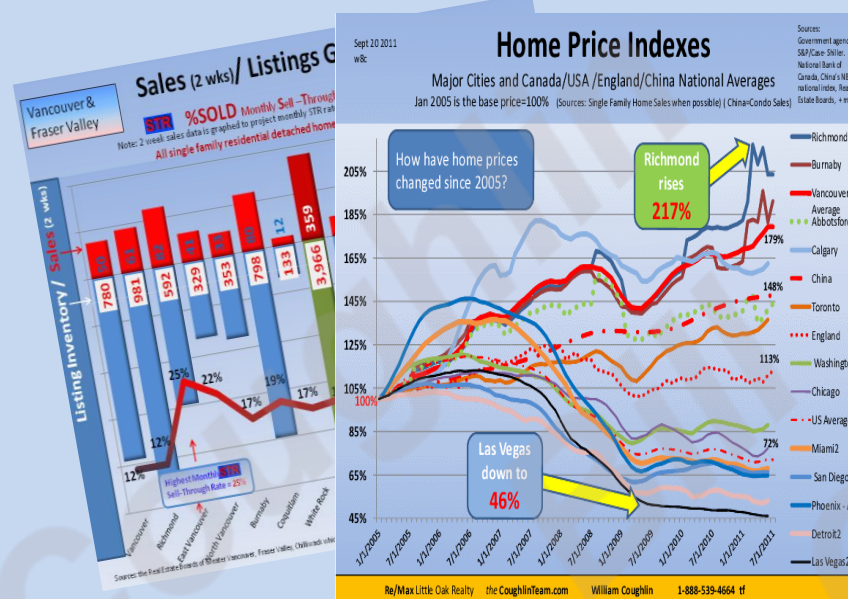


# Market Reports



# Advanced Marketing Tools



\*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings \*\*includes all listings marketed for the month. The DOM, and Sale - List Price differences are based on medians, not averages. Market Share Reports include all property types. [More Details](#)  
 Sources: The respective Real Estate Boards, which assume no responsibility for accuracy.

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# Vancouver Market Reports

Statistics, on the Web!

detached homes



Bill Coughlin  
778-374-3744

Market Analysis and Forecasting Mar 1/26 New West – East Burnaby

## New-West, Burnaby E. Real Estate Price Changes (\$/%)

新西,本拿比東房地產價格變動 / 新西,本拿比東 房地產價格變動

Housing Types: Year-To-Date March 2024 – March 2025 (Quarters)

房屋类型: 今年迄今为止 (每季) 由2024 三月至2025 三月

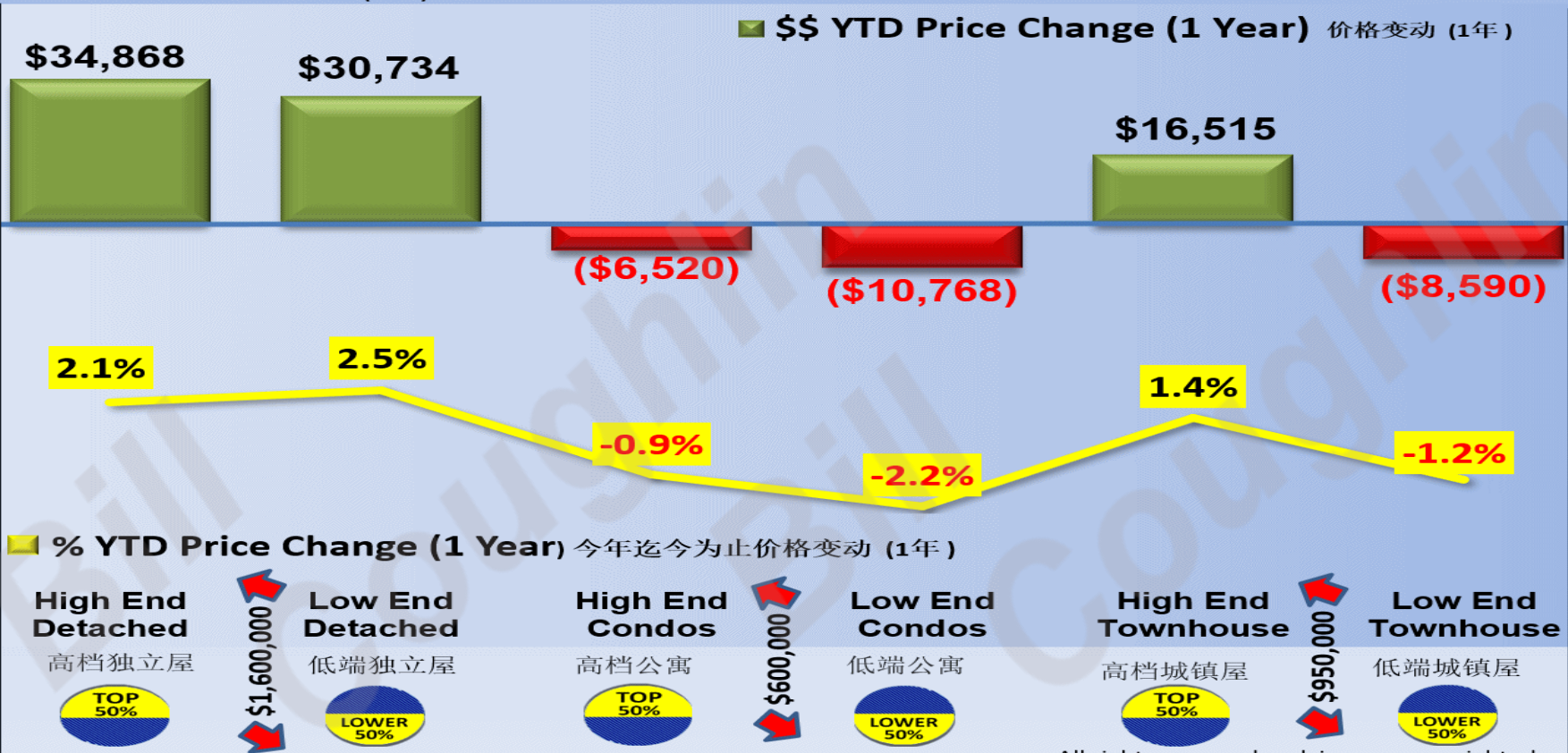
Powered by: Vancouver Market Reports HPI<sup>®</sup>

年終住房價格變動  
年終住房價格變動

YTD Home Price Changes \$/\$

年終住房價格變動  
年終住房價格變動

YTD Home Price Changes %/%



Housing Type	Price Range	Market Share
High End Detached	\$1,600,000+	TOP 50%
Low End Detached	\$600,000-	LOWER 50%
High End Condos	\$600,000+	TOP 50%
Low End Condos	\$950,000-	LOWER 50%
High End Townhouse	\$950,000+	TOP 50%
Low End Townhouse	\$950,000-	LOWER 50%

Data source: FVREB, REBGV, CADREB Real Estate Board & they assume no responsibility for accuracy. By: Vancouver Market Reports

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Market Analysis and Forecasting Mar 1/26 New West – East Burnaby

## Monthly Market Activity - Feb 2026 Single Family



### Mar 1 2026 New Westminter - East Burnaby Market Update (Detached)

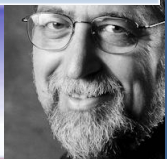
**Current:** New West & E. Burnaby's Residential Detached housing is in Stable Market with **10 %SOLD** Rate.  
(Meaning 10 homes out of 100 sold last month with an average \$73,500 decrease from Original List price)  
Most Active Range: Homes between \$1.4 mill. - \$1.7 mill. have **20.7 %SOLD** rate.  
Least Active Range: Homes between \$2.0 mill. - \$2.5 mill. have **6.5 %SOLD** rate.

**History:** The New West & E. Burnaby Year-To-Date Home Price Index **HPIp** (Upper 50%) shows that prices decreased \$28,000.  
The New West & E. Burnaby Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices decreased \$98,196.  
\*The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes.



\*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings \*\*includes all listings marketed for the month. The DOM, and Sale - List Price differences are based on medians, not averages. Market Share Reports include all property types. [More Details](#)  
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Market Analysis and Forecasting Mar 1/26 New West – East Burnaby

## 1. How Many Sold During the Month and at What Price Range?

New Westminster - East Burnaby List Price Ranges Statistics - Feb 2026							Detached
Home Price Range	Total Listings (/Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$1,300,000	37	2	58	95%	-\$56,500	5.4%	↓
\$1,300,001-\$1,400,000	12	2	84	95%	-\$66,000	16.7%	↑
\$1,400,001-\$1,700,000	29	6	29	94%	-\$86,500	20.7%	↑
\$1,700,001-\$2,000,000	48	4	50	94%	-\$106,950	8.3%	↓
\$2,000,001-\$2,500,000	31	2	62	83%	-\$505,500	6.5%	↓
\$2,500,001 and more	24	2	73	95%	-\$147,671	8.3%	↓
<b>Total Activity</b>	<b>181</b>	<b>18</b>	<b>46</b>	<b>95%</b>	<b>-\$73,500</b>	<b>10%</b>	

## 2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Feb-25	Jan-26	Feb-26	3/1/2026	Change	
Total Listings** (A,S,T,C,X)	168	171	181		10	↑
Active Listings (1st of the Month)	153	135	132	143	11	↑
Solds	19	14	18		4	↑
Days on Market (DOM)	15	26	46		21	↑
%SOLD (Sales/Listings/Mthly Rate)	12.4%	8.2%	9.9%		1.8%	↑
Upper 50% Home Price Index HPIp	\$1,736,100	\$1,684,100	\$1,708,100		\$24,000	↑
Lower 50% Home Price Index HPIp	\$1,238,101	\$1,140,429	\$1,139,905		-\$524	↓



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# Vancouver Market Reports

Statistics, on the Web!

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Market Analysis and Forecasting Mar 1/26 New West – East Burnaby

## What Sold in your Neighbourhood and for What Price?

New Westminster - East Burnaby Sub Area Statistics - Feb 2026					Detached	
Neighborhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
East Burnaby	23	2	19	96%	-\$88,950	9%
The Crest BE	13	3	11	95%	-\$73,000	23%
Edmonds BE	11	1	40	91%	-\$125,000	9%
Connaught Heights NW	14	0				0%
Downtown NW	0	0				0%
Fraserview NW	1	0				0%
GlenBrooke North NW	13	1	139	94%	-\$89,000	8%
Moody Park NW	9	1	71	96%	-\$48,000	11%
North Arm NW	0	0				0%
Queensborough NW	33	3	48	96%	-\$74,000	9%
Queens Park NW	7	1	127	93%	-\$100,000	14%
Sapperton NW	14	1	17	97%	-\$39,000	7%
The Heights NW	14	3	44	95%	-\$65,000	21%
Uptown NW	16	0				0%
West End NW	13	2	54	94%	-\$91,750	15%
<b>Total Activity</b>	<b>181</b>	<b>18</b>	<b>46</b>	<b>95%</b>	<b>-\$73,500</b>	<b>10%</b>



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# Vancouver Market Reports

Statistics, on the Web!

detached homes



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Market Analysis and Forecasting Mar 1/26 New West – East Burnaby

## Next Months Market Forecast

**Forecast:** New Westminster- East Burnaby has an average Listing Supply; 143 homes are for sale and with the **10 % SOLD** Monthly Rate giving us a ~10 Months of Inventory. We project New Westminster- East Burnaby Detached to be a Stable Market. 6% of the Active Listings have Reduced their Price by \$38,363 on Average and \$35,950 on Median for the last month.

The housing market in Metro Vancouver is still a Buyer's Market, but things are starting to slow down and stabilize. Detached home prices went down by an average of -\$9,716 in February. This is better than January, when prices dropped -\$13,479. Prices are still going down, but not as fast. Right now, 61% of detached markets are dropping in price. The condo market is doing better. Prices only dropped -\$333, which is much smaller than last month's drop of -\$1,375. About 44% of condo markets are now going up, which is a good sign. Townhomes are mixed. Prices dropped -\$5,563, which is a bit more than last month. But more areas are improving, with 38% of townhome markets going up, compared to 31% in January.

Overall, the market is starting to feel more balanced. There are still many homes for sale, so buyers have more choices. But prices are not falling as quickly. If this continues, prices may level out in the next 1 to 2 months, with condos and townhomes improving first. Wondering which neighbourhoods are gaining momentum—or slowing? Visit [VancouverMarketReports.com](http://VancouverMarketReports.com) every Saturday at noon for the latest Sell-Through-Rates showing the Winners and Losers across all 17 cities. 📞 For expert guidance or a free Home Market Analysis, call Bill Coughlin and the Coughlin Team at 778-374-3744—we're here to help you make the right move.

**Analytical Methods:** New Westminster -East Burnaby represent so many diverse markets which make the Average or Median Mthly Homes Sales Statistics less important when understanding the Market changes . Currently we have split the Market into two parts with the **New Westminster - East Burnaby HPIp Upper 50%** representing the Upper 50% Sales and the **New West - East Burnaby HPIp Lower 50%** representing the Lower priced Home sales. Each HPI is determined by adjusting all of the Paired Monthly Sales to produce one the most accurate HPI indexes at this time. Note: For a more accurate price change for your home request a Comparative CMarket Analysis. Data is from : FVREB, REBGV, CADREB Real Estate Board and they assume no responsibility for its accuracy. Copyright: VancouverMarketReports.com



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# Vancouver Market Reports

Statistics, on the Web!

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Market Analysis and Forecasting Mar 1/26 New West – East Burnaby

Detached New West, E. Burnaby Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

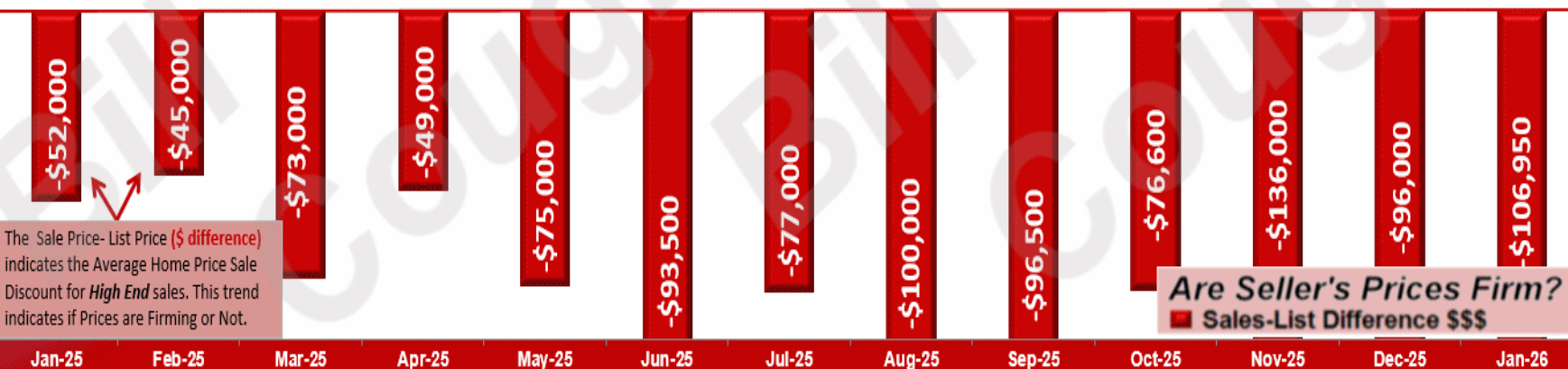
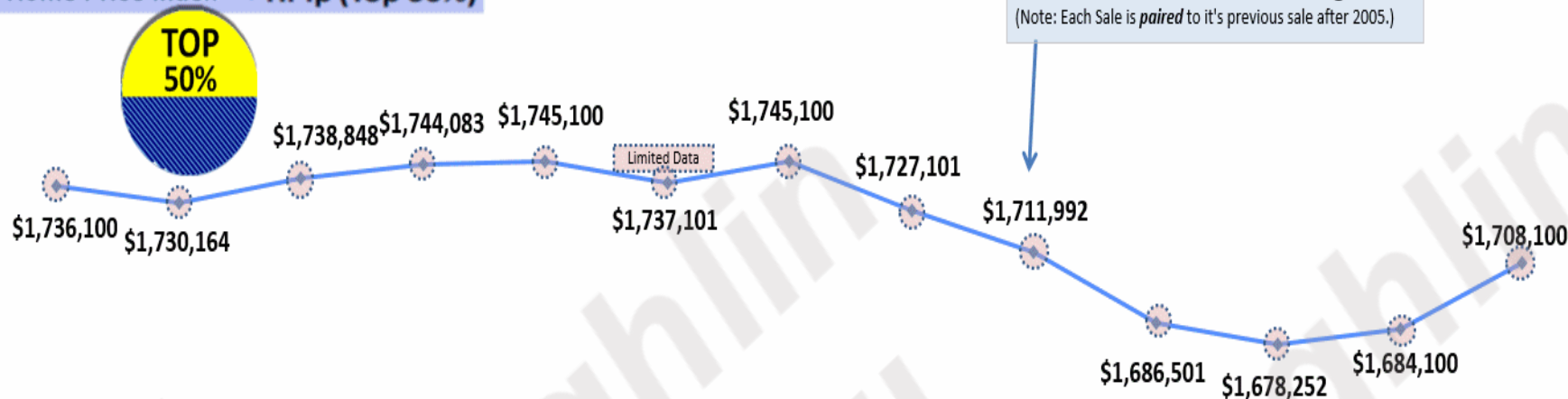
Home Price Changes  
(Home Price Index Paired sales from 2005)

## Are Home Prices Up?

Home Price Index → HPIp (Top 50%)

Homes Over \$1,600,000

The Home Price Index HPIp is the MOST Accurate Indication of Price Changes  
(Note: Each Sale is paired to it's previous sale after 2005.)



The Sale Price- List Price (\$ difference) indicates the Average Home Price Sale Discount for High End sales. This trend indicates if Prices are Firming or Not.

Are Seller's Prices Firm?  
Sales-List Difference \$\$\$



Detached



Sales Discount \$\$  
Sale Price - Original List Price ( \$ difference)



\*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings \*\*includes all listings marketed for the month. The DOM, and Sale - List Price differences are based on medians, not averages. Market Share Reports include all property types. [More Details](#)  
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# Vancouver Market Reports

detached homes

Statistics, on the Web!



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Market Analysis and Forecasting Mar 1/26 New West – East Burnaby

Detached New West, E. Burnaby Total Listings, Sales, and %SOLD rates

Sales / Listings  
Monthly Totals

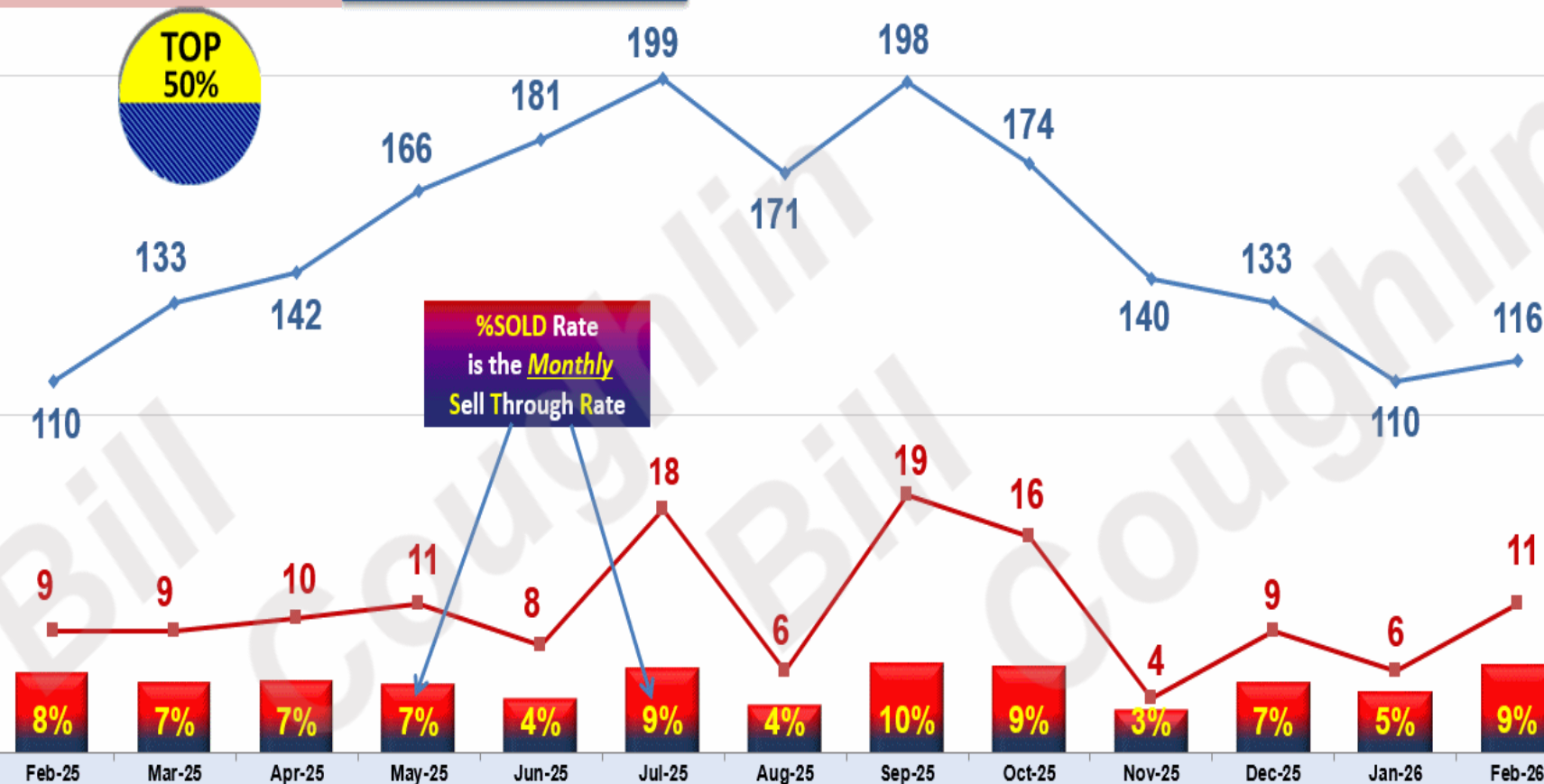


Detached

→ Total Listings → Sales Homes Over \$1,600,000



%SOLD Rate is the Monthly Sell Through Rate



Detached



%SOLD (STR)  
Sales/Listings (Monthly Rate)



\*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings \*\*includes all listings marketed for the month. The DOM, and Sale - List Price differences are based on medians, not averages. Market Share Reports include all property types. [More Details](#)  
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# Vancouver Market Reports

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Statistics, on the Web!



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Market Analysis and Forecasting Mar 1/26 New West – East Burnaby

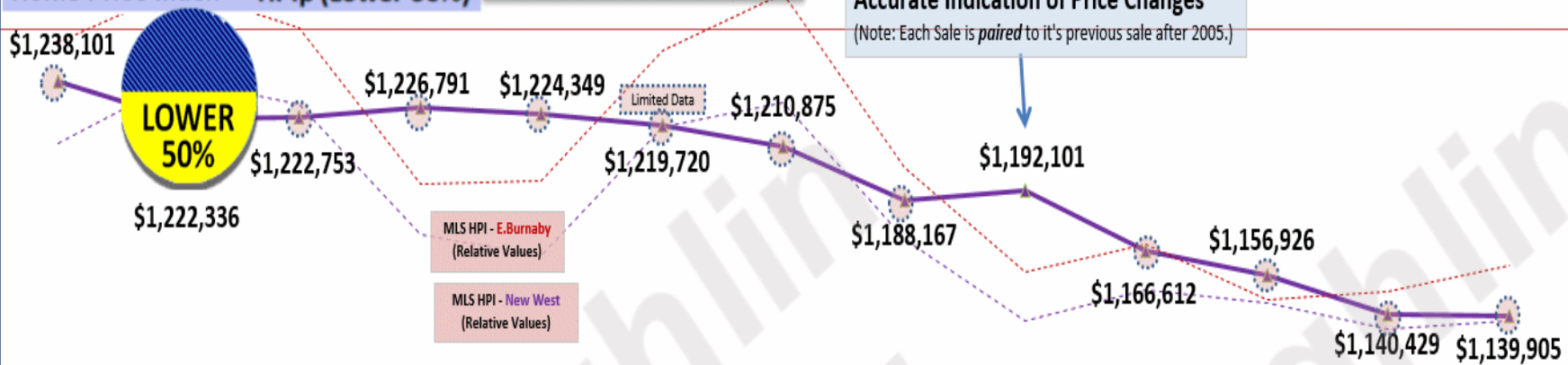
Detached New West, E. Burnaby Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End Home sales)

Home Price Changes  
(Home Price Index Paired sales from 2005)

## Are Home Prices Up? Home Price Index → HPIp (Lower 50%)

Homes Below \$1,600,000

The Home Price Index HPIp is the MOST Accurate Indication of Price Changes  
(Note: Each Sale is paired to it's previous sale after 2005.)



The Sale Price - List Price (\$ difference) indicates the Average Home Price Sale Discount for Low End sales. This trend indicates if Prices are Firming or Not.

Are Seller's Prices Firm?  
Sales-List Difference \$\$\$



Detached



LOWER 50%

Sales Discount \$\$  
Sale Price - Original List Price ( \$\$ difference)



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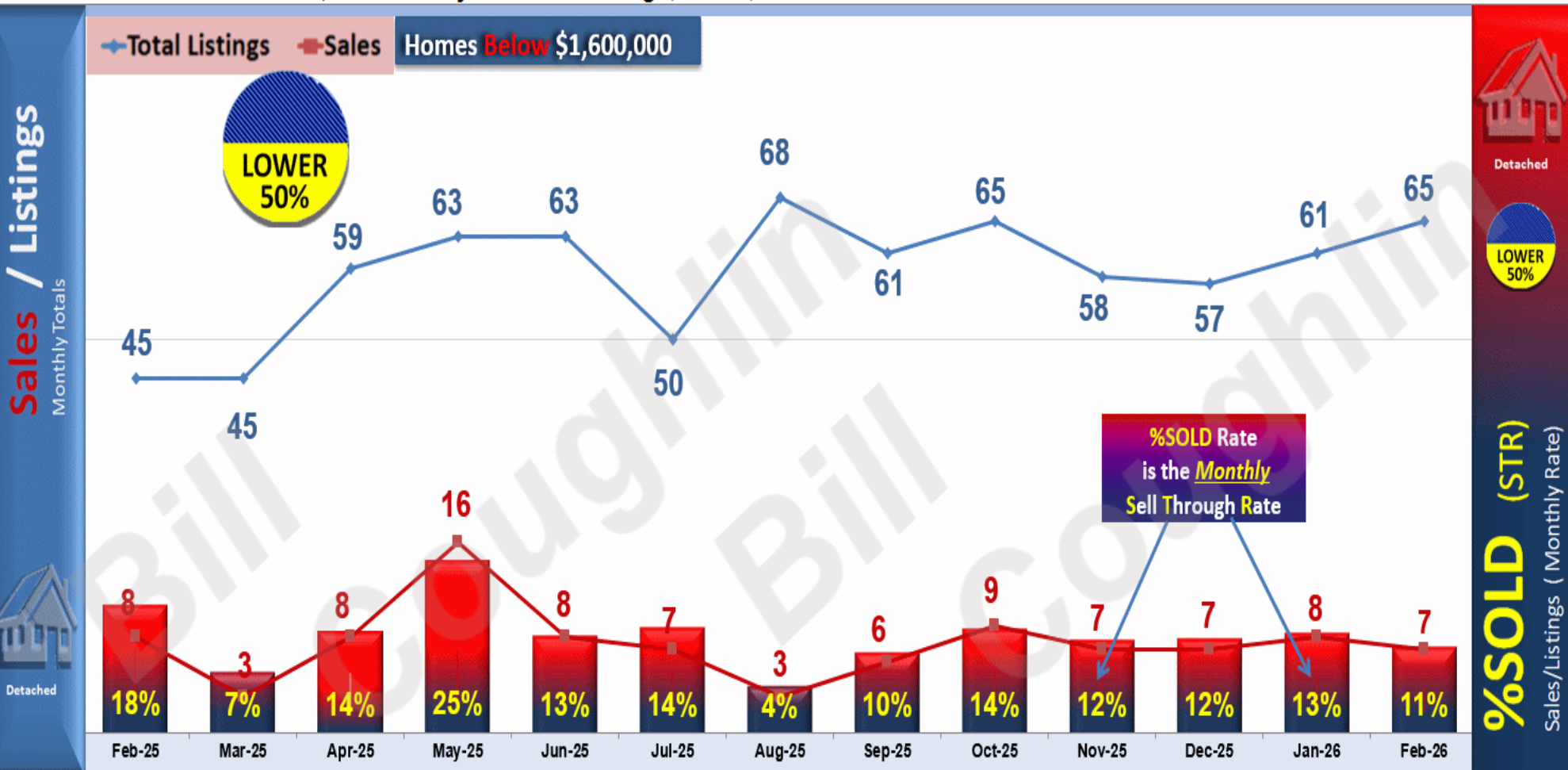
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Market Analysis and Forecasting Mar 1/26 New West – East Burnaby

Detached New West, E. Burnaby Total Listings, Sales, and %SOLD rates



Sales / Listings  
Monthly Totals



Detached



%SOLD (STR)  
Sales/Listings (Monthly Rate)



Detached



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detached homes



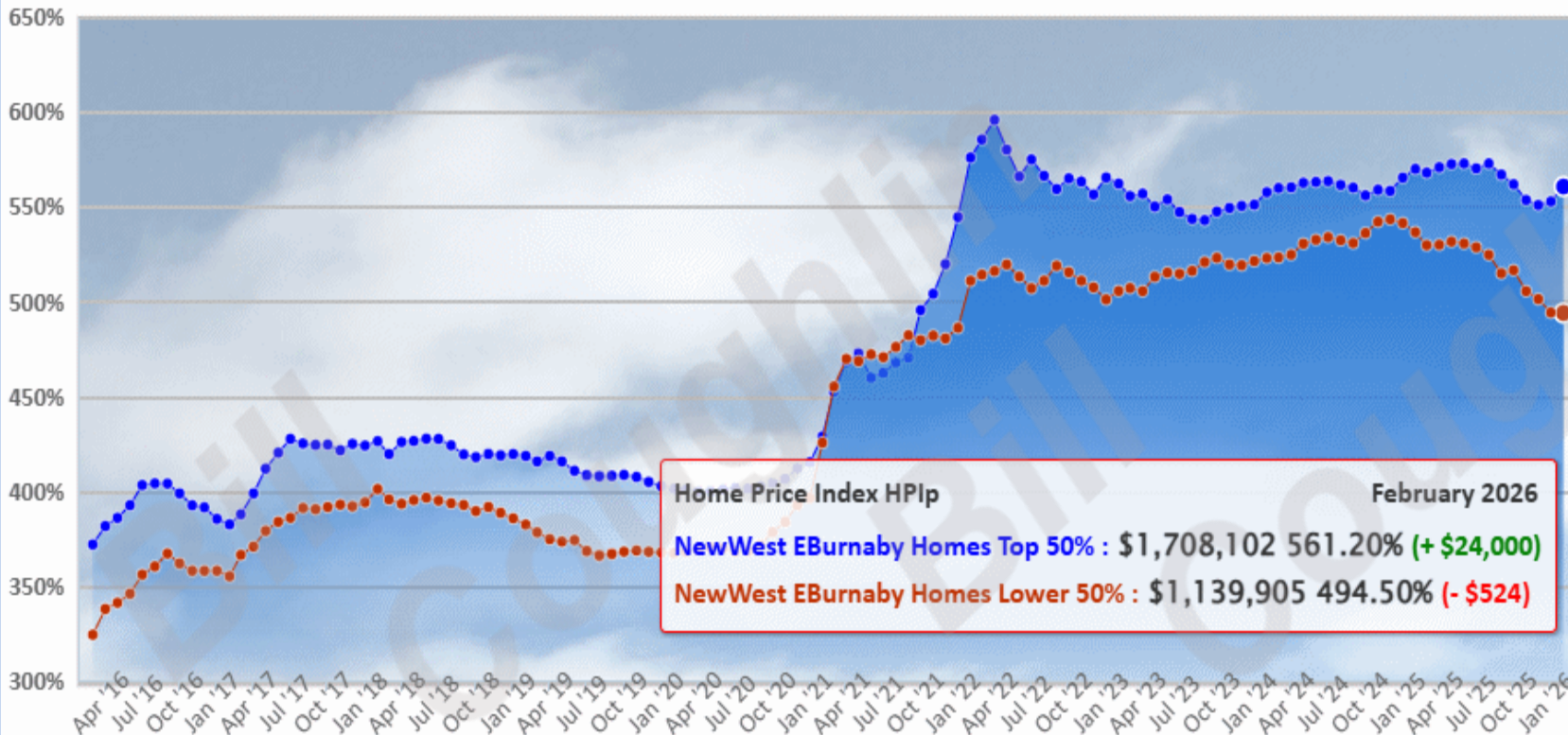
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Market Analysis and Forecasting Mar 1/26 New West – East Burnaby

Powered by the Greater Vancouver Market Reports HPIp



NewWest EBurnaby Homes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-  
 NewWest EBurnaby Homes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



**Home Price Index HPIp** **February 2026**  
**NewWest EBurnaby Homes Top 50% : \$1,708,102 561.20% (+ \$24,000)**  
**NewWest EBurnaby Homes Lower 50% : \$1,139,905 494.50% (- \$524)**

Monthly Home values	
Date	Value
Feb 2026	% 561.20
Jan 2026	% 553.30
Dec 2025	% 551.40
Nov 2025	% 554.10
Oct 2025	% 562.40
Sep 2025	% 567.40
Aug 2025	% 573.30
Jul 2025	% 570.70
Jun 2025	% 573.30
May 2025	% 573.00
Apr 2025	% 571.30
Mar 2025	% 568.40



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# Vancouver Market Reports

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## Market Analysis and Forecasting Mar 1/26 New West – East Burnaby

### New West-East Burnaby Sub areas Statistics - Feb 2026

Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
East Burnaby	11	1	27	97%	-\$43,900	9%
The Crest BE	7	1	99	97%	-\$34,931	14%
Edmonds BE	129	11	13	97%	-\$19,000	9%
Downtown NW	0	0				0%
Fraserview NW	112	15	19	98%	-\$13,000	13%
GlenBrooke North	55	8	17	98%	-\$12,000	15%
Moody Park	17	3	7	97%	-\$22,000	18%
North Arm	5	0				0%
Queensborough NW	1	0				0%
Queens Park NW	78	5	7	97%	-\$18,000	6%
Quay NW	1	0				0%
Sapperton NW	97	14	25	97%	-\$19,000	14%
The Heights NW	30	6	47	96%	-\$17,700	20%
Uptown NW	103	14	14	97%	-\$19,450	14%
West End NW	5	0				0%
<b>Total Activity</b>	<b>651</b>	<b>78</b>	<b>16</b>	<b>97%</b>	<b>-\$18,900</b>	<b>12%</b>

### New West - East Burnaby List Price Ranges Statistics - Feb 2026

Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
0-\$475,000	80	15	25	96%	-\$19,000	18.8%
\$475,001-\$550,000	101	10	16	98%	-\$10,950	9.9%
\$550,001-\$600,000	64	12	17	97%	-\$14,850	18.8%
\$600,001-\$690,000	77	13	23	97%	-\$20,000	16.9%
\$690,001-\$750,000	78	9	9	97%	-\$19,900	11.5%
\$750,001-\$850,000	76	5	8	97%	-\$19,000	6.6%
\$850,001-\$975,000	70	6	33	98%	-\$18,900	8.6%
\$975,001 and more	105	8	25	99%	-\$9,250	7.6%
<b>Total Activity</b>	<b>651</b>	<b>78</b>	<b>16</b>	<b>97%</b>	<b>-\$18,900</b>	<b>12%</b>

Monthly Changes Summary	Feb-25	Jan-26	Feb-26	3/1/2026	Change
Total Listings** (A,S,T,C,X)	597	572	651		79
Active Listings (1st of the Month)	400	374	443	508	65
Solds	93	43	78		35
Days on Market (DOM)	17	38	16		-22
%SOLD (Sales/Listings/Mthly Rate)	16%	8%	12%		4.5%
Condos (Upper 50%) Home Price Index HPIp	\$690,266	\$651,030	\$627,306		-\$23,724
Condos (Lower 50%) Home Price Index HPIp	\$475,260	\$397,517	\$404,522		\$7,005
Twnhs (Upper 50%) Home Price Index HPIp	\$1,179,561	\$1,108,293	\$1,100,373		-\$7,920
Twnhs (Lower 50%) Home Price Index HPIp	\$730,538	\$696,379	\$694,662		-\$1,717

### Mar 1 2026 New West - East Burnaby Market Update Attached Townhomes/ Condos

**Current:** New West - East Burnaby's Residential Attached housing market is a Stable Market with a **12 %SOLD** Rate.  
(This means 8 homes out of 100 sold with average sales-list difference of \$18,900 discount)

**Most Active Price Range:** Attached Homes below \$475,000 have **18.8 %SOLD** rate.  
**Least Active Price Range:** Attached Homes between \$750,000-\$850,000 have **6.6 %SOLD** rate.

**History:** The New West - E. Burnaby's **Condos** Year-To-Date Home Price Index **HPIp (Upper 50%)** shows that prices decreased \$62,960.  
The New West - E. Burnaby's **Condos** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices decreased \$70,737.  
The New West - E. Burnaby's **Townhouses** Year-To-Date Home Price Index **HPIp (Upper 50%)** shows that prices decreased \$79,189.  
The New West - E. Burnaby's **Townhouses** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices decreased \$35,876.

\*The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes.

**Analytical Methods:** The New West - E. Burnaby represents many diverse markets that makes the average or median Monthly homes sales statistics have very little value towards understanding the market changes. Currently we have split the Condos and Townhouse markets into two parts with the **New West - E. Burnaby HPIp Upper 50%** representing the higher end sales and the **New West - E. Burnaby HPIp Lower 50%** representing the lower priced homes sales. Each HPI is determined by adjusting all of the Paired Monthly Sales to produce one the Most Accurate HPI Indexes at this time. Note: For a more accurate price change for your home, request a Comparative Market Analysis. Data is from: FVREB, REBGV, CADREB Real Estate Boards and they assume no responsibility for its accuracy. Copyright: vancouvermarketreports.com

**Forecast:** The total Listing Inventories were 8% more than the month last year. Total Listings decreased by 45 listings less than last month. We project New West - E. Burnaby Attached be a continued Stable Market.

The housing market in Metro Vancouver is still a Buyer's Market, but things are starting to slow down and stabilize. Detached home prices went down by an average of -\$9,716 in February. This is better than January, when prices dropped -\$13,479. Prices are still going down, but not as fast. Right now, 61% of detached markets are dropping in price. The condo market is doing better. Prices only dropped -\$333, which is much smaller than last month's drop of -\$1,375. About 44% of condo markets are now going up, which is a good sign. Townhomes are mixed. Prices dropped -\$5,563, which is a bit more than last month. But more areas are improving, with 38% of townhome markets going up, compared to 31% in January.

Overall, the market is starting to feel more balanced. There are still many homes for sale, so buyers have more choices. But prices are not falling as quickly. If this continues, prices may level out in the next 1 to 2 months, with condos and townhomes improving first. Wondering which neighbourhoods are gaining momentum—or slowing? Visit VancouverMarketReports.com every Saturday at noon for the latest Sell-Through-Rates showing the Winners and Losers across all 17 cities. For expert guidance or a free Home Market Analysis, call Bill Coughlin and the Coughlin Team at 778-374-3744—we're here to help you make the right move.



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# Vancouver Market Reports

Statistics, on the Web!

attached homes



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Market Analysis and Forecasting Mar 1/26 New West – East Burnaby

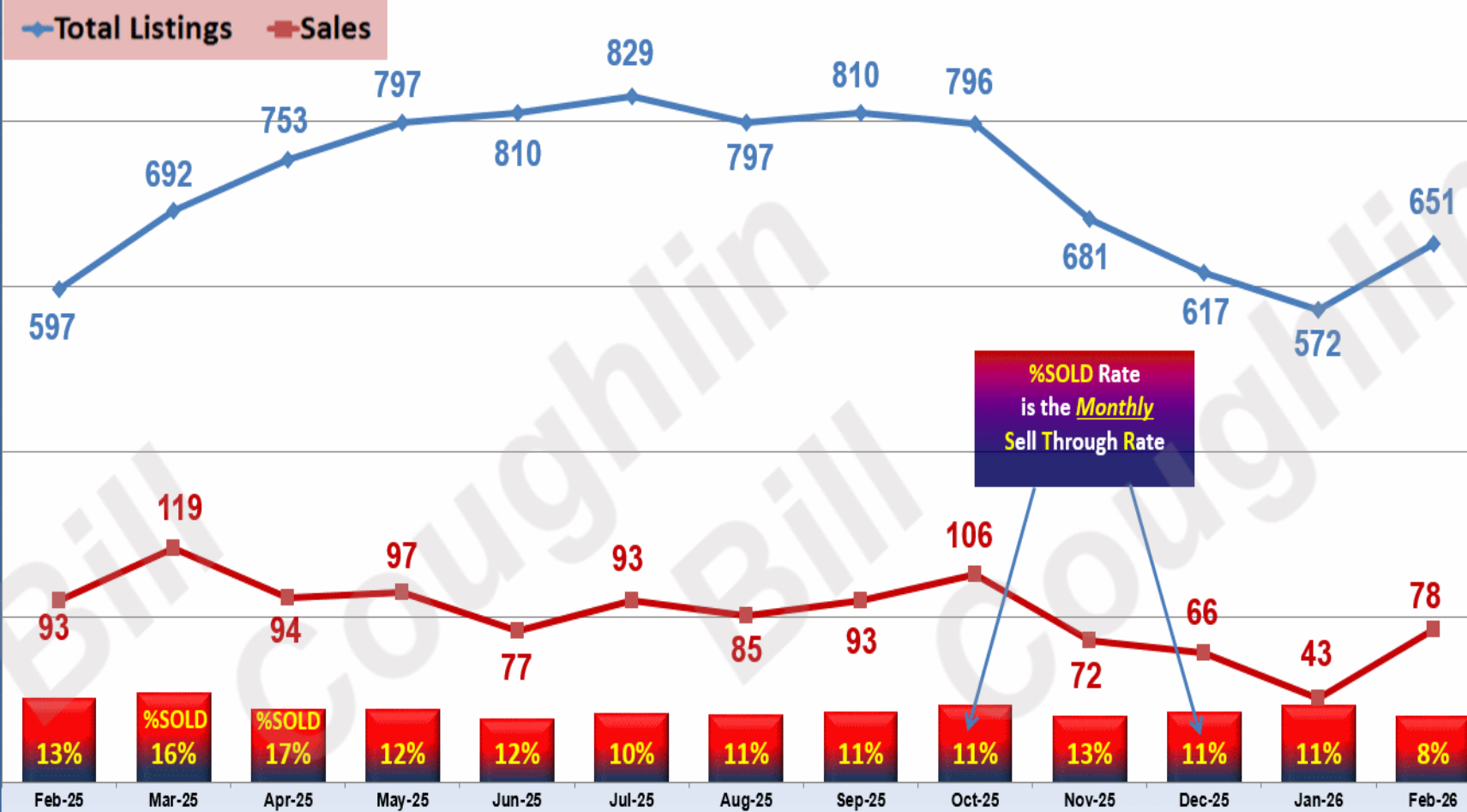
Attached Townhomes/ Condos New West, E. Burnaby Total Listings, Sales, and %SOLD rates

Sales / Listings  
Monthly Totals



Attached

%SOLD (STR)  
Sales/Listings ( Monthly Rate)



%SOLD Rate is the Monthly Sell Through Rate



Attached



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Attached New West, E. Burnaby Townhouse Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

Home Price Changes  
(Home Price Index Paired sales from 2005)



Townhouses



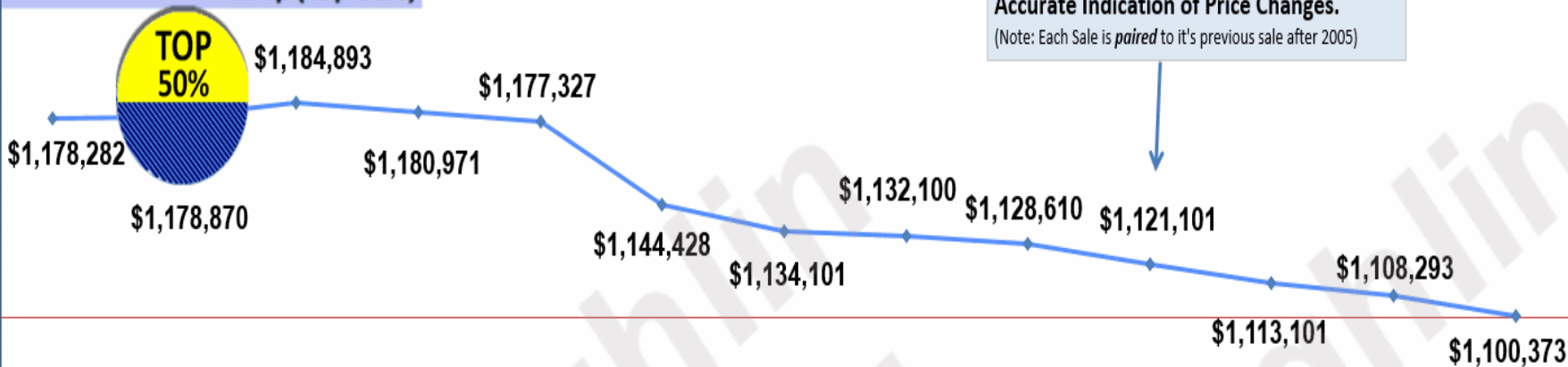
Townhouses



Sales Discount \$\$  
Sale Price – Original List Price (– \$ difference)

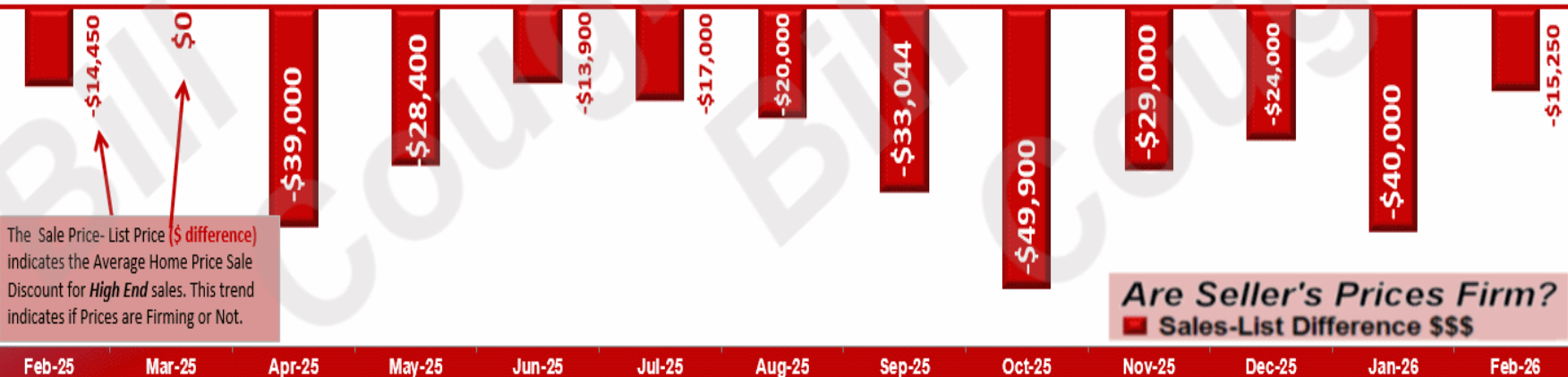
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Home Price Index → HPIp (Top 50%)



The Home Price Index HPIp is our MOST Accurate Indication of Price Changes.

(Note: Each Sale is paired to it's previous sale after 2005)



The Sale Price- List Price (\$ difference) indicates the Average Home Price Sale Discount for High End sales. This trend indicates if Prices are Firming or Not.

Are Seller's Prices Firm?  
Sales-List Difference \$\$\$



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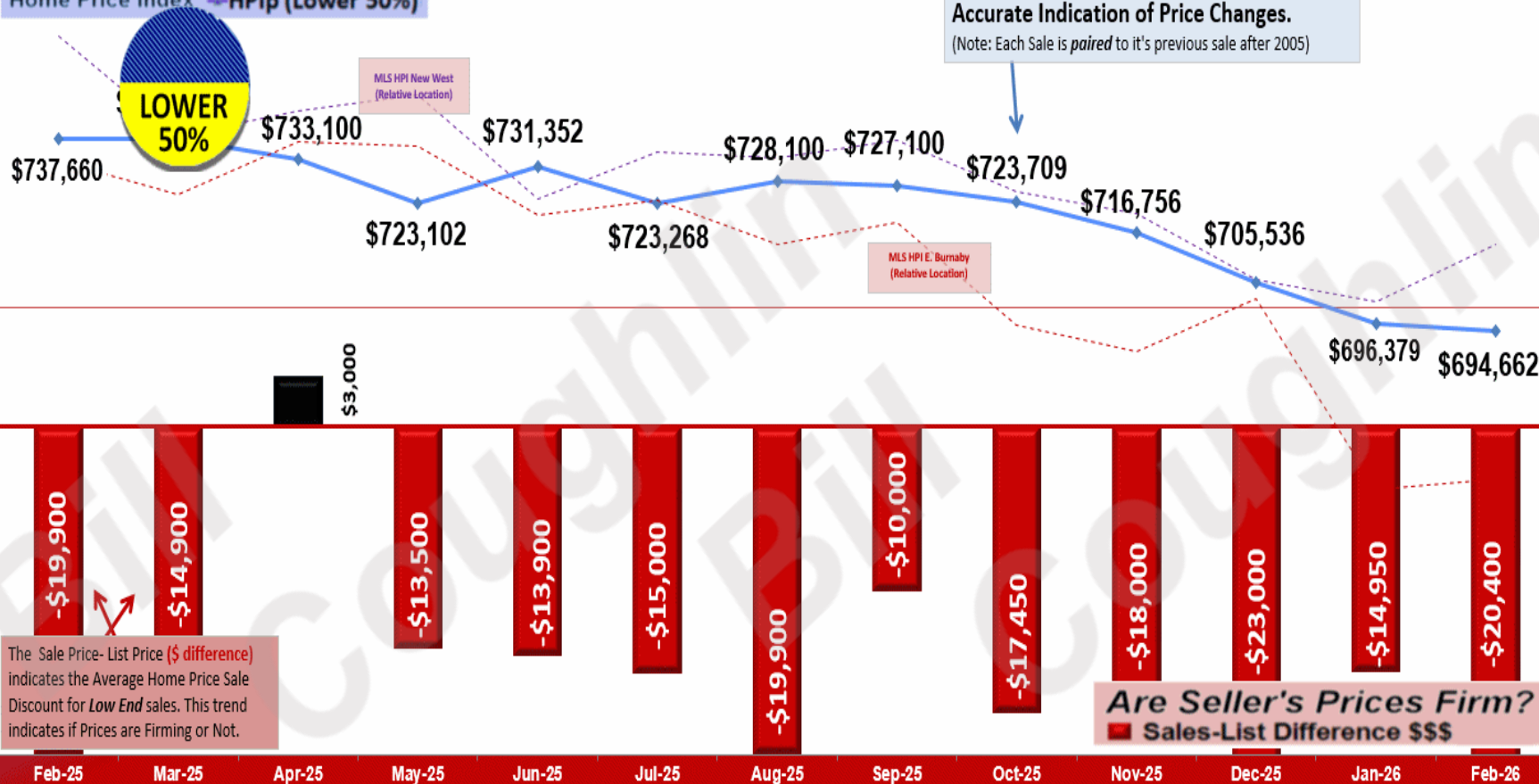
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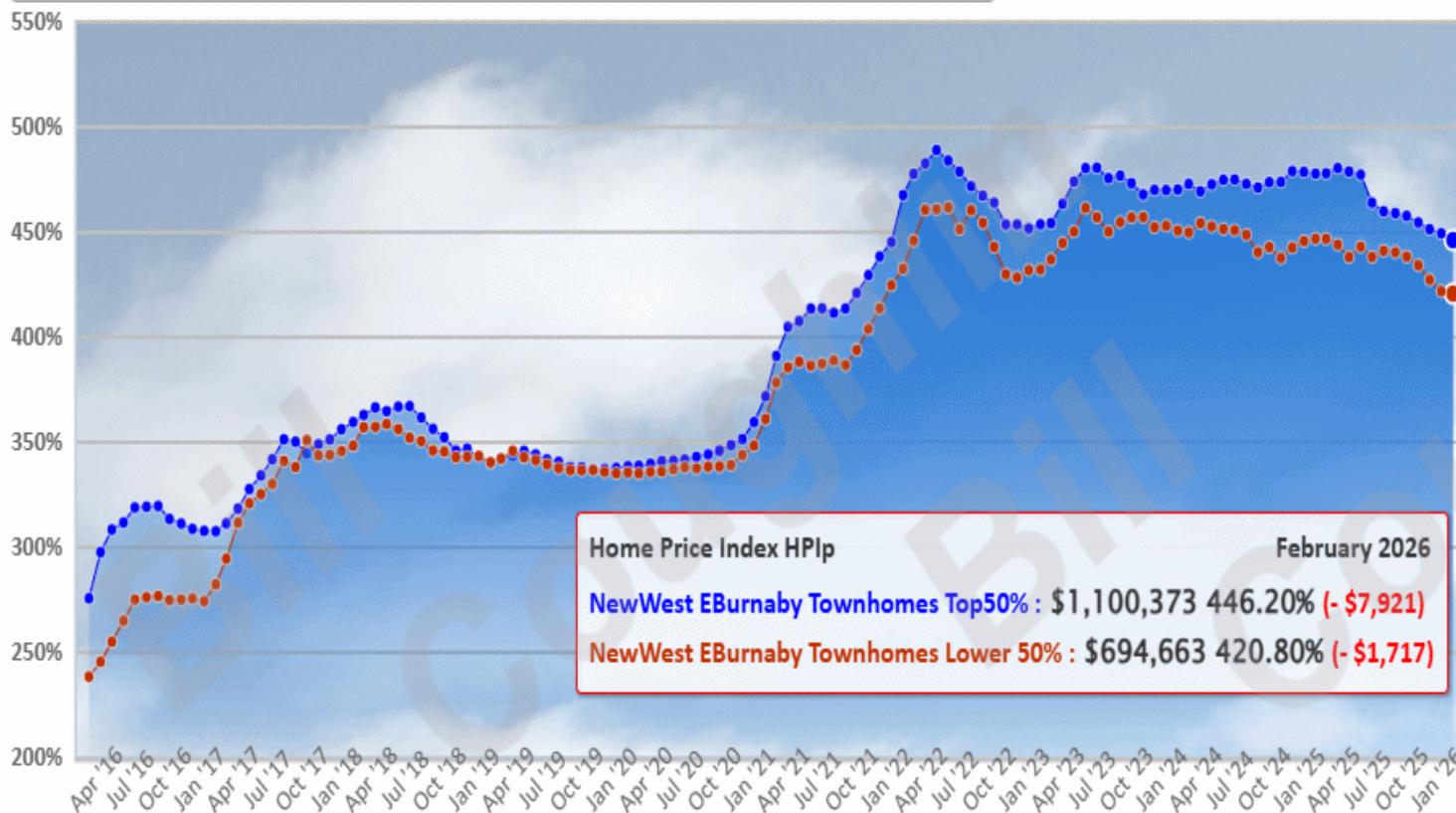
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Market Analysis and Forecasting Mar 1/26 New West – East Burnaby

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NewWest EBurnaby Townhomes Top50% : ■ HPIp ■ Forecast+ ■ Forecast-  
 NewWest EBurnaby Townhomes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

Date	Value
Feb 2026	% 446.20
Jan 2026	% 449.40
Dec 2025	% 451.40
Nov 2025	% 454.60
Oct 2025	% 457.70
Sep 2025	% 459.10
Aug 2025	% 459.90
Jul 2025	% 464.10
Jun 2025	% 477.40
May 2025	% 478.90
Apr 2025	% 480.50
Mar 2025	% 478.00



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Condominiums



Condominiums



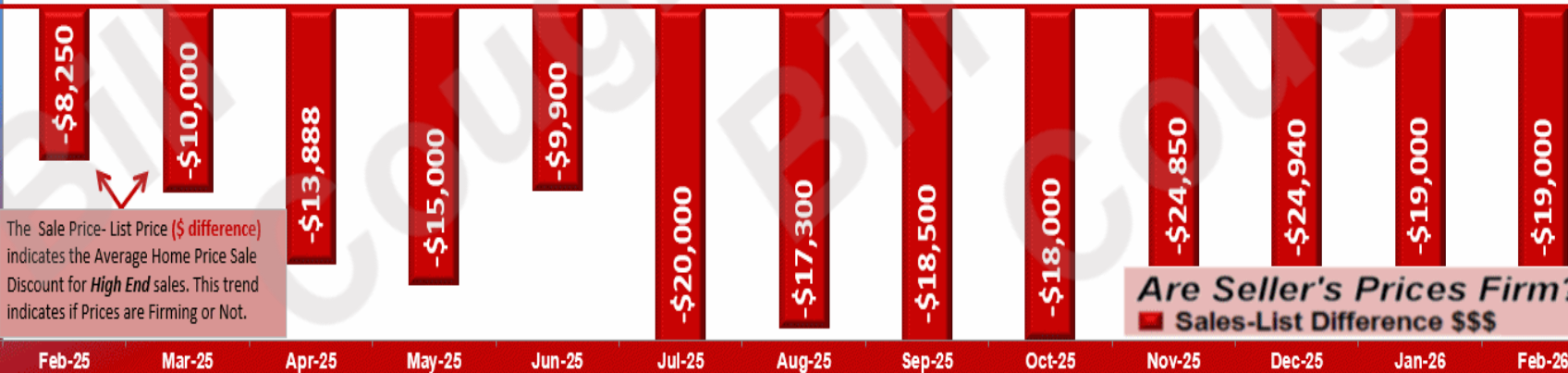
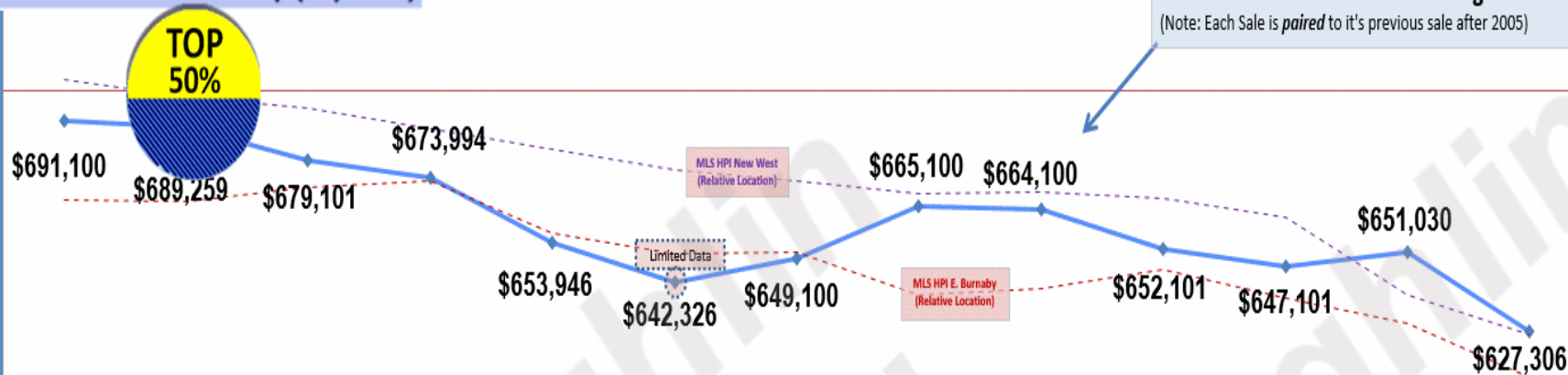
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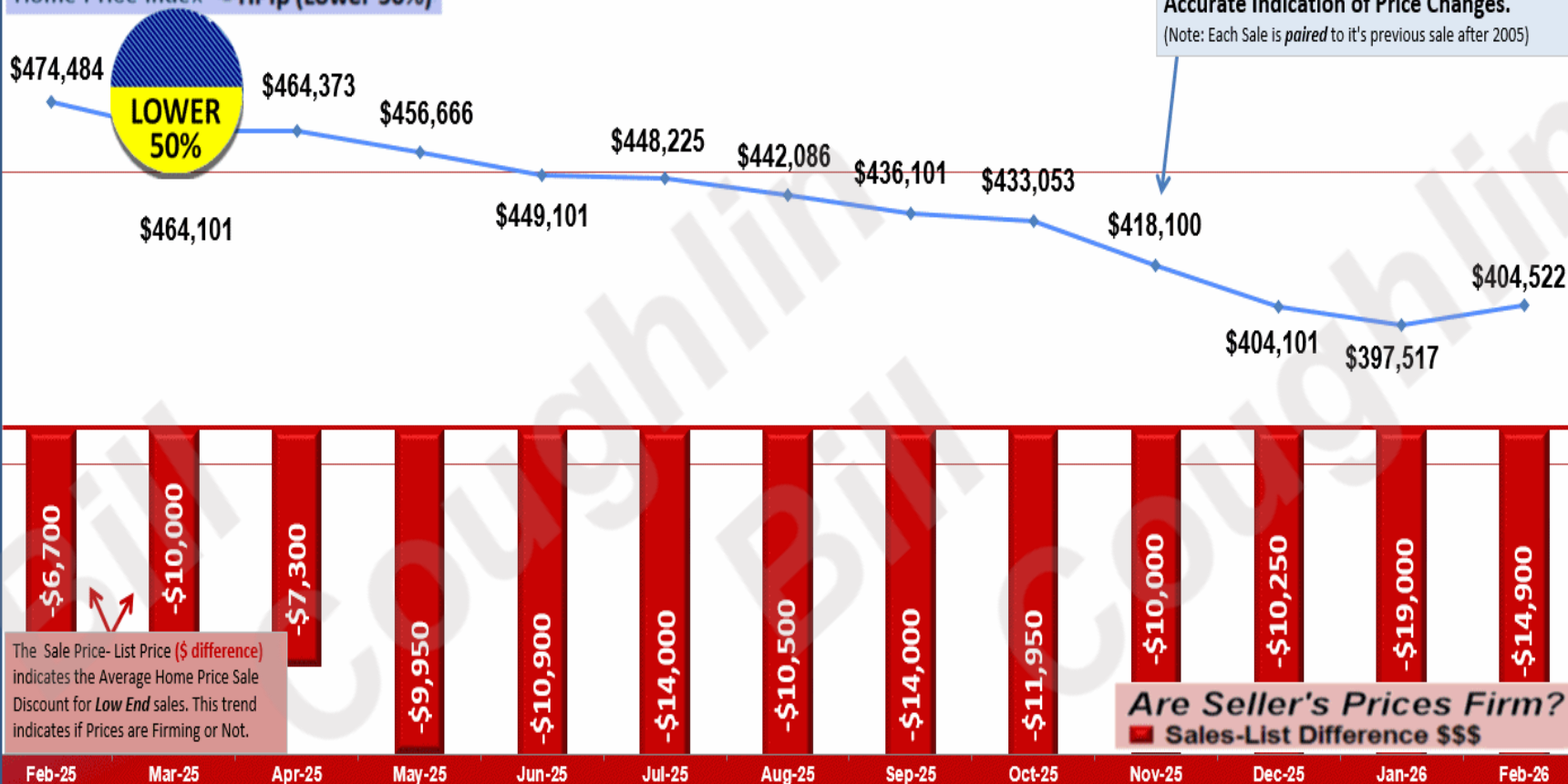
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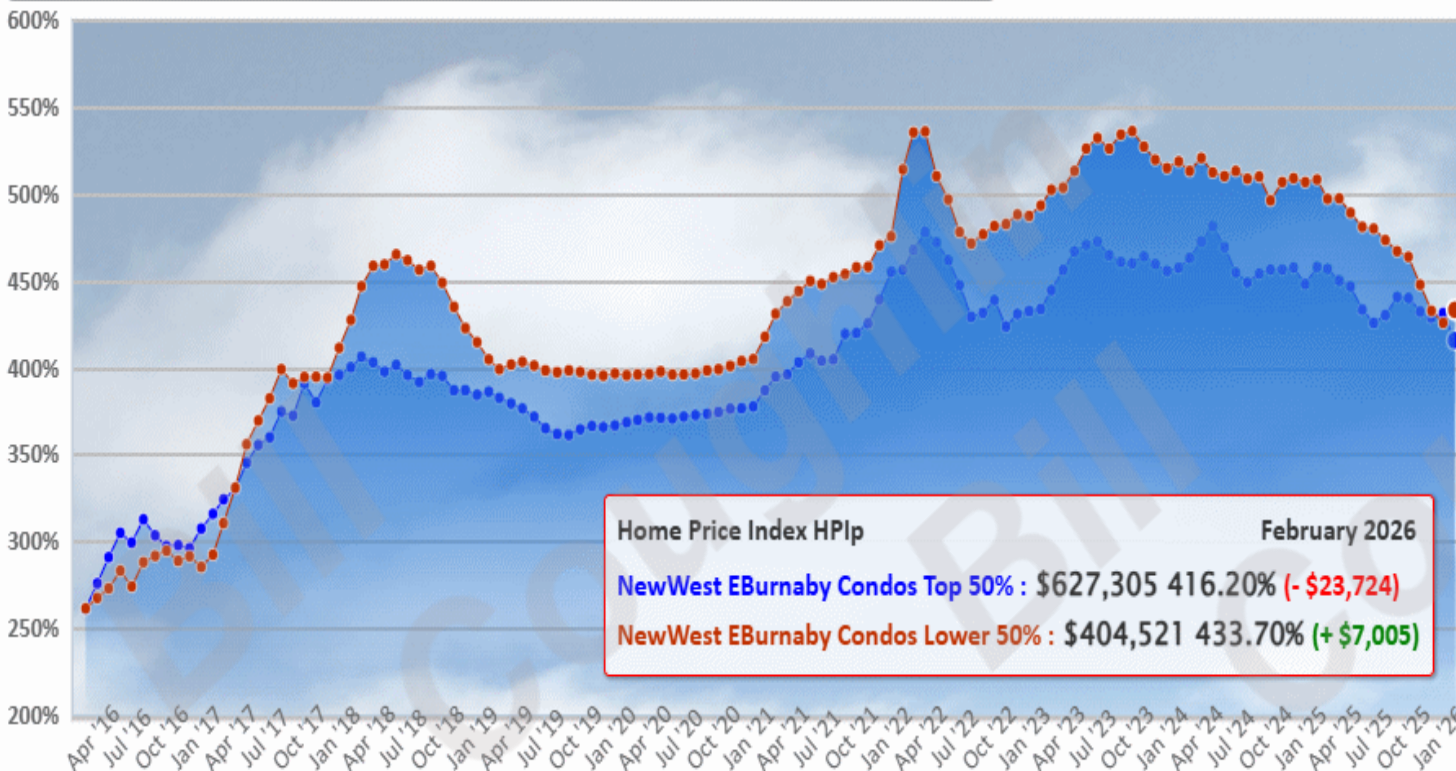
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