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MARKET STATISTICS

Parksville & Qualicum

July 2018

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July Market Conditions

The shift in the market certainly continues. Certainly fewer sales and increased inventory seems to be the trend. For Single Family Homes in the greater Parksville Qualicum Beach area the number of sales for July 2018 were down 30% compared to July 2017 (66 versus 94). Number of homes for sale at the end of July is up 54% compared to July 2017 (186 versus 121) however it is interesting to note that the average number of days to sell has changed slightly, July 2018 was on average 27 days while last year was only 24.

Year to date the number of sales or the first 7 months of the year is down 25% in comparison to the same period last year (397 versus 526). Average sale price is still higher than last year, up 17% (\$621,305 versus \$529,786).

If you would like additional information or wish to discuss your particular situation please contact TeamW at team@teamw.ca or 250-468-1498

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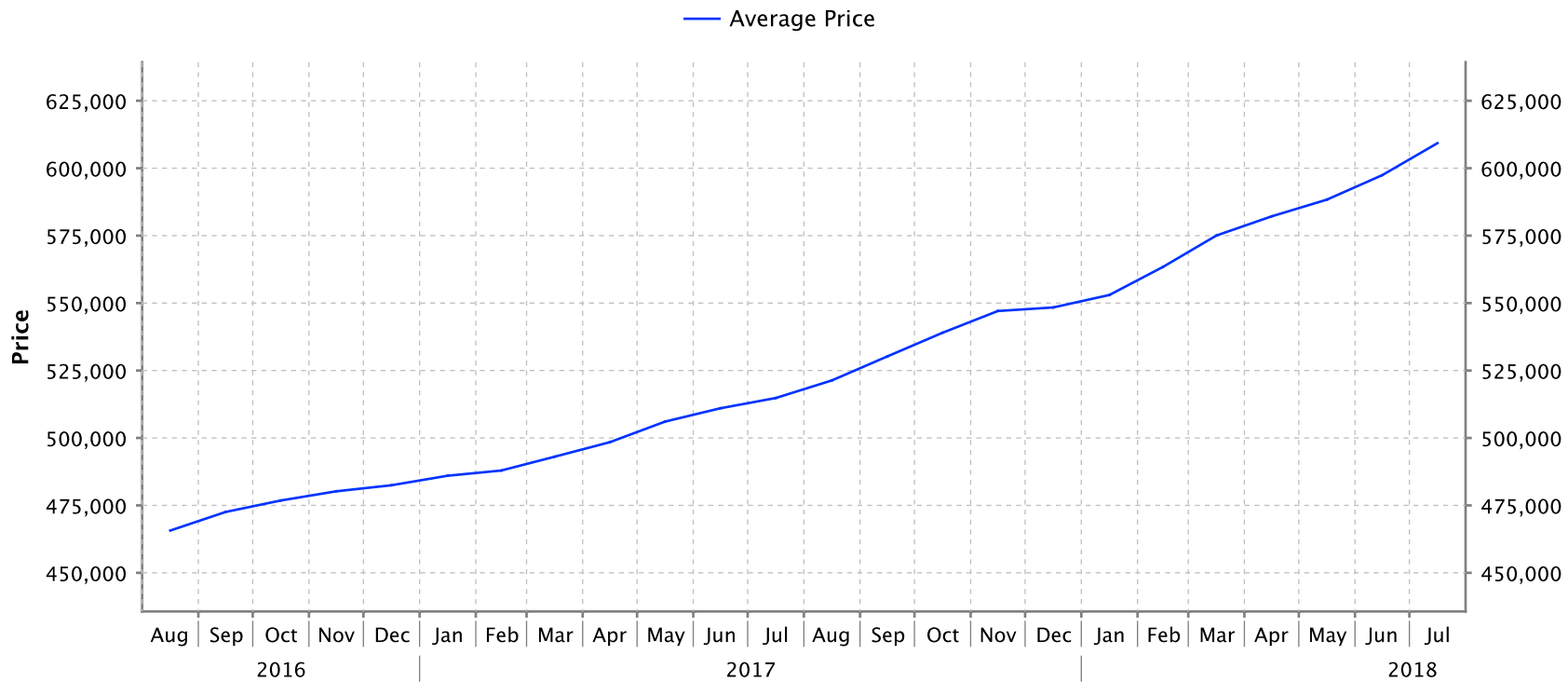


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Parksville / Qualicum

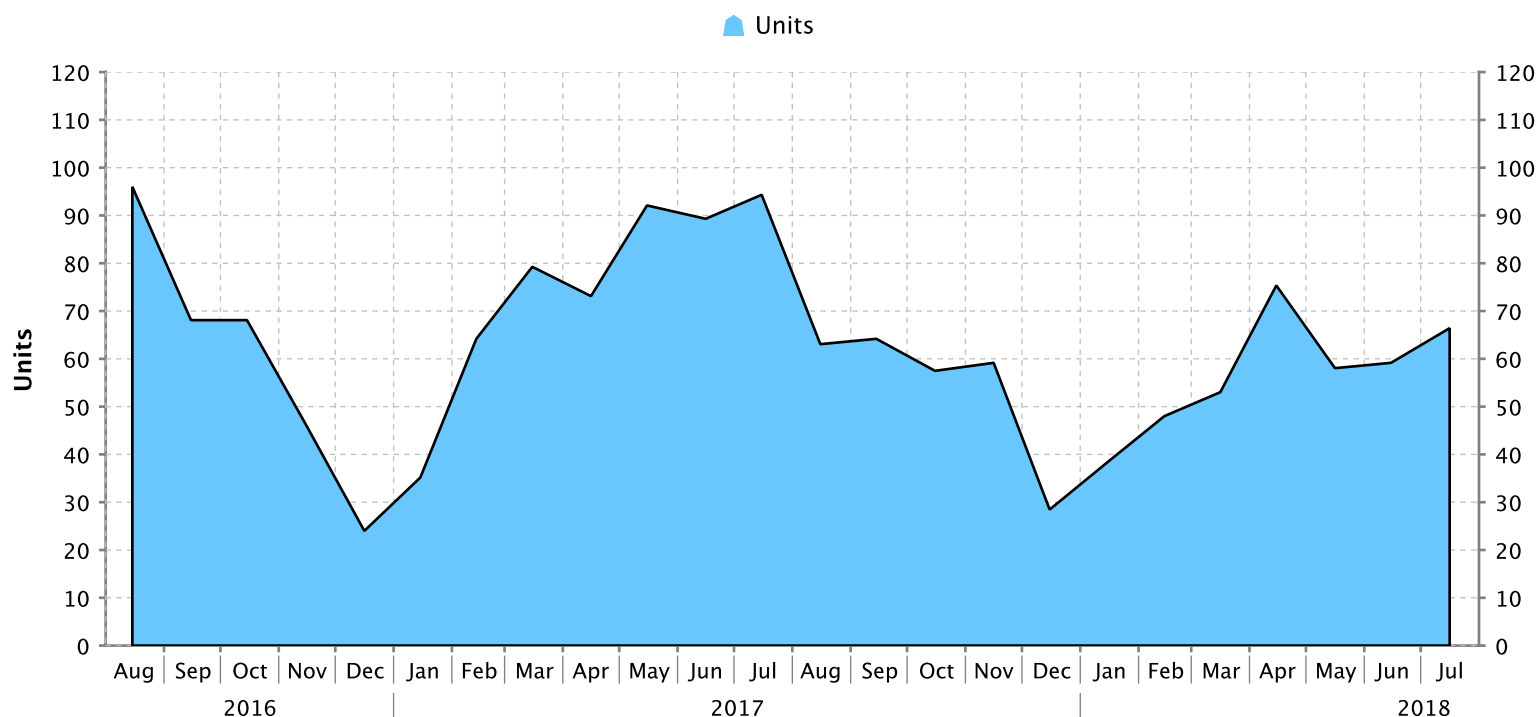
as at July 31, 2018

Cumulative Residential Average Single Family 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 Units Reported Sold



Comparative Activity by Property Type

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Lots						
Units Listed	10	6	67%	65	69	-6%
Units Reported Sold	1	6	-83%	31	56	-45%
Sell/List Ratio	10%	100%		48%	81%	
Reported Sales Dollars	\$279,000	\$1,348,000	-79%	\$7,867,275	\$13,482,700	-42%
Average Sell Price / Unit	\$279,000	\$224,667	24%	\$253,783	\$240,762	5%
Median Sell Price	\$279,000			\$230,000		
Sell Price / List Price	103%	96%		96%	96%	
Days to Sell	1	31	-97%	39	82	-52%
Active Listings	23	19				
Single Family						
Units Listed	100	101	-1%	1,019	1,007	1%
Units Reported Sold	66	94	-30%	668	828	-19%
Sell/List Ratio	66%	93%		66%	82%	
Reported Sales Dollars	\$41,006,150	\$49,799,924	-18%	\$407,000,600	\$426,258,451	-5%
Average Sell Price / Unit	\$621,305	\$529,786	17%	\$609,282	\$514,805	18%
Median Sell Price	\$577,500			\$565,000		
Sell Price / List Price	96%	98%		98%	98%	
Days to Sell	27	24	11%	25	27	-8%
Active Listings	186	121				
Condos (Apt)						
Units Listed	9	18	-50%	169	191	-12%
Units Reported Sold	9	8	12%	113	124	-9%
Sell/List Ratio	100%	44%		67%	65%	
Reported Sales Dollars	\$2,598,600	\$2,474,400	5%	\$30,919,300	\$30,305,410	2%
Average Sell Price / Unit	\$288,733	\$309,300	-7%	\$273,622	\$244,398	12%
Median Sell Price	\$318,000			\$277,000		
Sell Price / List Price	99%	98%		95%	95%	
Days to Sell	49	32	53%	59	45	33%
Active Listings	39	63				
Condos (Patio)						
Units Listed	18	15	20%	155	131	18%
Units Reported Sold	7	13	-46%	111	113	-2%
Sell/List Ratio	39%	87%		72%	86%	
Reported Sales Dollars	\$2,835,400	\$5,597,900	-49%	\$47,933,178	\$40,687,300	18%
Average Sell Price / Unit	\$405,057	\$430,608	-6%	\$431,830	\$360,065	20%
Median Sell Price	\$420,000			\$420,000		
Sell Price / List Price	99%	100%		98%	99%	
Days to Sell	14	21	-31%	18	19	-6%
Active Listings	32	15				
Condos (Twnhse)						
Units Listed	6	7	-14%	87	89	-2%
Units Reported Sold	5	7	-29%	64	74	-14%
Sell/List Ratio	83%	100%		74%	83%	
Reported Sales Dollars	\$2,168,900	\$3,214,000	-33%	\$30,248,705	\$27,956,300	8%
Average Sell Price / Unit	\$433,780	\$459,143	-6%	\$472,636	\$377,788	25%
Median Sell Price	\$459,000			\$464,900		
Sell Price / List Price	97%	97%		98%	98%	
Days to Sell	36	31	17%	26	35	-25%
Active Listings	26	17				

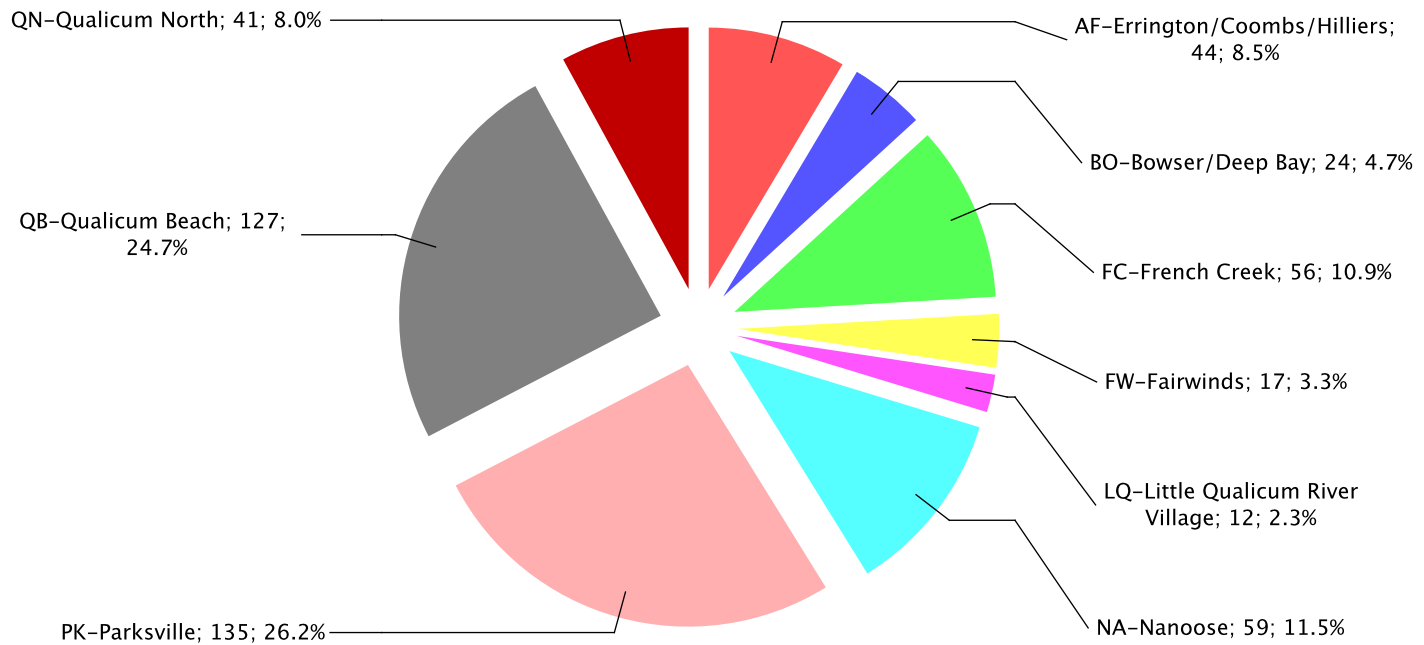
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Jul 31, 2018

	0-150,000	150,001-200,000	200,001-250,000	250,001-300,000	300,001-350,000	350,001-400,000	400,001-450,000	450,001-500,000	500,001-600,000	600,001-700,000	700,001-800,000	800,001-900,000	900,001-1 Mil	OVER 1 Mil	Total
AF-Errington/Coombs/Hilliers	0	0	3	4	1	4	1	3	7	6	6	7	1	1	44
BO-Bowser/Deep Bay	0	0	0	1	2	0	1	3	7	1	3	2	1	3	24
FC-French Creek	0	1	0	2	4	0	9	4	8	9	9	7	1	2	56
FW-Fairwinds	0	0	0	0	0	0	0	0	0	4	3	3	2	5	17
LQ-Little Qualicum River Village	0	0	0	1	1	3	5	1	1	0	0	0	0	0	12
NA-Nanose	0	0	0	1	1	0	1	4	10	9	11	2	4	16	59
PK-Parksville	0	0	0	1	3	11	22	25	41	16	12	2	0	2	135
QB-Qualicum Beach	0	0	0	0	0	2	6	12	20	30	20	11	10	16	127
QN-Qualicum North	0	1	0	1	3	4	4	4	5	5	7	4	1	2	41
Zone 5 TOTALS	0	2	3	11	15	24	49	56	99	80	71	38	20	47	515

Parksville / Qualicum - Single Family Sales by Subarea



Total Unconditional Sales January 1 to July 31, 2018 = 515