

**RE/MAX
Oceanview Realty
Weekly Report**

**5686 Cowrie St., Sechelt
Kiosk, Trail Bay Mall, Sechelt
Feb. 22-28, 2022**

Many homes on the Sunshine Coast – especially homes located outside the downtown cores of Gibsons and Sechelt - use a septic tank and drain field for sewage disposal. This can present a puzzle to some buyers who are relocating from urban areas typically serviced by sewer systems. They're unfamiliar with septic systems and therefore at a disadvantage. That's where a local RE/MAX Oceanview agent can help. We know how these systems work and that they're generally a reliable and environmentally sound way of sewage disposal. However, it is a specialized area of expertise and standards continue to upgrade. That is why we always recommend a professional inspection by a qualified practitioner, just to ensure the system is functioning properly and to identify any repairs that may be needed. By explaining to buyers ahead of time what they can expect we can often set aside any misgivings they may have. Do you have real estate questions? Call your RE/MAX Oceanview Agent **FIRST!!!**

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

DETACHED	ATTACHED	LAND
13	4	8

PRICE RANGE

0 - 400K	\$400K - \$700K	\$700K - \$1M	\$1M - \$2M	\$2M and up
2	4	8	8	3

AREA

PENDER H.	HALFMOON B	SECHELT	ROBERTS C	GIBSONS
1	3	10	1	10

NEW LISTINGS: 37

DET.	ATT.	LAND
20	12	5

AV % ASKING PRICE - DETACHED

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

TOTAL LISTINGS: 178

DET.	ATT.	LAND
83	41	54

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: 54%



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.