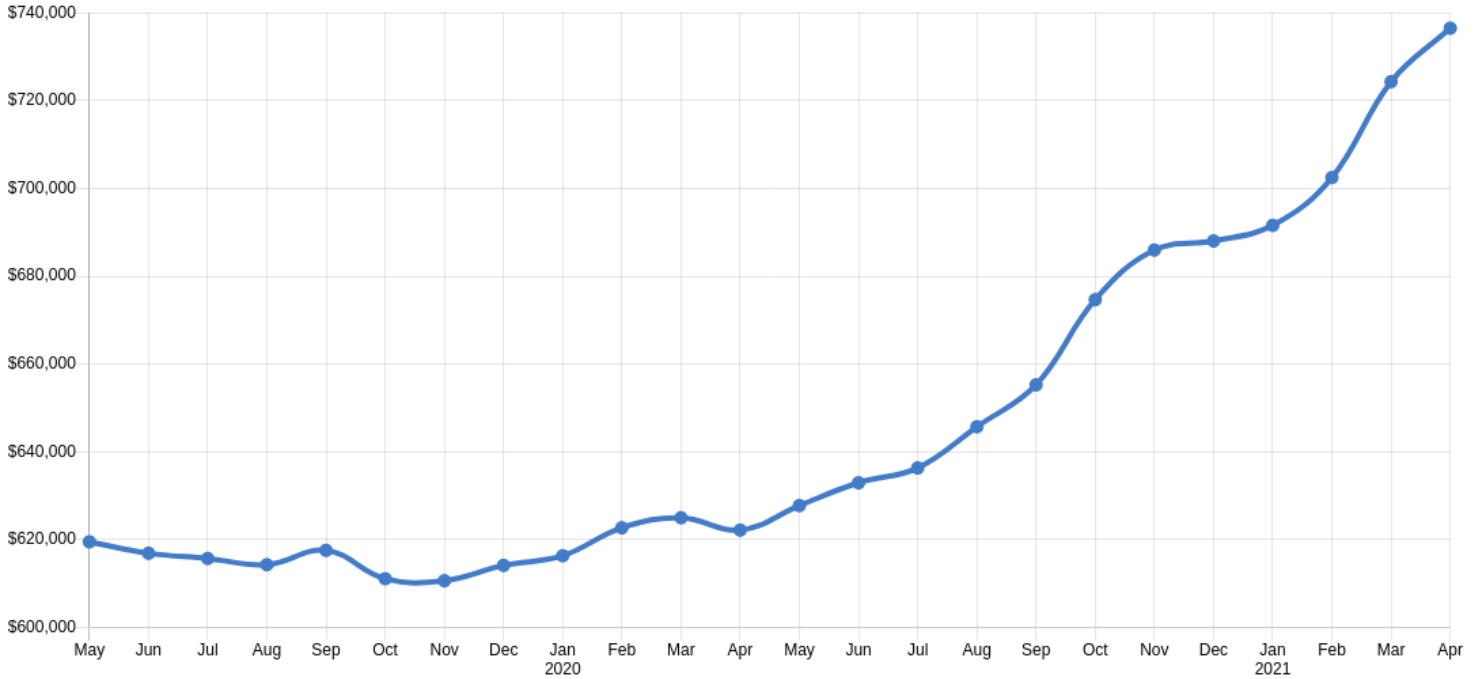


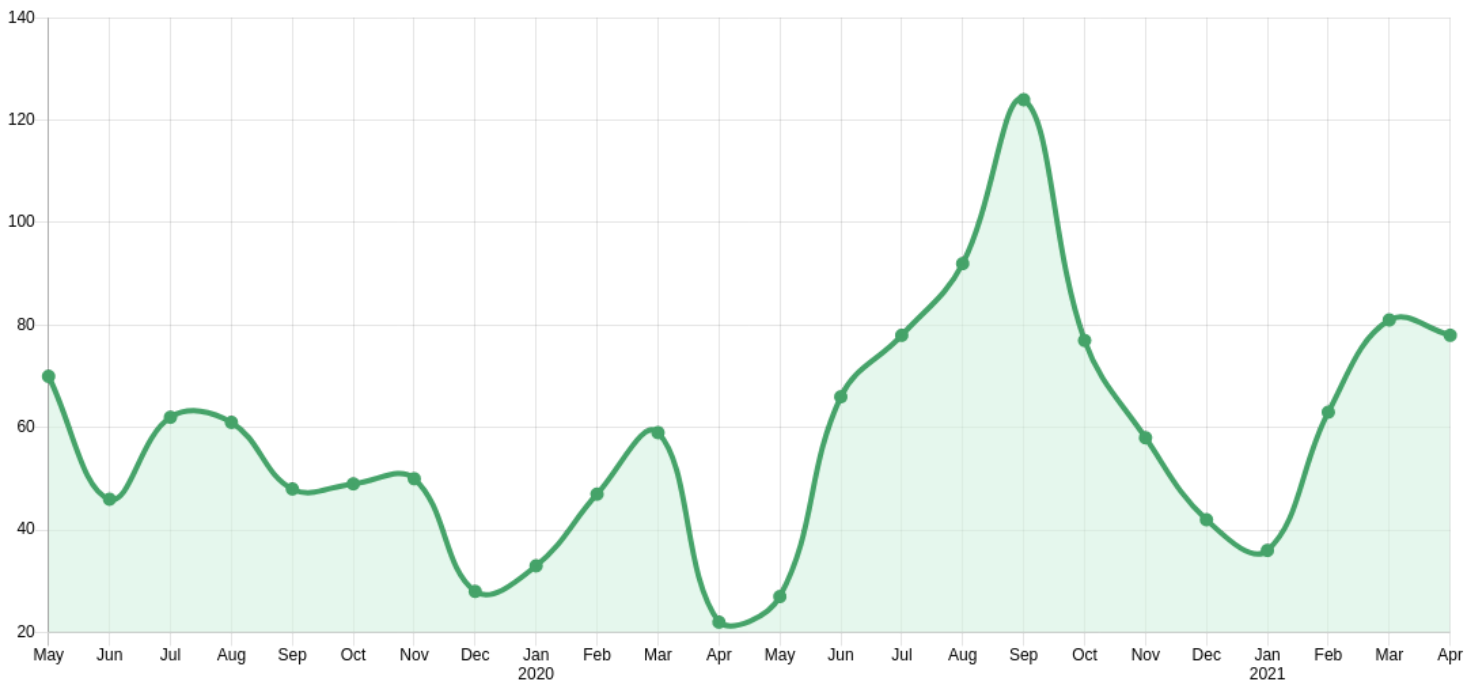


## Cumulative Residential Average Single Family Detached Sale Price



**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 Detached Units Reported Sold



## Comparative Activity by Property Type

### Single Family Detached

|                           | Current Month |              |          | 12 Months to Date |               |          |
|---------------------------|---------------|--------------|----------|-------------------|---------------|----------|
|                           | This Year     | Last Year    | % Change | This Year         | Last Year     | % Change |
| Units Listed              | 75            | 50           | 50.00%   | 895               | 991           | -9.69%   |
| Units Reported Sold       | 78            | 22           | 254.55%  | 822               | 575           | 42.96%   |
| Sell / List Ratio         | 104.00%       | 44.00%       |          | 91.84%            | 58.02%        |          |
| Reported Sales Dollars    | \$65,884,788  | \$15,312,900 | 330.26%  | \$605,392,116     | \$357,748,114 | 69.22%   |
| Average Sell Price / Unit | \$844,677     | \$696,041    | 21.35%   | \$736,487         | \$622,171     | 18.37%   |
| Median Sell Price         | \$766,950     |              |          | \$682,750         |               |          |
| Sell Price / List Price   | 102.84%       | 95.32%       |          | 100.04%           | 97.78%        |          |
| Days to Sell              | 13            | 42           | -69.05%  | 35                | 35            | 0.00%    |
| Active Listings           | 42            |              |          |                   |               |          |

### Condo Apartment

|                           | Current Month |           |          | 12 Months to Date |              |          |
|---------------------------|---------------|-----------|----------|-------------------|--------------|----------|
|                           | This Year     | Last Year | % Change | This Year         | Last Year    | % Change |
| Units Listed              | 30            | 8         | 275.00%  | 226               | 160          | 41.25%   |
| Units Reported Sold       | 25            | 1         | 2400.00% | 156               | 109          | 43.12%   |
| Sell / List Ratio         | 83.33%        | 12.50%    |          | 69.03%            | 68.12%       |          |
| Reported Sales Dollars    | \$10,107,650  | \$309,000 | 3171.08% | \$54,115,204      | \$31,721,002 | 70.60%   |
| Average Sell Price / Unit | \$404,306     | \$309,000 | 30.84%   | \$346,892         | \$291,018    | 19.20%   |
| Median Sell Price         | \$426,000     |           |          | \$369,450         |              |          |
| Sell Price / List Price   | 101.75%       | 96.87%    |          | 99.44%            | 97.27%       |          |
| Days to Sell              | 62            | 12        | 416.67%  | 57                | 54           | 5.56%    |
| Active Listings           | 42            |           |          |                   |              |          |

### Row/Townhouse

|                           | Current Month |             |          | 12 Months to Date |              |          |
|---------------------------|---------------|-------------|----------|-------------------|--------------|----------|
|                           | This Year     | Last Year   | % Change | This Year         | Last Year    | % Change |
| Units Listed              | 16            | 18          | -11.11%  | 198               | 263          | -24.71%  |
| Units Reported Sold       | 16            | 4           | 300.00%  | 194               | 149          | 30.20%   |
| Sell / List Ratio         | 100.00%       | 22.22%      |          | 97.98%            | 56.65%       |          |
| Reported Sales Dollars    | \$9,025,955   | \$1,855,000 | 386.57%  | \$97,847,060      | \$67,170,605 | 45.67%   |
| Average Sell Price / Unit | \$564,122     | \$463,750   | 21.64%   | \$504,366         | \$450,809    | 11.88%   |
| Median Sell Price         | \$594,000     |             |          | \$503,125         |              |          |
| Sell Price / List Price   | 104.47%       | 97.65%      |          | 100.18%           | 97.99%       |          |
| Days to Sell              | 9             | 42          | -78.57%  | 38                | 34           | 11.76%   |
| Active Listings           | 7             |             |          |                   |              |          |

### Land

|                           | Current Month |             |          | 12 Months to Date |              |          |
|---------------------------|---------------|-------------|----------|-------------------|--------------|----------|
|                           | This Year     | Last Year   | % Change | This Year         | Last Year    | % Change |
| Units Listed              | 8             | 12          | -33.33%  | 167               | 229          | -27.07%  |
| Units Reported Sold       | 15            | 6           | 150.00%  | 156               | 50           | 212.00%  |
| Sell / List Ratio         | 187.50%       | 50.00%      |          | 93.41%            | 21.83%       |          |
| Reported Sales Dollars    | \$3,782,415   | \$4,575,000 | -17.32%  | \$52,982,500      | \$16,962,022 | 212.36%  |
| Average Sell Price / Unit | \$252,161     | \$762,500   | -66.93%  | \$339,631         | \$339,240    | 0.12%    |
| Median Sell Price         | \$259,900     |             |          | \$289,000         |              |          |
| Sell Price / List Price   | 101.29%       | 91.16%      |          | 96.46%            | 92.29%       |          |
| Days to Sell              | 90            | 164         | -45.12%  | 140               | 98           | 42.86%   |
| Active Listings           | 24            |             |          |                   |              |          |

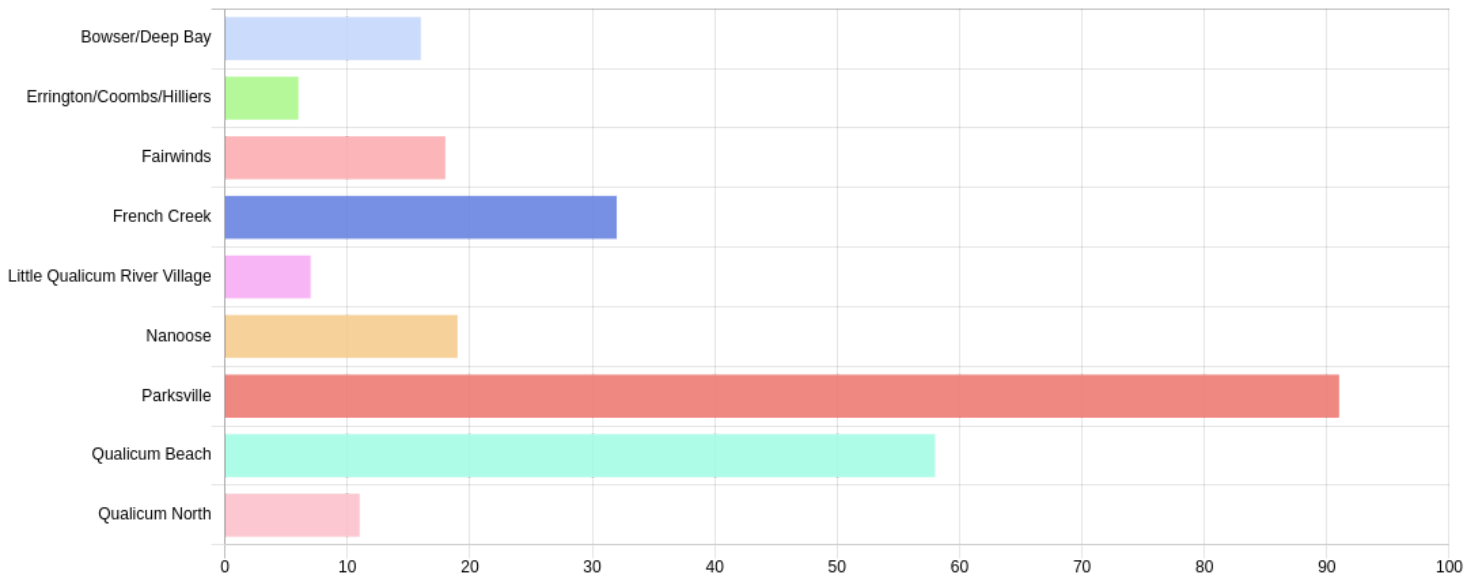
## Single Family Detached Sales Analysis

Unconditional Sales from January 1 to April 30, 2021

|                               | 0-150k   | 150k-200k | 200k-250k | 250k-300k | 300k-350k | 350k-400k | 400k-450k | 450k-500k | 500k-600k | 600k-700k | 700k-800k | 800k-900k | 900k-1M   | 1M+       | Total      |
|-------------------------------|----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|------------|
| Bowser/Deep Bay               | 0        | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 1         | 2         | 4         | 7         | 2         | 0         | 16         |
| Errington/Coombs/Hilliers     | 0        | 0         | 1         | 0         | 1         | 0         | 1         | 0         | 1         | 1         | 1         | 0         | 0         | 0         | 6          |
| Fairwinds                     | 0        | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 2         | 2         | 14        | 18         |
| French Creek                  | 0        | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 5         | 9         | 5         | 2         | 5         | 6         | 32         |
| Little Qualicum River Village | 0        | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 4         | 3         | 0         | 0         | 0         | 0         | 7          |
| Nanoose                       | 0        | 0         | 0         | 0         | 0         | 1         | 1         | 0         | 2         | 3         | 2         | 2         | 2         | 6         | 19         |
| Parksville                    | 0        | 0         | 0         | 0         | 1         | 1         | 2         | 7         | 19        | 24        | 15        | 9         | 8         | 5         | 91         |
| Qualicum Beach                | 0        | 0         | 0         | 1         | 0         | 0         | 0         | 1         | 3         | 8         | 17        | 8         | 4         | 16        | 58         |
| Qualicum North                | 0        | 0         | 0         | 0         | 1         | 1         | 0         | 1         | 1         | 2         | 1         | 0         | 0         | 4         | 11         |
| <b>Totals</b>                 | <b>0</b> | <b>0</b>  | <b>1</b>  | <b>1</b>  | <b>3</b>  | <b>3</b>  | <b>4</b>  | <b>9</b>  | <b>36</b> | <b>52</b> | <b>45</b> | <b>30</b> | <b>23</b> | <b>51</b> | <b>258</b> |

## Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to April 30, 2021



Note that Single Family Detached figures in this report exclude acreage and waterfront properties.

Copyright © 2021 Vancouver Island Real Estate Board. All rights reserved. Information presented here is for general interest only. No guarantees apply. See your REALTOR® for specific information. Trademarks are owned or controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and/or the quality of services they provide (MLS®).