

RESIDENTIAL MARKET REPORT

Squamish

May 2025



Squamish Specialists



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About Squamish

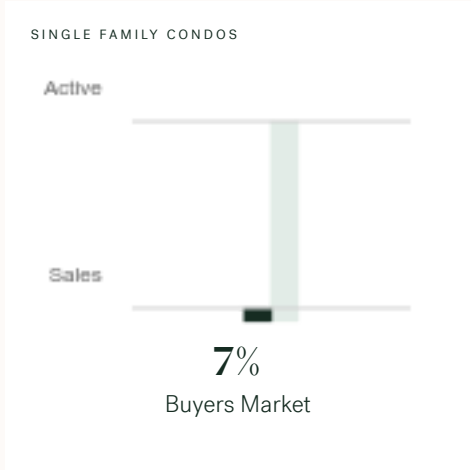
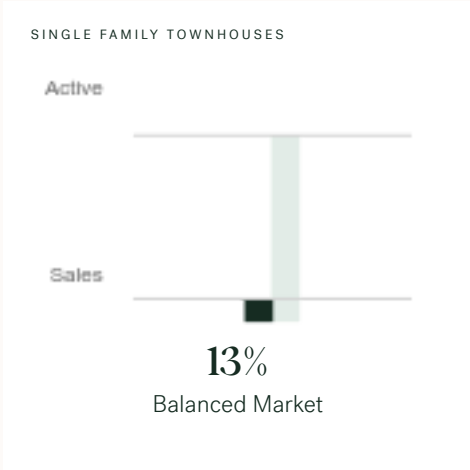
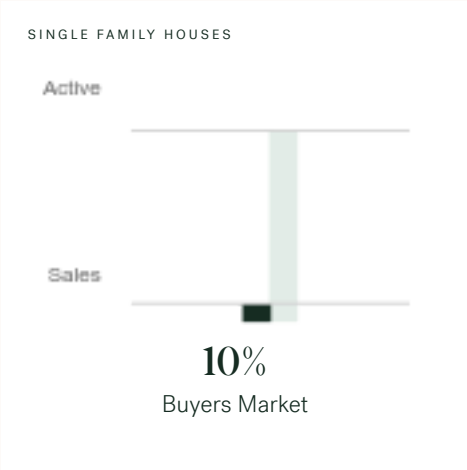
Squamish is a suburb of Vancouver, bordering Whistler, West Vancouver and Sunshine Coast, with approximately 23,819 (2021) residents living in a land area of 23,819 (2021) square kilometers. Currently there are homes for sale in Squamish, with an average price of 1,490,777, an average size of 1,905 sqft, and an average price per square feet of \$783.

Squamish Neighbourhoods

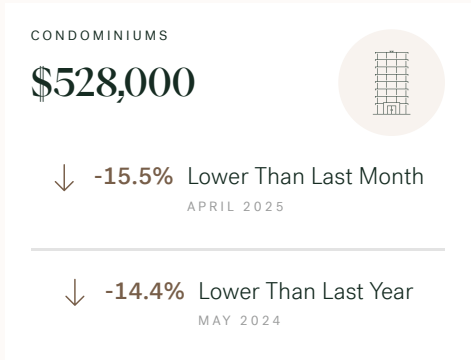
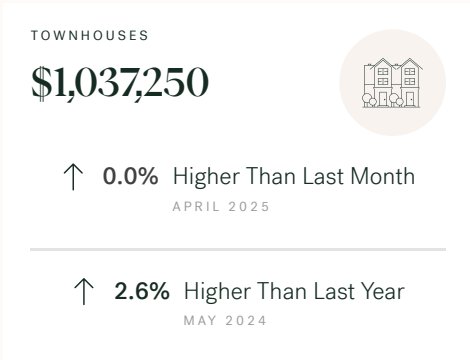
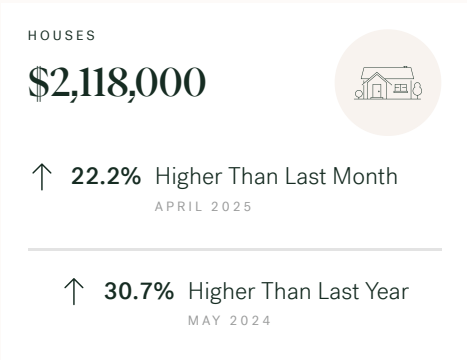
Brackendale Brennan Center Britannia Beach Business Park Dentville Downtown Squamish Garibaldi Estates
Garibaldi Highlands Hospital Hill Northyards Paradise Valley Plateau Ring Creek Squamish Rural Tantalus
University Highlands Upper Squamish Valleycliffe

May 2025 Squamish Overview

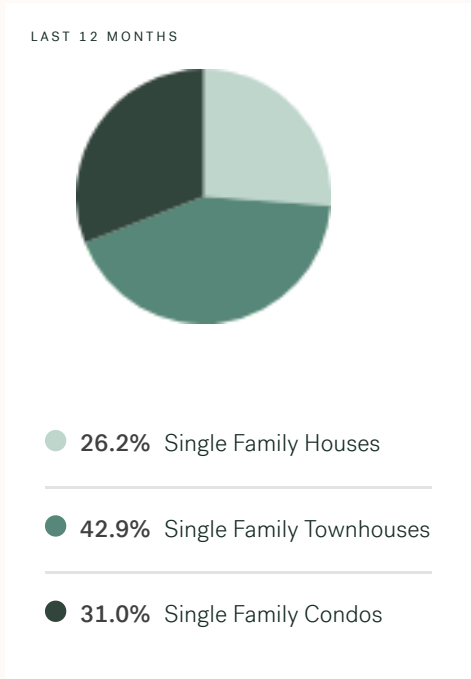
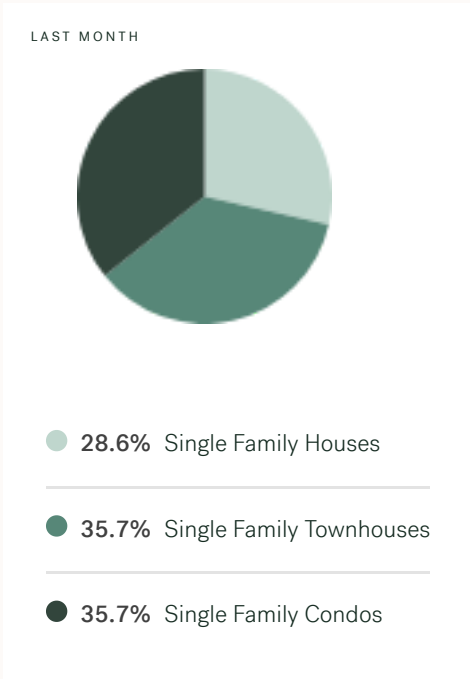
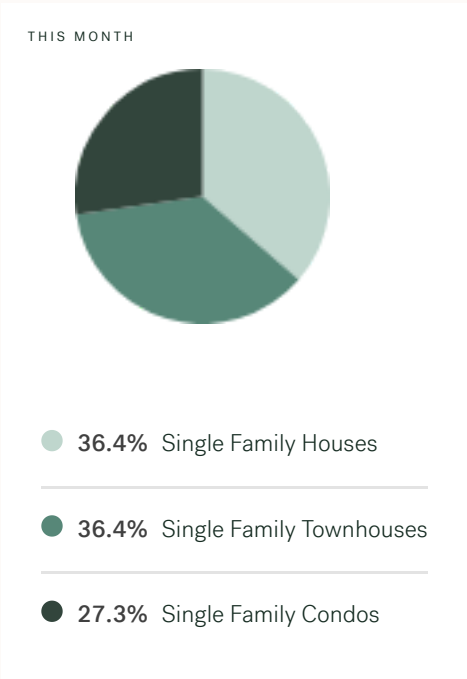
Sales-to-Active Ratio



HPI Benchmark Price (Average Price)



Market Share



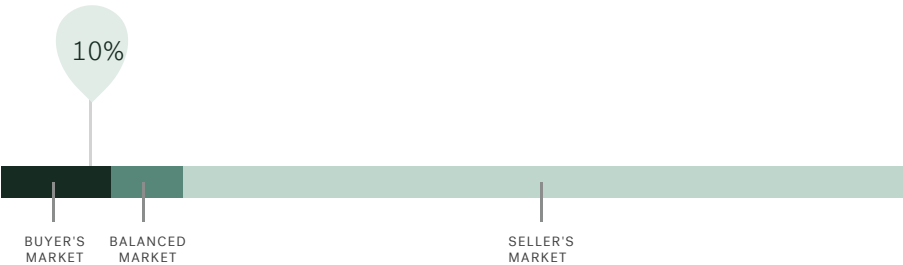
Squamish Single Family Houses

MAY 2025 - 5 YEAR TREND

Market Status

Buyers Market

Squamish 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.



10%

Of Single Family House Listings Sold
IN PAST 30 DAYS

41

Active Single Family House Listings
IN PAST 30 DAYS

4

Single Family House Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change

22%



Higher Than Last Month
APRIL 2025

31%



Higher Than Last Year
MAY 2024

Summary of Sales Volume Change

-50%



Lower Than Last Month
APRIL 2025

-64%

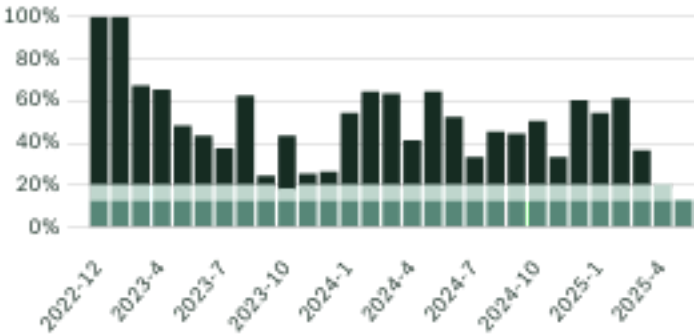


Lower Than Last Year
MAY 2024

Sales Price



Sales-to-Active Ratio



Number of Transactions



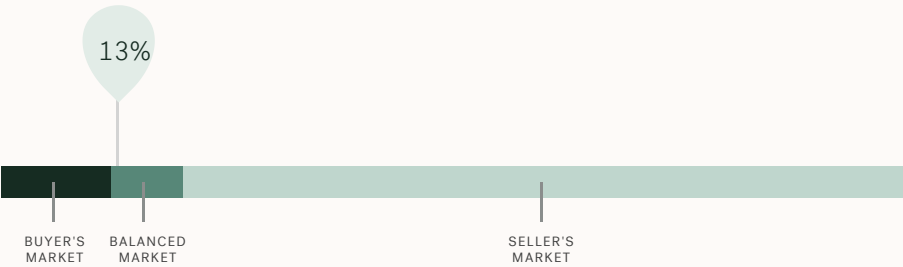
Squamish Single Family Townhomes

MAY 2025 - 5 YEAR TREND

Market Status

Balanced Market

Squamish is currently a **Balanced Market**. This means that **between 12% and 20%** of listings are sold within **30 days**. There may not be an advantage either way when negotiating prices.



13%

Of Single Family
Townhouse Listings Sold
IN PAST 30 DAYS

32

Active Single Family
Townhouse Listings
IN PAST 30 DAYS

4

Single Family
Townhouse Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change

0%



Higher Than
Last Month
APRIL 2025

3%



Higher Than
Last Year
MAY 2024

Summary of Sales Volume Change

-60%



Lower Than
Last Month
APRIL 2025

-78%

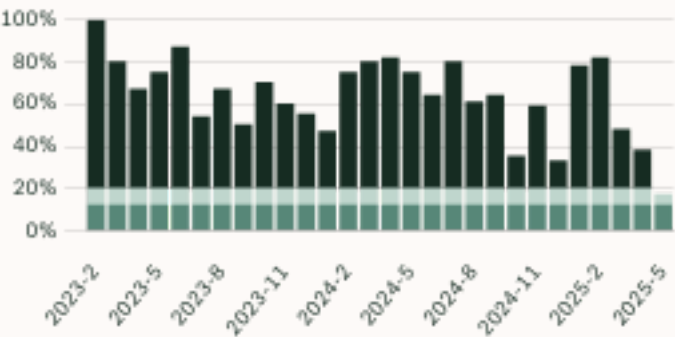


Lower Than
Last Year
MAY 2024

Sales Price



Sales-to-Active Ratio



Number of Transactions



Squamish Single Family Condos

MAY 2025 - 5 YEAR TREND

Market Status

Buyers Market

Squamish 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.



7%

Of Single Family
Condo Listings Sold
IN PAST 30 DAYS

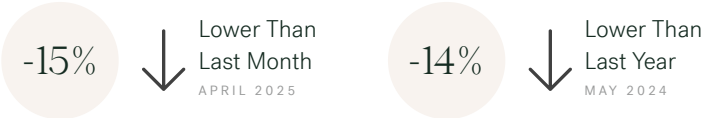
43

Active Single Family
Condo Listings
IN PAST 30 DAYS

3

Single Family
Condo Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change



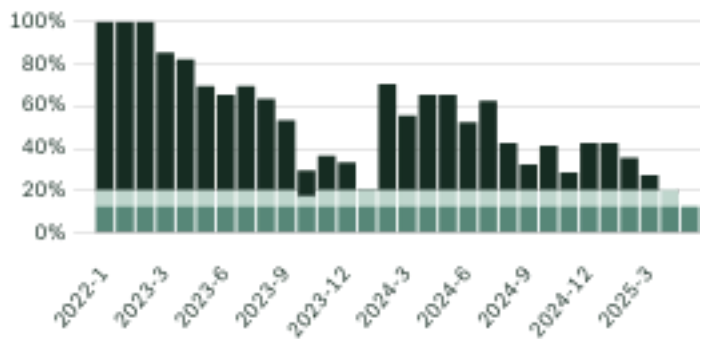
Summary of Sales Volume Change



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.