

RESIDENTIAL MARKET REPORT

# Tsawwassen

June 2024



## Tsawwassen Specialists



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## About Tsawwassen

Tsawwassen is a suburb of Vancouver, bordering Ladner, Surrey and Delta, with approximately 21,588 (2016) residents living in a land area of 21,588 (2016) square kilometers. Currently there are homes for sale in Tsawwassen, with an average price of 1,631,288, an average size of 2,203 sqft, and an average price per square feet of \$740.

## Tsawwassen Neighbourhoods

Beach Grove

Boundary Beach

Cliff Drive

English Bluff

Pebble Hill

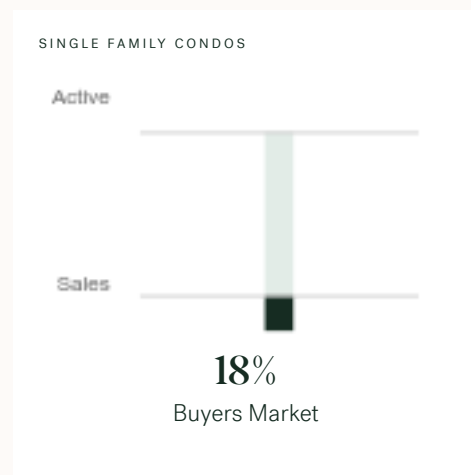
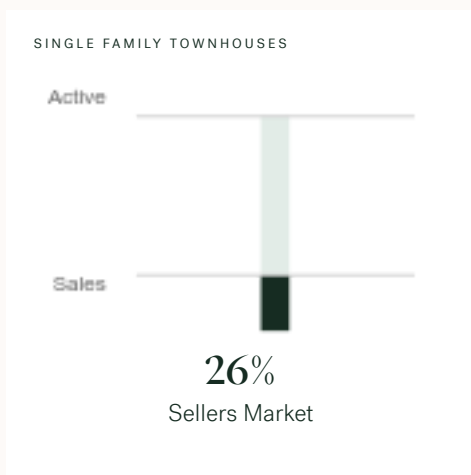
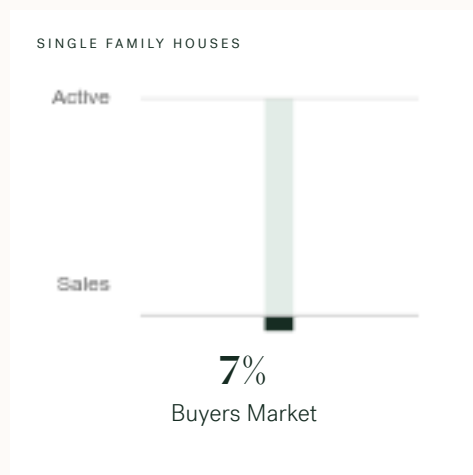
Tsawwassen Central

Tsawwassen East

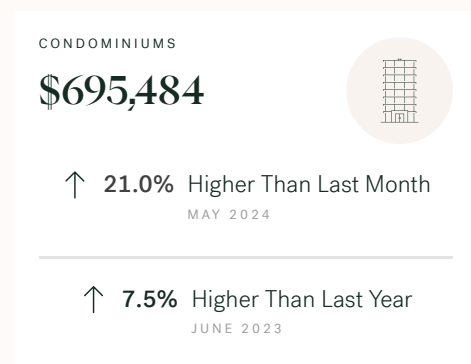
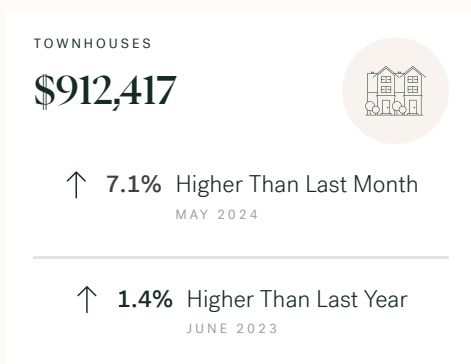
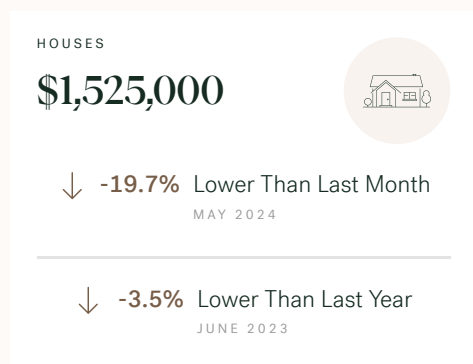
Tsawwassen North

# June 2024 Tsawwassen Overview

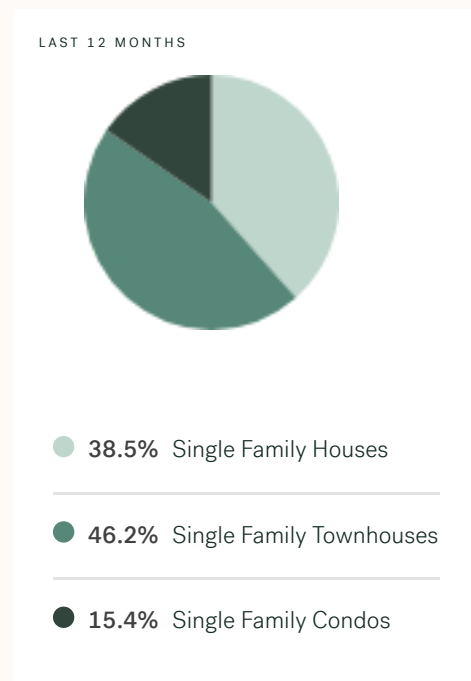
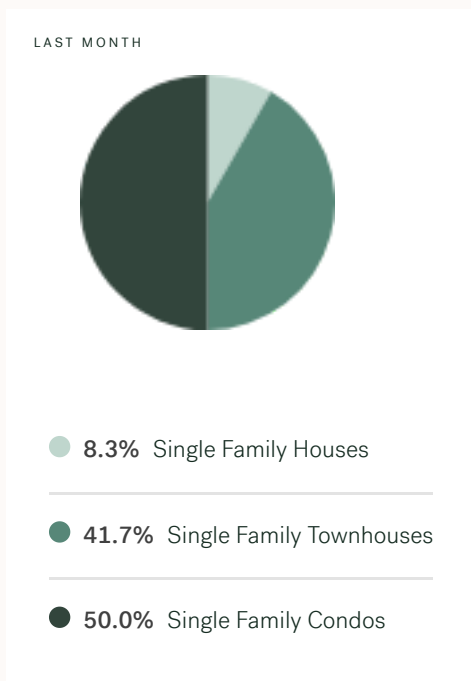
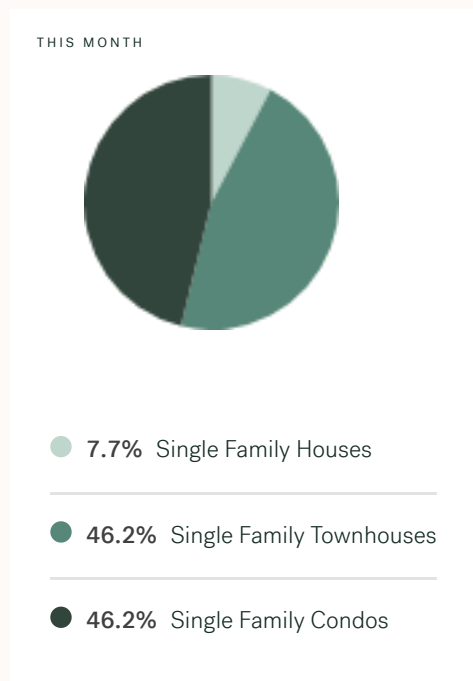
## Sales-to-Active Ratio



## HPI Benchmark Price (Average Price)



## Market Share



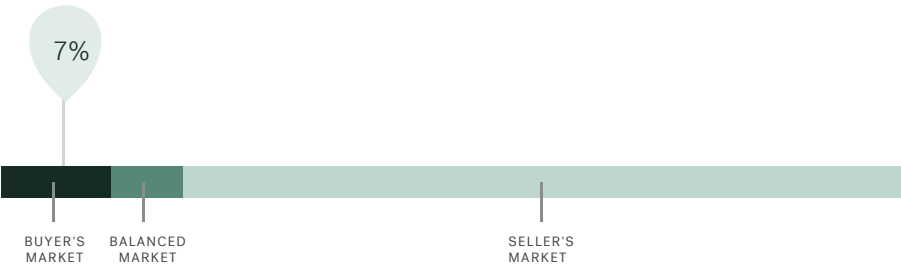
# Tsawwassen Single Family Houses

JUNE 2024 - 5 YEAR TREND

## Market Status

# Buyers Market

Tsawwassen 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.



7%

Of Single Family House Listings Sold  
IN PAST 30 DAYS

15

Active Single Family House Listings  
IN PAST 30 DAYS

1

Single Family House Listings Sold  
IN PAST 30 DAYS

## Summary of Sales Price Change

-20%



Lower Than Last Month  
MAY 2024

-4%



Lower Than Last Year  
JUNE 2023

## Summary of Sales Volume Change

0%



Higher Than Last Month  
MAY 2024

-80%

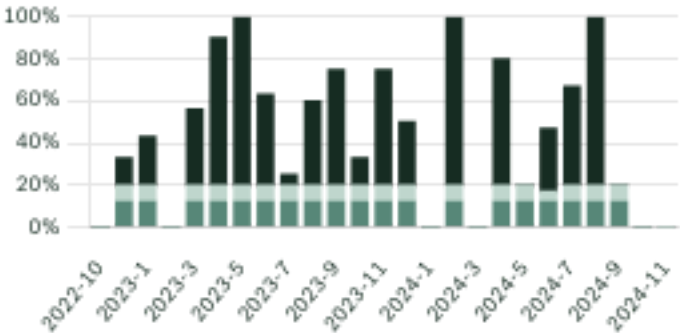


Lower Than Last Year  
JUNE 2023

## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



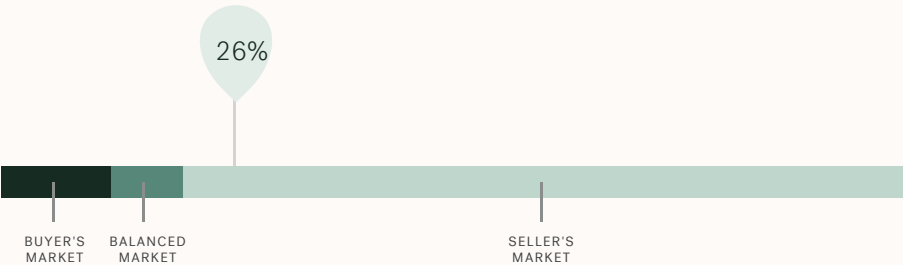
# Tsawwassen Single Family Townhomes

JUNE 2024 - 5 YEAR TREND

## Market Status

# Sellers Market

Tsawwassen is currently a **Sellers Market**. This means that **>more than 20%** of listings are sold within **30 days**. Sellers may have a **slight advantage** when negotiating prices.



26%

Of Single Family  
Townhouse Listings Sold  
IN PAST 30 DAYS

23

Active Single Family  
Townhouse Listings  
IN PAST 30 DAYS

6

Single Family  
Townhouse Listings Sold  
IN PAST 30 DAYS

## Summary of Sales Price Change

7%



Higher Than  
Last Month  
MAY 2024

1%



Higher Than  
Last Year  
JUNE 2023

## Summary of Sales Volume Change

20%



Higher Than  
Last Month  
MAY 2024

0%

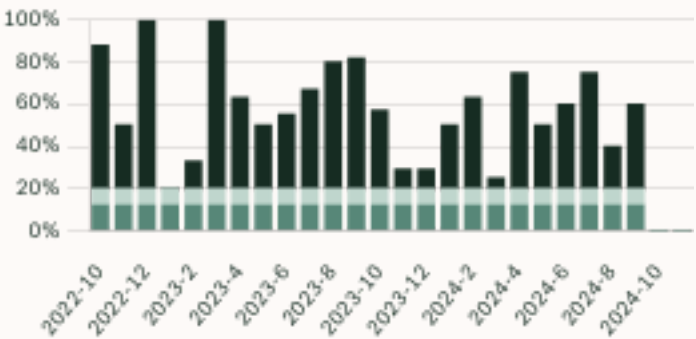


Higher Than  
Last Year  
JUNE 2023

## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



# Tsawwassen Single Family Condos

JUNE 2024 - 5 YEAR TREND

## Market Status

# Buyers Market

Tsawwassen 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.



18%

Of Single Family  
Condo Listings Sold  
IN PAST 30 DAYS

34

Active Single Family  
Condo Listings  
IN PAST 30 DAYS

6

Single Family  
Condo Listings Sold  
IN PAST 30 DAYS

## Summary of Sales Price Change

21%



Higher Than  
Last Month  
MAY 2024

7%



Higher Than  
Last Year  
JUNE 2023

## Summary of Sales Volume Change

0%



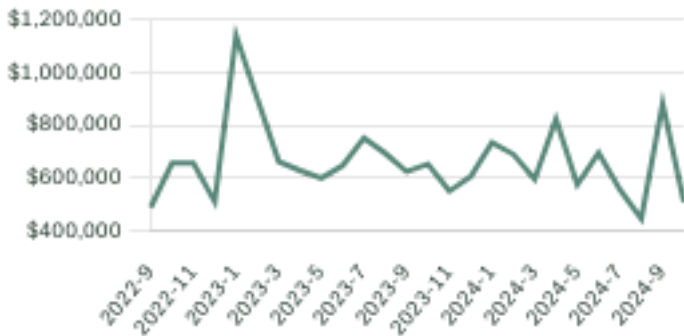
Higher Than  
Last Month  
MAY 2024

200%

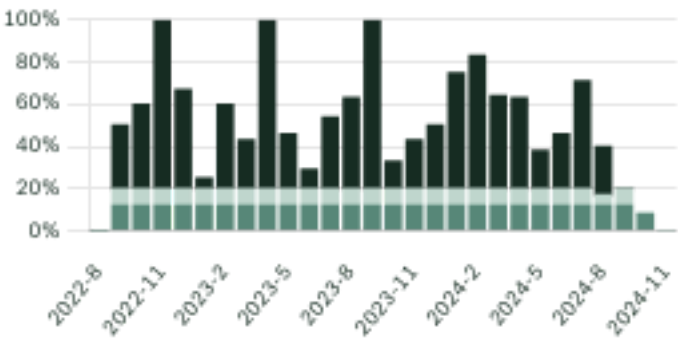


Higher Than  
Last Year  
JUNE 2023

## Sales Price



## Sales-to-Active Ratio



## Number of Transactions





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