

RESIDENTIAL MARKET REPORT

Burnaby

January 2025



Burnaby Specialists



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About Burnaby

Burnaby is a suburb of Vancouver, bordering New Westminister, Vancouver and Coquitlam, with approximately 270,264 (2022) residents living in a land area of 270,264 (2022) square kilometers. Currently there are homes for sale in Burnaby, with an average price of 1,380,241, an average size of 1,465 sqft, and an average price per square feet of \$942.

Burnaby Neighbourhoods

- Big Bend
- Brentwood Park
- Buckingham Heights
- Burnaby Hospital
- Burnaby Lake
- Capitol Hill
- Cariboo
- Central Burnaby
- Central Park
- Deer Lake
- Deer Lake Place
- East Burnaby
- Edmonds
- Forest Hills
- Forglen
- Garden Village
- Government Road
- Greentree Village
- Highgate
- Lake City Industrial Site
- Metrotown
- Montecito
- Oakdale
- Oaklands
- Parkcrest
- Simon Fraser Hills
- Simon Fraser University
- South Slope
- Sperling-Duthie
- Sullivan Heights
- Suncrest
- The Crest
- Upper Deer Lake
- Vancouver Heights
- Westridge
- Willingdon Heights

January 2025 Burnaby Overview

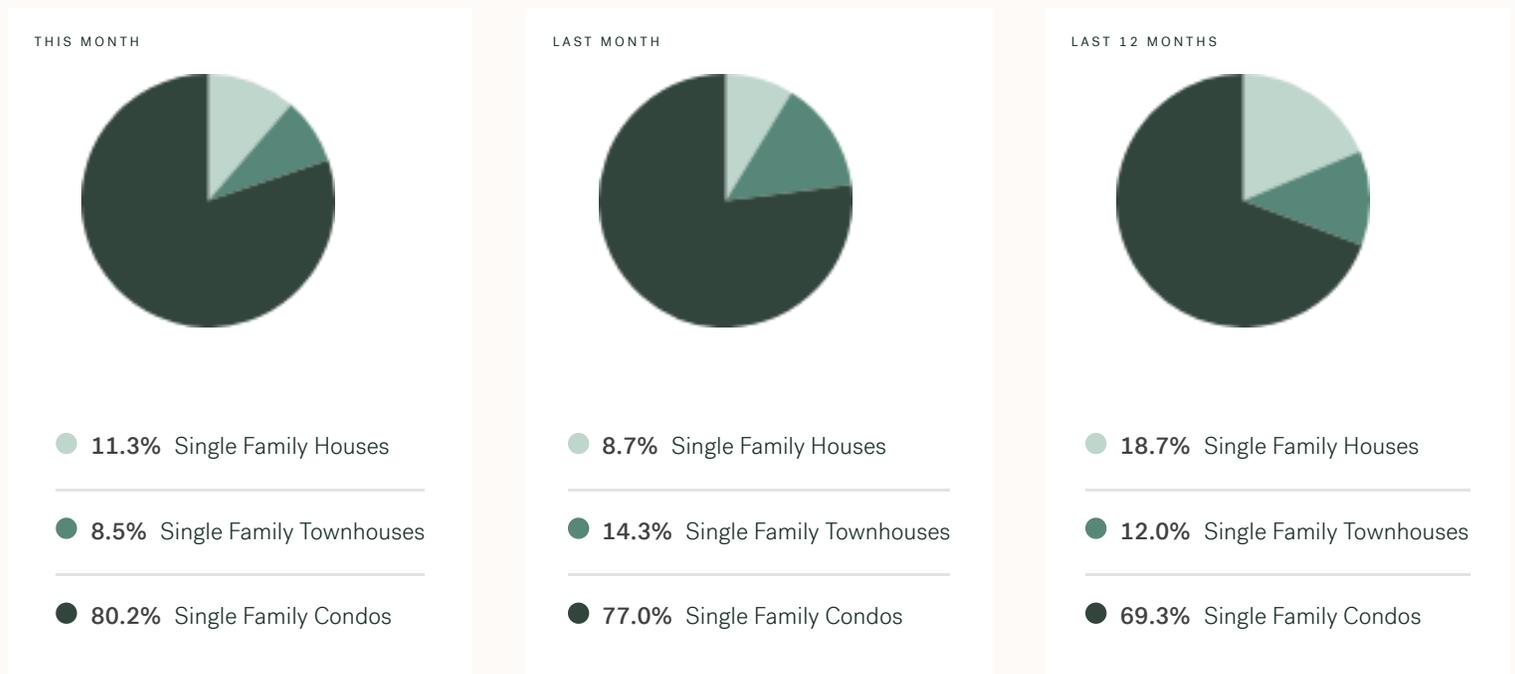
Sales-to-Active Ratio



HPI Benchmark Price (Average Price)



Market Share



Burnaby Single Family Houses

JANUARY 2025 - 5 YEAR TREND

Market Status

Buyers Market

Burnaby 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.



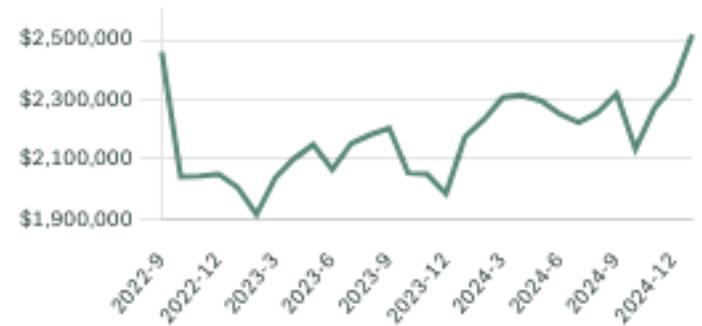
Summary of Sales Price Change



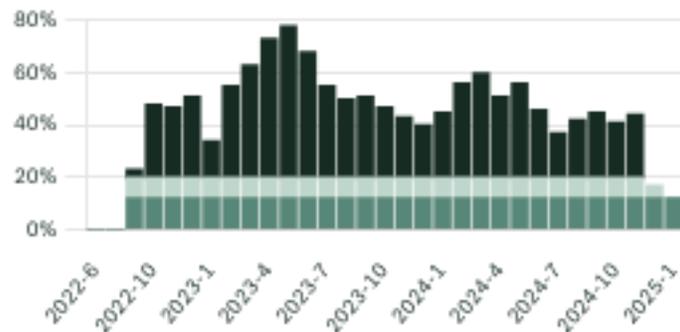
Summary of Sales Volume Change



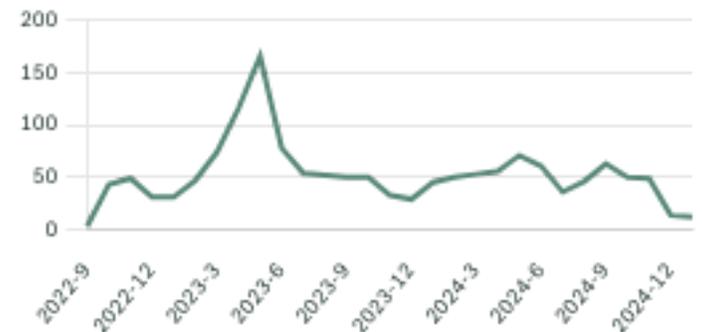
Sales Price



Sales-to-Active Ratio



Number of Transactions



Burnaby Single Family Townhomes

JANUARY 2025 - 5 YEAR TREND

Market Status

Buyers Market

Burnaby 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 Townhouse Listings Sold IN PAST 30 DAYS
- 90 Active Single Family Townhouse Listings IN PAST 30 DAYS
- 9 Single Family Townhouse Listings Sold IN PAST 30 DAYS

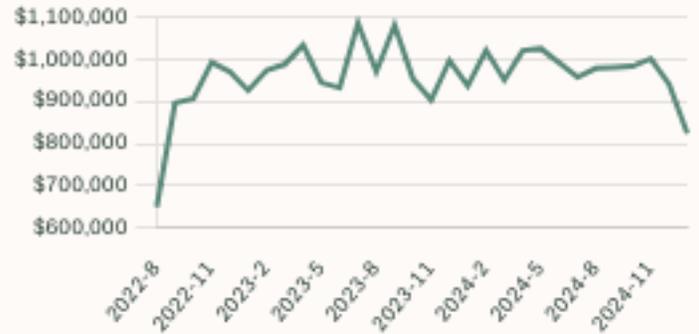
Summary of Sales Price Change



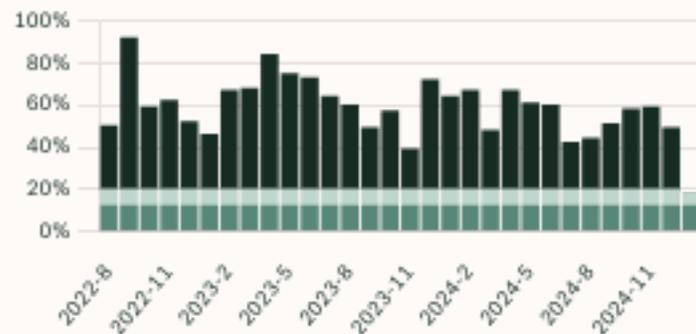
Summary of Sales Volume Change



Sales Price



Sales-to-Active Ratio



Number of Transactions



Burnaby Single Family Condos

JANUARY 2025 - 5 YEAR TREND

Market Status

Balanced Market

Burnaby 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.



- 12% Of Single Family Condo Listings Sold IN PAST 30 DAYS
- 706 Active Single Family Condo Listings IN PAST 30 DAYS
- 85 Single Family Condo Listings Sold IN PAST 30 DAYS

Summary of Sales Price Change



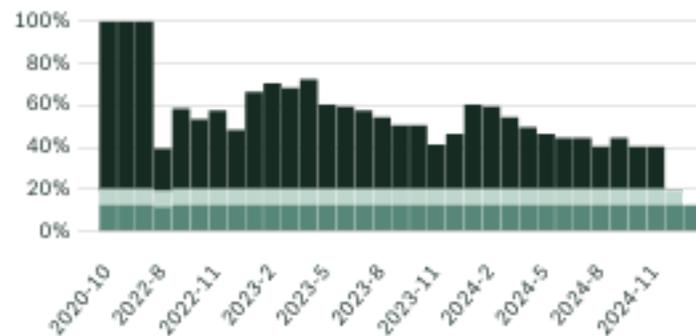
Sales Price



Summary of Sales Volume Change



Sales-to-Active Ratio



Number of Transactions



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