

**RE/MAX  
Oceanview Realty  
Weekly Report**

**5686 Cowrie St., Sechelt  
Kiosk, Trail Bay Mall, Sechelt  
July 19 - 25, 2022**

A Material Latent Defect is a defect in a home or property that is not easily detected during a reasonable visual inspection, but which makes it dangerous, unfit for habitation, or unfit for a buyer's purpose. For example, a hidden sink hole on the property poses a danger and would therefore be a Material Latent Defect. A rodent infestation renders a home uninhabitable and an illegal suite makes the home unsuitable for the buyer's purpose, if they stated they needed it for revenue. Material Latent Defects may also include hidden defects which are expensive to remediate or gov't Notices which require a problem to be addressed. To be fair, sellers are only responsible for disclosing Material Latent Defects they know about. And it's easy to see how some may be reluctant to step forward with that sort of information. However, they and their agents are obligated by law to do so. Do you have real estate questions? **Call Us FIRST!**

**SALES THIS WEEK: 16 [SUNSHINE COAST, ALL OFFICES]**

DETACHED	ATTACHED	LAND
11	2	3

**PRICE RANGE**

0 - 400K	\$400K - \$700K	\$700K - \$1M	\$1M - \$2M	\$2M and up
2	3	4	6	1

**AREA**

PENDER H.	HALFMOON B	SECHELT	ROBERTS C	GIBSONS
4	1	7	1	3

**NEW LISTINGS: 29**

DET.	ATT.	LAND
22	6	1

**AV % ASKING PRICE**

JULY 1'22	JUNE 1'22	P.CHANGE
98.2%	99.7%	UP: 0 DOWN: 15

**TOTAL LISTINGS: 380**

DET.	ATT.	LAND
260	42	78

**AV. DAYS/MARKET**

JULY 1'22	JUNE 1'22	JULY 1'22	JUNE 1'22
18	20	1.025M	1.045M

**BENCHMARK P.**

**DET'D SALES to LIST RATIO: 16%**



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.