

RE/MAX
Oceanview Realty
Weekly Report

5686 Cowrie St., Sechelt
Kiosk, Trail Bay Mall, Sechelt
Feb 1 - 7, 2022

The real estate statistics for January are in. There were 36 sales of detached housing. While this is down from both Dec 2021 and last January, it's still a strong number and a sign of continuing high demand. The Benchmark Price – that is, the price of an average home in an average area – increased again 1.1% to \$900,000. This is yet another all-time high for the Coast. With attached housing (condo's and apartments), there were 9 sales. This is similar to December, but a full 50% off of January of 2021. The average Benchmark price for attached was \$600,000, up again over the previous month. As for vacant land, there were 12 sales in January – similar to December, but well short of the 30 sales this time last year. The Benchmark price isn't available for vacant land, but prices are still rising. How can prices rise while overall sales decrease? It's the law of supply and demand. High demand coupled with low inventory means upward pressure on prices. Stay informed - Call Us **FIRST!!**

SALES THIS WEEK: 25 [SUNSHINE COAST, ALL OFFICES]

DETACHED	ATTACHED	LAND
13	6	6

PRICE RANGE

0 - 400K	\$400K - \$700K	\$700K - \$1M	\$1M - \$2M	\$2M and up
5	6	6	7	1

AREA

PENDER H.	HALFMOON B	SECHELT	ROBERTS C	GIBSONS
7	3	9	0	6

NEW LISTINGS: 31

DET.	ATT.	LAND
22	7	2

AV % ASKING PRICE - DETACHED

Feb 1, 2022	Jan 1, 2021	Feb 1, 2021
97.3%	97.6%	96.6%

TOTAL LISTINGS: 166

DET.	ATT.	LAND
77	36	53

AV. DAYS/MARKET

Feb 1 /22	Jan 1/22	Feb 1/21	Jan 1/22
52	50	\$900,000	\$890,300

BENCHMARK P.

DET'D SALES to LIST RATIO: 56%



SALES/LIST RATIO	0 – 11% BUYERS MARKET	12 - 19% BALANCED	20% and up SELLERS MARKET
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The Sales/Listings Ratio is a guide to market conditions. A value below 12% puts downward pressure on prices. 12–19% reflects a balanced market. Over 20% puts upward pressure on prices.