

RESIDENTIAL MARKET REPORT

New Westminster

January 2025



New Westminster Specialists



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About New Westminster

New Westminster is a suburb of Vancouver, bordering Burnaby, Coquitlam and Surrey, with approximately 85,708 (2022) residents living in a land area of 85,708 (2022) square kilometers. Currently there are homes for sale in New Westminster, with an average price of 1,198,858, an average size of 1,392 sqft, and an average price per square feet of \$861.

New Westminster Neighbourhoods

Brunette

Connaught Heights

Downtown New West

Fraserview

Glenbrooke North

Moody Park

North Arm

Quay

Queens Park

Queensborough

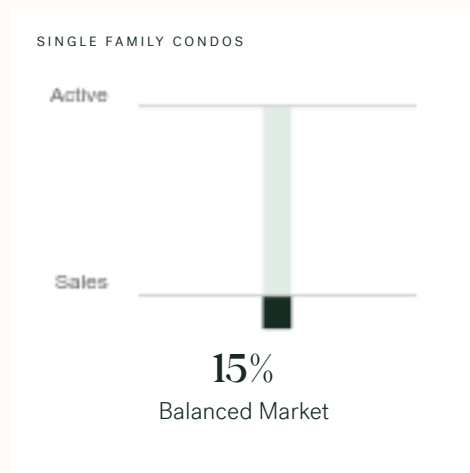
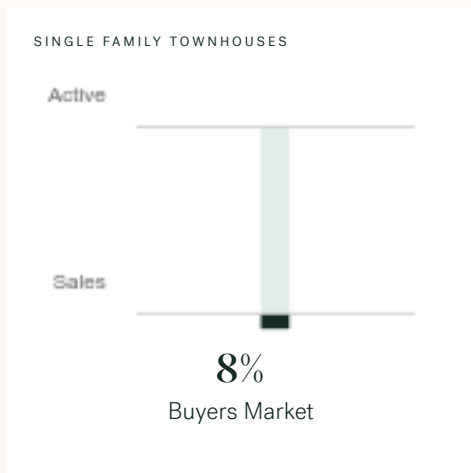
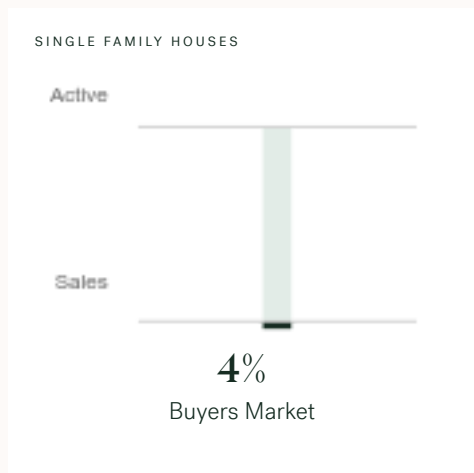
Sapperton

The Heights

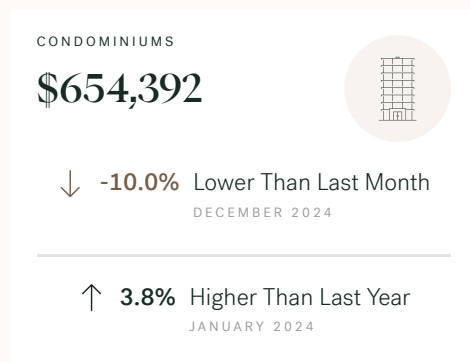
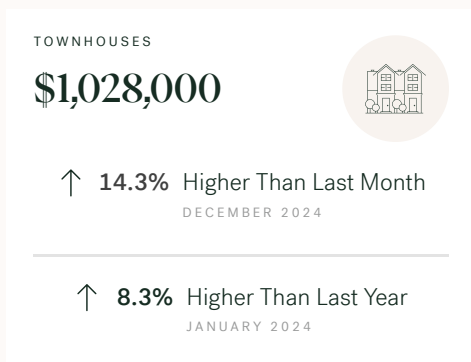
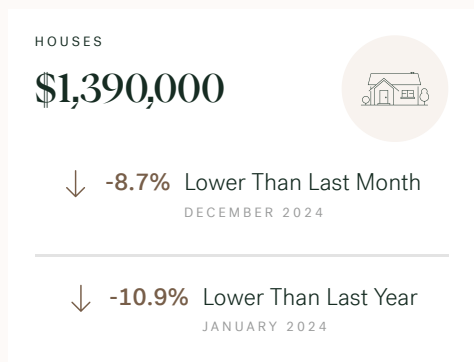
Uptown

West End

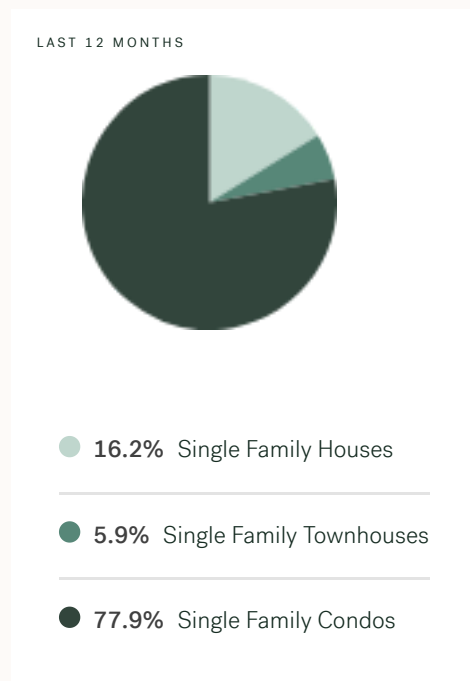
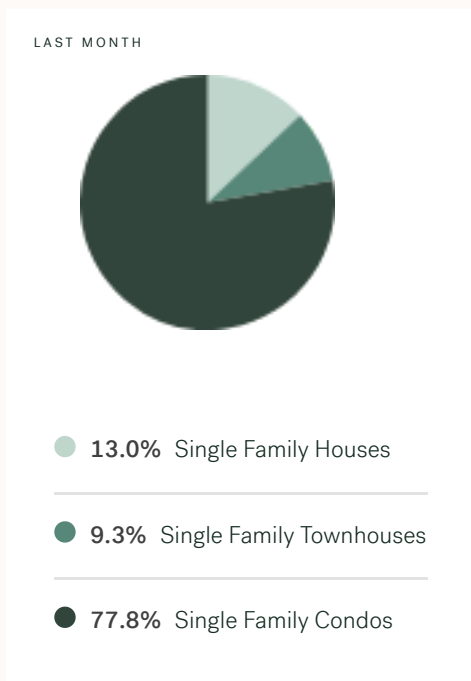
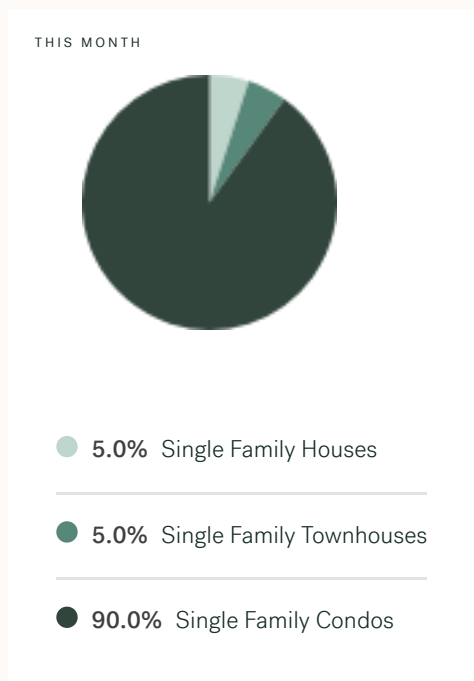
Sales-to-Active Ratio



HPI Benchmark Price (Average Price)



Market Share



New Westminster Single Family Houses

JANUARY 2025 - 5 YEAR TREND

Market Status

Buyers Market

New Westminster 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



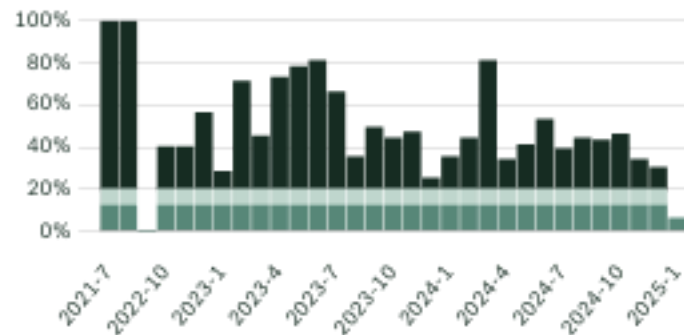
Summary of Sales Volume Change



Sales Price



Sales-to-Active Ratio



Number of Transactions



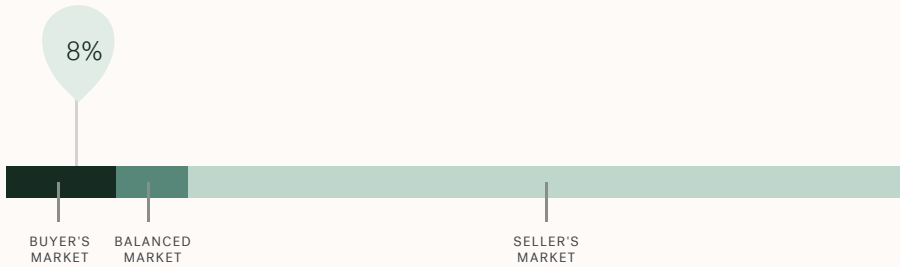
New Westminster Single Family Townhomes

JANUARY 2025 - 5 YEAR TREND

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Summary of Sales Price Change



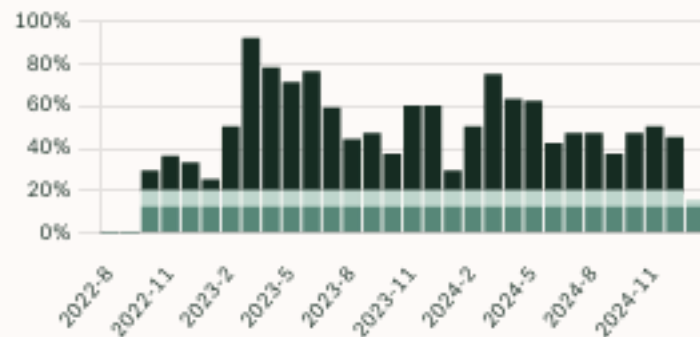
Sales Price



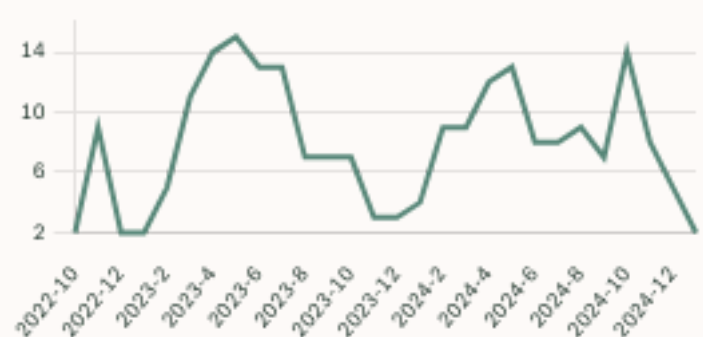
Summary of Sales Volume Change



Sales-to-Active Ratio



Number of Transactions



New Westminster Single Family Condos

JANUARY 2025 - 5 YEAR TREND

Market Status

Balanced Market

New Westminster 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.



- 15% Of Single Family Condo Listings Sold IN PAST 30 DAYS
- 239 Active Single Family Condo Listings IN PAST 30 DAYS
- 36 Single Family Condo Listings Sold IN PAST 30 DAYS

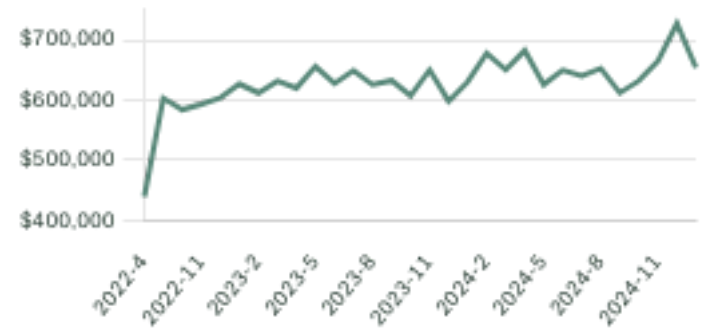
Summary of Sales Price Change



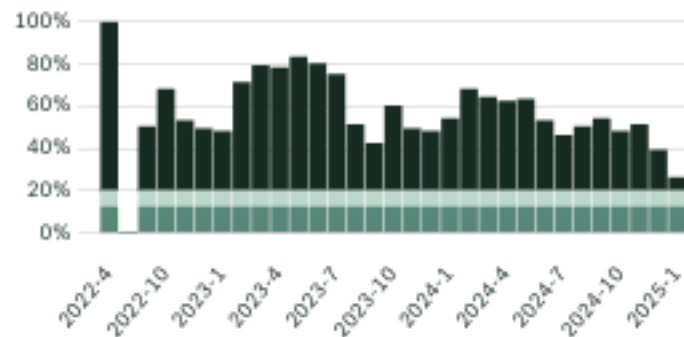
Summary of Sales Volume Change



Sales Price



Sales-to-Active Ratio



Number of Transactions



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