



**BURLINGTON  
MONTHLY  
STATISTICS  
PACKAGE  
JANUARY 2024**



# SUMMARY

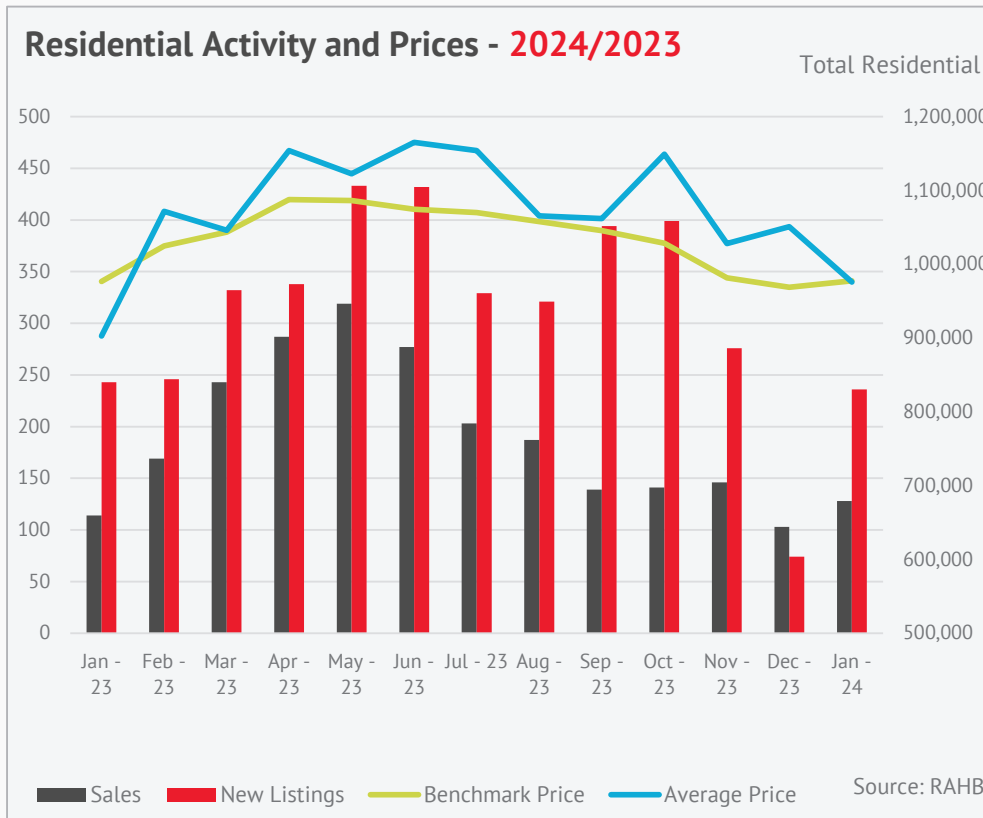
In January, Burlington reported 236 new listings and 128 sales. The sales-to-new listings ratio of 54 per cent is slightly higher than what we reported last January. Inventory levels are slightly higher than what was reported this time last year. Meanwhile, the months of supply remained just above two months, the lowest level reported amongst the broader board region. The unadjusted benchmark price reached \$977,600, slightly higher than what was reported in December.



**SALES**  
**128**   
 **12.3%**  
 YEAR/YEAR



**NEW LISTINGS**  
**236**   
 **2.9%**  
 YEAR/YEAR

**INVENTORY**  
**304**   
 **5.6%**  
 YEAR/YEAR

**MONTHS OF SUPPLY**  
**2.4**   
 **6.0%**  
 YEAR/YEAR



**RESIDENTIAL AVERAGE PRICE**  
  
**\$975,670**   
**8.1%**  
 YEAR/YEAR

**AVERAGE DOM**  
**41.5**   
 **38.0%**  
 YEAR/YEAR

# PROPERTY TYPES

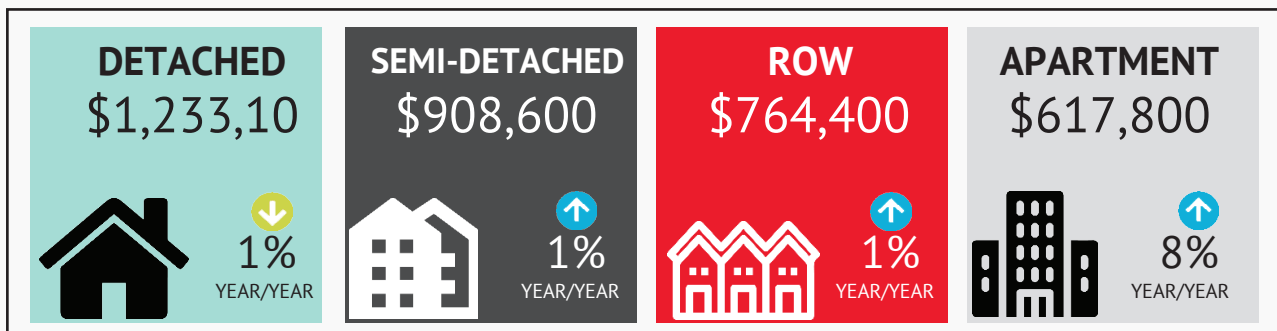
Rising sales for detached, semi-detached and row-style properties helped offset the declines in apartment-style properties. Meanwhile, thanks to a boost in new listings, inventories improved for every property type except apartment-style properties. Despite inventory changes, the months of supply tightened for detached and row-style homes due to the boost in sales. Benchmark prices trended up over the last month in the detached, semi-detached and apartment sectors, but detached homes were the only property types to report year-over-year price declines.

January 2024															
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Detached	57	35.7%	111	4.7%	143	10.0%	51%	36.3	70.3%	2.51	-18.9%	\$1,203,479	-8.5%	\$1,048,000	-12.7%
Semi-Detached	6	50.0%	10	42.9%	8	166.7%	60%	23.0	-20.7%	1.33	77.8%	\$1,015,833	22.8%	\$1,025,000	17.2%
Row	35	45.8%	46	2.2%	50	13.6%	76%	46.4	61.5%	1.43	-22.1%	\$798,654	-4.8%	\$800,000	5.3%
Apartment	30	-31.8%	68	-19.0%	99	-9.2%	44%	49.4	25.8%	3.30	33.2%	\$741,318	34.5%	\$583,950	8.1%
Mobile	0	-	1	0.0%	4	100.0%	0%	-	-	-	-	-	-	-	-
<b>Total Residential</b>	<b>128</b>	<b>12.3%</b>	<b>236</b>	<b>-2.9%</b>	<b>304</b>	<b>5.6%</b>	<b>54%</b>	<b>41.5</b>	<b>38.0%</b>	<b>2.38</b>	<b>-6.0%</b>	<b>\$975,670</b>	<b>8.1%</b>	<b>\$908,750</b>	<b>19.6%</b>

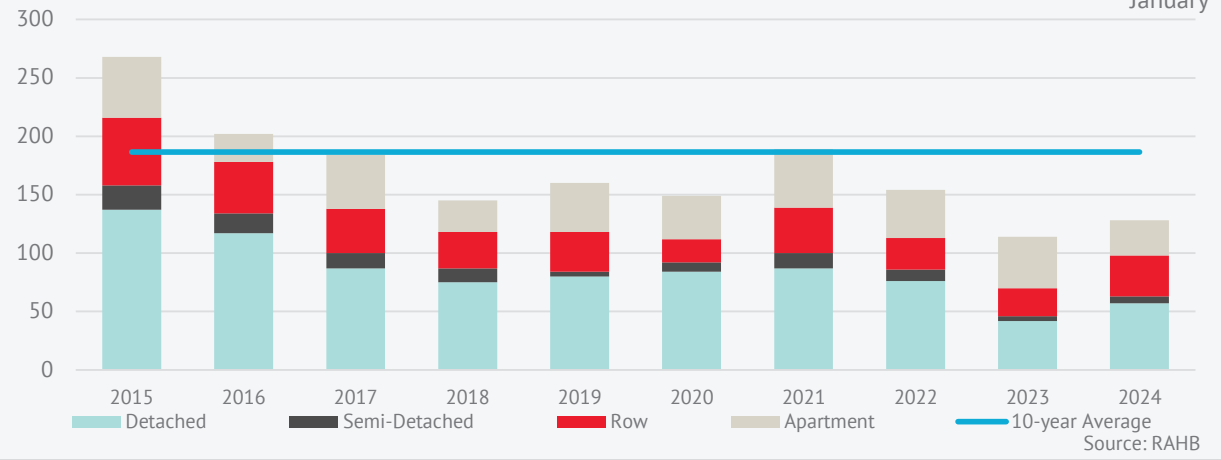
  

Year-to-Date															
	Sales		New Listings		Inventory		S/NL	DOM		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Detached	57	35.7%	111	4.7%	143	10.0%	51.4%	36.3	70.3%	2.51	-18.9%	\$1,203,479	-8.5%	\$1,048,000	-12.7%
Semi-Detached	6	50.0%	10	42.9%	8	166.7%	60.0%	23.0	-20.7%	1.33	77.8%	\$1,015,833	22.8%	\$1,025,000	17.2%
Row	35	45.8%	46	2.2%	50	13.6%	76.1%	46.4	61.5%	1.43	-22.1%	\$798,654	-4.8%	\$800,000	5.3%
Apartment	30	-31.8%	68	-19.0%	99	-9.2%	44.1%	49.4	25.8%	3.30	33.2%	\$741,318	34.5%	\$583,950	8.1%
Mobile	0	-	1	0.0%	4	100.0%	0.0%	-	-	-	-	-	-	-	-
<b>Total Residential</b>	<b>128</b>	<b>12.3%</b>	<b>236</b>	<b>-2.9%</b>	<b>304</b>	<b>5.6%</b>	<b>54.2%</b>	<b>41.5</b>	<b>38.0%</b>	<b>2.38</b>	<b>-6.0%</b>	<b>\$975,670</b>	<b>8.1%</b>	<b>\$908,750</b>	<b>19.6%</b>

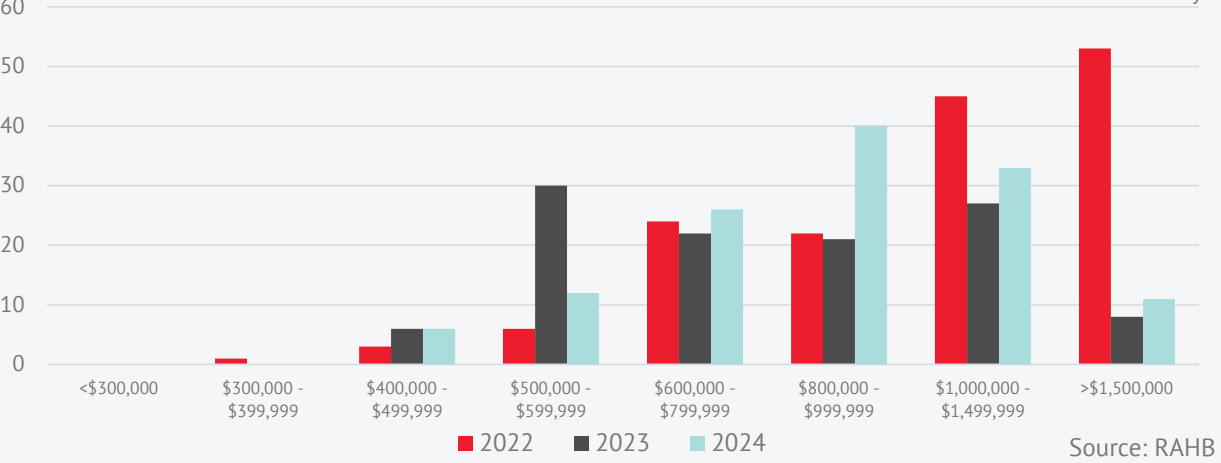
## BENCHMARK PRICE



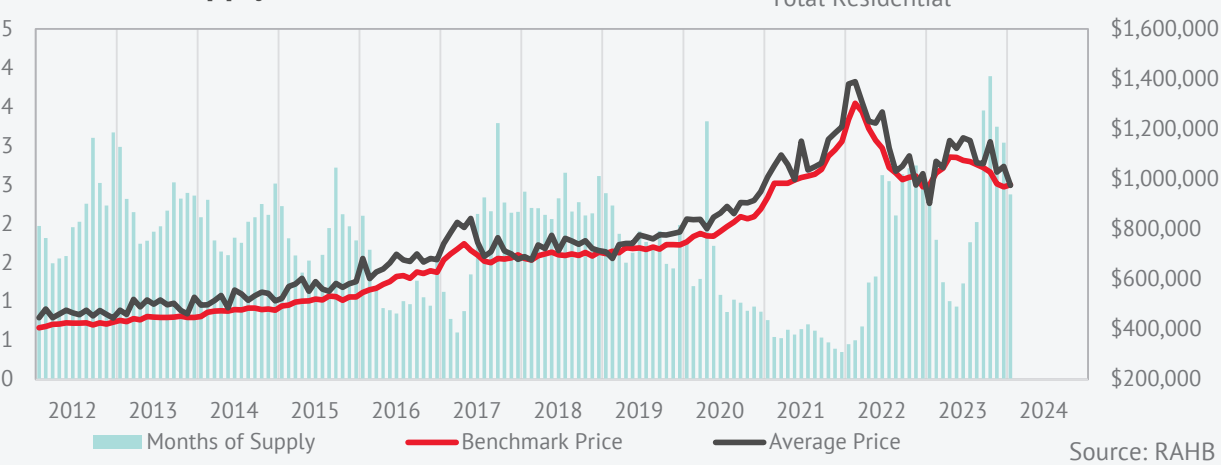
### Monthly Sales Comparison



### Residential Sales by Price Range



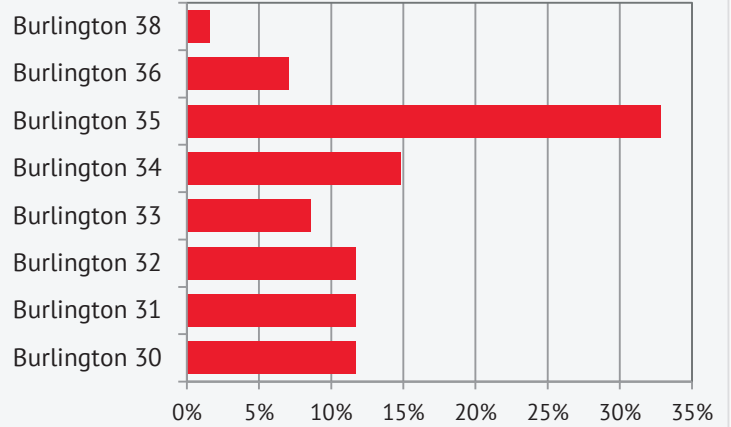
### Months of Supply and Prices



# REGIONAL SUMMARY

Activity varied across the Burlington area; however, each area continues to report sales below long-term trends. Meanwhile, the months of supply ranged from a high of 9 months in Burlington 38 to a low of 1.3 months in Burlington 35. Generally, the locations reporting lower months of supply also reported stable to modest price growth. Burlington 35 reported the highest year-over-year gain at nearly three per cent, while the steepest decline occurred in the Burlington 33 area at over five per cent.

Share of Sales by District



## January 2024

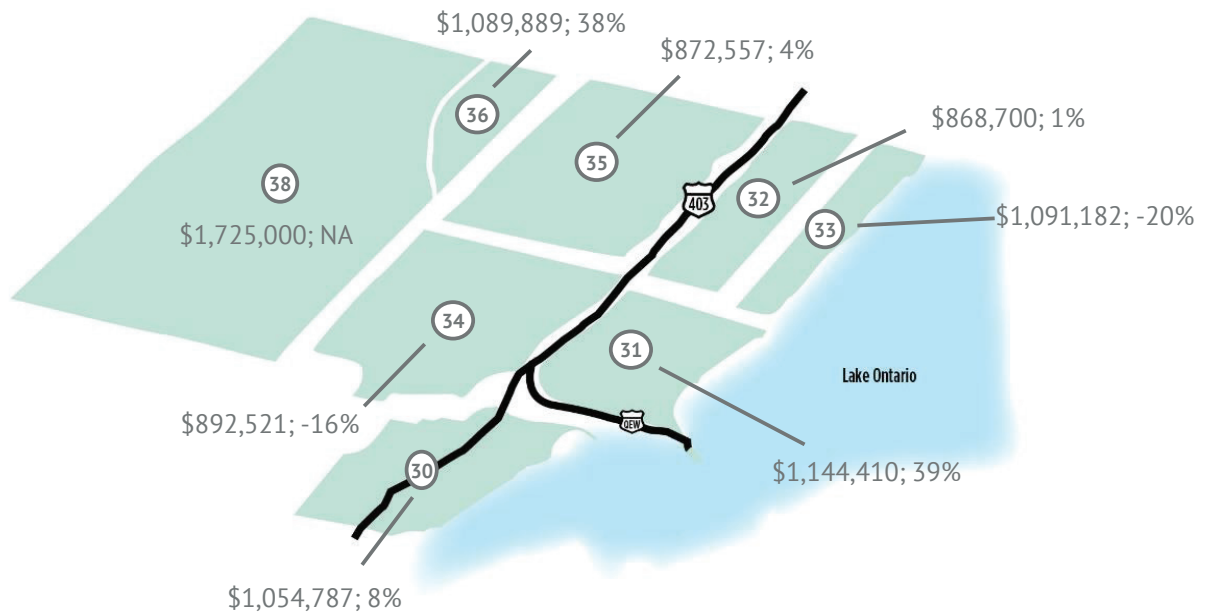
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Burlington 30	15	0.0%	35	12.9%	48	9.1%	43%	43.0	32.7%	3.20	9.1%	\$1,054,787	8.4%	\$990,000	53.5%
Burlington 31	15	0.0%	44	-6.4%	75	2.7%	34%	52.9	93.4%	5.00	2.7%	\$1,144,410	39.1%	\$995,000	32.8%
Burlington 32	15	7.1%	25	66.7%	24	84.6%	60%	36.2	-3.3%	1.60	72.3%	\$868,700	0.7%	\$922,500	13.5%
Burlington 33	11	57.1%	26	-3.7%	39	21.9%	42%	44.6	106.9%	3.55	-22.4%	\$1,091,182	-19.7%	\$950,000	-17.4%
Burlington 34	19	137.5%	22	-24.1%	28	-12.5%	86%	47.6	51.6%	1.47	-63.2%	\$892,521	-15.9%	\$845,000	-17.9%
Burlington 35	42	-16.0%	58	-4.9%	55	14.6%	72%	38.3	34.2%	1.31	36.4%	\$872,557	4.0%	\$851,000	23.8%
Burlington 36	9	80.0%	20	-28.6%	17	-43.3%	45%	22.2	-37.9%	1.89	-68.5%	\$1,089,889	37.9%	\$1,100,000	111.6%
Burlington 38	2	-	6	20.0%	18	12.5%	33%	64.0	-	9.00	-	\$1,725,000	-	\$1,725,000	-
<b>Total</b>	<b>128</b>	<b>12.3%</b>	<b>236</b>	<b>-2.9%</b>	<b>304</b>	<b>5.6%</b>	<b>54%</b>	<b>41.5</b>	<b>38.0%</b>	<b>2.38</b>	<b>-6.0%</b>	<b>\$975,670</b>	<b>8.1%</b>	<b>\$908,750</b>	<b>19.6%</b>

## Year-to-Date

	Sales		New Listings		Inventory		S/NL	DOM		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Burlington 30	15	0.0%	35	12.9%	48	9.1%	42.9%	43.0	32.7%	3.20	9.1%	\$1,054,787	8.4%	\$990,000	53.5%
Burlington 31	15	0.0%	44	-6.4%	75	2.7%	34.1%	52.9	93.4%	5.00	2.7%	\$1,144,410	39.1%	\$995,000	32.8%
Burlington 32	15	7.1%	25	66.7%	24	84.6%	60.0%	36.2	-3.3%	1.60	72.3%	\$868,700	0.7%	\$922,500	13.5%
Burlington 33	11	57.1%	26	-3.7%	39	21.9%	42.3%	44.6	106.9%	3.55	-22.4%	\$1,091,182	-19.7%	\$950,000	-17.4%
Burlington 34	19	137.5%	22	-24.1%	28	-12.5%	86.4%	47.6	51.6%	1.47	-63.2%	\$892,521	-15.9%	\$845,000	-17.9%
Burlington 35	42	-16.0%	58	-4.9%	55	14.6%	72.4%	38.3	34.2%	1.31	36.4%	\$872,557	4.0%	\$851,000	23.8%
Burlington 36	9	80.0%	20	-28.6%	17	-43.3%	45.0%	22.2	-37.9%	1.89	-68.5%	\$1,089,889	37.9%	\$1,100,000	111.6%
Burlington 38	2	-	6	20.0%	18	12.5%	33.3%	64.0	-	9.00	-	\$1,725,000	-	\$1,725,000	-
<b>Total</b>	<b>128</b>	<b>12.3%</b>	<b>236</b>	<b>-2.9%</b>	<b>304</b>	<b>5.6%</b>	<b>54.2%</b>	<b>41.5</b>	<b>38.0%</b>	<b>2.38</b>	<b>-6.0%</b>	<b>\$975,670</b>	<b>8.1%</b>	<b>\$908,750</b>	<b>19.6%</b>

# AVERAGE RESIDENTIAL PRICE BY DISTRICT

Burlington 30-36, 38



# RESIDENTIAL PRICE COMPARISON

	January 2024				Year-To-Date			
	Average Price		Benchmark Price		Average Price		Benchmark Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Burlington 30	\$1,054,787	8.4%	\$1,008,000	-0.5%	\$1,054,787	8.4%	\$1,008,000	-0.5%
Burlington 31	\$1,144,410	39.1%	\$755,500	-3.6%	\$1,144,410	39.1%	\$755,500	-3.6%
Burlington 32	\$868,700	0.7%	\$930,100	-0.4%	\$868,700	0.7%	\$930,100	-0.4%
Burlington 33	\$1,091,182	-19.7%	\$1,086,200	-5.1%	\$1,091,182	-19.7%	\$1,086,200	-5.1%
Burlington 34	\$892,521	-15.9%	\$918,900	0.4%	\$892,521	-15.9%	\$918,900	0.4%
Burlington 35	\$872,557	4.0%	\$930,600	2.8%	\$872,557	4.0%	\$930,600	2.8%
Burlington 36	\$1,089,889	37.9%	\$1,086,500	1.5%	\$1,089,889	37.9%	\$1,086,500	1.5%
Burlington 38	\$1,089,889	37.9%	\$1,086,500	1.5%	\$1,089,889	37.9%	\$1,086,500	1.5%

# DETACHED BENCHMARK HOMES

	January 2024				Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
	Benchmark Price	Y/Y	M/M					
Burlington 30	\$1,296,300	-2.1%	0.7%	2	3	1,706	7,539	
Burlington 31	\$1,002,600	-1.3%	2.2%	2	3	1,369	8,300	
Burlington 32	\$1,101,400	-1.4%	1.3%	2	3	1,419	5,634	
Burlington 33	\$1,242,100	-3.0%	1.5%	2	3	1,504	7,525	
Burlington 34	\$1,066,600	-1.3%	1.5%	2	3	1,547	6,600	
Burlington 35	\$1,254,200	2.6%	2.3%	2	4	1,960	5,000	
Burlington 36	\$1,407,100	3.7%	2.7%	2	4	2,115	3,331	
Burlington 38	\$1,608,000	-4.1%	-4.5%	2	3	2,221	60,000	

# SUMMARY STATISTICS

January 2024												
	Sales		New Listings		Inventory		Average Price		Days On Market			
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Average	Y/Y	Median	Y/Y
Residential	128	12.3%	236	-2.9%	304	5.6%	\$908,750	19.6%	41.5	38.0%	37.0	131.3%
Commercial	3	-	11	450.0%	131	-11.5%	\$650,000	-	118.0	-	87.0	-
Farm	0	-	1	-	3	200.0%	-	-	-	-	-	-
Land	0	-	0	-100.0%	9	-35.7%	-	-	-	-	-	-
Multi-Residential	0	-100.0%	3	-	3	50.0%	-	-	-	-	-	-
<b>Total</b>	<b>131</b>	<b>12.9%</b>	<b>251</b>	<b>318.3%</b>	<b>574</b>	<b>2.7%</b>	<b>\$895,000</b>	<b>14.0%</b>	<b>43.3</b>	<b>40.2%</b>	<b>39.0</b>	<b>136.4%</b>

Year-to-Date												
	Sales		New Listings		Inventory		Average Price		Days On Market			
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Average	Y/Y	Median	Y/Y
Residential	128	12.3%	236	-2.9%	304	5.6%	\$908,750	19.6%	41.5	38.0%	37.0	131.3%
Commercial	3	-	11	450.0%	131	-11.5%	\$650,000	-	118.0	-	87.0	-
Farm	0	-	1	-	3	200.0%	-	-	-	-	-	-
Land	0	-	0	-100.0%	9	-35.7%	-	-	-	-	-	-
Multi-Residential	0	-100.0%	3	-	3	50.0%	-	-	-	-	-	-
<b>Total</b>	<b>131</b>	<b>12.9%</b>	<b>251</b>	<b>318.3%</b>	<b>574</b>	<b>2.7%</b>	<b>\$895,000</b>	<b>14.0%</b>	<b>43.3</b>	<b>40.2%</b>	<b>39.0</b>	<b>136.4%</b>

January 2024										
	Sales		Dollar Volume		New Listings		Days on Market		Leases	Lease DOM
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Actual
Business	1	-	\$310,000	-	4	-	87.0	-	0	-
Industrial	0	-	\$0	-	6	500.0%	-	-	1	73.0
Investment	0	-	\$0	-	0	-	-	-	0	-
Land	0	-	\$0	-	0	-	-	-	0	-
Office	0	-	\$0	-	7	-	-	-	0	-
Retail	0	-	\$0	-	7	250.0%	-	-	1	10.0

Year-to-Date										
	Sales		Dollar Volume		New Listings		Days on Market		Leases	Lease DOM
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Actual
Business	1	-	\$310,000	-	4	-	87.0	-	0	-
Industrial	0	-	\$0	-	6	500.0%	-	-	1	73.0
Investment	0	-	\$0	-	0	-	-	-	0	-
Land	0	-	\$0	-	0	-	-	-	0	-
Office	0	-	\$0	-	7	-	-	-	0	-
Retail	0	-	\$0	-	7	250.0%	-	-	1	10.0