

**RE/MAX  
Oceanview Realty  
Weekly Report**

**5686 Cowrie St., Sechelt  
Kiosk, Trail Bay Mall, Sechelt  
July 26-Aug 1, 2022**

For the past 10 years or so, we have provided the Detached Sales To List Ratio as a part of our Weekly Report. This Ratio is based on the number of detached sales in the past 30 days divided by the current detached listing count. The number yielded helps us predict pricing trends. For instance, a figure below 12% for any sustained period of time suggests a buyer's market and lower prices. A number between 12% and 19% indicates a balanced market with steady prices. And a number over 19%, like what we saw between June 2020 and June 2022, shows a seller's market and rising prices. This week's Sales To List Ratio, 13%, supports the recent trend a more balanced market. Where do we go from here? A lot depends on listings. If the supply stays low, the Ratio will likely remain in the teens. If the supply goes up, the Ratio could fall into buyer's market territory. For more information, **Call Us FIRST!**

**SALES THIS WEEK: 7 [SUNSHINE COAST, ALL OFFICES]**

DETACHED	ATTACHED	LAND
4	3	0

**PRICE RANGE**

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

**AREA**

PENDER H.	HALFMOON B	SECHELT	ROBERTS C	GIBSONS
0	0	6	0	1

**NEW LISTINGS: 21**

DET.	ATT.	LAND
18	1	2

**AV % ASKING PRICE**

JULY 1'22	JUNE 1'22	P.CHANGE
98.2%	99.7%	UP: 2 DOWN: 16

**TOTAL LISTINGS: 380**

DET.	ATT.	LAND
262	38	80

**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: 13%**

13%

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.