

RESIDENTIAL MARKET REPORT

# Gulf Islands

May 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 2,369,650, an average size of 2,953 sqft, and an average price per square feet of \$802.

## Gulf Islands Neighbourhoods

DeCourcy Island

Gabriola Island

Galiano Island

Mayne Island

Moresby Island

Mudge Island

Pender Island

Penelakut Island

Ruxton Island

Salt Spring Island

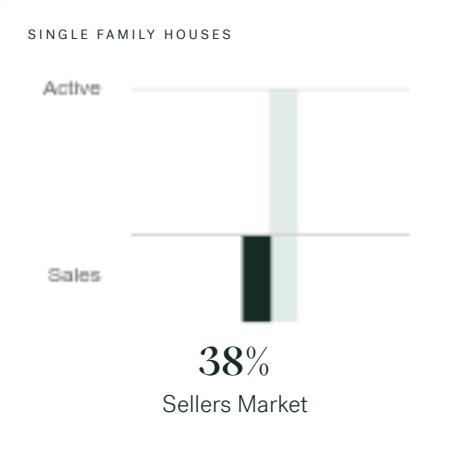
Saturna Island

Thetis Island

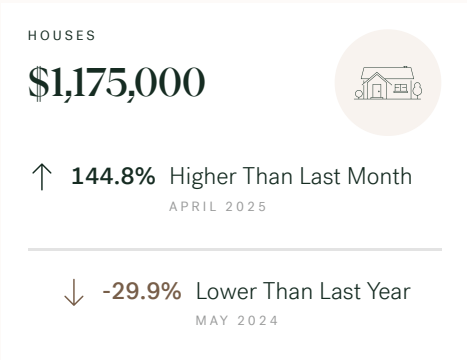
Valdez Island

# May 2025 Gulf Islands Overview

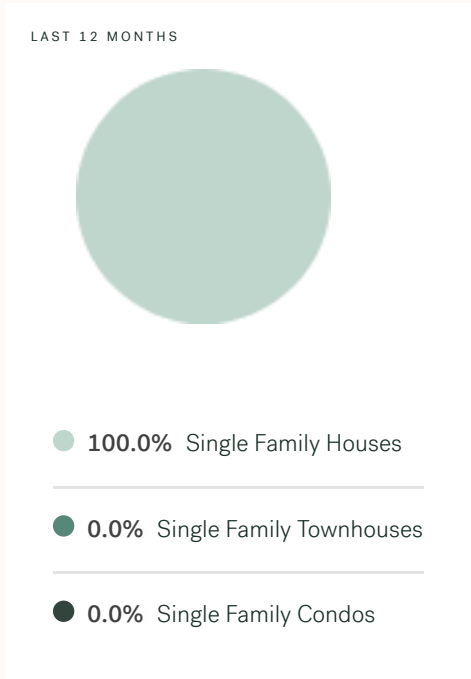
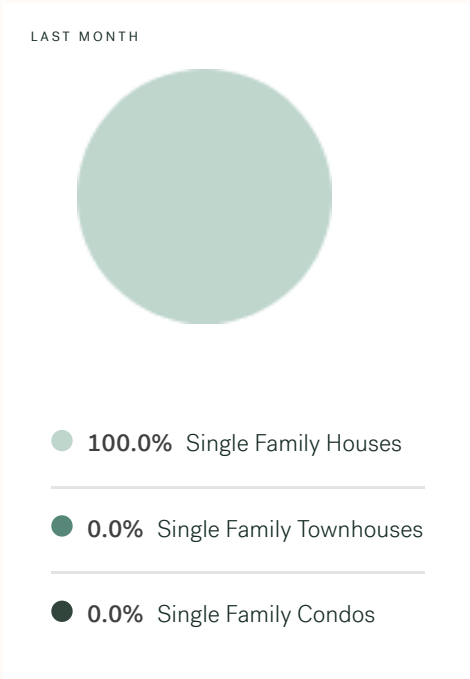
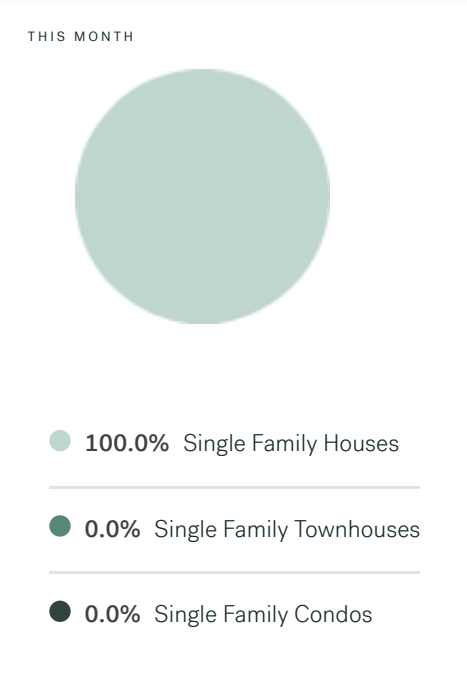
## Sales-to-Active Ratio



## HPI Benchmark Price (Average Price)



## Market Share



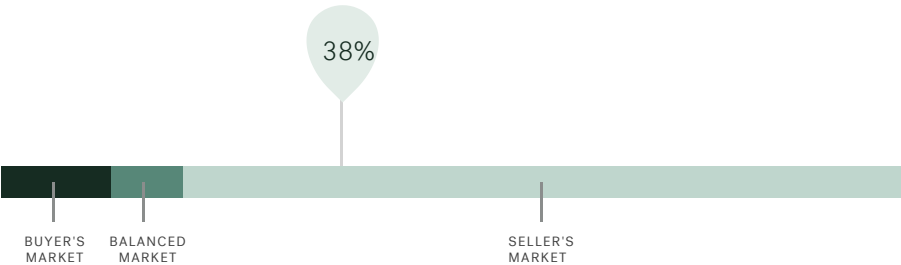
# Gulf Islands Single Family Houses

MAY 2025 - 5 YEAR TREND

## Market Status

# Sellers Market

Gulf Islands is currently a **Sellers Market**. This means that **>more than 20%** of listings are sold within **30 days**. Sellers may have a **slight advantage** when negotiating prices.



38%

Of Single Family House Listings Sold  
IN PAST 30 DAYS

8

Active Single Family House Listings  
IN PAST 30 DAYS

3

Single Family House Listings Sold  
IN PAST 30 DAYS

## Summary of Sales Price Change

145%



Higher Than Last Month  
APRIL 2025

-30%



Lower Than Last Year  
MAY 2024

## Summary of Sales Volume Change

200%



Higher Than Last Month  
APRIL 2025

0%

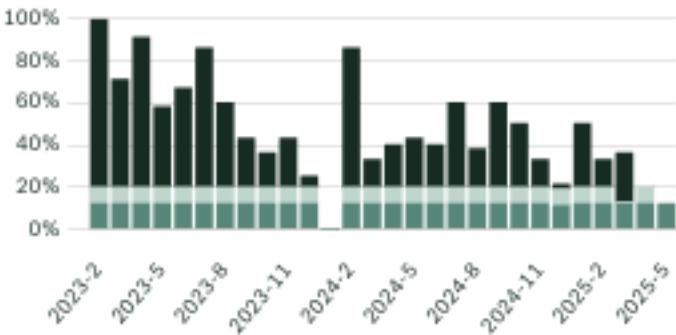


Higher Than Last Year  
MAY 2024

## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



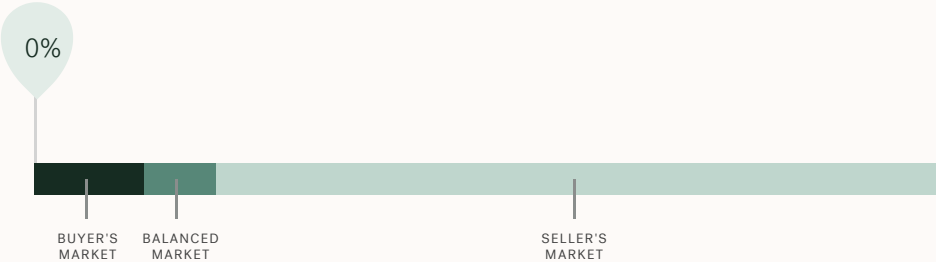
# Gulf Islands Single Family Townhomes

MAY 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.



0%

Of Single Family  
Townhouse Listings Sold  
IN PAST 30 DAYS

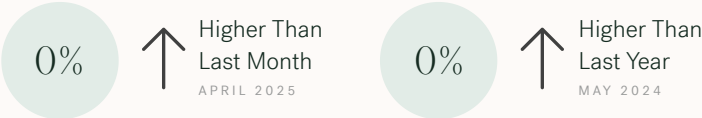
0

Active Single Family  
Townhouse Listings  
IN PAST 30 DAYS

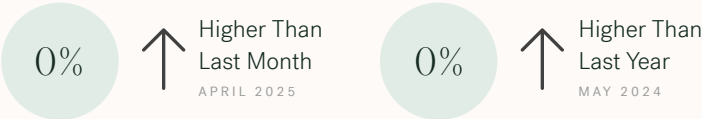
0

Single Family  
Townhouse Listings Sold  
IN PAST 30 DAYS

## Summary of Sales Price Change



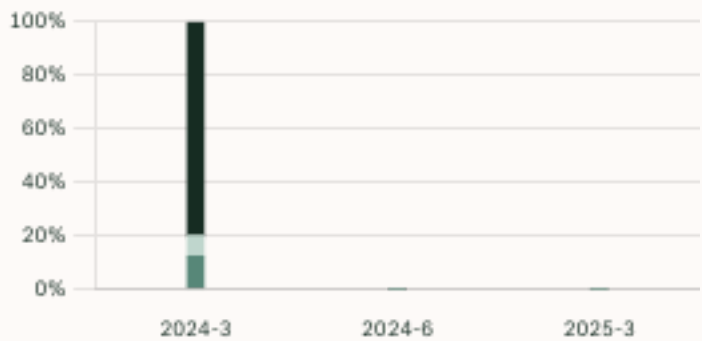
## Summary of Sales Volume Change



## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



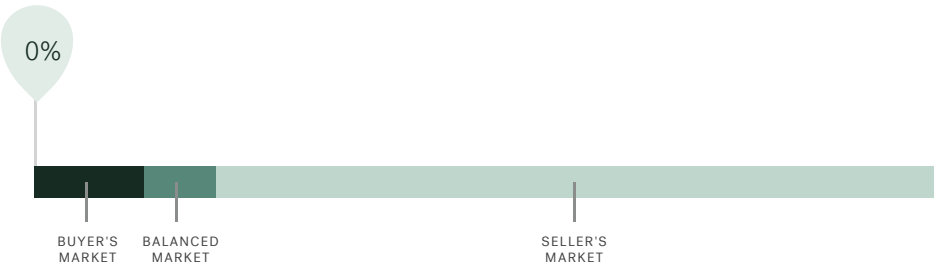
# Gulf Islands Single Family Condos

MAY 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.



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

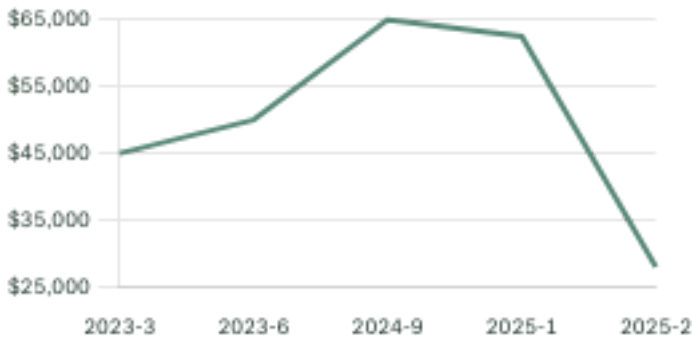
## Summary of Sales Price Change



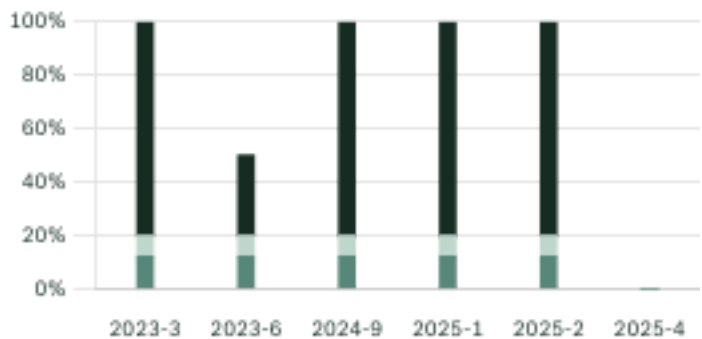
## Summary of Sales Volume Change



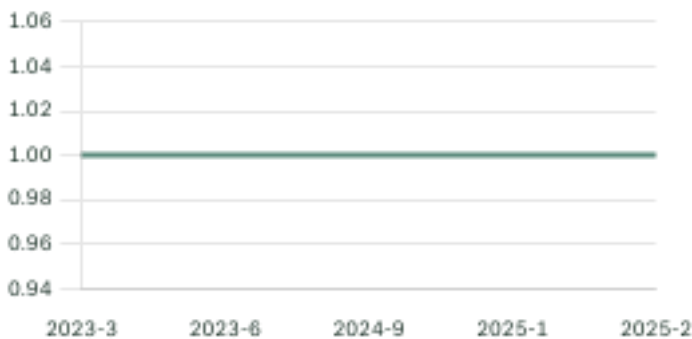
## Sales Price



## 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.