

RE/MAX
Oceanview Realty

604-740-2988

5686 Cowrie St., Sechelt
IGA Mall, Madeira Park

Archie's Weekly Report Feb 27 – Mar 4 , 2024

The real estate stats for February are in. There were 31 sales of Detached housing – up from 21 in January and 24 in February 2023. Attached sales totaled 7, similar to January, but slightly off the 9 sales last February. There were 4 sales of land, bringing the year-to-date total to 8 – the same as last year. With prices, Detached rose 1.3% to \$847K, Townhomes rose 2.1% to \$741K and Apartments fell -3.8% to \$592K. There were 83 new Detached listings in February, an improvement over 63 in January, and 17 Attached listings, close to both January 2024 and February 2023 totals. The Sales-List Ratio is 14% - well into balanced territory and somewhat surprising, given the modest sales, but it shows how the listing shortage supports prices. Do you have a property to sell. Prices in all categories are still at historically high levels and we do have buyers. Call me **FIRST!** 604-740-2988

SALES THIS WEEK: 11 [SUNSHINE COAST, MLS STAT'S]

DETACHED	ATTACHED	LAND
10	0	1

PRICE RANGE

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

AREA

PENDER H.	HALFMOON B	SECHELT	ROBERTS C	GIBSONS
2	0	5	0	4

NEW LISTINGS: 37

DET.	ATT.	LAND
25	6	6

% OF ASKING PRICE

MAR 1'24	FEB 1'24	P.CHANGE
93.4%	94.2%	UP: 1 DOWN: -7

TOTAL LISTINGS: 374

DET.	ATT.	LAND
247	43	84

AV. DAYS/MARKET

MAR 1'24	FEB 1'24	MAR 1'24	FEB 1'24
113	56	\$847K	\$837K

BENCHMARK P.

DET'D SALES to LIST RATIO: **14%**
14%

SALES/LIST RATIO	0 – 11% BUYERS MARKET	12 - 19% BALANCED	20% and up SELLERS MARKET
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The Sales/Listings Ratio is calculated by dividing the number of sales in the past month by the current listing count. The result provides a useful guide in identifying potential trends in pricing.