

**RE/MAX**  
**Oceanview Realty**  
**Weekly Report**

**5686 Cowrie St., Sechelt**  
**Kiosk, Trail Bay Mall, Sechelt**  
**Jan 4 – Jan 10, 2022**

The year-end real estate statistics for the Sunshine Coast are in. There were 823 sales of detached housing in 2021. That's a 6% increase over 2020. While that represents a modest increase, it tells us that the strong demand we've seen since May 2020 should continue into the new year. The Benchmark Price – that is, the price of an average home in an average area – increased 3.1 % in December and 27% for the year, bringing it to \$890,300. This is yet another all-time high for our area. With attached housing (condo's and apartments), there were 260 sales in 2021, up 27% from 2020. The Benchmark price was \$590,000, also up an average of 27% from 2020. Sales of vacant land rose 35% to 206. The Benchmark price isn't available for vacant land, but we estimate prices rose at least 15%. The current listing supply is 66 detached, 37 attached and 56 land – the lowest since we've kept records. Suffice it to say, there's never been a better time to sell. We need listings! Call Us **FIRST!!**

**SALES THIS WEEK: 12 [SUNSHINE COAST, ALL OFFICES]**

DETACHED	ATTACHED	LAND
6	2	4

**PRICE RANGE**

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

**AREA**

PENDER H.	HALFMOON B	SECHELT	ROBERTS C	GIBSONS
2	0	7	1	2

**NEW LISTINGS: 16**

DET.	ATT.	LAND
9	5	2

**AV % ASKING PRICE - DETACHED**

Jan 1, 2022	Dec 1, 2021	Jan 1, 2021
96.6%	98.7%	96.6%

**TOTAL LISTINGS: 159**

DET.	ATT.	LAND
67	36	56

**AV. DAYS/MARKET**

Jan 1 /22	Dec 1/21	Jan 1/22	Dec 1/21
50	42	\$890,300	\$863,700

**BENCHMARK P.**

**DET'D SALES to LIST RATIO: 36%**



SALES/LIST RATIO	0 – 11% BUYERS MARKET	12 - 19% BALANCED	20% and up SELLERS MARKET
			36%

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.