

RESIDENTIAL MARKET REPORT

# West Vancouver

November 2024



## West Vancouver Specialists



**Brian Oh PREC\***

M.ENG

604 684 8844 · 710  
brian@kleingroup.com

## About West Vancouver

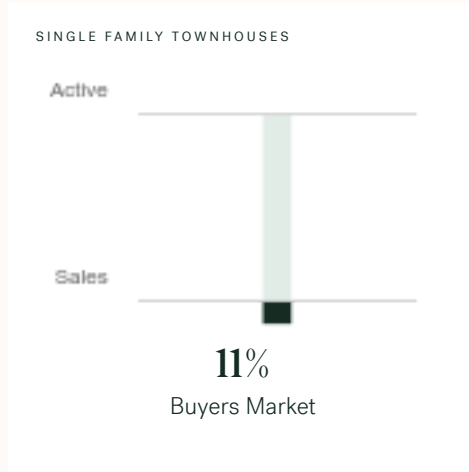
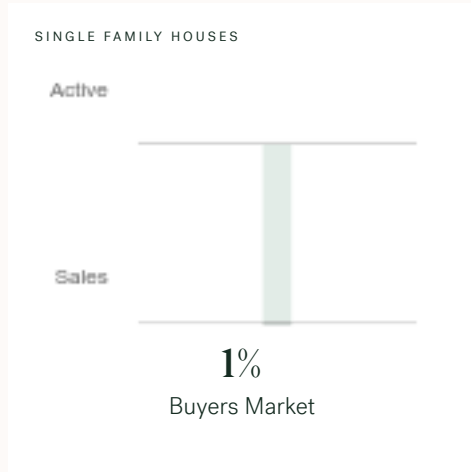
West Vancouver is a suburb of Vancouver, bordering North Vancouver, Squamish and Vancouver, with approximately 45,406 (2022) residents living in a land area of 45,406 (2022) square kilometers. Currently there are homes for sale in West Vancouver, with an average price of 4,680,473, an average size of 4,036 sqft, and an average price per square feet of \$1,160.

## West Vancouver Neighbourhoods

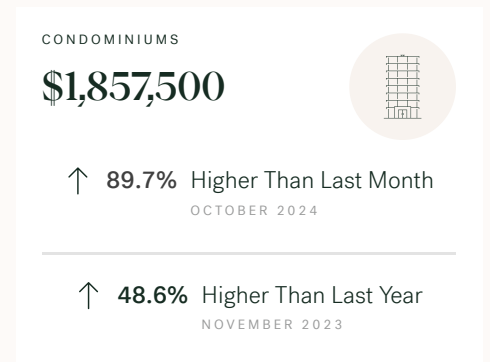
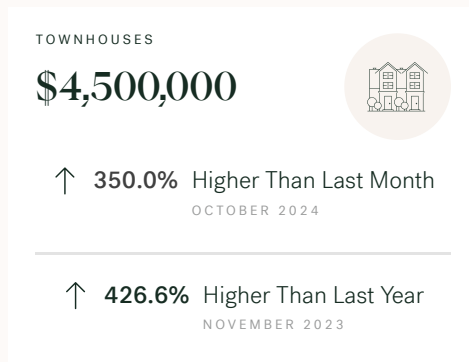
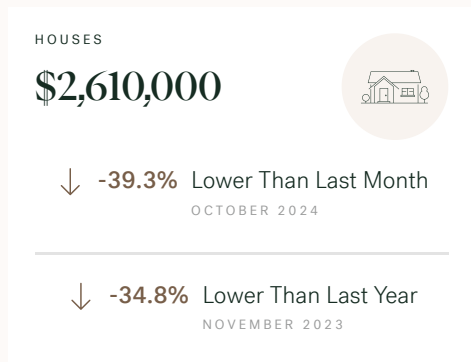
- Altamont
- Ambleside
- Bayridge
- British Properties
- Canterbury
- Caulfeild
- Cedardale
- Chartwell
- Chelsea Park
- Cypress
- Cypress Park Estates
- Deer Ridge
- Dundarave
- Eagle Harbour
- Eagleridge
- Furry Creek
- Gleneagles
- Glenmore
- Horseshoe Bay
- Howe Sound
- Lions Bay
- Olde Caulfeild
- Panorama Village
- Park Royal
- Passage Island
- Porteau
- Queens
- Rockridge
- Sandy Cove
- Sentinel Hill
- Upper Caulfeild
- West Bay
- Westhill
- Westmount
- Whitby Estates
- Whytecliff

# November 2024 West Vancouver Overview

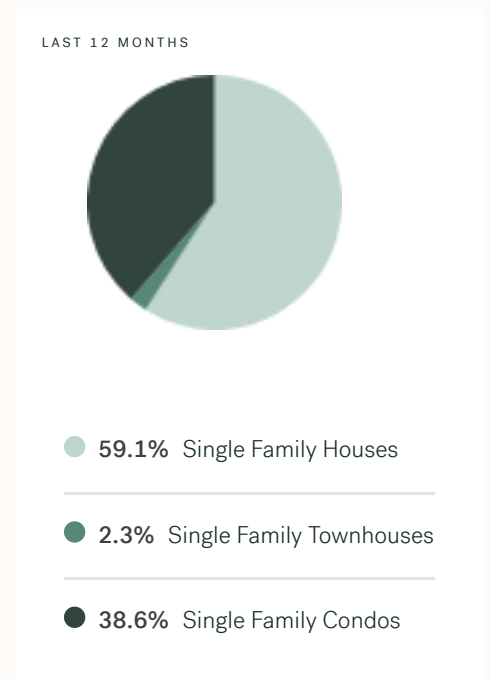
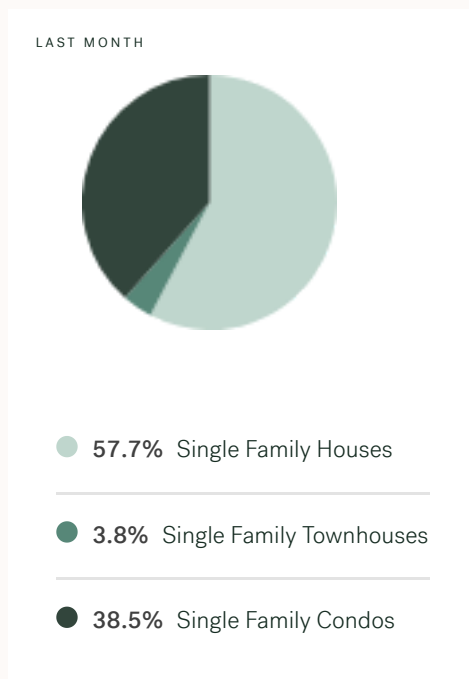
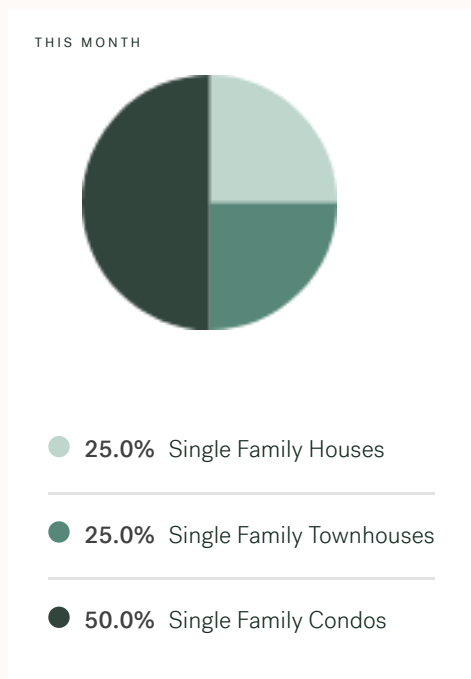
## Sales-to-Active Ratio



## HPI Benchmark Price (Average Price)



## Market Share



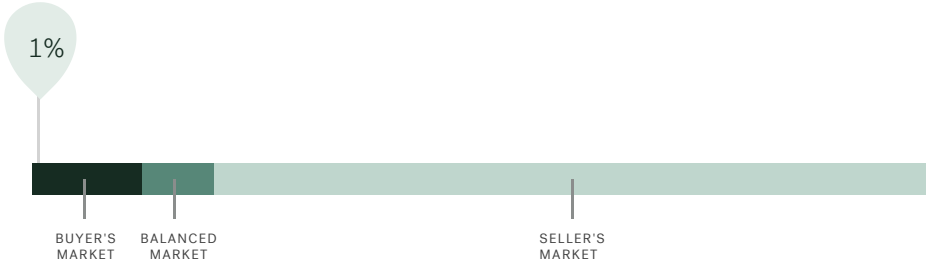
# West Vancouver Single Family Houses

NOVEMBER 2024 - 5 YEAR TREND

## Market Status

# Buyers Market

West Vancouver is currently a **Buyers Market**. This means that **less than 12%** of listings are sold within **30 days**. Buyers may have a **slight advantage** when negotiating prices.



- 1% Of Single Family House Listings Sold IN PAST 30 DAYS
- 155 Active Single Family House Listings IN PAST 30 DAYS
- 1 Single Family House Listings Sold IN PAST 30 DAYS

## Summary of Sales Price Change



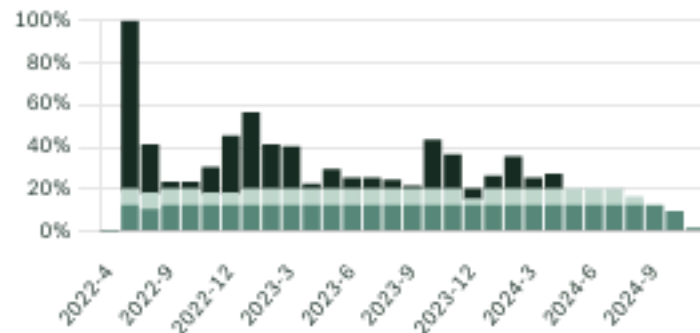
## Summary of Sales Volume Change



## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



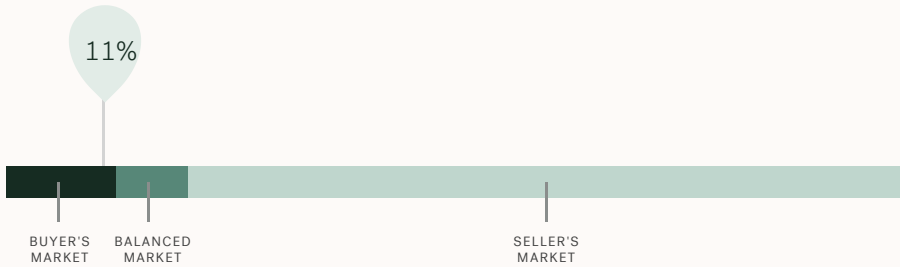
# West Vancouver Single Family Townhomes

NOVEMBER 2024 - 5 YEAR TREND

## Market Status

# Buyers Market

West Vancouver is currently a **Buyers Market**. This means that **less than 12%** of listings are sold within **30 days**. Buyers may have a **slight advantage** when negotiating prices.



- 11% Of Single Family Townhouse Listings Sold IN PAST 30 DAYS
- 9 Active Single Family Townhouse Listings IN PAST 30 DAYS
- 1 Single Family Townhouse Listings Sold IN PAST 30 DAYS

## Summary of Sales Price Change



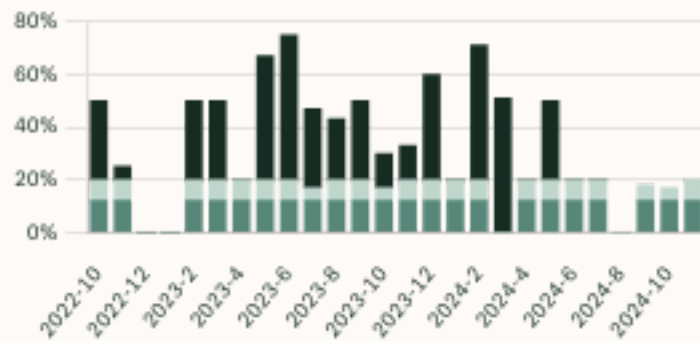
## Sales Price



## Summary of Sales Volume Change



## Sales-to-Active Ratio



## Number of Transactions



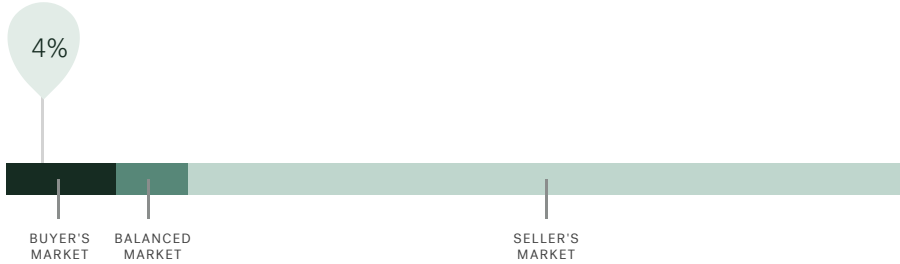
# West Vancouver Single Family Condos

NOVEMBER 2024 - 5 YEAR TREND

## Market Status

# Buyers Market

West Vancouver is currently a **Buyers Market**. This means that **less than 12%** of listings are sold within **30 days**. Buyers may have a **slight advantage** when negotiating prices.



- 4% Of Single Family Condo Listings Sold IN PAST 30 DAYS
- 45 Active Single Family Condo Listings IN PAST 30 DAYS
- 2 Single Family Condo Listings Sold IN PAST 30 DAYS

## Summary of Sales Price Change



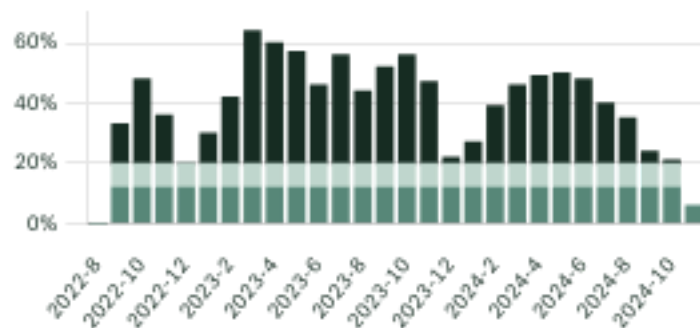
## Sales Price



## Summary of Sales Volume Change



## Sales-to-Active Ratio



## Number of Transactions



# Stay Intelligent. Join our newsletter.

## Subscribe

Get first access to our public and non-public offerings, foreclosures, new projects and other developments.

[kleinresidential.ca](http://kleinresidential.ca)

KLEIN 

Klein Group

Residential  
Commercial  
Pre-Sale  
Property Management

Klein Group

O 604 684 8844  
T 866 352 9311  
F 1 855 684 8844

201 - 2468 Scotia Street  
Vancouver, BC  
Canada V5T 1W5

Brokerage



Royal LePage Westside  
Klein Group