KLEIN II

Gulf Islands

October 2024



Gulf Islands Specialists



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About Gulf Islands

Gulf Islands is a suburb of Vancouver, bordering Bowen Island, Sunshine Coast and Vancouver, with approximately 23,497 (2016) residents living in a land area of 23,497 (2016) square kilometers. Currently there are homes for sale in Gulf Islands, with an average price of 1,057,597, an average size of 1,660 sqft, and an average price per square feet of \$637.

Gulf Islands Neighbourhoods

DeCourcy Island	Gabriola Island	Galiano Island	Mayne Island	Moresby Island	Mudge Island	Pender Island	Penelakut Island
Ruxton Island	Salt Spring Island	Saturna Island	Thetis Island	Valdez Island			

October 2024 Gulf Islands Overview

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ROYAL LEPAGE

es-to-Active Ratio			
INGLE FAMILY HOUSES	SINGLE FAMILY TOWNHOUSES	SINGLE FAMILY CONDOS	
Active	Active	Active	
Sales	Sales	Sales	
0% Buyers Market	0% Buyers Market	O% Buyers Market	
Benchmark Price (Average Price)			
OUSES	TOWNHOUSES	CONDOMINIUMS	
No Sales	No Sales	No Sales	
↑ 0.0% Higher Than Last Month SEPTEMBER 2024	↑ 0.0% Higher Than Last Month SEPTEMBER 2024	↑ 0.0% Higher Than Last Month SEPTEMBER 2024	
1 0.0% Higher Than Last Year	0.0% Higher Than Last Year	↑ 0.0% Higher Than Last Year OCTOBER 2023	
rket Share			
HIS MONTH	LAST MONTH	LAST 12 MONTHS	
	• 0.0% Single Family Houses	• 0.0% Single Family Houses	
• 0.0% Single Family Houses			
 0.0% Single Family Houses 0.0% Single Family Townhouses 	• 0.0% Single Family Townhouses	• 0.0% Single Family Townhouse	

Gulf Islands Single Family Houses

OCTOBER 2024 - 5 YEAR TREND

Market Status

Buyers Market

Gulf Islands 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.





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Summary of Sales Price Change



Sales Price



Sales-to-Active Ratio



Number of Transactions



Gulf Islands Single Family Townhomes

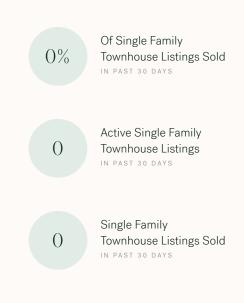
OCTOBER 2024 - 5 YEAR TREND

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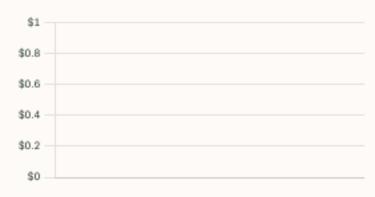


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Sales Price



Sales-to-Active Ratio



Number of Transactions



Gulf Islands Single Family Condos

OCTOBER 2024 - 5 YEAR TREND

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Summary of Sales Price Change



Sales Price



Sales-to-Active Ratio



Number of Transactions



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Klein Group

Residential Commercial Pre-Sale Property Management

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Brokerage

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Royal LePage Westside Klein Group

Sources: Real Estate Board of Greater Vancouver, Commercial Edge; Canadian Real Estate Association, MLS®; Altus Group; Statistics Canada; Landcor; RealNet. Disclaimer: Data has been obtained from sources considered to be reliable as of September 31, 2023. However, no representation or warranty, expressed or implied, is made as to the accuracy of any of the information, projections or conclusions contained herein, and the same is submitted subject to errors and omissions, without any obligation to update or correct.