HELP THE BIRDIE GO DIGITAL & ENTER TO WIN A \$250 RESORT GIFT CARD!

See inside for details.



The Birdie

CROWN ISLE COMMUNITY NEWS

In this issue...

Crown Isle Events Calendar

Crown Isle Events Calenda Christmas at Crown Isle Market Update Fall Golf Specials



Nobody knows Crown Isle like we do!

CrownIsle.com

Year at a Glance

November

- 29 5th Annual Holiday Resort Walk STARTS
- 29 Gingerbread Village Auction STARTS

December

- **1-12** Twelve Days of Christmas Specials STARTS at crownisle.com
- 10 Homeowners Christmas Party
- **15** Breakfast with Santa
- **18** Gingerbread Village Auction ENDS
- **22** 5th Annual Holiday Resort Walk ENDS
- **25** Christmas Dinner
- 31 New Year's Eve

January

1 New Year's Day

February

- 1 10th Annual Comox Valley Whiskey Fest
- 14 Valentine's Day

TBA Dine Around Comox Valley

March

1-31 Get your 2020 Golf Membership Now!

17 St. Patrick's Day

April

12 Easter Brunch

27-30 Mackenzie Tour - PGATOUR Canada Qualifying School

May

- Mackenzie Tour-PGATOUR Canada Qualifying School
- **10** Mother's Day Brunch

Events subject to change. For complete event details, visit **CrownIsle.com**

Please be advised of...

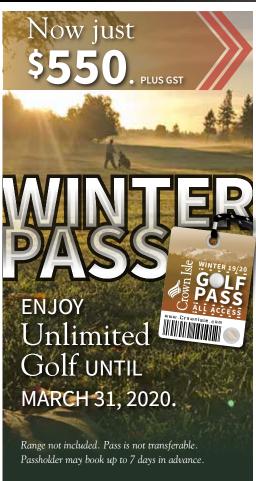
WINTER KITCHEN HOURS

For the TIMBER ROOM and ATRIUM $\,$

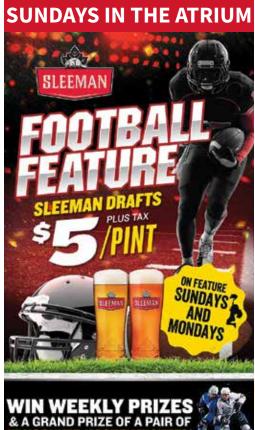
Nov 1, 2019 – Jan 31, 2020 Hours of Operation:

7:30am – 9:00pm • Sun – Thu 7:30am – 10:00pm • Fri & Sat

* Thu *A GRAND PRIZE OF A PAIR OVANCOUVER HOCKEY TICKET











As we near the middle of the fall season, a time when the market is usually a bit quieter, we are seeing an increase in the number of listings within the Crown Isle Golf Community. There are currently 61 properties listed within Crown Isle, with 29 of those being single-family homes. In the past two months, 11 properties have sold on the MLS (within our Community). Although it is true that we tend to see less buyers at this time of year, the buyers that we do see tend to be ready to buy. A well-priced home can sell at any time of year. The following information is referenced from VIREB (Vancouver Island Real Estate Board) giving you the latest market update for Vancouver Island.

NANAIMO, BC – Sales of single-family homes in September were virtually flat year over year, but dipped by 16 per cent from August. However, apartment and townhouse sales rose by 15 per cent and 11 per cent year over year, respectively.

In the VIREB area, inventory of single-family homes in September rose by 14 per cent from one year ago (1,283 to 1,466). Active listings of apartments increased by 43 per cent (293 to 419) year over year while townhouse inventory dropped by 18 per cent (171 to 140).

The September statistics indicate that some buyers are turning to multi-family properties, but it is too early to say whether this is an anomaly or the beginning of a trend. As for the reasons behind this shift away from single-family homes, it could be a combination of factors including affordability, Guideline B-20, and the speculation tax in Nanaimo.

Prices in the VIREB area are still rising year over year, but the magnitude is decreasing. The benchmark price of a single-family home board-wide was \$523,100 in September, a four per cent increase from one year ago and up two per cent from August. (Benchmark

pricing tracks the value of a typical home in the reported area.) In the apartment category, the year-over-year benchmark price rose by two per cent, climbing to \$298,900 but slightly lower than in August. The benchmark price of a townhouse rose by four per cent board-wide, hitting \$411,100 last month, which was two per cent lower than August's benchmark of \$417,300. In the Comox Valley, the benchmark price reached \$523,900, up by five per cent from one year ago.

Trend-wise, VIREB's housing market has transitioned from one favouring sellers to one that is balanced, and, in some areas, conditions are better for buyers. Kaye Broens, 2019 President, reports that sellers now recognize the market has changed and are pricing their homes accordingly. Although real estate is cyclical, the one factor that remains constant is that well-priced homes sell faster.

"Whether you're a buyer or seller, the advice of a REALTOR® is beneficial in any housing market," says Broens. "We have access to tools and market analytics that empower us to dig deeply into sales data and comparatives. That knowledge allows us to determine an optimal selling price for your home and find a house that fits your needs and budget."

It may be mid-fall, and although we've transitioned into a more balanced market, right now may still be a good time for you to list your home.

If you have any questions about any of the information in this article, or the current real estate market, please contact Bert @ 250-898-9128, or Melissa @ 250-792-0464.



HELP US GO DIGITAL!

We would like to make the Birdie a little more earth (and bird) friendly. **Sign up** for our digital monthly newsletter and be **entered to win** a \$250 Crown Isle Resort gift card.

FIRST
LAST
EMAIL
STREET

Return to the Front Desk in the Crown Isle Clubhouse to enter. **Thank you!**





GINGERBREAD VILLAGE

November 29 - December 18

HOLIDAY RESORT WALK

November 29 & 30, December 1, 6-8, 13-15, 20-22

ADMISSION WITH DONATIONS BENEFITING

Dawn to Dawn ACTION ON HOMELESSNESS
Boys & Girls Club OF CENTRAL VANCOUVER ISLAND

COMOX VALLEY **Transition Society**COMOX VALLEY **Foodbank**

GET INVOLVED! SPONSOR • CONTRIBUTE • VOLUNTEER christmas@crownisle.ca or 250-703-5098

THANK YOU TO OUR SPONSORS



























Reserve for all events at the Front Desk or call 250-703-5000. Events subject to change. For complete event details, menus and more, visit **CrownIsle.com**

CROWN ISLE TEAM You have questions or inquiries – We have the answers!

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