

RESIDENTIAL MARKET REPORT

# Gulf Islands

October 2024



## Gulf Islands Specialists



**Olga Tarasenko**

B.LING (BACHELOR OF LINGUISTICS), DIBM

604 684 8844 · 705

[olga@kleingroup.com](mailto:olga@kleingroup.com)

## 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

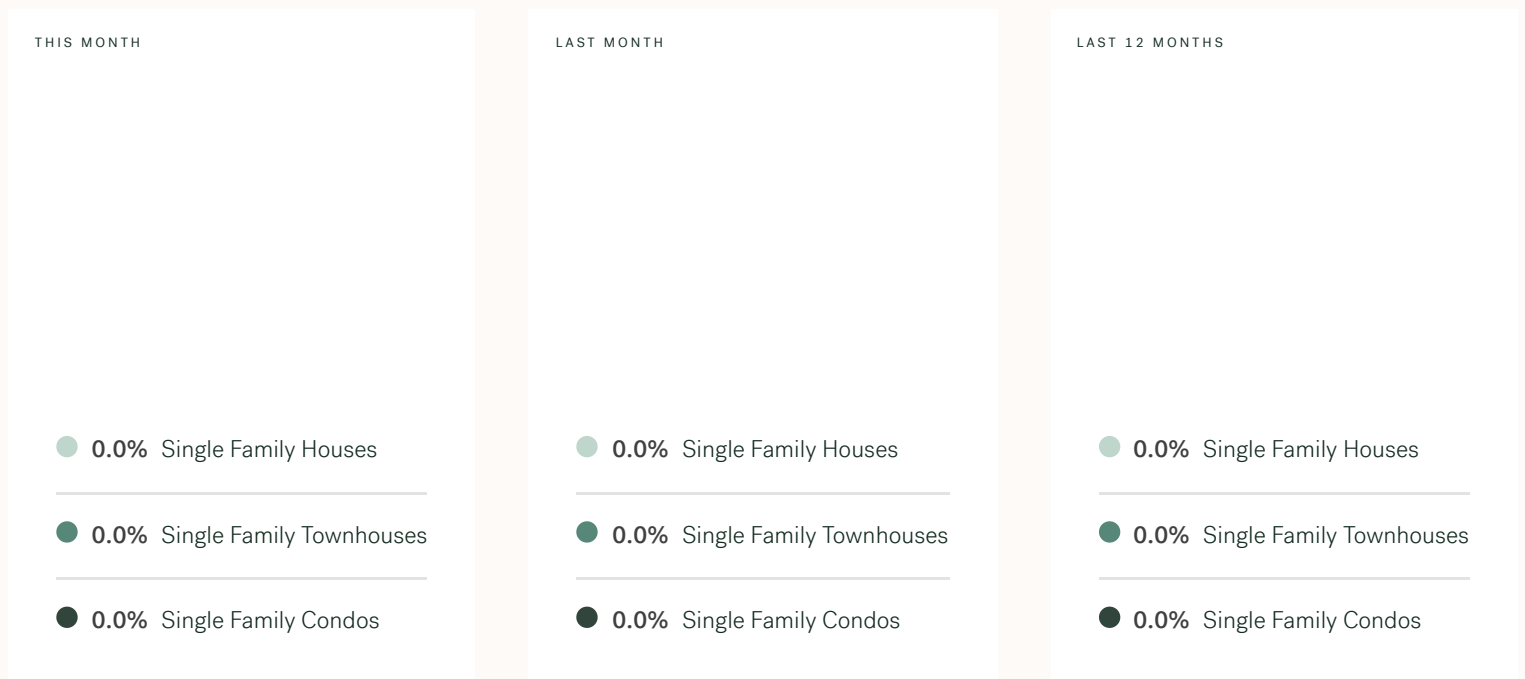
## Sales-to-Active Ratio



## HPI Benchmark Price (Average Price)



## Market Share



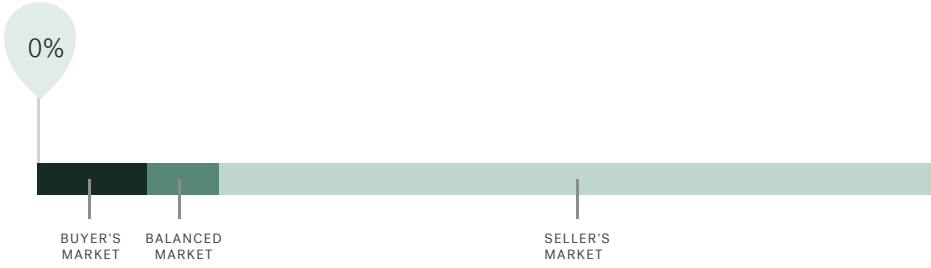
# Gulf Islands Single Family Houses

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.



## Summary of Sales Price Change



## Summary of Sales Volume Change



## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



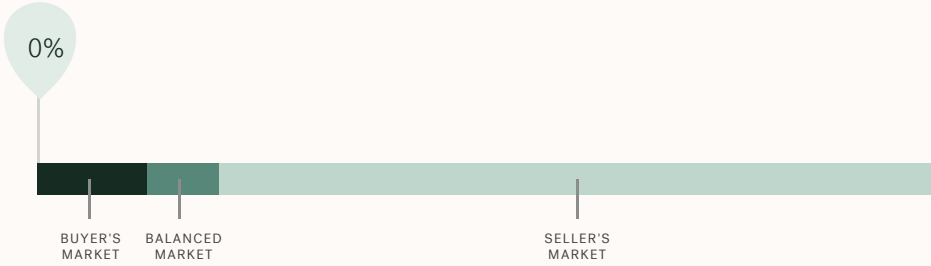
# Gulf Islands Single Family Townhomes

OCTOBER 2024 - 5 YEAR TREND

## Market Status

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## Summary of Sales Price Change



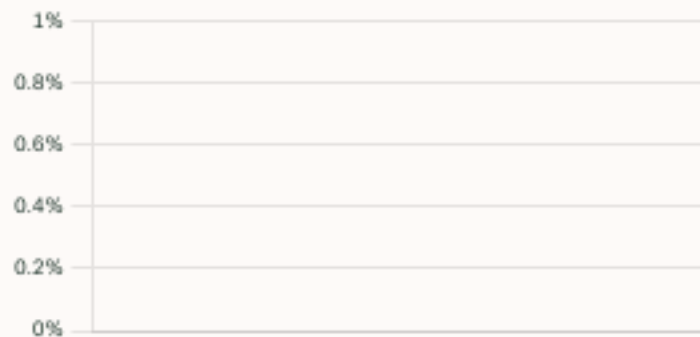
## Summary of Sales Volume Change



## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



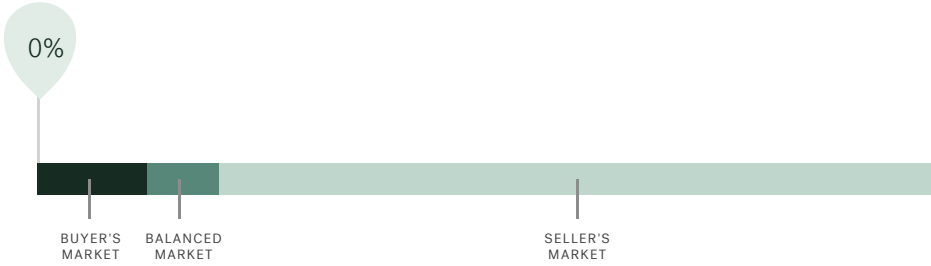
# Gulf Islands Single Family Condos

OCTOBER 2024 - 5 YEAR TREND

## Market Status

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## Summary of Sales Price Change



## Summary of Sales Volume Change



## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



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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