

RESIDENTIAL MARKET REPORT

# West Vancouver

May 2025



# West Vancouver Specialists



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# About West Vancouver

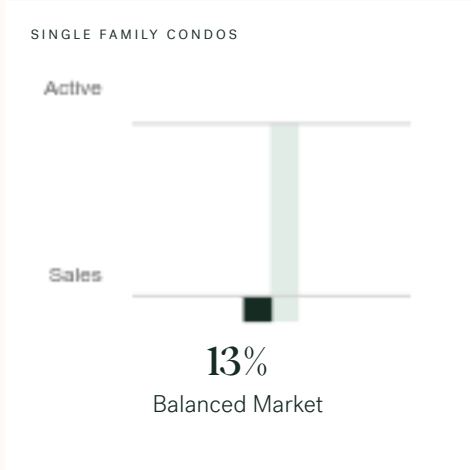
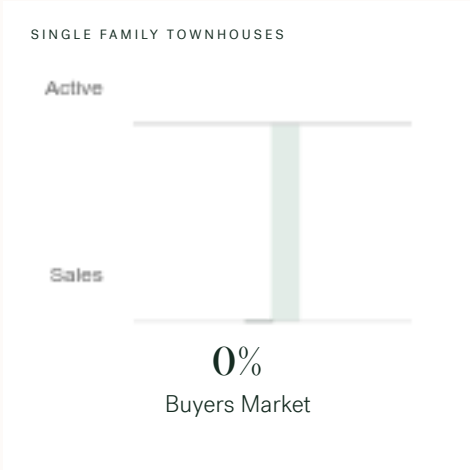
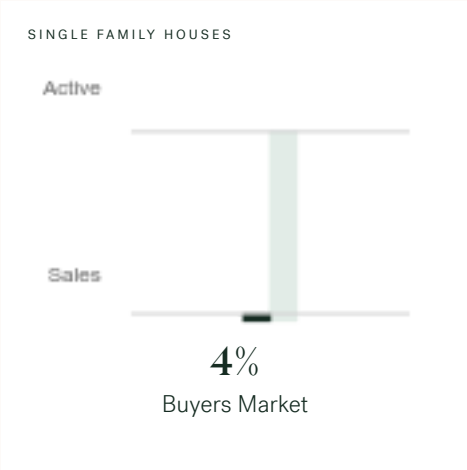
West Vancouver is a suburb of Vancouver, bordering North Vancouver, Squamish and Vancouver, with approximately 45,406 (2022) residents living in a land area of 45,406 (2022) square kilometers. Currently there are homes for sale in West Vancouver, with an average price of 4,599,864, an average size of 4,020 sqft, and an average price per square feet of \$1,144.

# West Vancouver Neighbourhoods

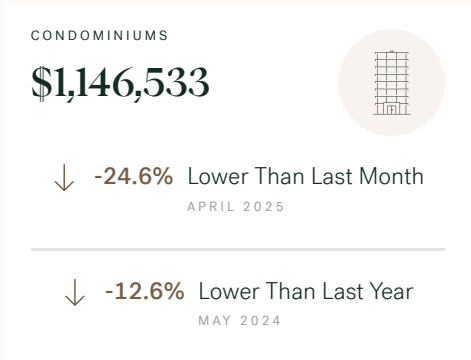
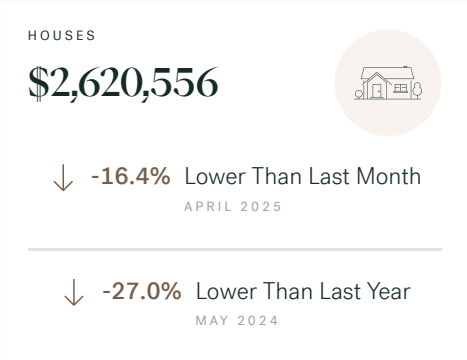
- Altamont
- Ambleside
- Bayridge
- British Properties
- Canterbury
- Caulfeild
- Cedardale
- Chartwell
- Chelsea Park
- Cypress
- Cypress Park Estates
- Deer Ridge
- Dundarave
- Eagle Harbour
- Eagleridge
- Furry Creek
- Gleneagles
- Glenmore
- Horseshoe Bay
- Howe Sound
- Lions Bay
- Olde Caulfeild
- Panorama Village
- Park Royal
- Passage Island
- Porteau
- Queens
- Rockridge
- Sandy Cove
- Sentinel Hill
- Upper Caulfeild
- West Bay
- Westhill
- Westmount
- Whitby Estates
- Whytecliff

# May 2025 West Vancouver Overview

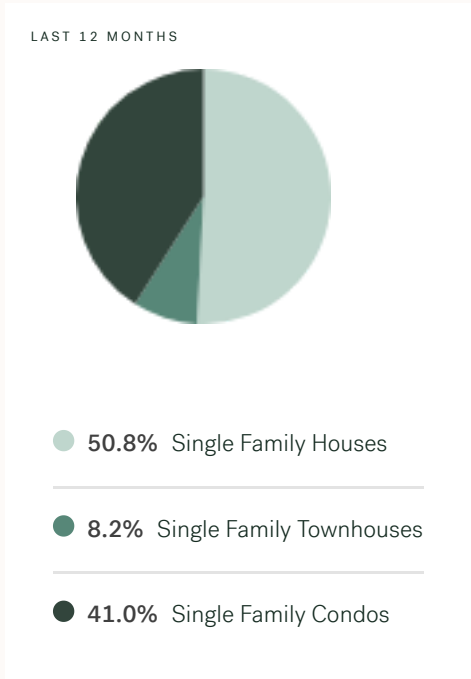
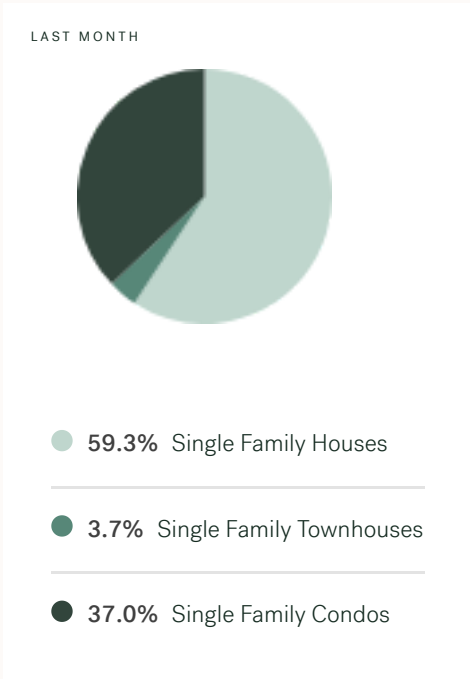
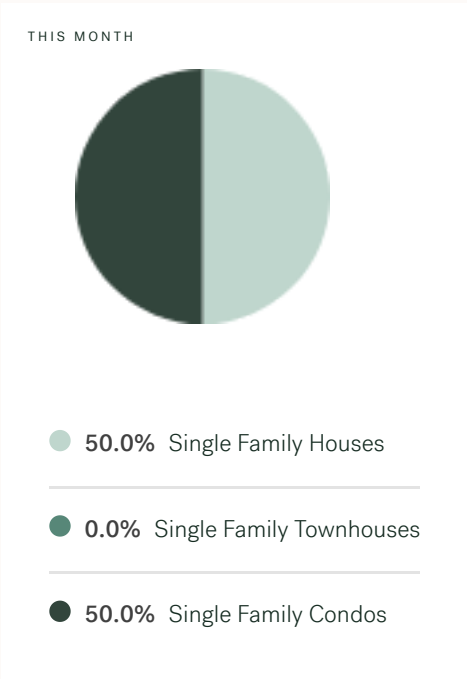
## Sales-to-Active Ratio



## HPI Benchmark Price (Average Price)



## Market Share



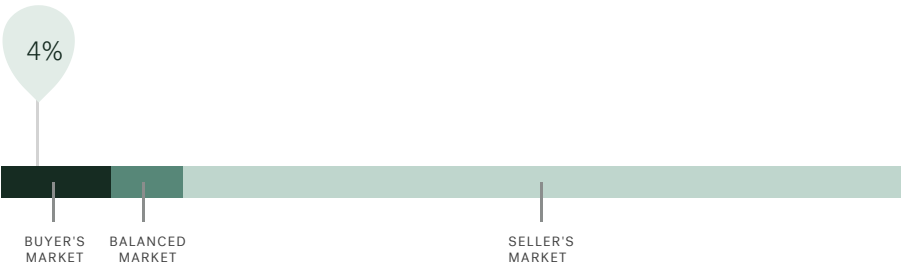
# West Vancouver Single Family Houses

MAY 2025 - 5 YEAR TREND

## Market Status

# Buyers Market

West Vancouver 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 House Listings Sold  
IN PAST 30 DAYS

204

Active Single Family House Listings  
IN PAST 30 DAYS

9

Single Family House Listings Sold  
IN PAST 30 DAYS

## Summary of Sales Price Change

-16%



Lower Than Last Month  
APRIL 2025

-27%



Lower Than Last Year  
MAY 2024

## Summary of Sales Volume Change

-44%



Lower Than Last Month  
APRIL 2025

-71%

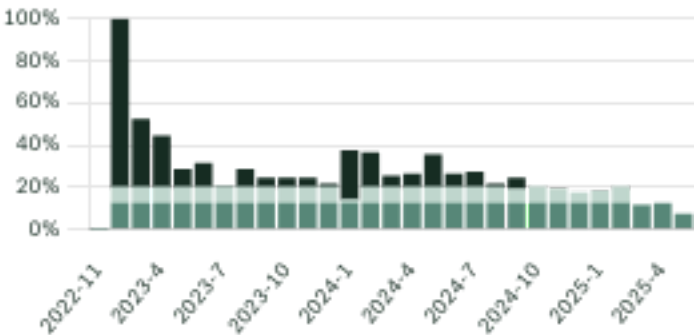


Lower Than Last Year  
MAY 2024

## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



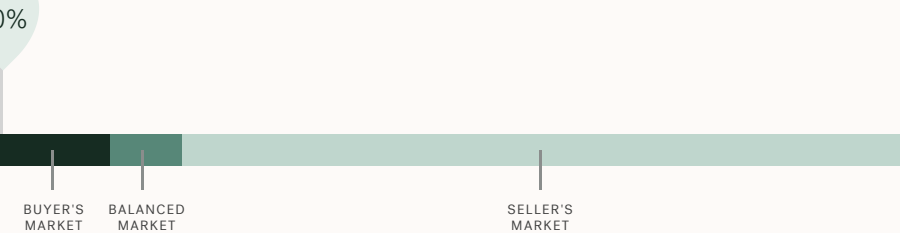
# West Vancouver Single Family Townhomes

MAY 2025 - 5 YEAR TREND

## Market Status

# Buyers Market

West Vancouver 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

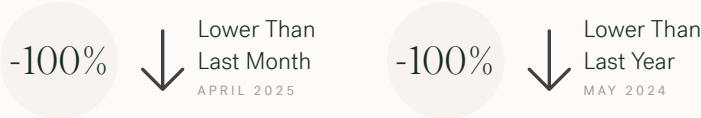
17

Active Single Family  
Townhouse Listings  
IN PAST 30 DAYS

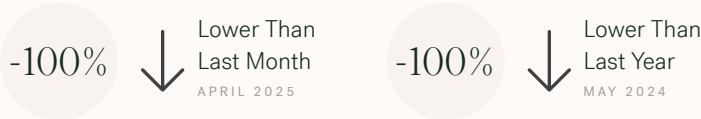
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Single Family  
Townhouse Listings Sold  
IN PAST 30 DAYS

## Summary of Sales Price Change



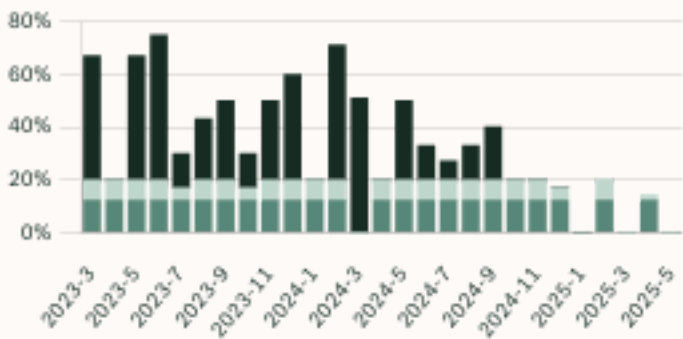
## Summary of Sales Volume Change



## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



# West Vancouver Single Family Condos

MAY 2025 - 5 YEAR TREND

## Market Status

# Balanced Market

West Vancouver 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  
Condo Listings Sold  
IN PAST 30 DAYS

68

Active Single Family  
Condo Listings  
IN PAST 30 DAYS

9

Single Family  
Condo Listings Sold  
IN PAST 30 DAYS

## Summary of Sales Price Change

-25%



Lower Than  
Last Month  
APRIL 2025

-13%



Lower Than  
Last Year  
MAY 2024

## Summary of Sales Volume Change

-10%



Lower Than  
Last Month  
APRIL 2025

-64%

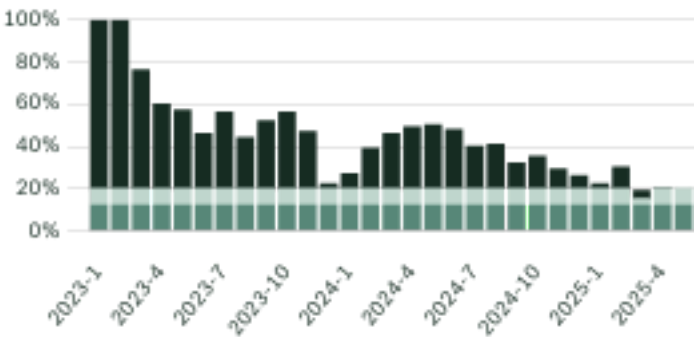


Lower Than  
Last Year  
MAY 2024

## 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.