

RESIDENTIAL MARKET REPORT

Tsawwassen

October 2025



Tsawwassen Specialists



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About Tsawwassen

Tsawwassen is a suburb of Vancouver, bordering Ladner, Surrey and Delta, with approximately 21,588 (2016) residents living in a land area of 21,588 (2016) square kilometers. Currently there are homes for sale in Tsawwassen, with an average price of 1,599,513, an average size of 2,170 sqft, and an average price per square feet of \$737.

Tsawwassen Neighbourhoods

Beach Grove

Boundary Beach

Cliff Drive

English Bluff

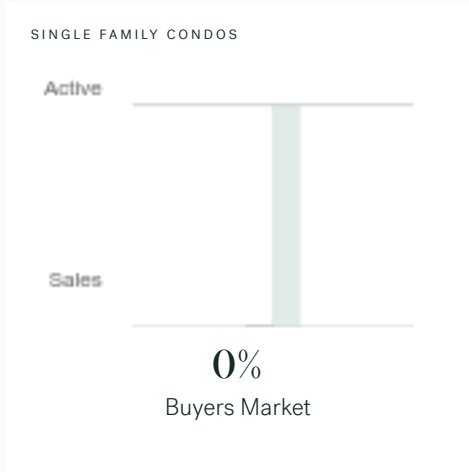
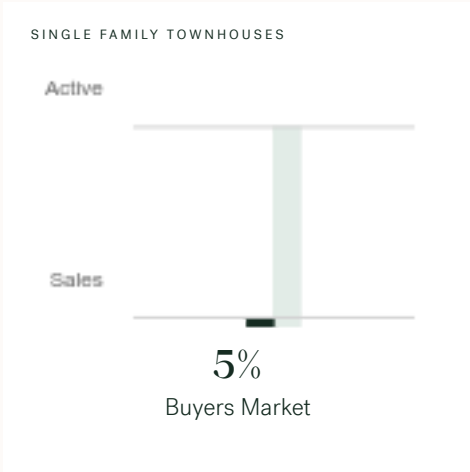
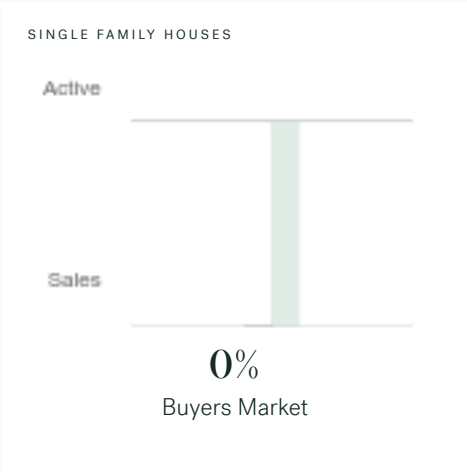
Pebble Hill

Tsawwassen Central

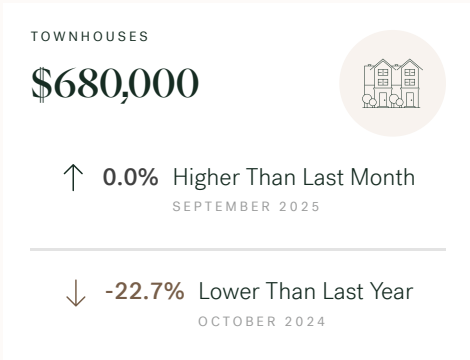
Tsawwassen East

Tsawwassen North

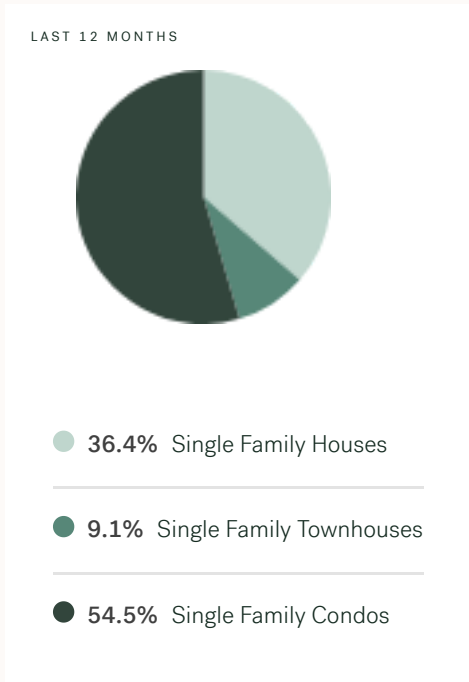
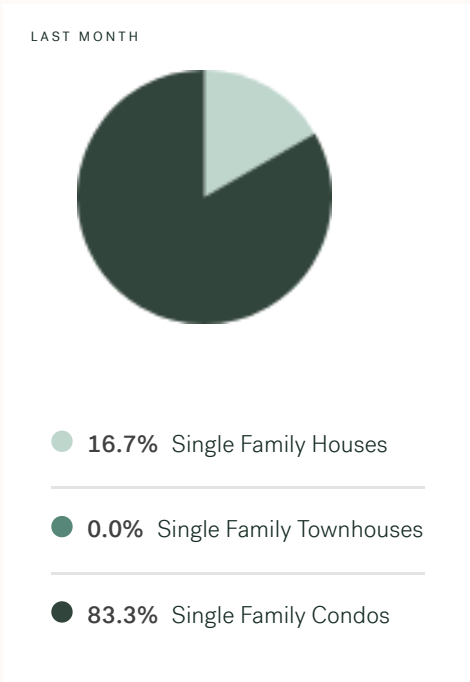
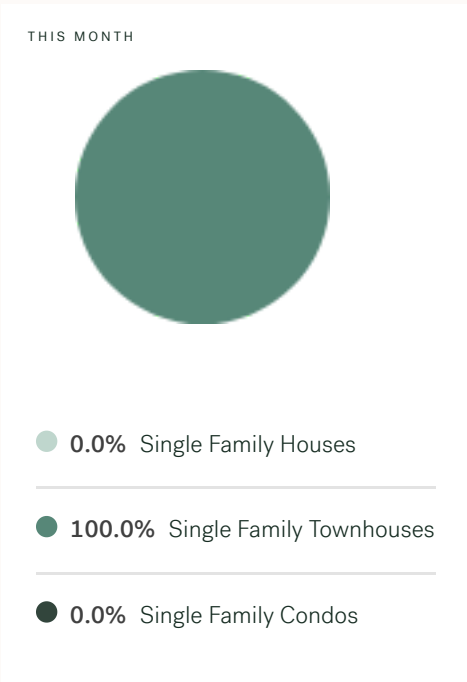
Sales-to-Active Ratio



HPI Benchmark Price (Average Price)



Market Share



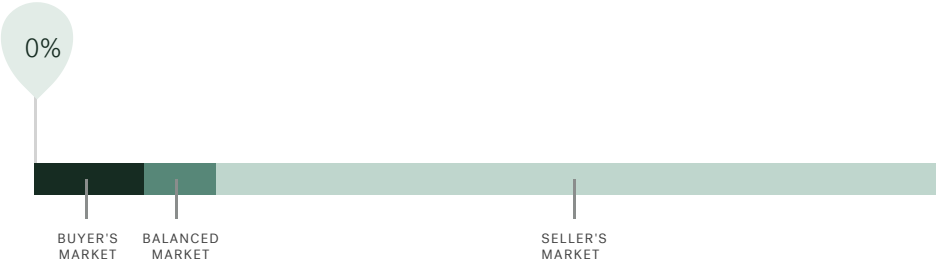
Tsawwassen Single Family Houses

OCTOBER 2025 - 5 YEAR TREND

Market Status

Buyers Market

Tsawwassen 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

13

Active Single Family House Listings
IN PAST 30 DAYS

0

Single Family House Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change



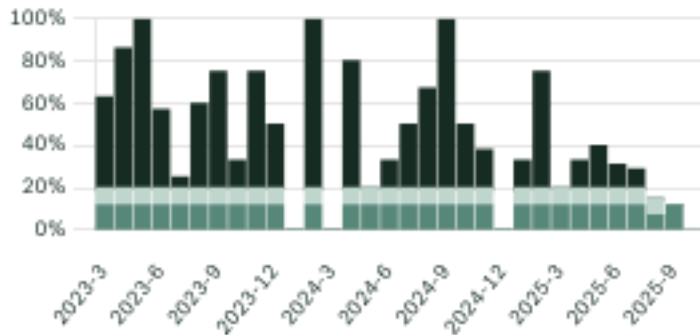
Summary of Sales Volume Change



Sales Price



Sales-to-Active Ratio



Number of Transactions



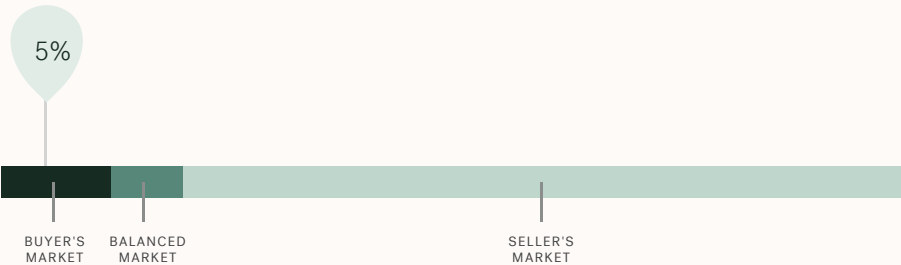
Tsawwassen Single Family Townhomes

OCTOBER 2025 - 5 YEAR TREND

Market Status

Buyers Market

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5%

Of Single Family Townhouse Listings Sold
IN PAST 30 DAYS

21

Active Single Family Townhouse Listings
IN PAST 30 DAYS

1

Single Family Townhouse Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change

0%

Higher Than Last Month
SEPTEMBER 2025

-23%

Lower Than Last Year
OCTOBER 2024

Summary of Sales Volume Change

0%

Higher Than Last Month
SEPTEMBER 2025

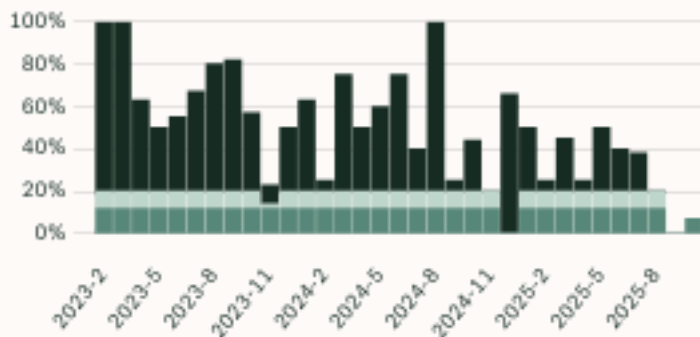
0%

Higher Than Last Year
OCTOBER 2024

Sales Price



Sales-to-Active Ratio



Number of Transactions



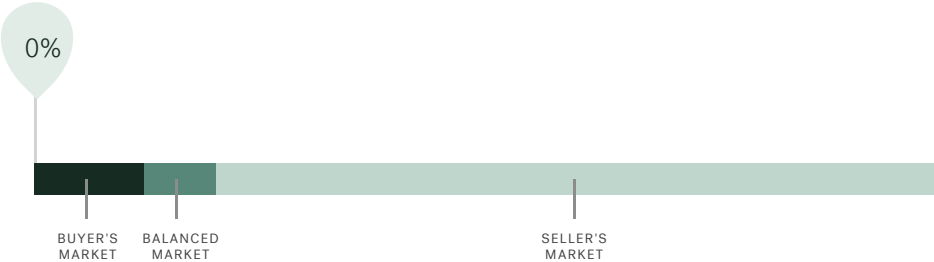
Tsawwassen Single Family Condos

OCTOBER 2025 - 5 YEAR TREND

Market Status

Buyers Market

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0%

Of Single Family Condo Listings Sold
IN PAST 30 DAYS

14

Active Single Family Condo Listings
IN PAST 30 DAYS

0

Single Family Condo Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change

-100%

↓ Lower Than Last Month
SEPTEMBER 2025

-100%

↓ Lower Than Last Year
OCTOBER 2024

Summary of Sales Volume Change

-100%

↓ Lower Than Last Month
SEPTEMBER 2025

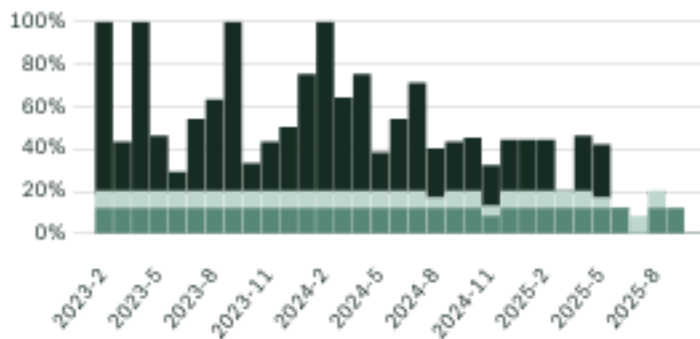
-100%

↓ Lower Than Last Year
OCTOBER 2024

Sales Price



Sales-to-Active Ratio



Number of Transactions



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