

RESIDENTIAL MARKET REPORT

# Chilliwack

June 2025



## Chilliwack Specialists



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## About Chilliwack

Chilliwack is a suburb of Vancouver, bordering Abbotsford, Hope and Agassiz, with approximately 113,767 (2021) residents living in a land area of 113,767 (2021) square kilometers. Currently there are homes for sale in Chilliwack, with an average price of 1,705,677, an average size of 2,422 sqft, and an average price per square feet of \$704.

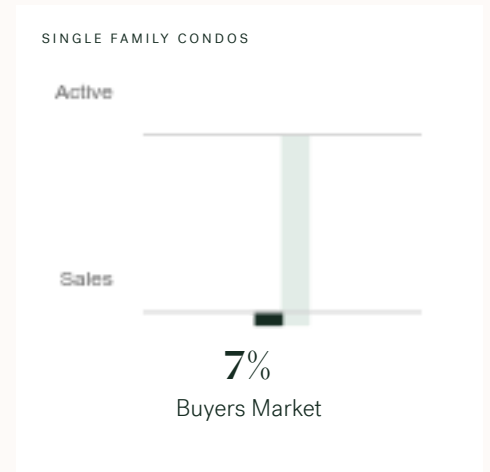
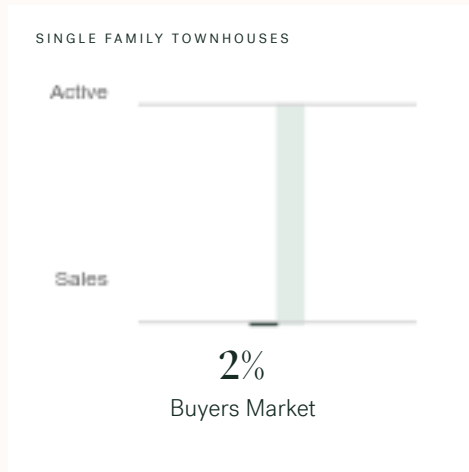
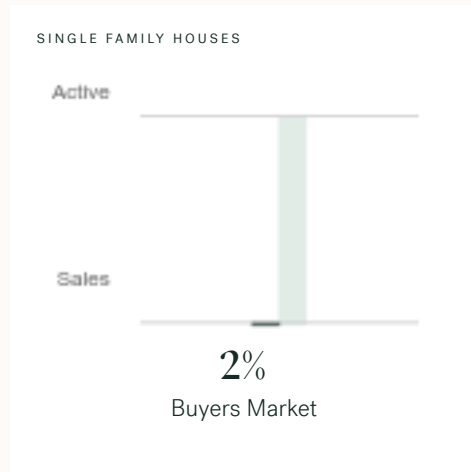
## Chilliwack Neighbourhoods

- Chilliwack Mountain
- Chilliwack River Valley
- East Chilliwack-Rosedale
- East Chilliwack-Southside
- Eastern Hillside
- Fairfield Island
- Greendale
- Little Mountain
- Majuba Hill
- North Yale-Well
- Promontory
- Rosedale Center
- Rosedale-Popkum
- Ryder Lake
- Sardis-Vedder
- Sardis-West Vedder
- Watson-Promontory
- Yale Road
- Yarrow
- Young-Well
- Young-Yale

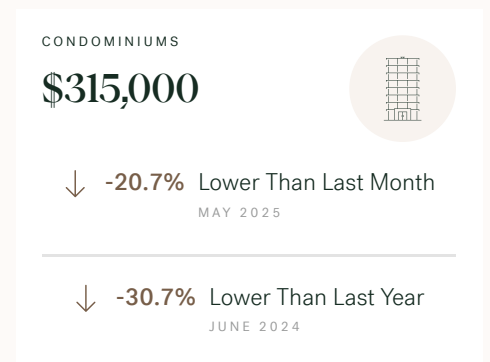
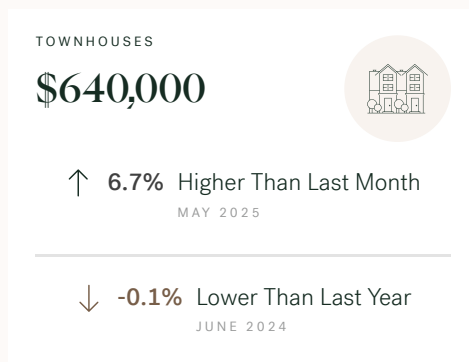
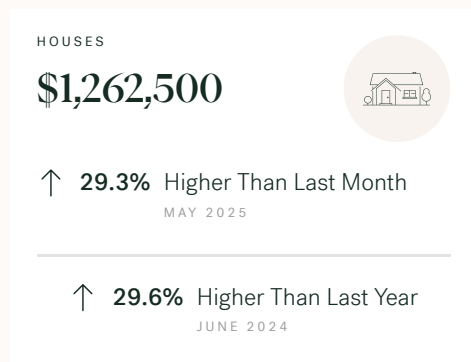
# June 2025 Chilliwack Overview

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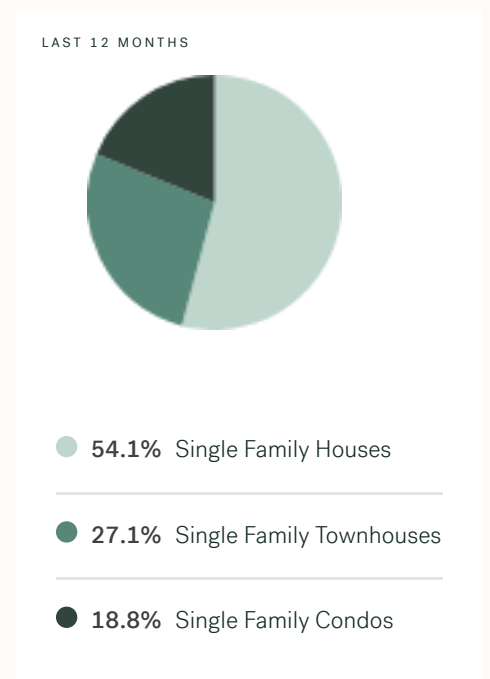
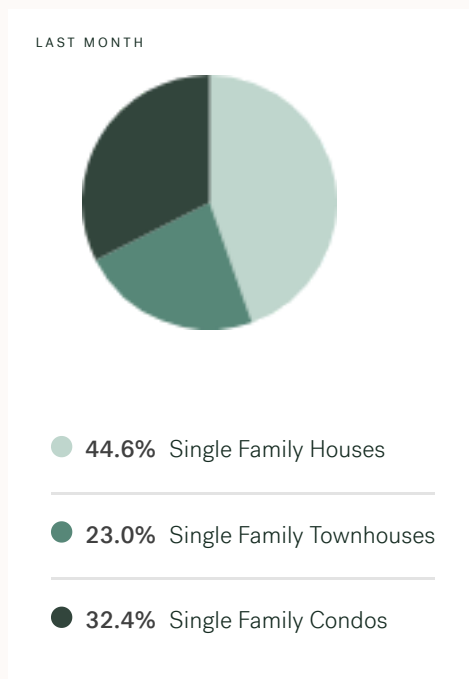
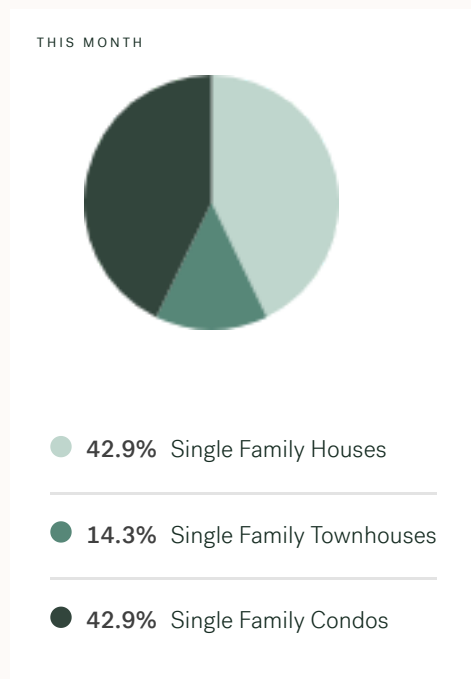
## Sales-to-Active Ratio



## HPI Benchmark Price (Average Price)



## Market Share



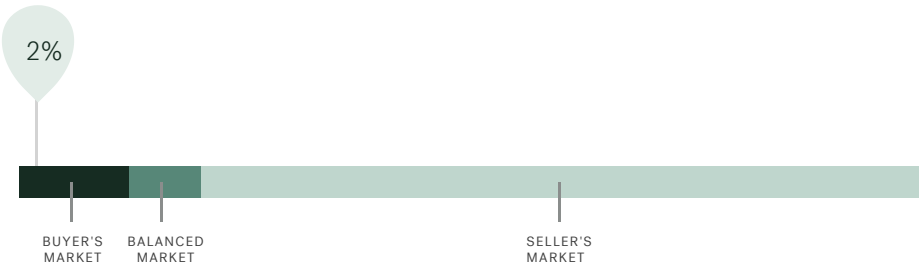
# Chilliwack Single Family Houses

JUNE 2025 - 5 YEAR TREND

## Market Status

# Buyers Market

Chilliwack 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.



2%

Of Single Family House Listings Sold  
IN PAST 30 DAYS

180

Active Single Family House Listings  
IN PAST 30 DAYS

3

Single Family House Listings Sold  
IN PAST 30 DAYS

## Summary of Sales Price Change

29%

↑ Higher Than Last Month  
MAY 2025

30%

↑ Higher Than Last Year  
JUNE 2024

## Summary of Sales Volume Change

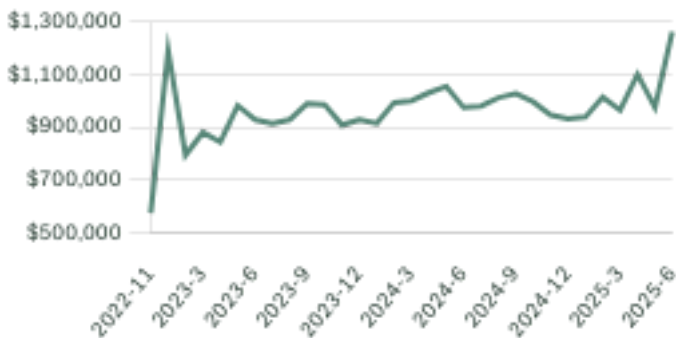
-91%

↓ Lower Than Last Month  
MAY 2025

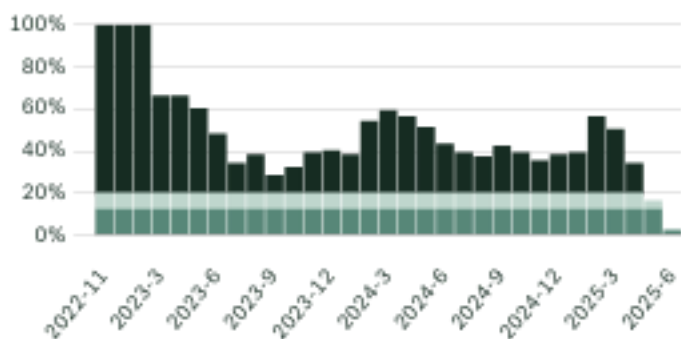
-97%

↓ Lower Than Last Year  
JUNE 2024

## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



# Chilliwack Single Family Townhomes

JUNE 2025 - 5 YEAR TREND

## Market Status

# Buyers Market

Chilliwack 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.

2%



2%

Of Single Family  
Townhouse Listings Sold  
IN PAST 30 DAYS

57

Active Single Family  
Townhouse Listings  
IN PAST 30 DAYS

1

Single Family  
Townhouse Listings Sold  
IN PAST 30 DAYS

## Summary of Sales Price Change

7%



Higher Than  
Last Month  
MAY 2025

0%



Lower Than  
Last Year  
JUNE 2024

## Summary of Sales Volume Change

-94%



Lower Than  
Last Month  
MAY 2025

-98%

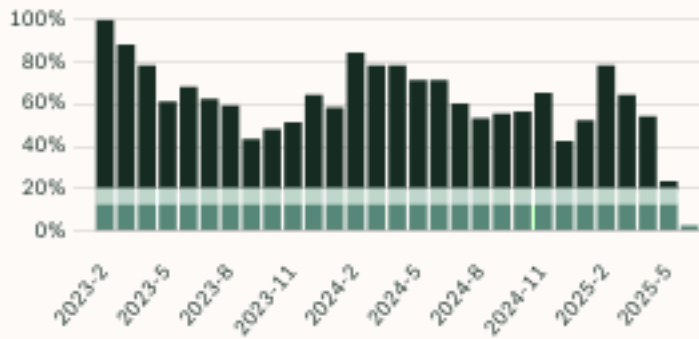


Lower Than  
Last Year  
JUNE 2024

## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



# Chilliwack Single Family Condos

JUNE 2025 - 5 YEAR TREND

## Market Status

# Buyers Market

Chilliwack 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.



7%

Of Single Family  
Condo Listings Sold  
IN PAST 30 DAYS

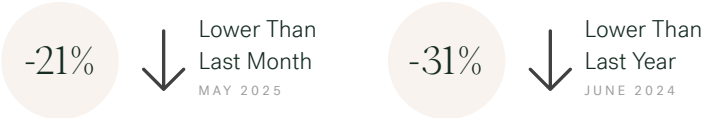
41

Active Single Family  
Condo Listings  
IN PAST 30 DAYS

3

Single Family  
Condo Listings Sold  
IN PAST 30 DAYS

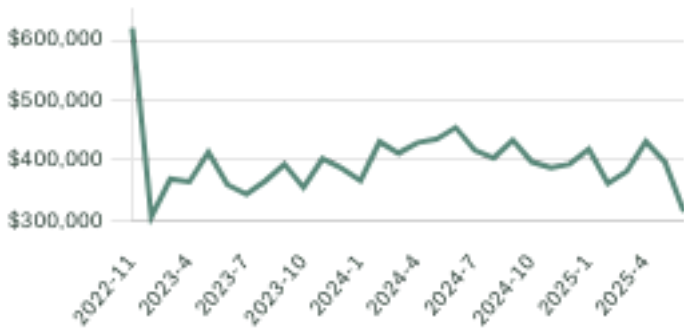
## Summary of Sales Price Change



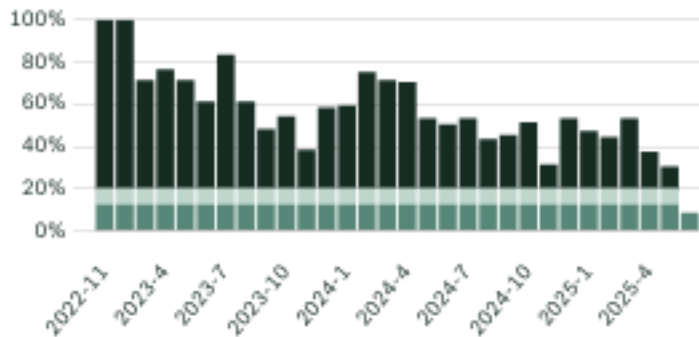
## Summary of Sales Volume Change



## 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.