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MARKET STATISTICS

Parksville & Qualicum

March 2018

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The latest real estate statistics for the greater Parksville Qualicum Beach area are out and we feel that there has been an influence about what 'was' the proposed Speculation Tax by the Provincial Government. Please note that recently the Provincial Government has announced that the greater Parksville Qualicum Beach area will not be included in the proposed Speculation Tax. Given the unknown details and who and what would be affected by the tax it appears that the market slowed down until people got more clarity.

In the area for the 1st three month of the year we have seen 7% less listings than the same time in 2017 and a decrease in the number of sales by 21% and 33% for the month of March. Yet average sale price for the month of March (53 sales) was \$667,542 which is an increase of 28% from March 2017.

The active inventory at the end of March remains the same as last year at 121 single family homes.

For the City of Parksville sub-region the number of listings are down 30% while the number of sales were down 45% for the 1st 3 months of the year. Active inventory at the end of the month was down slightly from the end of March 2017, 31 vs 33. The average sale price in March for single family homes was up 15% from March 2017, average sale price of \$527,350 vs \$458,627.

Now that it is very clear that the Speculation Tax will not be applied to the greater Parksville Qualicum Beach area we expect that the activity levels in the market will increase.

If you have any questions about your situation or statistics for different sub-regions in the area, or for different property style, do contact us at team@teamw.ca or 250-468-1498 as we would be pleased to hear from you.

Make it a Great Day!

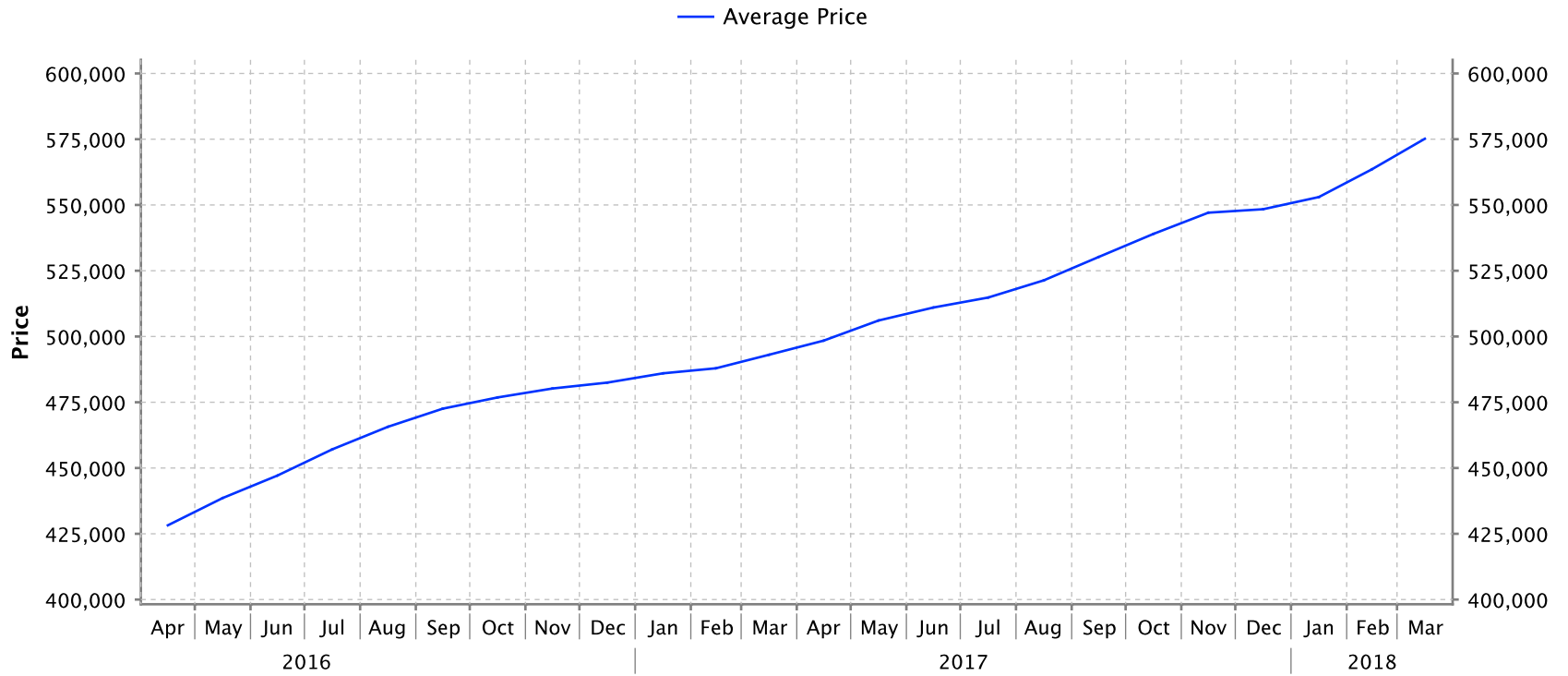


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Parksville / Qualicum

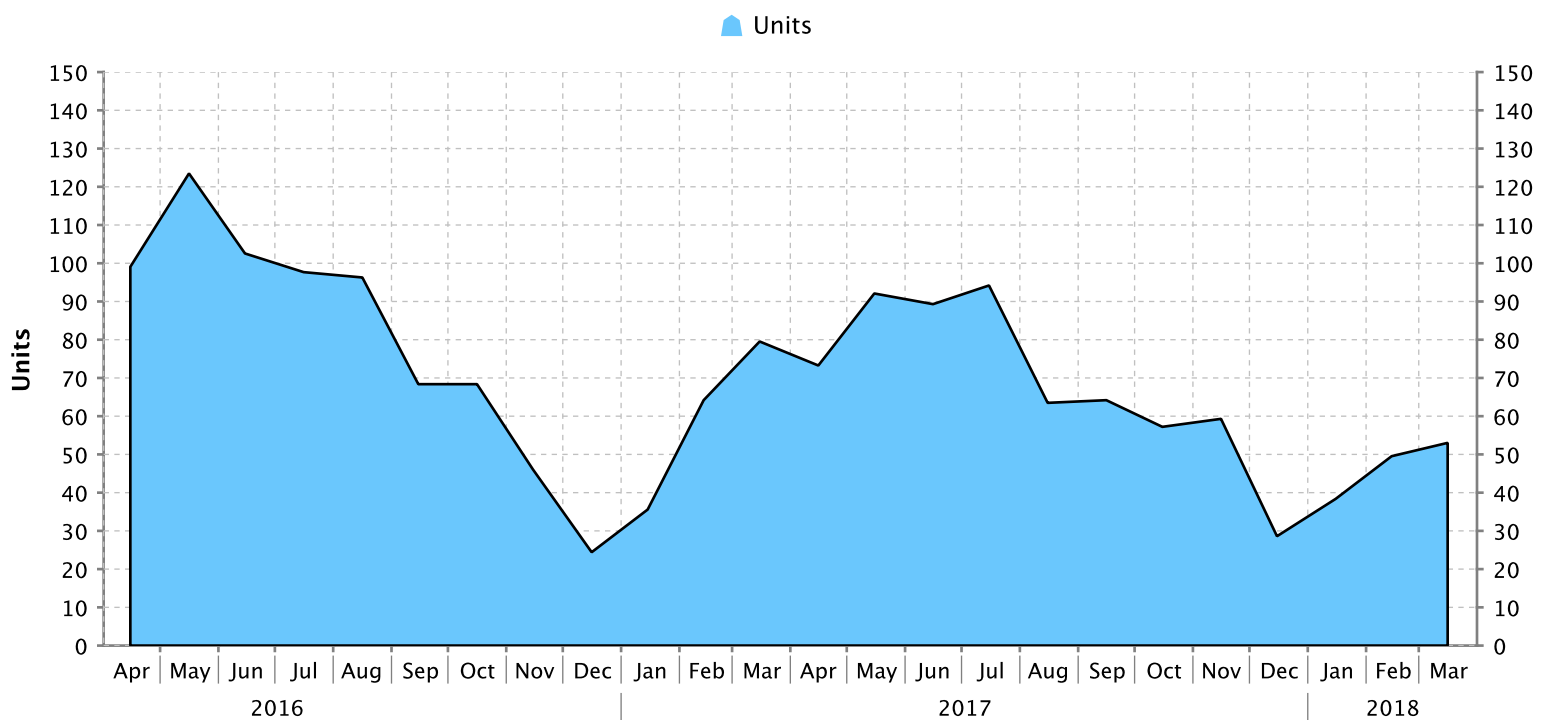
as at March 31, 2018

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	6	9	-33%	66	87	-24%
Units Reported Sold	1	2	-50%	41	72	-43%
Sell/List Ratio	17%	22%		62%	83%	
Reported Sales Dollars	\$330,000	\$372,000	-11%	\$9,791,700	\$16,664,700	-41%
Average Sell Price / Unit	\$330,000	\$186,000	77%	\$238,822	\$231,454	3%
Median Sell Price	\$330,000			\$230,000		
Sell Price / List Price	100%	91%		97%	96%	
Days to Sell	0	42	-100%	59	76	-23%
Active Listings	18	24				
Single Family						
Units Listed	104	105	-1%	1,008	1,076	-6%
Units Reported Sold	53	79	-33%	759	901	-16%
Sell/List Ratio	51%	75%		75%	84%	
Reported Sales Dollars	\$35,379,700	\$41,201,791	-14%	\$436,552,587	\$444,237,006	-2%
Average Sell Price / Unit	\$667,542	\$521,542	28%	\$575,168	\$493,049	17%
Median Sell Price	\$629,000			\$523,000		
Sell Price / List Price	100%	98%		98%	100%	
Days to Sell	20	26	-24%	26	30	-13%
Active Listings	121	121				
Condos (Apt)						
Units Listed	12	17	-29%	173	189	-8%
Units Reported Sold	12	17	-29%	109	136	-20%
Sell/List Ratio	100%	100%		63%	72%	
Reported Sales Dollars	\$3,738,000	\$3,899,400	-4%	\$30,578,788	\$31,431,422	-3%
Average Sell Price / Unit	\$311,500	\$229,376	36%	\$280,539	\$231,113	21%
Median Sell Price	\$273,000			\$259,000		
Sell Price / List Price	97%	93%		96%	95%	
Days to Sell	35	52	-32%	50	51	-3%
Active Listings	41	37				
Condos (Patio)						
Units Listed	21	14	50%	151	129	17%
Units Reported Sold	10	14	-29%	123	122	1%
Sell/List Ratio	48%	100%		81%	95%	
Reported Sales Dollars	\$5,156,150	\$4,646,800	11%	\$49,787,578	\$38,645,200	29%
Average Sell Price / Unit	\$515,615	\$331,914	55%	\$404,777	\$316,764	28%
Median Sell Price	\$469,900			\$400,000		
Sell Price / List Price	101%	100%		99%	99%	
Days to Sell	6	14	-56%	17	27	-39%
Active Listings	21	11				
Condos (Twnhse)						
Units Listed	10	12	-17%	79	99	-20%
Units Reported Sold	1	4	-75%	71	80	-11%
Sell/List Ratio	10%	33%		90%	81%	
Reported Sales Dollars	\$278,000	\$1,637,000	-83%	\$30,586,505	\$27,968,756	9%
Average Sell Price / Unit	\$278,000	\$409,250	-32%	\$430,796	\$349,609	23%
Median Sell Price	\$278,000			\$410,000		
Sell Price / List Price	96%	101%		97%	99%	
Days to Sell	6	20	-70%	31	38	-17%
Active Listings	12	16				

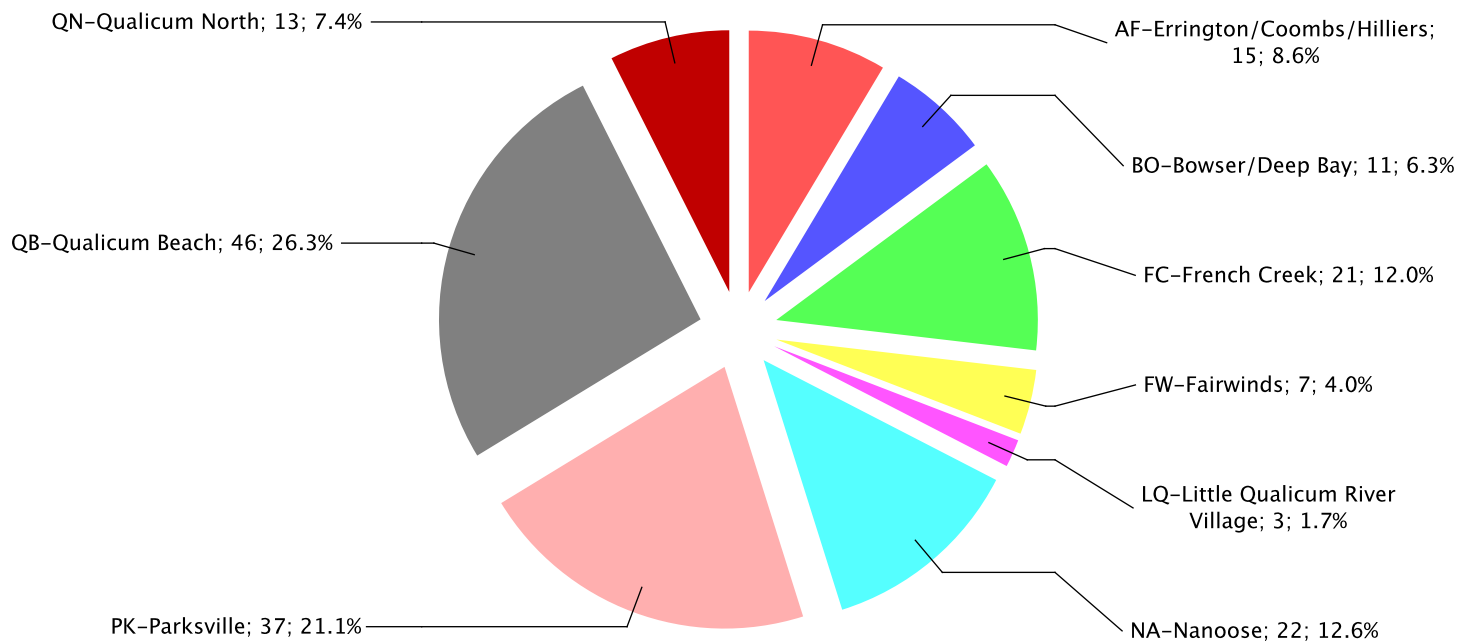
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Mar 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	1	2	1	2	1	1	2	1	1	3	0	0	15
BO-Bowser/Deep Bay	0	0	0	0	1	0	1	3	3	0	0	0	1	2	11
FC-French Creek	0	1	0	1	1	0	2	1	3	3	6	2	1	0	21
FW-Fairwinds	0	0	0	0	0	0	0	0	0	3	1	0	0	3	7
LQ-Little Qualicum River Village	0	0	0	0	0	1	1	0	1	0	0	0	0	0	3
NA-Nanoose	0	0	0	0	0	0	0	3	4	2	5	2	1	5	22
PK-Parksville	0	0	0	0	2	5	7	9	8	4	2	0	0	0	37
QB-Qualicum Beach	0	0	0	0	0	1	4	4	9	6	9	4	2	7	46
QN-Qualicum North	0	0	0	1	1	2	0	2	0	1	3	2	0	1	13
Zone 5 TOTALS	0	1	1	4	6	11	16	23	30	20	27	13	5	18	175

Parksville / Qualicum - Single Family Sales by Subarea

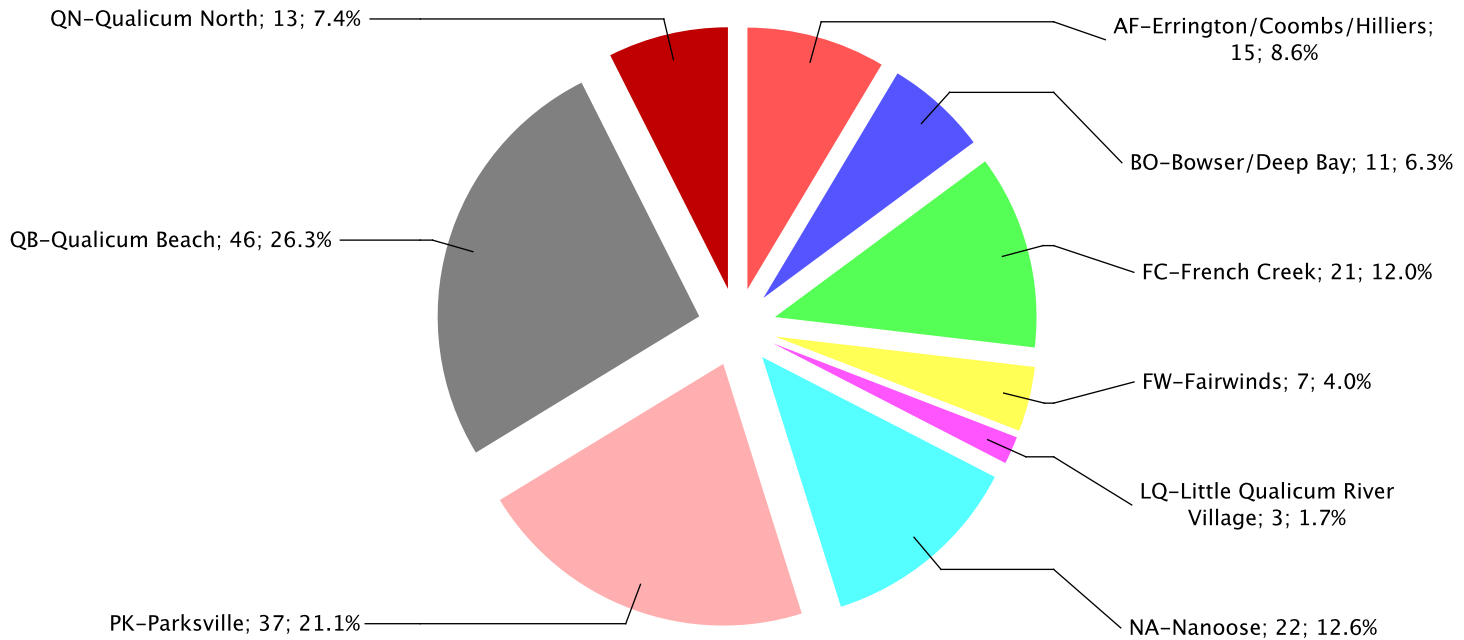


Total Unconditional Sales January 1 to March 31, 2018 = 175

1st Quarter 2018
MLS® Single Family Sales Analysis
 Unconditional Sales from January 1 to Mar 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	1	2	1	2	1	1	2	1	1	3	0	0	15
BO-Bowser/Deep Bay	0	0	0	0	1	0	1	3	3	0	0	0	1	2	11
FC-French Creek	0	1	0	1	1	0	2	1	3	3	6	2	1	0	21
FW-Fairwinds	0	0	0	0	0	0	0	0	0	3	1	0	0	3	7
LQ-Little Qualicum River Village	0	0	0	0	0	1	1	0	1	0	0	0	0	0	3
NA-Nanoose	0	0	0	0	0	0	0	3	4	2	5	2	1	5	22
PK-Parkville	0	0	0	0	2	5	7	9	8	4	2	0	0	0	37
QB-Qualicum Beach	0	0	0	0	0	1	4	4	9	6	9	4	2	7	46
QN-Qualicum North	0	0	0	1	1	2	0	2	0	1	3	2	0	1	13
Zone 5 TOTALS	0	1	1	4	6	11	16	23	30	20	27	13	5	18	175

Parkville / Qualicum - Single Family Sales by Subarea



Total Unconditional Sales January 1 to March 31, 2018 = 175