

Serving clients in...
Qualicum Beach
Parksville
French Creek
Nanoose Bay
and region

Team W
Rudi & Trish
Widdershoven
RE/MAX First Realty



Building relationships, fulfilling dreams ...since 1989



MARKET STATISTICS

Parksville & Qualicum

May 2018

www.TeamW.ca

1-250-248-1071



www.facebook.com/RudiTeamW

May Market Conditions

The 1st five months of the year have already come and gone, where did it go? The latest statistics for real estate activity in the greater Parksville Qualicum Beach is out as is the Second Quarter Housing Forecast by BCREA (British Columbia Real Estate Association).

The month of May, keep in mind only 1 month, resulted in a crease in sales of 37% in comparison to May 2017. When we look at the 1st 5 months of the year there has been a 21% decrease in the number of sales of Single Family Homes. Interesting enough the change in volume of sales varies throughout the region: Qualicum Beach +3%, French Creek -30%, Parksville -30.5, Nanoose Bay -17%.

With regards to average sale prices for May was up by 11% in comparison to May 2017. The average sale price for Single Family Homes for the 1st five months of the year are up 19% versus the same time frame in 2017. Across the region average sale prices are up though this percentage does vary from 12 to 34%, overall average sale price was \$623,677. The number of active listings at the end of May is up 20% in comparison to end of May 2017.

The 2nd Quarter Housing Forecast by BCREA predicts that for the Province of BC we will see a decrease of 9% in the number of sales and yet an increase in the average sale price of 5.1% which seems to be somewhat consistent with the latest local stats. If we look at the VIREB (Vancouver Island Real Estate Board) region they are predicting that overall we will see a 12.4% decrease in number of sales and yet an increase in average sale prices by 4% for Single Family Homes.

The state that two factors mitigating a slowing provincial economy for the Vancouver Island-Coast housing market are it attractiveness to both retirees and the millennial generation.

If you would like to discuss your particular situation or would like additional details for your specific region or style of housing contact TeamW and we would be pleased assist.

Make it a Great Day!

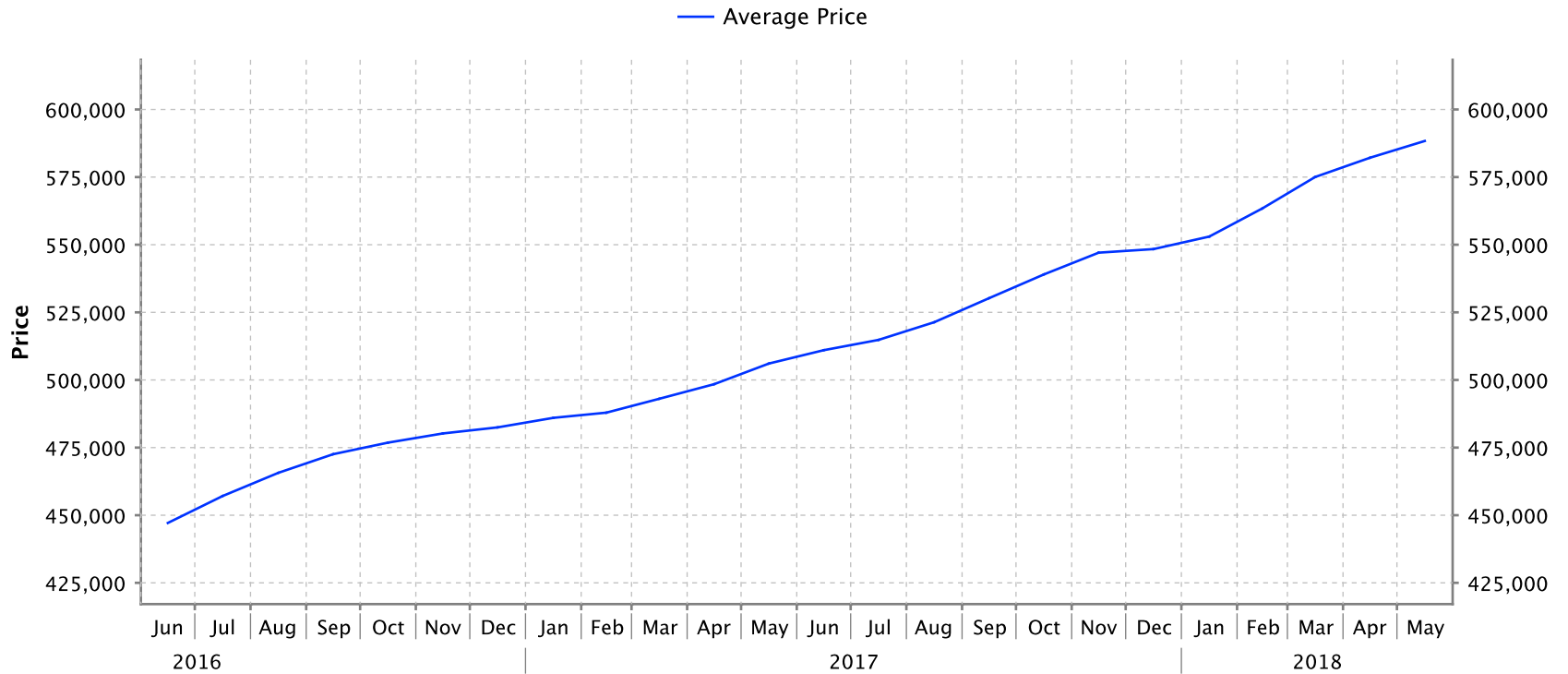


Rudi & Trish

Parksville / Qualicum

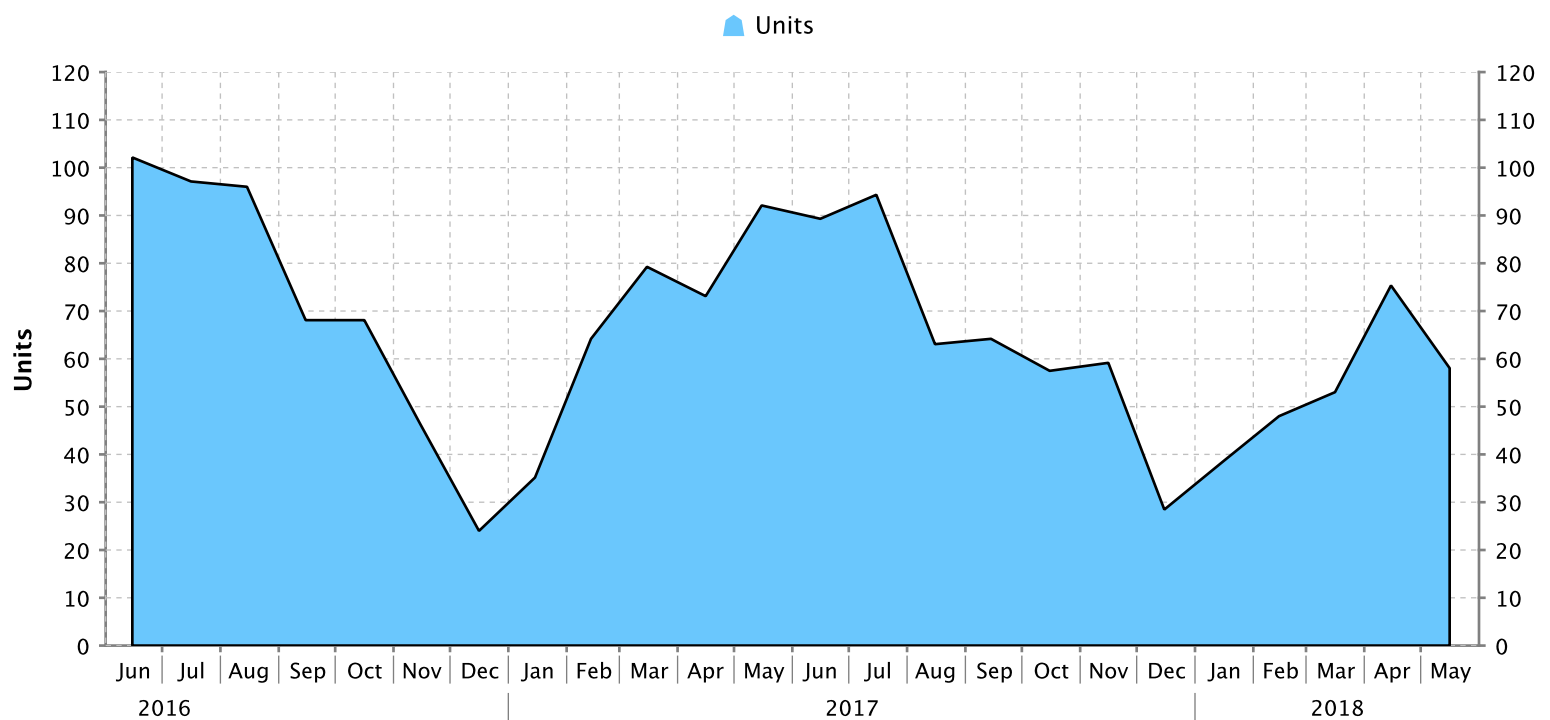
as at May 31, 2018

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	10	10	0%	66	76	-13%
Units Reported Sold	4	4	0%	36	59	-39%
Sell/List Ratio	40%	40%		55%	78%	
Reported Sales Dollars	\$753,575	\$694,000	9%	\$8,889,375	\$13,983,700	-36%
Average Sell Price / Unit	\$188,394	\$173,500	9%	\$246,927	\$237,012	4%
Median Sell Price	\$221,000			\$230,000		
Sell Price / List Price	95%	96%		96%	96%	
Days to Sell	22	59	-62%	42	84	-50%
Active Listings	18	20				
Single Family						
Units Listed	118	124	-5%	1,018	1,037	-2%
Units Reported Sold	58	92	-37%	726	844	-14%
Sell/List Ratio	49%	74%		71%	81%	
Reported Sales Dollars	\$35,185,167	\$50,480,068	-30%	\$427,135,587	\$427,122,104	0%
Average Sell Price / Unit	\$606,641	\$548,696	11%	\$588,341	\$506,069	16%
Median Sell Price	\$610,000			\$544,900		
Sell Price / List Price	98%	99%		98%	100%	
Days to Sell	20	32	-38%	25	28	-11%
Active Listings	165	138				
Condos (Apt)						
Units Listed	17	15	13%	182	187	-3%
Units Reported Sold	12	11	9%	113	134	-16%
Sell/List Ratio	71%	73%		62%	72%	
Reported Sales Dollars	\$3,834,800	\$3,107,900	23%	\$30,419,900	\$32,263,010	-6%
Average Sell Price / Unit	\$319,567	\$282,536	13%	\$269,203	\$240,769	12%
Median Sell Price	\$330,000			\$245,000		
Sell Price / List Price	97%	94%		95%	95%	
Days to Sell	22	45	-52%	57	50	14%
Active Listings	63	56				
Condos (Patio)						
Units Listed	12	13	-8%	146	128	14%
Units Reported Sold	13	20	-35%	115	116	-1%
Sell/List Ratio	108%	154%		79%	91%	
Reported Sales Dollars	\$6,382,500	\$7,588,900	-16%	\$49,472,178	\$38,894,800	27%
Average Sell Price / Unit	\$490,962	\$379,445	29%	\$430,193	\$335,300	28%
Median Sell Price	\$470,000			\$420,000		
Sell Price / List Price	98%	100%		98%	99%	
Days to Sell	25	12	117%	18	21	-11%
Active Listings	18	7				
Condos (Twnhse)						
Units Listed	13	10	30%	79	95	-17%
Units Reported Sold	9	14	-36%	64	80	-20%
Sell/List Ratio	69%	140%		81%	84%	
Reported Sales Dollars	\$4,815,800	\$5,728,400	-16%	\$29,872,805	\$28,854,400	4%
Average Sell Price / Unit	\$535,089	\$409,171	31%	\$466,763	\$360,680	29%
Median Sell Price	\$538,000			\$465,000		
Sell Price / List Price	101%	98%		98%	98%	
Days to Sell	19	28	-32%	29	33	-14%
Active Listings	21	16				

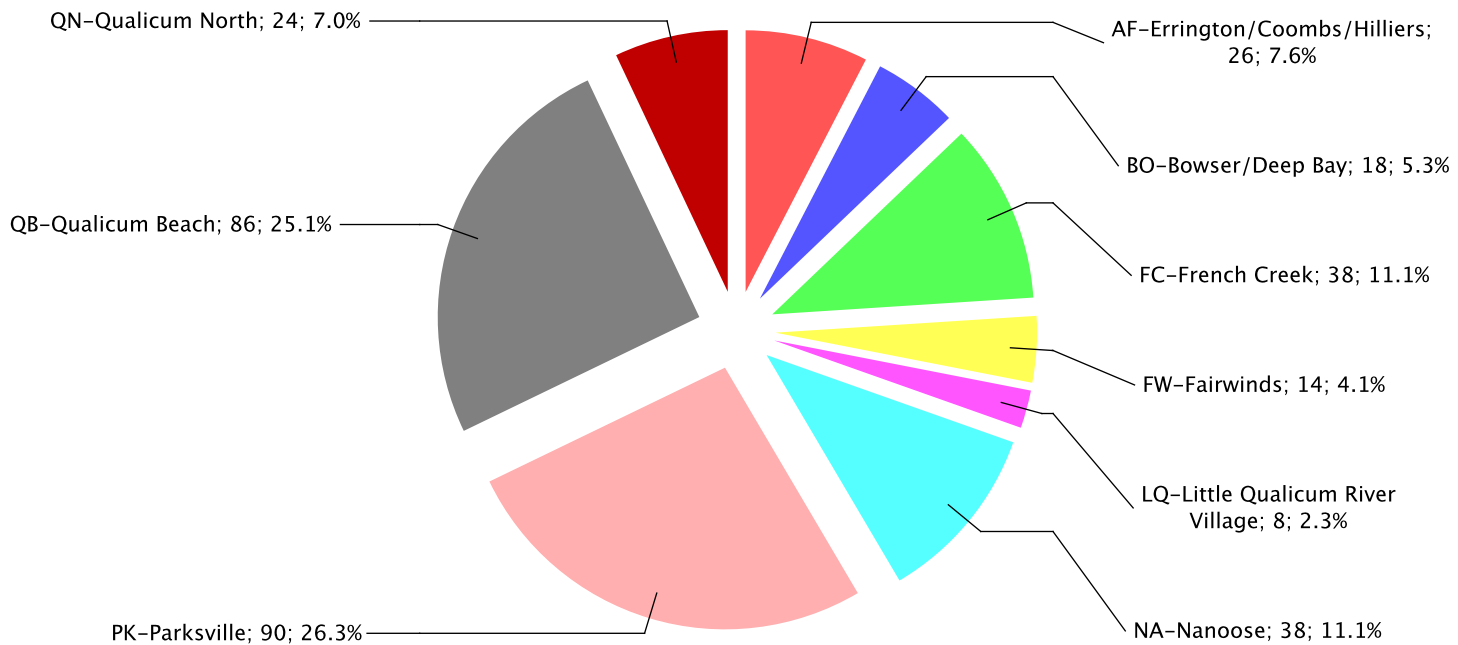
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to May 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	2	3	1	2	1	1	3	2	5	5	0	1	26
BO-Bowser/Deep Bay	0	0	0	1	2	0	1	3	5	1	0	1	1	3	18
FC-French Creek	0	1	0	1	3	0	5	2	7	6	8	4	1	0	38
FW-Fairwinds	0	0	0	0	0	0	0	0	0	3	1	3	2	5	14
LQ-Little Qualicum River Village	0	0	0	1	0	2	4	0	1	0	0	0	0	0	8
NA-Nanose	0	0	0	0	0	0	0	3	9	2	10	2	4	8	38
PK-Parksville	0	0	0	1	3	7	15	18	29	11	4	1	0	1	90
QB-Qualicum Beach	0	0	0	0	0	2	5	6	14	21	18	7	4	9	86
QN-Qualicum North	0	0	0	1	1	2	2	3	2	2	5	4	0	2	24
Zone 5 TOTALS	0	1	2	8	10	15	33	36	70	48	51	27	12	29	342

Parksville / Qualicum - Single Family Sales by Subarea



Total Unconditional Sales January 1 to May 31, 2018 = 342