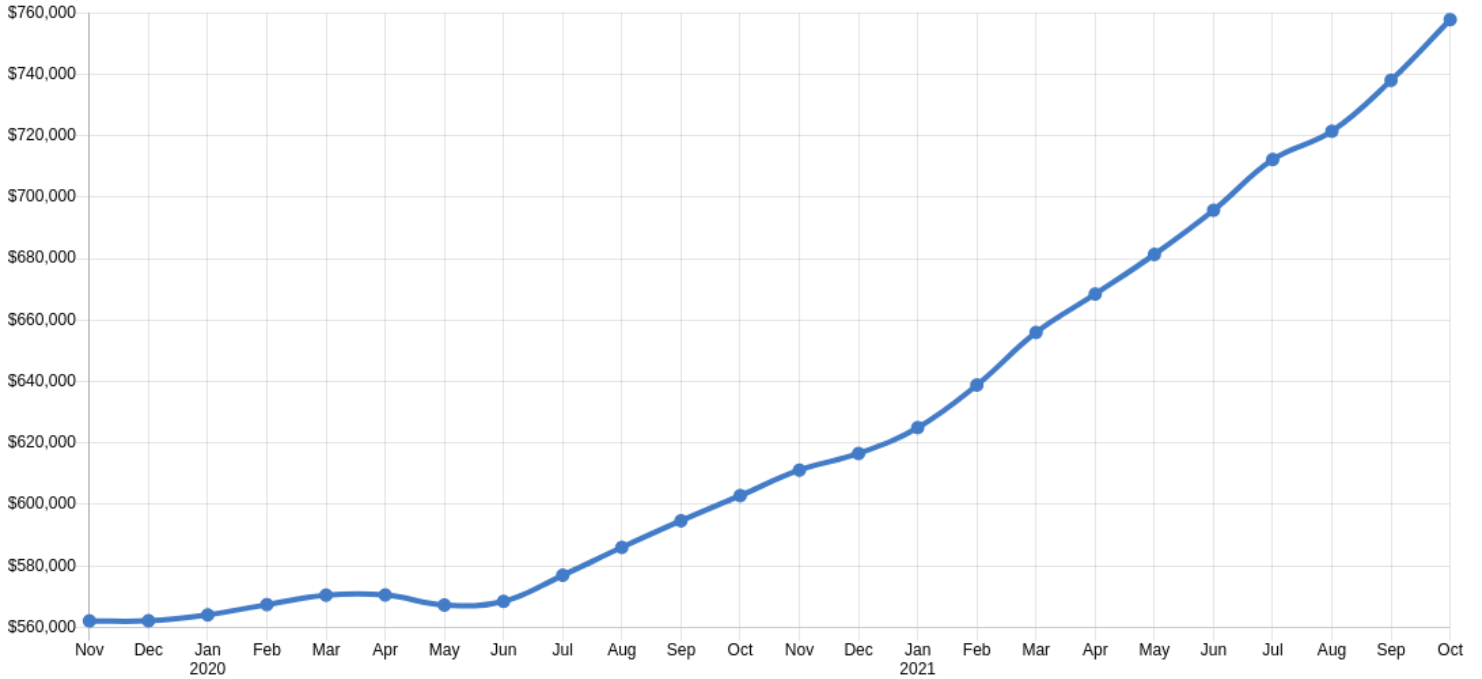


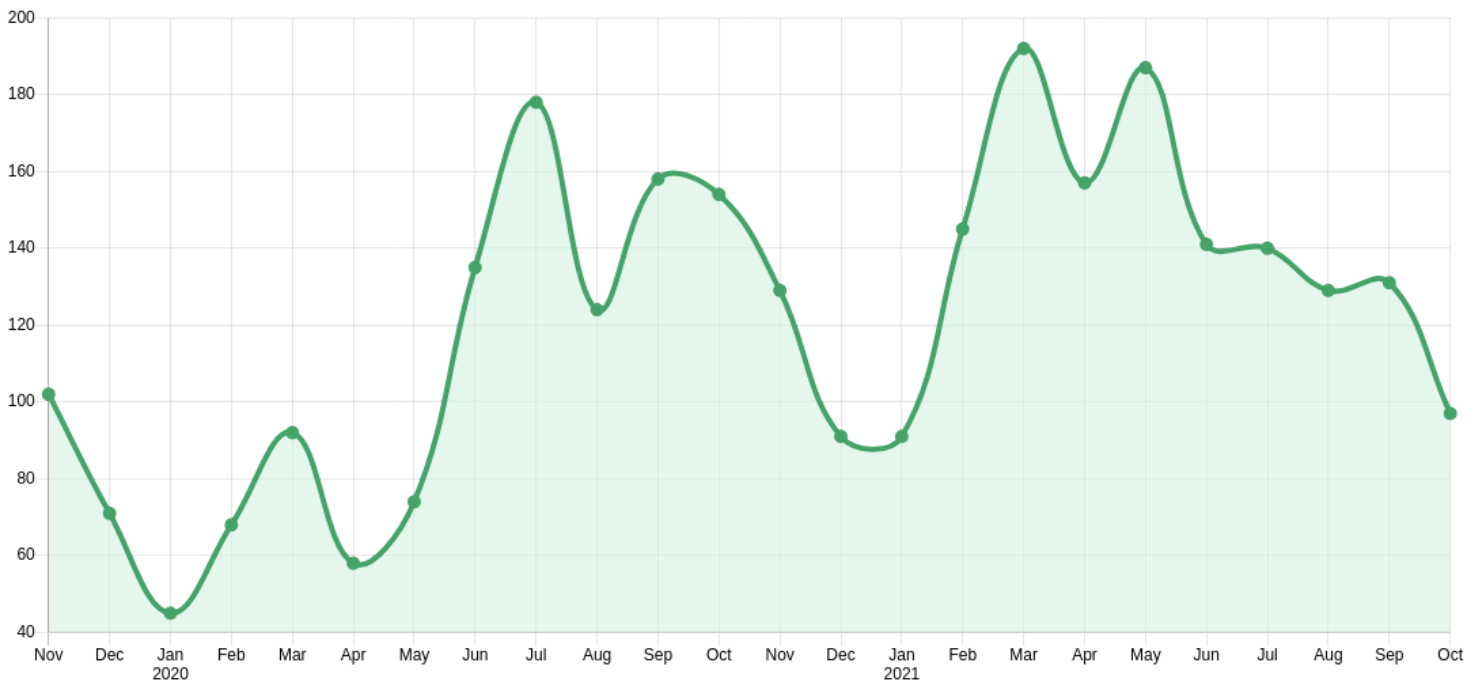


Cumulative Residential Average Single Family Detached Sale Price



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	117	160	-26.88%	1,892	1,789	5.76%
Units Reported Sold	97	154	-37.01%	1,630	1,259	29.47%
Sell / List Ratio	82.91%	96.25%		86.15%	70.37%	
Reported Sales Dollars	\$87,213,432	\$97,110,885	-10.19%	\$1,235,158,847	\$759,035,424	62.73%
Average Sell Price / Unit	\$899,108	\$630,590	42.58%	\$757,766	\$602,888	25.69%
Median Sell Price	\$847,000			\$722,000		
Sell Price / List Price	104.34%	99.22%		103.03%	98.78%	
Days to Sell	22	29	-24.14%	21	35	-40.00%
Active Listings	101	210				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	22	47	-53.19%	501	477	5.03%
Units Reported Sold	31	38	-18.42%	492	306	60.78%
Sell / List Ratio	140.91%	80.85%		98.20%	64.15%	
Reported Sales Dollars	\$13,826,688	\$12,481,620	10.78%	\$184,634,439	\$96,630,760	91.07%
Average Sell Price / Unit	\$446,022	\$328,464	35.79%	\$375,273	\$315,787	18.84%
Median Sell Price	\$430,000			\$345,450		
Sell Price / List Price	100.98%	98.64%		100.47%	98.22%	
Days to Sell	31	69	-55.07%	64	58	10.34%
Active Listings	28	128				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	43	37	16.22%	339	391	-13.30%
Units Reported Sold	27	41	-34.15%	317	262	20.99%
Sell / List Ratio	62.79%	110.81%		93.51%	67.01%	
Reported Sales Dollars	\$15,273,300	\$17,079,185	-10.57%	\$151,782,188	\$107,673,757	40.96%
Average Sell Price / Unit	\$565,678	\$416,565	35.80%	\$478,808	\$410,969	16.51%
Median Sell Price	\$525,000			\$460,000		
Sell Price / List Price	103.30%	99.53%		102.05%	99.46%	
Days to Sell	22	38	-42.11%	33	33	0.00%
Active Listings	33	68				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	12	15	-20.00%	269	240	12.08%
Units Reported Sold	8	9	-11.11%	146	146	0.00%
Sell / List Ratio	66.67%	60.00%		54.28%	60.83%	
Reported Sales Dollars	\$7,616,100	\$3,017,000	152.44%	\$69,481,218	\$47,549,850	46.12%
Average Sell Price / Unit	\$952,013	\$335,222	183.99%	\$475,899	\$325,684	46.12%
Median Sell Price	\$575,550			\$405,000		
Sell Price / List Price	98.18%	100.07%		98.01%	95.37%	
Days to Sell	35	247	-85.83%	83	169	-50.89%
Active Listings	56	68				

Gabriola - Comparative Activity by Property Type

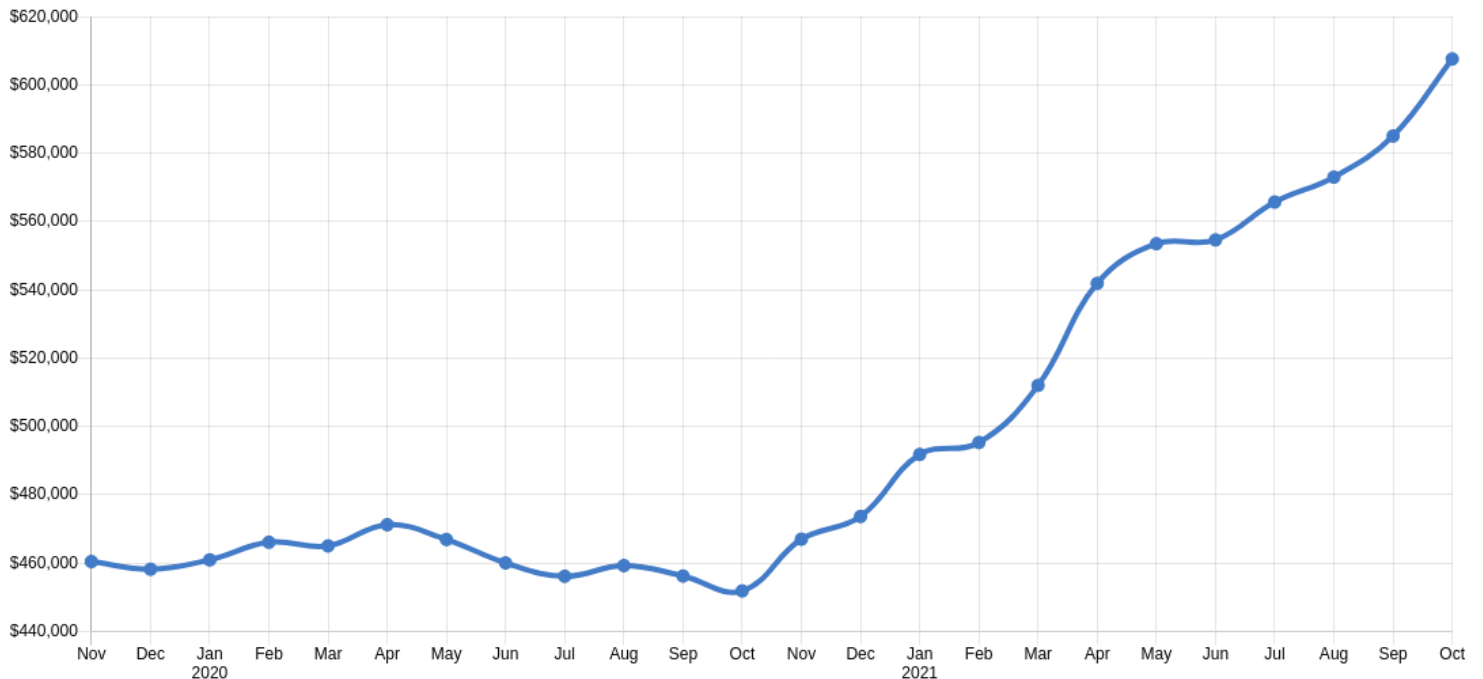
Single Family Detached

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	6	2	200.00%	73	44	65.91%
Units Reported Sold	9	3	200.00%	70	45	55.56%
Sell / List Ratio	150.00%	150.00%		95.89%	102.27%	
Reported Sales Dollars	\$6,282,016	\$1,191,000	427.46%	\$42,535,842	\$20,333,750	109.19%
Average Sell Price / Unit	\$698,002	\$397,000	75.82%	\$607,655	\$451,861	34.48%
Median Sell Price	\$689,000			\$589,500		
Sell Price / List Price	104.43%	102.68%		104.04%	98.73%	
Days to Sell	12	10	20.00%	18	35	-48.57%
Active Listings	1	3				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	4	10	-60.00%	59	44	34.09%
Units Reported Sold	0	3	-100.00%	50	30	66.67%
Sell / List Ratio	0.00%	30.00%		84.75%	68.18%	
Reported Sales Dollars	\$0	\$402,000	-100.00%	\$18,809,826	\$7,554,100	149.00%
Average Sell Price / Unit		\$134,000	-100.00%	\$376,197	\$251,803	49.40%
Median Sell Price				\$336,000		
Sell Price / List Price		103.37%		101.42%	94.88%	
Days to Sell		17	-100.00%	31	74	-58.11%
Active Listings	10	14				

Gabriola - Cumulative Residential Average Single Family Detached Sale Price



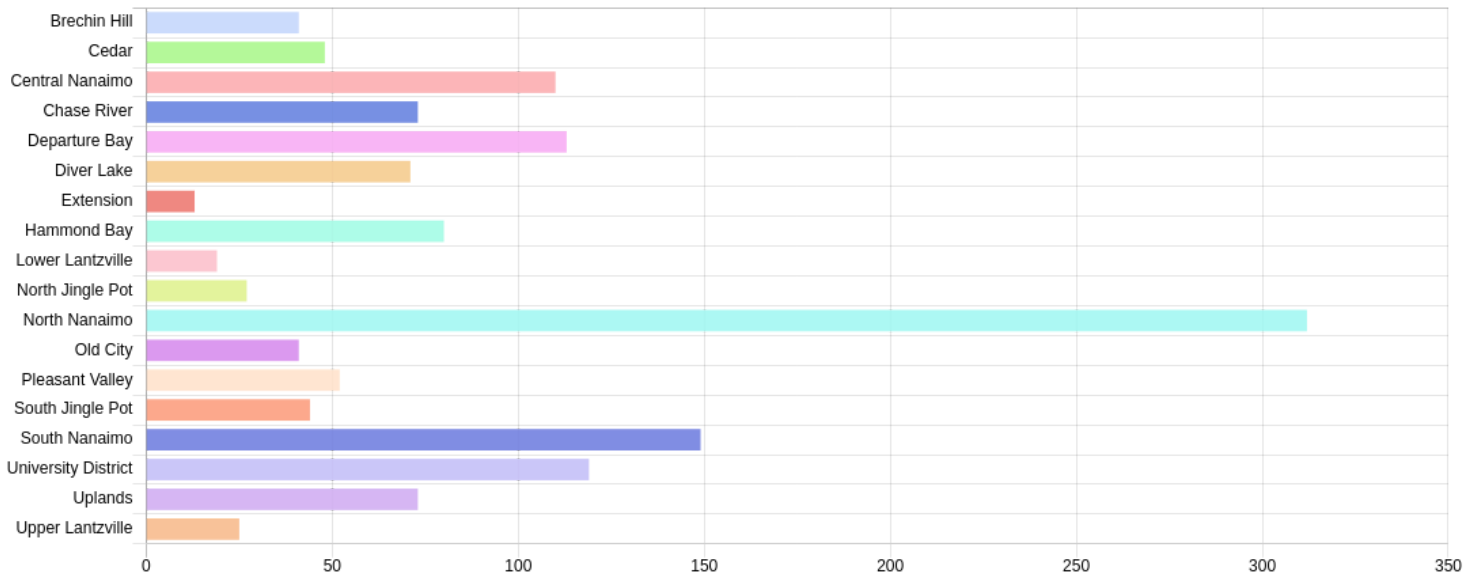
Single Family Detached Sales Analysis

Unconditional Sales from January 1 to October 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	1	2	9	9	8	6	4	2	41
Cedar	0	0	0	0	0	2	0	3	10	7	11	9	3	3	48
Central Nanaimo	0	0	0	0	0	0	9	10	37	36	10	6	1	1	110
Chase River	0	0	0	0	0	0	0	0	4	29	21	16	2	1	73
Departure Bay	0	0	0	0	0	0	0	0	14	24	23	24	14	14	113
Diver Lake	0	0	0	0	0	0	0	0	11	30	21	6	2	1	71
Extension	0	0	0	0	0	0	1	1	2	4	4	0	1	0	13
Hammond Bay	0	0	0	0	0	0	0	0	3	7	11	19	12	28	80
Lower Lantzville	0	0	0	0	0	0	0	0	1	2	6	1	4	5	19
North Jingle Pot	0	0	0	0	0	0	0	0	0	4	0	9	10	4	27
North Nanaimo	0	0	0	0	0	0	0	4	6	28	70	71	51	82	312
Old City	0	0	0	0	0	1	3	8	17	6	5	0	0	1	41
Pleasant Valley	0	0	0	0	0	0	1	1	4	13	13	15	4	1	52
South Jingle Pot	0	0	0	0	3	0	0	0	7	8	7	12	6	1	44
South Nanaimo	0	0	0	0	2	9	11	17	27	36	22	18	5	2	149
University District	0	0	0	0	0	1	3	9	25	22	23	15	15	6	119
Uplands	0	0	0	0	0	0	0	1	14	32	15	5	2	4	73
Upper Lantzville	0	1	0	0	0	0	2	0	2	2	3	4	1	10	25
Totals	0	1	0	0	5	13	31	56	193	299	273	236	137	166	1410

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to October 31, 2021



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