

**BURLINGTON**  
**MONTHLY**  
**STATISTICS**  
**PACKAGE**  
**APRIL 2024**



Burloak Real Estate Services  
Brokerage | Independently owned and operated

# SUMMARY

Sales this month eased compared to last year, but the pullback was not enough to offset earlier gains as year-to-date sales rose by over four per cent. Meanwhile, new listings rose this month, causing the sales-to-new listings ratio to fall to 59 per cent, supporting inventory growth. Despite the shift, conditions still remained relatively tight, with less than two months of supply. The unadjusted benchmark price reached \$1,071,900, nearly two per cent higher than last month but over one percent lower than levels reported in April 2023.

**SALES**  
**271**  
↓  
**5.6%**  
YEAR/YEAR



**NEW LISTINGS**  
**459**  
↑  
**35.8%**  
YEAR/YEAR




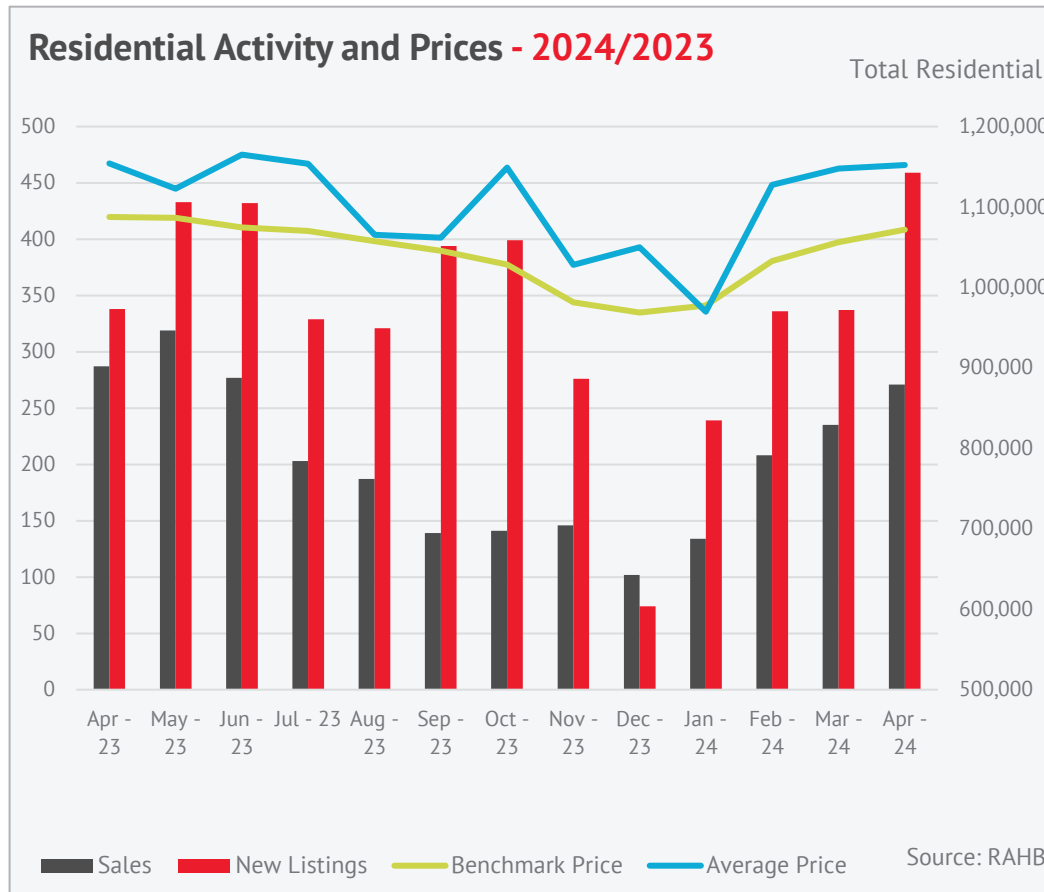
**INVENTORY**  
**439**  
↑  
**51.9%**  
YEAR/YEAR



**MONTHS OF SUPPLY**  
**1.6**  
↑  
**60.9%**  
YEAR/YEAR




**AVERAGE DOM**  
**20.3**  
↑  
**11.8%**  
YEAR/YEAR

**RESIDENTIAL AVERAGE PRICE**

↓  
**\$1,152,357**  
0.1%  
YEAR/YEAR



# PROPERTY TYPES

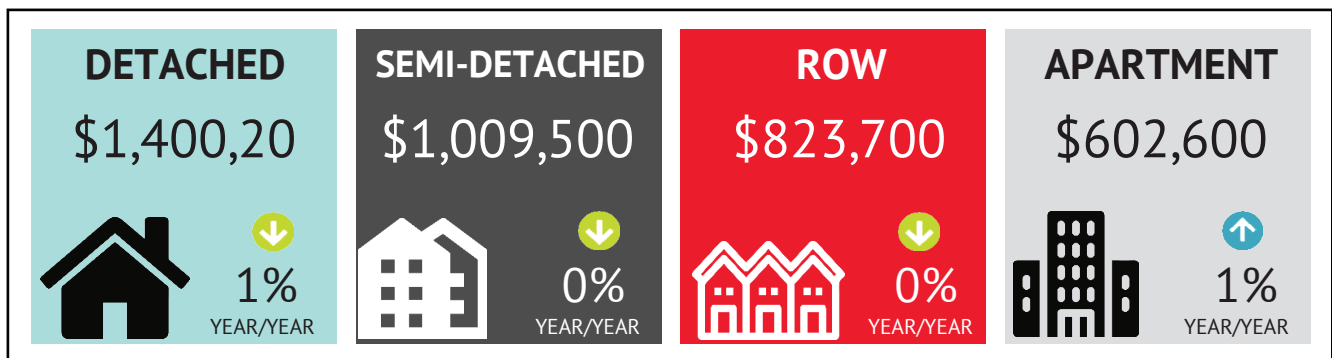
Year-to-date sales have improved for detached, semi-detached and row-style properties, offsetting the pullback in the apartment condominium sector. Like other areas, new listings have improved, supporting inventory gains and gains in the months of supply. This is true for all property types except semi-detached homes. The benchmark price rose compared to last month across all property types. However, with a one per cent increase, apartment-style properties were the only property type to report a year-over-year gain in price.

April 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	121	-17.1%	216	16.8%	207	51.1%	56%	18.4	57.5%	1.71	82.3%	\$1,567,172	4.8%	\$1,401,888	4.2%
Semi-Detached	13	-23.5%	10	-41.2%	2	-81.8%	130%	11.6	15.5%	0.15	-76.2%	\$983,124	-3.2%	\$920,000	-8.3%
Row	76	22.6%	96	68.4%	66	61.0%	79%	17.8	7.6%	0.87	31.3%	\$925,601	4.3%	\$883,100	4.1%
Apartment	61	-1.6%	136	76.6%	161	67.7%	45%	29.1	-22.0%	2.64	70.5%	\$648,108	-1.2%	\$610,000	4.1%
Mobile	0	-	1	-50.0%	3	-25.0%	0%	-	-	-	-	-	-	-	-
<b>Total Residential</b>	<b>271</b>	<b>-5.6%</b>	<b>459</b>	<b>35.8%</b>	<b>439</b>	<b>51.9%</b>	<b>59%</b>	<b>20.3</b>	<b>11.8%</b>	<b>1.62</b>	<b>60.9%</b>	<b>\$1,152,357</b>	<b>-0.1%</b>	<b>\$1,050,000</b>	<b>-1.5%</b>

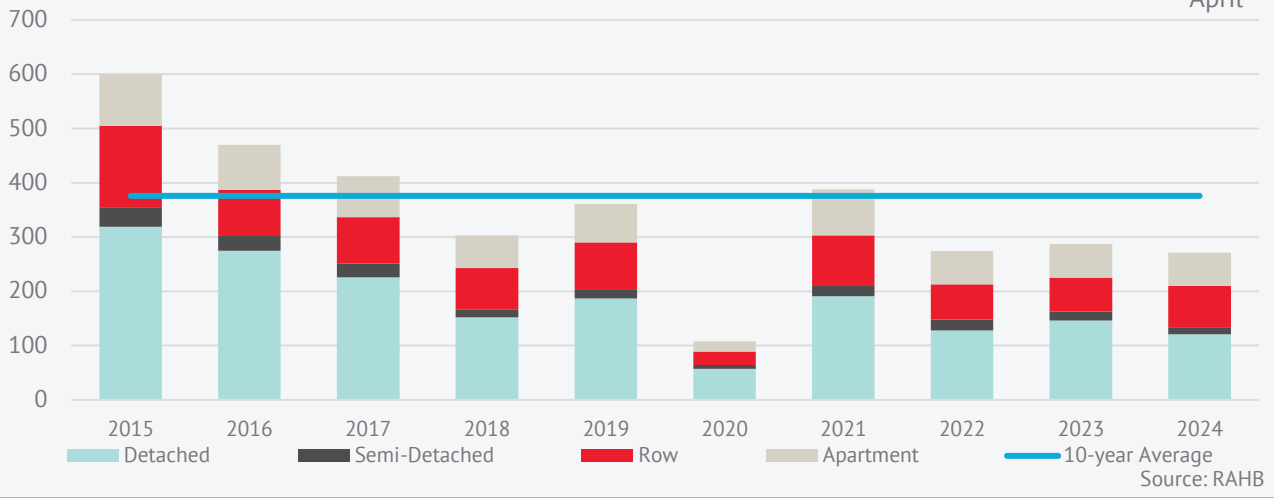
  

Year-to-Date															
	Sales		New Listings		Inventory		S/NL	DOM		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Detached	391	4.5%	646	14.7%	175	28.7%	60.5%	22.3	36.9%	1.79	23.1%	\$1,484,639	3.4%	\$1,340,000	3.9%
Semi-Detached	43	13.2%	44	-18.5%	5	-36.4%	97.7%	16.4	31.0%	0.49	-43.8%	\$981,005	-0.8%	\$980,000	0.4%
Row	217	16.7%	286	23.3%	62	36.1%	75.9%	23.9	22.4%	1.15	16.6%	\$875,552	3.3%	\$835,500	3.1%
Apartment	194	-9.8%	391	28.2%	130	25.7%	49.6%	35.4	-6.0%	2.68	39.3%	\$684,414	7.3%	\$611,250	8.2%
Mobile	3	-	4	-20.0%	3	9.1%	75.0%	63.0	-	4.00	-	\$365,000	-	\$330,000	-
<b>Total Residential</b>	<b>848</b>	<b>4.3%</b>	<b>1,371</b>	<b>18.3%</b>	<b>375</b>	<b>26.8%</b>	<b>61.9%</b>	<b>25.6</b>	<b>13.5%</b>	<b>1.77</b>	<b>21.6%</b>	<b>\$1,116,207</b>	<b>4.4%</b>	<b>\$987,500</b>	<b>1.3%</b>

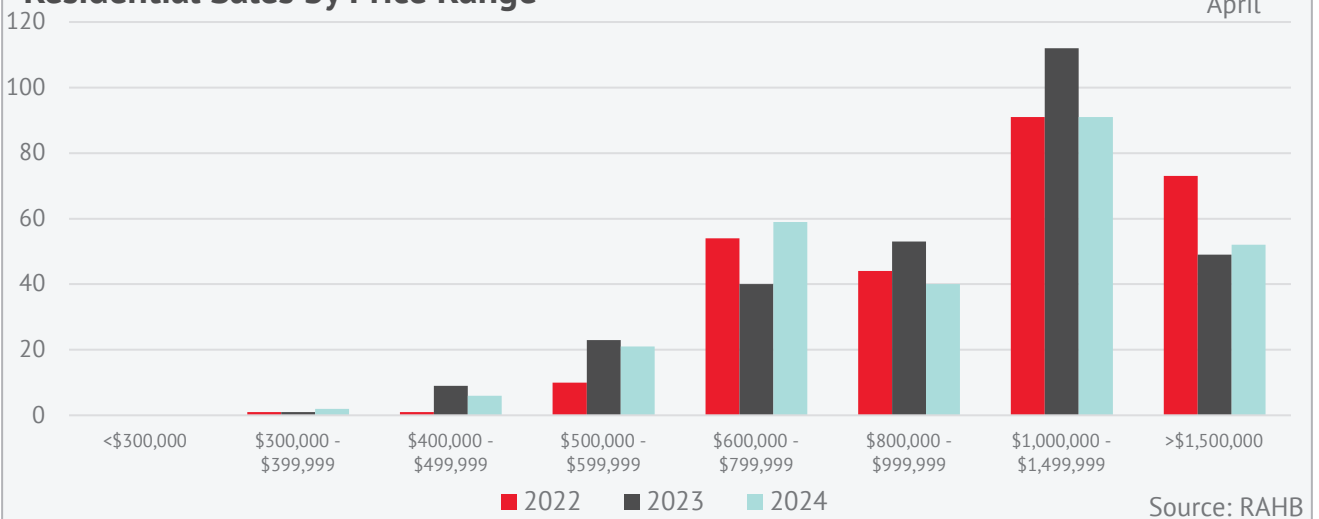
## BENCHMARK PRICE



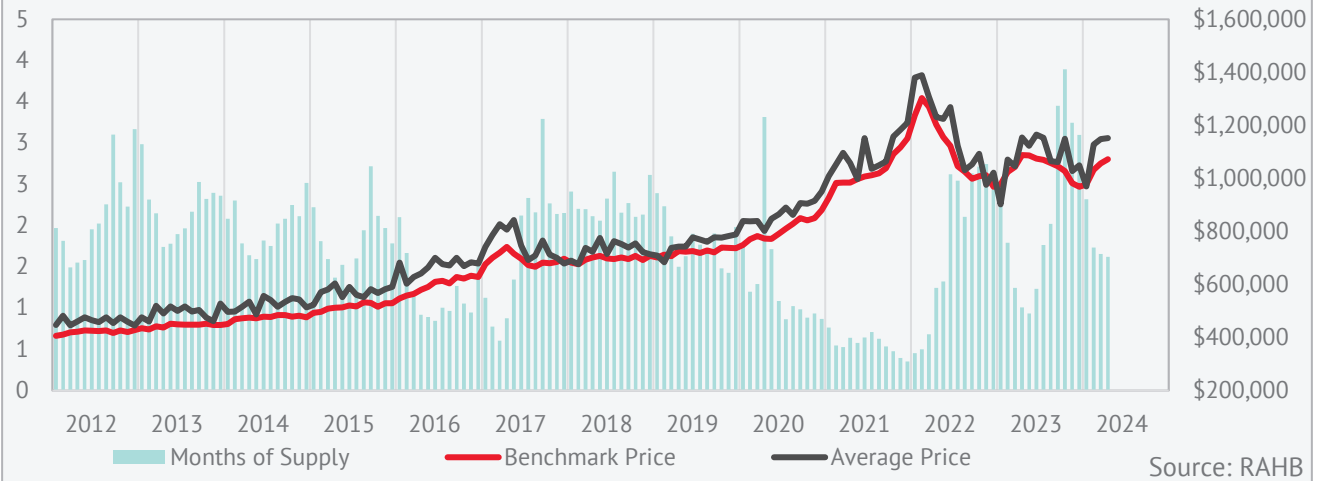
### Monthly Sales Comparison



### Residential Sales by Price Range



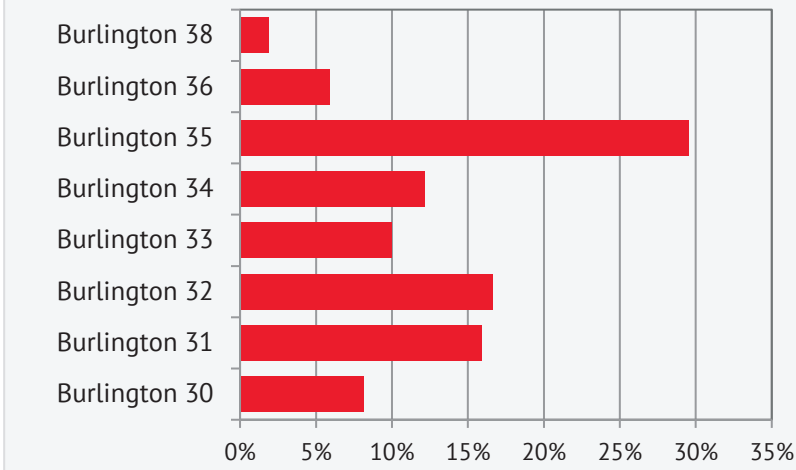
### Months of Supply and Prices



# REGIONAL SUMMARY

While sales remained below long-term trends across all areas in Burlington, on a year-to-date basis, sales improved across all areas except Burlington 30 and 36. At the same time, inventory levels were also higher across all areas in the district compared to last April, causing the months of supply to rise over last year in all areas except Burlington 38. This likely limited the pace of price growth compared to last month. Nonetheless, prices in April were lower than levels reported in the previous year across all areas except Burlington 32, where prices were relatively stable. The largest year-over-year price decline occurred in Burlington 33 at just over five per cent.

Share of Sales by District



## April 2024

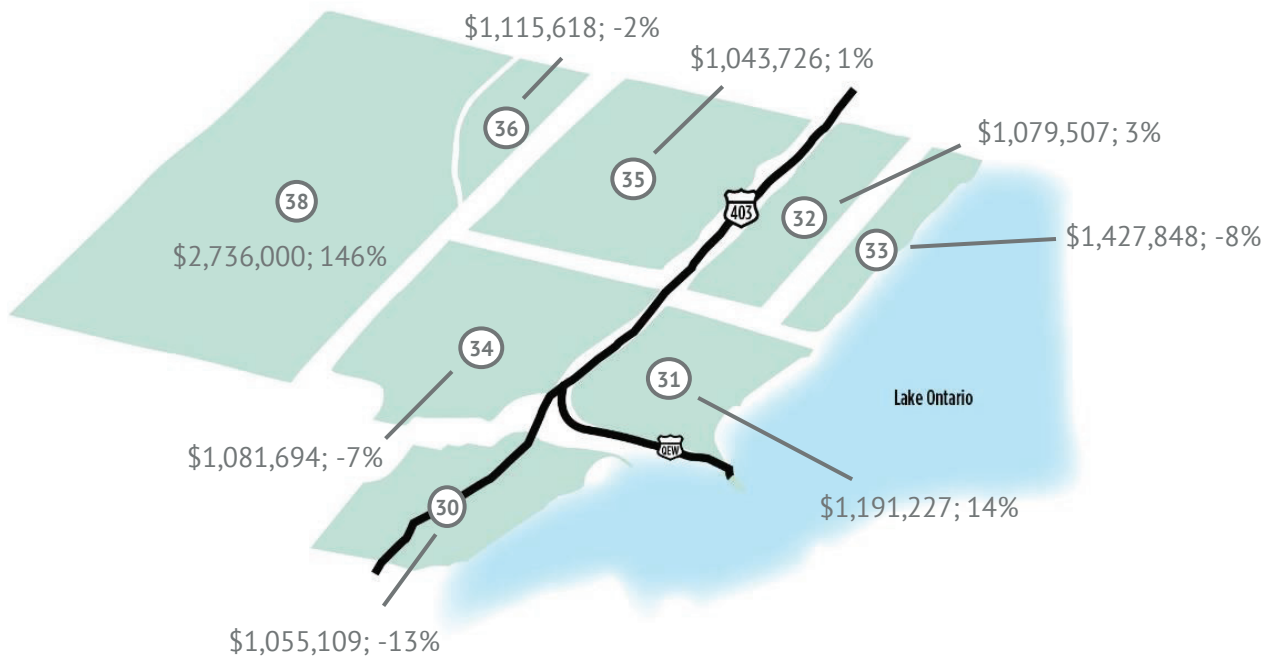
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Burlington 30	22	-31.3%	51	-7.3%	62	21.6%	43%	22.9	38.8%	2.82	76.8%	\$1,055,109	-13.3%	\$1,000,000	-12.6%
Burlington 31	43	19.4%	95	58.3%	118	63.9%	45%	30.8	8.6%	2.74	37.2%	\$1,191,227	13.5%	\$1,000,979	2.1%
Burlington 32	45	25.0%	47	42.4%	30	76.5%	96%	16.9	51.4%	0.67	41.2%	\$1,079,507	2.6%	\$1,070,000	0.5%
Burlington 33	27	-28.9%	46	21.1%	57	96.6%	59%	20.1	-3.1%	2.11	176.6%	\$1,427,848	-7.7%	\$1,140,000	-9.0%
Burlington 34	33	-23.3%	51	10.9%	40	37.9%	65%	14.7	-8.5%	1.21	79.7%	\$1,081,694	-6.7%	\$835,000	-21.2%
Burlington 35	80	8.1%	127	58.8%	75	41.5%	63%	16.1	16.6%	0.94	30.9%	\$1,043,726	1.4%	\$1,005,000	1.8%
Burlington 36	16	-38.5%	25	38.9%	31	29.2%	64%	18.9	-33.2%	1.94	109.9%	\$1,115,618	-1.8%	\$1,147,750	10.2%
Burlington 38	5	150.0%	17	112.5%	26	85.7%	29%	59.2	322.9%	5.20	-25.7%	\$2,736,000	146.2%	\$2,200,000	97.9%
<b>Total</b>	<b>271</b>	<b>-5.6%</b>	<b>459</b>	<b>35.8%</b>	<b>439</b>	<b>51.9%</b>	<b>59%</b>	<b>20.3</b>	<b>11.8%</b>	<b>1.62</b>	<b>60.9%</b>	<b>\$1,152,357</b>	<b>-0.1%</b>	<b>\$1,050,000</b>	<b>-1.5%</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	79	-11.2%	152	-3.2%	54	10.2%	52.0%	34.1	48.8%	2.73	24.2%	\$1,098,629	-4.4%	\$935,000	-2.8%
Burlington 31	134	0.8%	290	34.3%	101	48.2%	46.2%	32.2	5.6%	3.01	47.1%	\$1,094,410	9.7%	\$983,750	9.2%
Burlington 32	107	21.6%	134	39.6%	28	65.7%	79.9%	20.6	5.9%	1.04	36.3%	\$1,005,348	2.3%	\$985,000	1.6%
Burlington 33	85	3.7%	155	17.4%	49	50.8%	54.8%	25.8	18.9%	2.31	45.4%	\$1,463,019	0.8%	\$1,157,000	-5.6%
Burlington 34	122	14.0%	166	18.6%	33	7.3%	73.5%	23.9	17.1%	1.08	-5.9%	\$1,079,477	1.6%	\$916,000	-5.1%
Burlington 35	267	4.7%	347	14.1%	65	19.3%	76.9%	21.6	17.9%	0.97	13.9%	\$1,032,496	8.0%	\$979,000	9.9%
Burlington 36	41	-18.0%	87	-4.4%	24	-20.0%	47.1%	21.7	-20.2%	2.34	-2.4%	\$1,114,004	1.9%	\$1,100,000	2.3%
Burlington 38	13	44.4%	40	73.9%	22	50.9%	32.5%	53.3	-4.0%	6.62	4.5%	\$2,163,462	14.0%	\$2,200,000	33.3%
<b>Total</b>	<b>848</b>	<b>4.3%</b>	<b>1,371</b>	<b>18.3%</b>	<b>375</b>	<b>26.8%</b>	<b>61.9%</b>	<b>25.6</b>	<b>13.5%</b>	<b>1.77</b>	<b>21.6%</b>	<b>\$1,116,207</b>	<b>4.4%</b>	<b>\$987,500</b>	<b>1.3%</b>

# AVERAGE RESIDENTIAL PRICE BY DISTRICT

Burlington 30-36, 38



# RESIDENTIAL PRICE COMPARISON

	April 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	\$1,055,109	-13.3%	\$1,104,700	-1.5%	\$1,098,629	-4.4%	\$1,067,425	0.3%
Burlington 31	\$1,191,227	13.5%	\$803,300	-4.6%	\$1,094,410	9.7%	\$785,700	-3.0%
Burlington 32	\$1,079,507	2.6%	\$1,046,200	0.2%	\$1,005,348	2.3%	\$1,001,375	1.3%
Burlington 33	\$1,427,848	-7.7%	\$1,209,400	-5.2%	\$1,463,019	0.8%	\$1,163,100	-4.0%
Burlington 34	\$1,081,694	-6.7%	\$1,026,700	-0.6%	\$1,079,477	1.6%	\$984,575	0.9%
Burlington 35	\$1,043,726	1.4%	\$1,000,100	-0.9%	\$1,032,496	8.0%	\$971,875	1.2%
Burlington 36	\$1,115,618	-1.8%	\$1,160,000	-4.1%	\$1,114,004	1.9%	\$1,130,600	-1.6%
Burlington 38	\$1,115,618	-1.8%	\$1,160,000	-4.1%	\$1,114,004	1.9%	\$1,130,600	-1.6%

# DETACHED BENCHMARK HOMES

	April 2024						
	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Burlington 30	\$1,496,800	-0.3%	1.1%	2	3	1,706	7,539
Burlington 31	\$1,150,600	-0.2%	1.0%	2	3	1,369	8,300
Burlington 32	\$1,272,600	0.4%	1.2%	2	3	1,419	5,634
Burlington 33	\$1,423,000	-1.4%	0.9%	2	3	1,504	7,525
Burlington 34	\$1,216,300	-1.7%	2.2%	2	3	1,547	6,600
Burlington 35	\$1,386,100	-0.8%	2.9%	2	4	1,960	5,000
Burlington 36	\$1,523,100	-1.6%	2.9%	2	4	2,115	3,331
Burlington 38	\$1,826,100	-2.0%	4.1%	2	3	2,221	60,000

# SUMMARY STATISTICS

## April 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	271	-5.6%	459	35.8%	439	51.9%	\$1,050,000	-1.5%	20.3	11.8%	12.0	50.0%
Commercial	1	-75.0%	11	175.0%	142	-6.0%	\$470,000	-86.1%	165.0	68.8%	165.0	226.7%
Farm	0	-	1	-	3	50.0%	-	-	-	-	-	-
Land	0	-	2	100.0%	15	-11.8%	-	-	-	-	-	-
Multi-Residential	0	-100.0%	3	200.0%	6	100.0%	-	-	-	-	-	-
<b>Total</b>	<b>272</b>	<b>-6.8%</b>	<b>481</b>	<b>843.1%</b>	<b>663</b>	<b>26.3%</b>	<b>\$1,040,000</b>	<b>-3.3%</b>	<b>20.8</b>	<b>8.4%</b>	<b>12.0</b>	<b>33.3%</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	848	4.3%	1,371	18.3%	375	26.8%	\$987,500	1.3%	25.6	13.5%	14.0	16.7%
Commercial	7	-30.0%	41	241.7%	134	-10.5%	\$810,000	-27.4%	94.3	-6.4%	87.0	40.3%
Farm	0	-	4	-	3	71.4%	-	-	-	-	-	-
Land	2	-33.3%	9	125.0%	12	-22.0%	\$14,855,125	408.3%	56.0	-12.0%	56.0	-20.0%
Multi-Residential	0	-100.0%	9	800.0%	5	157.1%	-	-	-	-	-	-
<b>Total</b>	<b>857</b>	<b>3.4%</b>	<b>1,435</b>	<b>567.4%</b>	<b>617</b>	<b>10.9%</b>	<b>\$985,000</b>	<b>0.5%</b>	<b>26.2</b>	<b>10.5%</b>	<b>14.0</b>	<b>16.7%</b>

## April 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	0	-	\$0	-	3	-	-	-	0	-
Industrial	0	-100.0%	\$0	-100.0%	5	66.7%	-	-	2	72.5
Investment	0	-	\$0	-	1	0.0%	-	-	0	-
Land	0	-	\$0	-	0	-	-	-	0	-
Office	0	-100.0%	\$0	-100.0%	3	50.0%	-	-	3	33.3
Retail	0	-100.0%	\$0	-100.0%	0	-100.0%	-	-	2	132.5

## 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	-	9	350.0%	87.0	-	0	-
Industrial	0	-100.0%	\$0	-100.0%	28	460.0%	-	-	10	108.5
Investment	0	-	\$0	-	4	300.0%	-	-	0	-
Land	0	-	\$0	-	0	-	-	-	0	-
Office	1	-66.7%	\$2,325,000	-35.3%	30	500.0%	13.0	-82.7%	8	87.3
Retail	1	-66.7%	\$910,000	-87.2%	17	142.9%	24.0	-81.5%	6	66.8