

RESIDENTIAL MARKET REPORT

# Burnaby

April 2025



## Burnaby Specialists



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## About Burnaby

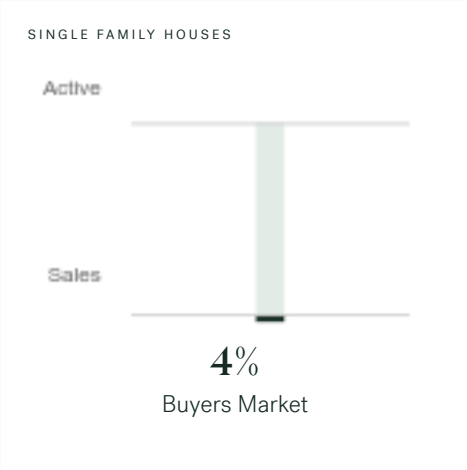
Burnaby is a suburb of Vancouver, bordering New Westminister, Vancouver and Coquitlam, with approximately 270,264 (2022) residents living in a land area of 270,264 (2022) square kilometers. Currently there are homes for sale in Burnaby, with an average price of 1,570,478, an average size of 1,556 sqft, and an average price per square feet of \$1,009.

## Burnaby Neighbourhoods

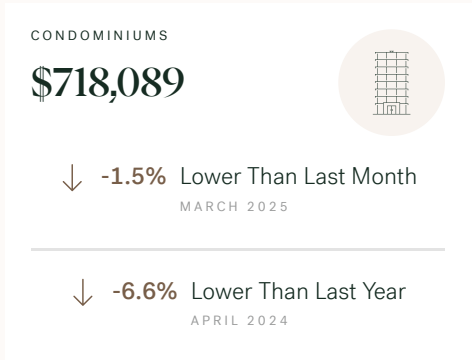
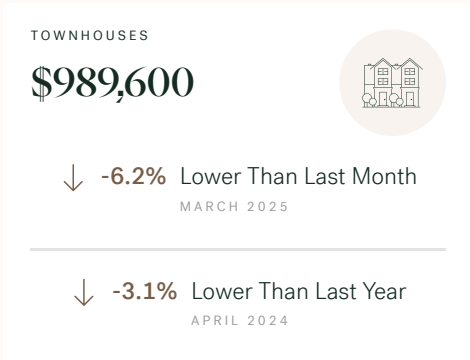
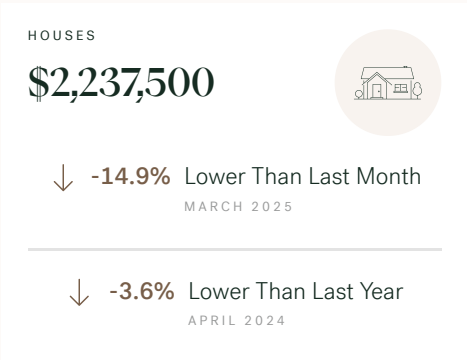
- Big Bend
- Brentwood Park
- Buckingham Heights
- Burnaby Hospital
- Burnaby Lake
- Capitol Hill
- Cariboo
- Central Burnaby
- Central Park
- Deer Lake
- Deer Lake Place
- East Burnaby
- Edmonds
- Forest Hills
- Forglen
- Garden Village
- Government Road
- Greentree Village
- Highgate
- Lake City Industrial 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

# April 2025 Burnaby Overview

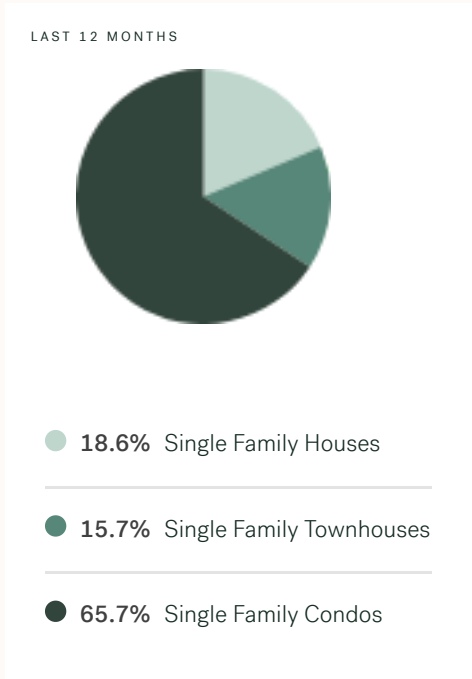
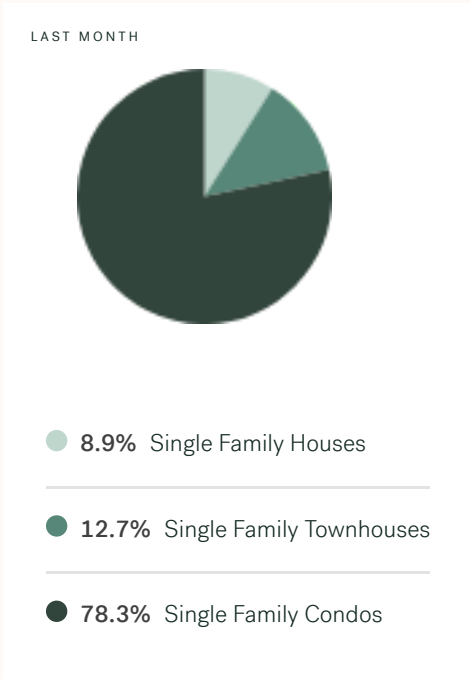
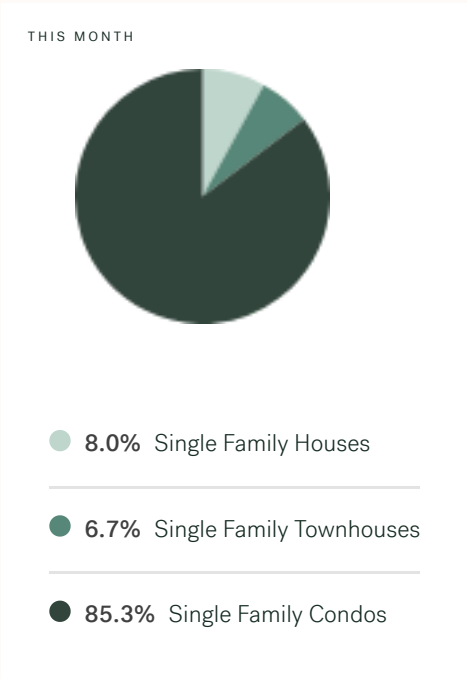
## Sales-to-Active Ratio



## HPI Benchmark Price (Average Price)



## Market Share



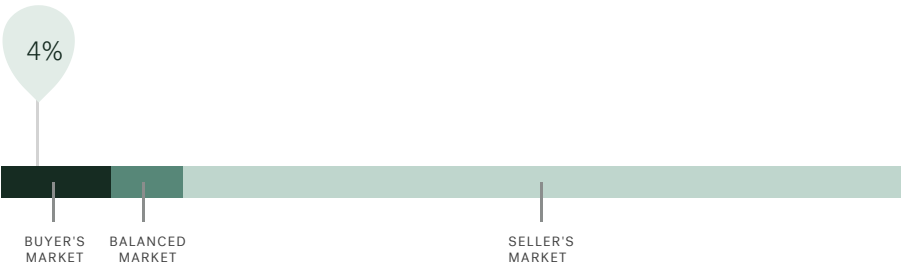
# Burnaby Single Family Houses

APRIL 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.



4%

Of Single Family  
House Listings Sold  
IN PAST 30 DAYS

170

Active Single Family  
House Listings  
IN PAST 30 DAYS

6

Single Family  
House Listings Sold  
IN PAST 30 DAYS

## Summary of Sales Price Change

-15%



Lower Than  
Last Month  
MARCH 2025

-4%



Lower Than  
Last Year  
APRIL 2024

## Summary of Sales Volume Change

-57%



Lower Than  
Last Month  
MARCH 2025

-90%

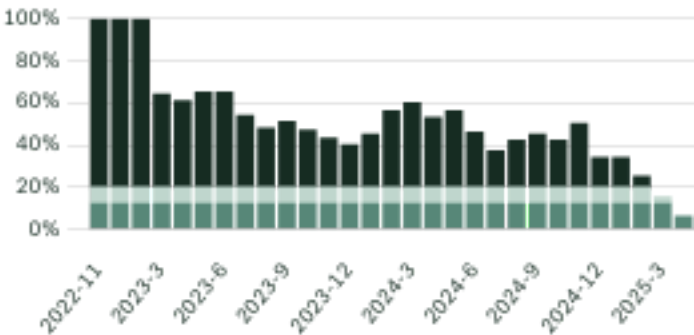


Lower Than  
Last Year  
APRIL 2024

## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



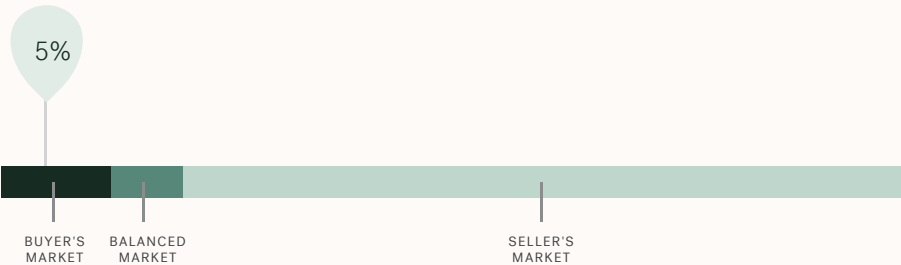
# Burnaby Single Family Townhomes

APRIL 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.



5%

Of Single Family  
Townhouse Listings Sold  
IN PAST 30 DAYS

107

Active Single Family  
Townhouse Listings  
IN PAST 30 DAYS

5

Single Family  
Townhouse Listings Sold  
IN PAST 30 DAYS

## Summary of Sales Price Change



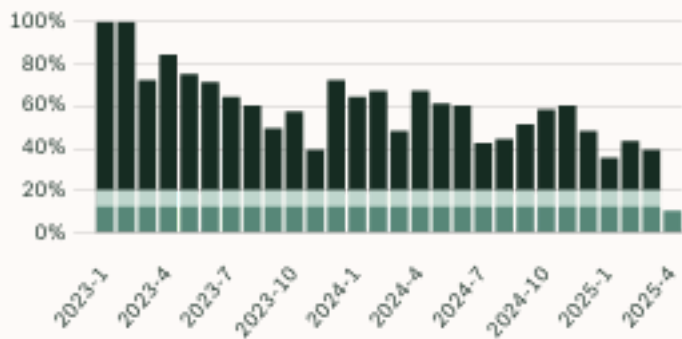
## Summary of Sales Volume Change



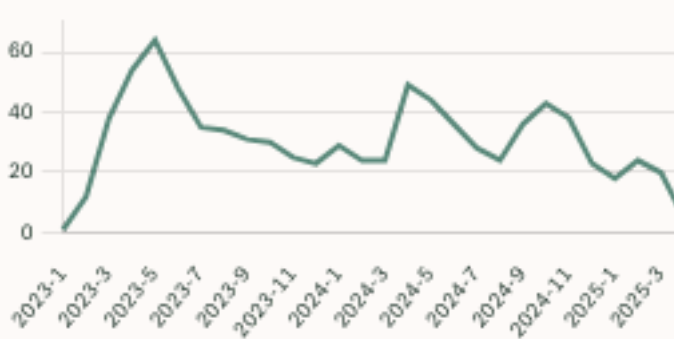
## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



# Burnaby Single Family Condos

APRIL 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.



9%

Of Single Family  
Condo Listings Sold  
IN PAST 30 DAYS

700

Active Single Family  
Condo Listings  
IN PAST 30 DAYS

64

Single Family  
Condo Listings Sold  
IN PAST 30 DAYS

## Summary of Sales Price Change

-2%



Lower Than  
Last Month  
MARCH 2025

-7%



Lower Than  
Last Year  
APRIL 2024

## Summary of Sales Volume Change

-48%



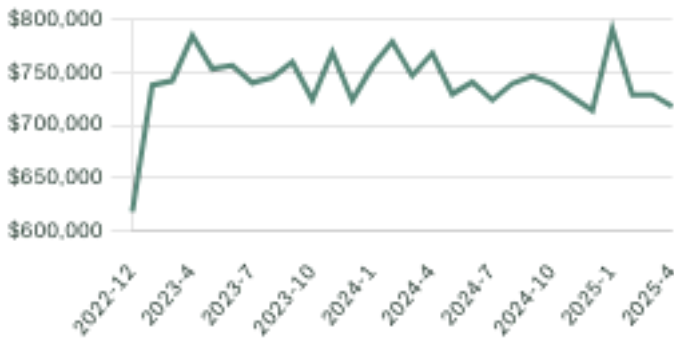
Lower Than  
Last Month  
MARCH 2025

-69%

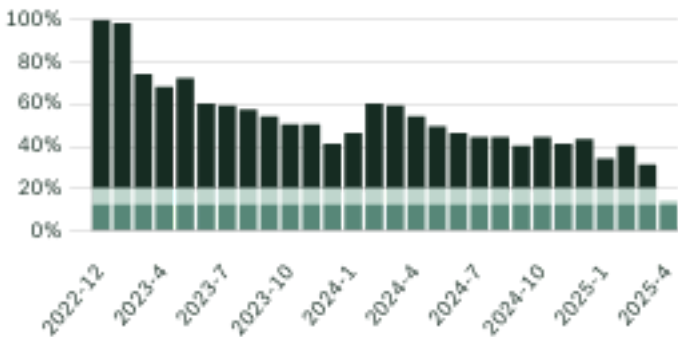


Lower Than  
Last Year  
APRIL 2024

## Sales Price



## Sales-to-Active Ratio



## Number of Transactions





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