

RESIDENTIAL MARKET REPORT

West Vancouver

October 2025



West Vancouver Specialists



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About West Vancouver

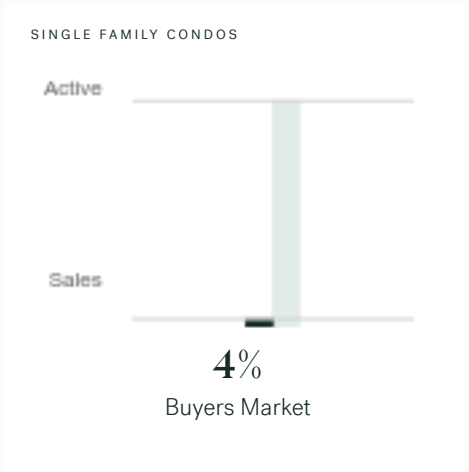
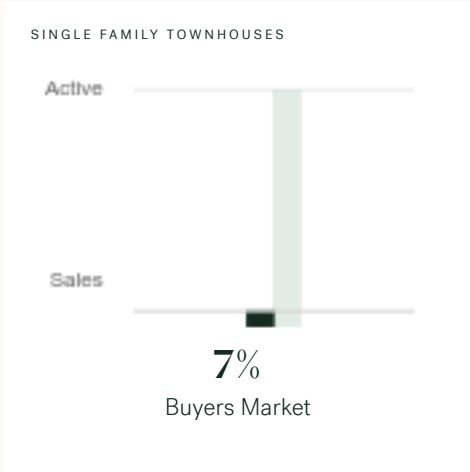
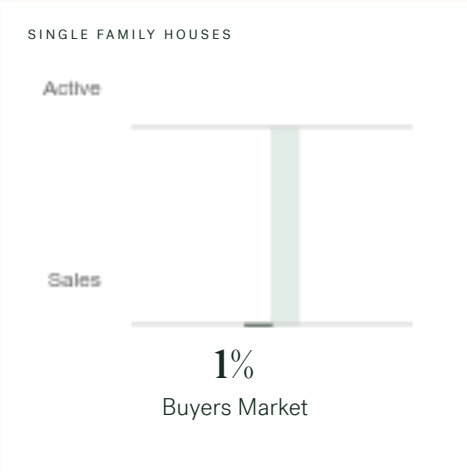
West Vancouver is a suburb of Vancouver, bordering North Vancouver, Squamish and Vancouver, with approximately 45,406 (2022) residents living in a land area of 45,406 (2022) square kilometers. Currently there are homes for sale in West Vancouver, with an average price of 4,816,261, an average size of 4,532 sqft, and an average price per square feet of \$1,063.

West Vancouver Neighbourhoods

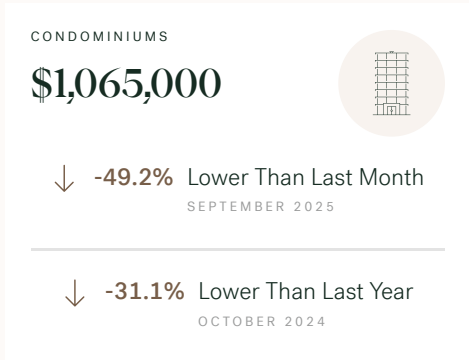
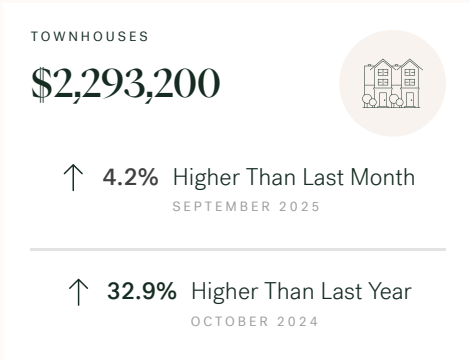
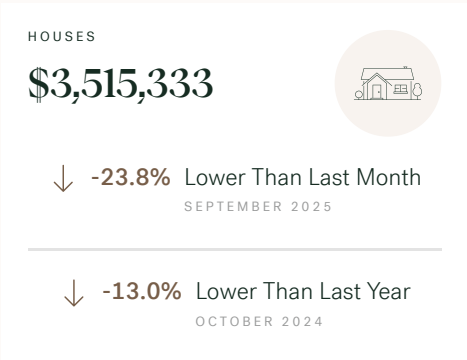
- Altamont
- Ambleside
- Bayridge
- British Properties
- Canterbury
- Caulfeild
- Cedardale
- Chartwell
- Chelsea Park
- Cypress
- Cypress Park Estates
- Deer Ridge
- Dundarave
- Eagle Harbour
- Eagleridge
- Furry Creek
- Gleneagles
- Glenmore
- Horseshoe Bay
- Howe Sound
- Lions Bay
- Olde Caulfeild
- Panorama Village
- Park Royal
- Passage Island
- Porteau
- Queens
- Rockridge
- Sandy Cove
- Sentinel Hill
- Upper Caulfeild
- West Bay
- Westhill
- Westmount
- Whitby Estates
- Whytecliff

October 2025 West Vancouver Overview

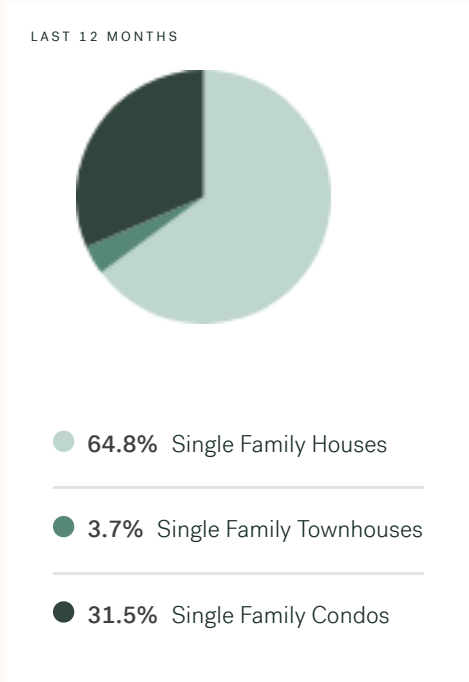
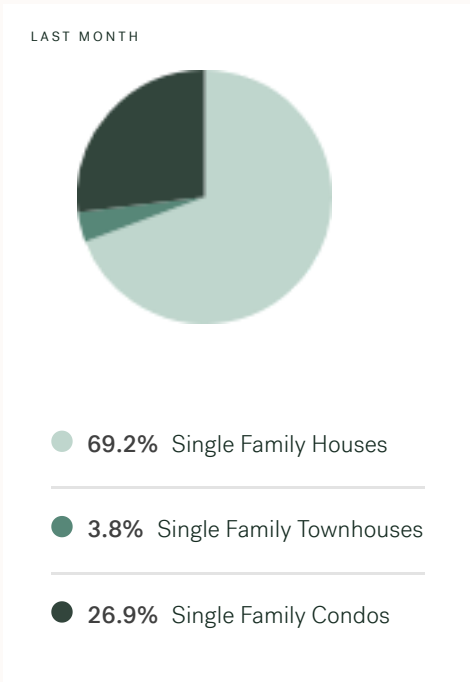
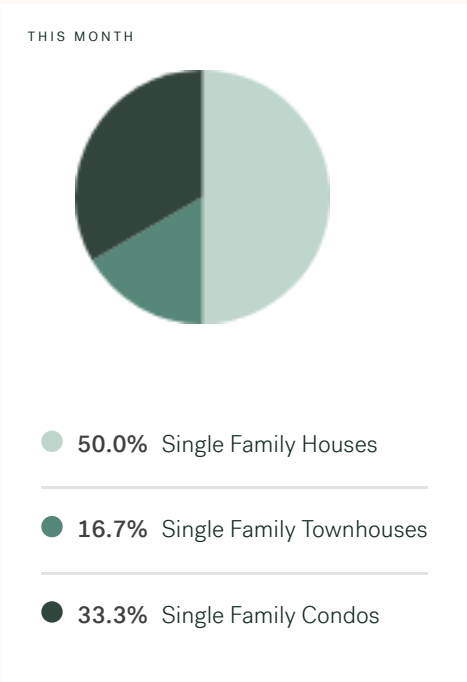
Sales-to-Active Ratio



HPI Benchmark Price (Average Price)



Market Share



West Vancouver Single Family Houses

OCTOBER 2025 - 5 YEAR TREND

Market Status

Buyers Market

West Vancouver 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

210

Active Single Family House Listings
IN PAST 30 DAYS

3

Single Family House Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change

-24%



Lower Than Last Month
SEPTEMBER 2025

-13%



Lower Than Last Year
OCTOBER 2024

Summary of Sales Volume Change

-83%



Lower Than Last Month
SEPTEMBER 2025

-91%

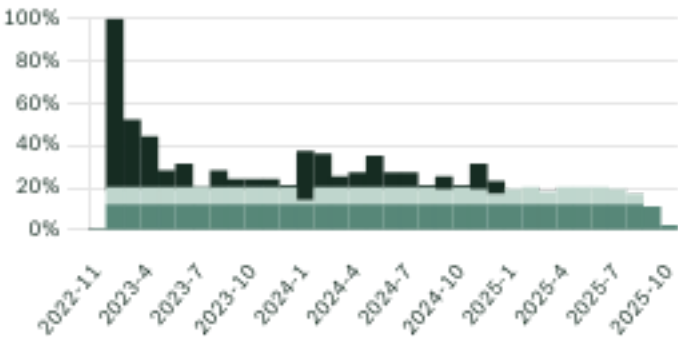


Lower Than Last Year
OCTOBER 2024

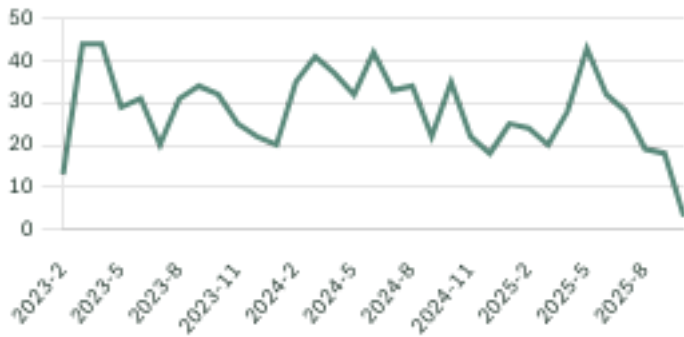
Sales Price



Sales-to-Active Ratio



Number of Transactions



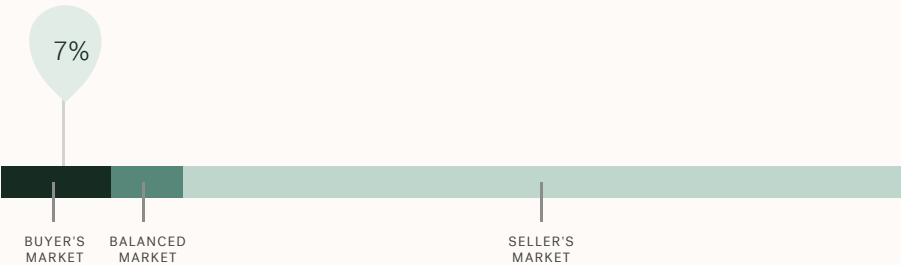
West Vancouver Single Family Townhomes

OCTOBER 2025 - 5 YEAR TREND

Market Status

Buyers Market

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7%

Of Single Family
Townhouse Listings Sold
IN PAST 30 DAYS

15

Active Single Family
Townhouse Listings
IN PAST 30 DAYS

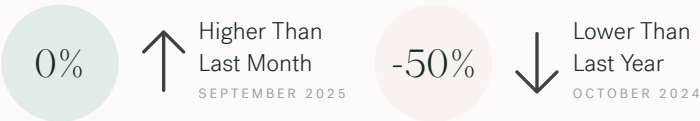
1

Single Family
Townhouse Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change



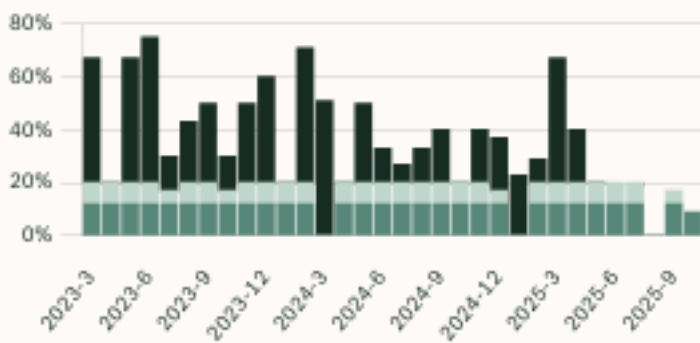
Summary of Sales Volume Change



Sales Price



Sales-to-Active Ratio



Number of Transactions



West Vancouver Single Family Condos

OCTOBER 2025 - 5 YEAR TREND

Market Status

Buyers Market

West Vancouver 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.



4%

Of Single Family Condo Listings Sold
IN PAST 30 DAYS

57

Active Single Family Condo Listings
IN PAST 30 DAYS

2

Single Family Condo Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change

-49%

↓ Lower Than Last Month
SEPTEMBER 2025

-31%

↓ Lower Than Last Year
OCTOBER 2024

Summary of Sales Volume Change

-71%

↓ Lower Than Last Month
SEPTEMBER 2025

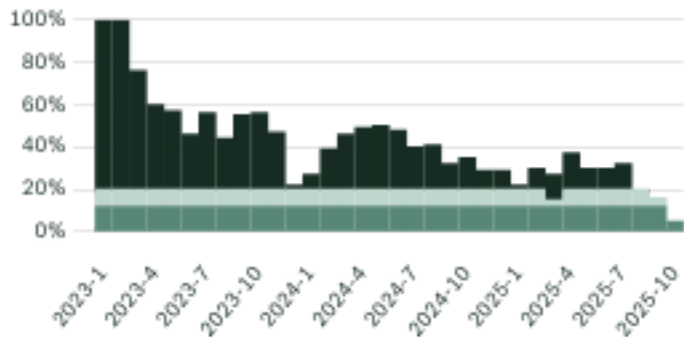
-88%

↓ Lower Than Last Year
OCTOBER 2024

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.