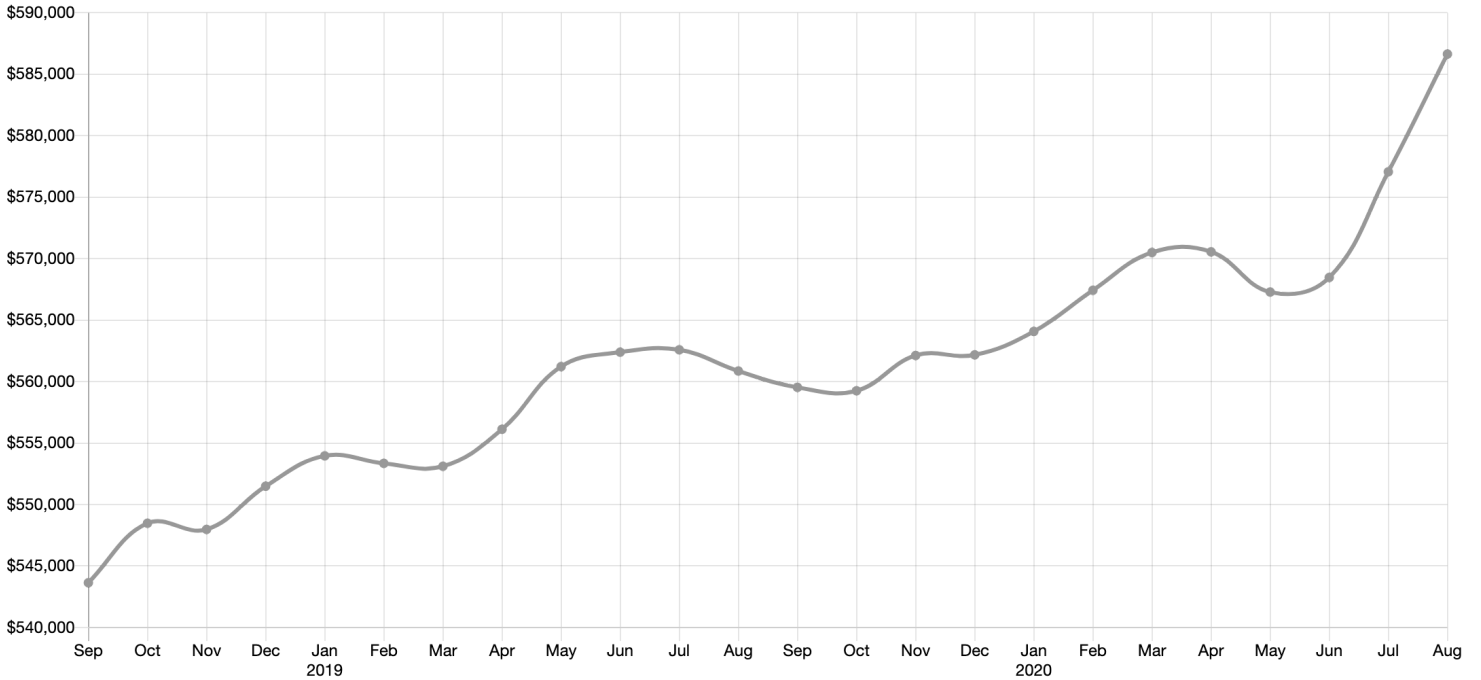


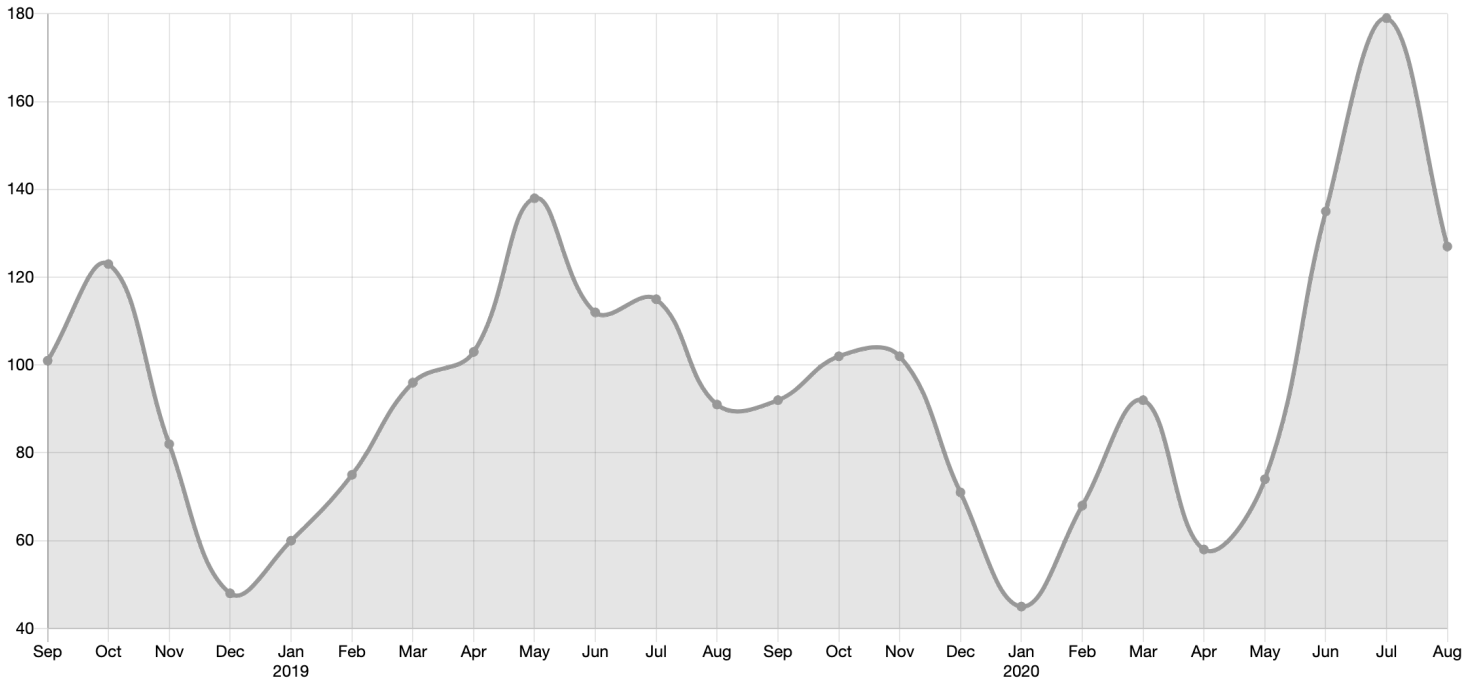
Vancouver Island Real Estate Board
GRAPHSTATS REPORT
 Zone 4 - Nanaimo • August, 2020

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



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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	175	182	-3.85%	1,790	2,064	-13.28%
Units Reported Sold	127	91	39.56%	1,145	1,144	0.09%
Sell / List Ratio	72.57%	50.00%		63.97%	55.43%	
Reported Sales Dollars	\$81,796,361	\$50,056,050	63.41%	\$671,705,568	\$641,622,792	4.69%
Average Sell Price / Unit	\$644,066	\$550,066	17.09%	\$586,642	\$560,859	4.60%
Median Sell Price	\$620,000			\$563,000		
Sell Price / List Price	99.14%	98.45%		98.51%	98.48%	
Days to Sell	32	27	18.52%	36	32	12.50%
Active Listings	282					

CONDO APARTMENT

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	47	38	23.68%	505	549	-8.01%
Units Reported Sold	37	28	32.14%	275	300	-8.33%
Sell / List Ratio	78.72%	73.68%		54.46%	54.64%	
Reported Sales Dollars	\$11,174,720	\$8,838,000	26.44%	\$84,112,590	\$95,836,629	-12.23%
Average Sell Price / Unit	\$302,019	\$315,643	-4.32%	\$305,864	\$319,455	-4.25%
Median Sell Price	\$315,000			\$287,000		
Sell Price / List Price	98.73%	98.28%		97.92%	98.19%	
Days to Sell	75	34	120.59%	51	34	50.00%
Active Listings	148					

ROW/TOWNHOUSE

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	38	41	-7.32%	356	487	-26.90%
Units Reported Sold	33	28	17.86%	246	283	-13.07%
Sell / List Ratio	86.84%	68.29%		69.10%	58.11%	
Reported Sales Dollars	\$13,947,951	\$10,741,095	29.86%	\$100,655,971	\$109,734,454	-8.27%
Average Sell Price / Unit	\$422,665	\$383,611	10.18%	\$409,171	\$387,754	5.52%
Median Sell Price	\$417,000			\$389,000		
Sell Price / List Price	99.00%	99.24%		99.24%	99.38%	
Days to Sell	41	38	7.89%	34	29	17.24%
Active Listings	73					

LAND

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	9	24	-62.50%	252	407	-38.08%
Units Reported Sold	21	11	90.91%	128	99	29.29%
Sell / List Ratio	233.33%	45.83%		50.79%	24.32%	
Reported Sales Dollars	\$6,012,900	\$2,973,000	102.25%	\$40,838,700	\$34,240,345	19.27%
Average Sell Price / Unit	\$286,329	\$270,273	5.94%	\$319,052	\$345,862	-7.75%
Median Sell Price	\$235,000			\$270,000		
Sell Price / List Price	94.71%	97.11%		94.45%	94.87%	
Days to Sell	249	50	398.00%	150	86	74.42%
Active Listings	114					

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GABRIOLA - COMPARATIVE ACTIVITY BY PROPERTY TYPE

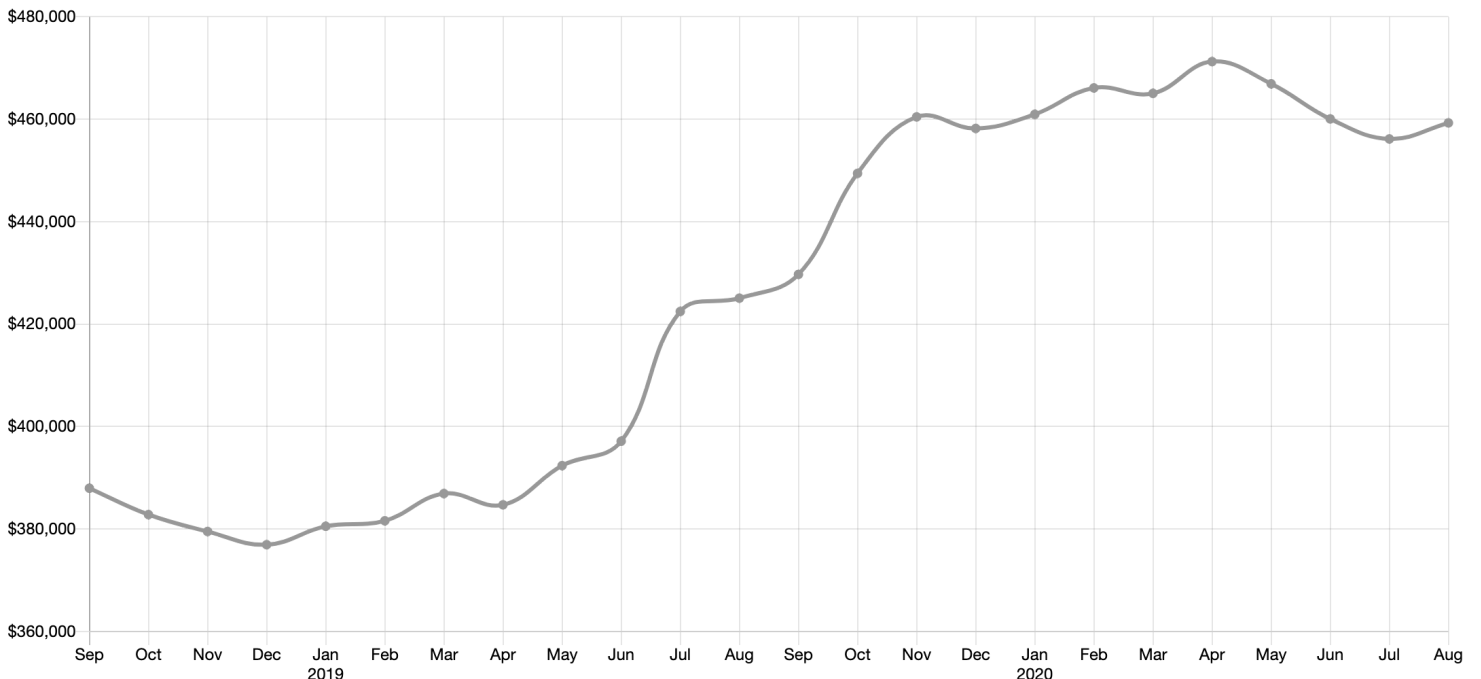
SINGLE FAMILY DETACHED

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	2	6	-66.67%	50	66	-24.24%
Units Reported Sold	6	8	-25.00%	46	51	-9.80%
Sell / List Ratio	300.00%	133.33%		92.00%	77.27%	
Reported Sales Dollars	\$2,753,400	\$3,521,500	-21.81%	\$21,127,150	\$21,678,327	-2.54%
Average Sell Price / Unit	\$458,900	\$440,188	4.25%	\$459,286	\$425,065	8.05%
Median Sell Price	\$434,200			\$448,750		
Sell Price / List Price	97.92%	98.20%		98.32%	98.57%	
Days to Sell	38	44	-13.64%	37	32	15.62%
Active Listings	3					

LAND

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	3	5	-40.00%	33	47	-29.79%
Units Reported Sold	3	3	0.00%	28	34	-17.65%
Sell / List Ratio	100.00%	60.00%		84.85%	72.34%	
Reported Sales Dollars	\$402,100	\$492,500	-18.36%	\$7,098,000	\$6,964,738	1.91%
Average Sell Price / Unit	\$134,033	\$164,167	-18.36%	\$253,500	\$204,845	23.75%
Median Sell Price	\$127,100			\$189,000		
Sell Price / List Price	101.82%	100.72%		94.48%	99.05%	
Days to Sell	57	44	29.55%	85	60	41.67%
Active Listings	12					

GABRIOLA - CUMULATIVE RESIDENTIAL AVERAGE SINGLE FAMILY DETACHED SALE PRICE



Vancouver Island Real Estate Board
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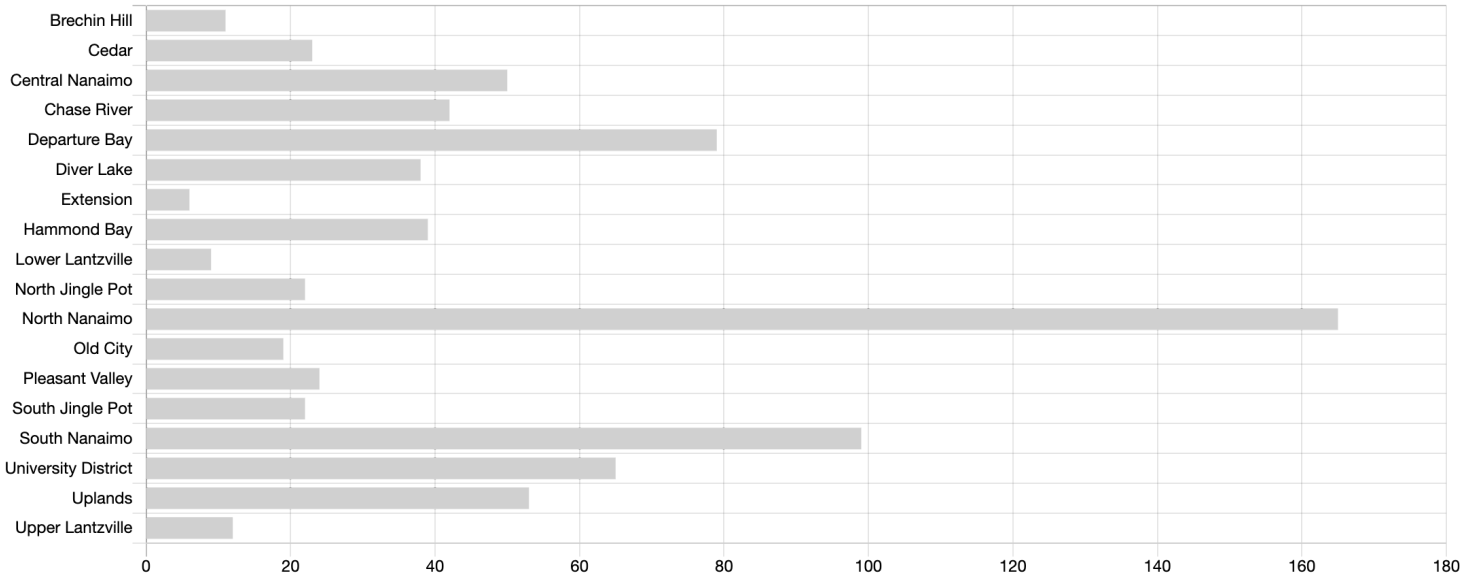
SINGLE FAMILY DETACHED SALES ANALYSIS

Unconditional Sales from January 1 to August 31, 2020

	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	1	3	3	3	1	0	0	0	0	11
Cedar	0	1	1	0	0	0	5	2	7	1	3	1	2	0	23
Central Nanaimo	0	1	0	0	0	6	12	11	18	2	0	0	0	0	50
Chase River	0	0	0	0	0	1	0	5	17	16	3	0	0	0	42
Departure Bay	0	0	0	0	0	1	4	11	25	23	5	7	1	2	79
Diver Lake	0	0	0	0	0	2	3	10	18	3	2	0	0	0	38
Extension	0	0	0	0	0	0	0	1	4	1	0	0	0	0	6
Hammond Bay	0	0	0	0	0	1	0	4	6	4	14	2	6	2	39
Lower Lantzville	0	0	0	0	0	0	0	2	1	2	1	2	0	1	9
North Jingle Pot	0	0	0	0	0	0	0	0	2	9	9	2	0	0	22
North Nanaimo	0	0	0	0	0	0	1	7	37	43	38	24	6	9	165
Old City	0	0	0	1	4	2	5	1	6	0	0	0	0	0	19
Pleasant Valley	0	0	0	0	0	1	0	3	13	6	0	1	0	0	24
South Jingle Pot	0	0	0	2	1	1	0	1	6	3	5	2	1	0	22
South Nanaimo	0	0	0	0	2	15	14	24	18	26	0	0	0	0	99
University District	0	0	0	1	1	1	12	12	20	11	6	0	1	0	65
Uplands	0	0	0	0	0	0	7	12	27	6	1	0	0	0	53
Upper Lantzville	0	0	0	0	0	1	0	0	3	3	0	0	2	3	12
Totals	0	2	1	4	8	33	66	109	231	160	87	41	19	17	778

SINGLE FAMILY DETACHED SALES BY SUB AREA

Unconditional Sales from January 1 to August 31, 2020



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