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Rudi & Trish
Widdershoven
RE/MAX First Realty



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MARKET STATISTICS

Parksville & Qualicum

April 2018

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The media has been reporting a change in the market and that there are considerably less sales of real estate this year than last year. The statistics at the end of April certainly confirm this as in the greater Parksville Qualicum Beach area we have seen 15% less sales of Single Family Homes during the first 4 months of the year when compared to the same time in 2017. However please note that sale prices remain strong and the average price of what has sold has increased by 22%. Average sale price of homes that sold in the first 4 months is \$628,294. Interestingly enough the average number of sales in April were only down 3% compared to 2017 though the average sale price in April was \$611,880 – less than the 4 month average and yet up 14% from April 2017.

Personally we have noted a ‘shift’ though unsure what the shift was. However during the last couple of weeks the market has been more active and we are thinking the ‘shift’ was a pause. This pause may have been a result of tightening mortgage rules as well as the Province’s announcement of Speculation Tax – now known not to be directly affecting the Parksville Qualicum Beach region.

We welcome any questions that you may have and would be pleased to discuss your situation or any questions that you may have. Contact TeamW at team@teamw.ca or 250-468-1498.

Make it a Great Day!

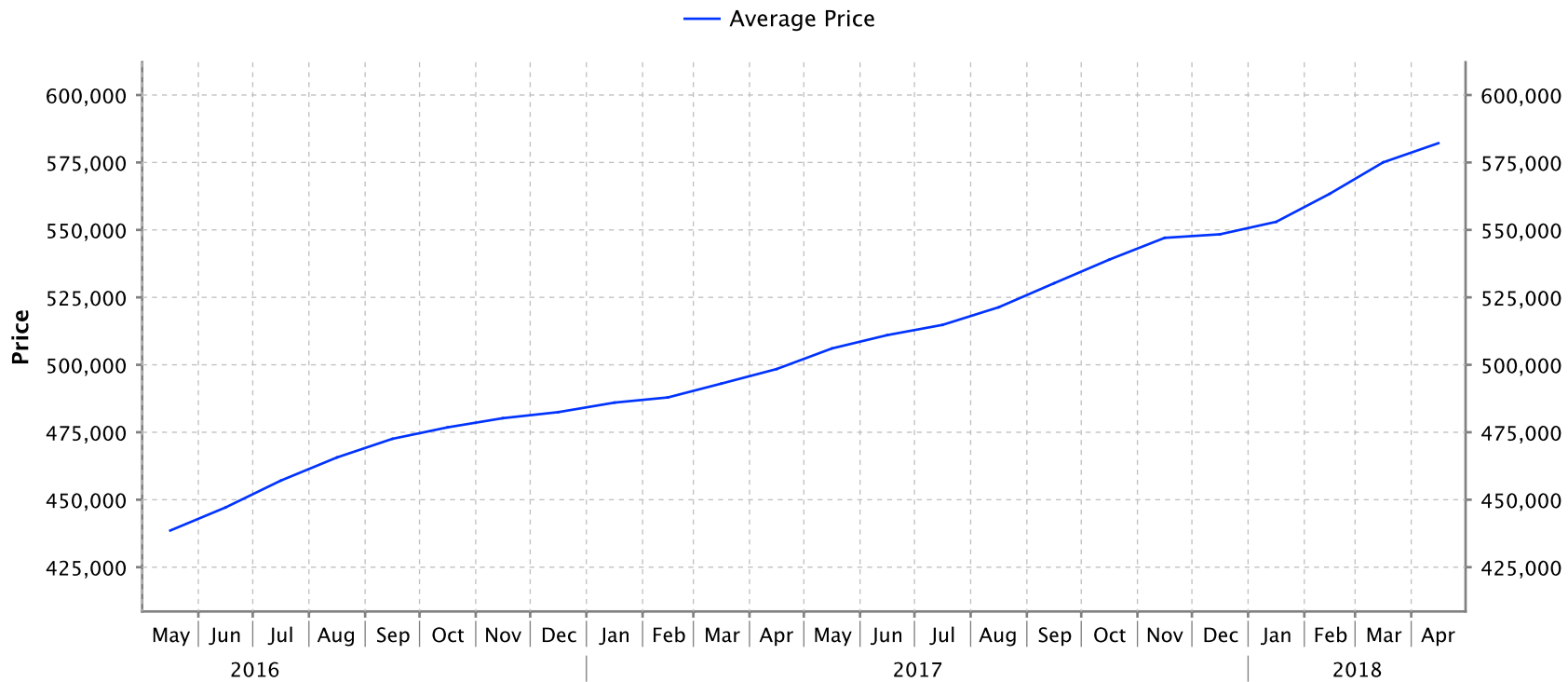


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Parksville / Qualicum

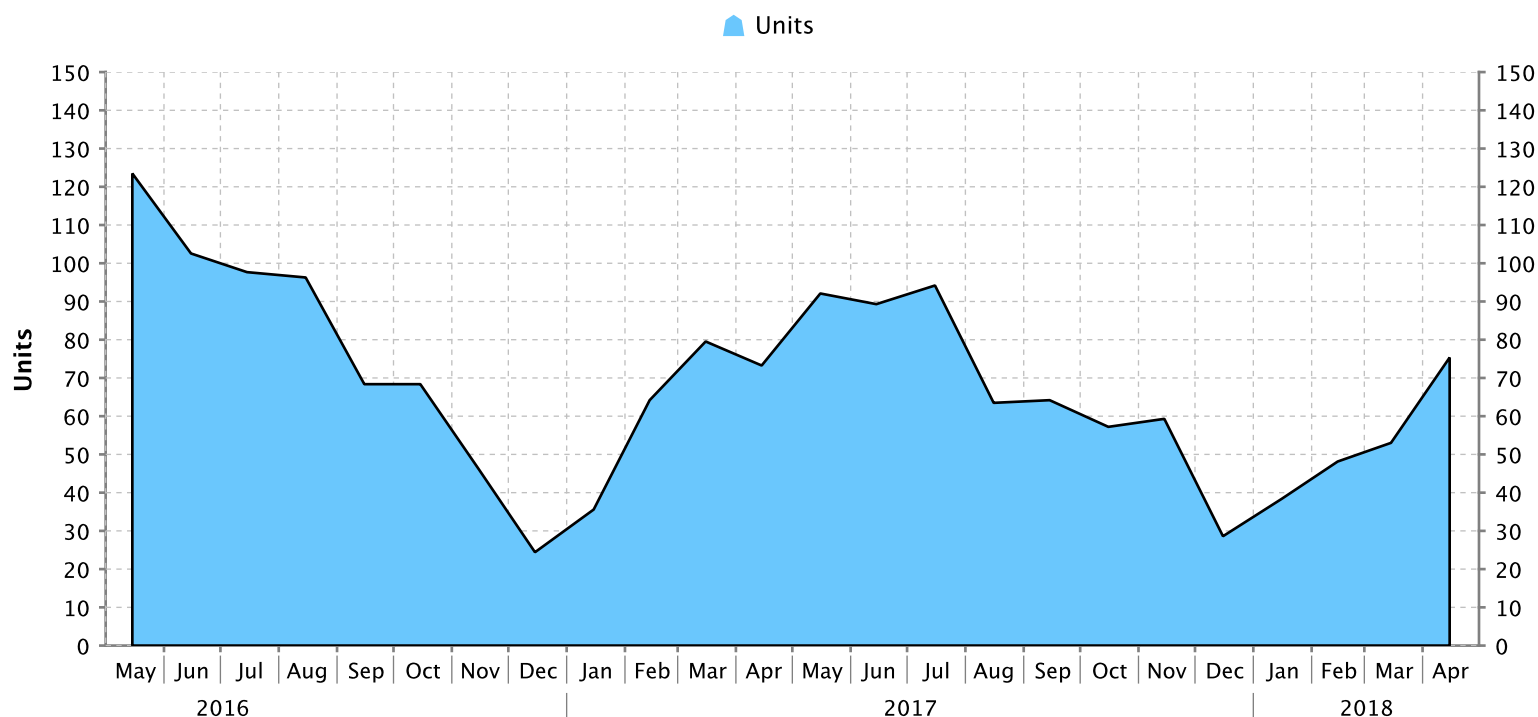
as at April 30, 2018

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	4	4	0%	66	81	-19%
Units Reported Sold	2	7	-71%	36	65	-45%
Sell/List Ratio	50%	175%		55%	80%	
Reported Sales Dollars	\$449,000	\$1,410,900	-68%	\$8,829,800	\$15,379,100	-43%
Average Sell Price / Unit	\$224,500	\$201,557	11%	\$245,272	\$236,602	4%
Median Sell Price	\$239,000			\$230,000		
Sell Price / List Price	95%	98%		96%	96%	
Days to Sell	97	136	-29%	46	87	-47%
Active Listings	17	20				
Single Family						
Units Listed	111	95	17%	1,024	1,045	-2%
Units Reported Sold	75	73	3%	760	875	-13%
Sell/List Ratio	68%	77%		74%	84%	
Reported Sales Dollars	\$45,891,001	\$39,333,200	17%	\$442,430,488	\$436,128,048	1%
Average Sell Price / Unit	\$611,880	\$538,811	14%	\$582,145	\$498,432	17%
Median Sell Price	\$580,000			\$535,000		
Sell Price / List Price	99%	99%		99%	100%	
Days to Sell	23	16	43%	26	29	-9%
Active Listings	134	131				
Condos (Apt)						
Units Listed	39	32	22%	180	199	-10%
Units Reported Sold	12	9	33%	112	133	-16%
Sell/List Ratio	31%	28%		62%	67%	
Reported Sales Dollars	\$1,844,000	\$2,729,788	-32%	\$29,693,000	\$31,837,710	-7%
Average Sell Price / Unit	\$153,667	\$303,310	-49%	\$265,116	\$239,381	11%
Median Sell Price	\$199,000			\$245,000		
Sell Price / List Price	87%	96%		95%	95%	
Days to Sell	134	45	197%	59	51	17%
Active Listings	62	56				
Condos (Patio)						
Units Listed	11	15	-27%	147	133	11%
Units Reported Sold	8	9	-11%	122	111	10%
Sell/List Ratio	73%	60%		83%	83%	
Reported Sales Dollars	\$4,574,800	\$3,683,800	24%	\$50,678,578	\$36,312,500	40%
Average Sell Price / Unit	\$571,850	\$409,311	40%	\$415,398	\$327,140	27%
Median Sell Price	\$602,500			\$415,000		
Sell Price / List Price	98%	99%		98%	99%	
Days to Sell	27	27	1%	17	25	-34%
Active Listings	21	16				
Condos (Twnhse)						
Units Listed	12	15	-20%	76	98	-22%
Units Reported Sold	6	8	-25%	69	82	-16%
Sell/List Ratio	50%	53%		91%	84%	
Reported Sales Dollars	\$3,201,900	\$3,003,000	7%	\$30,785,405	\$28,306,845	9%
Average Sell Price / Unit	\$533,650	\$375,375	42%	\$446,165	\$345,205	29%
Median Sell Price	\$529,000			\$412,900		
Sell Price / List Price	99%	99%		97%	98%	
Days to Sell	14	31	-54%	30	36	-18%
Active Listings	17	20				

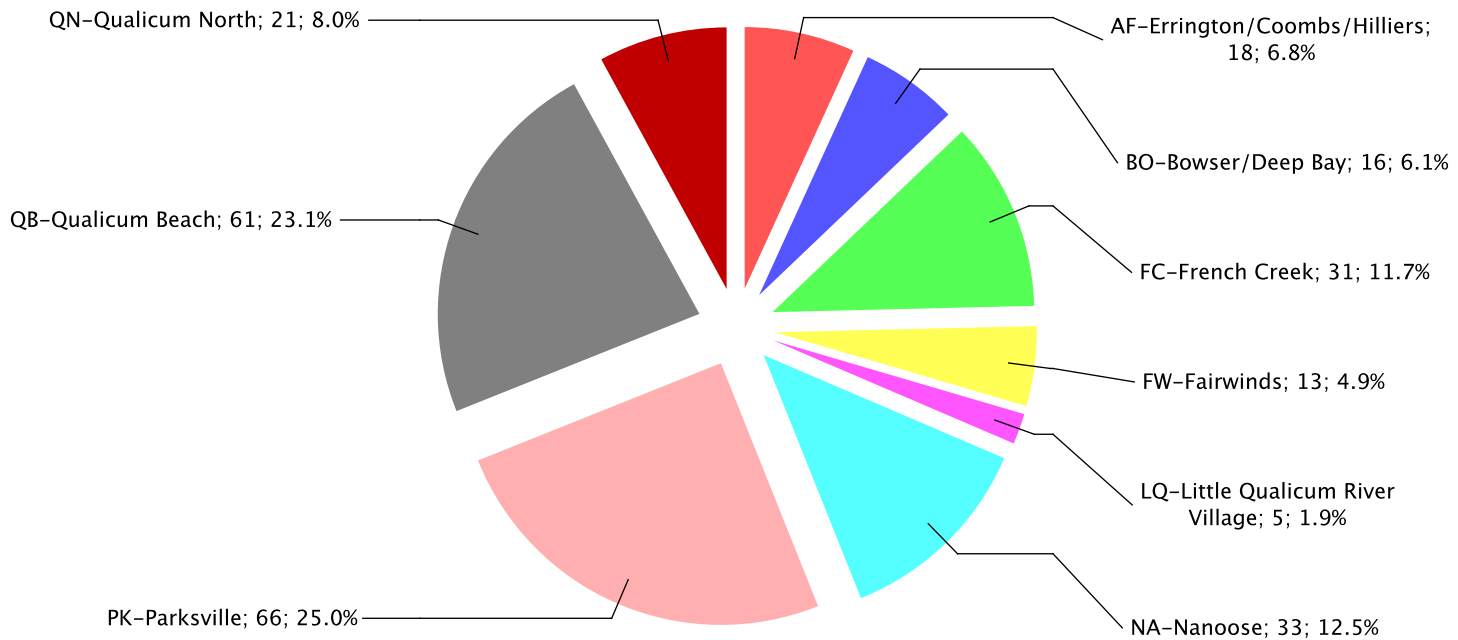
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Apr 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	2	2	1	2	1	1	2	2	2	3	0	0	18
BO-Bowser/Deep Bay	0	0	0	0	2	0	1	3	4	1	0	1	1	3	16
FC-French Creek	0	1	0	1	2	0	4	1	7	4	7	3	1	0	31
FW-Fairwinds	0	0	0	0	0	0	0	0	0	3	1	3	2	4	13
LQ-Little Qualicum River Village	0	0	0	0	0	1	3	0	1	0	0	0	0	0	5
NA-Nanoose	0	0	0	0	0	0	0	3	7	2	8	2	4	7	33
PK-Parksville	0	0	0	0	3	5	14	12	21	6	3	1	0	1	66
QB-Qualicum Beach	0	0	0	0	0	2	4	4	12	12	12	5	3	7	61
QN-Qualicum North	0	0	0	1	1	2	2	3	1	1	4	4	0	2	21
Zone 5 TOTALS	0	1	2	4	9	12	29	27	55	31	37	22	11	24	264

Parksville / Qualicum - Single Family Sales by Subarea



Total Unconditional Sales January 1 to April 30, 2018 = 264