

RESIDENTIAL MARKET REPORT

# Tsawwassen

April 2025



## Tsawwassen Specialists



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## 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 1,469,210, an average size of 2,218 sqft, and an average price per square feet of \$662.

## Tsawwassen Neighbourhoods

Beach Grove

Boundary Beach

Cliff Drive

English Bluff

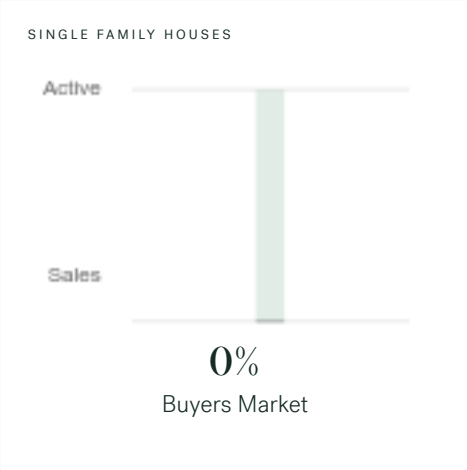
Pebble Hill

Tsawwassen Central

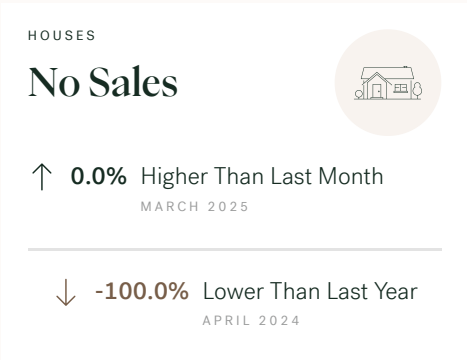
Tsawwassen East

Tsawwassen North

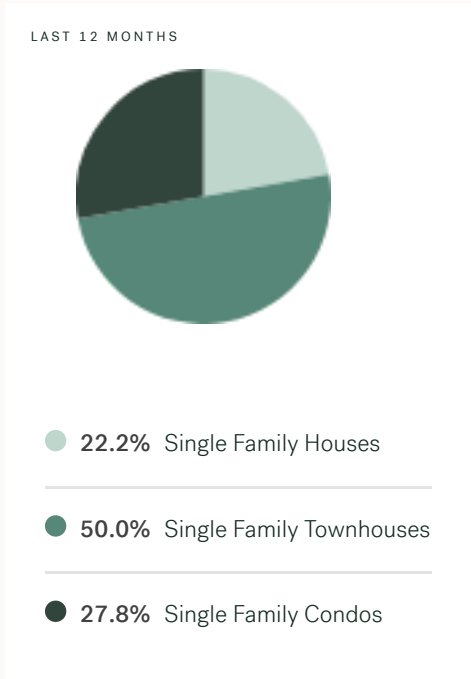
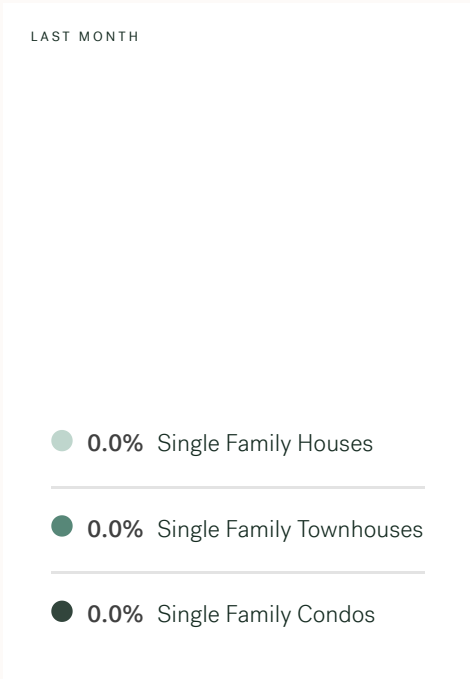
## Sales-to-Active Ratio



## HPI Benchmark Price (Average Price)



## Market Share



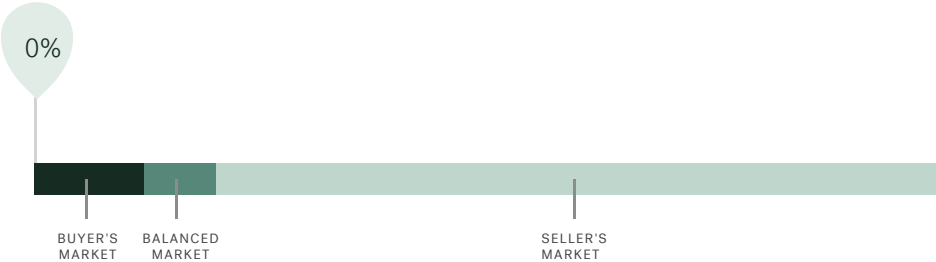
# Tsawwassen Single Family Houses

APRIL 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 House Listings Sold  
IN PAST 30 DAYS

1

Active Single Family House Listings  
IN PAST 30 DAYS

0

Single Family House Listings Sold  
IN PAST 30 DAYS

## Summary of Sales Price Change

0%

Higher Than Last Month  
MARCH 2025

-100%

Lower Than Last Year  
APRIL 2024

## Summary of Sales Volume Change

0%

Higher Than Last Month  
MARCH 2025

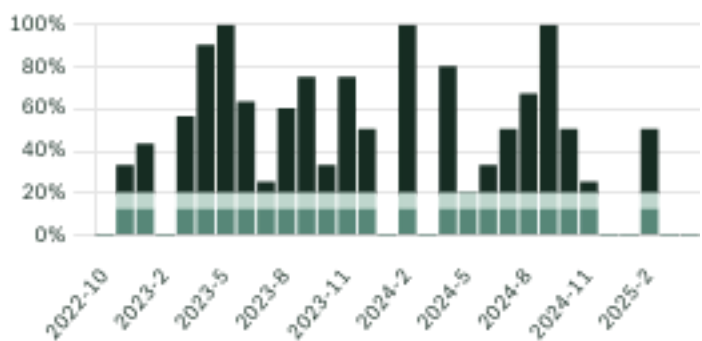
-100%

Lower Than Last Year  
APRIL 2024

## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



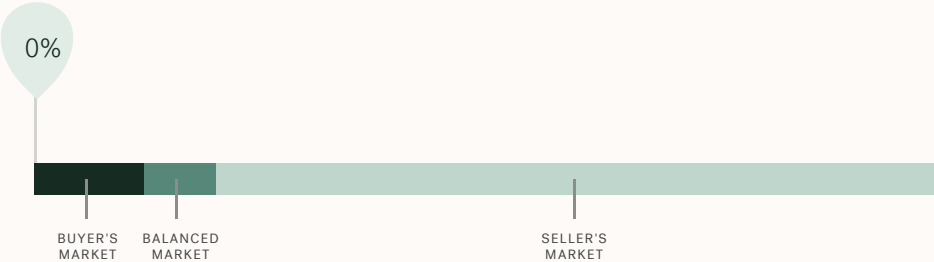
# Tsawwassen Single Family Townhomes

APRIL 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

0  
Active Single Family  
Townhouse Listings  
IN PAST 30 DAYS

0  
Single Family  
Townhouse Listings Sold  
IN PAST 30 DAYS

## Summary of Sales Price Change



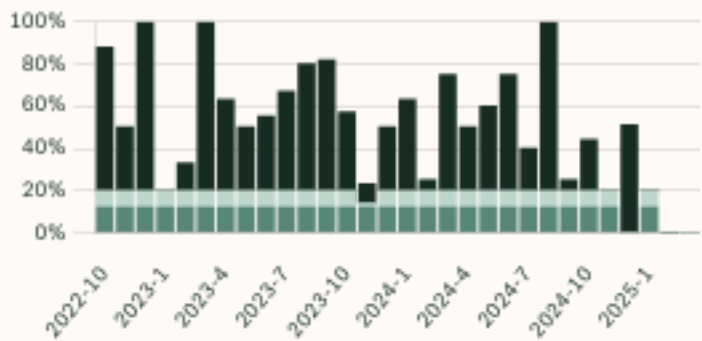
## Summary of Sales Volume Change



## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



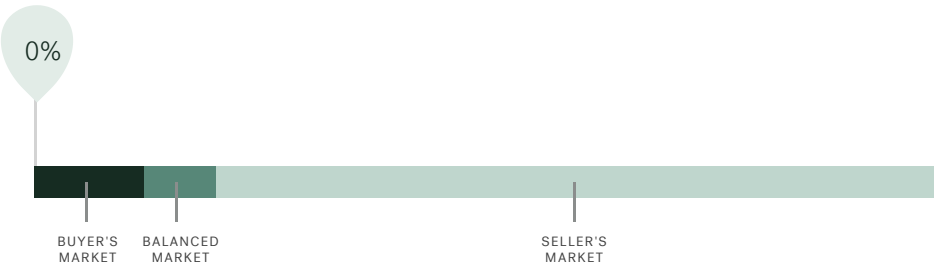
# Tsawwassen Single Family Condos

APRIL 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

0  
Active Single Family  
Condo Listings  
IN PAST 30 DAYS

0  
Single Family  
Condo Listings Sold  
IN PAST 30 DAYS

## Summary of Sales Price Change



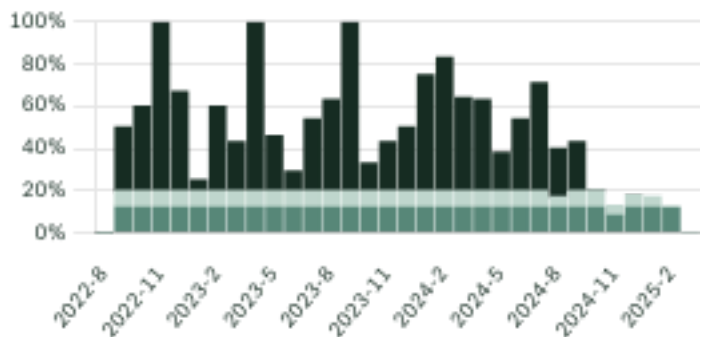
## Summary of Sales Volume Change



## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



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