

Vancouver Island Real Estate Board  
**GRAPHSTATS REPORT**

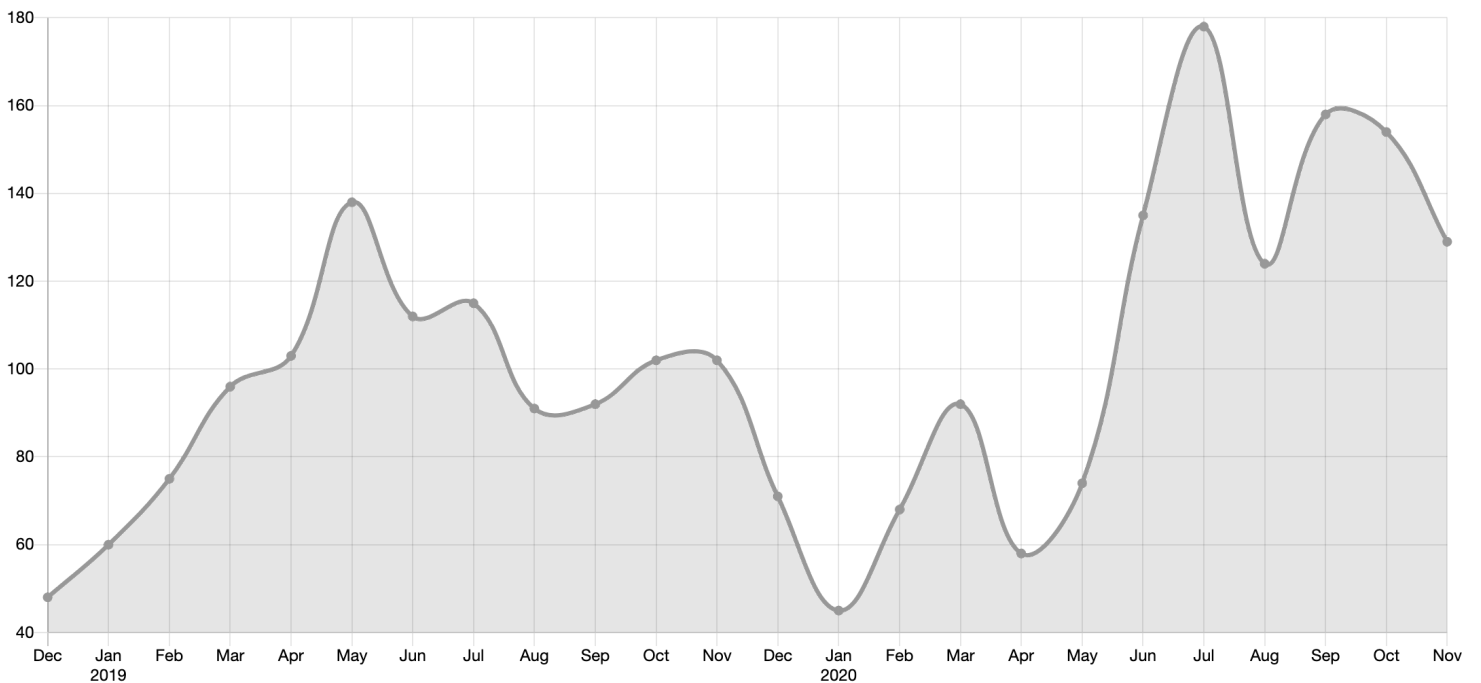
Zone 4 - Nanaimo • November, 2020

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**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	100	100	0.00%	1,789	1,996	-10.37%
Units Reported Sold	129	102	26.47%	1,286	1,134	13.40%
Sell / List Ratio	129.00%	102.00%		71.88%	56.81%	
Reported Sales Dollars	\$84,096,417	\$57,153,290	47.14%	\$785,978,551	\$637,449,038	23.30%
Average Sell Price / Unit	\$651,910	\$560,326	16.34%	\$611,181	\$562,124	8.73%
Median Sell Price	\$640,000			\$585,000		
Sell Price / List Price	99.96%	97.94%		98.97%	98.31%	
Days to Sell	33	34	-2.94%	35	33	6.06%
Active Listings	144					

**CONDO APARTMENT**

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	53	40	32.50%	490	553	-11.39%
Units Reported Sold	38	27	40.74%	317	301	5.32%
Sell / List Ratio	71.70%	67.50%		64.69%	54.43%	
Reported Sales Dollars	\$12,021,500	\$8,108,100	48.27%	\$100,544,160	\$95,583,390	5.19%
Average Sell Price / Unit	\$316,355	\$300,300	5.35%	\$317,174	\$317,553	-0.12%
Median Sell Price	\$278,750			\$289,000		
Sell Price / List Price	98.37%	97.79%		98.27%	97.96%	
Days to Sell	46	34	35.29%	58	34	70.59%
Active Listings	130					

**ROW/TOWNHOUSE**

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	22	16	37.50%	397	420	-5.48%
Units Reported Sold	27	16	68.75%	273	282	-3.19%
Sell / List Ratio	122.73%	100.00%		68.77%	67.14%	
Reported Sales Dollars	\$12,034,540	\$5,782,295	108.13%	\$113,926,002	\$110,111,931	3.46%
Average Sell Price / Unit	\$445,724	\$361,393	23.33%	\$417,311	\$390,468	6.87%
Median Sell Price	\$444,000			\$399,900		
Sell Price / List Price	98.98%	99.96%		99.38%	99.32%	
Days to Sell	48	32	50.00%	35	34	2.94%
Active Listings	55					

**LAND**

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	42	16	162.50%	266	393	-32.32%
Units Reported Sold	32	7	357.14%	171	105	62.86%
Sell / List Ratio	76.19%	43.75%		64.29%	26.72%	
Reported Sales Dollars	\$8,822,000	\$1,784,500	394.37%	\$54,587,350	\$36,409,849	49.92%
Average Sell Price / Unit	\$275,688	\$254,929	8.14%	\$319,224	\$346,760	-7.94%
Median Sell Price	\$229,000			\$279,000		
Sell Price / List Price	98.64%	78.63%		96.56%	95.00%	
Days to Sell	119	95	25.26%	162	80	102.50%
Active Listings	71					

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**GABRIOLA - COMPARATIVE ACTIVITY BY PROPERTY TYPE**

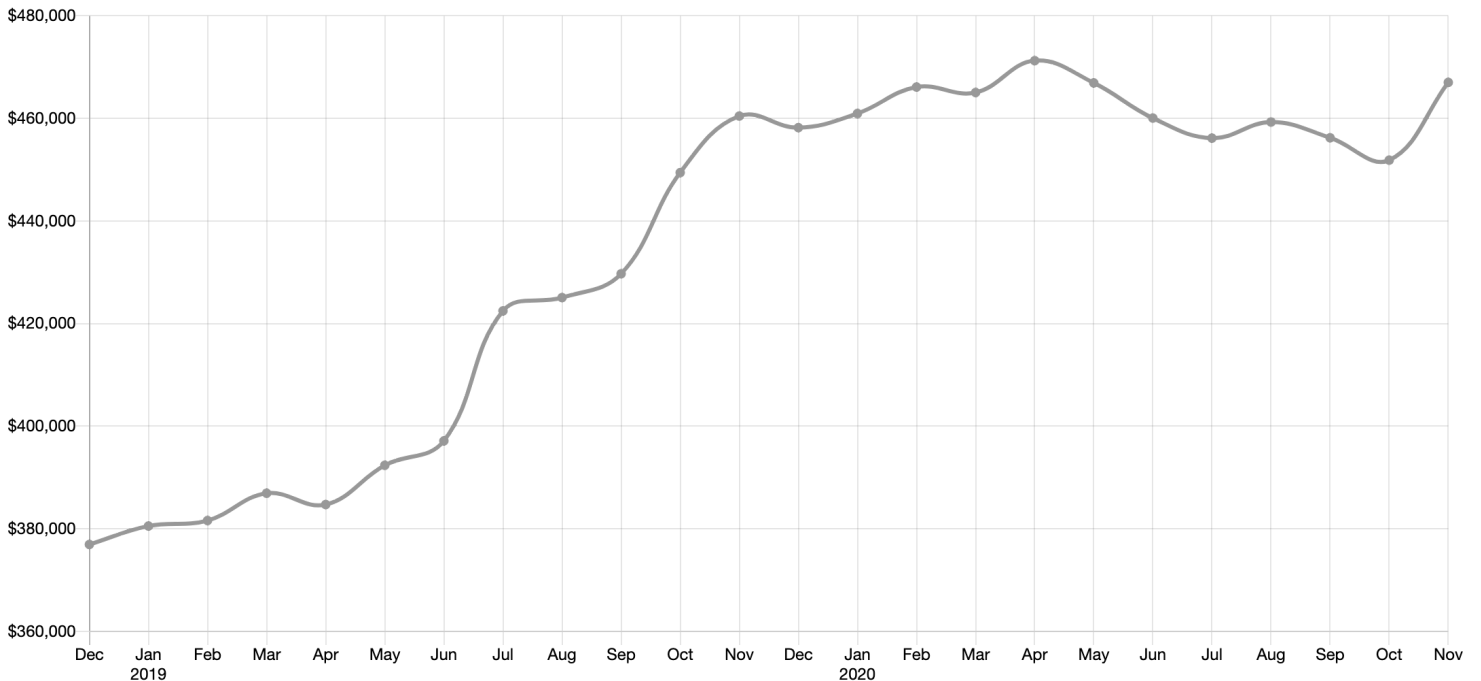
**SINGLE FAMILY DETACHED**

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	9	0		53	66	-19.70%
Units Reported Sold	6	6	0.00%	45	48	-6.25%
Sell / List Ratio	66.67%			84.91%	72.73%	
Reported Sales Dollars	\$3,564,000	\$2,882,000	23.66%	\$21,015,750	\$22,101,927	-4.91%
Average Sell Price / Unit	\$594,000	\$480,333	23.66%	\$467,017	\$460,457	1.42%
Median Sell Price	\$594,500			\$488,400		
Sell Price / List Price	102.80%	98.53%		99.42%	98.67%	
Days to Sell	7	54	-87.04%	28	38	-26.32%
Active Listings	5					

**LAND**

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	4	2	100.00%	46	45	2.22%
Units Reported Sold	6	1	500.00%	35	30	16.67%
Sell / List Ratio	150.00%	50.00%		76.09%	66.67%	
Reported Sales Dollars	\$1,779,001	\$1,150,000	54.70%	\$8,183,101	\$7,418,488	10.31%
Average Sell Price / Unit	\$296,500	\$1,150,000	-74.22%	\$233,803	\$247,283	-5.45%
Median Sell Price	\$344,500			\$209,000		
Sell Price / List Price	101.14%	82.20%		98.33%	96.07%	
Days to Sell	22	153	-85.62%	63	59	6.78%
Active Listings	11					

**GABRIOLA - CUMULATIVE RESIDENTIAL AVERAGE SINGLE FAMILY DETACHED SALE PRICE**



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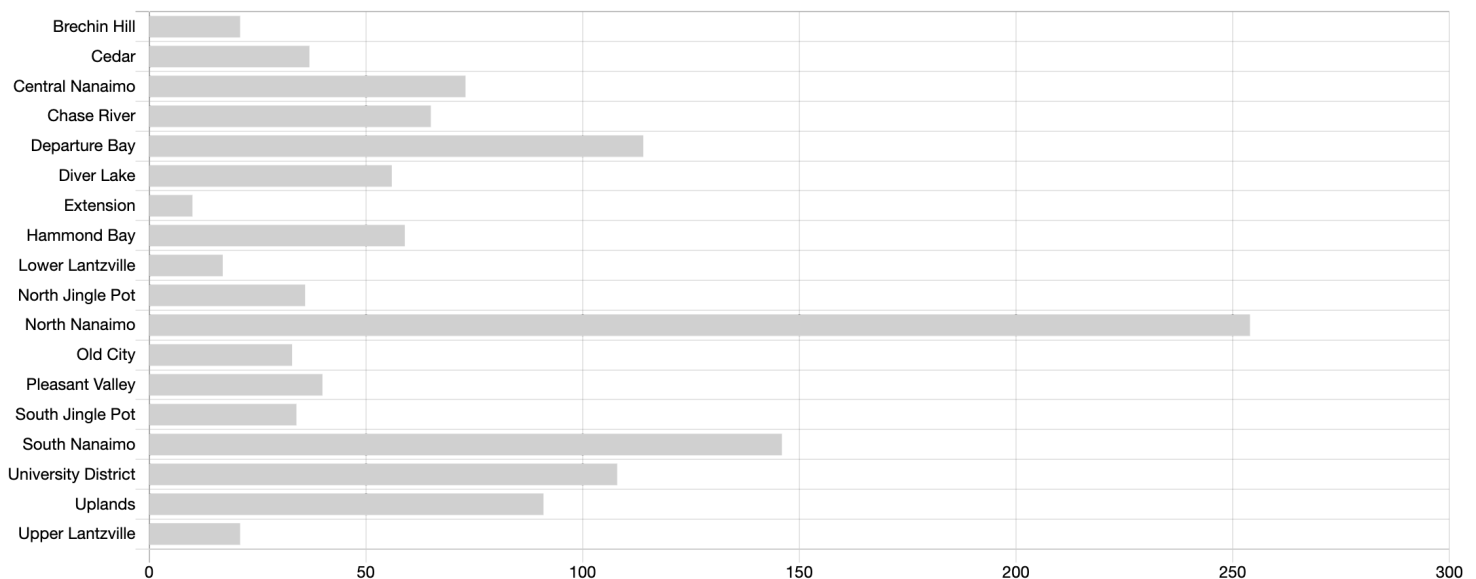
**SINGLE FAMILY DETACHED SALES ANALYSIS**

Unconditional Sales from January 1 to November 30, 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	11	6	6	1	2	0	37
Central Nanaimo	0	1	0	0	1	8	17	18	25	3	0	0	0	0	73
Chase River	0	0	0	0	0	1	1	9	22	26	6	0	0	0	65
Departure Bay	0	0	0	0	0	1	5	12	34	34	14	10	2	2	114
Diver Lake	0	0	0	0	0	2	4	12	26	7	5	0	0	0	56
Extension	0	0	0	0	0	1	0	3	5	1	0	0	0	0	10
Hammond Bay	0	0	0	0	0	1	1	5	6	10	18	5	7	6	59
Lower Lantzville	0	0	0	0	0	0	0	2	2	4	2	3	2	2	17
North Jingle Pot	0	0	0	0	0	1	0	0	2	12	14	5	2	0	36
North Nanaimo	0	0	0	0	0	0	2	8	52	70	60	38	9	15	254
Old City	0	0	0	1	8	5	11	1	7	0	0	0	0	0	33
Pleasant Valley	0	0	0	0	0	1	0	3	20	14	1	1	0	0	40
South Jingle Pot	0	0	0	3	1	1	1	1	10	5	6	4	1	1	34
South Nanaimo	0	0	0	1	3	18	19	34	36	31	4	0	0	0	146
University District	0	0	0	1	2	3	14	19	29	27	10	1	1	1	108
Uplands	0	0	0	0	0	0	10	19	46	10	4	1	1	0	91
Upper Lantzville	0	0	0	0	0	1	0	2	3	5	2	0	2	6	21
<b>Totals</b>	<b>0</b>	<b>2</b>	<b>1</b>	<b>6</b>	<b>15</b>	<b>45</b>	<b>95</b>	<b>155</b>	<b>344</b>	<b>266</b>	<b>154</b>	<b>69</b>	<b>30</b>	<b>33</b>	<b>1215</b>

**SINGLE FAMILY DETACHED SALES BY SUB AREA**

Unconditional Sales from January 1 to November 30, 2020



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

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