REALTOR® Report

A Research Tool Provided by the Real Estate Board of Greater Vancouver

Tsawwassen

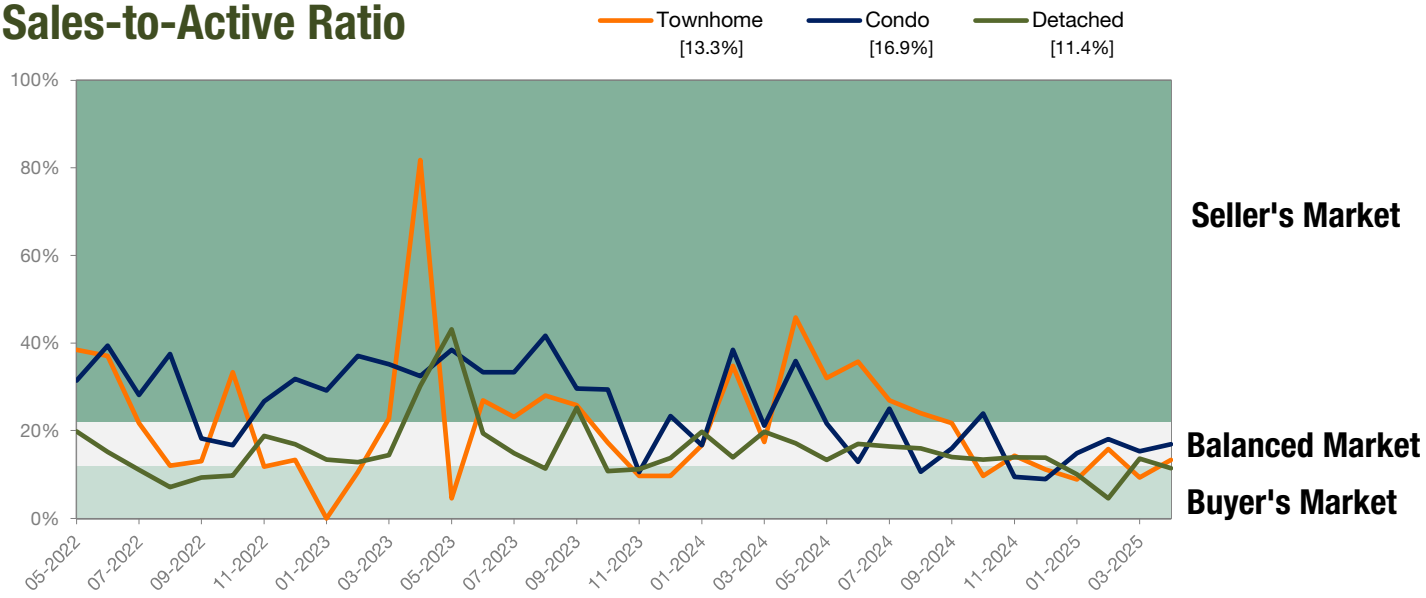
April 2025

Detached Properties	April			March		
Activity Snapshot	**2025**	**2024**	One-Year Change	**2025**	**2024**	One-Year Change
Total Active Listings	**167**	111	+ 50.5%	**140**	81	+ 72.8%
Sales	**19**	19	0.0%	**19**	16	+ 18.8%
Days on Market Average	**23**	40	- 42.5%	**23**	32	- 28.1%
MLS® HPI Benchmark Price	**$1,620,500**	$1,678,300	- 3.4%	**$1,649,800**	$1,686,000	- 2.1%

Condos	April			March		
Activity Snapshot	**2025**	**2024**	One-Year Change	**2025**	**2024**	One-Year Change
Total Active Listings	**83**	53	+ 56.6%	**85**	52	+ 63.5%
Sales	**14**	19	- 26.3%	**13**	11	+ 18.2%
Days on Market Average	**29**	26	+ 11.5%	**29**	30	- 3.3%
MLS® HPI Benchmark Price	**$673,500**	$697,100	- 3.4%	**$676,800**	$679,000	- 0.3%

Townhomes	April			March		
Activity Snapshot	**2025**	**2024**	One-Year Change	**2025**	**2024**	One-Year Change
Total Active Listings	**45**	24	+ 87.5%	**43**	23	+ 87.0%
Sales	**6**	11	- 45.5%	**4**	4	0.0%
Days on Market Average	**39**	44	- 11.4%	**63**	14	+ 350.0%
MLS® HPI Benchmark Price	**$988,000**	$1,017,800	- 2.9%	**$971,700**	$1,016,500	- 4.4%

Sales-to-Active Ratio



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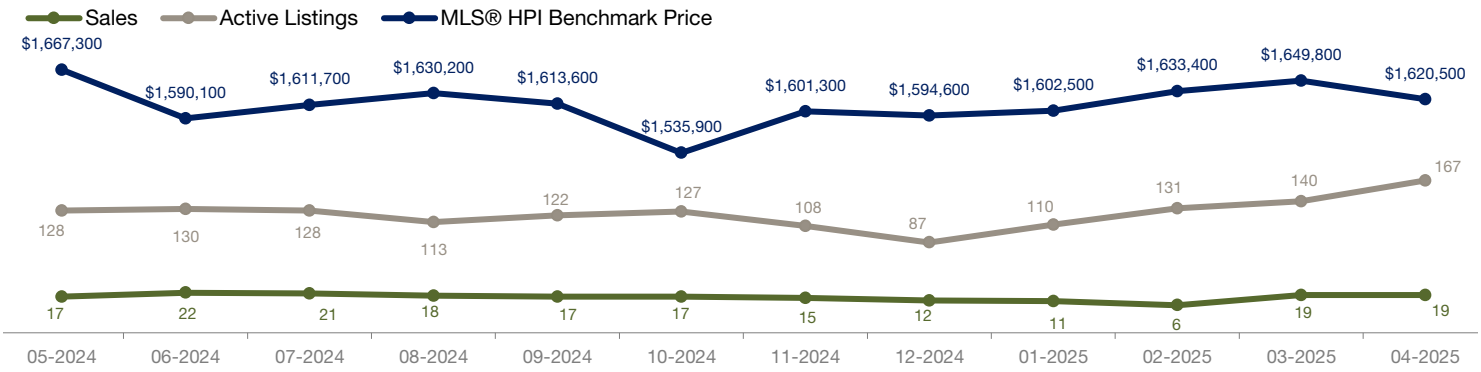
Detached Properties Report – April 2025

Price Range	Sales	Active Listings	Avg Days on Market
$99,999 and Below	0	0	0
$100,000 to $199,999	0	0	0
$200,000 to $399,999	0	0	0
$400,000 to $899,999	0	1	0
$900,000 to $1,499,999	8	28	27
$1,500,000 to $1,999,999	9	76	19
$2,000,000 to $2,999,999	2	49	27
$3,000,000 and $3,999,999	0	6	0
$4,000,000 to $4,999,999	0	1	0
$5,000,000 and Above	0	6	0
TOTAL	**19**	**167**	**23**

Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
Beach Grove	3	17	$1,629,500	- 4.2%
Boundary Beach	5	20	$1,605,400	- 3.2%
Cliff Drive	2	23	$1,507,500	- 3.0%
English Bluff	1	21	$1,905,000	- 5.9%
Pebble Hill	3	34	$1,655,700	- 2.7%
Tsawwassen Central	3	26	$1,476,300	- 4.4%
Tsawwassen East	2	14	$1,614,900	- 3.5%
Tsawwassen North	0	12	$1,728,000	- 2.3%
TOTAL*	**19**	**167**	**$1,620,500**	**- 3.4%**

* This represents the total of the Tsawwassen area, not the sum of the areas above.

Detached Homes - Tsawwassen



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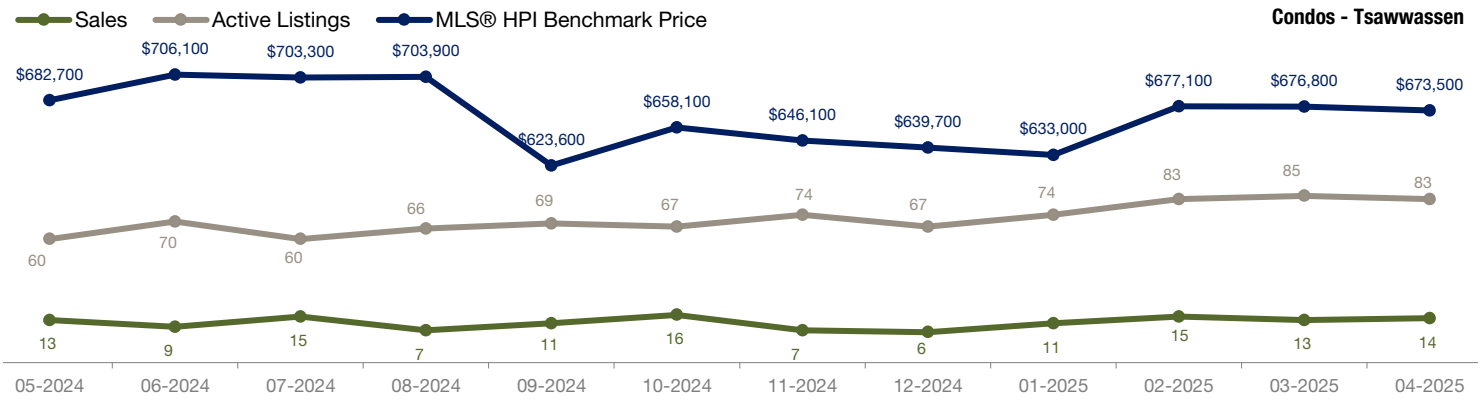
Tsawwassen

Condo Report – April 2025

Price Range	Sales	Active Listings	Avg Days on Market
$99,999 and Below	0	0	0
$100,000 to $199,999	0	0	0
$200,000 to $399,999	0	3	0
$400,000 to $899,999	13	72	29
$900,000 to $1,499,999	1	8	27
$1,500,000 to $1,999,999	0	0	0
$2,000,000 to $2,999,999	0	0	0
$3,000,000 and $3,999,999	0	0	0
$4,000,000 to $4,999,999	0	0	0
$5,000,000 and Above	0	0	0
TOTAL	**14**	**83**	**29**

Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
Beach Grove	1	18	$698,700	- 5.1%
Boundary Beach	2	2	$0	--
Cliff Drive	3	9	$621,700	- 2.9%
English Bluff	0	0	$0	--
Pebble Hill	0	0	$0	--
Tsawwassen Central	1	7	$645,500	- 2.6%
Tsawwassen East	0	1	$670,100	- 2.4%
Tsawwassen North	7	46	$696,900	- 4.3%
TOTAL*	**14**	**83**	**$673,500**	**- 3.4%**

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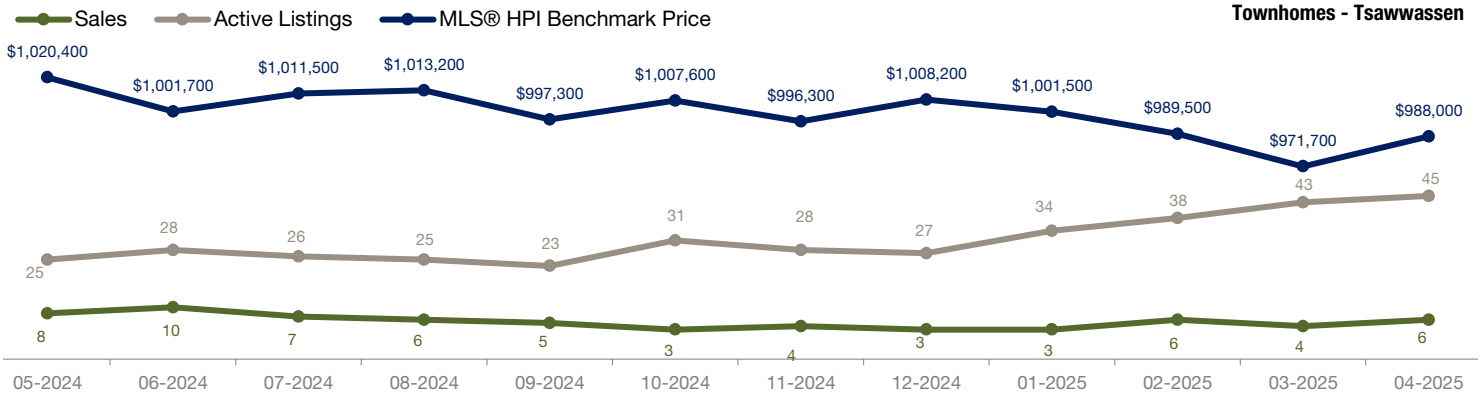
Tsawwassen

Townhomes Report – April 2025

Price Range	Sales	Active Listings	Days on Market
$99,999 and Below	0	0	0
$100,000 to $199,999	0	0	0
$200,000 to $399,999	0	0	0
$400,000 to $899,999	4	23	36
$900,000 to $1,499,999	2	19	45
$1,500,000 to $1,999,999	0	2	0
$2,000,000 to $2,999,999	0	1	0
$3,000,000 and $3,999,999	0	0	0
$4,000,000 to $4,999,999	0	0	0
$5,000,000 and Above	0	0	0
TOTAL	**6**	**45**	**39**

Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
Beach Grove	1	1	$0	--
Boundary Beach	2	7	$1,155,400	- 4.1%
Cliff Drive	0	5	$886,200	- 2.9%
English Bluff	0	0	$0	--
Pebble Hill	0	0	$0	--
Tsawwassen Central	1	2	$1,080,900	- 3.3%
Tsawwassen East	0	1	$0	--
Tsawwassen North	2	29	$951,600	- 3.1%
TOTAL*	**6**	**45**	**$988,000**	**- 2.9%**

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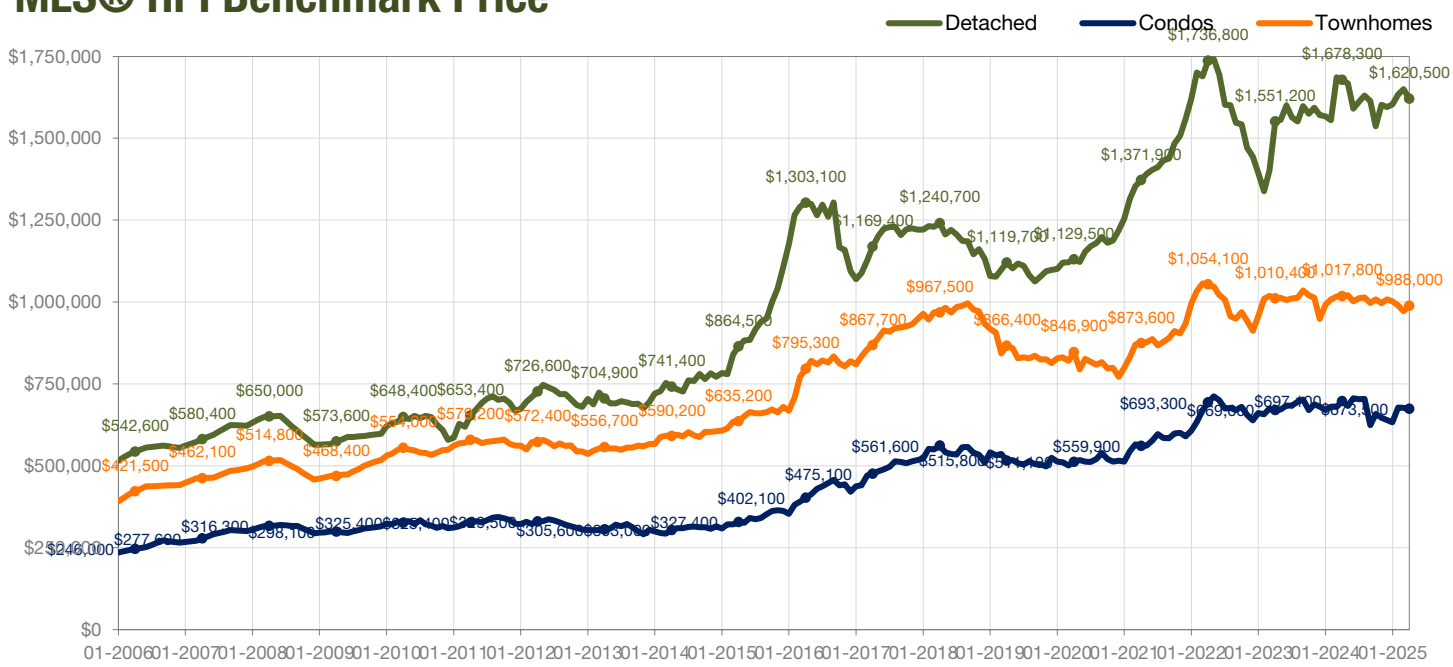
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Tsawwassen

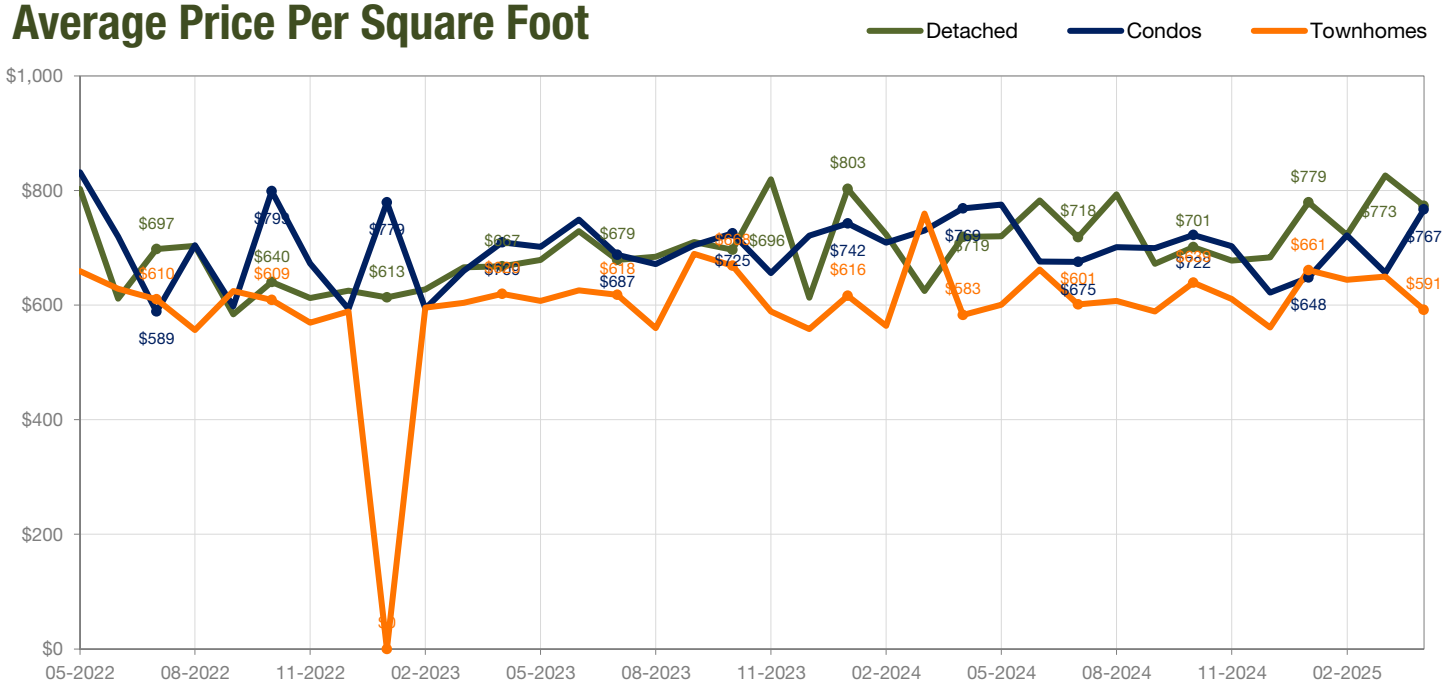
April 2025

MLS® HPI Benchmark Price



Note: $0 means that there is no sales activity, not $0 as an MLS® HPI Benchmark Price.

Average Price Per Square Foot



Note: $0 means that there is no sales activity, not $0 as an Average Price Per Square Foot.

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