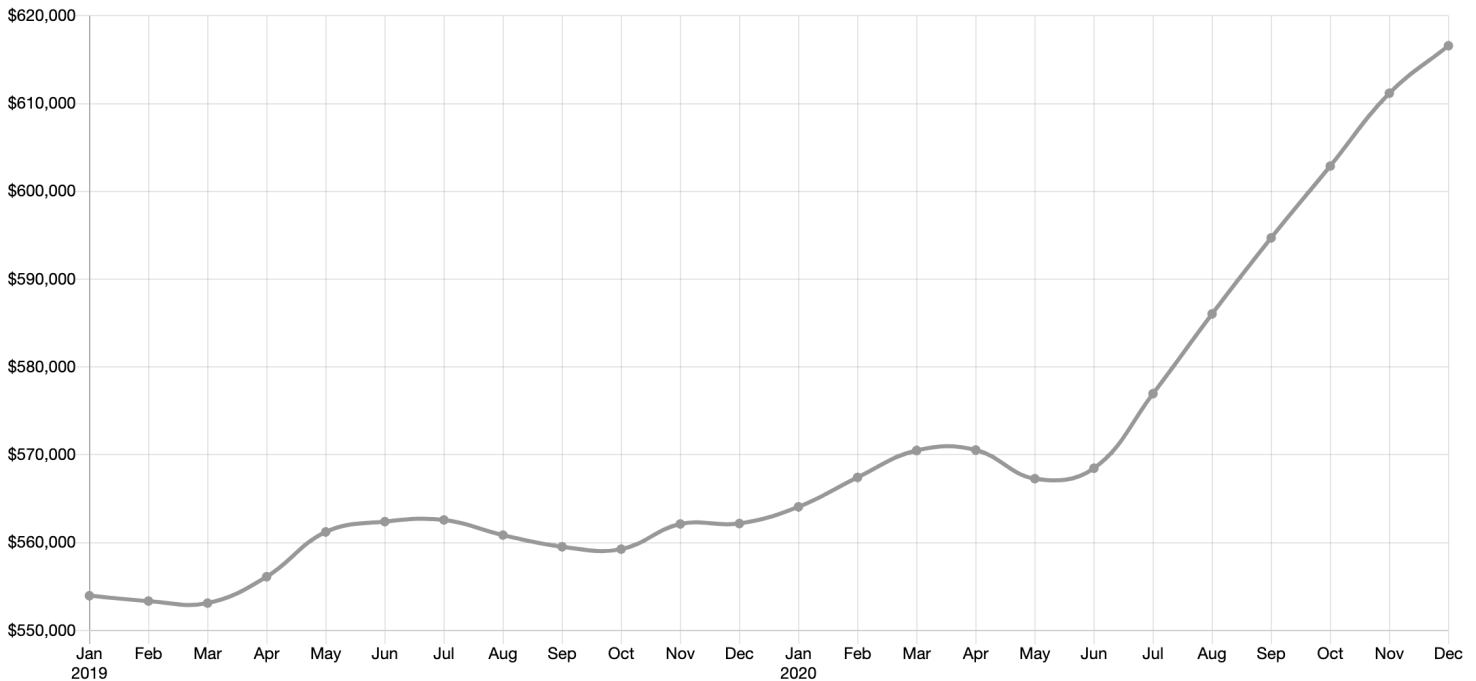


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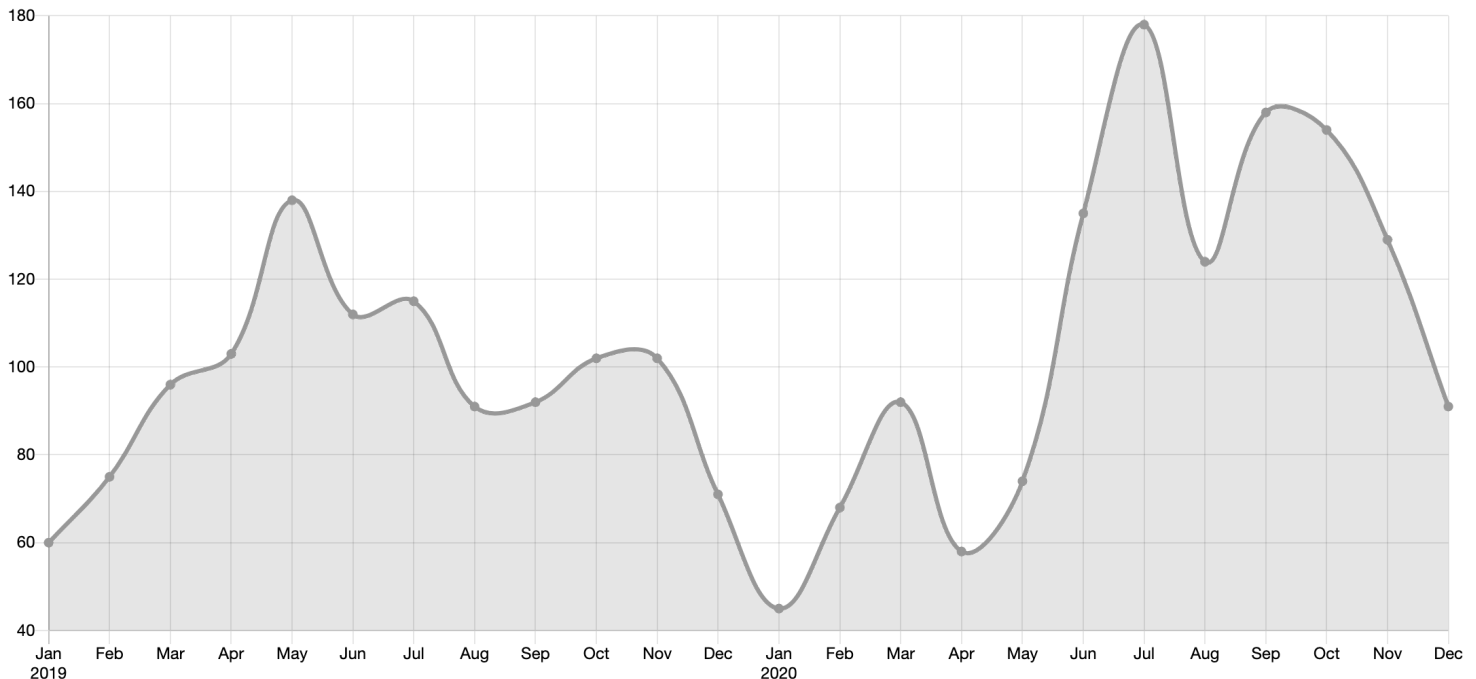
Zone 4 - Nanaimo • December, 2020

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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Zone 4 - Nanaimo • December, 2020

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	89	69	28.99%	1,810	2,010	-9.95%
Units Reported Sold	91	71	28.17%	1,306	1,157	12.88%
Sell / List Ratio	102.25%	102.90%		72.15%	57.56%	
Reported Sales Dollars	\$59,787,623	\$40,502,251	47.62%	\$805,263,923	\$650,436,544	23.80%
Average Sell Price / Unit	\$657,007	\$570,454	15.17%	\$616,588	\$562,175	9.68%
Median Sell Price	\$645,000			\$589,450		
Sell Price / List Price	100.89%	97.89%		99.16%	98.29%	
Days to Sell	27	55	-50.91%	34	34	0.00%
Active Listings	110					

CONDO APARTMENT

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	22	15	46.67%	497	537	-7.45%
Units Reported Sold	43	20	115.00%	340	308	10.39%
Sell / List Ratio	195.45%	133.33%		68.41%	57.36%	
Reported Sales Dollars	\$13,163,377	\$5,874,300	124.08%	\$107,833,237	\$96,940,790	11.24%
Average Sell Price / Unit	\$306,125	\$293,715	4.23%	\$317,157	\$314,743	0.77%
Median Sell Price	\$295,000			\$291,500		
Sell Price / List Price	98.93%	98.50%		98.34%	98.03%	
Days to Sell	93	32	190.62%	64	34	88.24%
Active Listings	95					

ROW/TOWNHOUSE

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	12	11	9.09%	398	402	-1.00%
Units Reported Sold	25	12	108.33%	286	282	1.42%
Sell / List Ratio	208.33%	109.09%		71.86%	70.15%	
Reported Sales Dollars	\$10,714,200	\$4,668,695	129.49%	\$119,971,507	\$110,435,076	8.64%
Average Sell Price / Unit	\$428,568	\$389,058	10.16%	\$419,481	\$391,614	7.12%
Median Sell Price	\$372,500			\$394,950		
Sell Price / List Price	100.16%	98.60%		99.48%	99.27%	
Days to Sell	62	46	34.78%	37	35	5.71%
Active Listings	37					

LAND

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	11	19	-42.11%	258	400	-35.50%
Units Reported Sold	10	5	100.00%	176	107	64.49%
Sell / List Ratio	90.91%	26.32%		68.22%	26.75%	
Reported Sales Dollars	\$4,697,500	\$1,882,500	149.54%	\$57,402,350	\$36,992,350	55.17%
Average Sell Price / Unit	\$469,750	\$376,500	24.77%	\$326,150	\$345,723	-5.66%
Median Sell Price	\$450,000			\$280,000		
Sell Price / List Price	98.47%	93.25%		96.82%	94.79%	
Days to Sell	130	194	-32.99%	160	85	88.24%
Active Listings	60					

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GABRIOLA - COMPARATIVE ACTIVITY BY PROPERTY TYPE

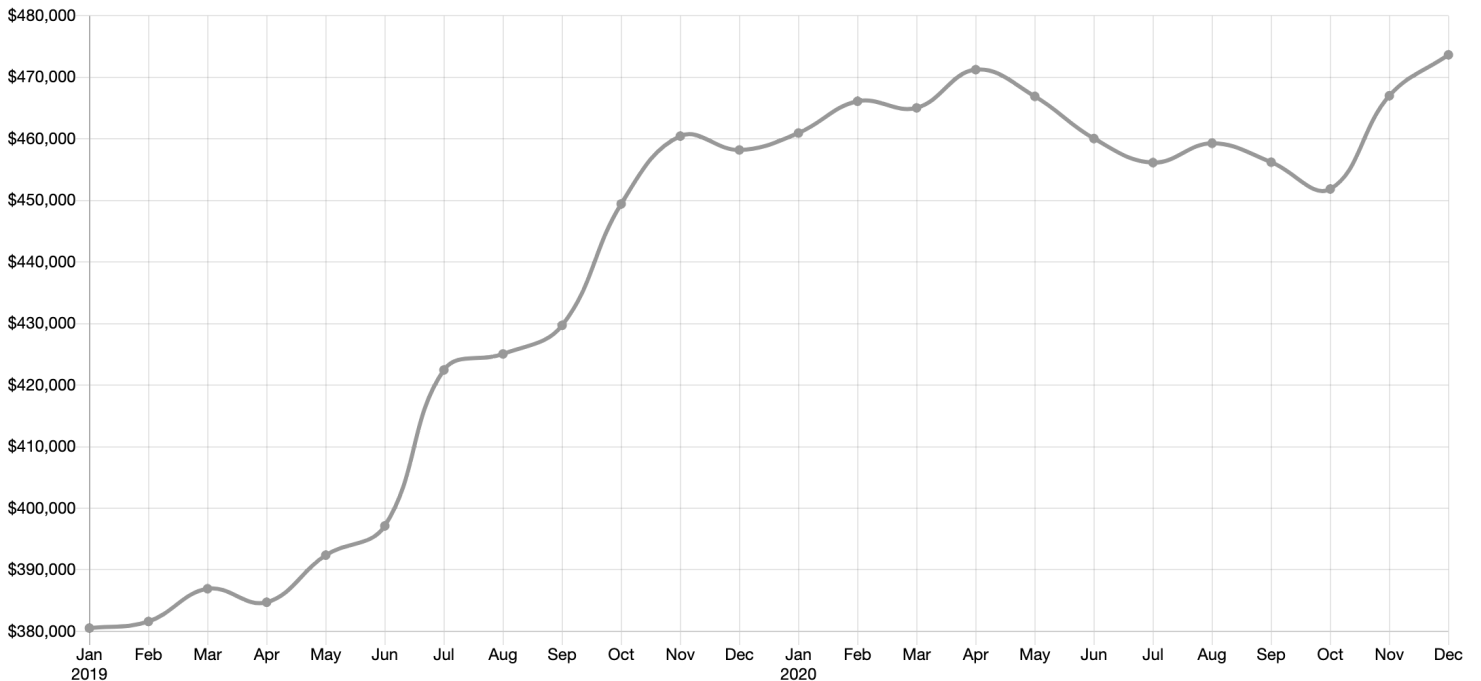
SINGLE FAMILY DETACHED

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	2	0		55	64	-14.06%
Units Reported Sold	4	1	300.00%	48	49	-2.04%
Sell / List Ratio	200.00%			87.27%	76.56%	
Reported Sales Dollars	\$2,070,000	\$350,000	491.43%	\$22,735,750	\$22,451,927	1.26%
Average Sell Price / Unit	\$517,500	\$350,000	47.86%	\$473,661	\$458,203	3.37%
Median Sell Price	\$549,000			\$491,000		
Sell Price / List Price	99.86%	90.91%		99.61%	98.54%	
Days to Sell	30	129	-76.74%	26	40	-35.00%
Active Listings	3					

LAND

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	2	1	100.00%	47	45	4.44%
Units Reported Sold	6	1	500.00%	40	29	37.93%
Sell / List Ratio	300.00%	100.00%		85.11%	64.44%	
Reported Sales Dollars	\$1,455,500	\$109,000	1235.32%	\$9,529,601	\$7,308,600	30.39%
Average Sell Price / Unit	\$242,583	\$109,000	122.55%	\$238,240	\$252,021	-5.47%
Median Sell Price	\$202,000			\$217,000		
Sell Price / List Price	95.96%	100.00%		97.94%	96.02%	
Days to Sell	32	6	433.33%	59	52	13.46%
Active Listings	4					

GABRIOLA - CUMULATIVE RESIDENTIAL AVERAGE SINGLE FAMILY DETACHED SALE PRICE



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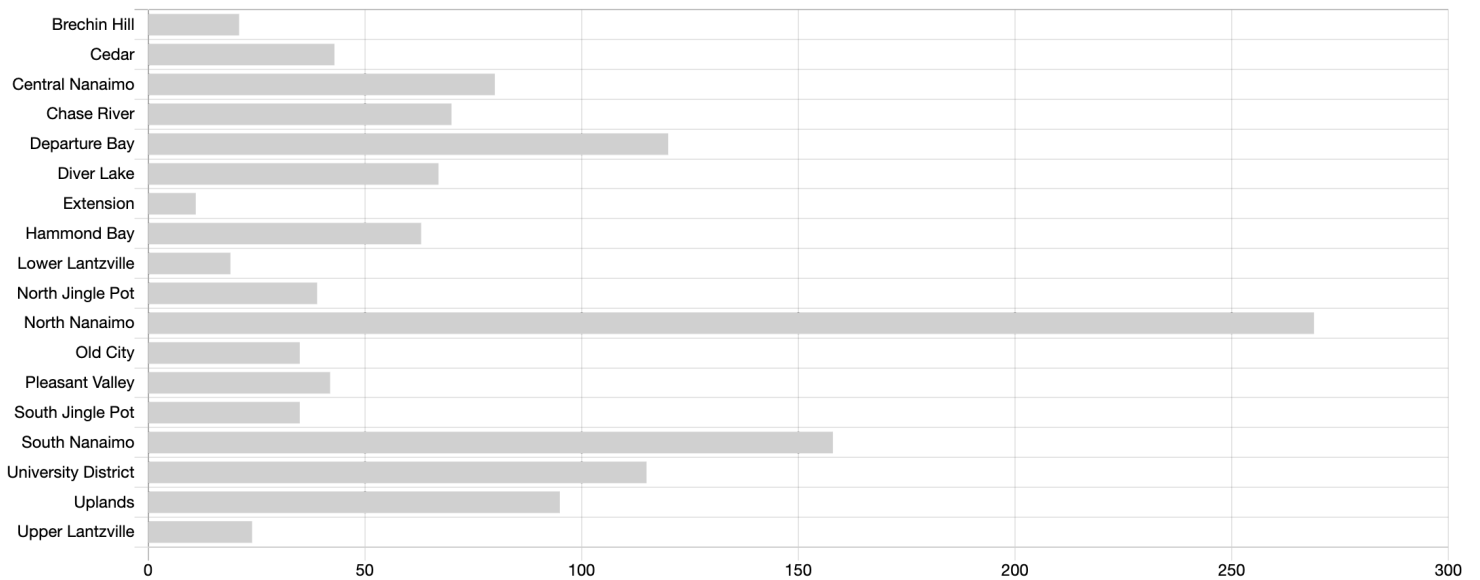
SINGLE FAMILY DETACHED SALES ANALYSIS

Unconditional Sales from January 1 to December 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	4	4	8	1	2	0	1	0	21
Cedar	0	1	1	0	0	0	6	3	16	6	6	1	3	0	43
Central Nanaimo	0	1	0	0	1	9	17	20	28	4	0	0	0	0	80
Chase River	0	0	0	0	0	1	1	9	23	29	7	0	0	0	70
Departure Bay	0	0	0	0	0	1	5	12	36	35	16	11	2	2	120
Diver Lake	0	0	0	0	0	2	4	13	30	11	7	0	0	0	67
Extension	0	0	0	0	0	1	0	3	5	2	0	0	0	0	11
Hammond Bay	0	0	0	0	0	1	1	5	6	12	19	5	7	7	63
Lower Lantzville	0	0	0	0	0	0	0	2	2	6	2	3	2	2	19
North Jingle Pot	0	0	0	0	0	1	0	0	2	12	15	7	2	0	39
North Nanaimo	0	0	0	0	0	0	2	8	54	74	62	40	11	18	269
Old City	0	0	0	1	8	5	12	1	8	0	0	0	0	0	35
Pleasant Valley	0	0	0	0	0	1	0	3	20	14	1	3	0	0	42
South Jingle Pot	0	0	0	3	1	1	1	1	10	6	6	4	1	1	35
South Nanaimo	0	0	0	2	3	18	23	34	39	34	4	1	0	0	158
University District	0	0	0	1	3	3	14	19	31	28	13	1	1	1	115
Uplands	0	0	0	0	0	0	10	19	50	10	4	1	1	0	95
Upper Lantzville	0	0	0	1	0	1	0	2	3	5	4	0	2	6	24
Totals	0	2	1	8	16	46	100	158	371	289	168	77	33	37	1306

SINGLE FAMILY DETACHED SALES BY SUB AREA

Unconditional Sales from January 1 to December 31, 2020



Vancouver Island Real Estate Board
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Zone 4 - Nanaimo • December, 2020

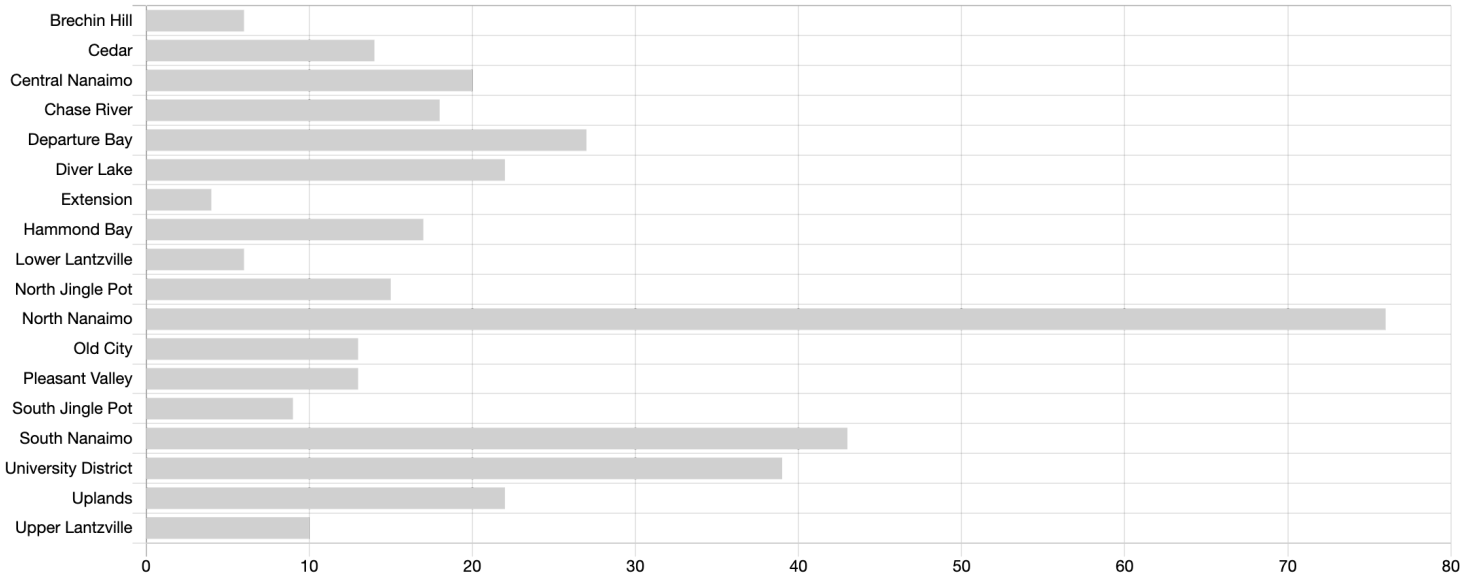
FOURTH QUARTER - SINGLE FAMILY DETACHED SALES ANALYSIS

Unconditional Sales from October 1 to December 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	0	1	0	4	0	1	0	0	0	6
Cedar	0	0	0	0	0	0	0	0	7	3	3	0	1	0	14
Central Nanaimo	0	0	0	0	1	2	2	6	7	2	0	0	0	0	20
Chase River	0	0	0	0	0	0	1	2	2	10	3	0	0	0	18
Departure Bay	0	0	0	0	0	0	0	0	9	7	7	3	1	0	27
Diver Lake	0	0	0	0	0	0	1	1	8	8	4	0	0	0	22
Extension	0	0	0	0	0	1	0	2	0	1	0	0	0	0	4
Hammond Bay	0	0	0	0	0	0	1	0	0	5	4	3	1	3	17
Lower Lantzville	0	0	0	0	0	0	0	0	1	3	1	0	1	0	6
North Jingle Pot	0	0	0	0	0	1	0	0	0	3	4	5	2	0	15
North Nanaimo	0	0	0	0	0	0	0	1	11	23	19	12	4	6	76
Old City	0	0	0	0	2	2	7	0	2	0	0	0	0	0	13
Pleasant Valley	0	0	0	0	0	0	0	0	4	6	1	2	0	0	13
South Jingle Pot	0	0	0	1	0	0	0	0	4	1	0	2	0	1	9
South Nanaimo	0	0	0	2	1	3	8	6	12	6	4	1	0	0	43
University District	0	0	0	0	2	1	2	5	7	15	5	1	0	1	39
Uplands	0	0	0	0	0	0	0	1	18	1	1	1	0	0	22
Upper Lantzville	0	0	0	1	0	0	0	2	0	2	3	0	0	2	10
Totals	0	0	0	4	6	10	23	26	96	96	60	30	10	13	374

FOURTH QUARTER - SINGLE FAMILY DETACHED SALES BY SUB AREA

Unconditional Sales from October 1 to December 31, 2020



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