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MARKET STATISTICS

Parksville & Qualicum

Oct. 2015

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The latest statistics for single family homes have been released by VIREB (Vancouver Island Real Estate Board).

The month of October was not as active for sales as October 2015, there were 6% less sales overall. On the other hand the number of listings for the month is up 22% for the month, however the overall Active Listings are down 21%.

In the overall area the average 'sale' price Year to Date compared to this time last year is up to \$401,493 from \$369,000. Mind you this average of homes that have sold varies in sub-areas, i.e. Parksville's average sale price is \$353,816 while in Qualicum Beach it is \$431,283 indicating that more expensive sales are more frequent in Qualicum Beach versus Parksville.

If you would like additional details contact us as we would be pleased to discuss your specific situation or area of interest.

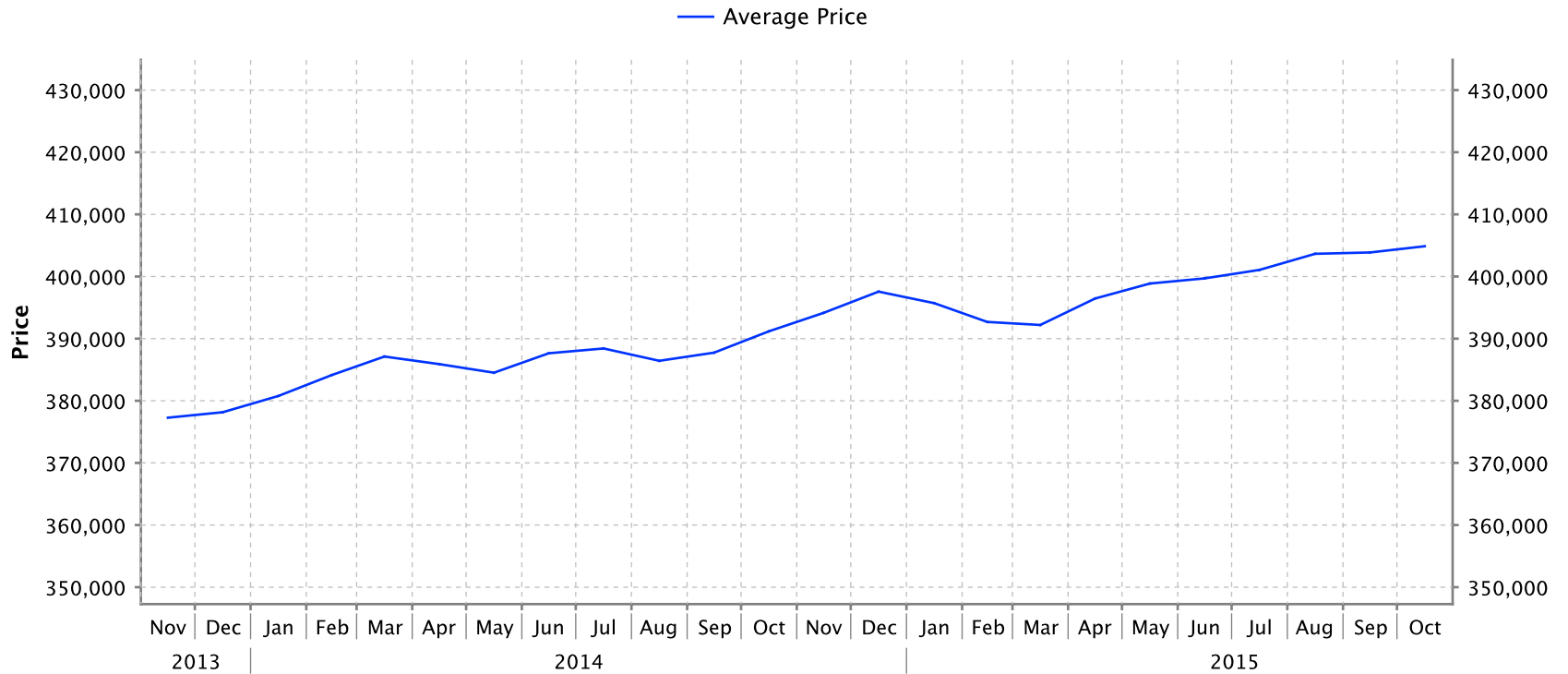
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Parksville / Qualicum

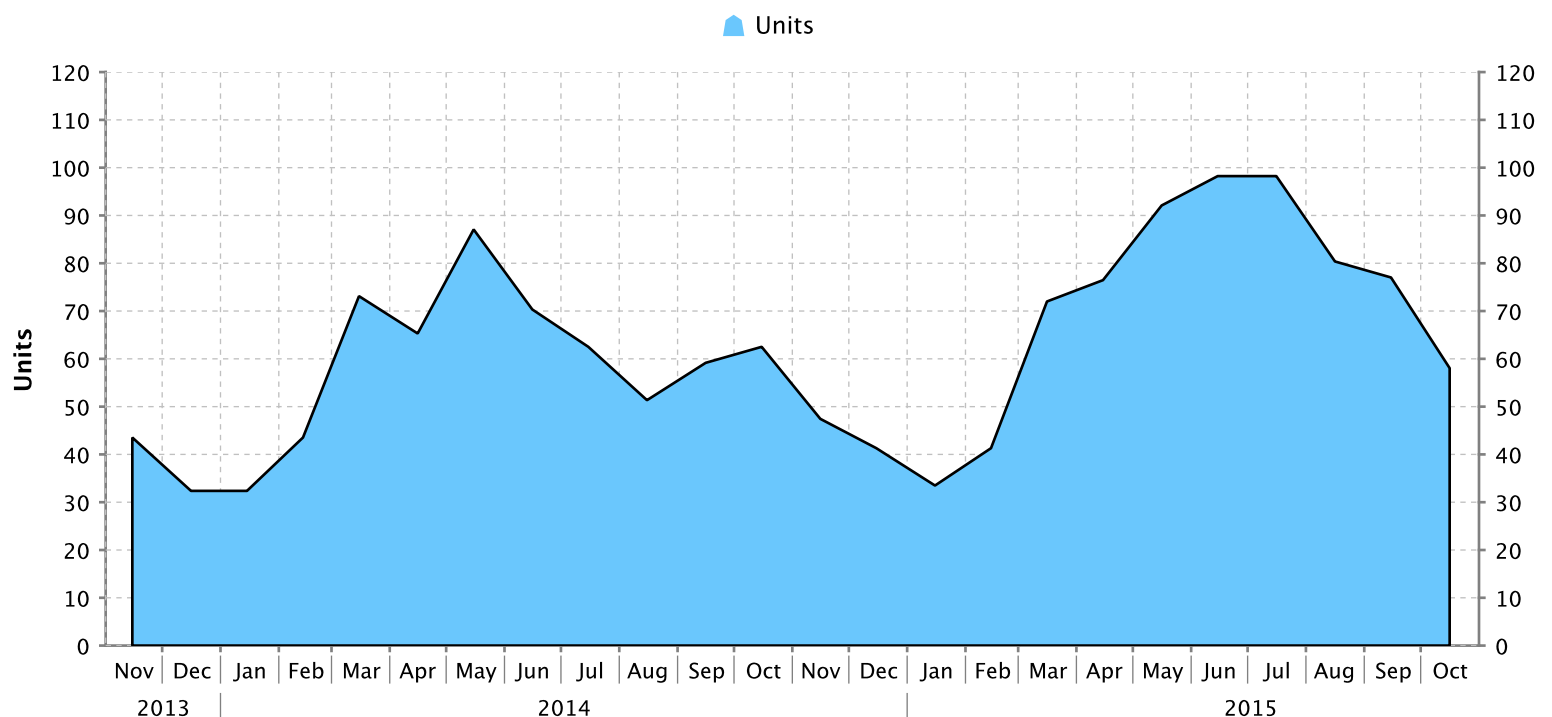
as at October 31, 2015

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	6	0%	162	133	22%
Units Reported Sold	41	5	720%	93	71	31%
Sell/List Ratio	683%	83%		57%	53%	
Reported Sales Dollars	\$6,700,600	\$752,900	790%	\$17,670,500	\$10,774,650	64%
Average Sell Price / Unit	\$163,429	\$150,580	9%	\$190,005	\$151,756	25%
Median Sell Price	\$160,800			\$166,000		
Sell Price / List Price	99%	95%		96%	96%	
Days to Sell	7	85	-92%	65	53	22%
Active Listings	51	63				
Single Family						
Units Listed	99	81	22%	1,178	1,183	-0%
Units Reported Sold	58	62	-6%	813	679	20%
Sell/List Ratio	59%	77%		69%	57%	
Reported Sales Dollars	\$24,260,900	\$25,060,977	-3%	\$329,161,831	\$265,612,698	24%
Average Sell Price / Unit	\$418,291	\$404,209	3%	\$404,873	\$391,182	3%
Median Sell Price	\$385,000			\$369,900		
Sell Price / List Price	97%	95%		96%	95%	
Days to Sell	67	56	20%	53	58	-9%
Active Listings	230	294				
Condos (Apt)						
Units Listed	9	13	-31%	202	197	3%
Units Reported Sold	6	5	20%	104	61	70%
Sell/List Ratio	67%	38%		51%	31%	
Reported Sales Dollars	\$845,500	\$863,500	-2%	\$22,170,469	\$12,289,600	80%
Average Sell Price / Unit	\$140,917	\$172,700	-18%	\$213,178	\$201,469	6%
Median Sell Price	\$178,000			\$185,000		
Sell Price / List Price	85%	91%		92%	92%	
Days to Sell	82	80	2%	85	83	2%
Active Listings	67	99				
Condos (Patio)						
Units Listed	19	11	73%	199	197	1%
Units Reported Sold	12	14	-14%	128	118	8%
Sell/List Ratio	63%	127%		64%	60%	
Reported Sales Dollars	\$3,149,800	\$4,414,500	-29%	\$37,754,814	\$35,852,169	5%
Average Sell Price / Unit	\$262,483	\$315,321	-17%	\$294,959	\$303,832	-3%
Median Sell Price	\$295,000			\$299,000		
Sell Price / List Price	96%	96%		98%	96%	
Days to Sell	38	41	-8%	63	76	-17%
Active Listings	39	57				
Condos (Twnhse)						
Units Listed	10	9	11%	124	112	11%
Units Reported Sold	4	3	33%	72	52	38%
Sell/List Ratio	40%	33%		58%	46%	
Reported Sales Dollars	\$1,507,000	\$1,076,000	40%	\$22,931,500	\$17,235,365	33%
Average Sell Price / Unit	\$376,750	\$358,667	5%	\$318,493	\$331,449	-4%
Median Sell Price	\$476,000			\$300,000		
Sell Price / List Price	98%	97%		96%	96%	
Days to Sell	26	54	-52%	55	96	-43%
Active Listings	26	47				

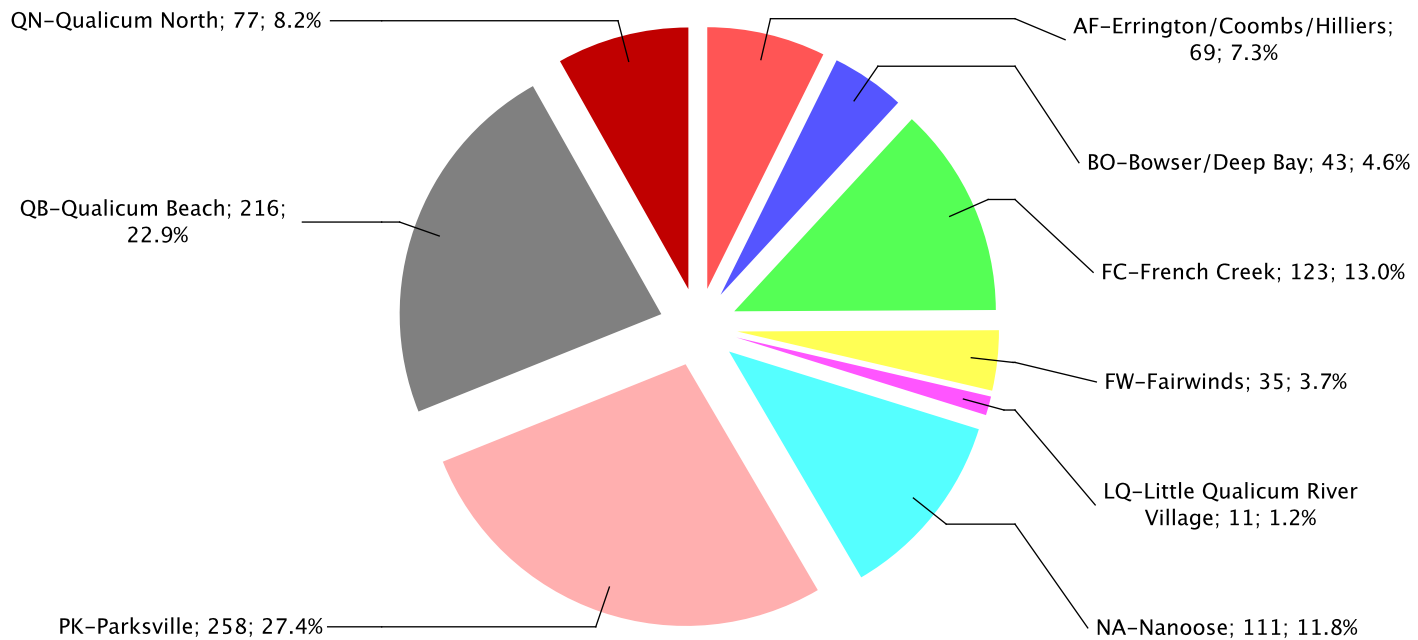
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Oct 31, 2015

	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	3	10	4	10	7	7	3	7	11	5	0	0	1	1	69
BO-Bowser/Deep Bay	0	2	3	7	7	4	5	8	2	2	2	1	0	0	43
FC-French Creek	0	5	8	17	27	19	9	8	22	6	1	1	0	0	123
FW-Fairwinds	0	0	0	0	0	0	0	2	9	8	3	6	2	5	35
LQ-Little Qualicum River Village	0	2	3	3	3	0	0	0	0	0	0	0	0	0	11
NA-Nanoose	2	5	5	4	9	17	8	8	15	12	10	8	2	6	111
PK-Parksville	2	2	23	52	60	49	22	16	21	1	4	2	2	2	258
QB-Qualicum Beach	0	0	1	7	37	52	43	25	24	17	7	2	0	1	216
QN-Qualicum North	1	1	4	12	15	5	8	8	9	8	2	1	2	1	77
Zone 5 TOTALS	8	27	51	112	165	153	98	82	113	59	29	21	9	16	943

Parksville / Qualicum - Single Family Sales by Subarea



Total Unconditional Sales January 1 to October 31, 2015 = 943