

RESIDENTIAL MARKET REPORT

Whistler

May 2025



Whistler Specialists



Olga Tarasenko
B.LING (BACHELOR OF LINGUISTICS), DIBM
604 684 8844 · 705
olga@kleingroup.com

About Whistler

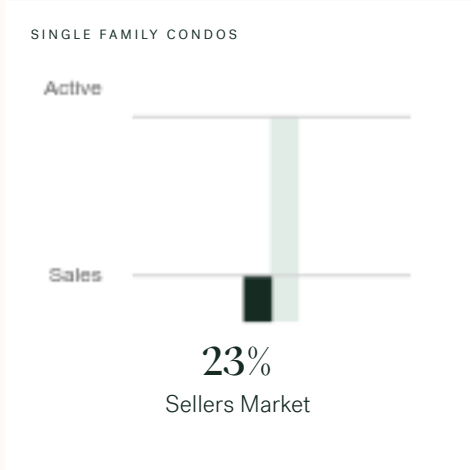
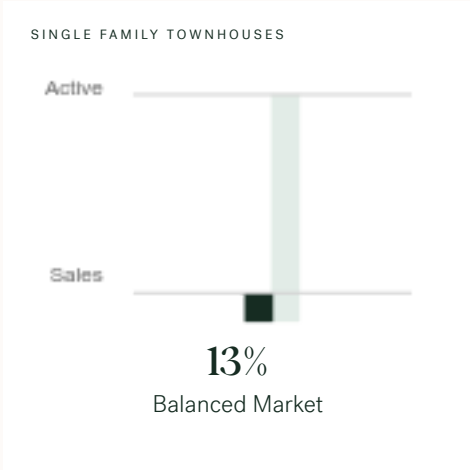
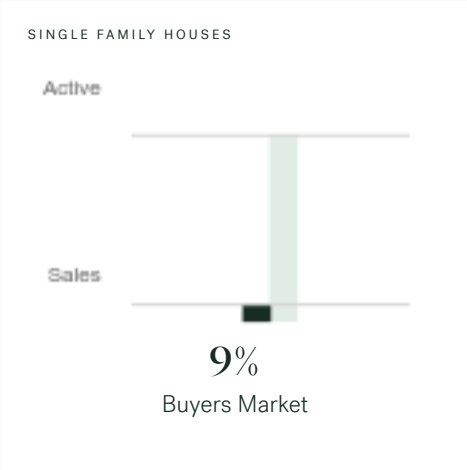
Whistler is a suburb of Vancouver, bordering Squamish, Pemberton and West Vancouver, with approximately 13,982 (2021) residents living in a land area of 13,982 (2021) square kilometers. Currently there are homes for sale in Whistler, with an average price of 2,730,624, an average size of 1,755 sqft, and an average price per square feet of \$1,556.

Whistler Neighbourhoods

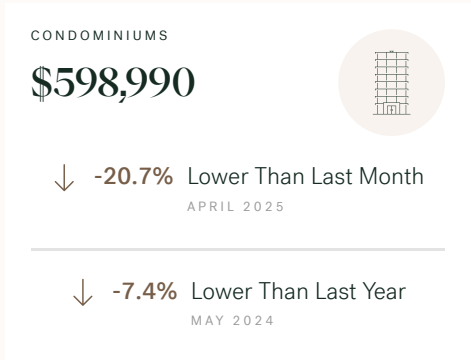
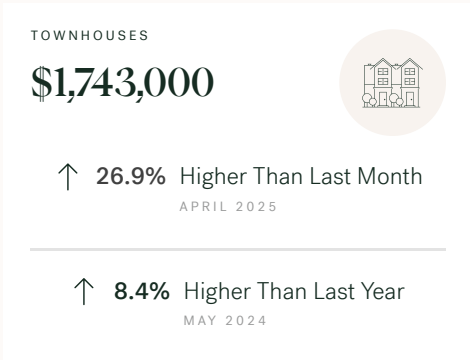
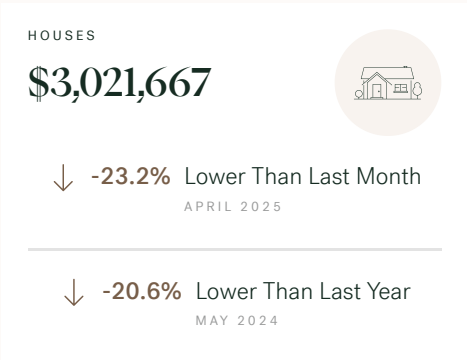
- Alpine Meadows Alta Vista Bayshores Benchlands Black Tusk Pinecrest Blueberry Brio Callaghan Cheakamus Crossing
- Emerald Estates Function Junction Green Lake Estates Nesters Nordic Pinecrest Rainbow Spring Creek Spruce Grove
- Wedgewoods Westside Whistler Area Rural Whistler Blackcomb Whistler Cay Estates Whistler Cay Heights Whistler Creek
- Whistler Village White Gold

May 2025 Whistler Overview

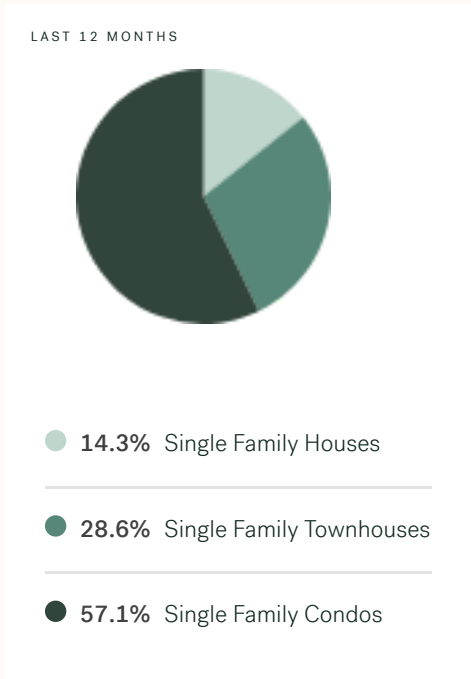
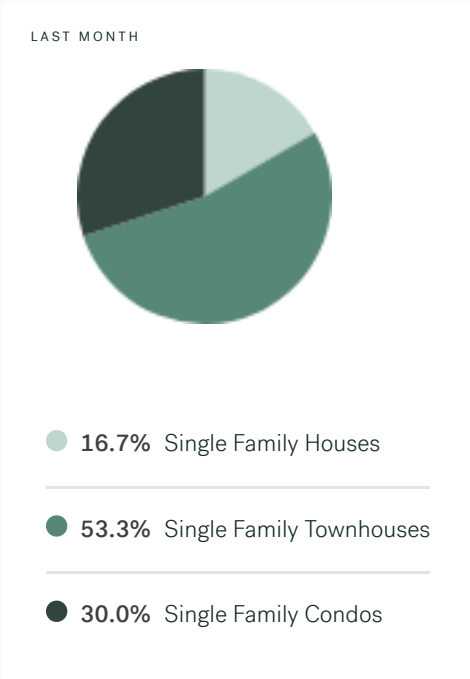
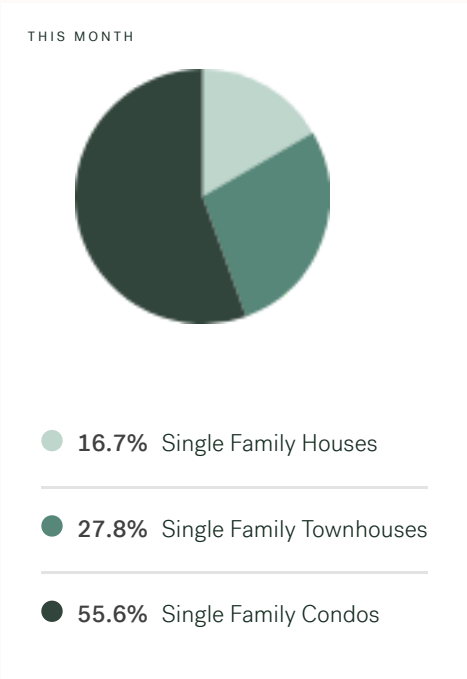
Sales-to-Active Ratio



HPI Benchmark Price (Average Price)



Market Share



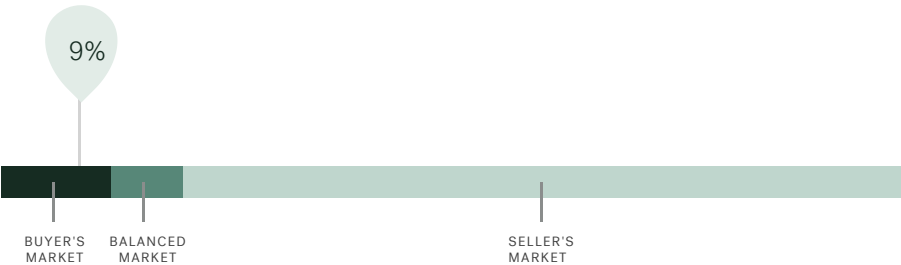
Whistler Single Family Houses

MAY 2025 - 5 YEAR TREND

Market Status

Buyers Market

Whistler 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.



9%

Of Single Family House Listings Sold
IN PAST 30 DAYS

32

Active Single Family House Listings
IN PAST 30 DAYS

3

Single Family House Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change

-23%



Lower Than Last Month
APRIL 2025

-21%



Lower Than Last Year
MAY 2024

Summary of Sales Volume Change

-40%



Lower Than Last Month
APRIL 2025

-50%

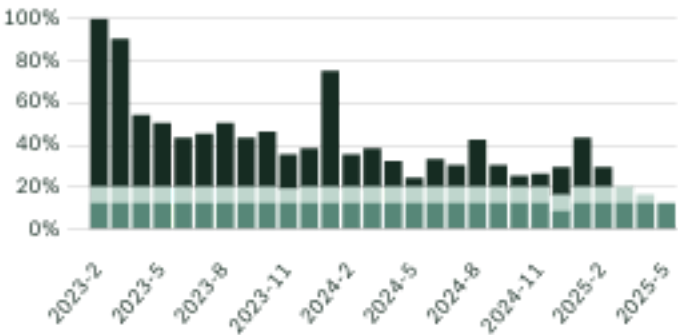


Lower Than Last Year
MAY 2024

Sales Price



Sales-to-Active Ratio



Number of Transactions



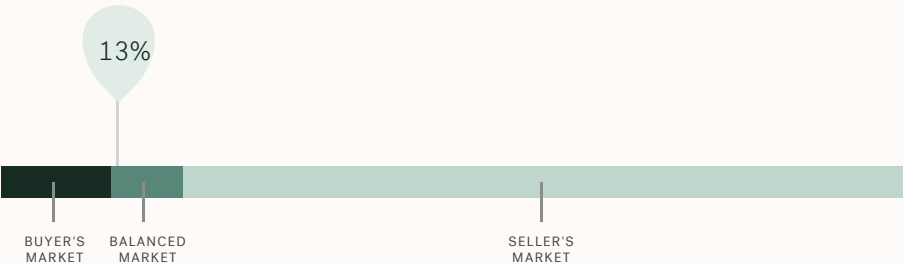
Whistler Single Family Townhomes

MAY 2025 - 5 YEAR TREND

Market Status

Balanced Market

Whistler 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

39

Active Single Family
Townhouse Listings
IN PAST 30 DAYS

5

Single Family
Townhouse Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change

27%



Higher Than
Last Month
APRIL 2025

8%



Higher Than
Last Year
MAY 2024

Summary of Sales Volume Change

-69%



Lower Than
Last Month
APRIL 2025

-58%

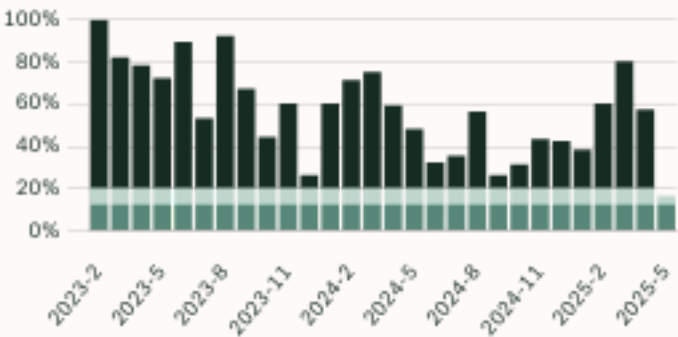


Lower Than
Last Year
MAY 2024

Sales Price



Sales-to-Active Ratio



Number of Transactions



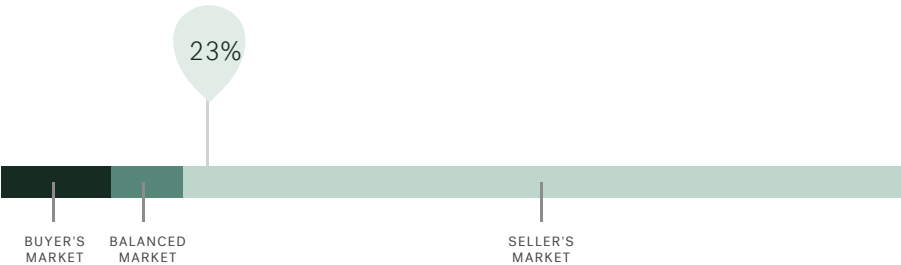
Whistler Single Family Condos

MAY 2025 - 5 YEAR TREND

Market Status

Sellers Market

Whistler 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.



23%

Of Single Family
Condo Listings Sold
IN PAST 30 DAYS

44

Active Single Family
Condo Listings
IN PAST 30 DAYS

10

Single Family
Condo Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change



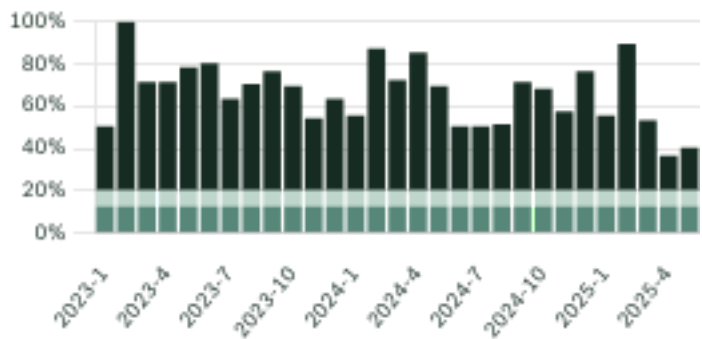
Summary of Sales Volume Change



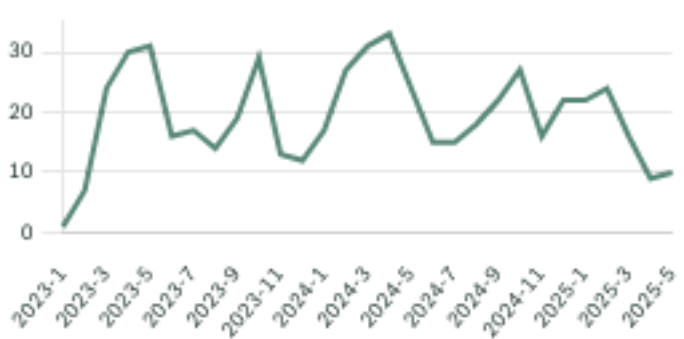
Sales Price



Sales-to-Active Ratio



Number of Transactions



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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
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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.