

RESIDENTIAL MARKET REPORT

# Sunshine Coast

May 2025



## Sunshine Coast Specialists



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## About Sunshine Coast

Sunshine Coast is a suburb of Vancouver, bordering Bowen Island, West Vancouver and Squamish, with approximately 50,040 (2016) residents living in a land area of 50,040 (2016) square kilometers. Currently there are homes for sale in Sunshine Coast, with an average price of 1,718,617, an average size of 2,353 sqft, and an average price per square feet of \$730.

## Sunshine Coast Neighbourhoods

Anvil Island

Bowyer Island

Gambier Island

Gibsons

Halfmoon Bay Secret Cove

Keats Island

Nelson Island

Pasley Islands

Pender Harbour Egmont

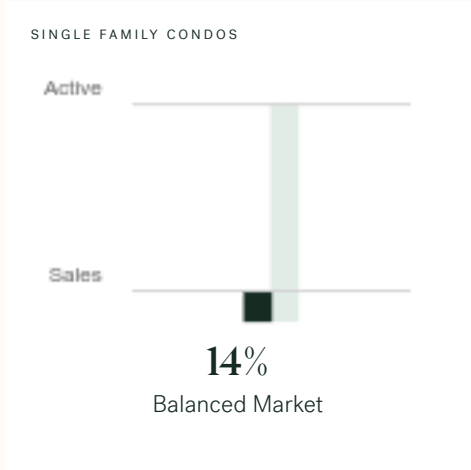
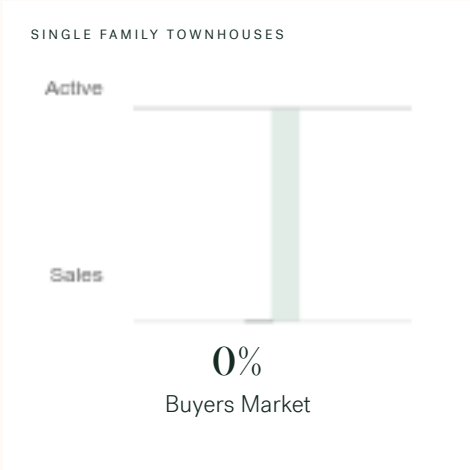
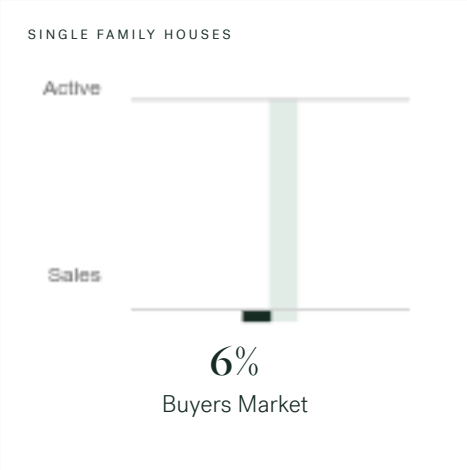
Roberts Creek

Sechelt

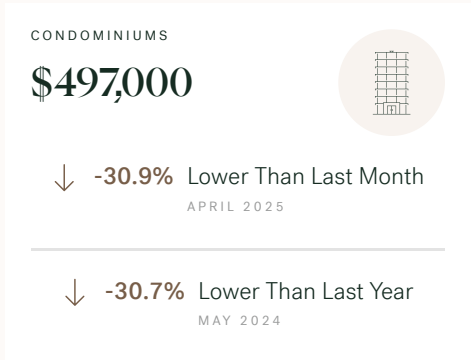
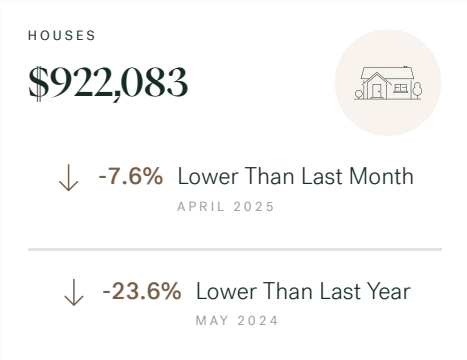
Sunshine Coast Rural

# May 2025 Sunshine Coast Overview

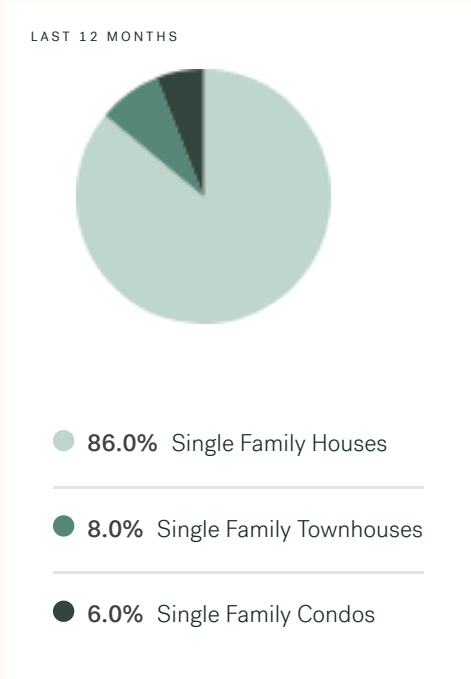
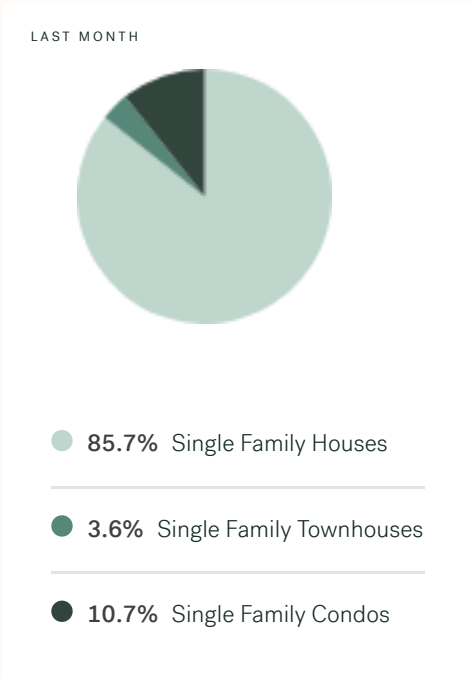
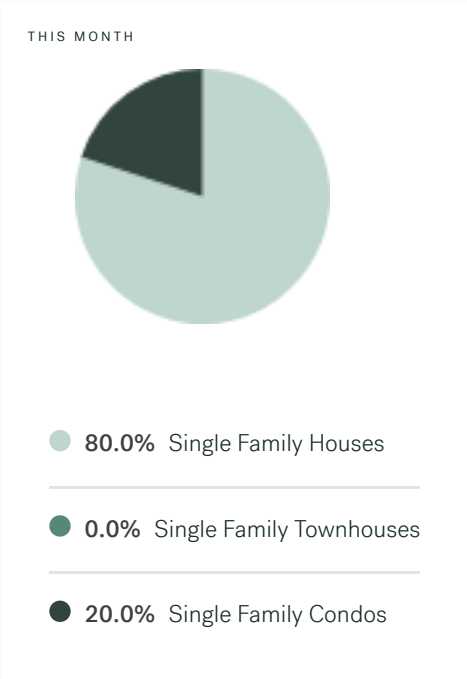
## Sales-to-Active Ratio



## HPI Benchmark Price (Average Price)



## Market Share



# Sunshine Coast Single Family Houses

MAY 2025 - 5 YEAR TREND

## Market Status

# Buyers Market

Sunshine Coast 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.



6%

Of Single Family House Listings Sold  
IN PAST 30 DAYS

143

Active Single Family House Listings  
IN PAST 30 DAYS

8

Single Family House Listings Sold  
IN PAST 30 DAYS

## Summary of Sales Price Change

-8%



Lower Than Last Month  
APRIL 2025

-24%



Lower Than Last Year  
MAY 2024

## Summary of Sales Volume Change

-67%



Lower Than Last Month  
APRIL 2025

-81%

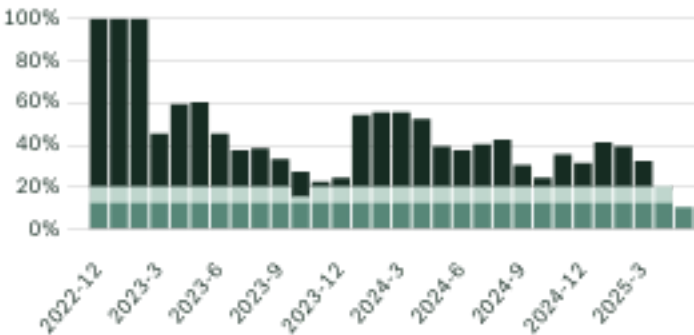


Lower Than Last Year  
MAY 2024

## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



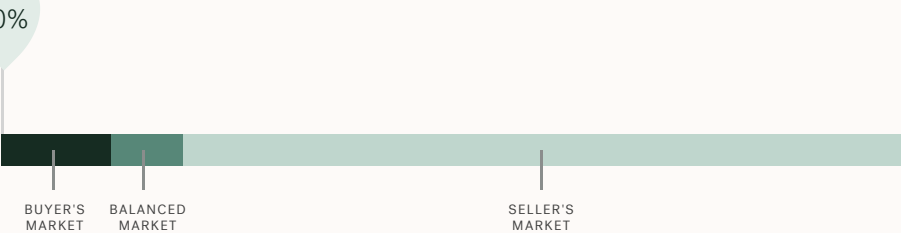
# Sunshine Coast Single Family Townhomes

MAY 2025 - 5 YEAR TREND

## Market Status

# Buyers Market

Sunshine Coast 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

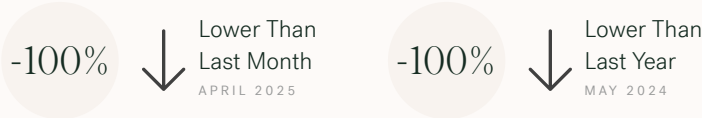
11

Active Single Family  
Townhouse Listings  
IN PAST 30 DAYS

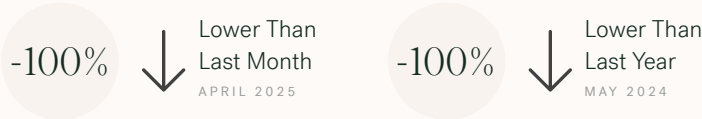
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Single Family  
Townhouse Listings Sold  
IN PAST 30 DAYS

## Summary of Sales Price Change



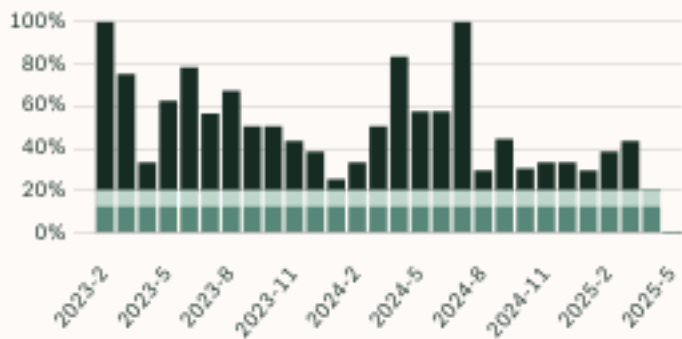
## Summary of Sales Volume Change



## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



# Sunshine Coast Single Family Condos

MAY 2025 - 5 YEAR TREND

## Market Status

# Balanced Market

Sunshine Coast 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.



14%

Of Single Family  
Condo Listings Sold  
IN PAST 30 DAYS

14

Active Single Family  
Condo Listings  
IN PAST 30 DAYS

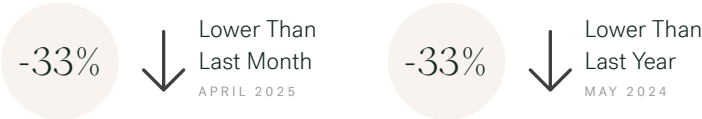
2

Single Family  
Condo Listings Sold  
IN PAST 30 DAYS

## Summary of Sales Price Change



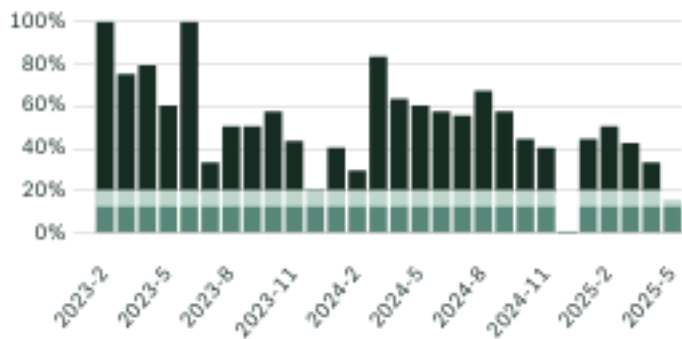
## Summary of Sales Volume Change



## 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.