



MARKET STATISTICS

Parksville & Qualicum

August 2018

www.TeamW.ca

1-250-248-1071



August Market Conditions

The end of August real estate statistics for the Greater Parksville Qualicum Beach area have been recently released by the Vancouver Island Real Estate Board (VIREB) and indicates maybe the decline in the number of sale is behind us. In August 2018 versus August 2017 there were 6% more Single Family Homes sold (67 versus 63). This is a significant difference than a 30% decrease in July.

The average time on the market has effectively stayed the same at 23 days on average to sell. However the active inventory is significantly higher than August 2017, up 50% (198 versus 132). However the average sale price still remains stronger by 3% at \$604,254.

If we look at the changes in a broader scope and compare the first 8 months of 2018 to the same period in 2017 we will find the following:

- 21% decrease in Number of sales, 464 vs 589
- 16% increase in Average sale price, \$618,924 vs \$532,386
- 18% increase in Median sale price, \$579,000 vs \$ \$490,000

The market is shifting to a more balanced market and the urgency to purchase has decreased. Values are remaining fairly consistent and is no longer rising versus previous months in the year. Therefore it is critical to be price sensitive when listing your home.

If you would like further information, or wish to discuss your particular situation contact TeamW and we would be pleased to assist you.

Make it a Great Day!

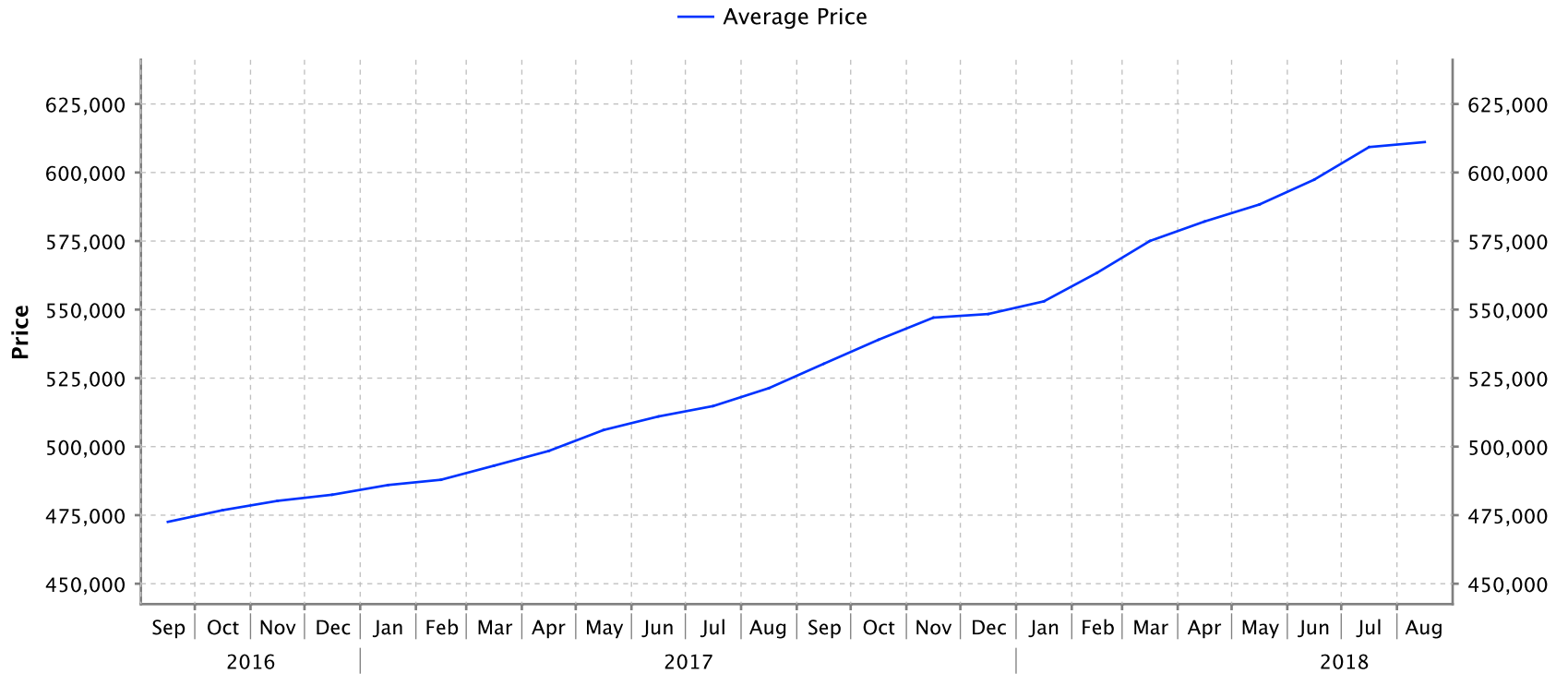


Rudi, Susie and Karen

Parksville / Qualicum

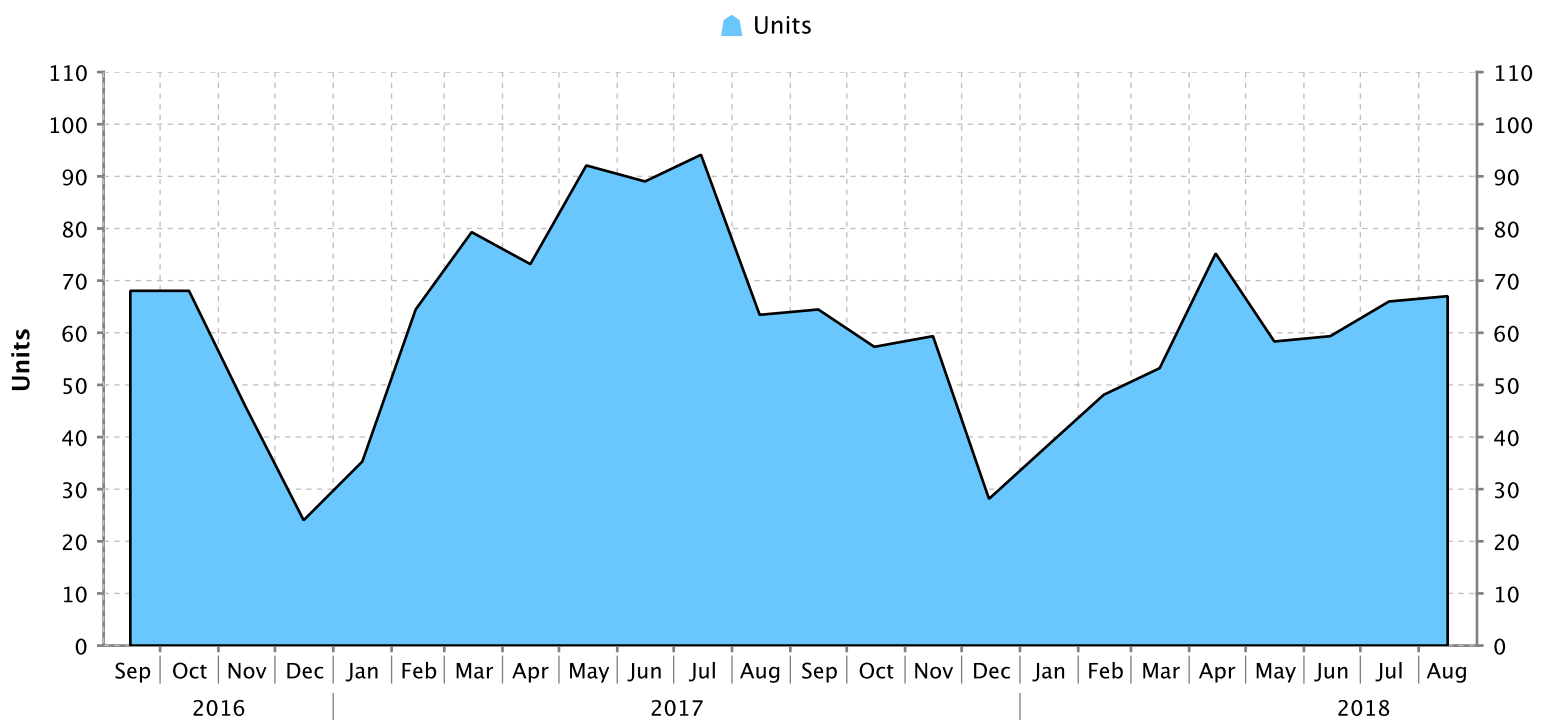
as at August 31, 2018

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	4	8	-50%	61	75	-19%
Units Reported Sold	0	2	-100%	29	50	-42%
Sell/List Ratio	0%	25%		48%	67%	
Reported Sales Dollars	\$0	\$693,000	-100%	\$7,174,275	\$12,582,200	-43%
Average Sell Price / Unit		\$346,500		\$247,389	\$251,644	-2%
Median Sell Price				\$230,000		
Sell Price / List Price		93%		96%	96%	
Days to Sell		45		39	79	-51%
Active Listings	20	23				
Single Family						
Units Listed	117	95	23%	1,041	1,005	4%
Units Reported Sold	67	63	6%	672	795	-15%
Sell/List Ratio	57%	66%		65%	79%	
Reported Sales Dollars	\$40,484,999	\$36,823,006	10%	\$410,662,593	\$414,467,227	-1%
Average Sell Price / Unit	\$604,254	\$584,492	3%	\$611,105	\$521,342	17%
Median Sell Price	\$585,000			\$570,000		
Sell Price / List Price	98%	98%		98%	98%	
Days to Sell	23	24	-7%	25	28	-11%
Active Listings	198	132				
Condos (Apt)						
Units Listed	14	19	-26%	164	192	-15%
Units Reported Sold	5	13	-62%	105	121	-13%
Sell/List Ratio	36%	68%		64%	63%	
Reported Sales Dollars	\$1,731,300	\$3,474,900	-50%	\$29,175,700	\$30,352,788	-4%
Average Sell Price / Unit	\$346,260	\$267,300	30%	\$277,864	\$250,849	11%
Median Sell Price	\$350,000			\$288,000		
Sell Price / List Price	93%	96%		95%	95%	
Days to Sell	42	56	-25%	59	45	31%
Active Listings	45	63				
Condos (Patio)						
Units Listed	6	12	-50%	149	129	16%
Units Reported Sold	8	11	-27%	108	117	-8%
Sell/List Ratio	133%	92%		72%	91%	
Reported Sales Dollars	\$2,965,000	\$3,549,000	-16%	\$47,349,178	\$42,181,400	12%
Average Sell Price / Unit	\$370,625	\$322,636	15%	\$438,418	\$360,525	22%
Median Sell Price	\$415,000			\$421,900		
Sell Price / List Price	99%	100%		98%	99%	
Days to Sell	46	22	111%	19	20	-3%
Active Listings	28	15				
Condos (Twnhse)						
Units Listed	5	7	-29%	85	90	-6%
Units Reported Sold	5	10	-50%	59	75	-21%
Sell/List Ratio	100%	143%		69%	83%	
Reported Sales Dollars	\$2,847,500	\$4,549,900	-37%	\$28,546,305	\$29,970,200	-5%
Average Sell Price / Unit	\$569,500	\$454,990	25%	\$483,836	\$399,603	21%
Median Sell Price	\$597,500			\$465,000		
Sell Price / List Price	91%	97%		98%	98%	
Days to Sell	78	32	144%	30	35	-14%
Active Listings	22	13				

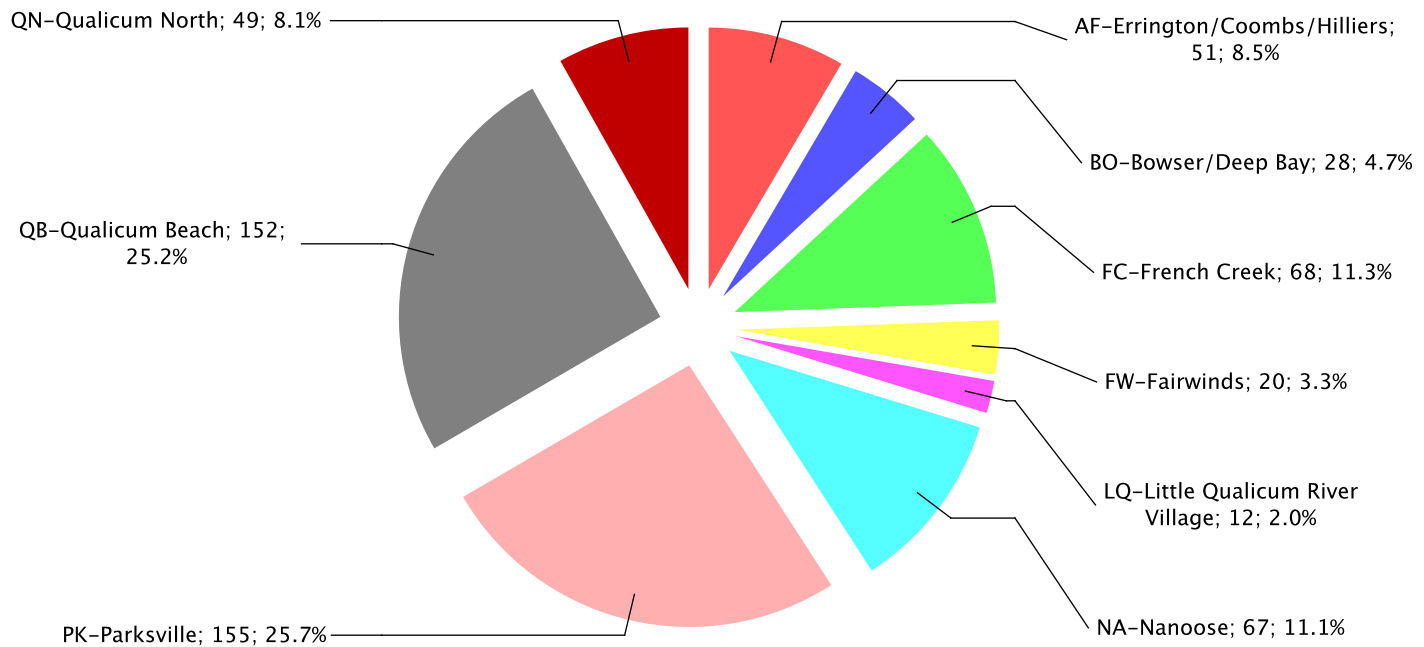
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Aug 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	3	5	1	4	3	4	7	8	6	8	1	1	51
BO-Bowser/Deep Bay	0	0	0	1	2	0	1	4	8	2	3	2	1	4	28
FC-French Creek	0	1	0	3	4	0	13	7	8	9	9	10	2	2	68
FW-Fairwinds	0	0	0	0	0	0	0	0	0	4	6	3	2	5	20
LQ-Little Qualicum River Village	0	0	0	1	1	3	5	1	1	0	0	0	0	0	12
NA-Nanose	0	0	0	1	1	0	1	4	12	10	13	3	4	18	67
PK-Parksville	0	0	0	1	4	13	25	28	45	21	13	3	0	2	155
QB-Qualicum Beach	0	1	0	0	0	2	7	12	30	35	22	13	12	18	152
QN-Qualicum North	0	1	0	1	3	4	6	5	7	6	8	5	1	2	49
Zone 5 TOTALS	0	3	3	13	16	26	61	65	118	95	80	47	23	52	602

Parksville / Qualicum - Single Family Sales by Subarea



Total Unconditional Sales January 1 to August 31, 2018 = 602