# KLEIN II

## RESIDENTIAL MARKET REPORT

Whistler

October 2024



## Whistler Specialists



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## About Whistler

Whistler is a suburb of Vancouver, bordering Squamish, Pemberton and West Vancouver, with approximately 13,982 (2021) residents living in a land area of 13,982 (2021) square kilometers. Currently there are homes for sale in Whistler, with an average price of 2,956,052, an average size of 1,881 sqft, and an average price per square feet of \$1,572.

# Whistler Neighbourhoods

Alpine Meadows	Alta Vista Ba	ayshores Be	nchlands	Black Tusk	Pinecrest	Blueberry	Brio C	allaghan	Cheakamus Crossing
Emerald Estates	Function Junction	on Green La	ke Estates	Nesters	Nordic	Pinecrest	Rainbow	Spring Cre	ek Spruce Grove
Wedgewoods We	estside Whis	tler Area Rural	Whistler	Blackcomb	Whistler	Cay Estates	Whistler	Cay Heights	Whistler Creek
Whistler Village	White Gold								

## October 2024 Whistler Overview

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#### Sales-to-Active Ratio







#### HPI Benchmark Price (Average Price)



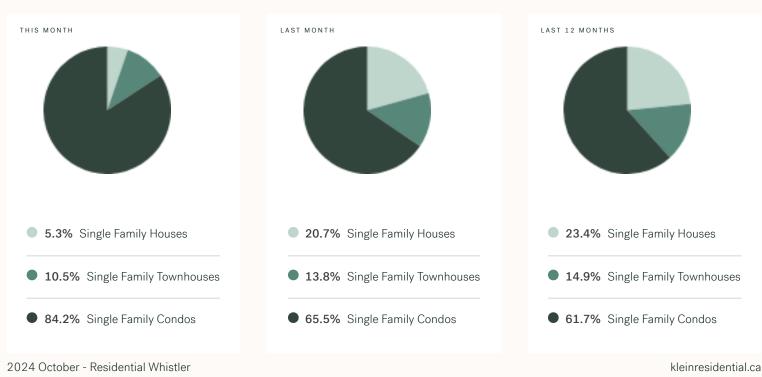


↓ -17.6% Lower Than Last Year OCTOBER 2023



-33.3% Lower Than Last Year OCTOBER 2023

#### Market Share



## Whistler Single Family Houses

OCTOBER 2024 - 5 YEAR TREND

#### Market Status



Whistler 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.





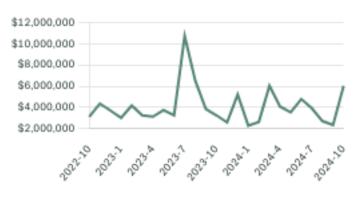
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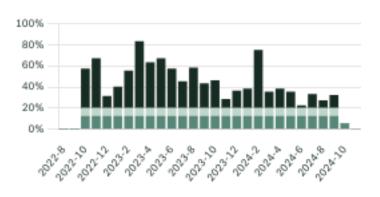
#### Summary of Sales Price Change



#### Sales Price



#### Sales-to-Active Ratio



Number of Transactions



## Whistler Single Family Townhomes

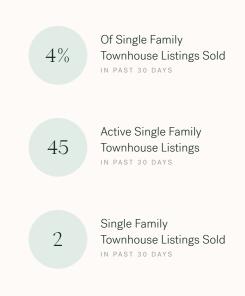
OCTOBER 2024 - 5 YEAR TREND

#### Market Status

Buyers Market

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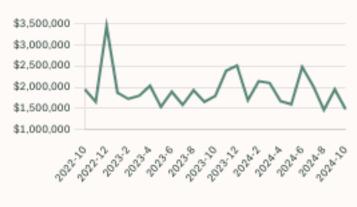
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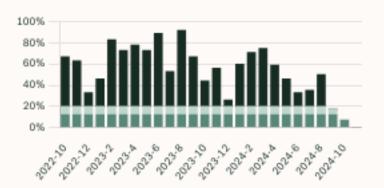
#### Summary of Sales Price Change



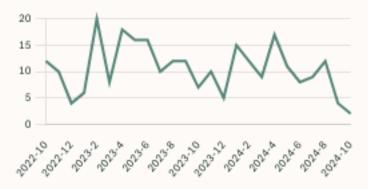
#### Sales Price



#### Sales-to-Active Ratio



Number of Transactions



## Whistler Single Family Condos

OCTOBER 2024 - 5 YEAR TREND

#### Market Status

Sellers Market

Whistler 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.



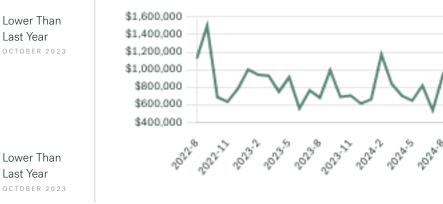
33%



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#### Sales Price



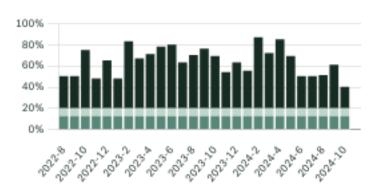
## -34% Last Month

Lower Than

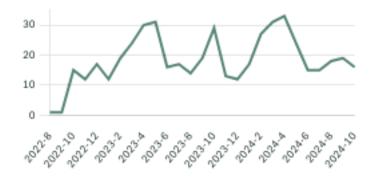
Summary of Sales Price Change

Summary of Sales Volume Change  $-16\% \qquad \downarrow \qquad \begin{array}{c} \text{Lower Than} \\ \text{Last Month} \\ \text{SEPTEMBER 2024} \end{array} \qquad -45\% \qquad \downarrow \qquad \begin{array}{c} \text{Lower Than} \\ \text{Last Year} \\ \text{OCTOBER 2023} \end{array}$ 

#### Sales-to-Active Ratio



Number of Transactions



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#### Klein Group

Residential Commercial Pre-Sale Property Management

#### Klein Group

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#### Brokerage

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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.