.29%
Active Listings	8	55				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	14	42	-66.67%	241	266	-9.40%
Units Reported Sold	15	32	-53.12%	129	171	-24.56%
Sell / List Ratio	107.14%	76.19%		53.53%	64.29%	
Reported Sales Dollars	\$7,693,000	\$8,822,000	-12.80%	\$68,352,218	\$54,587,350	25.22%
Average Sell Price / Unit	\$512,867	\$275,688	86.03%	\$529,862	\$319,224	65.98%
Median Sell Price	\$475,000			\$455,000		
Sell Price / List Price	97.70%	98.64%		97.90%	96.56%	
Days to Sell	109	119	-8.40%	77	162	-52.47%
Active Listings	48	71				

Gabriola - Comparative Activity by Property Type

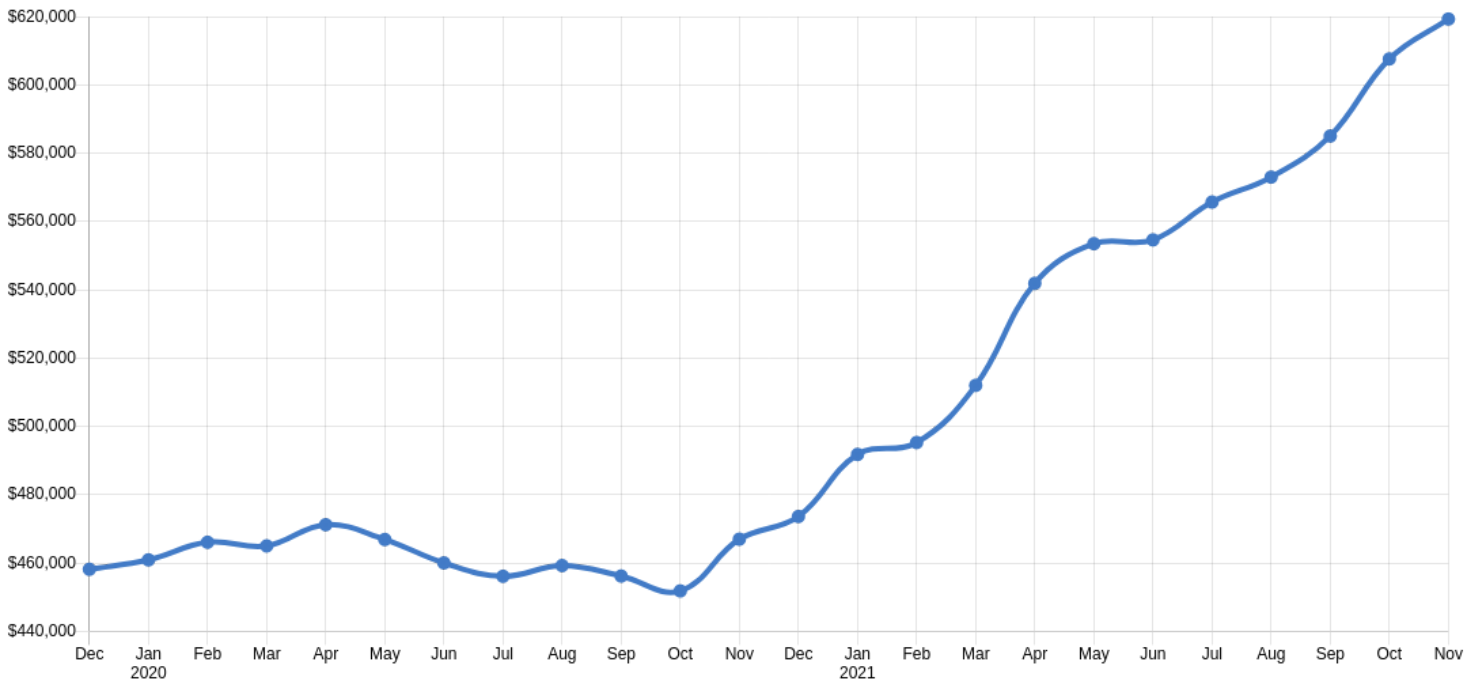
Single Family Detached

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	6	9	-33.33%	70	53	32.08%
Units Reported Sold	5	6	-16.67%	69	45	53.33%
Sell / List Ratio	83.33%	66.67%		98.57%	84.91%	
Reported Sales Dollars	\$3,762,700	\$3,564,000	5.58%	\$42,734,542	\$21,015,750	103.35%
Average Sell Price / Unit	\$752,540	\$594,000	26.69%	\$619,341	\$467,017	32.62%
Median Sell Price	\$764,000			\$595,000		
Sell Price / List Price	103.40%	102.80%		104.09%	99.42%	
Days to Sell	18	7	157.14%	19	28	-32.14%
Active Listings	2	5				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	1	4	-75.00%	56	46	21.74%
Units Reported Sold	2	6	-66.67%	46	35	31.43%
Sell / List Ratio	200.00%	150.00%		82.14%	76.09%	
Reported Sales Dollars	\$1,899,900	\$1,779,001	6.80%	\$18,930,725	\$8,183,101	131.34%
Average Sell Price / Unit	\$949,950	\$296,500	220.39%	\$411,538	\$233,803	76.02%
Median Sell Price	\$949,950			\$355,500		
Sell Price / List Price	95.00%	101.14%		100.76%	98.33%	
Days to Sell	47	22	113.64%	32	63	-49.21%
Active Listings	7	11				

Gabriola - Cumulative Residential Average Single Family Detached Sale Price



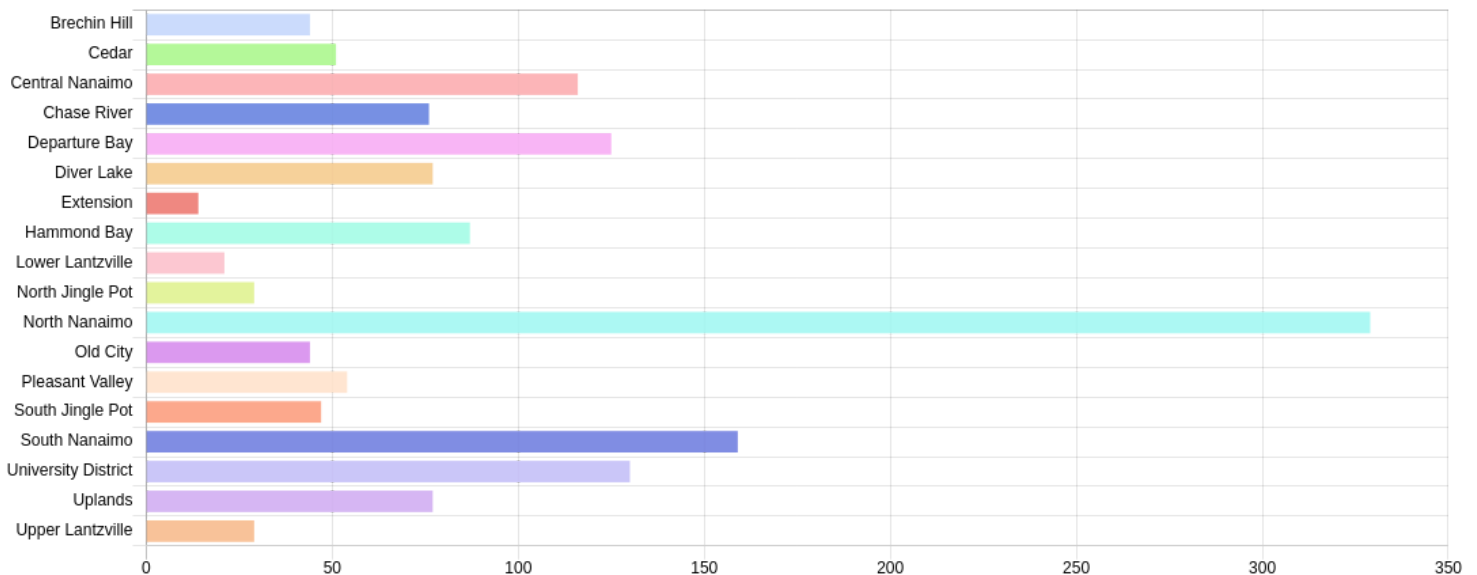
Single Family Detached Sales Analysis

Unconditional Sales from January 1 to November 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	2	9	9	9	7	5	2	44
Cedar	0	0	0	0	0	2	0	3	10	9	11	10	3	3	51
Central Nanaimo	0	0	0	0	0	0	9	10	37	38	12	8	1	1	116
Chase River	0	0	0	0	0	0	0	0	4	29	23	16	3	1	76
Departure Bay	0	0	0	0	0	0	0	0	14	25	27	27	15	17	125
Diver Lake	0	0	0	0	0	0	0	0	11	31	23	8	2	2	77
Extension	0	0	0	0	0	0	1	1	2	5	4	0	1	0	14
Hammond Bay	0	0	0	0	0	0	0	0	4	7	11	19	12	34	87
Lower Lantzville	0	0	0	0	0	0	0	0	1	3	7	1	4	5	21
North Jingle Pot	0	0	0	0	0	0	0	0	0	4	0	9	11	5	29
North Nanaimo	0	0	0	0	0	0	0	4	6	29	71	73	56	90	329
Old City	0	0	0	0	0	1	3	8	17	7	5	1	1	1	44
Pleasant Valley	0	0	0	0	0	0	1	1	4	13	13	15	6	1	54
South Jingle Pot	0	0	0	0	3	0	0	0	7	8	7	15	6	1	47
South Nanaimo	0	0	0	0	2	10	11	17	27	40	26	18	5	3	159
University District	0	0	0	0	0	1	3	9	25	25	25	17	17	8	130
Uplands	0	0	0	0	0	0	0	1	14	32	18	6	2	4	77
Upper Lantzville	0	1	0	0	0	0	2	0	2	3	3	4	3	11	29
Totals	0	1	0	0	5	14	31	56	194	317	295	254	153	189	1509

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to November 30, 2021



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