

RESIDENTIAL MARKET REPORT

Sunshine Coast

October 2025



Sunshine Coast Specialists



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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 1,310,261, an average size of 2,178 sqft, and an average price per square feet of \$602.

Sunshine Coast Neighbourhoods

Anvil Island

Bowyer Island

Gambier Island

Gibsons

Halfmoon Bay Secret Cove

Keats Island

Nelson Island

Pasley Islands

Pender Harbour Egmont

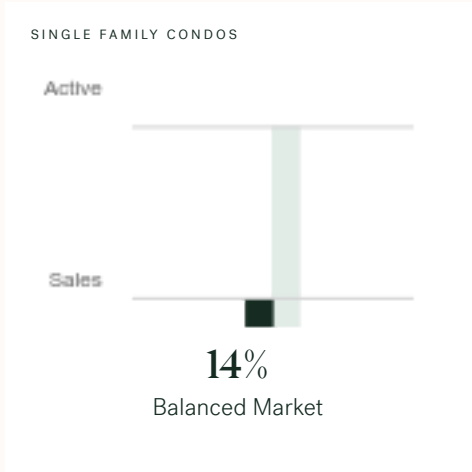
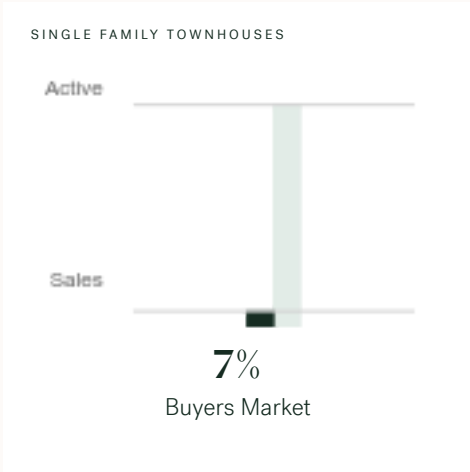
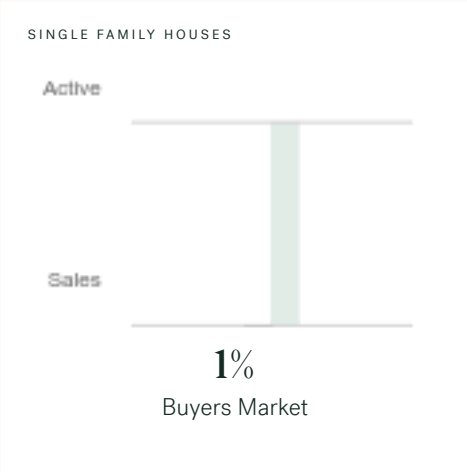
Roberts Creek

Sechelt

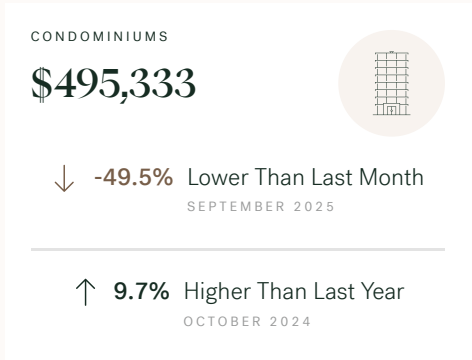
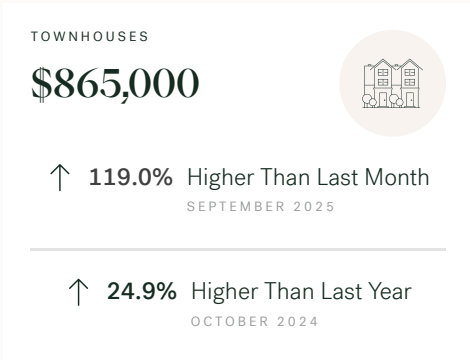
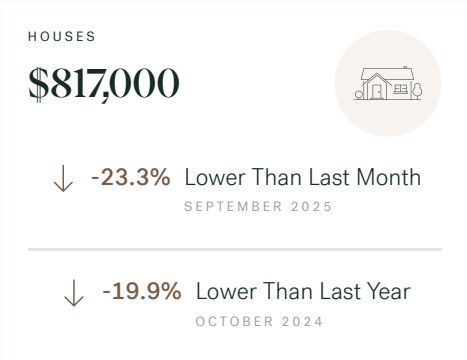
Sunshine Coast Rural

October 2025 Sunshine Coast Overview

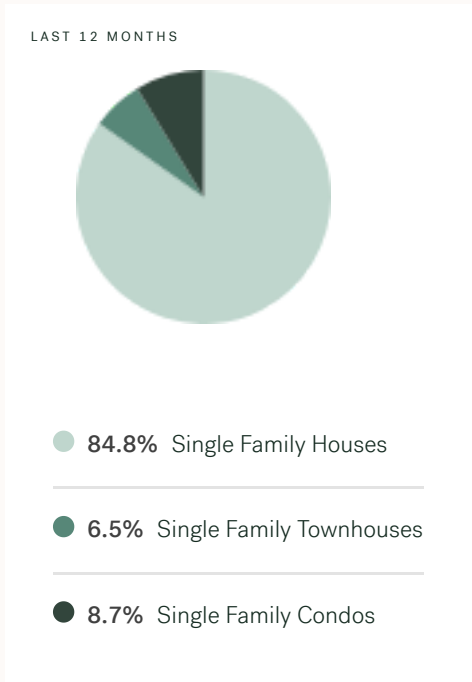
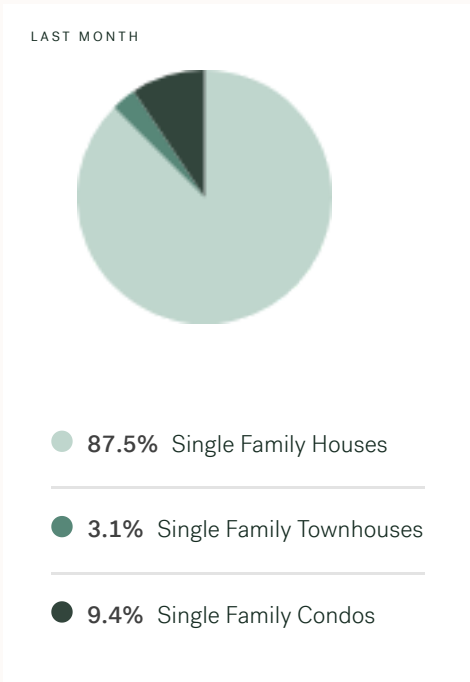
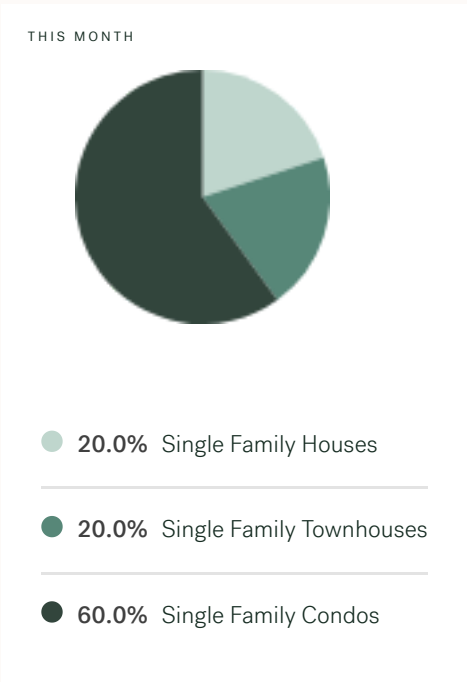
Sales-to-Active Ratio



HPI Benchmark Price (Average Price)



Market Share



Sunshine Coast Single Family Houses

OCTOBER 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.



1%

Of Single Family
House Listings Sold
IN PAST 30 DAYS

129

Active Single Family
House Listings
IN PAST 30 DAYS

1

Single Family
House Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change

-23%



Lower Than
Last Month
SEPTEMBER 2025

-20%



Lower Than
Last Year
OCTOBER 2024

Summary of Sales Volume Change

-96%



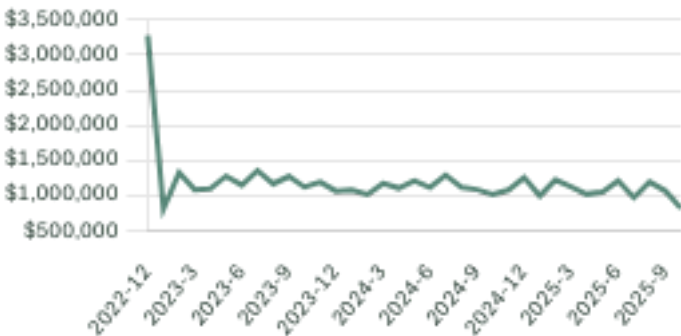
Lower Than
Last Month
SEPTEMBER 2025

-97%

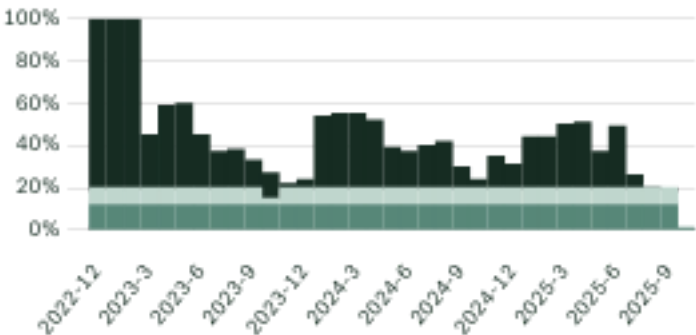


Lower Than
Last Year
OCTOBER 2024

Sales Price



Sales-to-Active Ratio



Number of Transactions



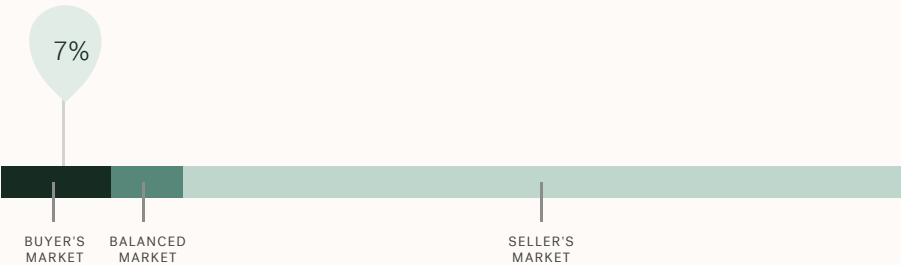
Sunshine Coast Single Family Townhomes

OCTOBER 2025 - 5 YEAR TREND

Market Status

Buyers Market

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7%

Of Single Family
Townhouse Listings Sold
IN PAST 30 DAYS

14

Active Single Family
Townhouse Listings
IN PAST 30 DAYS

1

Single Family
Townhouse Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change



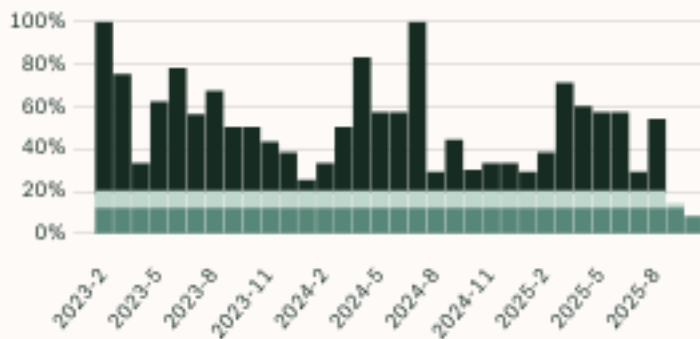
Summary of Sales Volume Change



Sales Price



Sales-to-Active Ratio



Number of Transactions



Sunshine Coast Single Family Condos

OCTOBER 2025 - 5 YEAR TREND

Market Status

Balanced Market

Sunshine Coast 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.



14%

Of Single Family
Condo Listings Sold
IN PAST 30 DAYS

21

Active Single Family
Condo Listings
IN PAST 30 DAYS

3

Single Family
Condo Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change



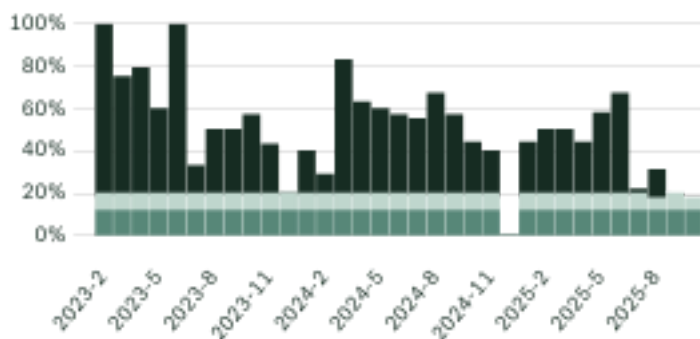
Summary of Sales Volume Change



Sales Price



Sales-to-Active Ratio



Number of Transactions



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