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MARKET STATISTICS

Parksville & Qualicum

December 2017

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The year is almost over, hard to believe. In looking at the latest statistics for the greater Parksville Qualicum Beach area released by VIREB it has been an active year though down from 2016 as predicted in # of sales. However values did increase mainly due to lack of supply and strong demand.

Overall for Single Family homes there have been 8% less homes listed and 16% less sales however the average sale values have increased by 14%. The average # of days on the market has gone down by 23% to 26 days. The overall current number of active listings at the end of November are down by 6% in comparison to November 2016.

Keep in mind that the above numbers vary for different geographic areas. As an example Parksville has seen a drop in the number of new listings by 9% and average sale prices up by 10% while Nanoose Bay has seen an increase of 3% in listings and a 16% increase in average sale prices. If you would more detailed information on geographic regions or different styles of properties contact TeamW at team@teamw.ca.

Also BCREA (British Columbia Real Estate Association) has released their Fourth Quarter Housing Forecast and for the Vancouver Island Real Estate Board area (Malahat north) they are forecasting a continuing drop in the number of single family home sale, -7.9%, and a continuing increase in average sale prices by 2.4%. Keep in mind that in January of this year they forecasted a 2% increase in average sale prices and we are going to end up with approximately a 14.5% increase. For the full details of the Forecast drop us a note at team@teamw.ca and we would be pleased to supply it to you.

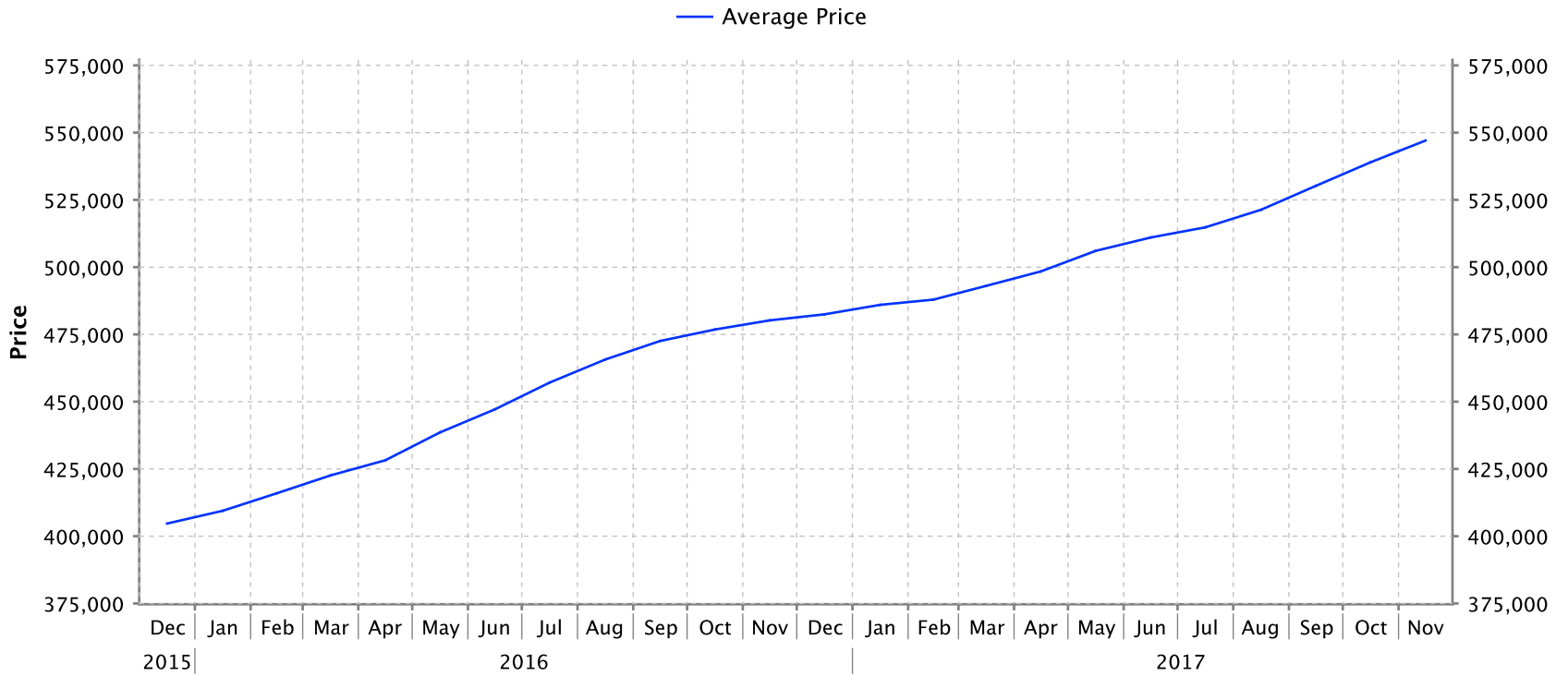
Make it a great day!

Rudi & Trish

Parksville / Qualicum

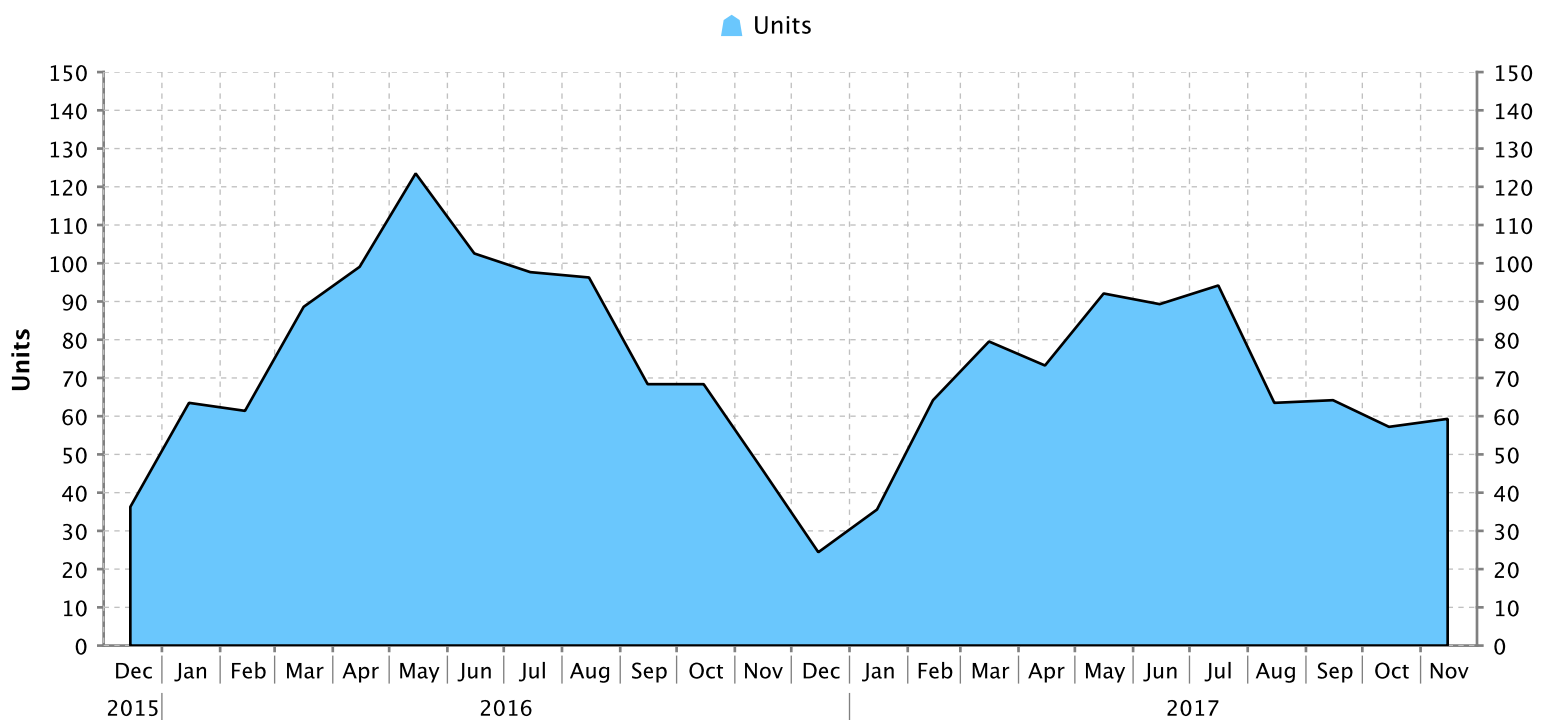
as at November 30, 2017

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	2	5	-60%	69	109	-37%
Units Reported Sold	6	5	20%	46	87	-47%
Sell/List Ratio	300%	100%		67%	80%	
Reported Sales Dollars	\$1,387,900	\$841,000	65%	\$11,669,200	\$17,950,300	-35%
Average Sell Price / Unit	\$231,317	\$168,200	38%	\$253,678	\$206,325	23%
Median Sell Price	\$251,000			\$230,000		
Sell Price / List Price	96%	92%		96%	96%	
Days to Sell	79	53	50%	65	80	-20%
Active Listings	13	23				
Single Family						
Units Listed	65	65	0%	1,030	1,136	-9%
Units Reported Sold	59	46	28%	793	947	-16%
Sell/List Ratio	91%	71%		77%	83%	
Reported Sales Dollars	\$36,117,215	\$22,719,300	59%	\$433,816,079	\$454,771,145	-5%
Average Sell Price / Unit	\$612,156	\$493,898	24%	\$547,057	\$480,223	14%
Median Sell Price	\$559,900			\$500,000		
Sell Price / List Price	97%	99%		98%	99%	
Days to Sell	30	27	13%	26	35	-26%
Active Listings	115	122				
Condos (Apt)						
Units Listed	4	14	-71%	178	196	-9%
Units Reported Sold	11	9	22%	122	126	-3%
Sell/List Ratio	275%	64%		69%	64%	
Reported Sales Dollars	\$2,983,000	\$1,809,900	65%	\$32,416,288	\$28,095,810	15%
Average Sell Price / Unit	\$271,182	\$201,100	35%	\$265,707	\$222,983	19%
Median Sell Price	\$295,000			\$241,500		
Sell Price / List Price	95%	98%		95%	95%	
Days to Sell	72	35	106%	51	55	-6%
Active Listings	37	47				
Condos (Patio)						
Units Listed	10	7	43%	140	147	-5%
Units Reported Sold	9	8	12%	123	129	-5%
Sell/List Ratio	90%	114%		88%	88%	
Reported Sales Dollars	\$3,503,300	\$2,792,100	25%	\$47,017,980	\$40,244,640	17%
Average Sell Price / Unit	\$389,256	\$349,012	12%	\$382,260	\$311,974	23%
Median Sell Price	\$395,000			\$385,000		
Sell Price / List Price	97%	98%		99%	98%	
Days to Sell	28	52	-46%	18	40	-55%
Active Listings	13	15				
Condos (Twnhse)						
Units Listed	0	6	-100%	80	110	-27%
Units Reported Sold	3	2	50%	78	87	-10%
Sell/List Ratio		33%		98%	79%	
Reported Sales Dollars	\$1,099,500	\$939,500	17%	\$32,547,700	\$30,365,701	7%
Average Sell Price / Unit	\$366,500	\$469,750	-22%	\$417,278	\$349,031	20%
Median Sell Price	\$385,000			\$395,000		
Sell Price / List Price	95%	89%		98%	98%	
Days to Sell	44	146	-70%	29	44	-33%
Active Listings	3	17				

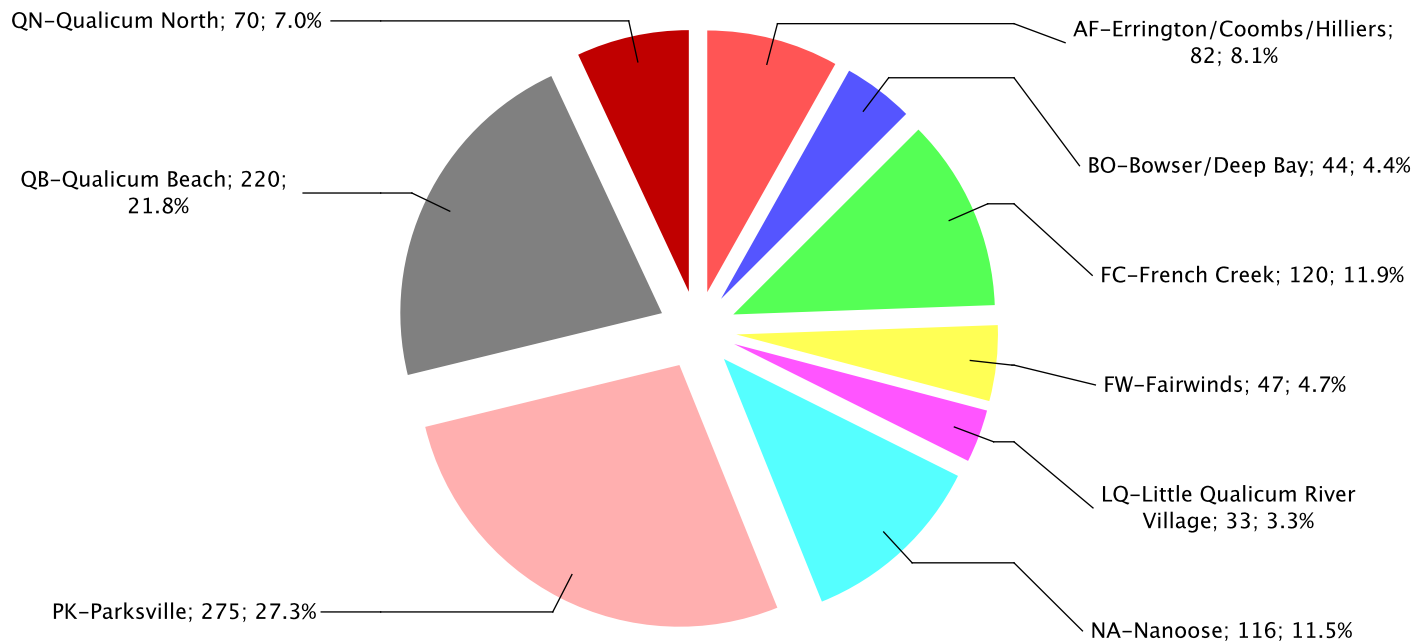
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Nov 30, 2017

	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	1	9	11	5	3	4	6	2	13	11	8	2	4	3	82
BO-Bowser/Deep Bay	0	0	1	1	4	6	7	4	7	8	2	2	0	2	44
FC-French Creek	0	3	0	6	3	12	17	14	22	17	14	5	2	5	120
FW-Fairwinds	0	0	0	0	0	0	0	0	4	5	12	8	2	16	47
LQ-Little Qualicum River Village	0	0	1	7	8	3	7	1	2	2	2	0	0	0	33
NA-Nanoose	0	0	4	1	3	6	7	13	15	10	13	6	4	34	116
PK-Parksville	0	0	1	9	24	44	51	55	49	20	12	3	1	6	275
QB-Qualicum Beach	0	0	0	0	1	10	35	30	57	35	21	19	6	6	220
QN-Qualicum North	0	2	2	3	3	7	11	7	15	11	5	2	1	1	70
Zone 5 TOTALS	1	14	20	32	49	92	141	126	184	119	89	47	20	73	1,007

Parksville / Qualicum - Single Family Sales by Subarea



Total Unconditional Sales January 1 to November 30, 2017 = 1,007

Vancouver Island-Coast

<i>MLS® Unit Sales</i>	2016	%	2017F	%	2018F	%
Victoria Real Estate Board	10,028	27.5	8,400	-16.2	7,700	-8.3
Single Detached	5,828	23.7	4,500	-22.8	4,150	-7.8
Apartment	2,914	40.9	2,750	-5.6	2,500	-9.1
Townhouse	1,014	20.1	900	-11.2	825	-8.3
Vancouver Island Real Estate Board	10,532	26.6	9,600	-8.8	8,400	-12.5
Single Detached	7,082	17.3	6,300	-11	5,800	-7.9
Apartment	984	29.3	1,050	6.7	950	-9.5
Townhouse	1,358	19.1	1,250	-8	1,100	-12
Powell River Sunshine Coast Real Estate Board	417	9.4	375	-10.1	350	-6.7
Single Detached	343	6.5	315	-8.2	300	-4.8
Condo	60	36.4	50	-16.7	40	-20
Single Family Mobile	14	-6.7	10	-28.6	10	0
<i>MLS® Average Price</i>	2016	%	2017F	%	2018F	%
Victoria Real Estate Board	\$ 585,745	12.3	\$ 653,000	11.5	\$ 662,400	1.4
Single Detached	\$ 738,944	15.7	\$ 826,000	11.8	\$ 850,000	2.9
Apartment	\$ 354,271	8.6	\$ 416,600	17.6	\$ 431,800	3.6
Townhouse	\$ 466,392	10.5	\$ 537,000	15.1	\$ 565,000	5.2
Vancouver Island Real Estate Board	\$ 383,192	12.8	\$ 445,000	16.1	\$ 458,900	3.1
Single Detached	\$ 440,035	13.5	\$ 503,700	14.5	\$ 515,850	2.4
Apartment	\$ 213,229	10.9	\$ 242,000	13.5	\$ 255,000	5.4
Townhouse	\$ 281,405	6.4	\$ 322,000	14.4	\$ 335,000	4
Powell River Sunshine Coast Real Estate Board	\$ 284,471	15.3	\$ 322,250	13.3	\$ 324,800	0.8
Single Detached	\$ 315,032	17.4	\$ 343,000	8.9	\$ 350,000	2
Condo	\$ 176,806	19.4	\$ 185,000	4.6	\$ 193,000	4.3
Single Family Mobile	\$ 68,588	32.7	\$ 104,000	51.6	\$ 77,000	-26
<i>Housing Starts</i>	2016	%	2017F	%	2018F	%
Victoria CMA	2,933	46.1	3,305	12.7	3,250	-1.7
Single	910	32.5	980	7.7	950	-3.1
Multiple	2,023	53.1	2,325	14.9	2,300	-1.1
Nanaimo CMA	878	3.3	975	11.0	880	-9.7
Single	433	12.8	475	9.7	480	1.1
Multiple	445	-4.5	500	12.4	400	-20