

RESIDENTIAL MARKET REPORT

Tsawwassen

May 2025



Tsawwassen Specialists



Olga Tarasenko

B.LING (BACHELOR OF
LINGUISTICS), DIBM

604 684 8844 · 705
olga@kleingroup.com

About Tsawwassen

Tsawwassen is a suburb of Vancouver, bordering Ladner, Surrey and Delta, with approximately 21,588 (2016) residents living in a land area of 21,588 (2016) square kilometers. Currently there are homes for sale in Tsawwassen, with an average price of 1,607,889, an average size of 2,125 sqft, and an average price per square feet of \$757.

Tsawwassen Neighbourhoods

Beach Grove

Boundary Beach

Cliff Drive

English Bluff

Pebble Hill

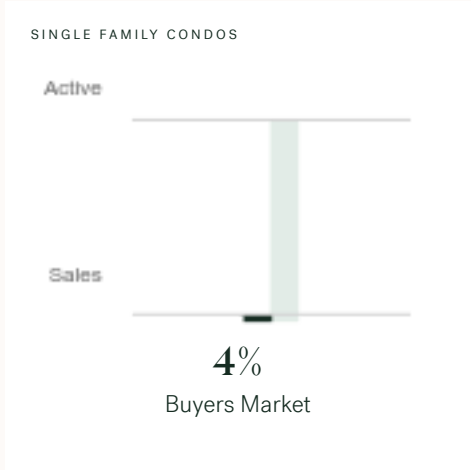
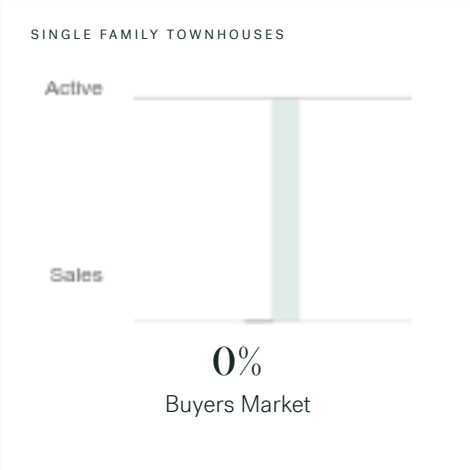
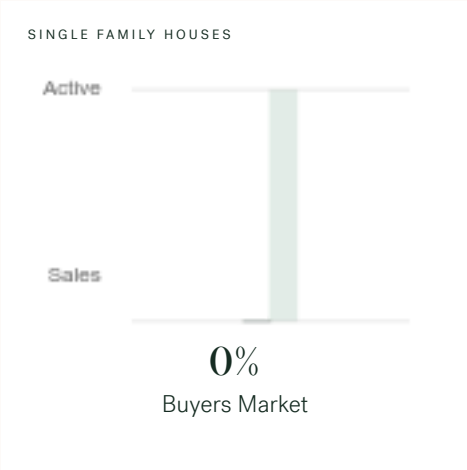
Tsawwassen Central

Tsawwassen East

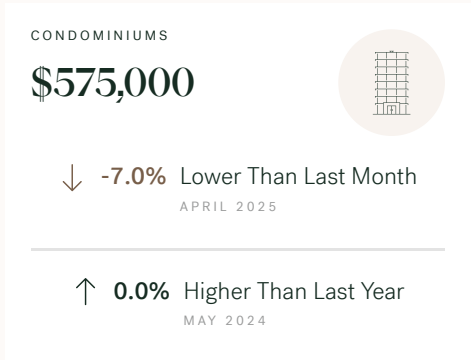
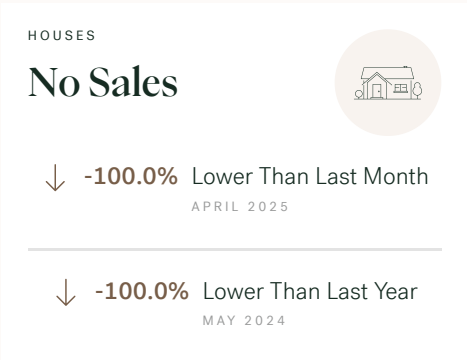
Tsawwassen North

May 2025 Tsawwassen Overview

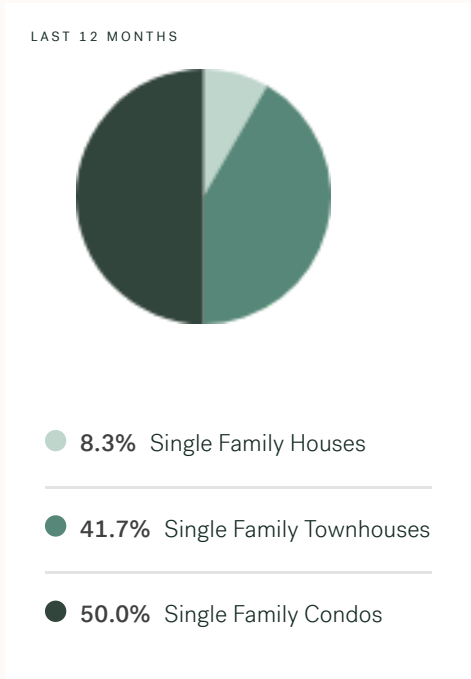
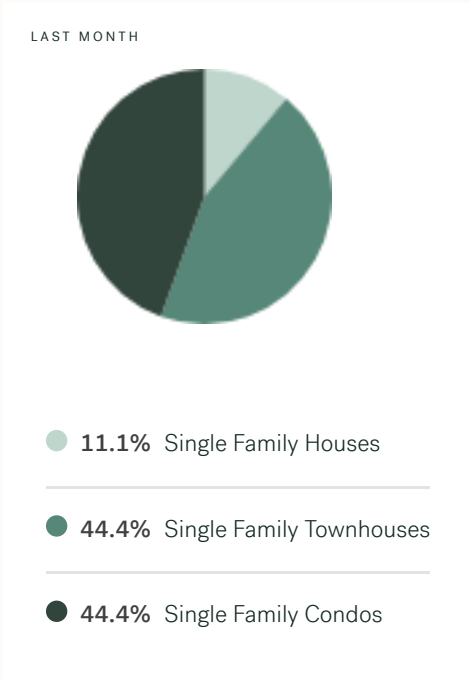
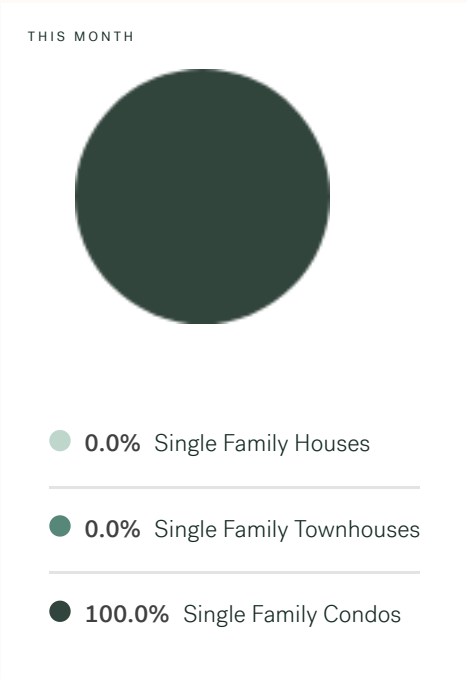
Sales-to-Active Ratio



HPI Benchmark Price (Average Price)



Market Share



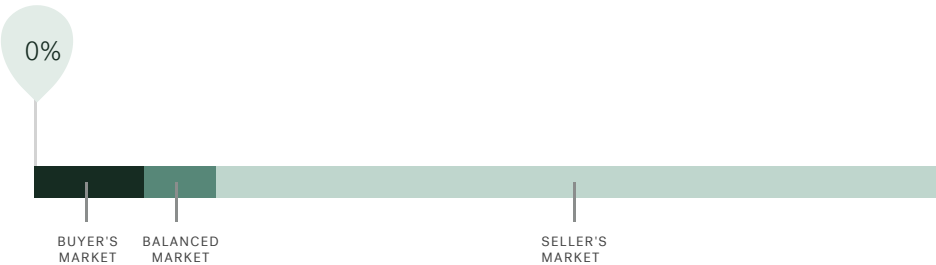
Tsawwassen Single Family Houses

MAY 2025 - 5 YEAR TREND

Market Status

Buyers Market

Tsawwassen 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

15

Active Single Family House Listings
IN PAST 30 DAYS

0

Single Family House Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change

-100%

↓ Lower Than Last Month
APRIL 2025

-100%

↓ Lower Than Last Year
MAY 2024

Summary of Sales Volume Change

-100%

↓ Lower Than Last Month
APRIL 2025

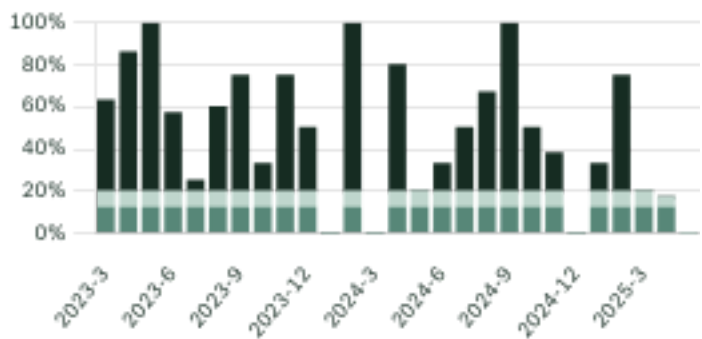
-100%

↓ Lower Than Last Year
MAY 2024

Sales Price



Sales-to-Active Ratio



Number of Transactions



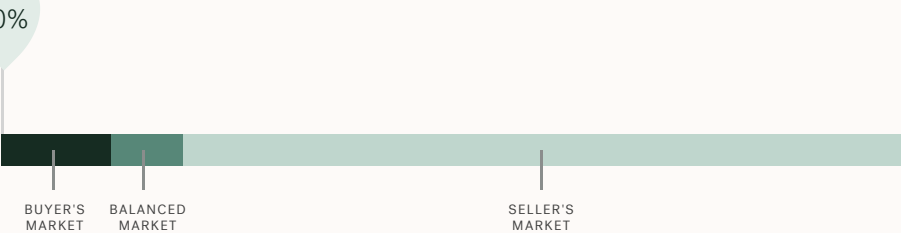
Tsawwassen Single Family Townhomes

MAY 2025 - 5 YEAR TREND

Market Status

Buyers Market

Tsawwassen 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

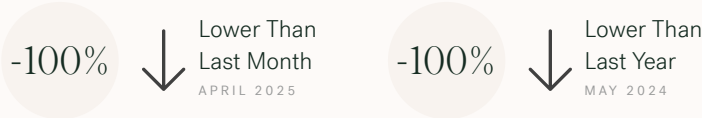
24

Active Single Family
Townhouse Listings
IN PAST 30 DAYS

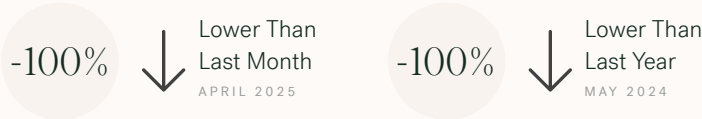
0

Single Family
Townhouse Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change



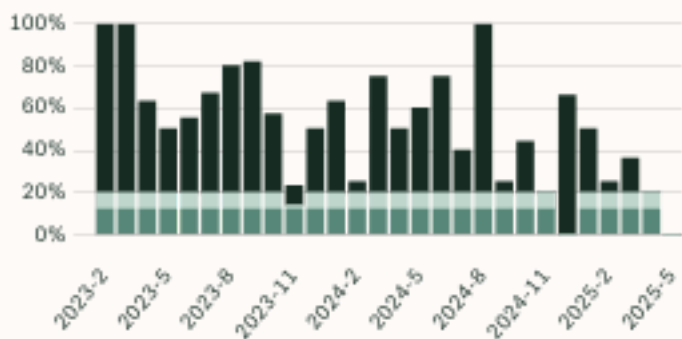
Summary of Sales Volume Change



Sales Price



Sales-to-Active Ratio



Number of Transactions



Tsawwassen Single Family Condos

MAY 2025 - 5 YEAR TREND

Market Status

Buyers Market

Tsawwassen 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.



4%

Of Single Family
Condo Listings Sold
IN PAST 30 DAYS

26

Active Single Family
Condo Listings
IN PAST 30 DAYS

1

Single Family
Condo Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change

-7%

↓ Lower Than
Last Month
APRIL 2025

0%

↑ Higher Than
Last Year
MAY 2024

Summary of Sales Volume Change

-75%

↓ Lower Than
Last Month
APRIL 2025

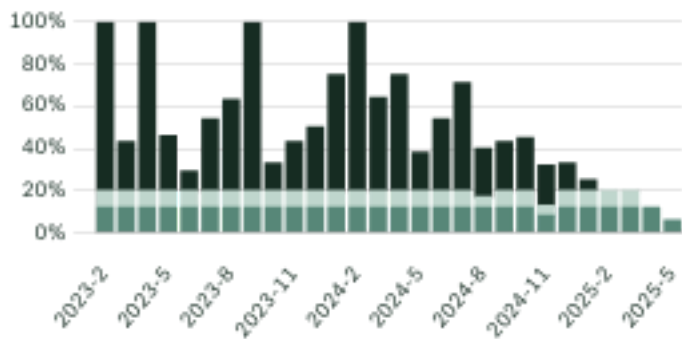
-83%

↓ Lower Than
Last Year
MAY 2024

Sales Price



Sales-to-Active Ratio



Number of Transactions



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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

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