

RESIDENTIAL MARKET REPORT

# West Vancouver

November 2025



# West Vancouver Specialists



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## About West Vancouver

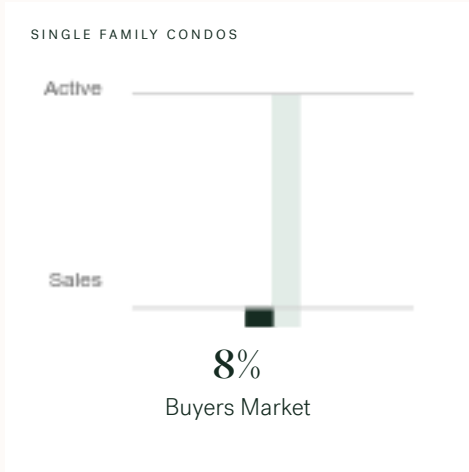
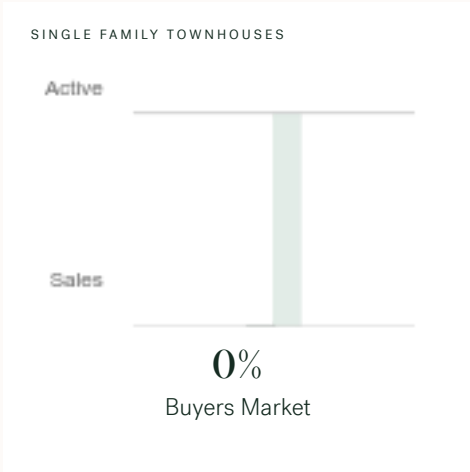
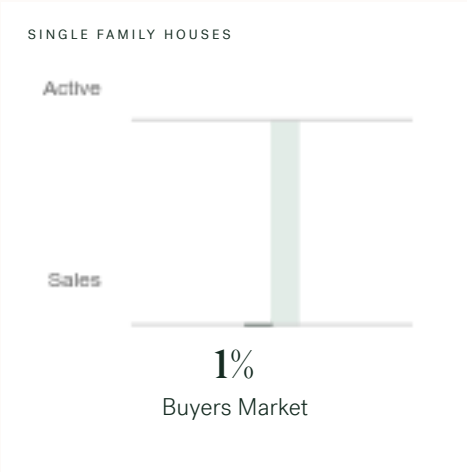
West Vancouver is a suburb of Vancouver, bordering North Vancouver, Squamish and Vancouver, with approximately 45,406 (2022) residents living in a land area of 45,406 (2022) square kilometers. Currently there are homes for sale in West Vancouver, with an average price of 4,628,881, an average size of 4,169 sqft, and an average price per square feet of \$1,110.

## West Vancouver Neighbourhoods

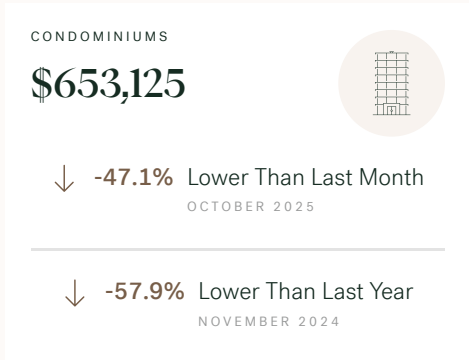
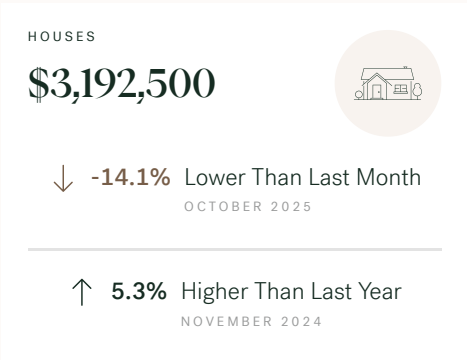
- Altamont Ambleside Bayridge British Properties Canterbury Caulfeild Cedardale Chartwell Chelsea Park Cypress
- Cypress Park Estates Deer Ridge Dundarave Eagle Harbour Eagleridge Furry Creek Gleneagles Glenmore Horseshoe Bay
- Howe Sound Lions Bay Olde Caulfeild Panorama Village Park Royal Passage Island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

# November 2025 West Vancouver Overview

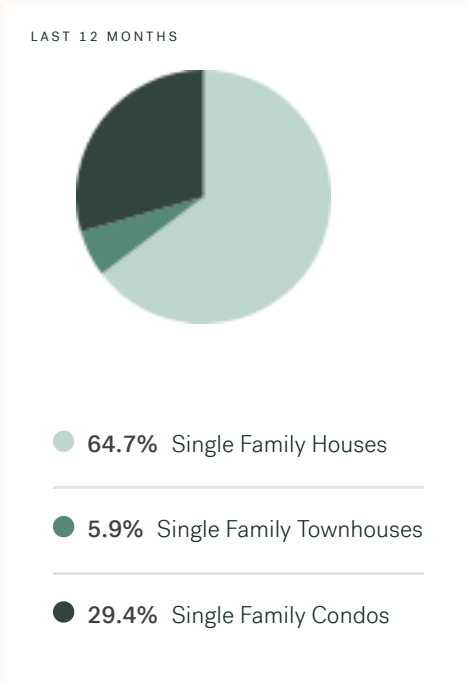
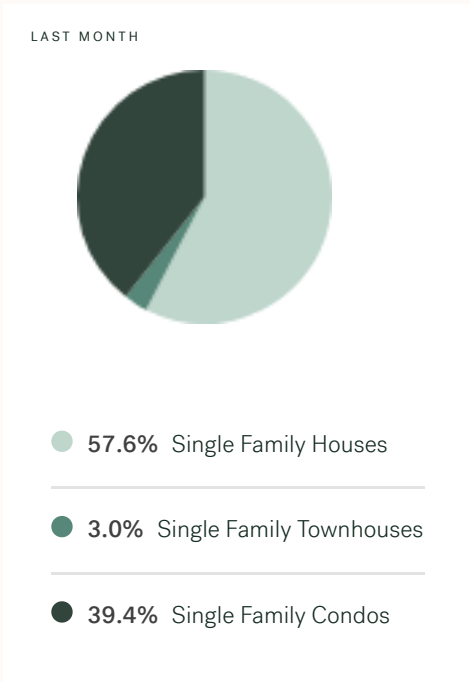
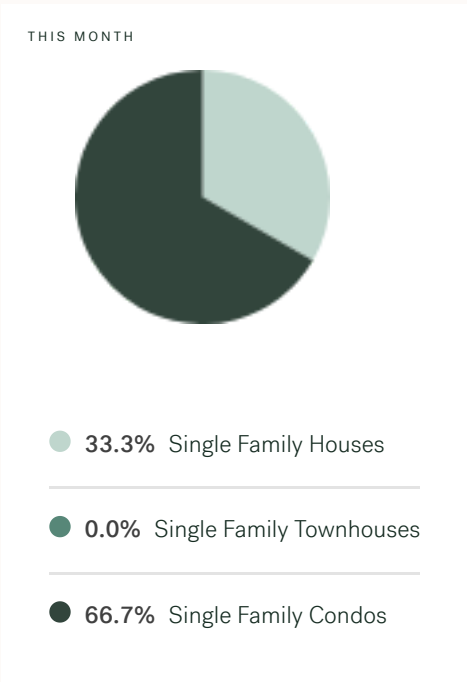
## Sales-to-Active Ratio



## HPI Benchmark Price (Average Price)



## Market Share



# West Vancouver Single Family Houses

NOVEMBER 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

174

Active Single Family House Listings  
IN PAST 30 DAYS

2

Single Family House Listings Sold  
IN PAST 30 DAYS

## Summary of Sales Price Change

-14%



Lower Than Last Month  
OCTOBER 2025

5%



Higher Than Last Year  
NOVEMBER 2024

## Summary of Sales Volume Change

-89%



Lower Than Last Month  
OCTOBER 2025

-91%

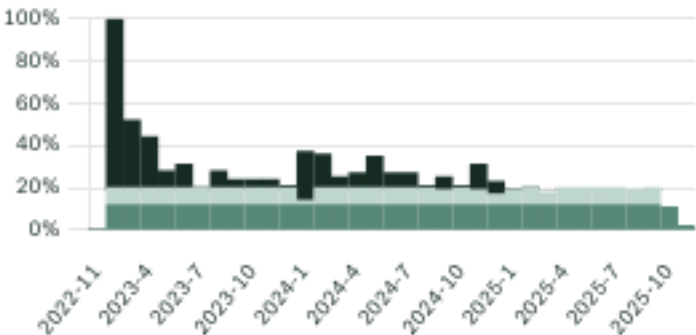


Lower Than Last Year  
NOVEMBER 2024

## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



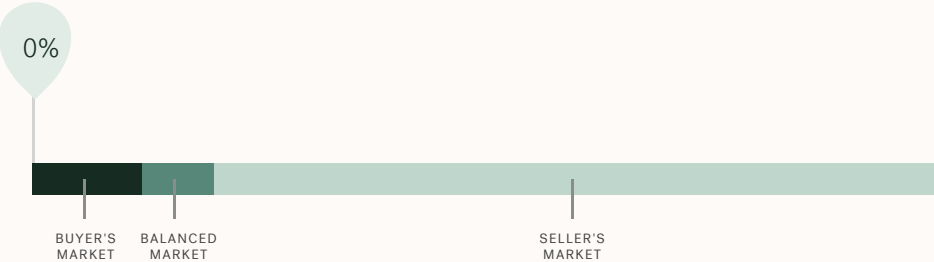
# West Vancouver Single Family Townhomes

NOVEMBER 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.



0%  
Of Single Family  
Townhouse Listings Sold  
IN PAST 30 DAYS

9  
Active Single Family  
Townhouse Listings  
IN PAST 30 DAYS

0  
Single Family  
Townhouse Listings Sold  
IN PAST 30 DAYS

## Summary of Sales Price Change



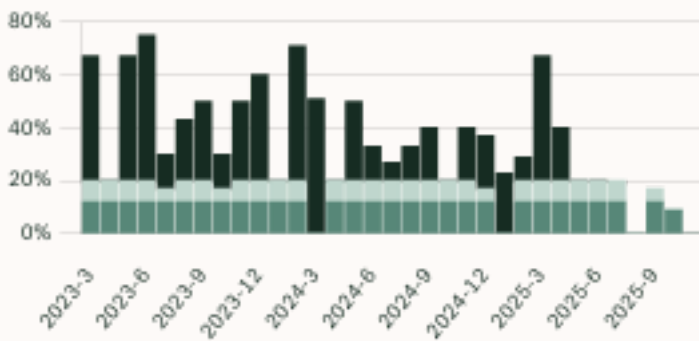
## Summary of Sales Volume Change



## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



# West Vancouver Single Family Condos

NOVEMBER 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.



8%

Of Single Family  
Condo Listings Sold  
IN PAST 30 DAYS

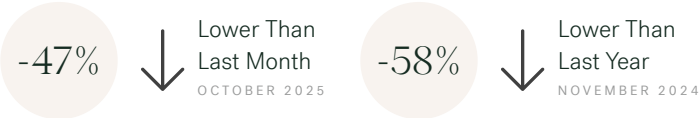
49

Active Single Family  
Condo Listings  
IN PAST 30 DAYS

4

Single Family  
Condo Listings Sold  
IN PAST 30 DAYS

## Summary of Sales Price Change



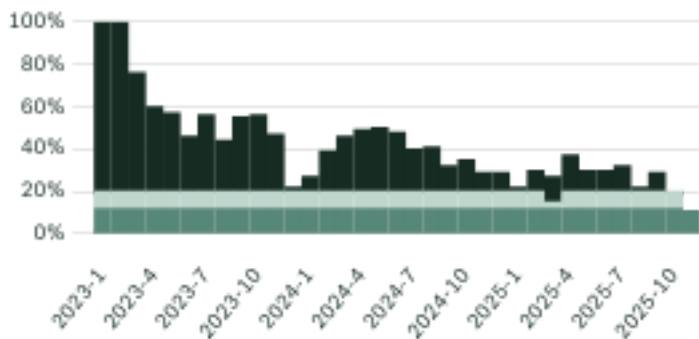
## Summary of Sales Volume Change



## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



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