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MARKET STATISTICS

Parksville & Qualicum

June 2018

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June Market Conditions

The real estate market continues to be active however there is definitely a shift and we are heading towards more of a balanced market. Most new listings are taking longer to sell and there are definitely less sales occurring over the last number of months.

For the greater Parksville Qualicum Beach area Single Family Home sales for the month of June were down 29% from June 2017. The number of new listings has not really changed, a 1% increase however the Active inventory is up 28% (177 / 138). Prices continue to be strong and are up 14% in comparison to June 2017.

If we look at the bigger picture than just one month Year to Date the numbers are as follows for Single Family Homes:

Sales down 22%

of Listings down 1%

Average Sale Price is up 18%

These numbers vary within various sub-regions in the area however the numbers are considerably smaller. If you would like to additional details or wish to discuss your situation contact us at team@teamw.ca or 250-468-1498.

Make it a Great Day!

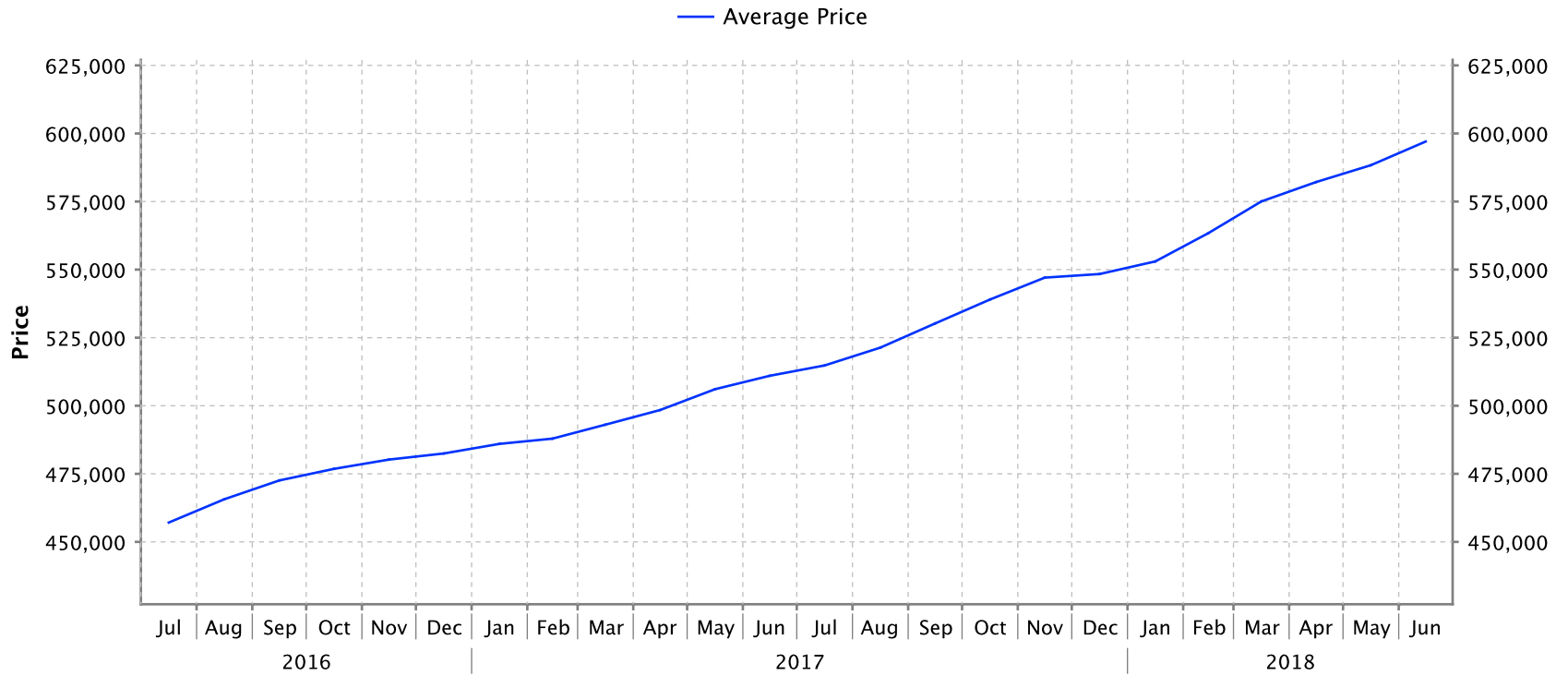


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Parksville / Qualicum

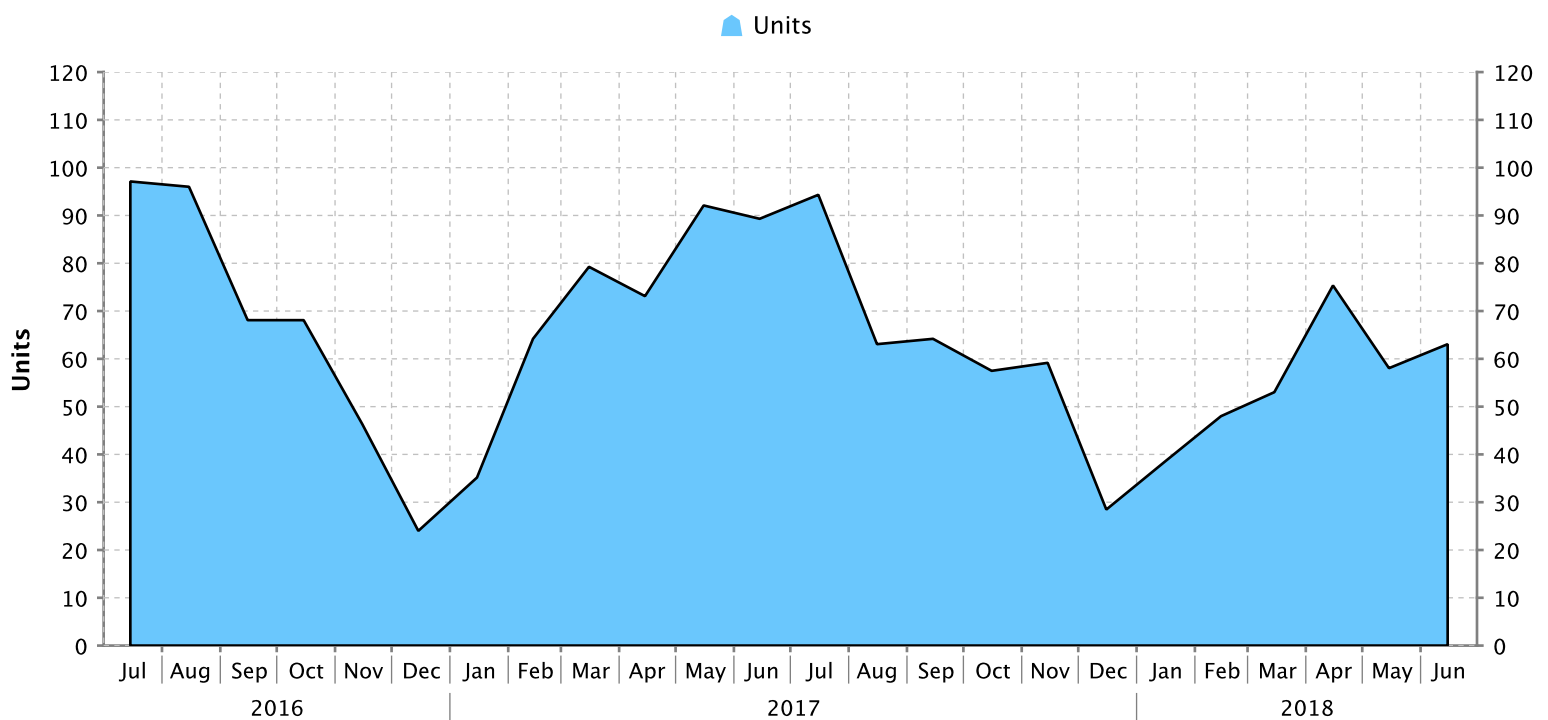
as at June 30, 2018

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	3	8	-62%	61	73	-16%
Units Reported Sold	4	4	0%	36	56	-36%
Sell/List Ratio	133%	50%		59%	77%	
Reported Sales Dollars	\$1,091,900	\$1,045,000	4%	\$8,936,275	\$13,128,700	-32%
Average Sell Price / Unit	\$272,975	\$261,250	4%	\$248,230	\$234,441	6%
Median Sell Price	\$209,900			\$221,000		
Sell Price / List Price	97%	97%		96%	96%	
Days to Sell	8	34	-75%	39	83	-53%
Active Listings	15	21				
Single Family						
Units Listed	108	107	1%	1,020	1,017	0%
Units Reported Sold	63	89	-29%	700	831	-16%
Sell/List Ratio	58%	83%		69%	82%	
Reported Sales Dollars	\$38,182,525	\$47,390,913	-19%	\$417,927,199	\$424,646,972	-2%
Average Sell Price / Unit	\$606,072	\$532,482	14%	\$597,039	\$511,007	17%
Median Sell Price	\$605,000			\$549,900		
Sell Price / List Price	99%	99%		98%	98%	
Days to Sell	18	25	-27%	25	28	-12%
Active Listings	177	138				
Condos (Apt)						
Units Listed	14	18	-22%	178	190	-6%
Units Reported Sold	10	11	-9%	112	132	-15%
Sell/List Ratio	71%	61%		63%	69%	
Reported Sales Dollars	\$3,130,500	\$2,755,300	14%	\$30,795,100	\$31,652,910	-3%
Average Sell Price / Unit	\$313,050	\$250,482	25%	\$274,956	\$239,795	15%
Median Sell Price	\$357,000			\$275,000		
Sell Price / List Price	96%	98%		95%	95%	
Days to Sell	26	14	89%	58	47	23%
Active Listings	46	60				
Condos (Patio)						
Units Listed	15	10	50%	152	126	21%
Units Reported Sold	5	3	67%	117	108	8%
Sell/List Ratio	33%	30%		77%	86%	
Reported Sales Dollars	\$2,346,900	\$1,123,400	109%	\$50,695,678	\$36,809,300	38%
Average Sell Price / Unit	\$469,380	\$374,467	25%	\$433,296	\$340,827	27%
Median Sell Price	\$377,000			\$420,000		
Sell Price / List Price	98%	99%		98%	99%	
Days to Sell	10	15	-31%	18	18	1%
Active Listings	25	13				
Condos (Twnhse)						
Units Listed	17	7	143%	88	90	-2%
Units Reported Sold	7	5	40%	66	76	-13%
Sell/List Ratio	41%	71%		75%	84%	
Reported Sales Dollars	\$3,295,900	\$1,874,900	76%	\$31,293,805	\$27,692,900	13%
Average Sell Price / Unit	\$470,843	\$374,980	26%	\$474,149	\$364,380	30%
Median Sell Price	\$419,900			\$464,900		
Sell Price / List Price	97%	93%		98%	98%	
Days to Sell	20	48	-60%	26	35	-24%
Active Listings	28	17				

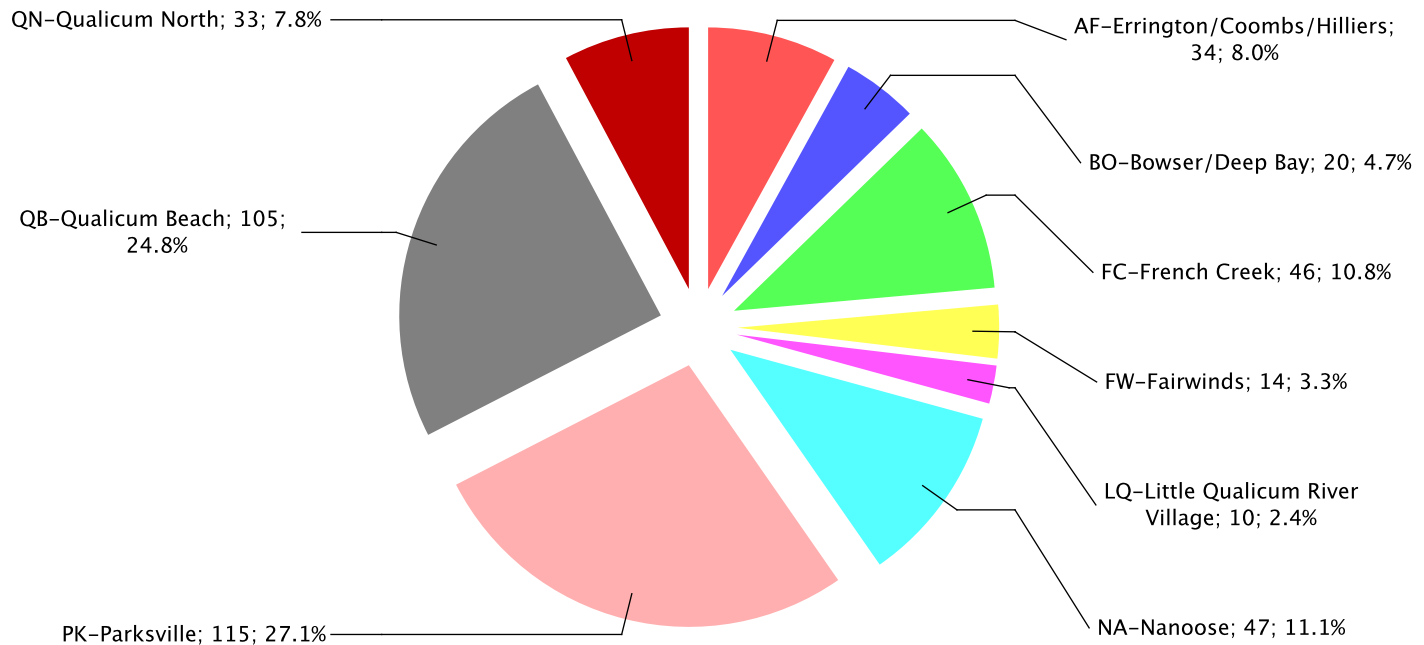
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Jun 30, 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	3	1	3	1	3	4	4	6	5	0	1	34
BO-Bowser/Deep Bay	0	0	0	1	2	0	1	3	6	1	1	1	1	3	20
FC-French Creek	0	1	0	1	3	0	6	3	7	8	9	6	1	1	46
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	1	2	4	1	1	0	0	0	0	0	10
NA-Nanoose	0	0	0	0	1	0	0	4	10	6	11	2	4	9	47
PK-Parksville	0	0	0	1	3	8	19	22	35	15	8	2	0	2	115
QB-Qualicum Beach	0	0	0	0	0	2	5	8	18	27	18	9	7	11	105
QN-Qualicum North	0	0	0	1	3	2	3	3	4	4	6	4	1	2	33
Zone 5 TOTALS	0	1	3	8	14	17	39	47	85	68	60	32	16	34	424

Parksville / Qualicum - Single Family Sales by Subarea



Total Unconditional Sales January 1 to June 30, 2018 = 424

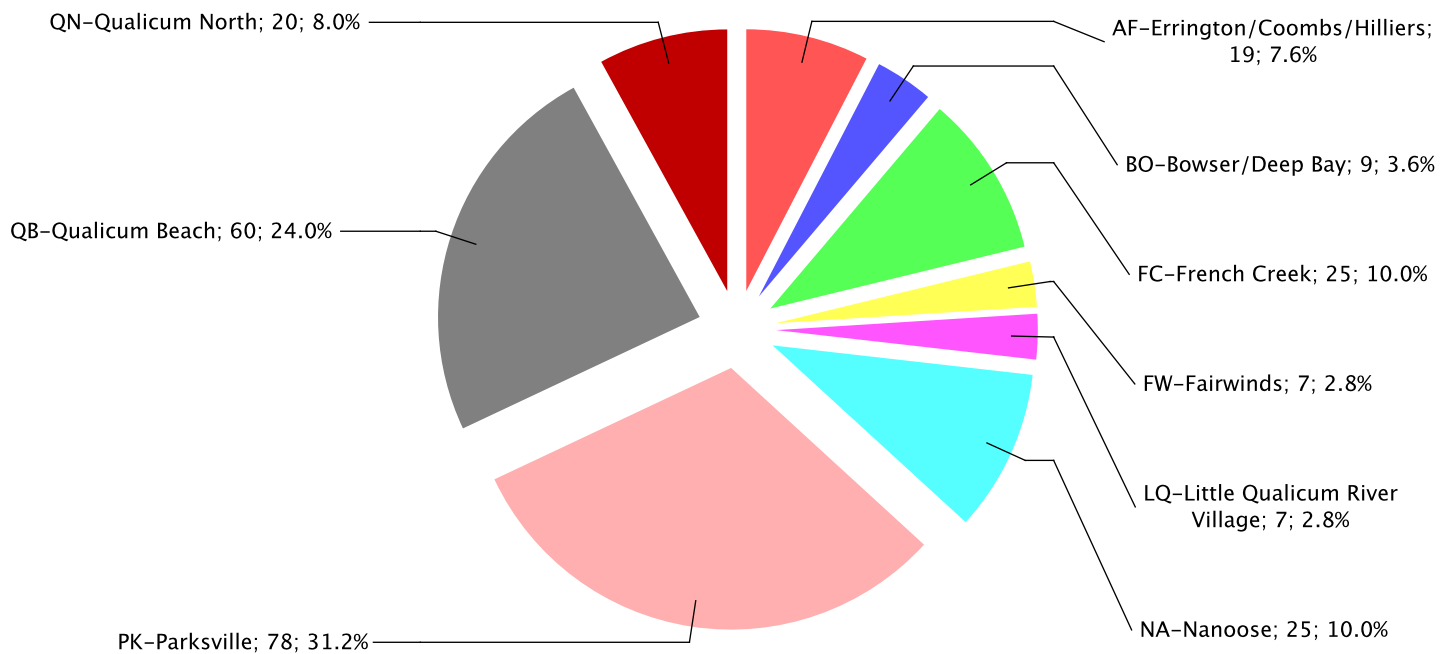
2nd Quarter 2018

MLS® Single Family Sales Analysis

Unconditional Sales from April 1 to Jun 30, 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	1	0	1	0	2	2	3	5	2	0	1	19
BO-Bowser/Deep Bay	0	0	0	1	1	0	0	0	3	1	1	1	0	1	9
FC-French Creek	0	0	0	0	2	0	4	2	4	5	3	4	0	1	25
FW-Fairwinds	0	0	0	0	0	0	0	0	0	0	0	3	2	2	7
LQ-Little Qualicum River Village	0	0	0	1	1	1	3	1	0	0	0	0	0	0	7
NA-Nanoose	0	0	0	0	1	0	0	1	6	4	6	0	3	4	25
PK-Parkville	0	0	0	1	1	3	12	13	27	11	6	2	0	2	78
QB-Qualicum Beach	0	0	0	0	0	1	1	4	9	22	9	5	5	4	60
QN-Qualicum North	0	0	0	0	2	0	3	1	4	3	3	2	1	1	20
Zone 5 TOTALS	0	0	2	4	8	6	23	24	55	49	33	19	11	16	250

Parkville / Qualicum - Single Family Sales by Subarea



Total Unconditional Sales April 1 to June 30, 2018 = 250