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# MARKET STATISTICS

## Parksville & Qualicum

### May 2016

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The month of May continued with increased demand and decreased supply. In comparison to May 2015, this year 34% more single family homes sold versus May 2015 (123 versus 92). While the number of listings that came to market were down 22%. At the end of the month the active inventory for single family homes was 188 versus 345 at the end of May 2015, a decrease of 45%.

May only seems to enhance the lack of supply and increased demand that we have seen for the 1<sup>st</sup> 5 months of the year. Year to date statistics for single family home shows that the number of new listings that have come to market is down by 10% while the number of sales are up by 38%.

As a result it is critical for buyers to have familiarity with the market in advance of making a decision so that when the right home for them comes available they are comfortable in making the decision. Also they need to be able to act quickly when the right home for them becomes available as it is likely there is someone else that will like the home as well.

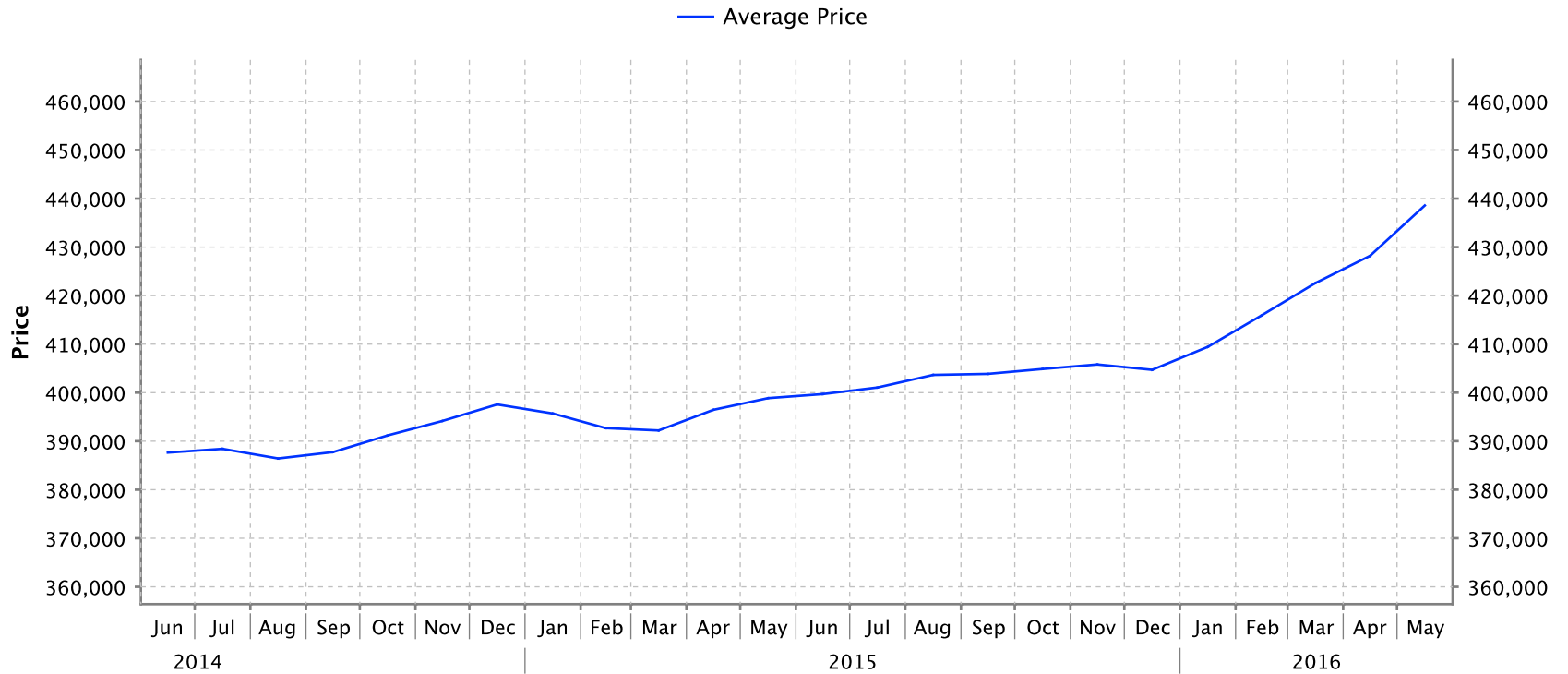
We are here to assist you with your research and comfort level in advance. Also if you would like more in depth statistics for different style of real estate or specific local areas please do let us know.

Rudi & Trish

# Parksville / Qualicum

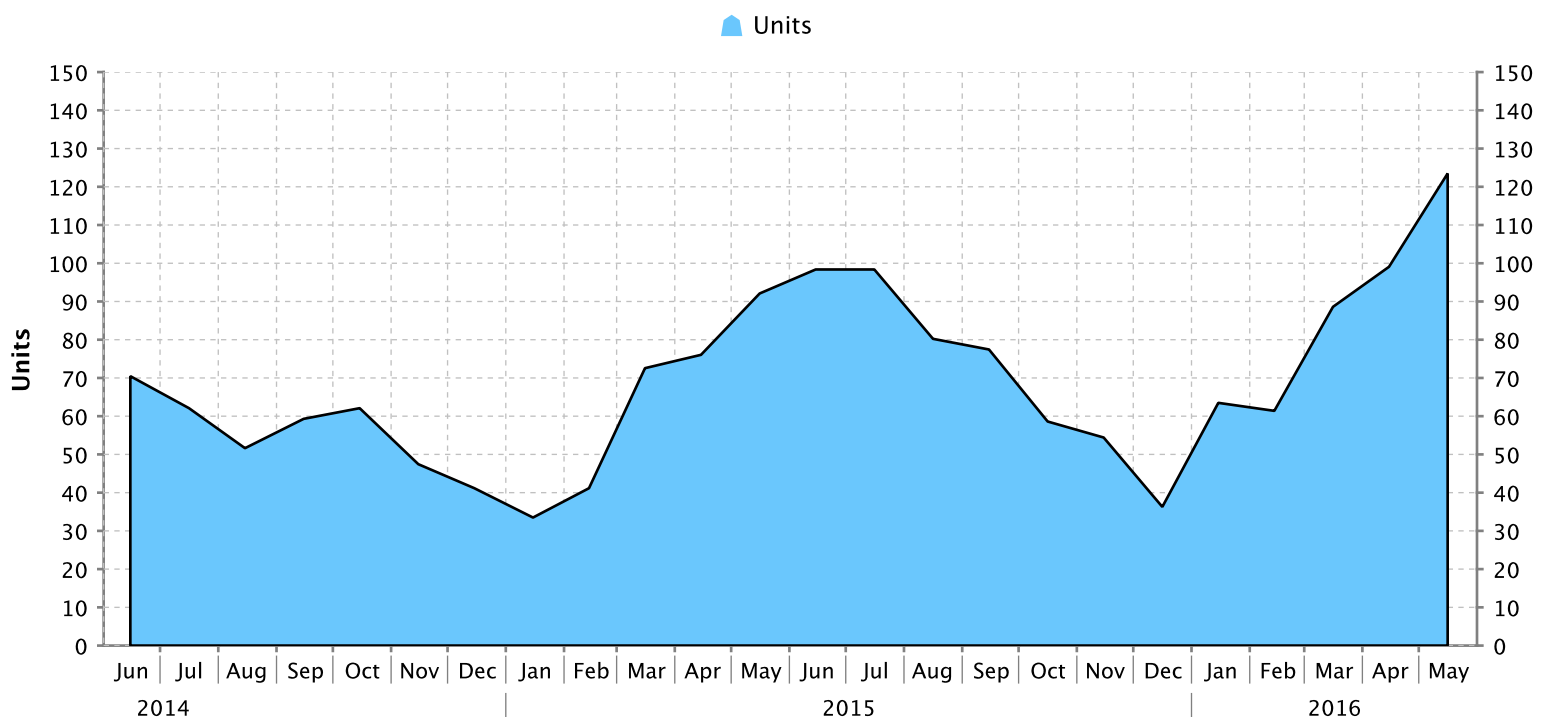
as at May 31, 2016

## 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
<b>Lots</b>						
Units Listed	15	9	67%	169	134	26%
Units Reported Sold	10	7	43%	115	53	117%
Sell/List Ratio	67%	78%		68%	40%	
Reported Sales Dollars	\$2,089,400	\$1,543,900	35%	\$22,188,700	\$8,950,350	148%
Average Sell Price / Unit	\$208,940	\$220,557	-5%	\$192,945	\$168,875	14%
Median Sell Price	\$199,000			\$175,800		
Sell Price / List Price	97%	94%		97%	94%	
Days to Sell	93	134	-31%	62	96	-36%
Active Listings	36	54				
<b>Single Family</b>						
Units Listed	133	171	-22%	1,153	1,170	-1%
Units Reported Sold	123	92	34%	935	706	32%
Sell/List Ratio	92%	54%		81%	60%	
Reported Sales Dollars	\$59,486,012	\$36,516,590	63%	\$410,073,985	\$281,599,906	46%
Average Sell Price / Unit	\$483,626	\$396,919	22%	\$438,582	\$398,867	10%
Median Sell Price	\$445,000			\$405,000		
Sell Price / List Price	99%	97%		97%	96%	
Days to Sell	35	37	-6%	45	56	-19%
Active Listings	188	345				
<b>Condos (Apt)</b>						
Units Listed	27	18	50%	193	189	2%
Units Reported Sold	10	10	0%	105	83	27%
Sell/List Ratio	37%	56%		54%	44%	
Reported Sales Dollars	\$2,682,600	\$1,762,000	52%	\$21,654,388	\$18,435,069	17%
Average Sell Price / Unit	\$268,260	\$176,200	52%	\$206,232	\$222,109	-7%
Median Sell Price	\$285,000			\$190,000		
Sell Price / List Price	97%	98%		93%	92%	
Days to Sell	59	28	113%	64	87	-26%
Active Listings	72	97				
<b>Condos (Patio)</b>						
Units Listed	18	22	-18%	166	215	-23%
Units Reported Sold	15	19	-21%	146	129	13%
Sell/List Ratio	83%	86%		88%	60%	
Reported Sales Dollars	\$5,006,600	\$5,051,799	-1%	\$46,079,510	\$38,016,055	21%
Average Sell Price / Unit	\$333,773	\$265,884	26%	\$315,613	\$294,698	7%
Median Sell Price	\$338,000			\$320,000		
Sell Price / List Price	99%	96%		98%	97%	
Days to Sell	42	70	-40%	52	64	-19%
Active Listings	16	62				
<b>Condos (Twnhse)</b>						
Units Listed	13	16	-19%	116	128	-9%
Units Reported Sold	16	8	100%	86	57	51%
Sell/List Ratio	123%	50%		74%	45%	
Reported Sales Dollars	\$5,180,845	\$2,211,500	134%	\$30,111,001	\$18,466,568	63%
Average Sell Price / Unit	\$323,803	\$276,438	17%	\$350,128	\$323,975	8%
Median Sell Price	\$302,450			\$339,000		
Sell Price / List Price	99%	95%		97%	95%	
Days to Sell	43	41	5%	53	71	-25%
Active Listings	25	47				

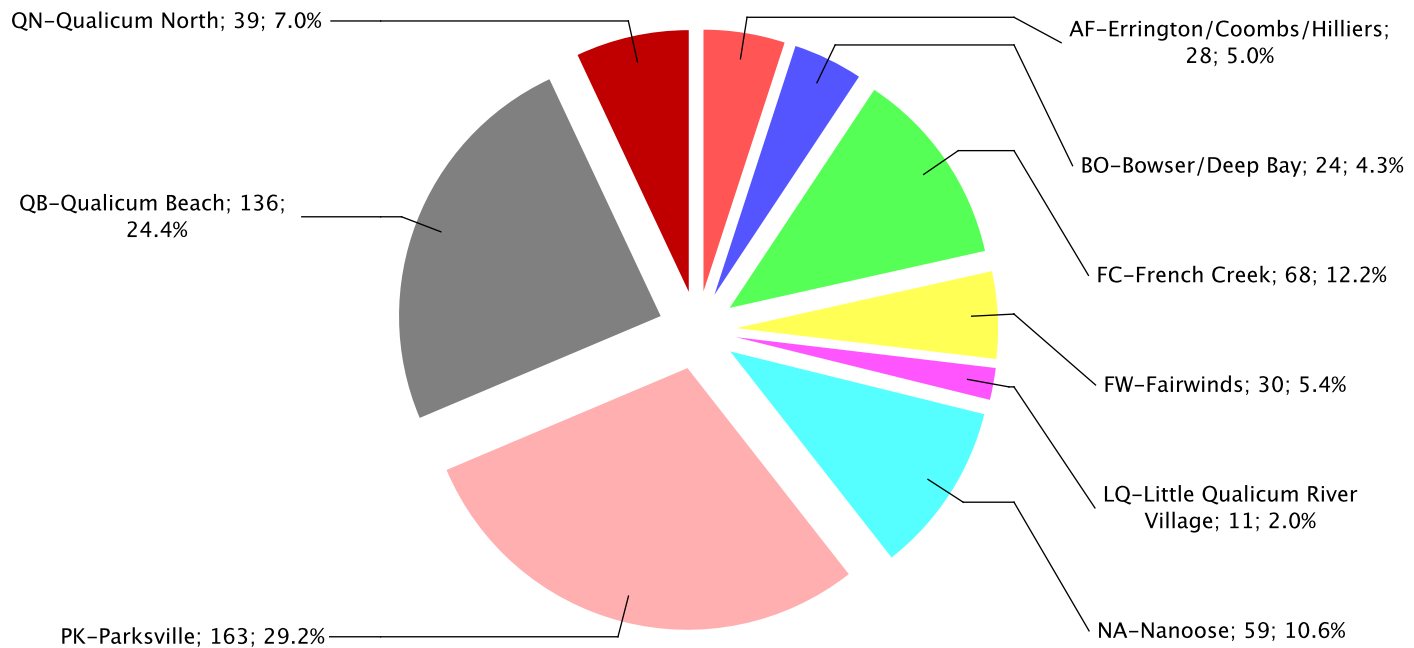
**PLEASE NOTE: SINGLE FAMILY** property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

# MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to May 31, 2016

	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	2	4	2	5	2	0	0	2	6	2	2	1	0	0	28
BO-Bowser/Deep Bay	0	0	2	1	2	8	5	2	1	0	1	2	0	0	24
FC-French Creek	0	6	2	5	6	14	3	8	17	2	1	2	1	1	68
FW-Fairwinds	0	0	0	0	1	0	0	3	1	7	4	5	6	3	30
LQ-Little Qualicum River Village	0	1	3	1	2	3	1	0	0	0	0	0	0	0	11
NA-Nanoose	0	2	2	1	3	5	4	5	11	6	3	4	5	8	59
PK-Parksville	1	0	4	13	42	24	25	18	20	7	3	4	0	2	163
QB-Qualicum Beach	0	0	1	1	11	19	18	19	26	13	13	9	2	4	136
QN-Qualicum North	0	0	3	2	5	4	3	6	4	7	2	1	0	2	39
<b>Zone 5 TOTALS</b>	<b>3</b>	<b>13</b>	<b>19</b>	<b>29</b>	<b>74</b>	<b>77</b>	<b>59</b>	<b>63</b>	<b>86</b>	<b>44</b>	<b>29</b>	<b>28</b>	<b>14</b>	<b>20</b>	<b>558</b>

## Parksville / Qualicum - Single Family Sales by Subarea



Total Unconditional Sales January 1 to May 31, 2016 = 558