



ELIZABETH CHAPLIN

Let's talk about what happened in the Whistler and Pemberton Real Estate markets in April.

In Whistler, there were 49 sales in April, remaining relatively in line with the 52 sales we saw in March. Year-to-date, there have been 165 sales vs the 282 sales we saw at this time last year at the tail end of the heated pandemic market. Inventory remains low with 205 units on the market, which is down 11% from March, but up 35% year-over-year. Notably, prices for both chalets and townhomes are up year-over-year, likely a result of the product mix sold as well as the return of multiple offer situations.

In Pemberton, there were 9 sales in April, down from a near two-year high of 16 sales in March. Inventory currently sits at 53 units, which is just below the Q1 average and significantly above the 2022 average of 42 units. Median sales price increased both month-over-month and year-over-year across single-family, townhomes and condos categories.

While the spring market arrived a little later this year, the momentum seems to be steady. Inventory remains a challenge in both Whistler and Pemberton, and properties are coming onto the market and selling at similar rates. From an economic standpoint, while there is no technical recession, many are said to be experiencing an "emotional recession", likely because of the effects of inflation. While inflation is on the right path and trending downwards, we will wait to see if the Bank of Canada holds rates or introduces an additional increase (as the US did on May 3) at their next announcement this month and if that impacts the rebound of buyer confidence we have witnessed in the last couple of months. Our markets continue to be bolstered by limited supply, which is causing upward pricing pressure, even with the increased borrowing rates.



# Featured Listings



## Tynebridge Lane Building Lots

1517 Tynebridge Lane | 11,948 square feet | \$1,595,000

1565 Tynebridge Lane | 10,334 square feet | \$1,695,000

Welcome to Tynebridge Lane, a lovely neighbourhood located at the south end of Whistler. We are pleased to present this opportunity to own one of two building lots in this desirable location. These building lots offer a perfect blend of privacy and natural beauty, with easy access to world-class skiing, hiking, and biking. Imagine waking up to breathtaking mountain views and spending your days exploring Whistler. With ample space to build your dream home, these lots are ready and waiting for your vision to become a reality. Don't miss out on this incredible opportunity to own a piece of paradise in one of the most sought-after locations in Whistler. Contact us today and start planning your future in this stunning mountain town!

Please click below for more information.

[1517 Tynebridge Lane](#)

[1565 Tynebridge Lane](#)



# Community News



## Whistler's New Housing Action Plan

The Resort Municipality of Whistler (RMOW) this week unveiled its new Housing Action Plan, offering a comprehensive roadmap towards addressing the community's longest-running challenge in both the immediate and long term.

[Click here to have a look at the plan.](#)

[Click here to read the full article from Pique News Magazine.](#)

# Active Listings in Whistler + Pemberton

Active Listings	Whistler - 186	Pemberton - 55
Single Family Homes	51	13 + 9 with acreage
Duplexes	4	2
Triplexes	0	0
Townhomes	27	5
Condos	40	5
Vacant Lots	23	20
Timeshares Shared Owner	40	0

Date: June 1, 2023

Source: The Whistler Listings System

**Chaplin+**  
**Associates**

**WHISTLER**  
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