

RESIDENTIAL MARKET REPORT

# Whistler

April 2025



## Whistler Specialists



**Olga Tarasenko**

B.LING (BACHELOR OF LINGUISTICS), DIBM

604 684 8844 · 705  
olga@kleingroup.com

## About Whistler

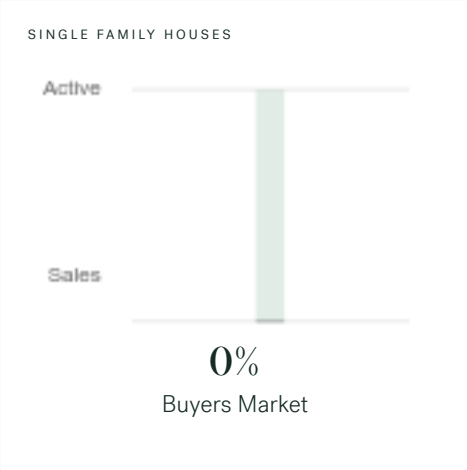
Whistler is a suburb of Vancouver, bordering Squamish, Pemberton and West Vancouver, with approximately 13,982 (2021) residents living in a land area of 13,982 (2021) square kilometers. Currently there are homes for sale in Whistler, with an average price of 2,892,343, an average size of 1,858 sqft, and an average price per square feet of \$1,557.

## Whistler Neighbourhoods

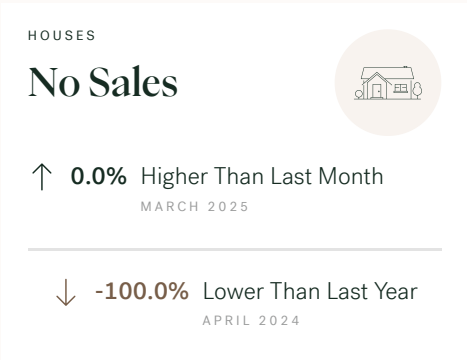
- Alpine Meadows
- Alta Vista
- Bayshores
- Benchlands
- Black Tusk Pinecrest
- Blueberry
- Brio
- Callaghan
- Cheakamus Crossing
- Emerald Estates
- Function Junction
- Green Lake Estates
- Nesters
- Nordic
- Pinecrest
- Rainbow
- Spring Creek
- Spruce Grove
- Wedgewoods
- Westside
- Whistler Area Rural
- Whistler Blackcomb
- Whistler Cay Estates
- Whistler Cay Heights
- Whistler Creek
- Whistler Village
- White Gold

# April 2025 Whistler Overview

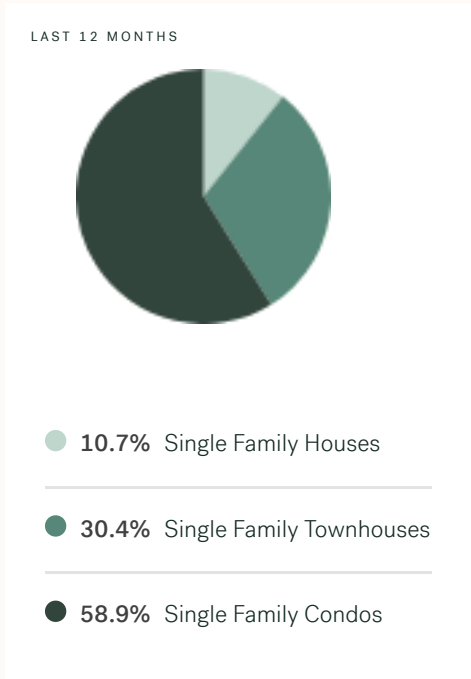
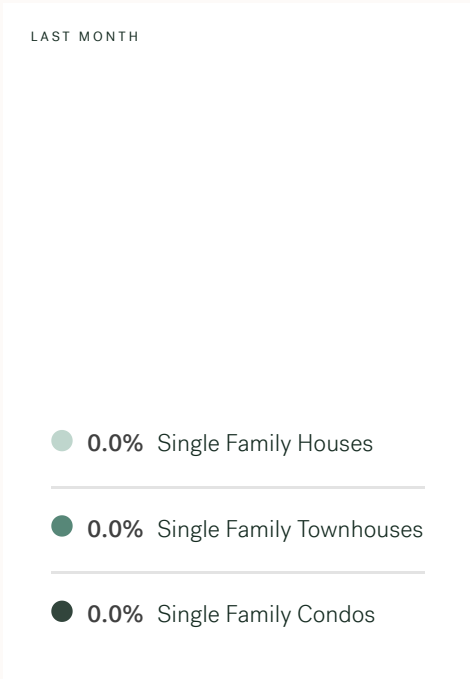
## Sales-to-Active Ratio



## HPI Benchmark Price (Average Price)



## Market Share



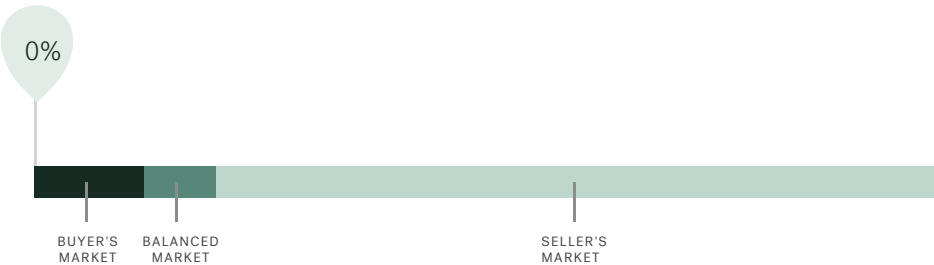
# Whistler Single Family Houses

APRIL 2025 - 5 YEAR TREND

## Market Status

# Buyers Market

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.



0%

Of Single Family House Listings Sold  
IN PAST 30 DAYS

5

Active Single Family House Listings  
IN PAST 30 DAYS

0

Single Family House Listings Sold  
IN PAST 30 DAYS

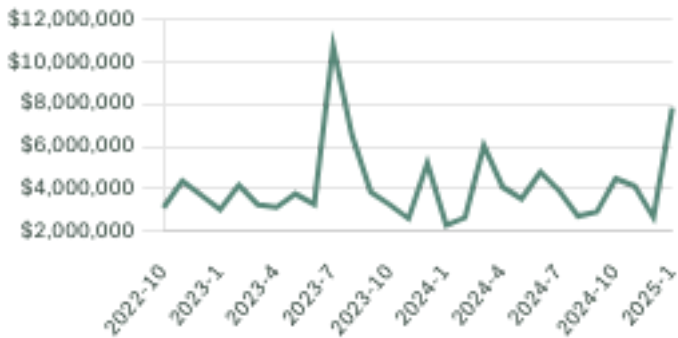
## Summary of Sales Price Change



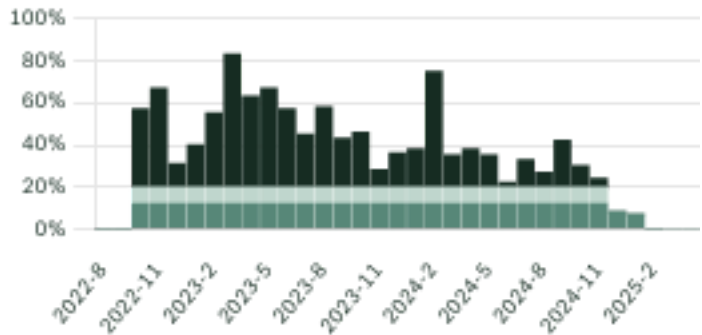
## Summary of Sales Volume Change



## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



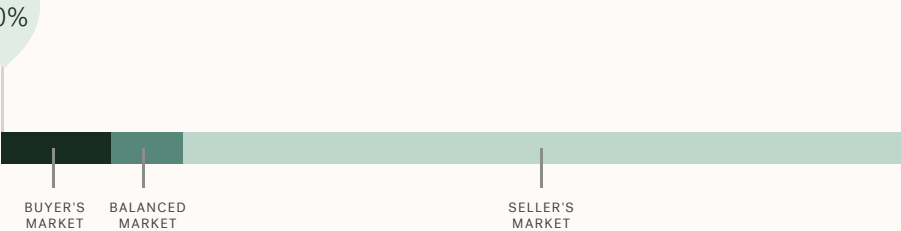
# Whistler Single Family Townhomes

APRIL 2025 - 5 YEAR TREND

## Market Status

# Buyers Market

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.



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%



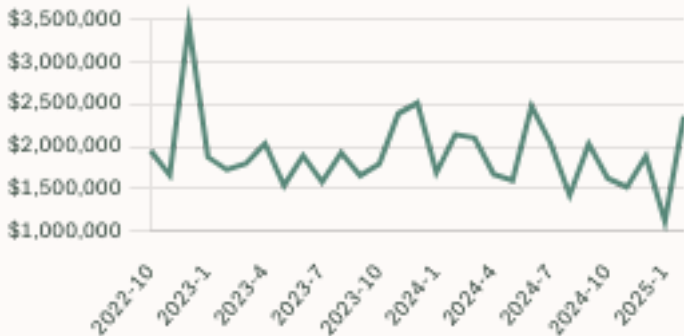
Higher Than  
Last Month  
MARCH 2025

-100%

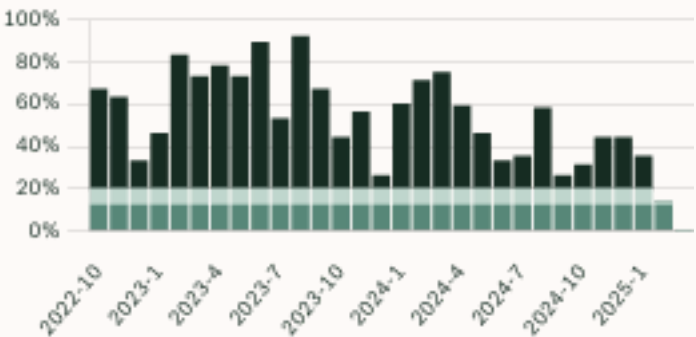


Lower Than  
Last Year  
APRIL 2024

## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



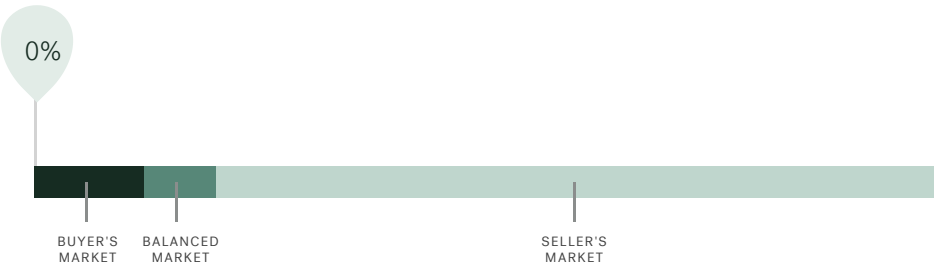
# Whistler Single Family Condos

APRIL 2025 - 5 YEAR TREND

## Market Status

# Buyers Market

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.



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



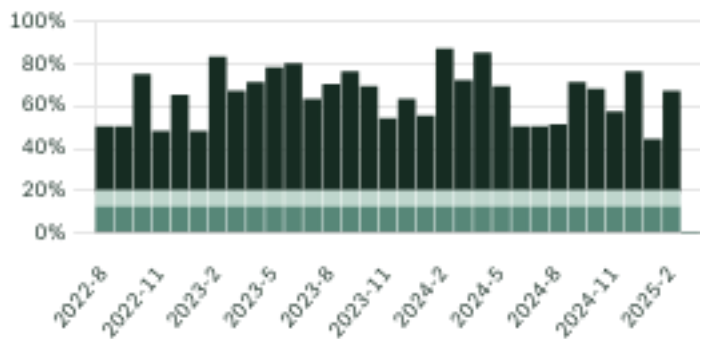
## Summary of Sales Volume Change



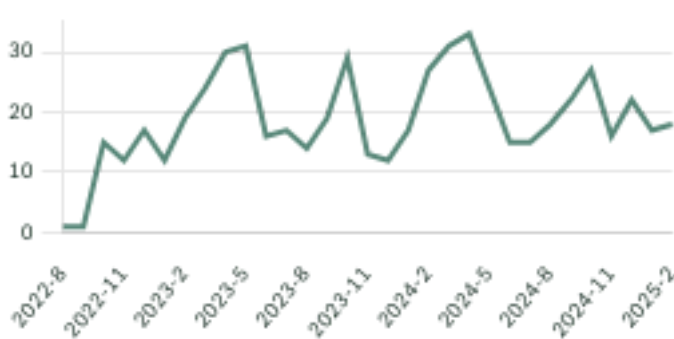
## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



# 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.