

RESIDENTIAL MARKET REPORT

Gulf Islands

June 2025



Gulf Islands Specialists



Olga Tarasenko

B.LING (BACHELOR OF
LINGUISTICS), DIBM

604 684 8844 · 705

olga@kleingroup.com

About Gulf Islands

Gulf Islands is a suburb of Vancouver, bordering Bowen Island, Sunshine Coast and Vancouver, with approximately 23,497 (2016) residents living in a land area of 23,497 (2016) square kilometers. Currently there are homes for sale in Gulf Islands, with an average price of 1,247,833, an average size of 2,036 sqft, and an average price per square feet of \$613.

Gulf Islands Neighbourhoods

DeCourcy Island

Gabriola Island

Galiano Island

Mayne Island

Moresby Island

Mudge Island

Pender Island

Penelakut Island

Ruxton Island

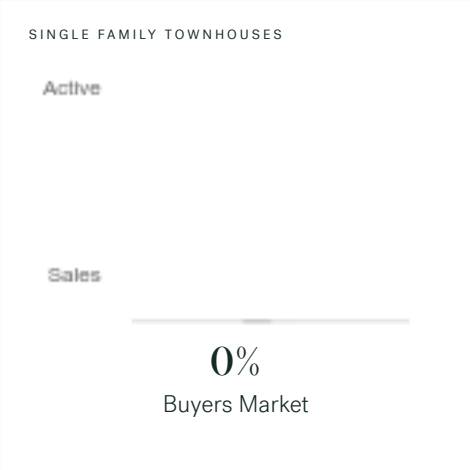
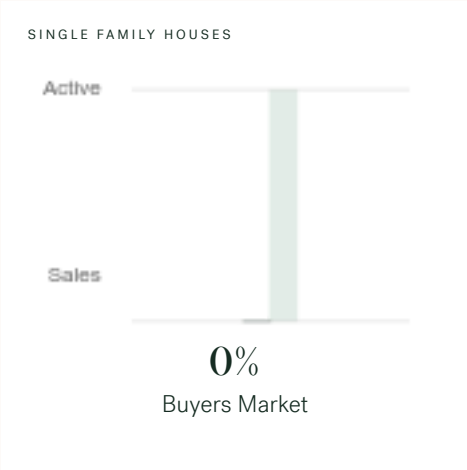
Salt Spring Island

Saturna Island

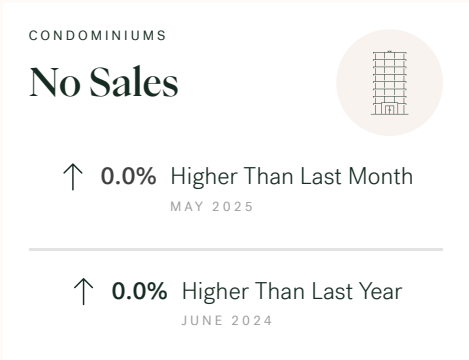
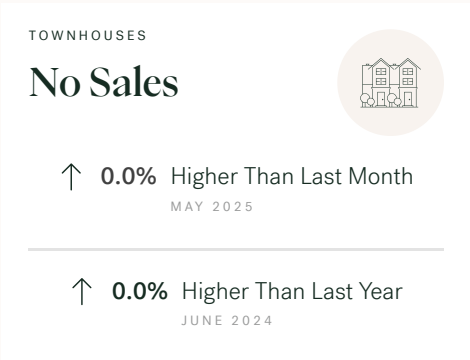
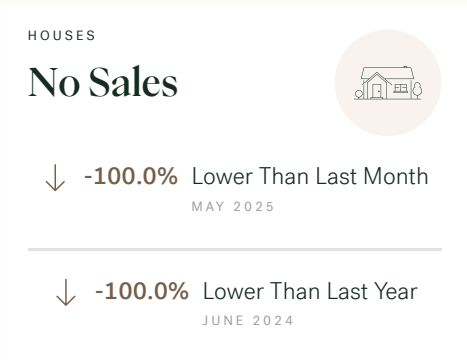
Thetis Island

Valdez Island

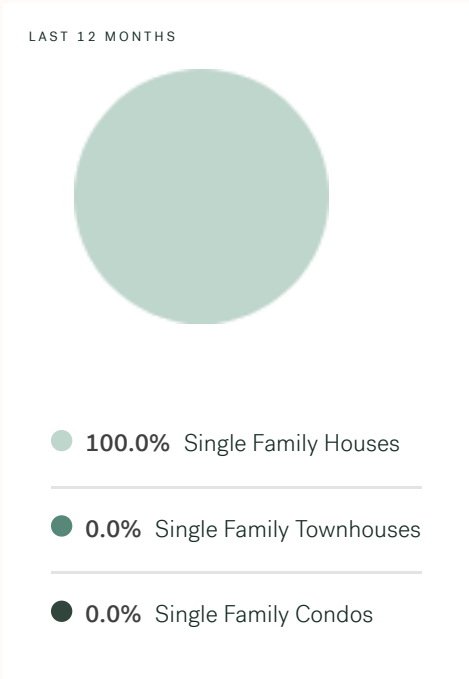
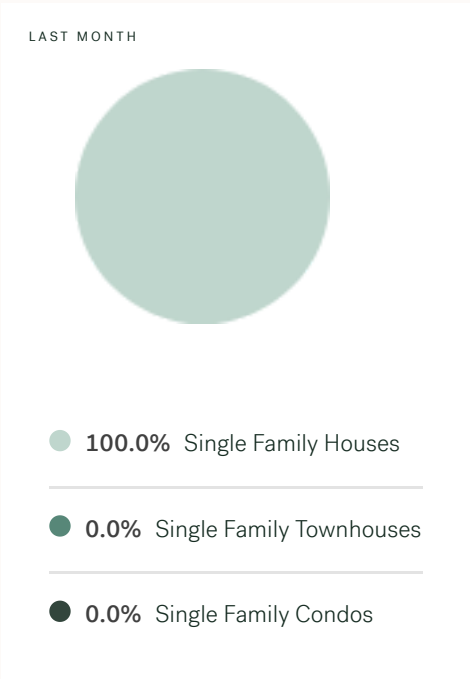
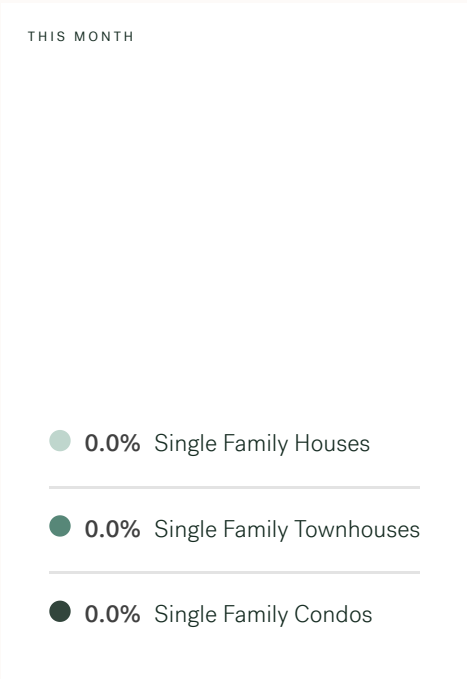
Sales-to-Active Ratio



HPI Benchmark Price (Average Price)



Market Share



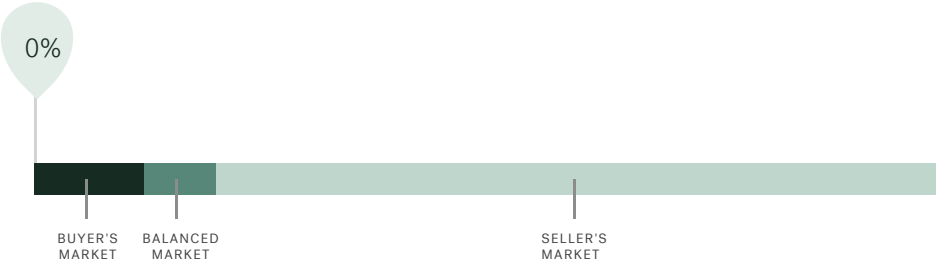
Gulf Islands Single Family Houses

JUNE 2025 - 5 YEAR TREND

Market Status

Buyers Market

Gulf Islands 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

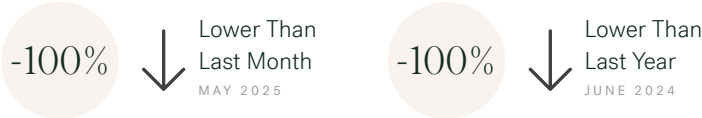
8

Active Single Family House Listings
IN PAST 30 DAYS

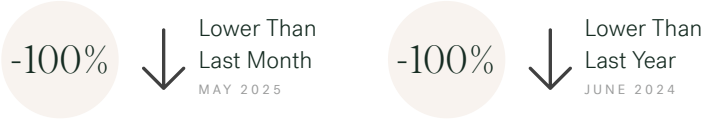
0

Single Family House Listings Sold
IN PAST 30 DAYS

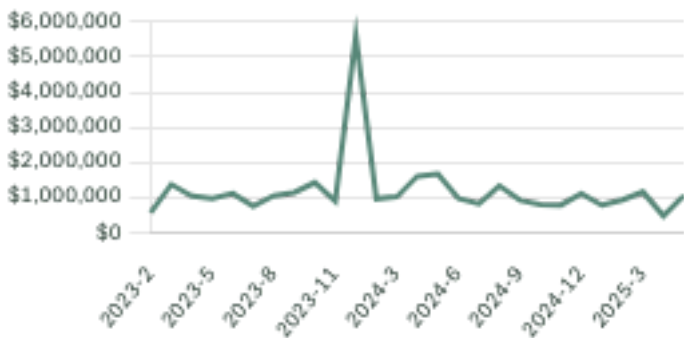
Summary of Sales Price Change



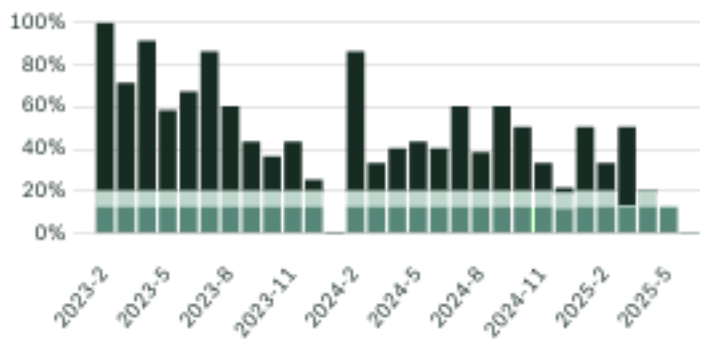
Summary of Sales Volume Change



Sales Price



Sales-to-Active Ratio



Number of Transactions



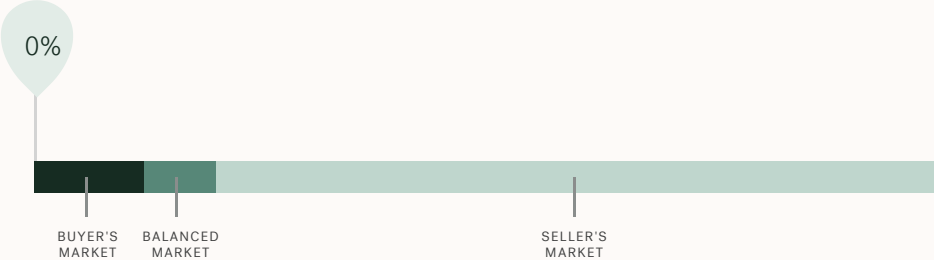
Gulf Islands Single Family Townhomes

JUNE 2025 - 5 YEAR TREND

Market Status

Buyers Market

Gulf Islands 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

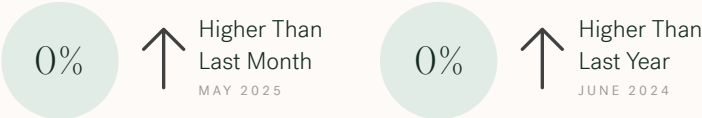
0

Active Single Family
Townhouse Listings
IN PAST 30 DAYS

0

Single Family
Townhouse Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change



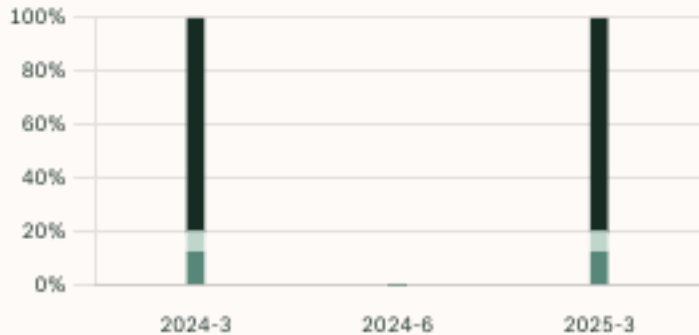
Summary of Sales Volume Change



Sales Price



Sales-to-Active Ratio



Number of Transactions



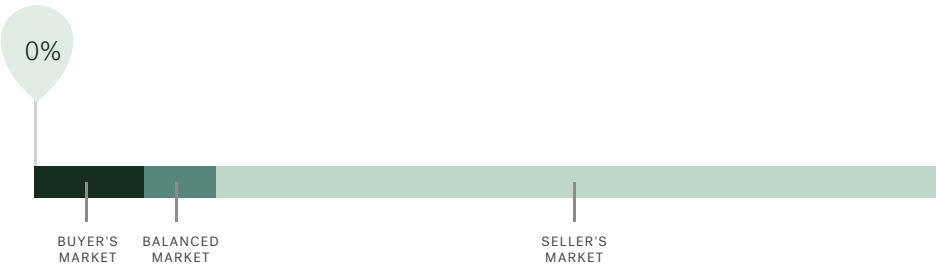
Gulf Islands Single Family Condos

JUNE 2025 - 5 YEAR TREND

Market Status

Buyers Market

Gulf Islands 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.



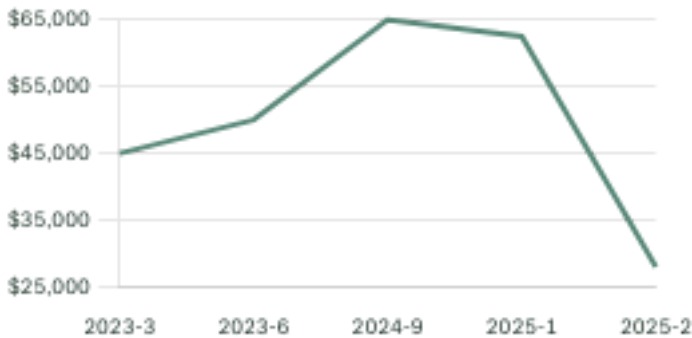
Summary of Sales Price Change



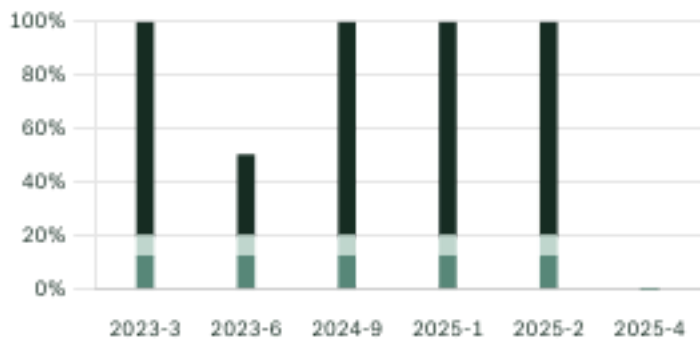
Summary of Sales Volume Change



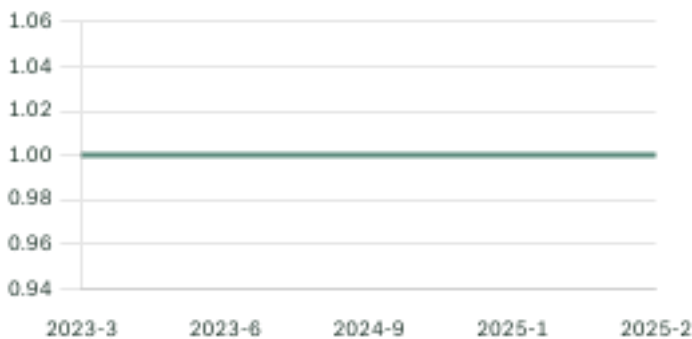
Sales Price



Sales-to-Active Ratio



Number of Transactions



Stay Intelligent. Join our newsletter.

Subscribe

Get first access to our public and non-public offerings, foreclosures, new projects and other developments.

kleinresidential.ca

KLEIN 

Klein Group

Residential
Commercial
Pre-Sale
Property Management

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

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.