

RESIDENTIAL MARKET REPORT

West Vancouver

April 2025



West Vancouver Specialists



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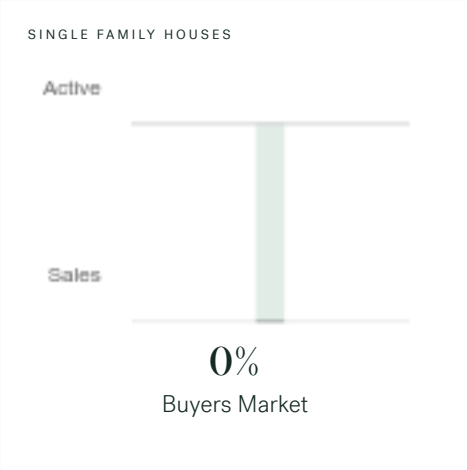
About West Vancouver

West Vancouver is a suburb of Vancouver, bordering North Vancouver, Squamish and Vancouver, with approximately 45,406 (2022) residents living in a land area of 45,406 (2022) square kilometers. Currently there are homes for sale in West Vancouver, with an average price of 4,912,151, an average size of 4,018 sqft, and an average price per square feet of \$1,223.

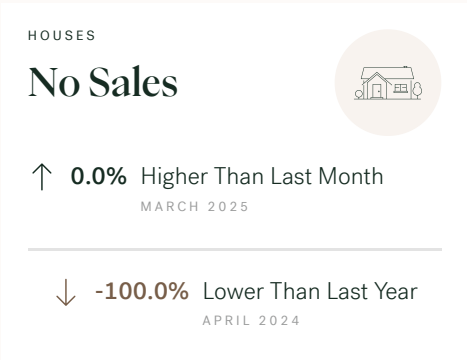
West Vancouver Neighbourhoods

- Altamont Ambleside Bayridge British Properties Canterbury Caulfeild Cedardale Chartwell Chelsea Park Cypress
- Cypress Park Estates Deer Ridge Dundarave Eagle Harbour Eagleridge Furry Creek Gleneagles Glenmore Horseshoe Bay
- Howe Sound Lions Bay Olde Caulfeild Panorama Village Park Royal Passage Island Porteau Queens Rockridge
- Sandy Cove Sentinel Hill Upper Caulfeild West Bay Westhill Westmount Whitby Estates Whytecliff

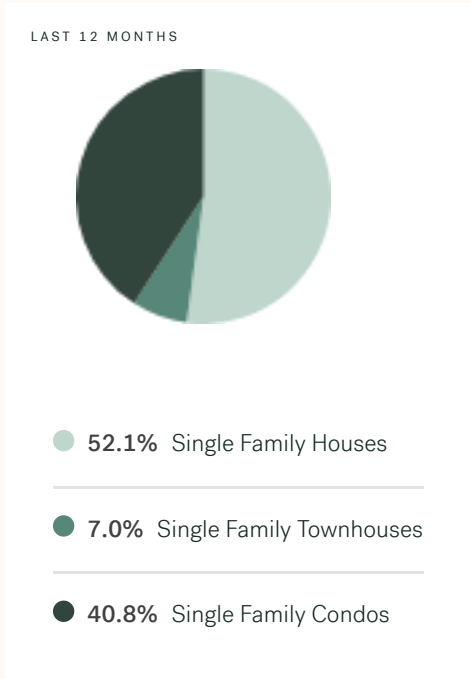
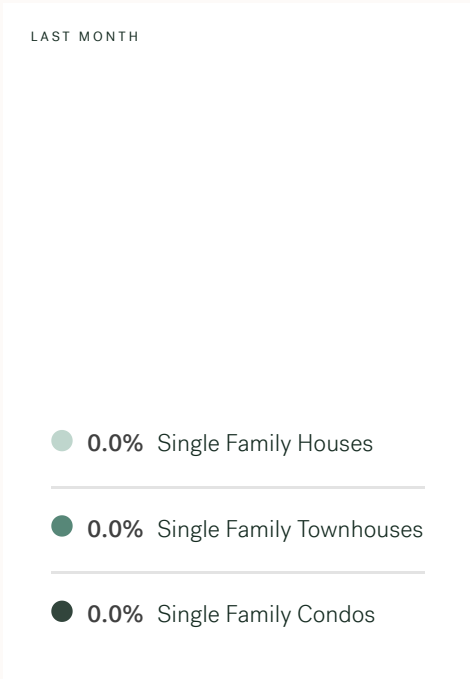
Sales-to-Active Ratio



HPI Benchmark Price (Average Price)



Market Share



West Vancouver Single Family Houses

APRIL 2025 - 5 YEAR TREND

Market Status

Buyers Market

West Vancouver 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

17

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%

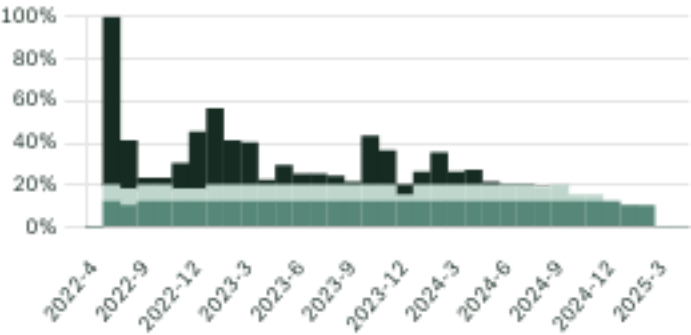


Lower Than Last Year
APRIL 2024

Sales Price



Sales-to-Active Ratio



Number of Transactions



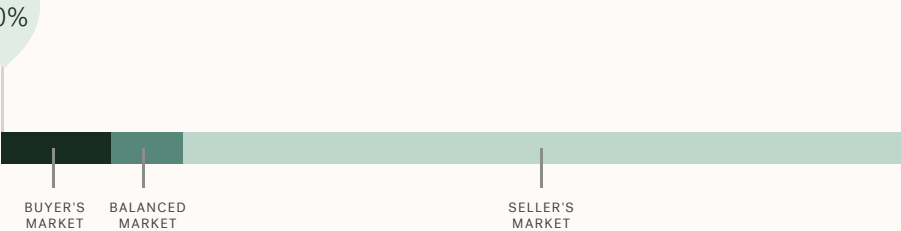
West Vancouver Single Family Townhomes

APRIL 2025 - 5 YEAR TREND

Market Status

Buyers Market

West Vancouver 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

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%

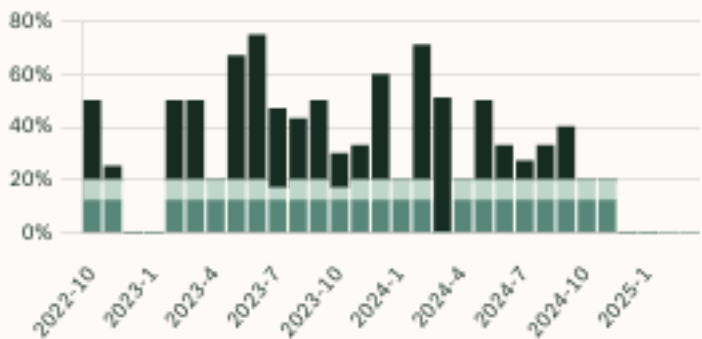


Lower Than
Last Year
APRIL 2024

Sales Price



Sales-to-Active Ratio



Number of Transactions



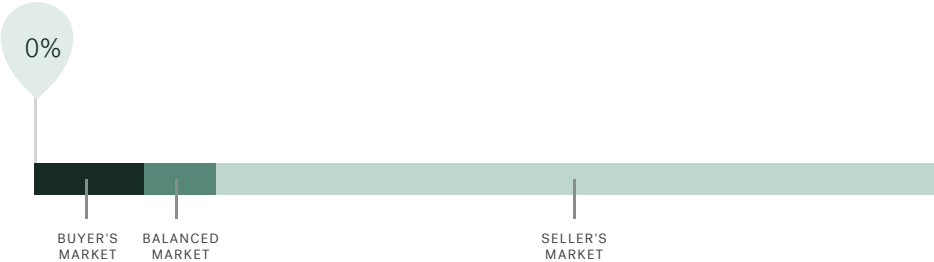
West Vancouver Single Family Condos

APRIL 2025 - 5 YEAR TREND

Market Status

Buyers Market

West Vancouver 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



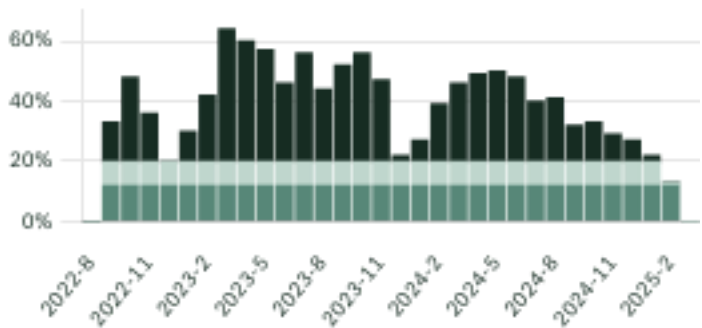
Summary of Sales Volume Change



Sales Price



Sales-to-Active Ratio



Number of Transactions



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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.