FRANK INGHAM
REAL ESTATE

BC REAL ESTATE **MARKET UPDATE**

PEMBERTON | WHISTLER | VANCOUVER NORTH SHORE | SUNSHINE COAST

FALL MARKET OVERVIEW
Buyers have more choice and are taking time to compare. Properties that are accurately priced, clearly presented and supported by complete information are still moving. Across these markets, property type, location and condition remain the most useful measures of value.

PEMBERTON

89 AUGUST LISTINGS | 5 NEW | 3 COMPLETED SALES

Pemberton entered fall with steady but selective activity. A broader tracker placed the median asking price near $1.10 million, but the market spans village homes, acreages, farms and outlying communities. Asking-price averages should therefore be used cautiously.

INSIGHT
Over the next few months, I expect steady, selective activity rather than a broad surge. Buyers should compare usable land, services, zoning and access. Sellers should prepare this information early and price against close property-type comparables, not the overall Pemberton average.

WHISTLER

41 AUGUST SALES | 96% SALE-TO-LIST | 38 DAYS

August sales increased from July, while September reports show fresh listings and continued price adjustments. The broader August median was $1.45 million, but the mix ranges from shared ownership to luxury chalets. Only 7.3% of sales exceeded asking.

INSIGHT
I expect fall and early-winter demand to focus on well-located properties with clear ownership and rental benefits. Buyers should review use restrictions and operating costs. Sellers should lead with location, condition and rental utility, while remaining realistic about competing inventory.

VANCOUVER NORTH SHORE

NORTH VAN DETACHED HPI $2.088M | WEST VAN $2.849M

North Vancouver recorded 139 August sales, with townhomes showing stronger absorption than detached homes. West Vancouver recorded 53 sales, but its detached benchmark was down 7.5% annually. Sale-to-original-list ratios were 96.5% in North Vancouver and 92.8% in West Vancouver.

INSIGHT
I expect townhomes and well-priced North Vancouver homes to draw the most consistent interest, while West Vancouver luxury buyers remain patient. Buyers should watch new inventory and recent reductions. Sellers should launch close to current value and set an early review point based on showings and qualified interest.

SUNSHINE COAST

44 AUGUST SALES | $777,500 MEDIAN | 95.2% SALE-TO-LIST

August sales declined from 62 in July to 44, while new listings fell from 120 to 94. Median days on market improved to 42. The lower median reflects a small and varied transaction mix and should not be read as a uniform decline in property values.

INSIGHT
I expect measured activity through the next few months, with buyers concentrating on value and practical year-round use. Buyers should confirm access, utilities, insurance and building constraints. Sellers should price within the correct property category and remove uncertainty with complete documentation.

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Sources: Greater Vancouver REALTORS, Whistler Listing System reporting, Zealty market data and North Shore market statistics. Data current to September 14, 2026.