

RESIDENTIAL MARKET REPORT

# Whistler

November 2025



# Whistler Specialists



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## About Whistler

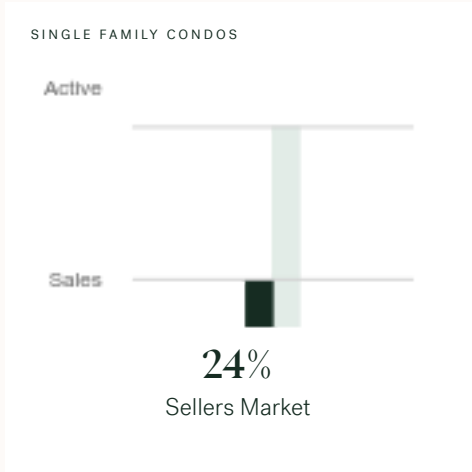
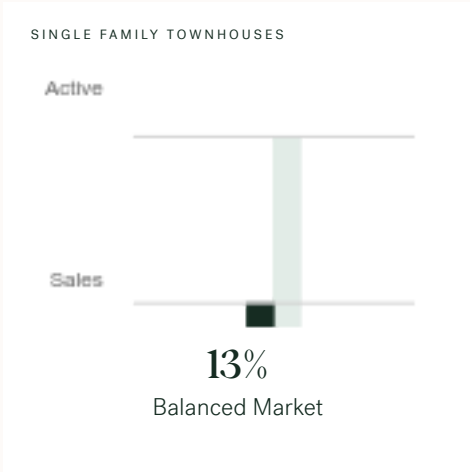
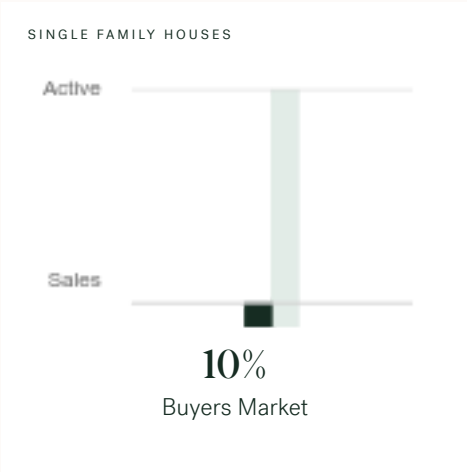
Whistler is a suburb of Vancouver, bordering Squamish, Pemberton and West Vancouver, with approximately 13,982 (2021) residents living in a land area of 13,982 (2021) square kilometers. Currently there are homes for sale in Whistler, with an average price of 1,921,300, an average size of 1,446 sqft, and an average price per square feet of \$1,329.

## Whistler Neighbourhoods

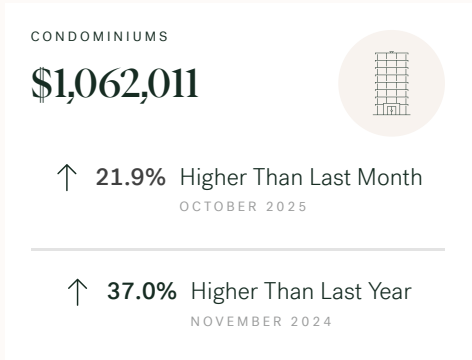
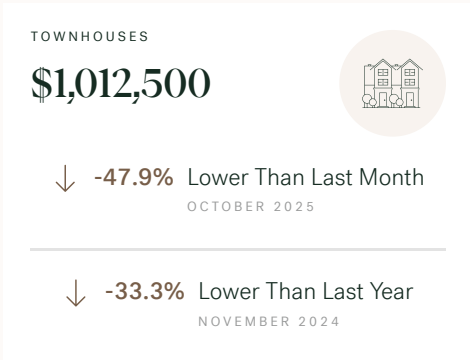
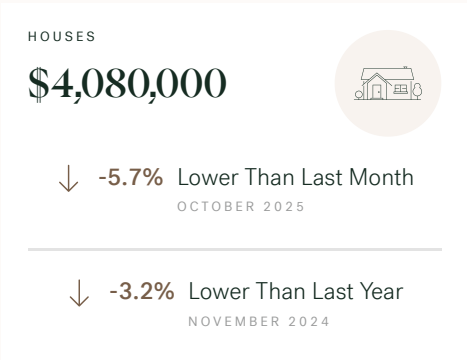
- Alpine Meadows Alta Vista Bayshores Benchlands Black Tusk Pinecrest Blueberry Brio Callaghan Cheakamus Crossing
- Emerald Estates Function Junction Green Lake Estates Nesters Nordic Pinecrest Rainbow Spring Creek Spruce Grove
- Wedgewoods Westside Whistler Area Rural Whistler Blackcomb Whistler Cay Estates Whistler Cay Heights Whistler Creek
- Whistler Village White Gold

# November 2025 Whistler Overview

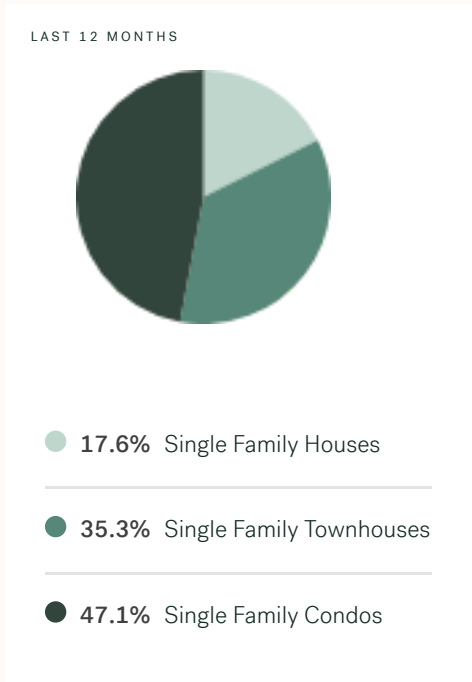
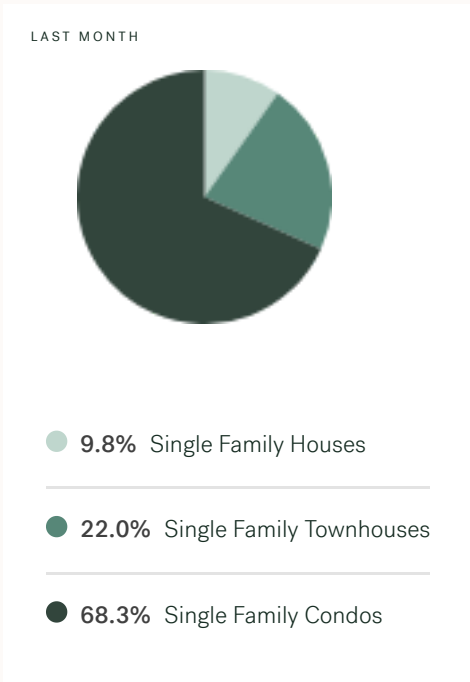
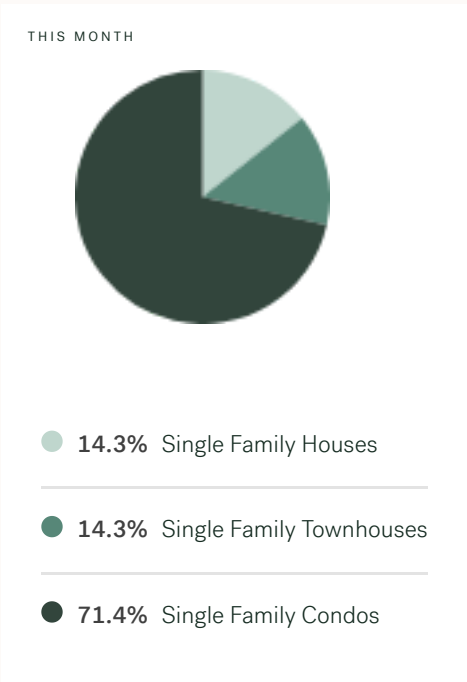
## Sales-to-Active Ratio



## HPI Benchmark Price (Average Price)



## Market Share



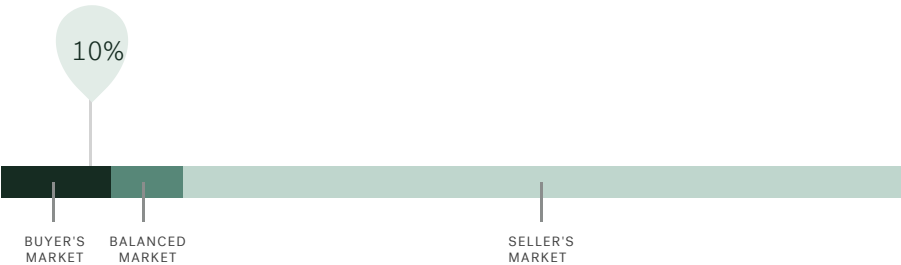
# Whistler Single Family Houses

NOVEMBER 2025 - 5 YEAR TREND

## Market Status

# Buyers Market

Whistler 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.



10%

Of Single Family House Listings Sold  
IN PAST 30 DAYS

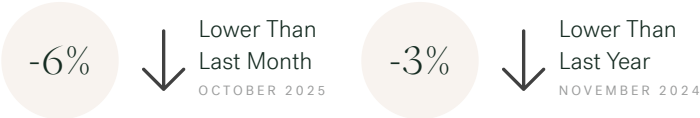
20

Active Single Family House Listings  
IN PAST 30 DAYS

2

Single Family House Listings Sold  
IN PAST 30 DAYS

## Summary of Sales Price Change



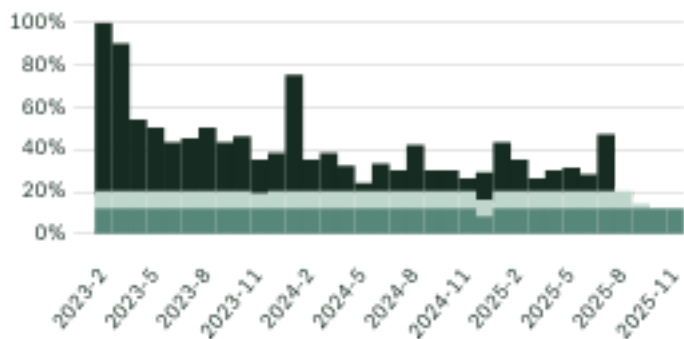
## Summary of Sales Volume Change



## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



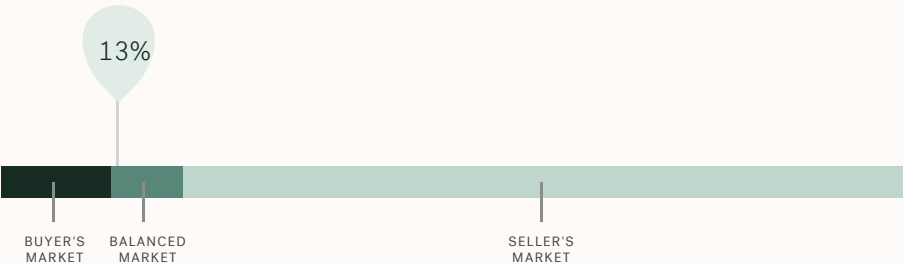
# Whistler Single Family Townhomes

NOVEMBER 2025 - 5 YEAR TREND

## Market Status

# Balanced Market

Whistler 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.



13%

Of Single Family  
Townhouse Listings Sold  
IN PAST 30 DAYS

16

Active Single Family  
Townhouse Listings  
IN PAST 30 DAYS

2

Single Family  
Townhouse Listings Sold  
IN PAST 30 DAYS

## Summary of Sales Price Change

-48%



Lower Than  
Last Month  
OCTOBER 2025

-33%



Lower Than  
Last Year  
NOVEMBER 2024

## Summary of Sales Volume Change

-78%



Lower Than  
Last Month  
OCTOBER 2025

-83%

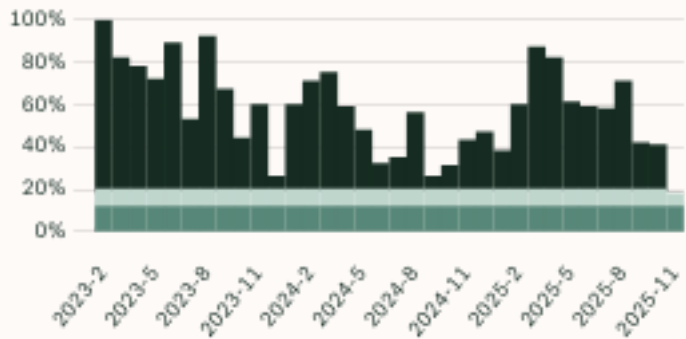


Lower Than  
Last Year  
NOVEMBER 2024

## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



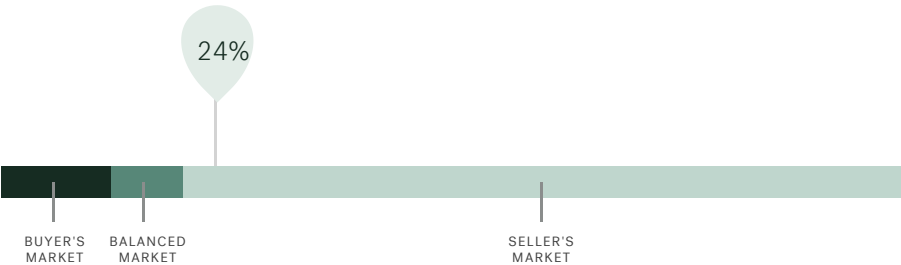
# Whistler Single Family Condos

NOVEMBER 2025 - 5 YEAR TREND

## Market Status

# Sellers Market

Whistler is currently a **Sellers Market**. This means that **>more than 20%** of listings are sold within **30 days**. Sellers may have a **slight advantage** when negotiating prices.



24%

Of Single Family  
Condo Listings Sold  
IN PAST 30 DAYS

42

Active Single Family  
Condo Listings  
IN PAST 30 DAYS

10

Single Family  
Condo Listings Sold  
IN PAST 30 DAYS

## Summary of Sales Price Change

22%



Higher Than  
Last Month  
OCTOBER 2025

37%



Higher Than  
Last Year  
NOVEMBER 2024

## Summary of Sales Volume Change

-64%



Lower Than  
Last Month  
OCTOBER 2025

-38%

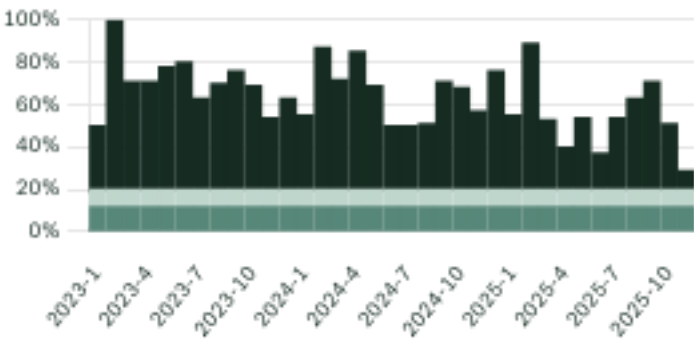


Lower Than  
Last Year  
NOVEMBER 2024

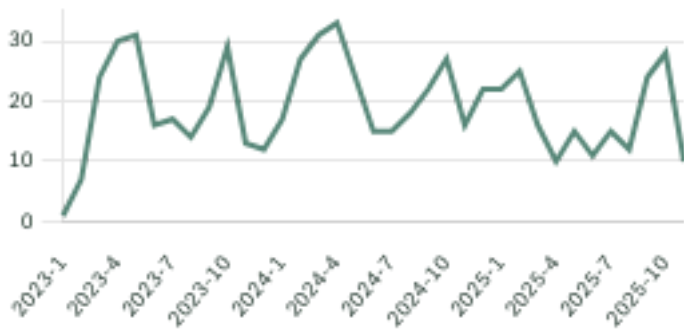
## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



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