

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

### October 2014

[www.TeamW.ca](http://www.TeamW.ca)

1-250-248-1071



[www.facebook.com/RudiTeamW](http://www.facebook.com/RudiTeamW)

Believe it or not ¾ of the year is behind us. Real estate statistics from VIREB (Vancouver Island Real Estate Board) continues to show healthy activity in the market. Overall for 2014 for Single Family homes # of sales are up 14% while the number of listings is up only up 1%. Results: the number of active listings are down by 13%.

Homes are selling slightly faster at an average of 55 days versus 63 days last year. Prices are certainly stable and the list to sell ratio has tightened up to an average of 96%.

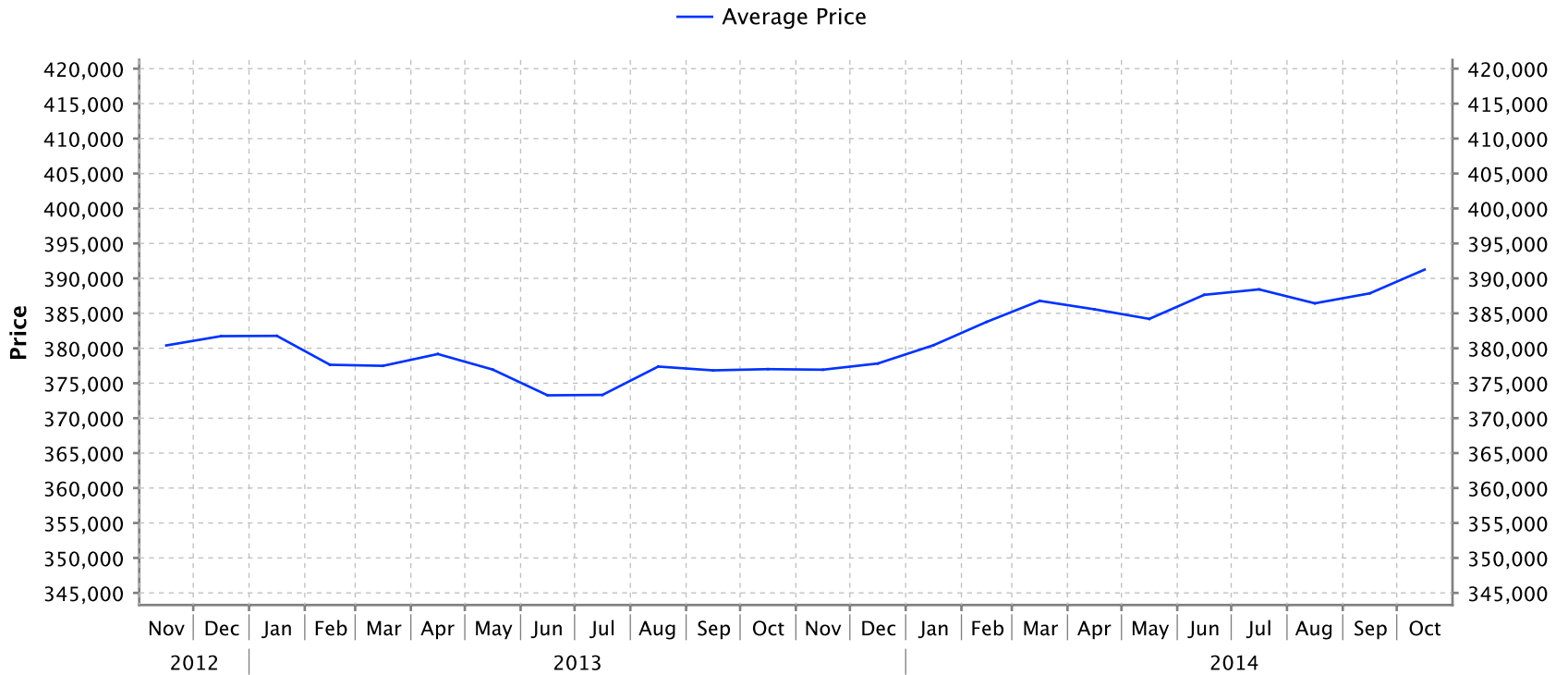
Please note that not all segments of the market, or areas, have the same statistics and therefore if you wish to discuss your particular situation, no obligation, please contact us and we would be pleased to discuss your situation with you.

Rudi & Trish

# Parksville / Qualicum

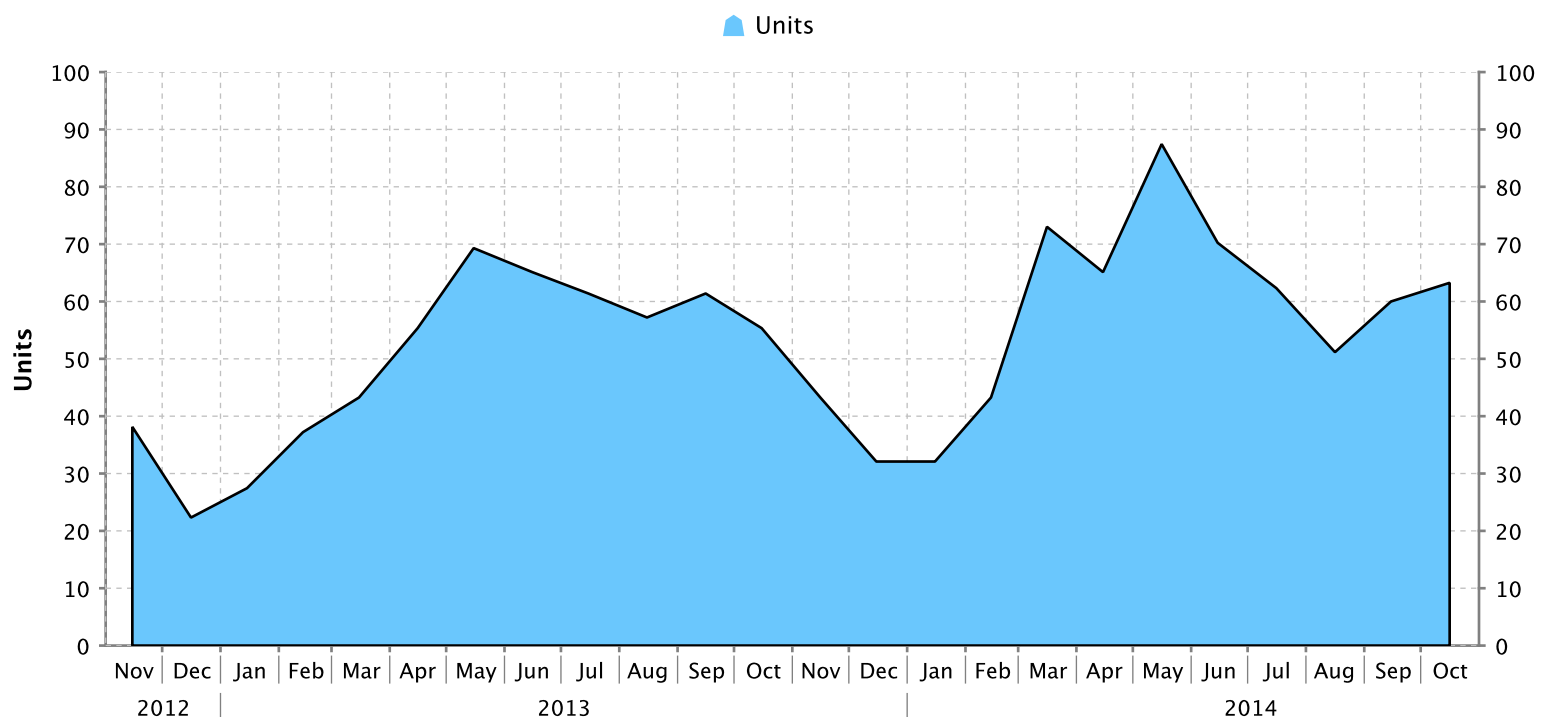
## as at October 31, 2014

### 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	6	40	-85%	134	149	-10%
Units Reported Sold	5	8	-38%	72	39	85%
Sell/List Ratio	83%	20%		54%	26%	
Reported Sales Dollars	\$752,900	\$1,337,000	-44%	\$10,984,650	\$6,597,200	67%
Average Sell Price / Unit	\$150,580	\$167,125	-10%	\$152,565	\$169,159	-10%
Median Sell Price	\$156,900			\$140,000		
Sell Price / List Price	95%	95%		96%	89%	
Days to Sell	85	22	297%	56	75	-25%
Active Listings	64	80				
<b>Single Family</b>						
Units Listed	82	80	2%	1,184	1,189	-0%
Units Reported Sold	63	55	15%	681	590	15%
Sell/List Ratio	77%	69%		58%	50%	
Reported Sales Dollars	\$25,431,877	\$20,013,296	27%	\$266,443,498	\$222,438,158	20%
Average Sell Price / Unit	\$403,681	\$363,878	11%	\$391,253	\$377,014	4%
Median Sell Price	\$347,500			\$360,000		
Sell Price / List Price	95%	94%		95%	94%	
Days to Sell	55	80	-31%	58	63	-7%
Active Listings	295	317				
<b>Condos (Apt)</b>						
Units Listed	13	12	8%	197	225	-12%
Units Reported Sold	5	6	-17%	61	70	-13%
Sell/List Ratio	38%	50%		31%	31%	
Reported Sales Dollars	\$863,500	\$1,179,400	-27%	\$12,289,600	\$15,222,309	-19%
Average Sell Price / Unit	\$172,700	\$196,567	-12%	\$201,469	\$217,462	-7%
Median Sell Price	\$159,000			\$197,500		
Sell Price / List Price	91%	95%		92%	93%	
Days to Sell	80	88	-9%	83	83	0%
Active Listings	99	102				
<b>Condos (Patio)</b>						
Units Listed	11	11	0%	197	164	20%
Units Reported Sold	14	12	17%	118	100	18%
Sell/List Ratio	127%	109%		60%	61%	
Reported Sales Dollars	\$4,414,500	\$3,068,000	44%	\$35,862,169	\$28,641,704	25%
Average Sell Price / Unit	\$315,321	\$255,667	23%	\$303,917	\$286,417	6%
Median Sell Price	\$345,000			\$305,000		
Sell Price / List Price	96%	95%		96%	94%	
Days to Sell	41	96	-57%	76	87	-14%
Active Listings	57	53				
<b>Condos (Twnhse)</b>						
Units Listed	9	18	-50%	112	156	-28%
Units Reported Sold	3	7	-57%	52	47	11%
Sell/List Ratio	33%	39%		46%	30%	
Reported Sales Dollars	\$1,076,000	\$2,313,000	-53%	\$17,235,365	\$14,904,571	16%
Average Sell Price / Unit	\$358,667	\$330,429	9%	\$331,449	\$317,119	5%
Median Sell Price	\$335,000			\$340,000		
Sell Price / List Price	97%	94%		96%	95%	
Days to Sell	54	164	-67%	96	81	19%
Active Listings	47	54				

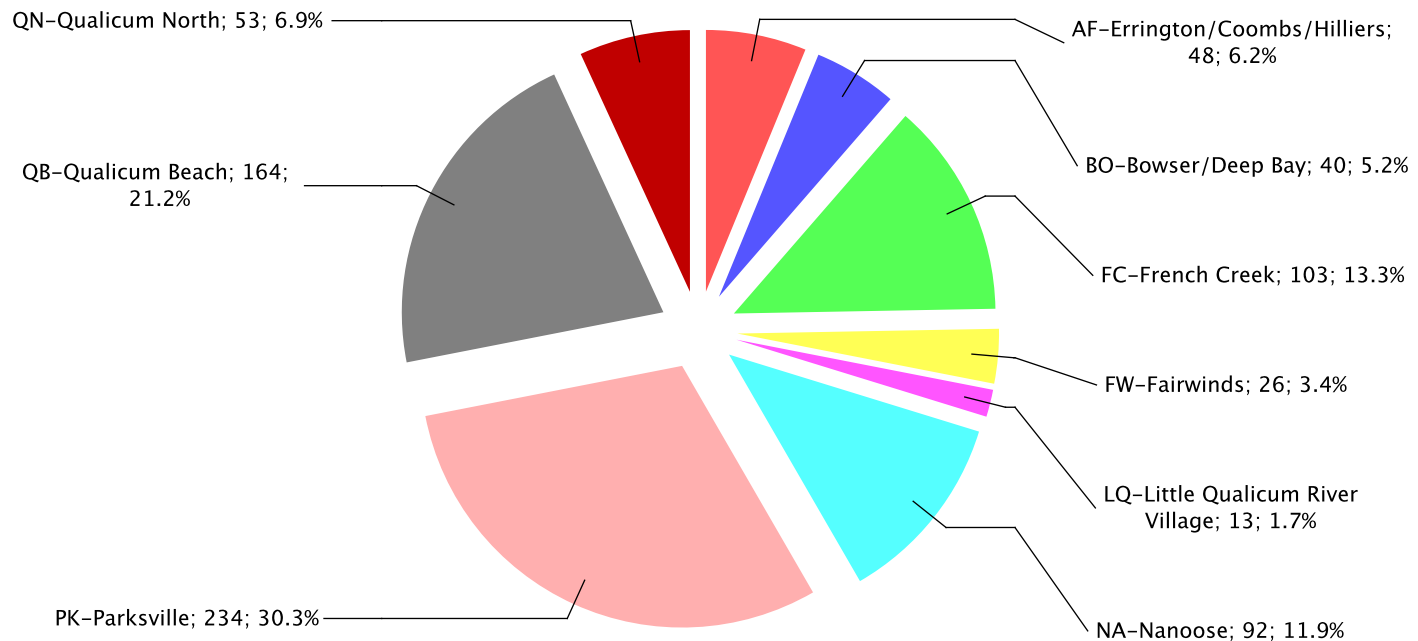
**PLEASE NOTE: SINGLE FAMILY** property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

# MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Oct 31, 2014

	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	6	5	1	3	6	7	4	2	5	6	0	1	1	1	48
BO-Bowser/Deep Bay	1	0	5	5	8	8	4	5	2	1	0	1	0	0	40
FC-French Creek	2	3	4	10	22	17	23	8	9	1	4	0	0	0	103
FW-Fairwinds	0	0	1	0	0	0	0	2	8	8	2	1	0	4	26
LQ-Little Qualicum River Village	0	3	3	1	3	1	1	0	1	0	0	0	0	0	13
NA-Nanoose	2	5	6	4	7	11	8	6	14	14	5	5	2	3	92
PK-Parksville	2	5	21	53	66	33	27	12	6	1	3	1	2	2	234
QB-Qualicum Beach	0	0	3	6	34	35	29	18	13	11	8	3	0	4	164
QN-Qualicum North	1	2	4	5	7	13	5	8	6	2	0	0	0	0	53
<b>Zone 5 TOTALS</b>	<b>14</b>	<b>23</b>	<b>48</b>	<b>87</b>	<b>153</b>	<b>125</b>	<b>101</b>	<b>61</b>	<b>64</b>	<b>44</b>	<b>22</b>	<b>12</b>	<b>5</b>	<b>14</b>	<b>773</b>

## Parksville / Qualicum - Single Family Sales by Subarea



Total Unconditional Sales January 1 to October 31, 2014 = 773