

RESIDENTIAL MARKET REPORT

Bowen Island

June 2025



Bowen Island Specialists



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About Bowen Island

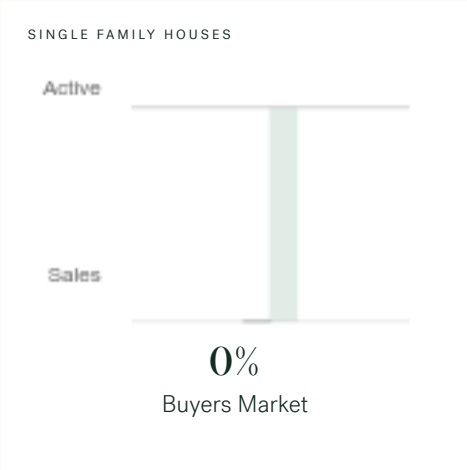
Bowen Island is a suburb of Vancouver, bordering West Vancouver, Sunshine Coast and Gulf Islands, with approximately 4,256 (2022) residents living in a land area of 4,256 (2022) square kilometers. Currently there are homes for sale in Bowen Island, with an average price of 2,776,727, an average size of 2,715 sqft, and an average price per square feet of \$1,023.

Bowen Island Neighbourhoods

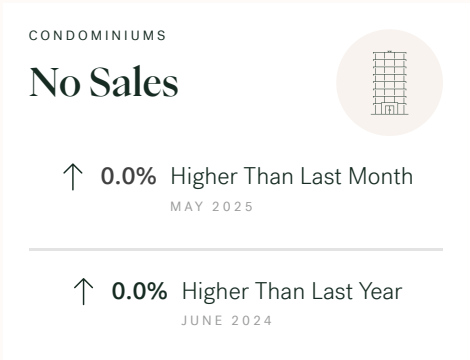
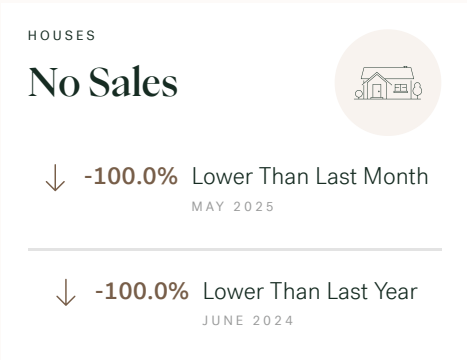
Bowen Island Neighbourhood

June 2025 Bowen Island Overview

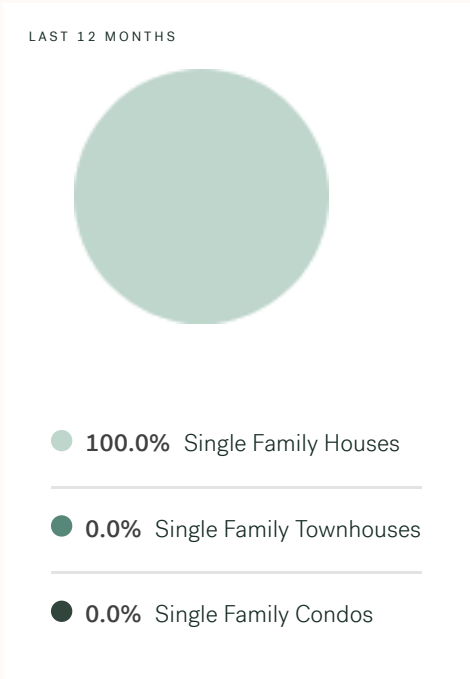
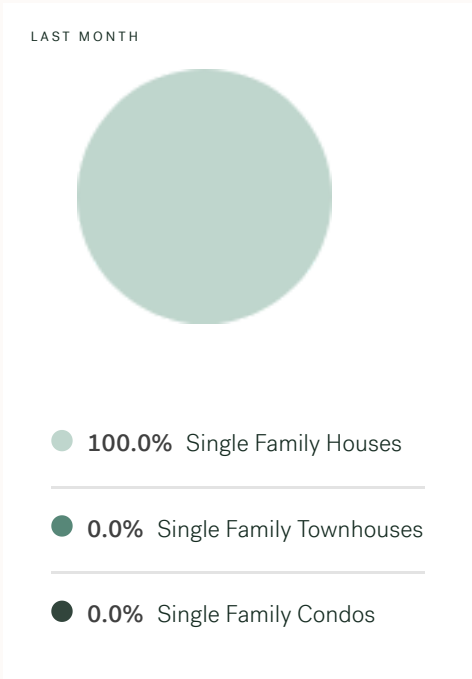
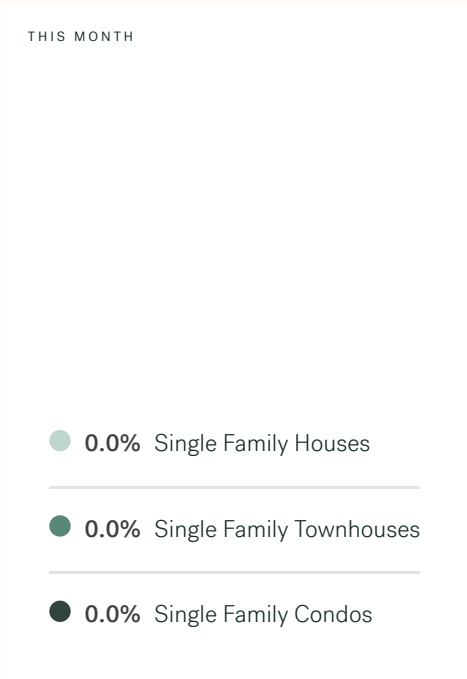
Sales-to-Active Ratio



HPI Benchmark Price (Average Price)



Market Share



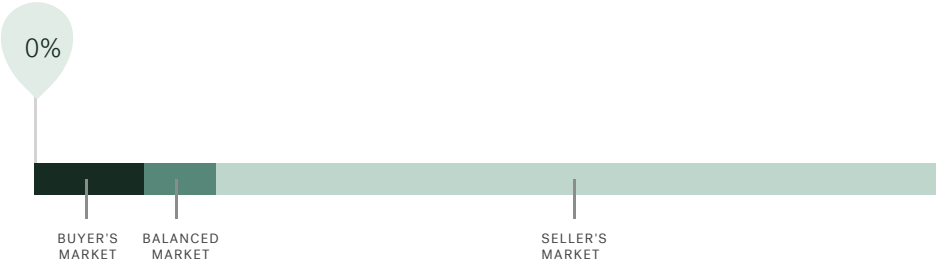
Bowen Island Single Family Houses

JUNE 2025 - 5 YEAR TREND

Market Status

Buyers Market

Bowen Island 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

23

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
MAY 2025

-100%

↓ Lower Than Last Year
JUNE 2024

Summary of Sales Volume Change

-100%

↓ Lower Than Last Month
MAY 2025

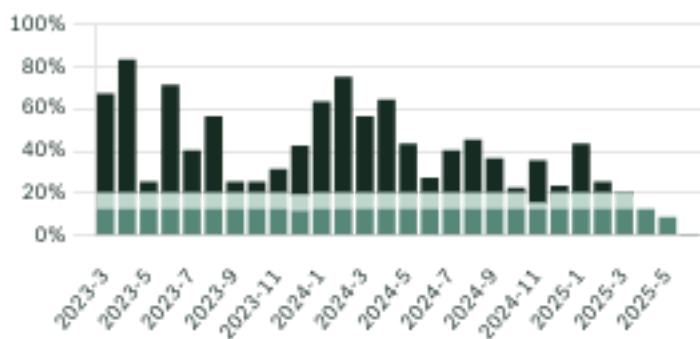
-100%

↓ Lower Than Last Year
JUNE 2024

Sales Price



Sales-to-Active Ratio



Number of Transactions



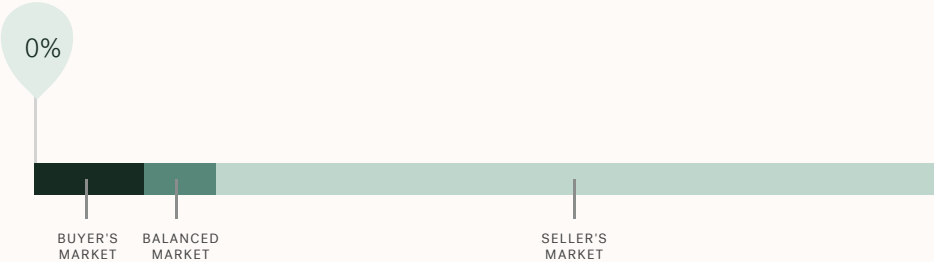
Bowen Island Single Family Townhomes

JUNE 2025 - 5 YEAR TREND

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Summary of Sales Price Change



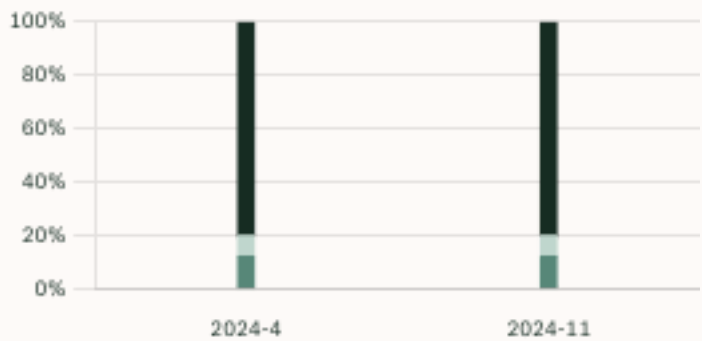
Summary of Sales Volume Change



Sales Price



Sales-to-Active Ratio



Number of Transactions



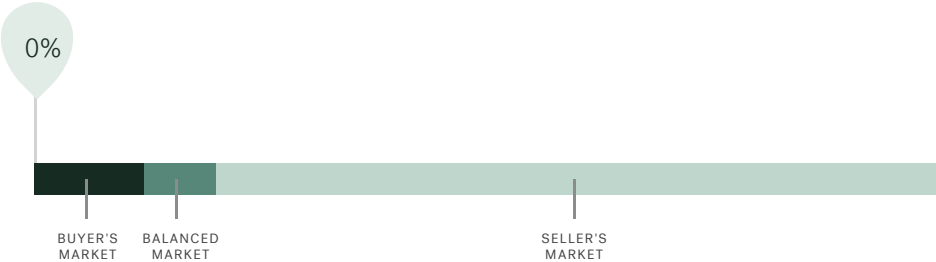
Bowen Island Single Family Condos

JUNE 2025 - 5 YEAR TREND

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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.