

RE/MAX
Oceanview Realty
Weekly Report

5686 Cowrie St., Sechelt
Kiosk, Trail Bay Mall, Sechelt
March 15 - 21, 2022

Anyone following the real estate market these days knows we're in unknown territory as far as predictions go. Very few of us could foresee year after year of competing offers, with homes commonly selling for well over the list price. And who knew the average price of an average home on the Sunshine Coast would top \$900,000? So any guesses moving forward are just that – guesses. However, there are indications that the market could be poised for change. Interest rate hikes, the ongoing pandemic, inflation and an unstable political environment both at home and abroad are presenting headwinds. But there is another market factor which continues to override these headwinds: demand. It's undeniable that demand for local real estate remains very strong. Many residents of the Greater Vancouver area would rather be residents of the Sunshine Coast. As long as this remains the case, our local market will not be cooling off. For the latest market information and analysis, Call Us **FIRST!!**

SALES THIS WEEK: 32 [SUNSHINE COAST, ALL OFFICES]

DETACHED	ATTACHED	LAND
17	6	9

PRICE RANGE

0 - 400K	\$400K - \$700K	\$700K - \$1M	\$1M - \$2M	\$2M and up
3	6	14	7	2

AREA

PENDER H.	HALFMOON B	SEHEL T	ROBERTS C	GIBSONS
4	4	14	0	10

NEW LISTINGS: 38

DET.	ATT.	LAND
25	4	9

AV % ASKING PRICE - DETACHED

Mar 1, 2022	Jan 1, 2021	Mar. 1, 2021
101.5%	97.3%	97.5%

TOTAL LISTINGS: 207

DET.	ATT.	LAND
111	40	56

AV. DAYS/MARKET

Mar 1 /22	Feb 1/22	Mar 1/22	Feb 1/22
26	52	\$973,300	\$900,000

BENCHMARK P.

DET'D SALES to LIST RATIO: 59%



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.