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MARKET STATISTICS

Parksville & Qualicum

September 2018



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September Market Conditions

The end of September real estate statistics for the Greater Parksville Qualicum Beach area have been recently released by the Vancouver Island Real Estate Board (VIREB). Last month there seemed to be the end of the decrease in number of sales, well apparently 1 month is not a true indicator. September has seen quite a decrease, in the greater Parksville Qualicum Beach area were 50% less Single Family Homes sales versus September 2017. The number of listings for September was also down 23% and as a result the number of Active Listings remains virtually the unchanged (49 versus 50).

The average price of homes sold in September was 22% less that the same time for 2017, though year to date still up 3%.

However the stats are reflective of the overall area however not of some of the sub areas. As an example here are the numbers for Parksville and Nanoose Bay:

	Parksville	Nanoose Bay
# of new listings	-8%	-10%
# of Sales	-14%	-33%
Average Sale Price	+7%	+13%
# of Active Listings	+65%%	+78%

If you wish to discuss your particular situation please contact us at clientcare@teamw.ca

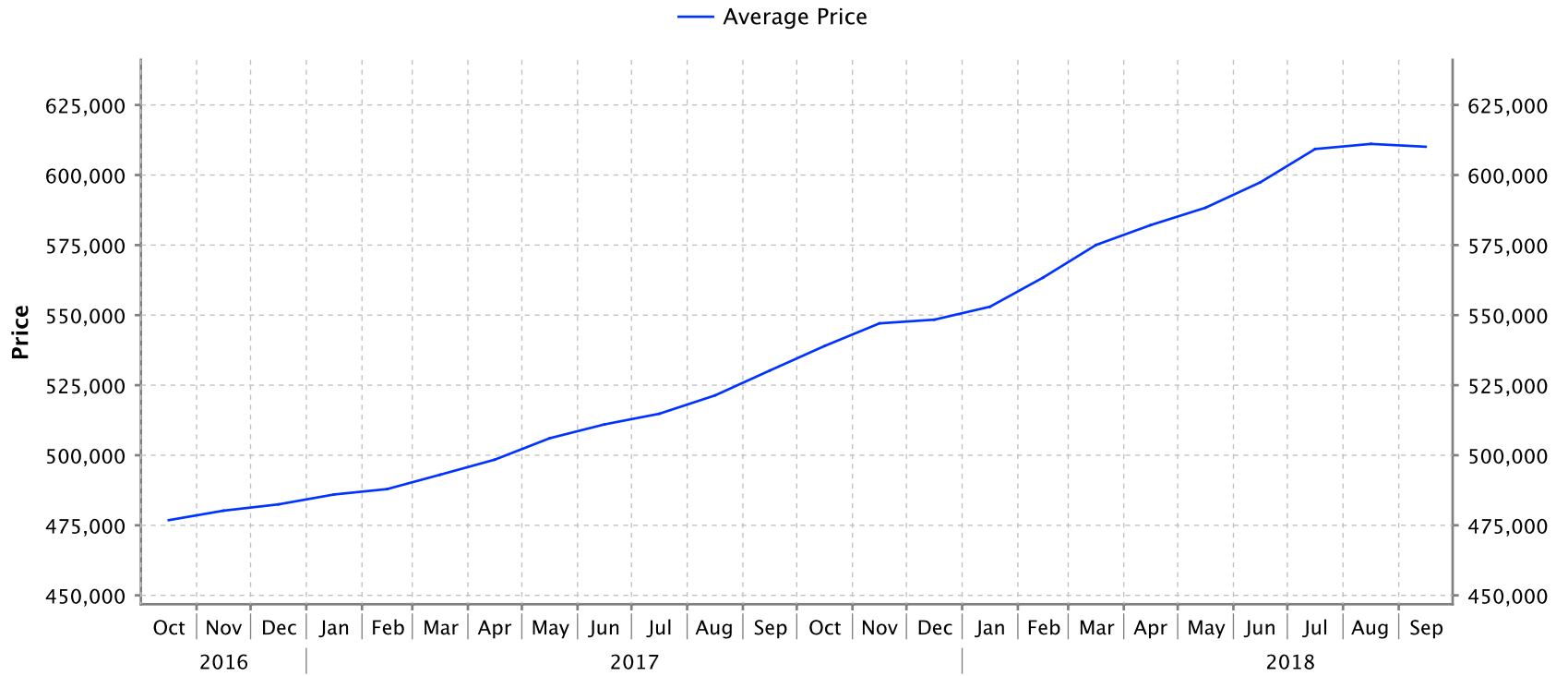


Susie & Karen

Parksville / Qualicum

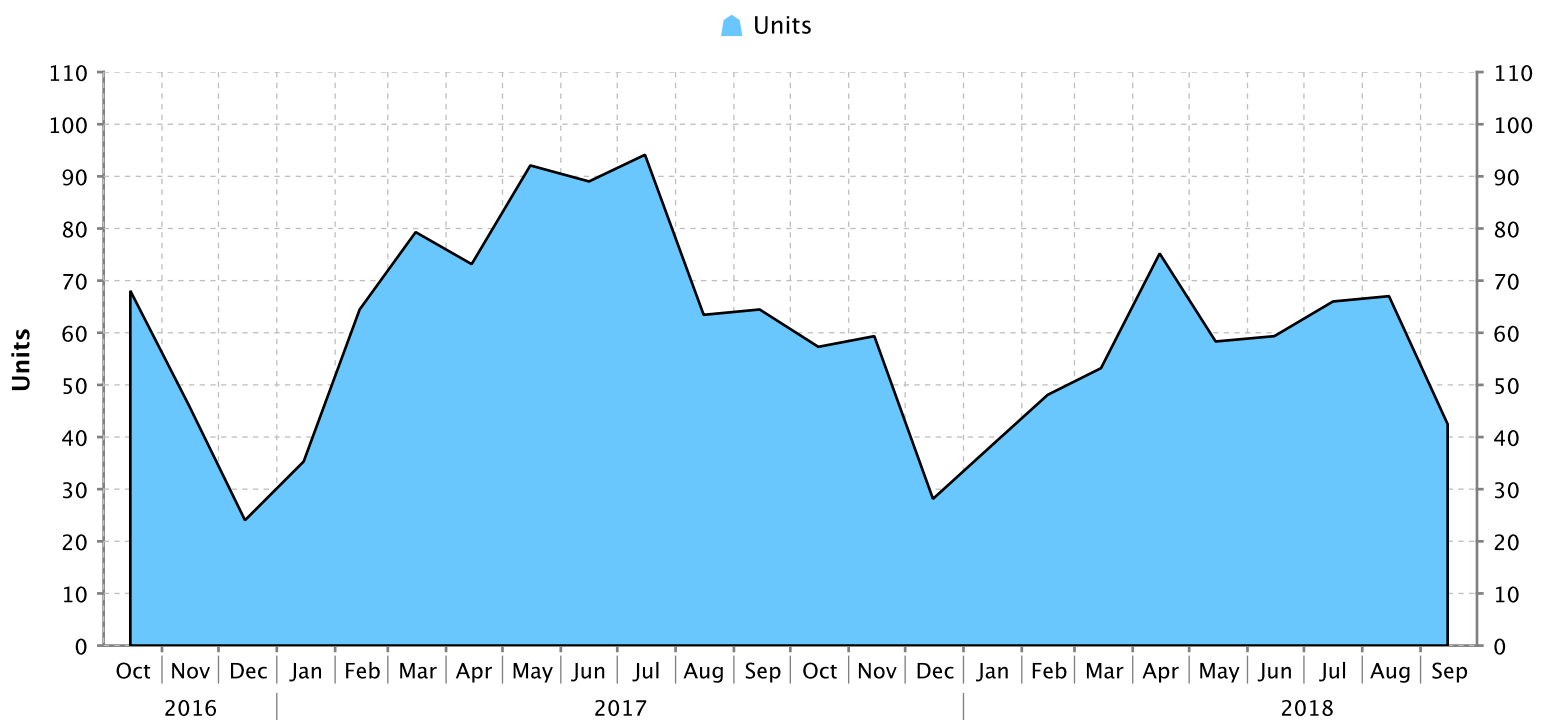
as at September 30, 2018

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	5	3	67%	63	72	-12%
Units Reported Sold	1	4	-75%	26	46	-43%
Sell/List Ratio	20%	133%		41%	64%	
Reported Sales Dollars	\$268,000	\$1,143,000	-77%	\$6,299,275	\$11,414,300	-45%
Average Sell Price / Unit	\$268,000	\$285,750	-6%	\$242,280	\$248,137	-2%
Median Sell Price	\$268,000			\$239,000		
Sell Price / List Price	96%	94%		97%	96%	
Days to Sell	55	46	18%	38	67	-43%
Active Listings	19	20				
Single Family						
Units Listed	79	86	-8%	1,034	1,003	3%
Units Reported Sold	42	64	-34%	650	791	-18%
Sell/List Ratio	53%	74%		63%	79%	
Reported Sales Dollars	\$24,182,050	\$38,284,050	-37%	\$396,560,593	\$419,406,787	-5%
Average Sell Price / Unit	\$575,763	\$598,188	-4%	\$610,093	\$530,223	15%
Median Sell Price	\$557,400			\$569,900		
Sell Price / List Price	97%	98%		98%	98%	
Days to Sell	32	20	60%	26	27	-4%
Active Listings	205	129				
Condos (Apt)						
Units Listed	19	10	90%	173	190	-9%
Units Reported Sold	7	9	-22%	103	123	-16%
Sell/List Ratio	37%	90%		60%	65%	
Reported Sales Dollars	\$2,014,900	\$2,496,700	-19%	\$28,693,900	\$31,519,988	-9%
Average Sell Price / Unit	\$287,843	\$277,411	4%	\$278,582	\$256,260	9%
Median Sell Price	\$222,000			\$277,000		
Sell Price / List Price	97%	96%		95%	96%	
Days to Sell	26	138	-81%	50	48	3%
Active Listings	50	57				
Condos (Patio)						
Units Listed	13	16	-19%	146	134	9%
Units Reported Sold	11	12	-8%	107	117	-9%
Sell/List Ratio	85%	75%		73%	87%	
Reported Sales Dollars	\$4,175,900	\$5,078,980	-18%	\$46,446,098	\$43,415,880	7%
Average Sell Price / Unit	\$379,627	\$423,248	-10%	\$434,076	\$371,076	17%
Median Sell Price	\$399,000			\$421,450		
Sell Price / List Price	94%	101%		97%	99%	
Days to Sell	42	15	186%	22	20	10%
Active Listings	24	17				
Condos (Twnhse)						
Units Listed	10	10	0%	84	93	-10%
Units Reported Sold	4	9	-56%	54	79	-32%
Sell/List Ratio	40%	90%		64%	85%	
Reported Sales Dollars	\$2,584,204	\$4,552,900	-43%	\$26,577,609	\$32,608,700	-18%
Average Sell Price / Unit	\$646,051	\$505,878	28%	\$492,178	\$412,768	19%
Median Sell Price	\$715,000			\$465,000		
Sell Price / List Price	98%	98%		98%	97%	
Days to Sell	41	10	295%	34	32	7%
Active Listings	27	10				

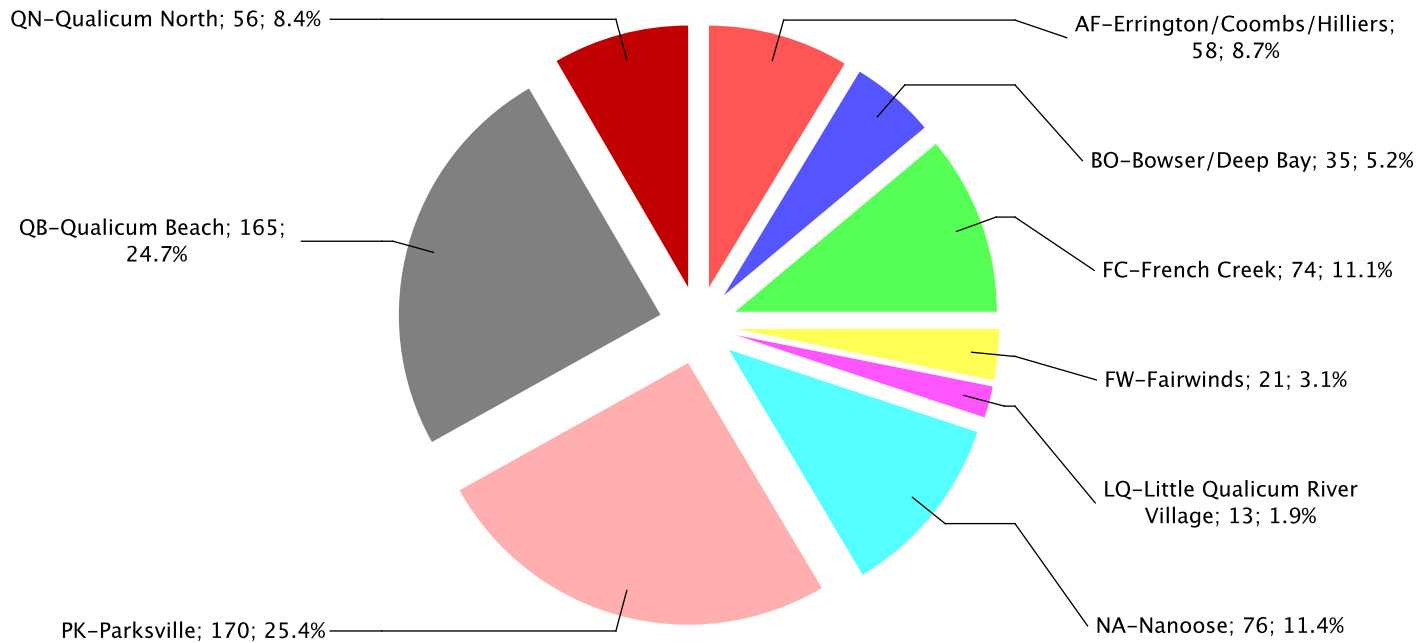
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Sep 30, 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	5	1	4	4	6	7	10	7	8	1	2	58
BO-Bowser/Deep Bay	0	0	0	1	2	1	1	4	11	2	4	3	1	5	35
FC-French Creek	0	1	0	3	5	1	13	8	8	10	9	12	2	2	74
FW-Fairwinds	0	0	0	0	0	0	0	0	0	4	6	3	2	6	21
LQ-Little Qualicum River Village	0	0	0	2	1	3	5	1	1	0	0	0	0	0	13
NA-Nanoose	0	0	0	1	1	0	1	4	14	11	14	3	6	21	76
PK-Parksville	0	1	0	1	4	15	28	30	50	21	15	3	0	2	170
QB-Qualicum Beach	0	1	1	0	0	2	8	15	32	39	22	13	13	19	165
QN-Qualicum North	1	1	0	1	3	4	7	6	8	6	9	6	1	3	56
Zone 5 TOTALS	1	4	4	14	17	30	67	74	131	103	86	51	26	60	668

Parksville / Qualicum - Single Family Sales by Subarea



Total Unconditional Sales January 1 to September 30, 2018 = 668

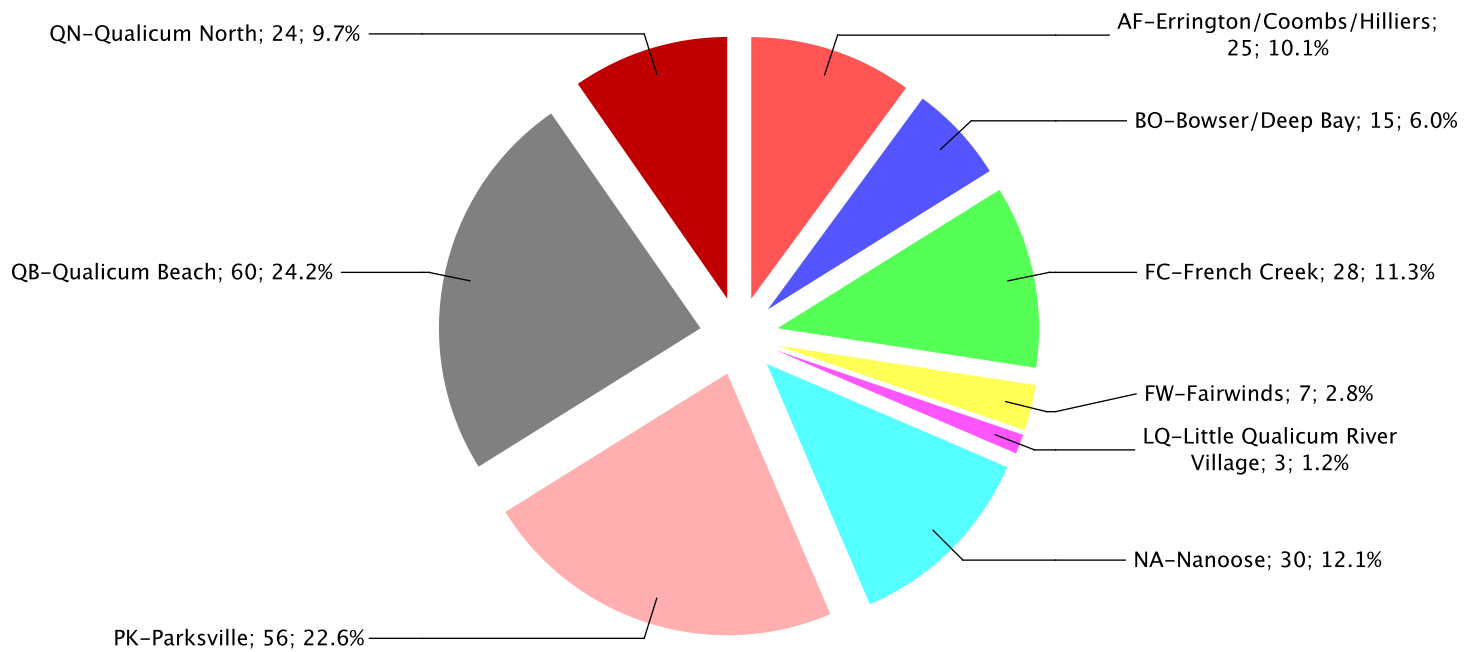
3rd Quarter 2018

MLS® Single Family Sales Analysis

Unconditional Sales from July 1 to Sep 30, 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	0	2	0	2	3	3	3	6	1	3	1	1	25
BO-Bowser/Deep Bay	0	0	0	0	0	1	0	1	5	1	3	2	0	2	15
FC-French Creek	0	0	0	2	2	1	7	5	1	2	0	6	1	1	28
FW-Fairwinds	0	0	0	0	0	0	0	0	0	1	5	0	0	1	7
LQ-Little Qualicum River Village	0	0	0	1	0	1	1	0	0	0	0	0	0	0	3
NA-Nanoose	0	0	0	1	0	0	1	0	4	6	3	1	2	12	30
PK-Parkville	0	1	0	0	1	7	9	8	15	7	7	1	0	0	56
QB-Qualicum Beach	0	1	1	0	0	0	3	7	14	12	4	4	6	8	60
QN-Qualicum North	1	1	0	0	0	2	5	3	4	2	3	2	0	1	24
Zone 5 TOTALS	1	3	1	6	3	14	29	27	46	37	26	19	10	26	248

Parkville / Qualicum - Single Family Sales by Subarea



Total Unconditional Sales July 1 to September 30, 2018 = 248