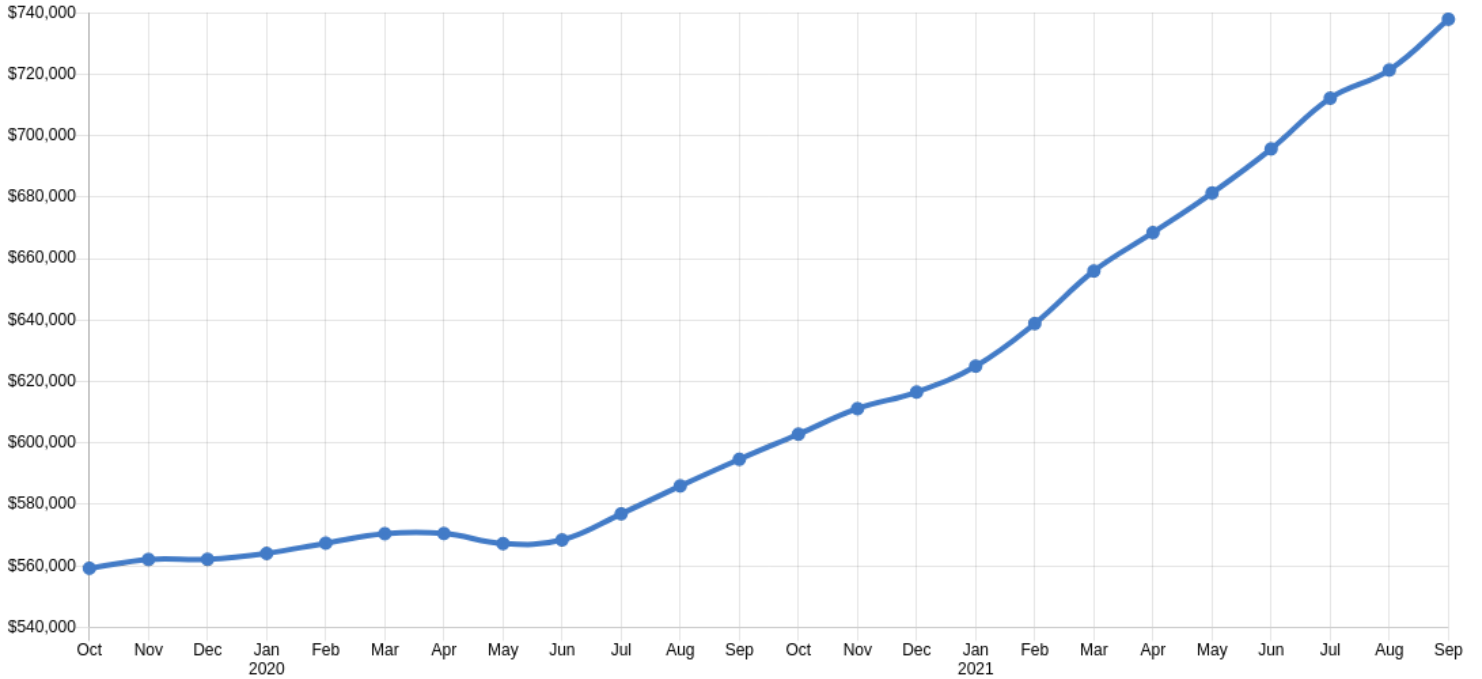


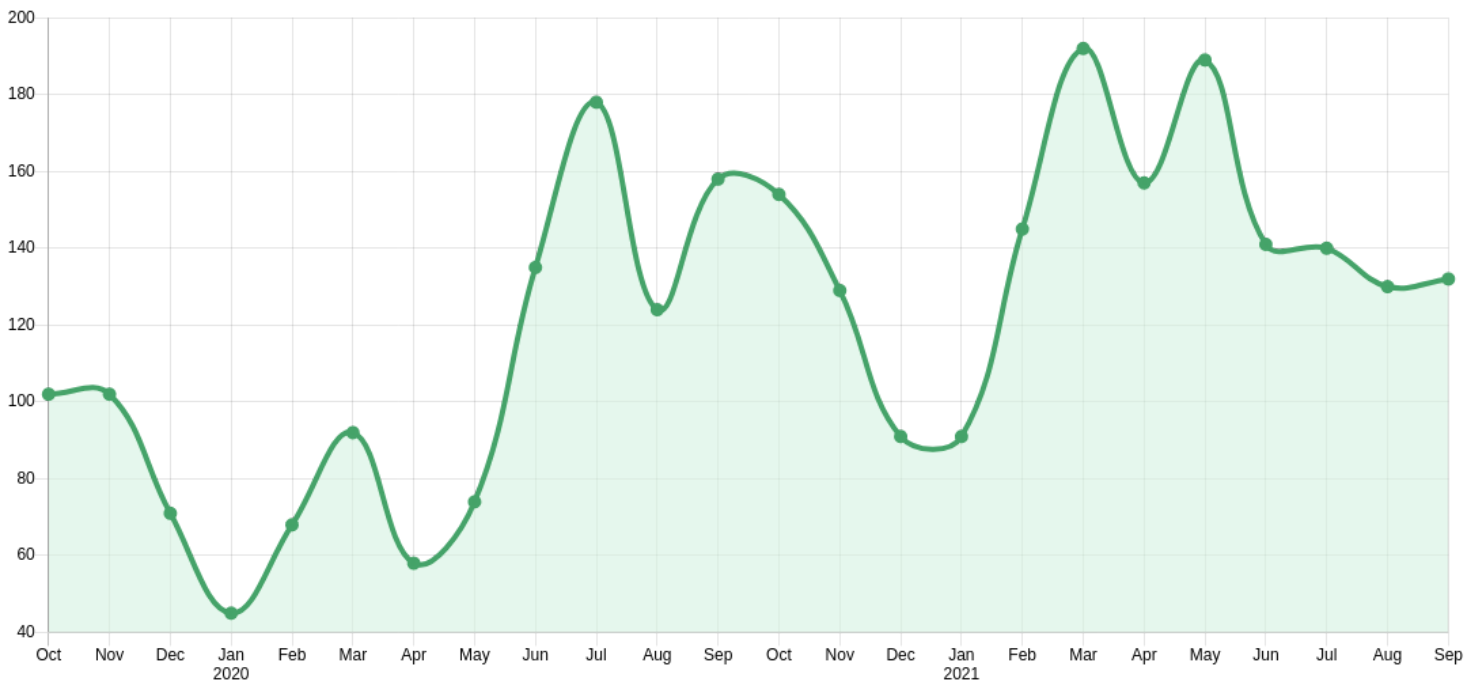


Cumulative Residential Average Single Family Detached Sale Price



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	124	183	-32.24%	1,934	1,782	8.53%
Units Reported Sold	132	158	-16.46%	1,691	1,207	40.10%
Sell / List Ratio	106.45%	86.34%		87.44%	67.73%	
Reported Sales Dollars	\$109,482,306	\$100,279,321	9.18%	\$1,247,807,344	\$717,817,789	73.83%
Average Sell Price / Unit	\$829,411	\$634,679	30.68%	\$737,911	\$594,712	24.08%
Median Sell Price	\$787,500			\$704,900		
Sell Price / List Price	103.75%	99.07%		102.65%	98.67%	
Days to Sell	19	30	-36.67%	22	36	-38.89%
Active Listings	106	258				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	39	52	-25.00%	526	459	14.60%
Units Reported Sold	38	39	-2.56%	499	295	69.15%
Sell / List Ratio	97.44%	75.00%		94.87%	64.27%	
Reported Sales Dollars	\$14,449,100	\$14,362,850	0.60%	\$183,289,371	\$91,773,840	99.72%
Average Sell Price / Unit	\$380,239	\$368,278	3.25%	\$367,313	\$311,098	18.07%
Median Sell Price	\$362,450			\$336,677		
Sell Price / List Price	101.07%	99.00%		100.30%	98.07%	
Days to Sell	23	71	-67.61%	66	54	22.22%
Active Listings	41	144				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	20	45	-55.56%	333	380	-12.37%
Units Reported Sold	23	24	-4.17%	331	243	36.21%
Sell / List Ratio	115.00%	53.33%		99.40%	63.95%	
Reported Sales Dollars	\$11,202,688	\$10,046,368	11.51%	\$153,588,073	\$99,630,647	54.16%
Average Sell Price / Unit	\$487,073	\$418,599	16.36%	\$464,012	\$410,003	13.17%
Median Sell Price	\$495,000			\$447,000		
Sell Price / List Price	102.84%	100.14%		101.64%	99.41%	
Days to Sell	24	49	-51.02%	34	35	-2.86%
Active Listings	19	77				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	21	16	31.25%	272	246	10.57%
Units Reported Sold	8	31	-74.19%	147	143	2.80%
Sell / List Ratio	38.10%	193.75%		54.04%	58.13%	
Reported Sales Dollars	\$4,654,950	\$10,873,050	-57.19%	\$64,882,118	\$46,452,850	39.67%
Average Sell Price / Unit	\$581,869	\$350,744	65.90%	\$441,375	\$324,845	35.87%
Median Sell Price	\$510,500			\$400,000		
Sell Price / List Price	98.30%	97.07%		98.09%	95.02%	
Days to Sell	116	163	-28.83%	96	161	-40.37%
Active Listings	60	78				

Gabriola - Comparative Activity by Property Type

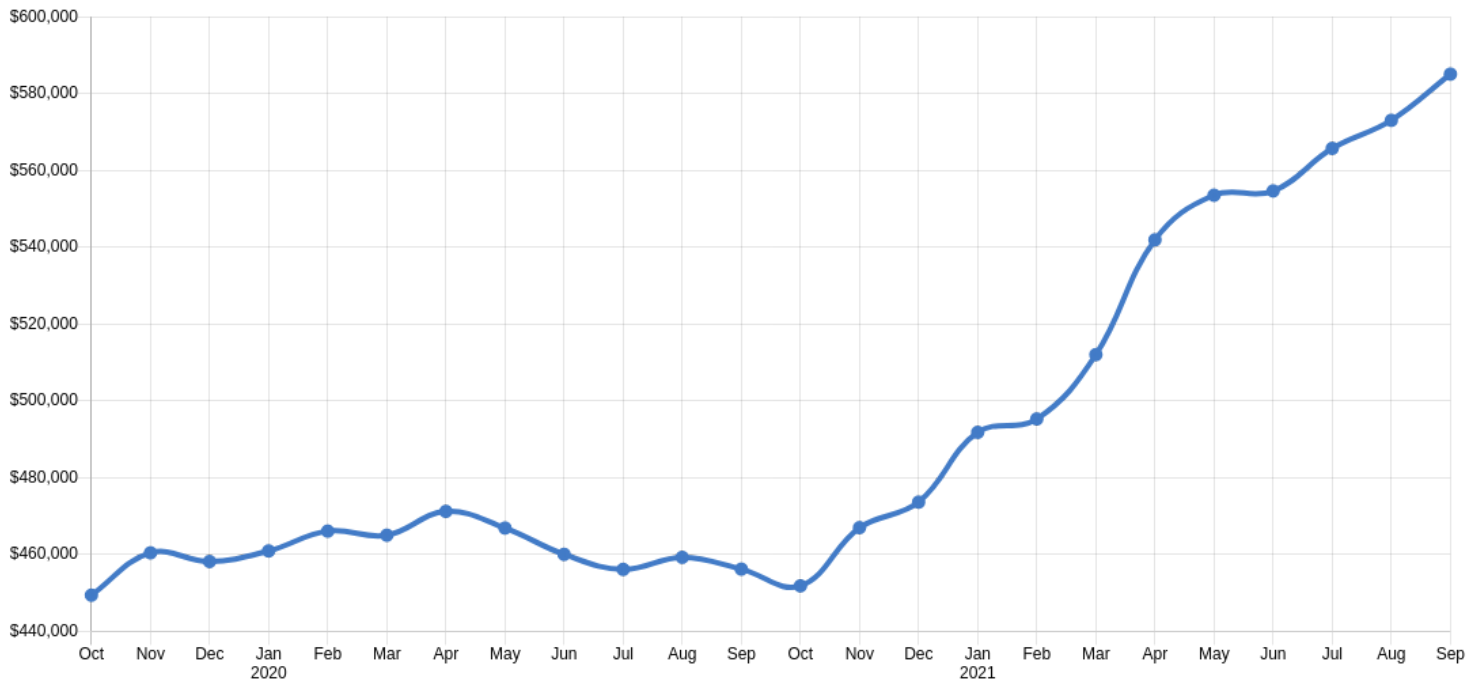
Single Family Detached

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	6	4	50.00%	69	49	40.82%
Units Reported Sold	5	3	66.67%	64	47	36.17%
Sell / List Ratio	83.33%	75.00%		92.75%	95.92%	
Reported Sales Dollars	\$3,211,000	\$1,295,100	147.93%	\$37,444,826	\$21,442,250	74.63%
Average Sell Price / Unit	\$642,200	\$431,700	48.76%	\$585,075	\$456,218	28.24%
Median Sell Price	\$660,000			\$570,500		
Sell Price / List Price	103.32%	100.16%		103.94%	98.30%	
Days to Sell	30	44	-31.82%	18	39	-53.85%
Active Listings	5	4				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	3	4	-25.00%	65	35	85.71%
Units Reported Sold	3	5	-40.00%	53	31	70.97%
Sell / List Ratio	100.00%	125.00%		81.54%	88.57%	
Reported Sales Dollars	\$854,000	\$1,011,000	-15.53%	\$19,211,826	\$7,874,100	143.99%
Average Sell Price / Unit	\$284,667	\$202,200	40.78%	\$362,487	\$254,003	42.71%
Median Sell Price	\$250,000			\$319,000		
Sell Price / List Price	103.02%	95.76%		101.46%	94.65%	
Days to Sell	37	36	2.78%	30	82	-63.41%
Active Listings	9	6				

Gabriola - Cumulative Residential Average Single Family Detached Sale Price



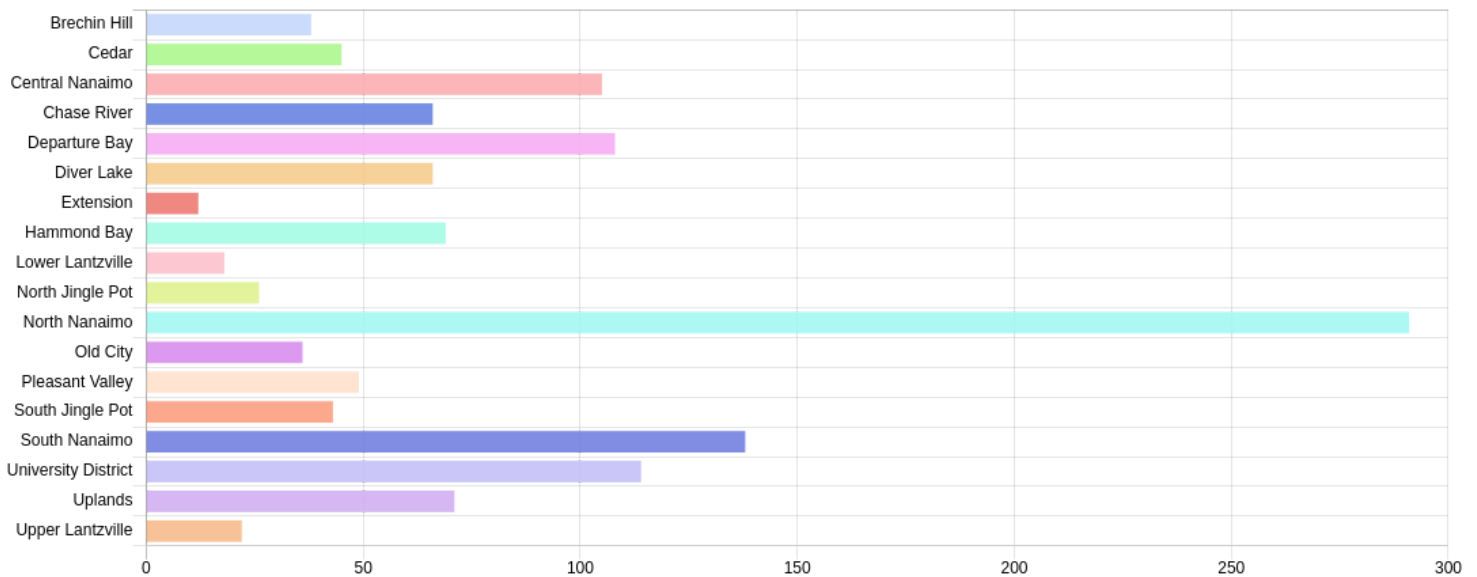
Single Family Detached Sales Analysis

Unconditional Sales from January 1 to September 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	8	8	8	6	3	2	38
Cedar	0	0	0	0	0	2	0	3	8	7	11	8	3	3	45
Central Nanaimo	0	0	0	0	0	0	8	10	36	34	10	6	1	0	105
Chase River	0	0	0	0	0	0	0	0	4	27	19	14	1	1	66
Departure Bay	0	0	0	0	0	0	0	0	14	24	24	22	11	13	108
Diver Lake	0	0	0	0	0	0	0	0	11	29	20	5	0	1	66
Extension	0	0	0	0	0	0	1	1	2	4	4	0	0	0	12
Hammond Bay	0	0	0	0	0	0	0	0	3	7	10	17	11	21	69
Lower Lantzville	0	0	0	0	0	0	0	0	1	2	6	1	4	4	18
North Jingle Pot	0	0	0	0	0	0	0	0	0	4	0	9	10	3	26
North Nanaimo	0	0	0	0	0	0	0	4	5	27	67	69	47	72	291
Old City	0	0	0	0	0	1	3	7	15	6	3	0	0	1	36
Pleasant Valley	0	0	0	0	0	0	1	1	4	11	13	14	4	1	49
South Jingle Pot	0	0	0	0	3	0	0	0	7	8	6	12	6	1	43
South Nanaimo	0	0	0	0	2	8	11	17	27	34	19	17	3	0	138
University District	0	0	0	0	0	1	3	9	25	20	23	13	14	6	114
Uplands	0	0	0	0	0	0	0	1	14	31	15	4	2	4	71
Upper Lantzville	0	1	0	0	0	0	2	0	2	2	3	4	1	7	22
Totals	0	1	0	0	5	12	30	55	186	285	261	221	121	140	1317

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to September 30, 2021



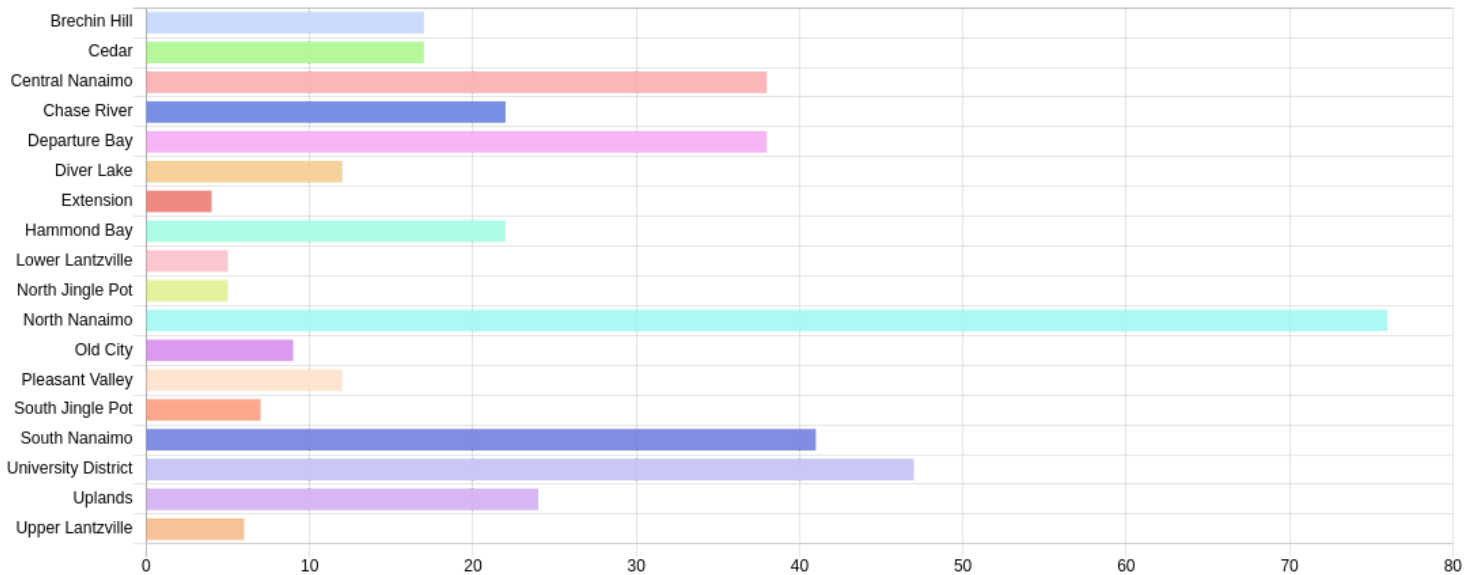
Third Quarter - Single Family Detached Sales Analysis

Unconditional Sales from July 1 to September 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	0	1	5	3	4	3	0	1	17
Cedar	0	0	0	0	0	1	0	1	1	3	5	4	1	1	17
Central Nanaimo	0	0	0	0	0	0	1	3	9	15	6	3	1	0	38
Chase River	0	0	0	0	0	0	0	0	0	7	7	7	0	1	22
Departure Bay	0	0	0	0	0	0	0	0	3	5	8	7	7	8	38
Diver Lake	0	0	0	0	0	0	0	0	3	3	4	2	0	0	12
Extension	0	0	0	0	0	0	0	1	1	0	2	0	0	0	4
Hammond Bay	0	0	0	0	0	0	0	0	1	2	3	4	4	8	22
Lower Lantzville	0	0	0	0	0	0	0	0	0	0	1	0	2	2	5
North Jingle Pot	0	0	0	0	0	0	0	0	0	2	0	1	1	1	5
North Nanaimo	0	0	0	0	0	0	0	0	1	3	19	17	13	23	76
Old City	0	0	0	0	0	1	0	1	4	2	1	0	0	0	9
Pleasant Valley	0	0	0	0	0	0	1	0	0	1	2	7	0	1	12
South Jingle Pot	0	0	0	0	0	0	0	0	1	1	0	2	2	1	7
South Nanaimo	0	0	0	0	1	1	2	5	7	13	3	8	1	0	41
University District	0	0	0	0	0	1	1	5	10	4	6	6	9	5	47
Uplands	0	0	0	0	0	0	0	0	4	12	4	3	0	1	24
Upper Lantzville	0	0	0	0	0	0	0	0	0	0	1	1	0	4	6
Totals	0	0	0	0	1	4	5	17	50	76	76	75	41	57	402

Third Quarter - Single Family Detached Sales by Sub Area

Unconditional Sales from July 1 to September 30, 2021



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