

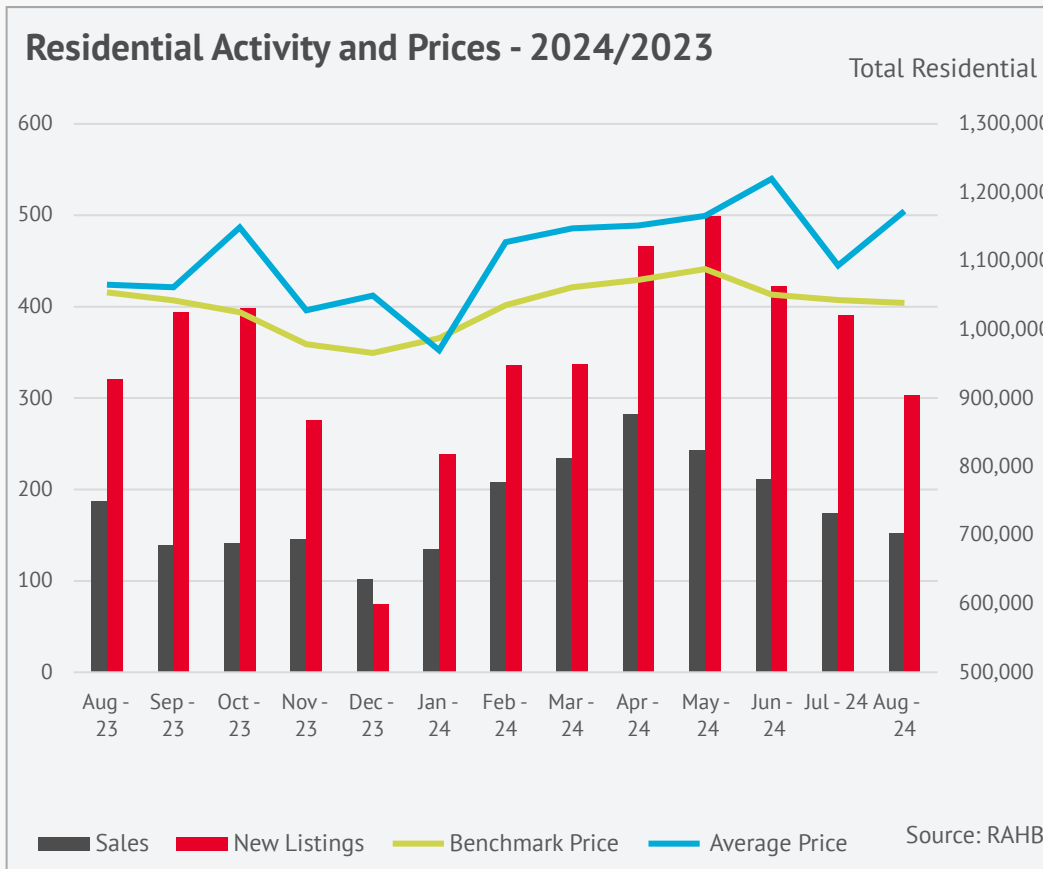
**BURLINGTON
MONTHLY
STATISTICS
PACKAGE
AUGUST 2024**



Burloak Real Estate Services
Brokerage | Independently owned and operated

SUMMARY

Both sales and new listings eased in August, preventing any significant shift in inventory levels compared to last month. Inventory levels are still much higher than last year's levels, mostly due to apartment-style homes. When looking at inventory levels for the month of August, levels remain well below trends reported prior to 2016. Rising months of supply over the past several months have weighed on prices, offsetting earlier gains.



SALES
152
↓
18.7%
YEAR/YEAR

NEW LISTINGS
303
↓
5.6%
YEAR/YEAR

INVENTORY
561
↑
48.4%
YEAR/YEAR

MONTHS OF SUPPLY
3.7
↑
82.6%
YEAR/YEAR

RESIDENTIAL AVERAGE PRICE
\$1,172,556
↑
10.0%
YEAR/YEAR

AVERAGE DOM
28.5
↑
24.1%
YEAR/YEAR

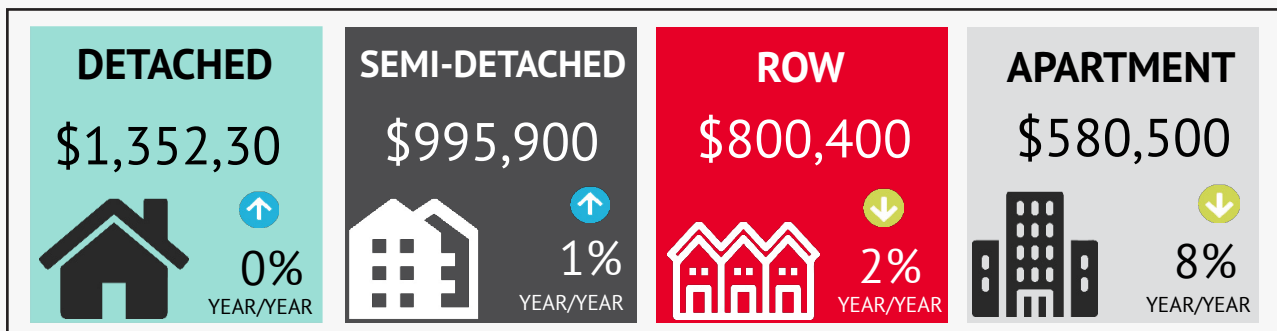
PROPERTY TYPES

Sales have eased across all property types this month, contributing to year-to-date declines for each property type. Looking at new listings, the pullback reported in August was mostly due to declines in detached and row properties. Despite adjustments in sales and new listings, inventory levels remained higher than levels reported last year across all property types. Rising supply compared to sales caused the months of supply to rise, ranging from a low of 2.9 months for row homes to nearly five months for apartment-style homes. Despite these shifts, year-to-date benchmark prices have remained relatively stable compared to last year.

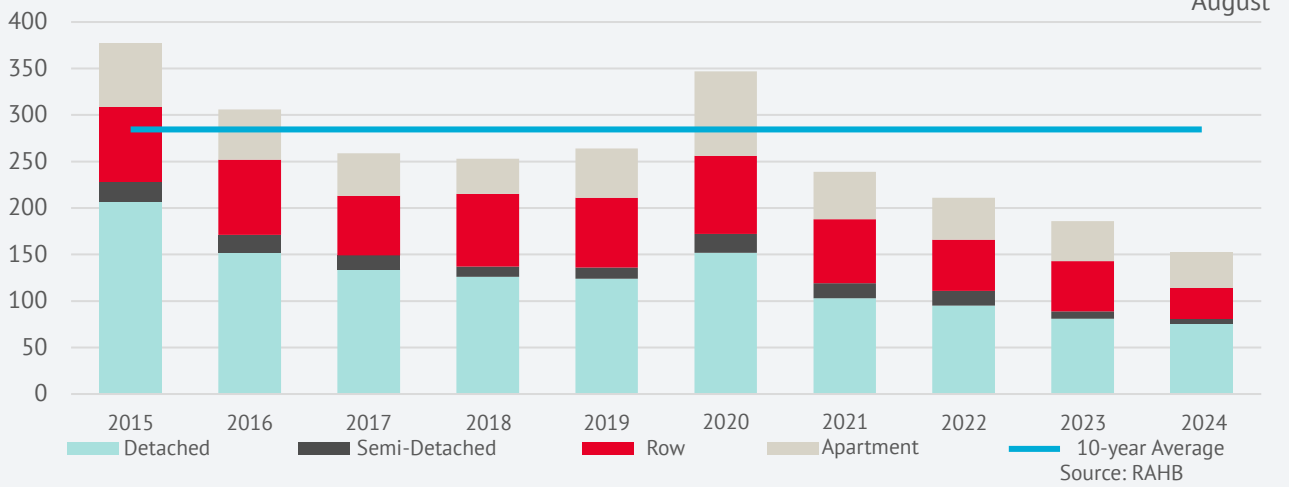
August 2024															
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Detached	75	-7.4%	146	-16.1%	259	18.8%	51%	25.2	35.7%	3.45	28.3%	\$1,542,832	10.7%	\$1,400,000	13.4%
Semi-Detached	6	-25.0%	20	66.7%	24	100.0%	30%	23.0	-7.1%	4.00	166.7%	\$975,792	1.0%	\$959,875	2.6%
Row	33	-38.9%	57	-6.6%	94	100.0%	58%	21.2	7.5%	2.85	227.3%	\$849,148	-3.3%	\$790,000	-7.6%
Apartment	38	-11.6%	80	11.1%	184	85.9%	48%	42.1	26.5%	4.84	110.3%	\$753,668	4.8%	\$637,500	9.0%
Mobile	0	-100.0%	0	-100.0%	0	-100.0%	0%	-	-	-	-	-	-	-	-
Total Residential	152	-18.7%	303	-5.6%	561	48.4%	50%	28.5	24.1%	3.69	82.6%	\$1,172,556	10.0%	\$995,375	3.7%

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	764	-9.0%	1,443	4.9%	228	38.2%	52.9%	20.9	33.0%	2.39	52.0%	\$1,522,678	5.0%	\$1,344,129	3.4%
Semi-Detached	81	-12.9%	124	-2.4%	10	9.5%	65.3%	14.0	19.2%	1.00	25.7%	\$988,091	-3.4%	\$980,000	-2.3%
Row	404	-2.9%	590	12.2%	77	65.3%	68.5%	22.8	29.1%	1.52	70.2%	\$882,687	1.2%	\$833,500	-0.8%
Apartment	384	-14.1%	827	30.0%	164	69.6%	46.4%	36.1	10.1%	3.41	97.4%	\$689,951	0.6%	\$610,000	2.5%
Mobile	5	66.7%	6	-40.0%	2	-14.3%	83.3%	47.6	-25.6%	3.60	-48.6%	\$400,400	16.3%	\$387,000	18.0%
Total	1,638	-8.9%	2,993	11.9%	481	50.5%	54.7%	24.7	21.6%	2.35	65.3%	\$1,139,750	3.4%	\$994,875	-0.5%

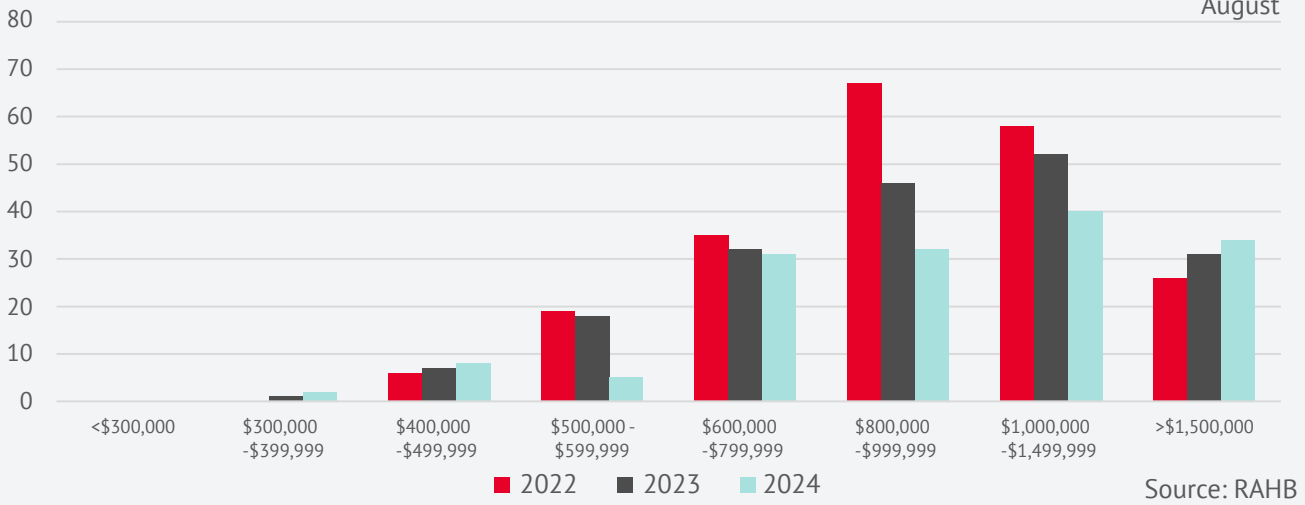
BENCHMARK PRICE



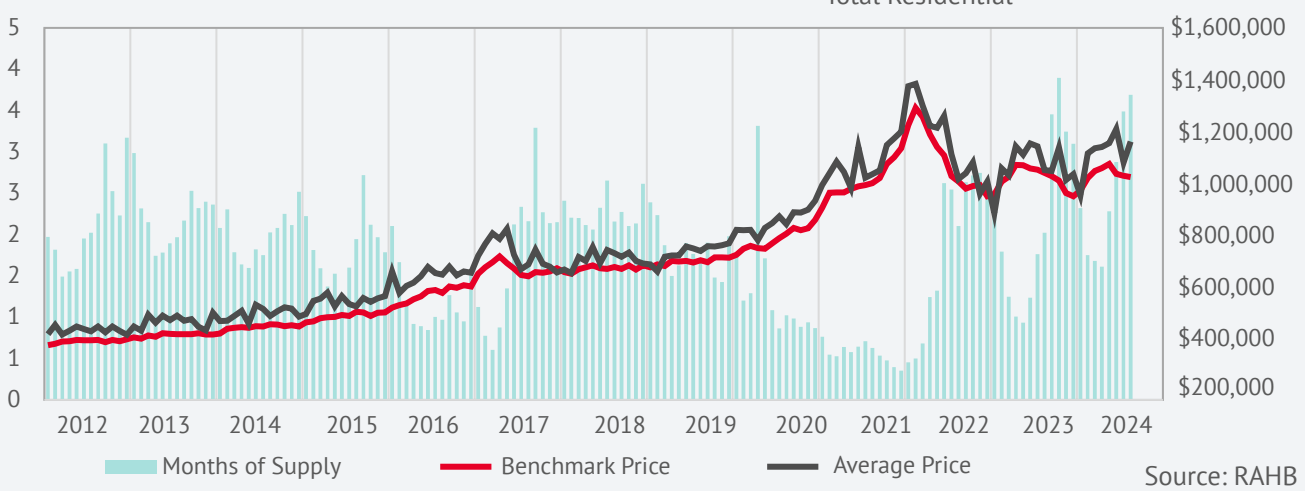
Monthly Sales Comparison



Residential Sales by Price Range



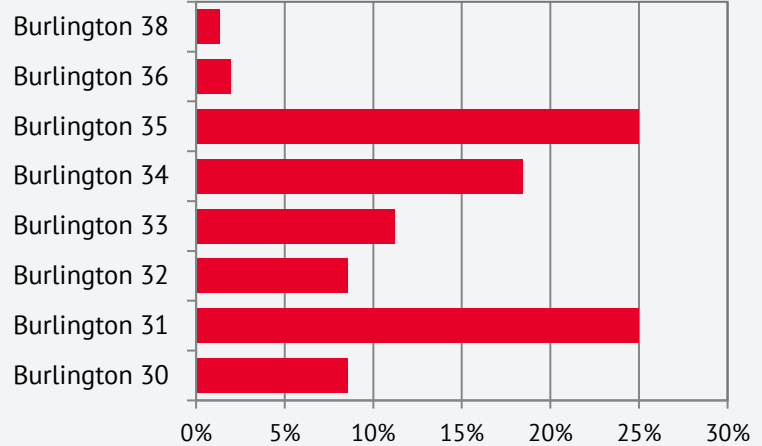
Months of Supply and Prices



REGIONAL SUMMARY

Year-to-date sales are below long-term trends across all areas in Burlington. However, much of the recent decline was driven by pullbacks in the Burlington 30, 35 and 36 areas. The steeper sales decline in Burlington 30 and 36 can, in part, be related to the pullback in new listings. Price movements also varied throughout the region, with year-to-date benchmark price declines exceeding three per cent in Burlington 31, 33 and 36. Burlington 32 reported the strongest price growth in the area at 1.5 per cent.

Share of Sales by District



August 2024

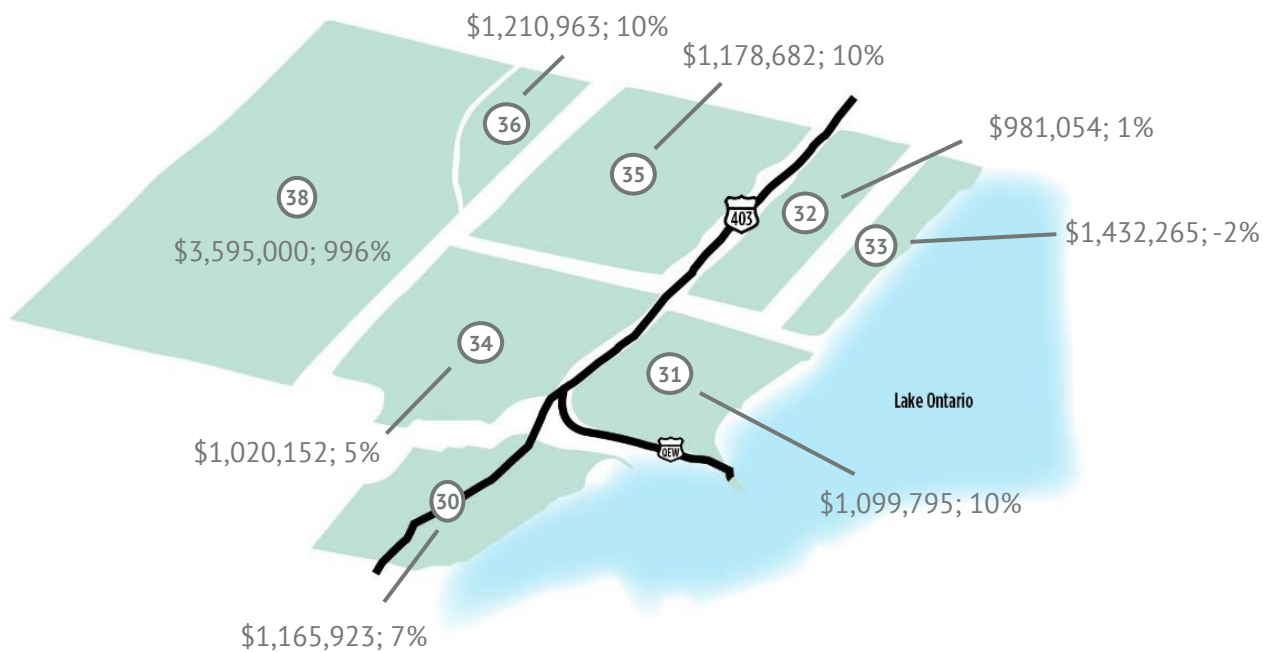
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Burlington 30	13	-40.9%	40	-7.0%	88	20.5%	33%	24.4	-19.3%	6.77	104.0%	\$1,165,923	6.8%	\$1,245,000	17.5%
Burlington 31	38	31.0%	59	18.0%	141	80.8%	64%	35.5	35.2%	3.71	38.0%	\$1,099,795	10.1%	\$934,450	-2.0%
Burlington 32	13	-48.0%	31	-6.1%	42	55.6%	42%	14.2	-11.1%	3.23	199.1%	\$981,054	0.9%	\$890,000	-4.5%
Burlington 33	17	13.3%	32	-27.3%	72	35.8%	53%	44.1	49.9%	4.24	19.9%	\$1,432,265	-1.9%	\$1,250,000	-5.7%
Burlington 34	28	21.7%	44	37.5%	51	30.8%	64%	23.7	24.0%	1.82	7.4%	\$1,020,152	5.2%	\$915,000	-4.7%
Burlington 35	38	-35.6%	73	-9.9%	109	78.7%	52%	23.6	19.5%	2.87	177.4%	\$1,178,682	10.2%	\$1,137,500	23.0%
Burlington 36	3	-76.9%	16	-40.7%	27	8.0%	19%	22.0	-13.1%	9.00	368.0%	\$1,210,963	9.6%	\$1,404,888	39.1%
Burlington 38	2	100.0%	8	-27.3%	31	40.9%	25%	51.5	-43.4%	15.50	-29.5%	\$3,595,000	996.0%	\$3,595,000	996.0%
Total	152	-18.7%	303	-5.6%	561	48.4%	50%	28.5	24.1%	3.69	82.6%	\$1,172,556	10.0%	\$995,375	3.7%

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	151	-29.8%	356	-8.2%	71	22.9%	42.4%	30.8	39.9%	3.76	75.1%	\$1,134,269	-2.6%	\$978,500	-6.8%
Burlington 31	297	0.0%	648	39.4%	129	77.6%	45.8%	32.6	16.3%	3.47	77.6%	\$1,085,273	1.7%	\$972,500	1.8%
Burlington 32	197	3.1%	278	15.8%	32	66.9%	70.9%	18.6	10.9%	1.30	61.8%	\$1,005,865	-0.6%	\$950,000	-4.9%
Burlington 33	180	-2.7%	348	14.1%	62	63.7%	51.7%	27.8	41.4%	2.76	68.2%	\$1,521,502	6.0%	\$1,250,000	2.0%
Burlington 34	237	1.7%	369	13.2%	44	37.2%	64.2%	21.2	29.0%	1.49	34.9%	\$1,072,787	2.8%	\$925,000	-6.1%
Burlington 35	481	-11.3%	739	6.8%	87	51.5%	65.1%	20.0	23.8%	1.44	70.7%	\$1,046,643	3.9%	\$990,000	7.3%
Burlington 36	70	-36.9%	171	-10.0%	28	11.3%	40.9%	21.7	-18.0%	3.24	76.4%	\$1,141,244	1.1%	\$1,165,000	5.0%
Burlington 38	25	0.0%	84	23.5%	28	60.7%	29.8%	49.6	16.4%	9.00	60.7%	\$2,548,428	46.5%	\$2,300,698	48.4%
Total	1,638	-8.9%	2,993	11.9%	481	50.5%	54.7%	24.7	21.6%	2.35	65.3%	\$1,139,750	3.4%	\$994,875	-0.5%

AVERAGE RESIDENTIAL PRICE BY DISTRICT

Burlington 30-36, 38



RESIDENTIAL PRICE COMPARISON

	August 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	\$1,165,923	6.8%	\$1,042,200	-3.1%	\$1,134,269	-2.6%	\$1,066,025	-0.3%
Burlington 31	\$1,099,795	10.1%	\$790,000	-5.4%	\$1,085,273	1.7%	\$807,013	-3.4%
Burlington 32	\$981,054	0.9%	\$1,008,700	0.5%	\$1,005,865	-0.6%	\$1,021,113	1.5%
Burlington 33	\$1,432,265	-1.9%	\$1,150,500	-4.1%	\$1,521,502	6.0%	\$1,174,125	-3.5%
Burlington 34	\$1,020,152	5.2%	\$1,014,000	1.1%	\$1,072,787	2.8%	\$1,015,975	1.4%
Burlington 35	\$1,178,682	10.2%	\$994,900	-0.5%	\$1,046,643	3.9%	\$987,913	0.2%
Burlington 36	\$1,210,963	9.6%	\$1,133,200	-4.1%	\$1,141,244	1.1%	\$1,132,425	-3.2%
Burlington 38	\$1,210,963	9.6%	\$1,133,200	-4.1%	\$1,141,244	1.1%	\$1,132,425	-3.2%

DETACHED BENCHMARK HOMES

	August 2024						
	Benchmark Price	Y/Y	M/M Full Bathrooms	Bedrooms	Gross Living Area	Lot Size	
Burlington 30	\$1,429,938	0.9%	-0.8%	2	3	1,722	7,524
Burlington 31	\$1,108,675	1.4%	-1.0%	2	3	1,386	8,590
Burlington 32	\$1,236,463	1.8%	-0.8%	2	3	1,407	5,544
Burlington 33	\$1,377,700	0.2%	-0.2%	2	3	1,475	7,362
Burlington 34	\$1,179,750	0.1%	-0.4%	2	3	1,494	6,600
Burlington 35	\$1,361,825	0.0%	0.1%	2	3	1,950	4,937
Burlington 36	\$1,481,775	-0.9%	0.2%	3	4	2,097	3,260
Burlington 38	\$1,728,188	0.6%	0.6%	2	3	2,156	52,924

SUMMARY STATISTICS

August 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	152	-18.7%	303	-5.6%	561	48.4%	\$995,375	3.7%	28.5	24.1%	17.5	16.7%
Commercial	2	100.0%	4	33.3%	151	15.3%	\$140,000	-95.9%	60.0	-3.2%	60.0	-3.2%
Farm	0	-	2	-	4	0.0%	-	-	-	-	-	-
Land	0	-100.0%	4	-	20	5.3%	-	-	-	-	-	-
Multi-Residential	0	-100.0%	0	-100.0%	4	33.3%	-	-	-	-	-	-
Total	154	-19.4%	319	127.9%	827	42.1%	\$989,875	3.1%	28.9	21.4%	18.0	20.0%

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	1,638	-8.9%	2,993	11.9%	481	50.5%	\$994,875	-0.5%	24.7	21.6%	14.0	27.3%
Commercial	17	-26.1%	85	183.3%	143	-0.3%	\$827,000	-12.9%	97.4	4.4%	87.0	52.6%
Farm	1	-	12	300.0%	4	40.0%	\$1,733,000	-	68.0	-	68.0	-
Land	5	-16.7%	25	150.0%	14	-17.3%	\$1,900,000	70.4%	79.2	23.4%	74.0	35.8%
Multi-Residential	1	-80.0%	13	225.0%	5	137.5%	\$1,650,000	10.0%	8.0	-85.0%	8.0	-89.3%
Total	1,662	-9.3%	3,128	300.0%	732	31.0%	\$995,000	-0.5%	25.6	19.4%	14.0	27.3%

August 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	2	-	\$280,000	-	0	-	60.0	-	0	-
Industrial	0	-100.0%	\$0	-100.0%	4	33.3%	-	-	4	58.5
Investment	0	-	\$0	-	0	-	-	-	0	-
Land	0	-	\$0	-	0	-	-	-	0	-
Office	0	-	\$0	-	6	50.0%	-	-	4	139.0
Retail	0	-	\$0	-	3	50.0%	-	-	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	4	300.0%	\$1,840,000	1740.0%	13	333.3%	70.3	-56.4%	0	-
Industrial	0	-100.0%	\$0	-100.0%	62	210.0%	-	-	21	102.0
Investment	0	-100.0%	\$0	-100.0%	5	400.0%	-	-	0	-
Land	0	-100.0%	\$0	-100.0%	1	0.0%	-	-	0	-
Office	4	-33.3%	\$11,008,125	39.3%	65	170.8%	55.3	-4.7%	16	88.7
Retail	4	-33.3%	\$5,550,000	-42.3%	34	240.0%	104.0	3.7%	11	99.7