

RESIDENTIAL MARKET REPORT

Gulf Islands

February 2025



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 1,323,626, an average size of 2,101 sqft, and an average price per square feet of \$630.

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

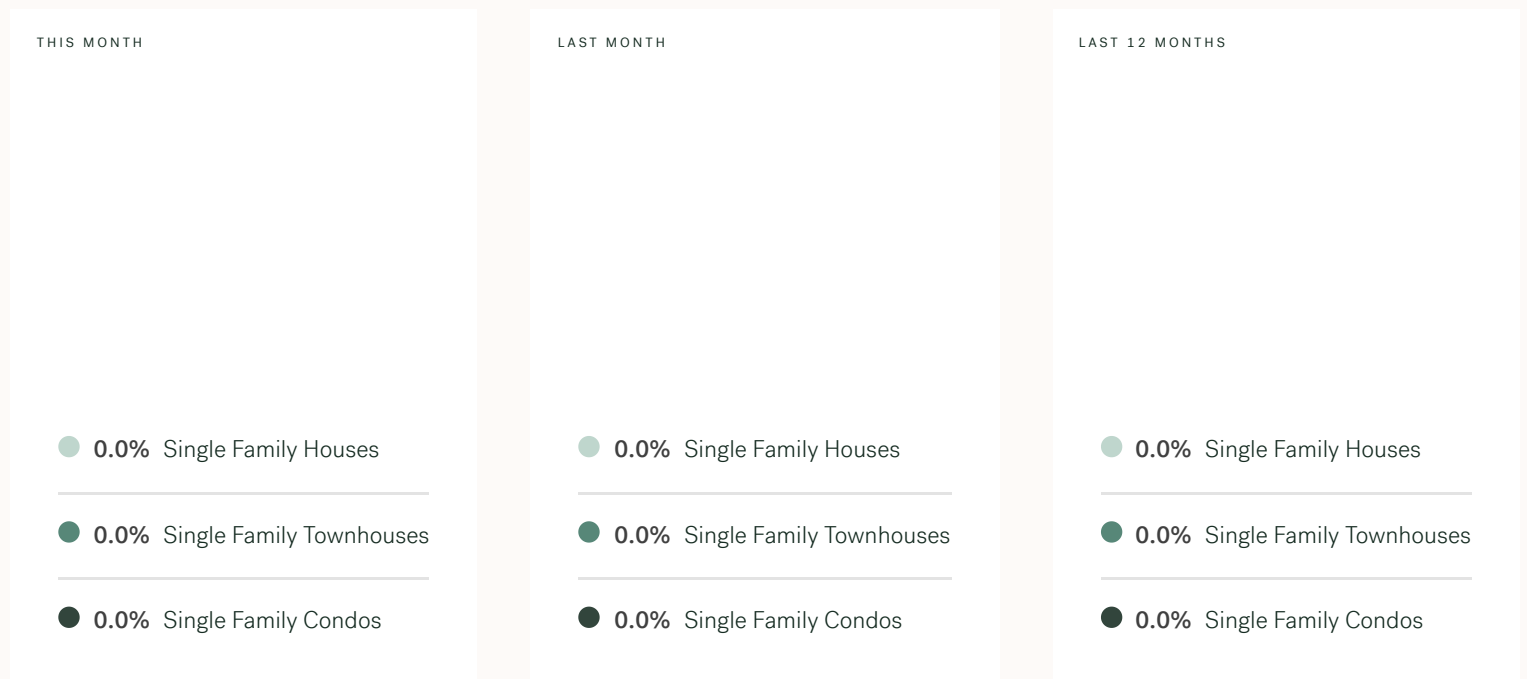
Sales-to-Active Ratio



HPI Benchmark Price (Average Price)



Market Share



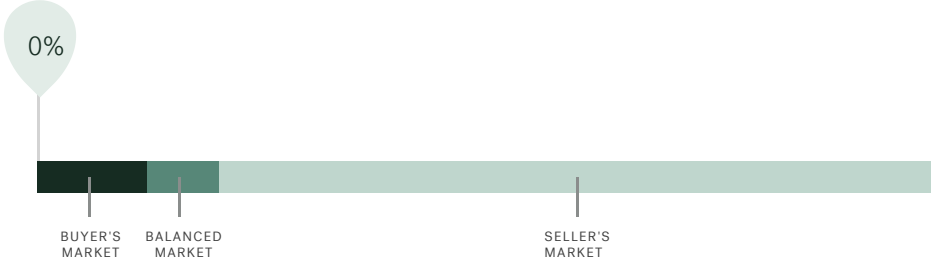
Gulf Islands Single Family Houses

FEBRUARY 2025 - 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



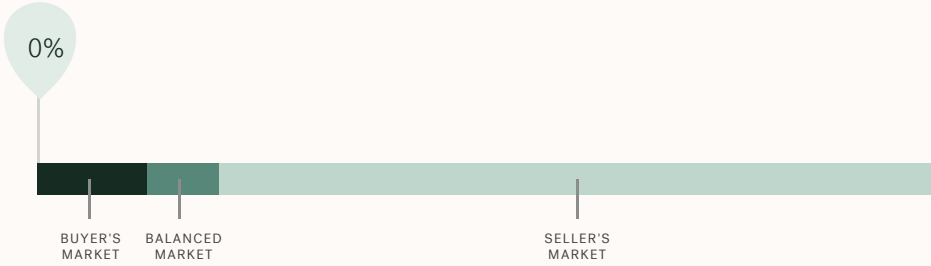
Gulf Islands Single Family Townhomes

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Summary of Sales Volume Change



Sales Price



Sales-to-Active Ratio



Number of Transactions



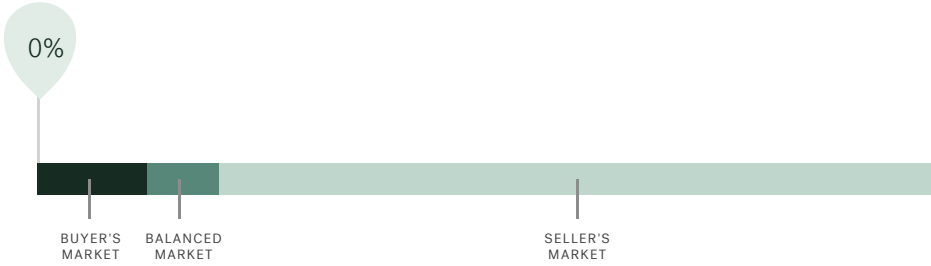
Gulf Islands Single Family Condos

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