

RESIDENTIAL MARKET REPORT

# Tsawwassen

March 2025



## Tsawwassen Specialists



**Olga Tarasenko**

B.LING (BACHELOR OF  
LINGUISTICS), DIBM

604 684 8844 · 705  
olga@kleingroup.com

## 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 1,345,412, an average size of 2,106 sqft, and an average price per square feet of \$639.

## Tsawwassen Neighbourhoods

Beach Grove

Boundary Beach

Cliff Drive

English Bluff

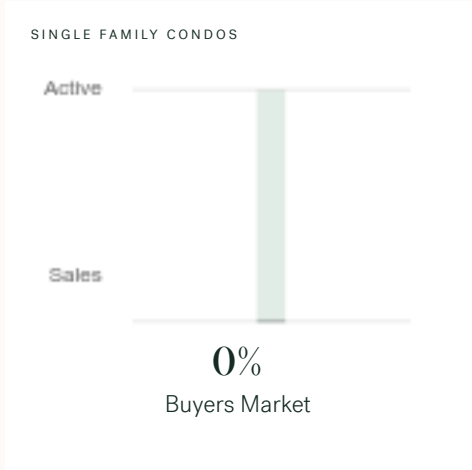
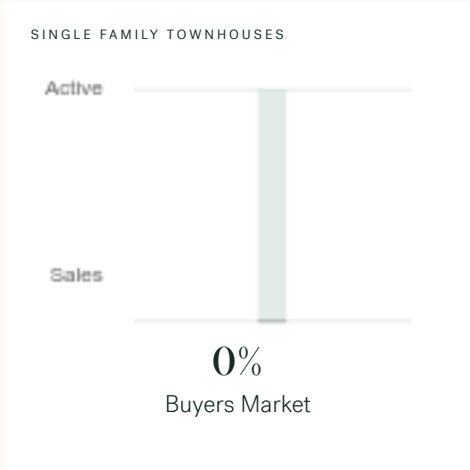
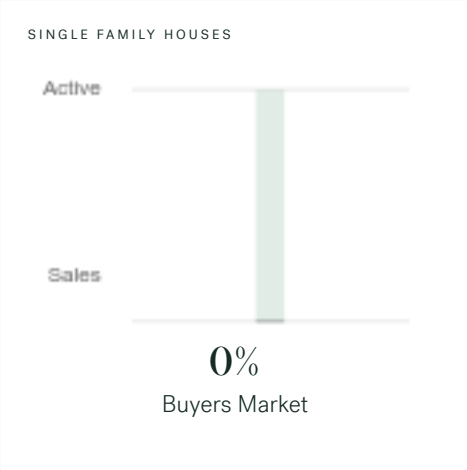
Pebble Hill

Tsawwassen Central

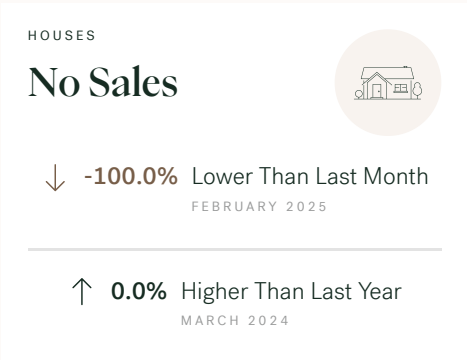
Tsawwassen East

Tsawwassen North

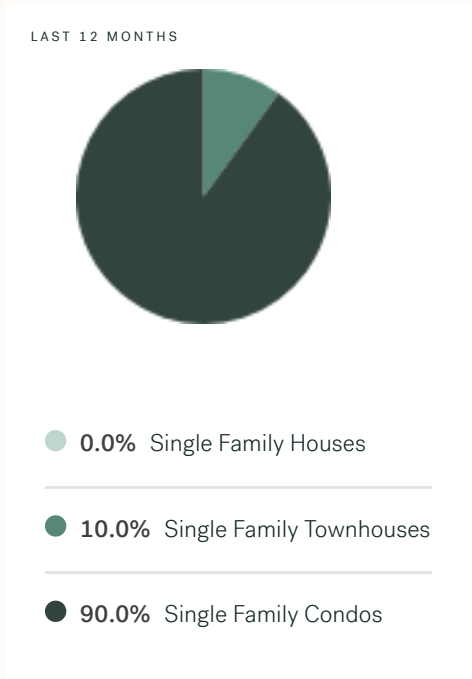
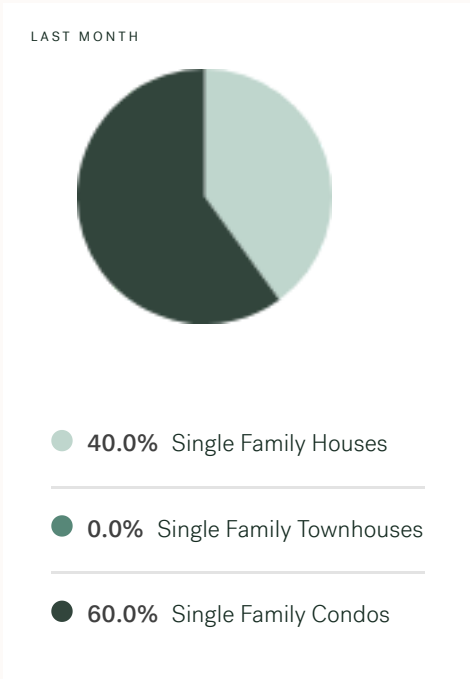
## Sales-to-Active Ratio



## HPI Benchmark Price (Average Price)



## Market Share



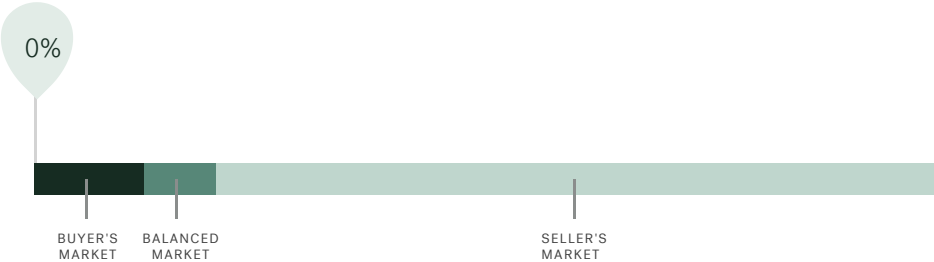
# Tsawwassen Single Family Houses

MARCH 2025 - 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.



## Summary of Sales Price Change



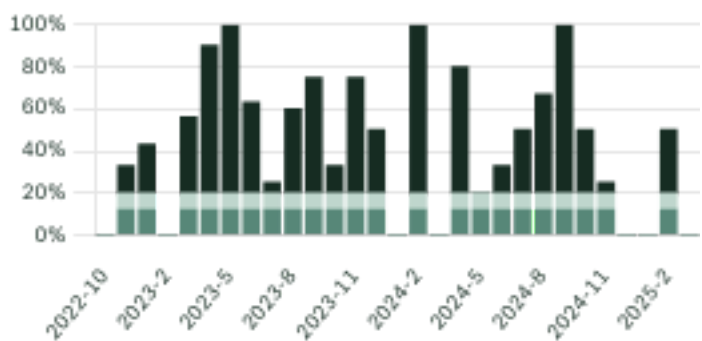
## Summary of Sales Volume Change



## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



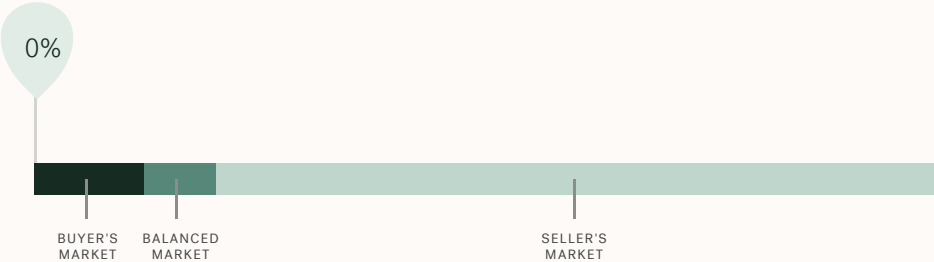
# Tsawwassen Single Family Townhomes

MARCH 2025 - 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.



0%

Of Single Family  
Townhouse Listings Sold  
IN PAST 30 DAYS

5

Active Single Family  
Townhouse Listings  
IN PAST 30 DAYS

0

Single Family  
Townhouse Listings Sold  
IN PAST 30 DAYS

## Summary of Sales Price Change



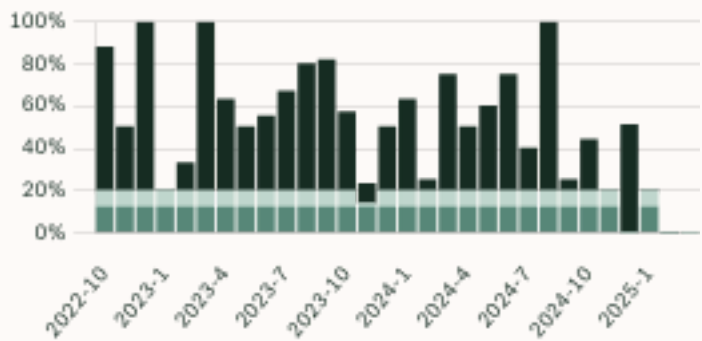
## Summary of Sales Volume Change



## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



# Tsawwassen Single Family Condos

MARCH 2025 - 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.



0%

Of Single Family  
Condo Listings Sold  
IN PAST 30 DAYS

8

Active Single Family  
Condo Listings  
IN PAST 30 DAYS

0

Single Family  
Condo Listings Sold  
IN PAST 30 DAYS

## Summary of Sales Price Change



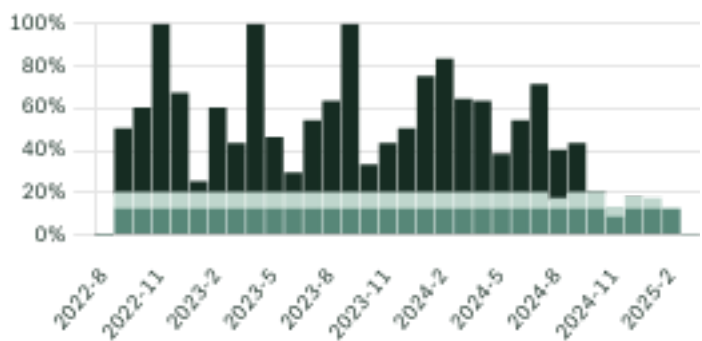
## Summary of Sales Volume Change



## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



# Stay Intelligent. Join our newsletter.

## Subscribe

Get first access to our public and non-public offerings, foreclosures, new projects and other developments.

[kleinresidential.ca](https://kleinresidential.ca)

KLEIN 

Klein Group

Residential  
Commercial  
Pre-Sale  
Property Management

Klein Group

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

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.