

RESIDENTIAL MARKET REPORT

Burnaby

June 2025



Burnaby Specialists



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About Burnaby

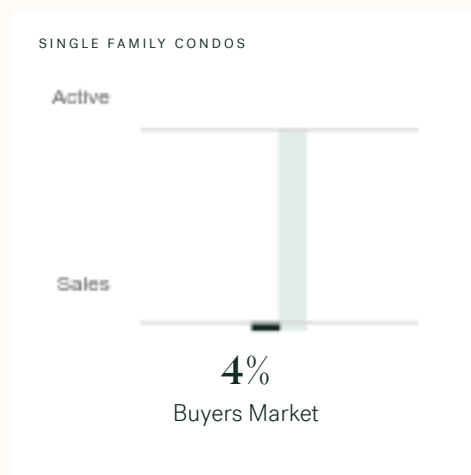
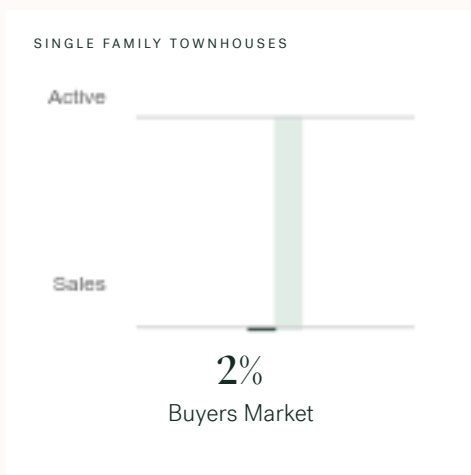
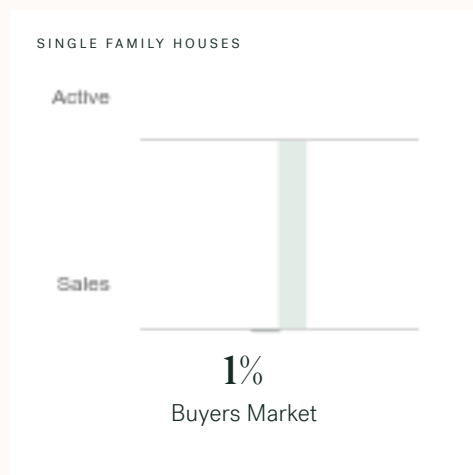
Burnaby is a suburb of Vancouver, bordering New Westminister, Vancouver and Coquitlam, with approximately 270,264 (2022) residents living in a land area of 270,264 (2022) square kilometers. Currently there are homes for sale in Burnaby, with an average price of 1,608,435, an average size of 1,647 sqft, and an average price per square feet of \$977.

Burnaby Neighbourhoods

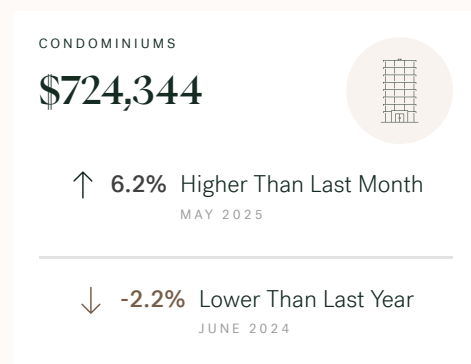
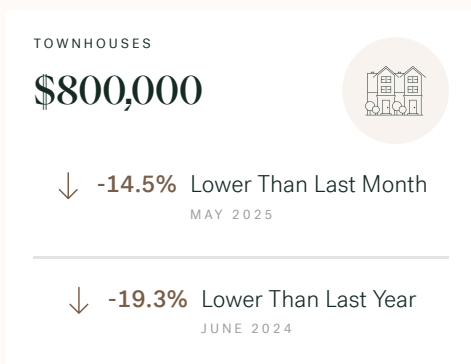
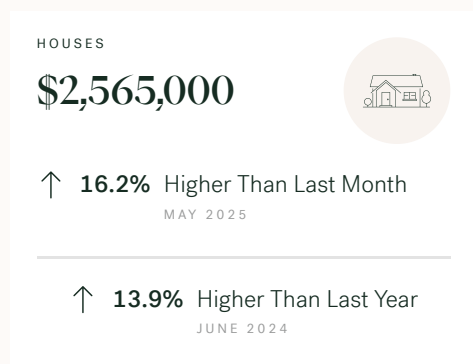
- Big Bend
- Brentwood Park
- Buckingham Heights
- Burnaby Hospital
- Burnaby Lake
- Capitol Hill
- Cariboo
- Central Burnaby
- Central Park
- Deer Lake
- Deer Lake Place
- East Burnaby
- Edmonds
- Forest Hills
- Forglen
- Garden Village
- Government Road
- Greentree Village
- Highgate
- Lake City Industrial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

June 2025 Burnaby Overview

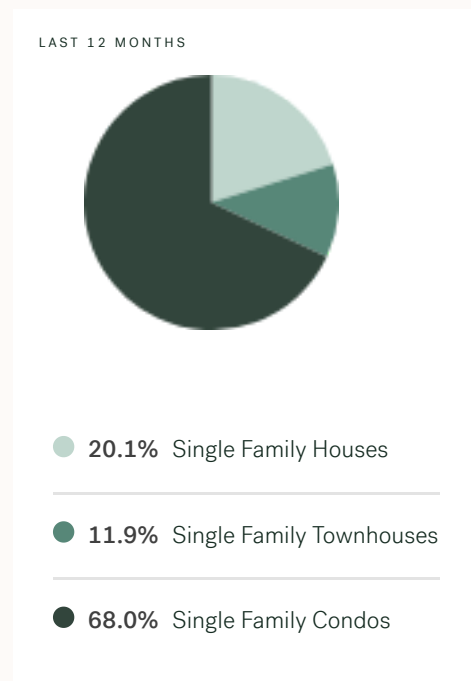
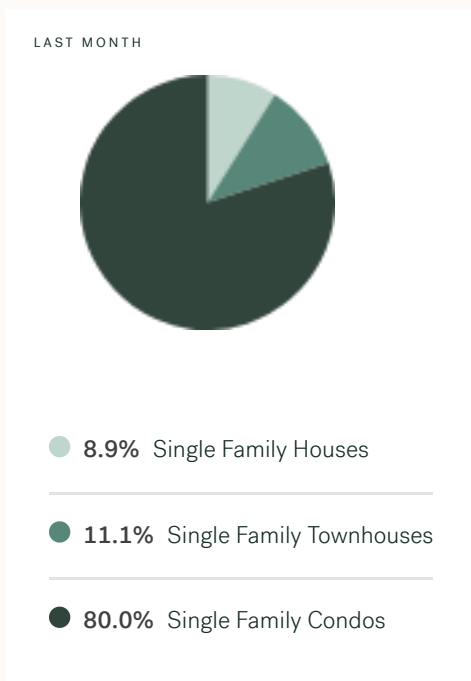
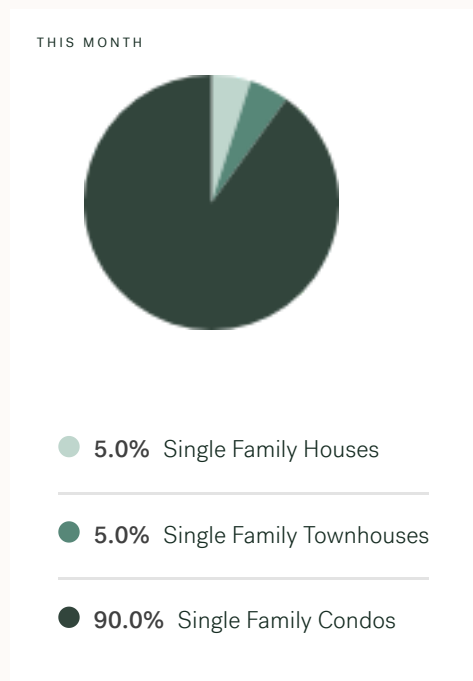
Sales-to-Active Ratio



HPI Benchmark Price (Average Price)



Market Share



Burnaby Single Family Houses

JUNE 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.



1%

Of Single Family House Listings Sold
IN PAST 30 DAYS

123

Active Single Family House Listings
IN PAST 30 DAYS

1

Single Family House Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change

16%



Higher Than Last Month
MAY 2025

14%



Higher Than Last Year
JUNE 2024

Summary of Sales Volume Change

-92%



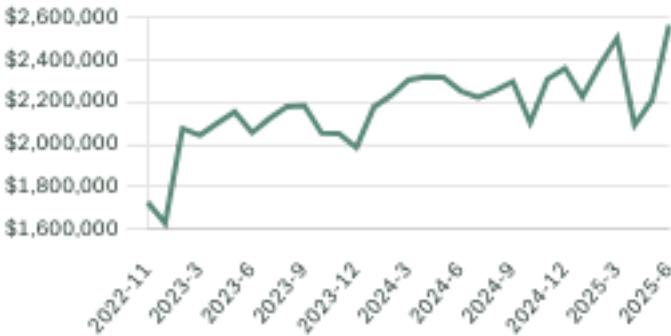
Lower Than Last Month
MAY 2025

-98%

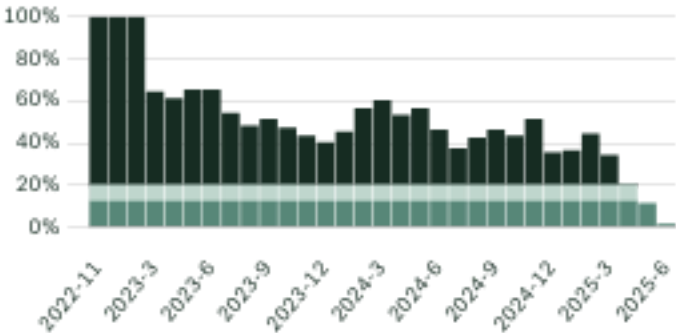


Lower Than Last Year
JUNE 2024

Sales Price



Sales-to-Active Ratio



Number of Transactions



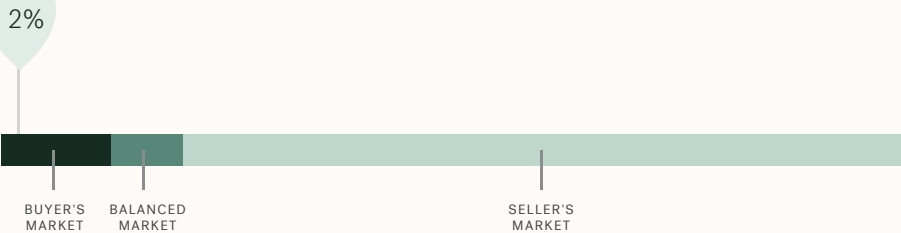
Burnaby Single Family Townhomes

JUNE 2025 - 5 YEAR TREND

Market Status

Buyers Market

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2%

Of Single Family
Townhouse Listings Sold
IN PAST 30 DAYS

55

Active Single Family
Townhouse Listings
IN PAST 30 DAYS

1

Single Family
Townhouse Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change

-15%



Lower Than
Last Month
MAY 2025

-19%



Lower Than
Last Year
JUNE 2024

Summary of Sales Volume Change

-93%



Lower Than
Last Month
MAY 2025

-97%

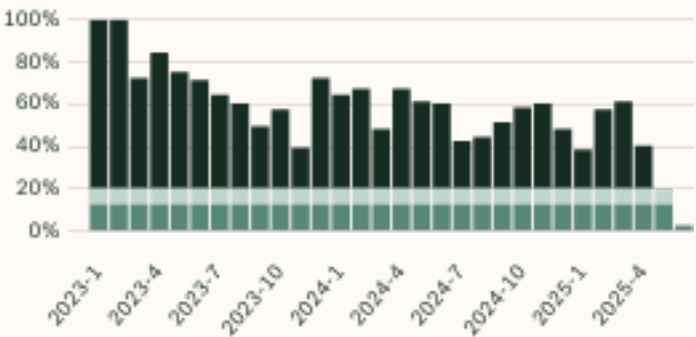


Lower Than
Last Year
JUNE 2024

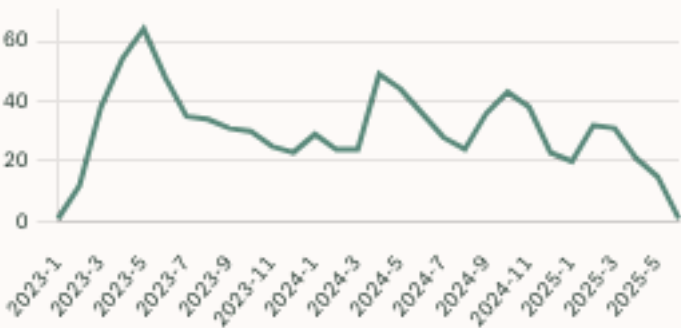
Sales Price



Sales-to-Active Ratio



Number of Transactions



Burnaby Single Family Condos

JUNE 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
Condo Listings Sold
IN PAST 30 DAYS

431

Active Single Family
Condo Listings
IN PAST 30 DAYS

18

Single Family
Condo Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change



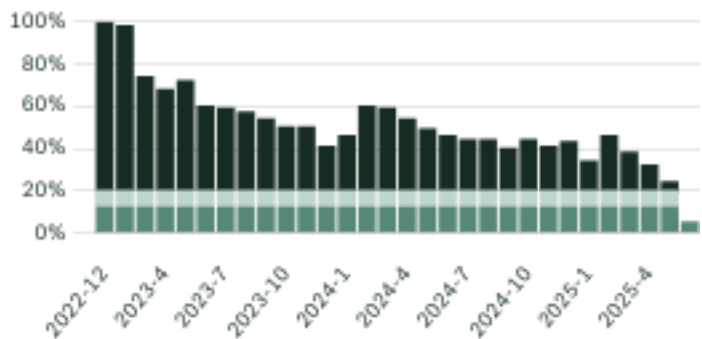
Summary of Sales Volume Change



Sales Price



Sales-to-Active Ratio



Number of Transactions



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Sources: Real Estate Board of Greater Vancouver, Commercial Edge, Canadian Real Estate Association, MLS®, Altus Group, Statistics Canada, Landcor, RealNet. Disclaimer: Data has been obtained from sources considered to be reliable as of September 31, 2023. However, no representation or warranty, expressed or implied, is made as to the accuracy of any of the information, projections or conclusions contained herein, and the same is submitted subject to errors and omissions, without any obligation to update or correct.