

RESIDENTIAL MARKET REPORT

# Sunshine Coast

June 2025



## Sunshine Coast Specialists



**Olga Tarasenko**

B.LING (BACHELOR OF  
LINGUISTICS), DIBM

604 684 8844 · 705  
olga@kleingroup.com

## About Sunshine Coast

Sunshine Coast is a suburb of Vancouver, bordering Bowen Island, West Vancouver and Squamish, with approximately 50,040 (2016) residents living in a land area of 50,040 (2016) square kilometers. Currently there are homes for sale in Sunshine Coast, with an average price of 1,772,267, an average size of 2,383 sqft, and an average price per square feet of \$744.

## Sunshine Coast Neighbourhoods

Anvil Island

Bowyer Island

Gambier Island

Gibsons

Halfmoon Bay Secret Cove

Keats Island

Nelson Island

Pasley Islands

Pender Harbour Egmont

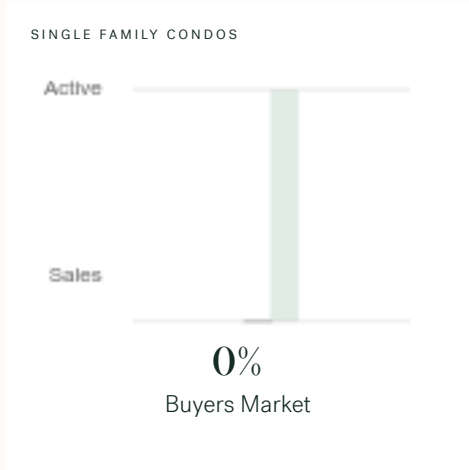
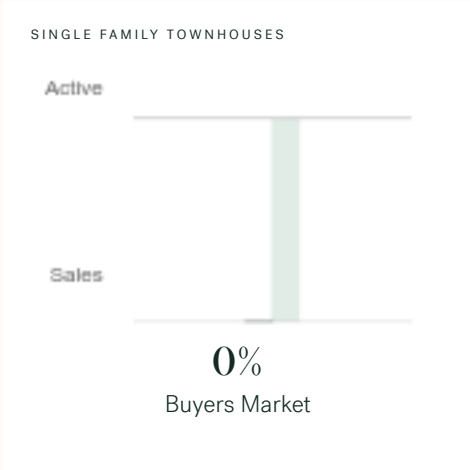
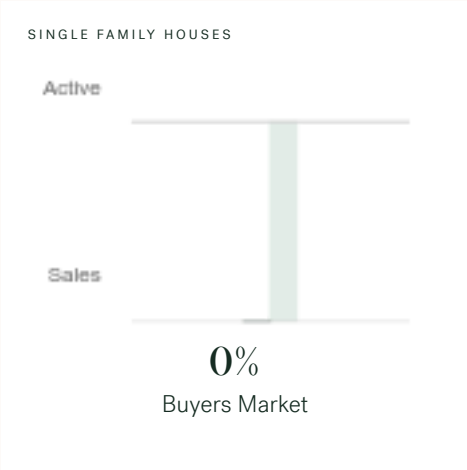
Roberts Creek

Sechelt

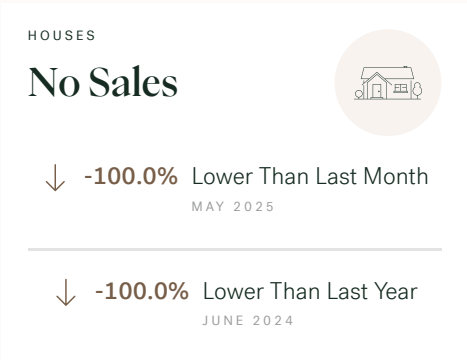
Sunshine Coast Rural

# June 2025 Sunshine Coast Overview

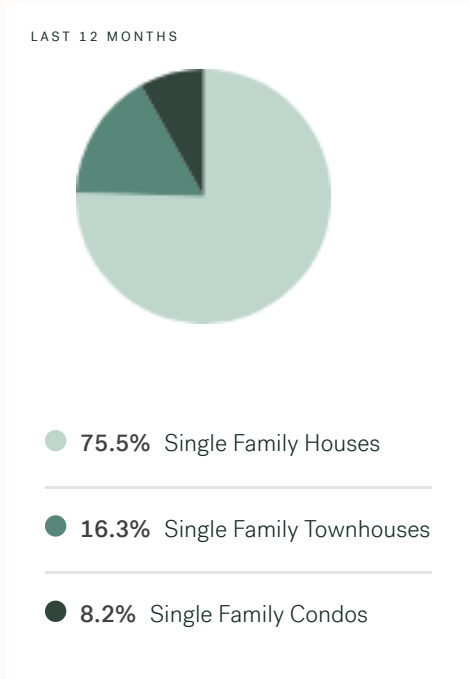
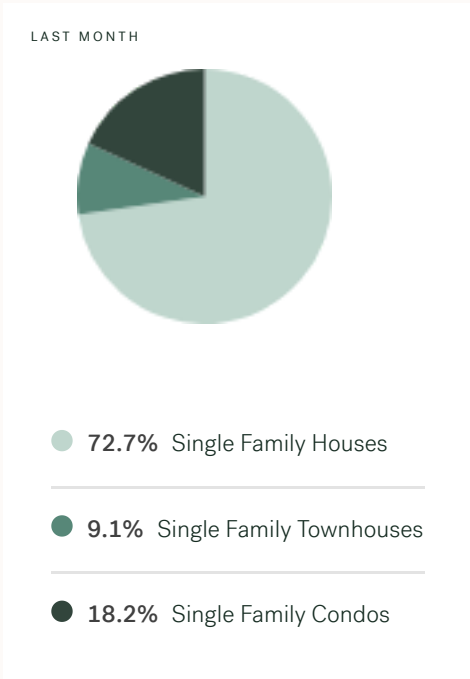
## Sales-to-Active Ratio



## HPI Benchmark Price (Average Price)



## Market Share



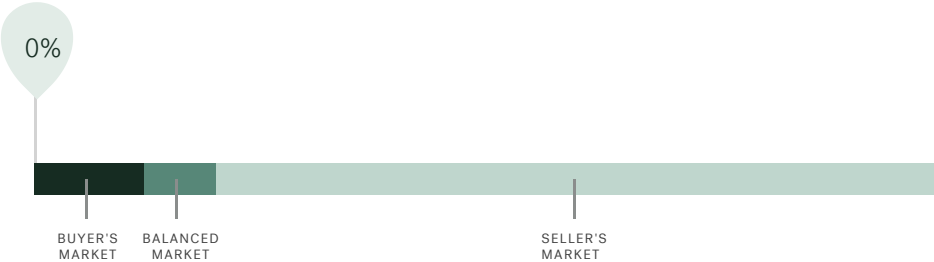
# Sunshine Coast Single Family Houses

JUNE 2025 - 5 YEAR TREND

## Market Status

# Buyers Market

Sunshine Coast 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

103

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

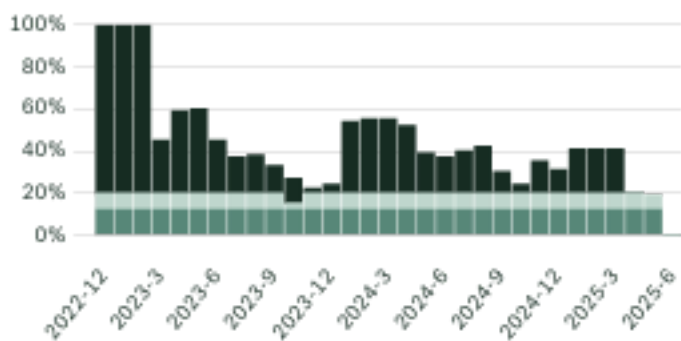
-100%

↓ Lower Than Last Year  
JUNE 2024

## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



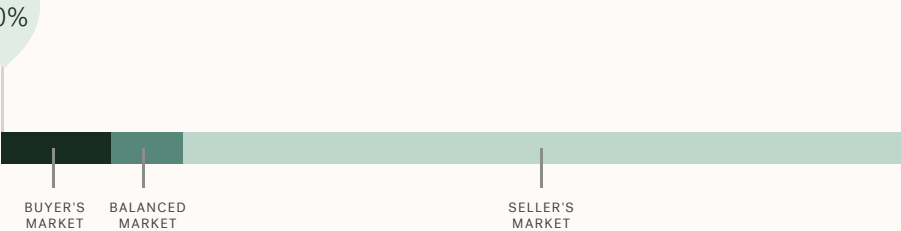
# Sunshine Coast Single Family Townhomes

JUNE 2025 - 5 YEAR TREND

## Market Status

# Buyers Market

Sunshine Coast 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

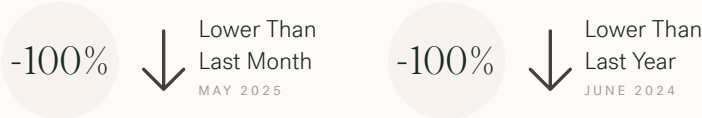
7

Active Single Family  
Townhouse Listings  
IN PAST 30 DAYS

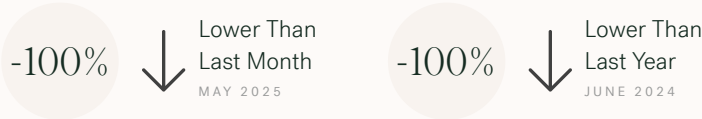
0

Single Family  
Townhouse Listings Sold  
IN PAST 30 DAYS

## Summary of Sales Price Change



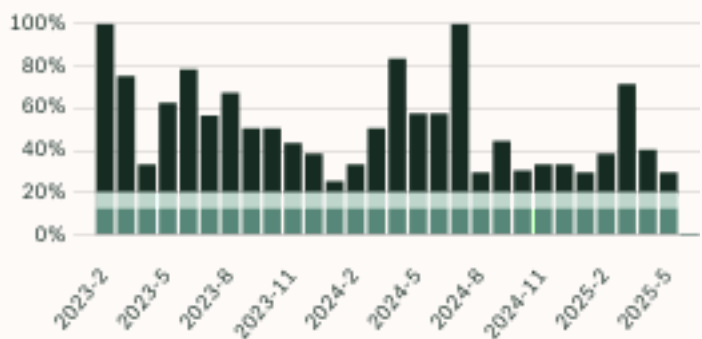
## Summary of Sales Volume Change



## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



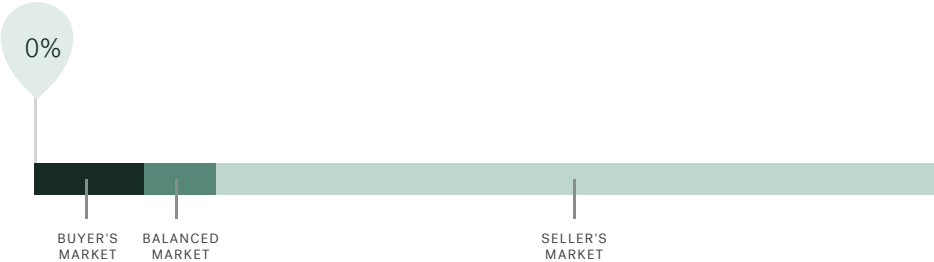
# Sunshine Coast Single Family Condos

JUNE 2025 - 5 YEAR TREND

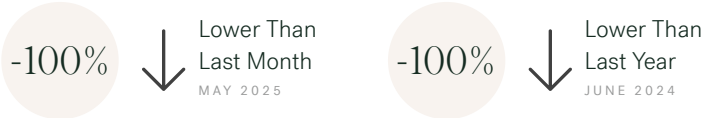
## Market Status

# Buyers Market

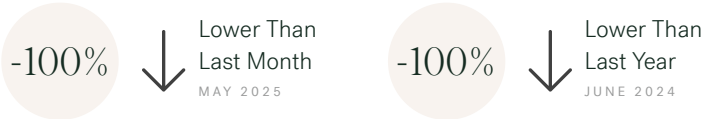
Sunshine Coast is currently a **Buyers Market**. This means that **less than 12%** of listings are sold within **30 days**. Buyers may have a **slight advantage** when negotiating prices.



## Summary of Sales Price Change



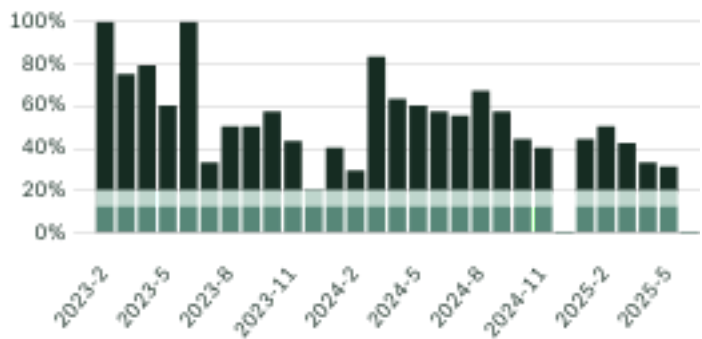
## Summary of Sales Volume Change



## 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](https://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