

Sea 2 Sky Living - January 2026 Update

Perspective on the past. Clarity for what's next...



Photo Credit: Whistler Tourism/Guy Fattal

Now that we've had time to recover from the holidays and take a look back at 2025, it's time for an update..

I've been reflecting on a year defined by shifting market dynamics and steady opportunities here in the Sea to Sky. While the real estate landscape required a calm hand and strategic patience, my deepest lessons in perspective this year came from home.

It was a year that challenged us personally as my wife, Tina, navigated some difficult health concerns—a journey that truly reinforced the resilience of our family. On the brighter side, a major highlight was having my son Nik join the team this year; getting to work alongside him and Mitch has been a privilege. And, to keep us all humble, we welcomed Hank, our new French bulldog puppy. He contributes absolutely nothing to the business strategy, but his comic relief (and snoring) has been a welcome addition to our life!

Between the highs, the lows, and the conversations I've had with so many of you, this year reminded me that connection is everything.

Super grateful for ours...
Rob

P.S Grab a coffee and settle in, there's a ton of great information included below....

BC Assessment Notice:

The 2026 Property Assessments are now available and can be viewed here [BC Assessment](#). Please check the assessed value of all your properties in BC. In changing markets it's really important to check your assessed value is up to date and in line with the market values.

Last year, we successfully assisted several clients in appealing their assessed property values, resulting in reduced assessments and lower taxation. Many assessments were misaligned with the market value as of the previous July. Through these consultations, it became clear that the Assessment Authority often required additional clarification and more detailed information to accurately determine property values and fully grasp the nuances of our market.

Reach out to us to confirm that your assessed value is correct on any of your properties across BC. Rob really enjoys diving into this process for you!

There is an appeal process with a short window, deadline of February 2nd, 2026, so you'll want to act quickly if there is something amiss. Information on the appeal process can be found here at BC Assessment Appeals.

Market Commentary:

The 2026 Sea to Sky Market Report: Return on Lifestyle

Investment

"In a balanced market, the smartest dividends aren't paid in cash, they're paid in time, health, and connection."

For the last two decades in BC, the real estate conversation has been dominated by ROI - appreciation, cap rates, and equity growth. But as we step into 2026, a deeper metric is driving our most successful clients:

Return on Lifestyle Investment (ROLI). Families aren't just buying square footage; they are buying a way of life. But Life in the Sea to Sky Corridor looks very different depending on which community you choose. I figured it is time for a bit of a refresh on **The Lifestyle Profile** for our three distinct markets:

These snapshots only tell part of the story — click the button below to visit our website for the full Sea to Sky market insights, detailed stats, and local analysis.

FULL MARKET REPORT

Whistler:

The 2025 Snapshot: Resilience in a Softening Province

The Lifestyle Equation Meets Macro Reality:

2025 was a year of distinct micro-climates. While provincial headlines paint a picture of a softening real estate market, the reality in Whistler was far more robust and uniquely resilient.

Bucking the Trend:

The most critical takeaway of 2025 is how it ended. While the Lower Mainland (Metro Vancouver) recorded its lowest annual sales total and most available listings in over two decades with a sluggish Q4, Whistler found life.

The Headline Stats:

Total Sales Volume: 447 transactions (Down 7% from 480 in 2024).

Total Dollar Volume: \$806 Million (Steady vs. \$814M in 2024).

Available Listing Inventory: 275-340 (slightly below the 10 year average)

A Note on "Small Market" Volatility: Whistler is a boutique market. In a volume of 450 annual trades, a difference of just 30 transactions can swing percentage data significantly. The key signal is that while the transaction count dipped slightly, the total capital invested (\$806M) remained remarkably steady. This indicates that confidence and value are intact; volume simply consolidated into fewer, higher-quality trades.

Click the button below to visit our website for the full Whistler market insights, detailed stats, and local analysis.

WHISTLER COMMENTARY

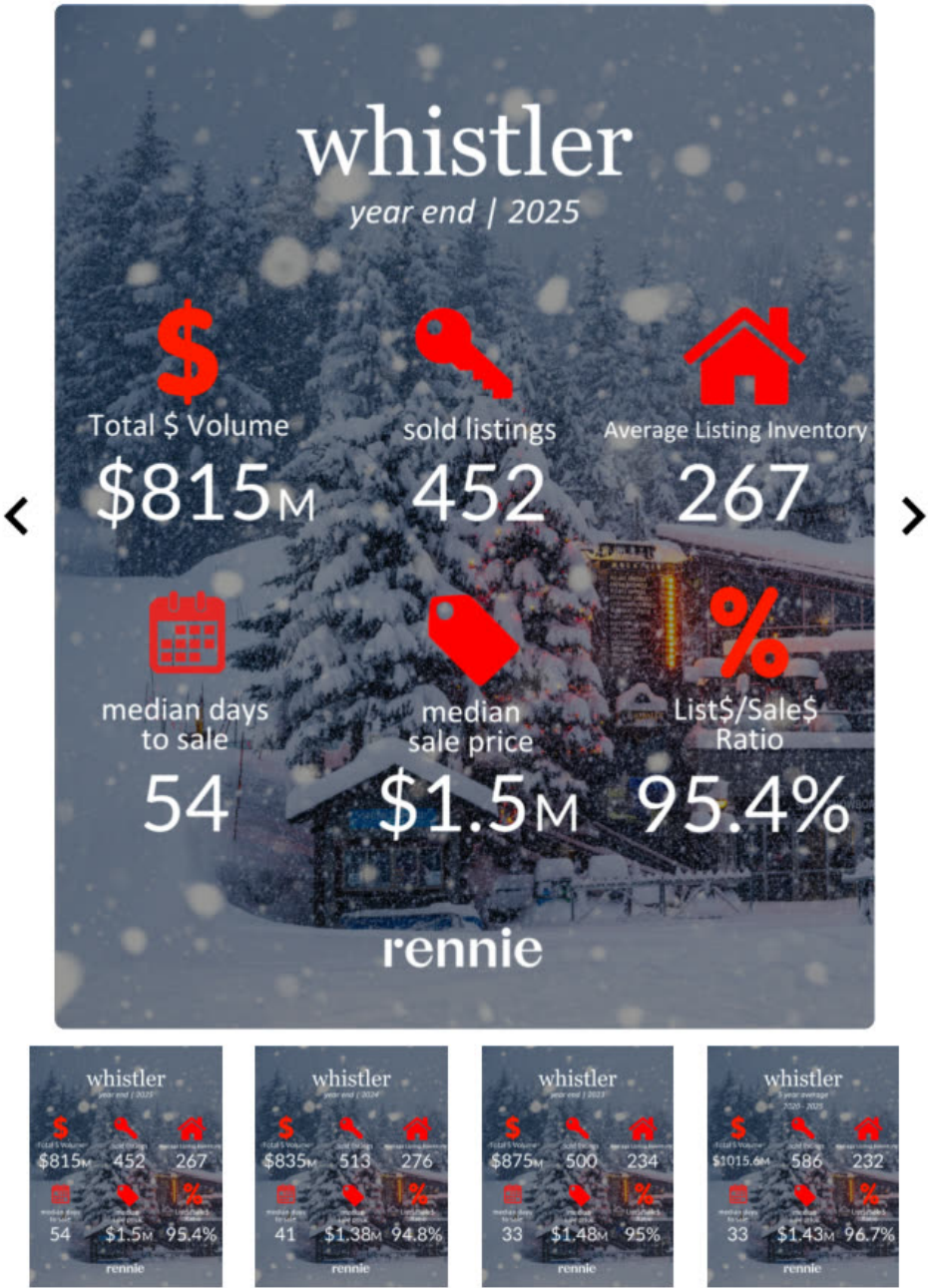


Photo Credit: Tourism Whistler/Guy Fattal

Squamish:
The 2025 Snapshot: Growth Returns to the Corridor

Theme: Expansion Mode

If Whistler was the story of stability, Squamish was the story of growth. While the broader provincial market softened and Whistler held steady, Squamish shifted into expansion mode, recording double-digit gains in both transaction count and total dollars invested.

The "Decoupling" Signal:

Squamish effectively decoupled from the regional narrative in 2025. Buyers here weren't just "parking equity" (as in Whistler); they were actively deploying it to secure primary residences. The market absorbed significantly more inventory than the previous year, driven by young families and move-up buyers cementing Squamish's status as a primary economic hub.

The Headline Stats:

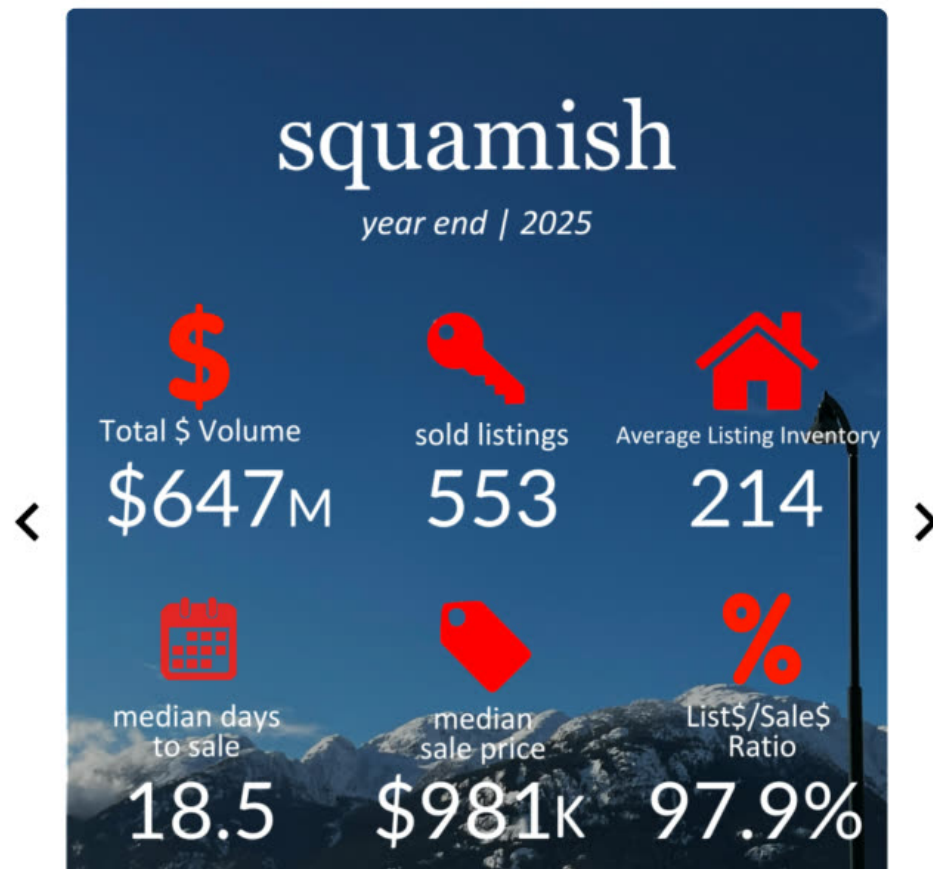
Total Sales Volume: 553 transactions (Up 12% from 494 in 2024).

Total Dollar Volume: \$646.5 Million (Up 17% from \$553M in 2024).

A Note on "Small Market" Volatility: While the percentage gains look significant (+17% dollar volume), it is important to view them through the lens of a boutique market. A net increase of 60 transactions over a full year isn't a frenzy; it represents a healthy, steady return of confidence. The market hasn't "surged" so much as it has normalized at a higher baseline of activity than 2024.

Click the button below to visit our website for the full Squamish market insights, detailed stats, and local analysis.

SQUAMISH COMMENTARY





Pemberton:
The 2025 Snapshot: The Great Supply Standoff

Theme: Constrained & Calibrated

Pemberton’s 2025 narrative is defined by scarcity. Unlike Squamish, which saw inventory and sales grow, Pemberton experienced a significant tightening of the market. The "Village" became a place of low turnover, creating a unique standoff where transaction volume dropped, but pricing remained surprisingly resilient due to a lack of competition among sellers.

The "Lock-In" Effect:

The most telling signal is the Q4 data. Sales dropped by 50% compared to Q4 2024 (14 vs 28), but inventory also decreased significantly (51 listings vs 88). This suggests that Pemberton homeowners are "locked in" content with their lifestyle refusing to list in a slower market.

The Headline Stats:

- Total Sales Volume:** 87 transactions (Down 19% from 108 in 2024).
- Total Dollar Volume:** \$106 Million (Down slightly from \$108M in 2024).
- Median Sale Price:** \$895,000 (Up 3% from \$870,000 in 2024).
- A Critical Note on Small Market Data:** Pemberton is a true "micro-market." With only 87 transactions recorded for the entire year, the statistical sample size is extremely limited. A single month with two luxury acreage sales—or a quiet month with zero townhouse sales—can swing the median price and percentage data dramatically.

Click the button below to visit our website for the full Pemberton market insights, detailed stats, and local analysis.

PEMBERTON COMMENTARY

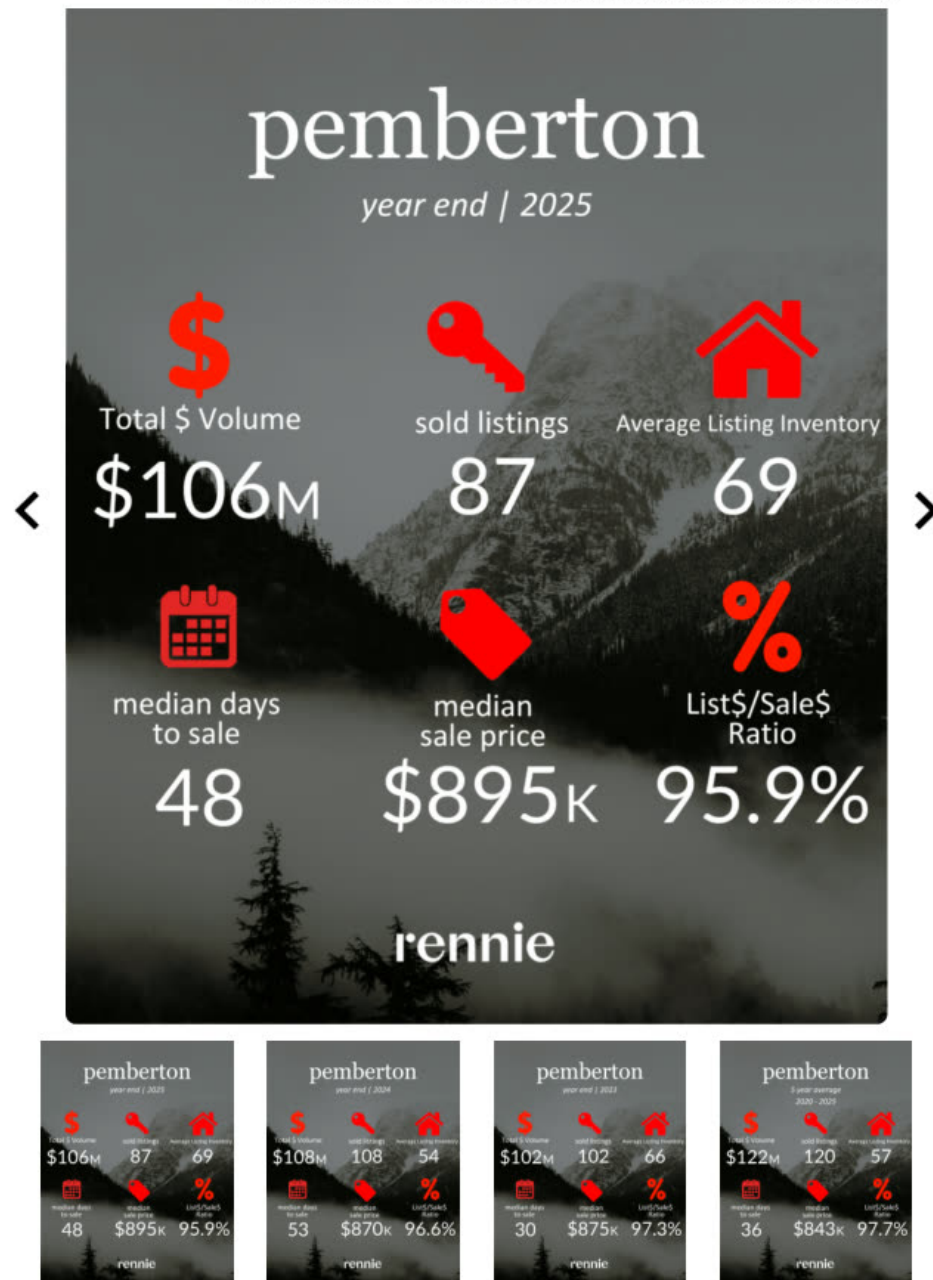


Photo Credit: Luke Miller

We're still working with many buyer clients and have room to take on a few more before the spring hits. We also have space for 2-3 new listings at this time — if you've been considering a move, now is a wonderful time.

Let's connect to review your property goals and build a bespoke qualification strategy that ensures you are positioned for success.

Email Rob at rpalm@rennie.com or the team at team@sea2skyliving.com

PS: Keep up to date with more market insights on our [blog](#)

BLOG

Testimonial:

"I want to thank you for all your experience and hard work in helping us get our place in Whistler . . . it couldn't be more perfect for us. I can't tell you how much we love it! We truly appreciate every day we get to spend up here. Thanks for all your help!"

- Kate & Rod R

Feature Property:

1425 Shoal Way, Squamish

2 Bed | 2 Bath | 1,060 sq. ft.

\$920,000

- Bright, open-concept layout with modern finishes and sunny outdoor space (balcony or front yard).
- Prime SEA and SKY community, featuring a future 17,000 sq. ft. amenities centre, pedestrian bridge to downtown, and easy access to Vancouver & Whistler.
- Thoughtful upgrades throughout, including NuHeat heated flooring, upgraded flooring finishes, and an epoxy-coated garage floor.

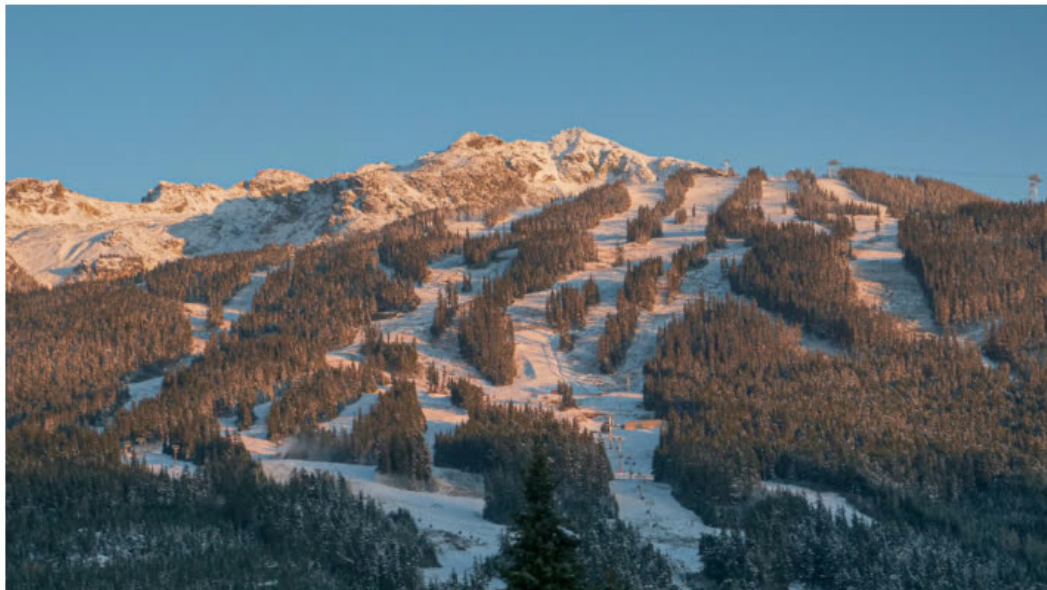


VIEW PROPERTY

Coming Soon:**211 Highland Annex - 2109 Whistler Road**

\$539,900

- Sunny studio suite on the bright side of the building, offering excellent natural light.
- Phase 1 zoning allows both short-term and long-term rentals, including Airbnb.
- Prime Whistler Creekside location, just steps to the gondola, skiing, biking, dining, and year-round amenities.



VIEW FEATURED PROPERTY

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