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MARKET STATISTICS

Parksville & Qualicum

February 2018

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The statistics for market activity have been released by VIREB (Vancouver Island Real Estate Board) and certainly continue to show lack of inventory and strong demand.

With regards to Single Family Homes so far this year, in comparison to same period in 2017, there have been 12% less listings and as a result 12% less sales. The Active inventory at the end of February was 18% less than February 2018 and the Average Sales Price is up 26% (\$616,128 vs \$490,371).

With regards to Patio Homes there were 16% more listings (22 vs 19) and number of sales are up 13%. Active inventory is down 10% and the Average Sales Price is up 25% (\$446,218 vs \$377,193) over the same time last year.

Also BCREA (British Columbia Real Estate Association) has released their updated Housing Forecast which is indicating that there will be 10.8% less residential sales on Vancouver Island (Malahat north) in comparison to 2017 and the average sale prices will increase by 7.6%. Which indicates lack of supply and strong demand will continue throughout the year.

If you wish further details or wish to discuss your current real estate situation contact us at team@teamw.ca or [250-468-1498](tel:250-468-1498)

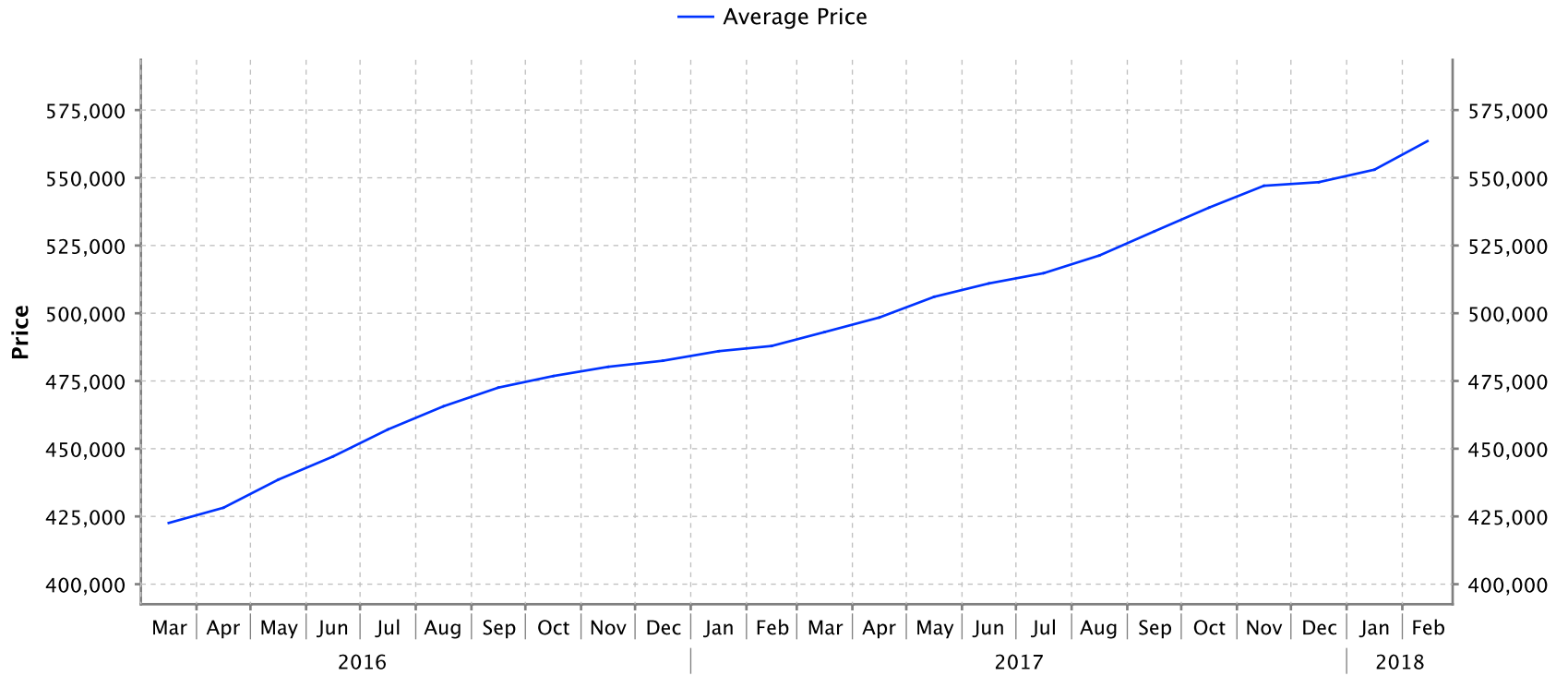


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Parksville / Qualicum

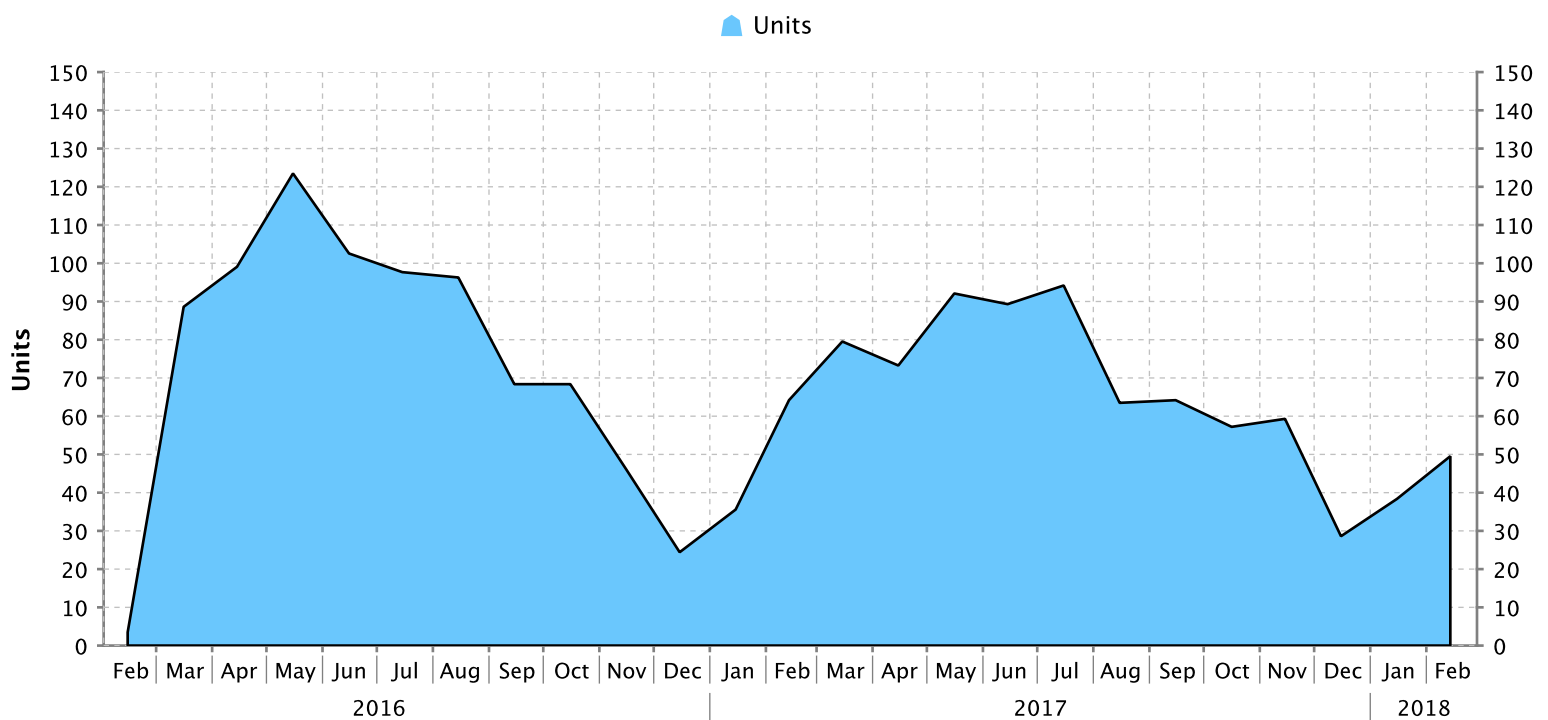
as at February 28, 2018

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	3	33%	69	80	-14%
Units Reported Sold	2	2	0%	42	77	-45%
Sell/List Ratio	50%	67%		61%	96%	
Reported Sales Dollars	\$396,900	\$565,500	-30%	\$9,833,700	\$17,546,200	-44%
Average Sell Price / Unit	\$198,450	\$282,750	-30%	\$234,136	\$227,873	3%
Median Sell Price	\$259,900			\$230,000		
Sell Price / List Price	96%	96%		96%	96%	
Days to Sell	54	115	-53%	59	77	-23%
Active Listings	13	20				
Single Family						
Units Listed	65	75	-13%	1,009	1,089	-7%
Units Reported Sold	49	64	-23%	785	910	-14%
Sell/List Ratio	75%	85%		78%	84%	
Reported Sales Dollars	\$30,802,895	\$30,831,196	-0%	\$442,374,678	\$443,719,949	-0%
Average Sell Price / Unit	\$628,631	\$481,737	30%	\$563,535	\$487,604	16%
Median Sell Price	\$560,000			\$515,000		
Sell Price / List Price	99%	99%		98%	100%	
Days to Sell	29	24	21%	26	31	-16%
Active Listings	89	109				
Condos (Apt)						
Units Listed	14	13	8%	178	195	-9%
Units Reported Sold	8	8	0%	114	129	-12%
Sell/List Ratio	57%	62%		64%	66%	
Reported Sales Dollars	\$2,425,900	\$1,785,000	36%	\$30,740,188	\$29,803,922	3%
Average Sell Price / Unit	\$303,238	\$223,125	36%	\$269,651	\$231,038	17%
Median Sell Price	\$352,000			\$239,900		
Sell Price / List Price	98%	92%		96%	95%	
Days to Sell	45	82	-45%	52	53	-2%
Active Listings	46	39				
Condos (Patio)						
Units Listed	11	12	-8%	144	128	12%
Units Reported Sold	10	7	43%	128	125	2%
Sell/List Ratio	91%	58%		89%	98%	
Reported Sales Dollars	\$4,266,800	\$2,487,900	72%	\$49,558,128	\$39,610,726	25%
Average Sell Price / Unit	\$426,680	\$355,414	20%	\$387,173	\$316,886	22%
Median Sell Price	\$463,000			\$389,000		
Sell Price / List Price	100%	99%		99%	98%	
Days to Sell	12	7	72%	17	32	-46%
Active Listings	10	11				
Condos (Twnhse)						
Units Listed	4	1	300%	81	98	-17%
Units Reported Sold	6	7	-14%	74	85	-13%
Sell/List Ratio	150%	700%		91%	87%	
Reported Sales Dollars	\$3,249,400	\$2,886,000	13%	\$31,945,505	\$29,358,756	9%
Average Sell Price / Unit	\$541,567	\$412,286	31%	\$431,696	\$345,397	25%
Median Sell Price	\$599,900			\$412,000		
Sell Price / List Price	97%	99%		97%	98%	
Days to Sell	82	39	112%	31	40	-22%
Active Listings	3	12				

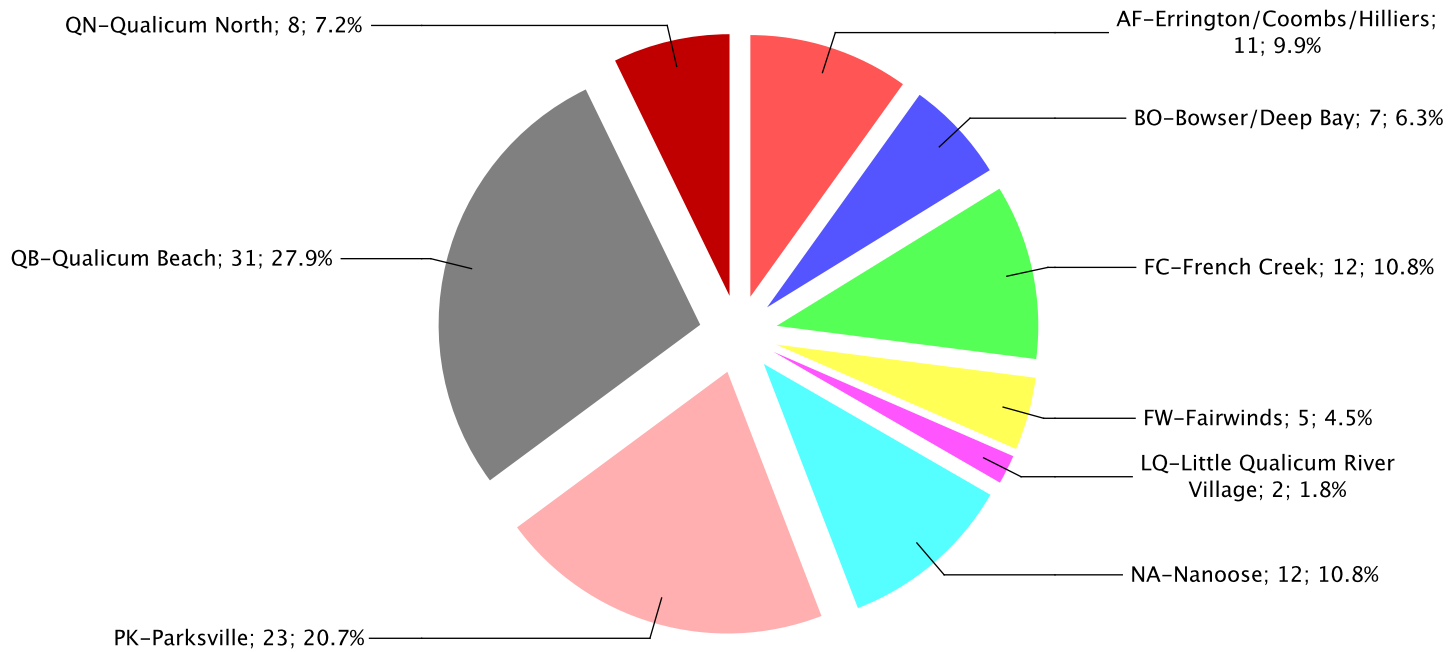
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Feb 28, 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	1	1	1	1	1	1	2	1	0	2	0	0	11
BO-Bowser/Deep Bay	0	0	0	0	1	0	1	2	1	0	0	0	1	1	7
FC-French Creek	0	1	0	1	0	0	2	1	1	1	3	1	1	0	12
FW-Fairwinds	0	0	0	0	0	0	0	0	0	3	1	0	0	1	5
LQ-Little Qualicum River Village	0	0	0	0	0	0	1	0	1	0	0	0	0	0	2
NA-Nanoose	0	0	0	0	0	0	0	3	1	0	4	1	0	3	12
PK-Parksville	0	0	0	0	2	4	5	7	2	1	2	0	0	0	23
QB-Qualicum Beach	0	0	0	0	0	1	2	3	7	4	3	3	2	6	31
QN-Qualicum North	0	0	0	1	1	1	0	0	0	1	2	2	0	0	8
Zone 5 TOTALS	0	1	1	3	5	7	12	17	15	11	15	9	4	11	111

Parksville / Qualicum - Single Family Sales by Subarea



Total Unconditional Sales January 1 to February 28, 2018 = 111