

BURLINGTON
MONTHLY
STATISTICS
PACKAGE
SEPTEMBER 2024

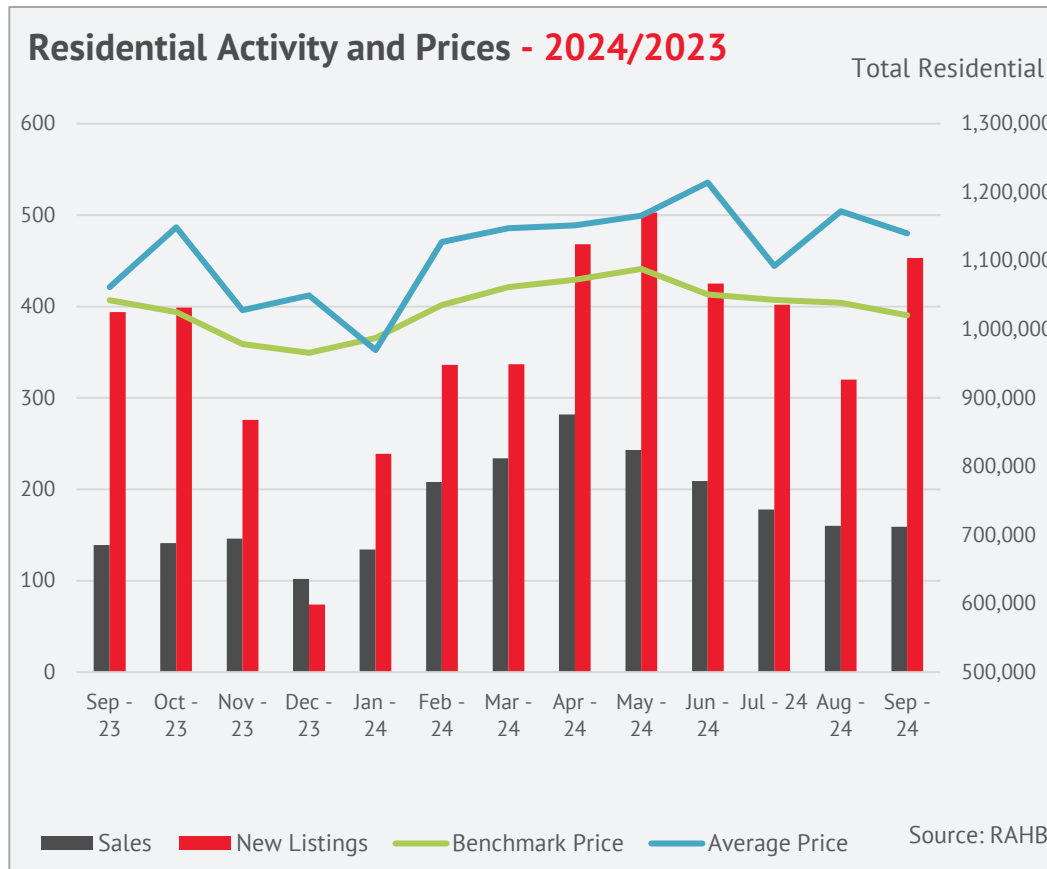


Burloak Real Estate Services

Brokerage | Independently owned and operated

SUMMARY

After six consecutive months of year-over-year declines sales in the Burlington area improved over last year's levels. Despite the gains, sales still remain low relative to typical levels seen in September and did not offset earlier pullbacks, leaving year-to-date sales down compared to last year. The rise in sales was also met with a gain in new listings causing further gains in inventory levels, and despite the gain, the months of supply remained just above four months. As of September, the unadjusted benchmark price fell to \$1,020,800. Recent downward pressure on home prices have offset much of the stronger gains reported earlier in the year, leaving year to date prices relatively unchanged over 2023 levels.



SALES
159 ↑
14.4%
YEAR/YEAR

NEW LISTINGS
453 ↑
15.0%
YEAR/YEAR

INVENTORY
692 ↑
44.2%
YEAR/YEAR

MONTHS OF SUPPLY
4.4 ↑
26.0%
YEAR/YEAR

RESIDENTIAL AVERAGE PRICE
\$1,140,226 ↑
7.4%
YEAR/YEAR

AVERAGE DOM
37.9 ↑
66.2%
YEAR/YEAR

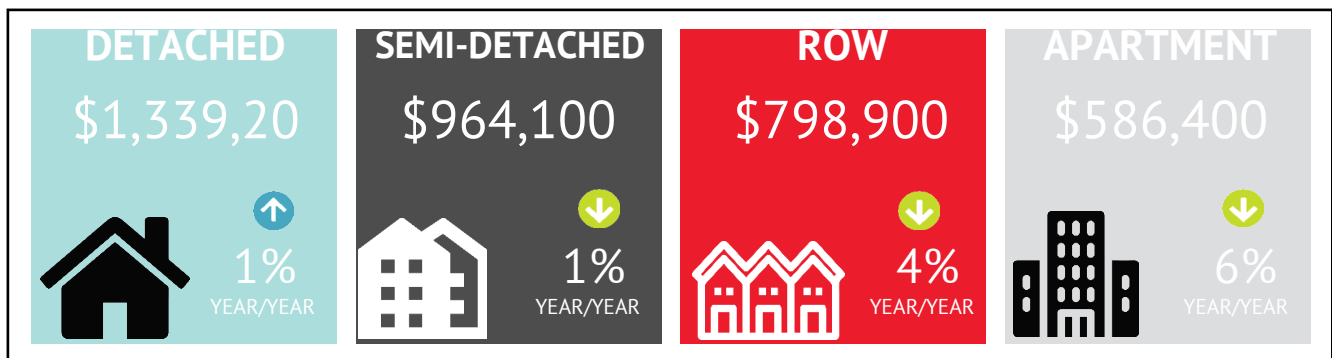
PROPERTY TYPES

The apartment condominium sector was the only property type to see sales ease in September compared to last year. When considering the market's supply levels compared to sales, the months of supply have ranged from nearly two months for apartment-style homes to a low of under two months for semi-detached properties. Despite the shifts, year-to-date benchmark prices have remained relatively stable across all property types compared to last year.

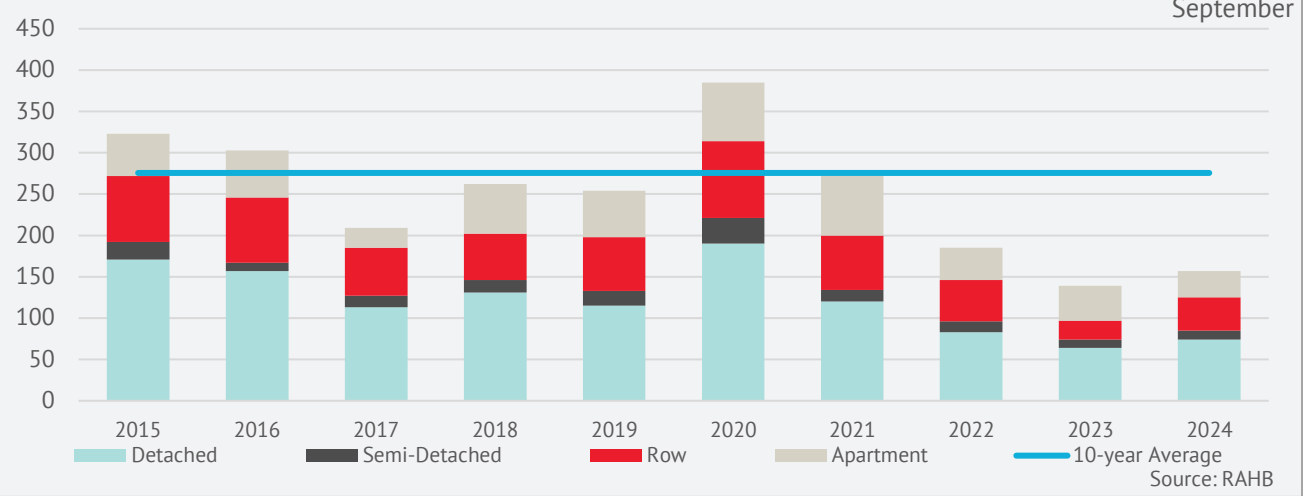
September 2024																
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price		
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	
Detached	74	15.6%	253	10.5%	350	19.5%	29%	34.8	37.7%	4.73	3.3%	\$1,514,821	8.7%	\$1,394,767	7.3%	
Semi-Detached	11	10.0%	13	-13.3%	20	122.2%	85%	29.5	45.8%	1.82	102.0%	\$1,006,355	2.3%	\$990,000	-0.8%	
Row	40	73.9%	74	23.3%	102	56.9%	54%	33.1	99.5%	2.55	-9.8%	\$840,185	-7.3%	\$820,000	-6.3%	
Apartment	32	-23.8%	113	25.6%	219	97.3%	28%	53.4	131.8%	6.84	159.0%	\$708,337	7.4%	\$617,750	7.9%	
Mobile	0	-	0	-	0	-100.0%	0%	-	-	-	-	-	-	-	-	
Total Residential	159	14.4%	453	15.0%	692	44.2%	35%	37.9	66.2%	4.35	26.0%	\$1,140,226	7.4%	\$980,000	-2.4%	

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	839	-7.2%	1,712	6.7%	252	40.6%	49.0%	22.0	34.3%	2.70	51.5%	\$1,524,201	5.4%	\$1,350,000	3.8%	
Semi-Detached	90	-12.6%	134	-5.6%	11	19.3%	67.2%	16.1	27.6%	1.10	36.5%	\$990,448	-2.8%	\$987,000	-1.6%	
Row	449	2.3%	673	14.8%	83	71.2%	66.7%	23.7	34.8%	1.67	67.4%	\$877,595	0.4%	\$830,000	-2.3%	
Apartment	420	-14.1%	950	30.9%	176	79.1%	44.2%	37.9	18.6%	3.77	108.5%	\$691,104	1.1%	\$611,250	3.2%	
Mobile	5	66.7%	6	-40.0%	2	-21.7%	83.3%	47.6	-25.6%	3.60	-53.0%	\$400,400	16.3%	\$387,000	18.0%	
Total Residential	1,807	-6.8%	3,483	13.5%	525	55.5%	51.9%	25.9	26.6%	2.61	66.8%	\$1,138,944	3.6%	\$990,000	-1.0%	

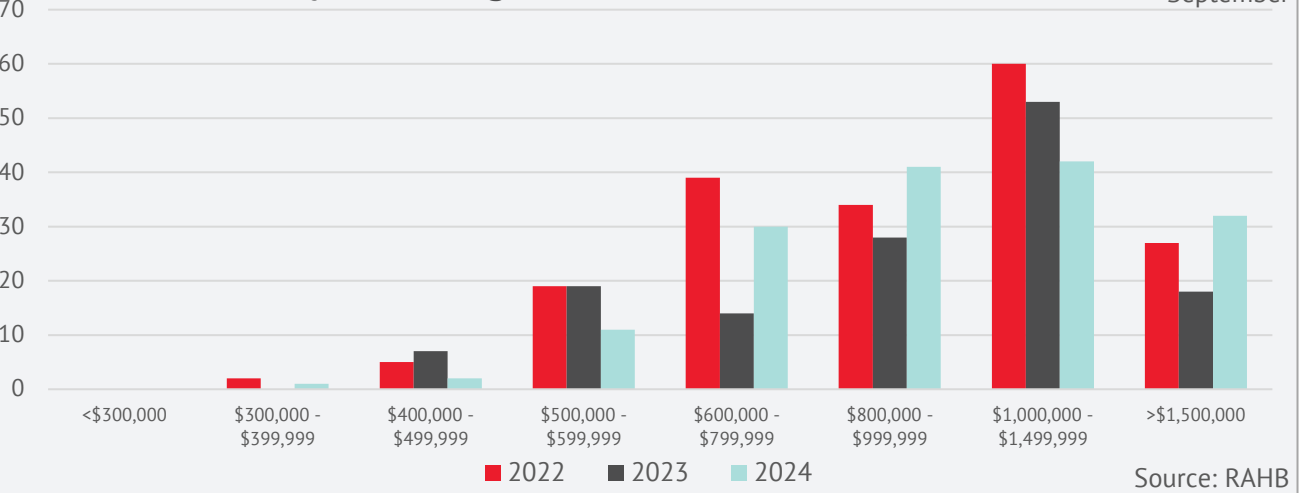
BENCHMARK PRICE



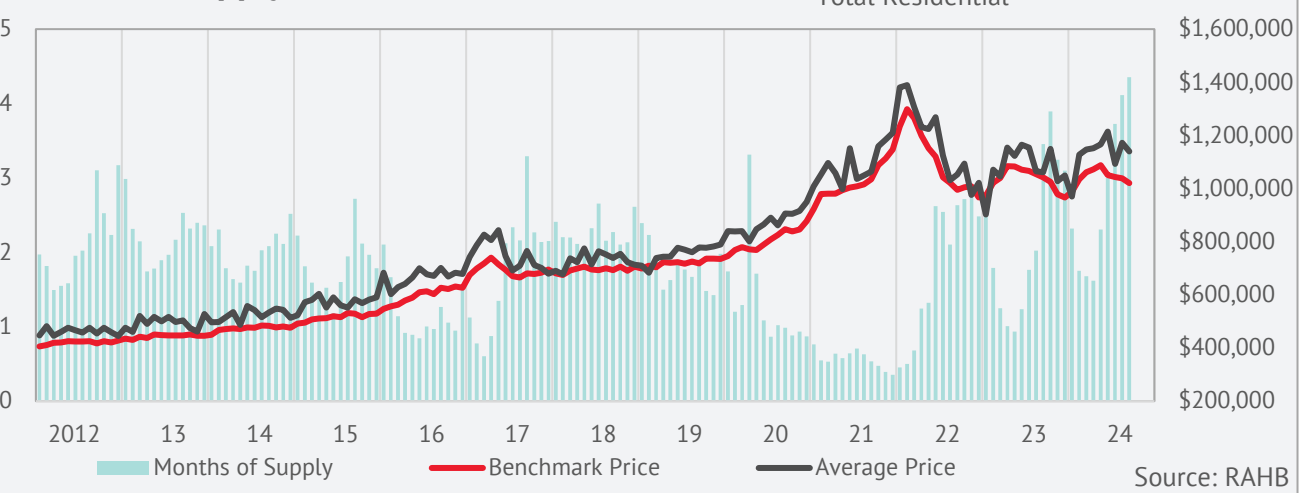
Monthly Sales Comparison



Residential Sales by Price Range



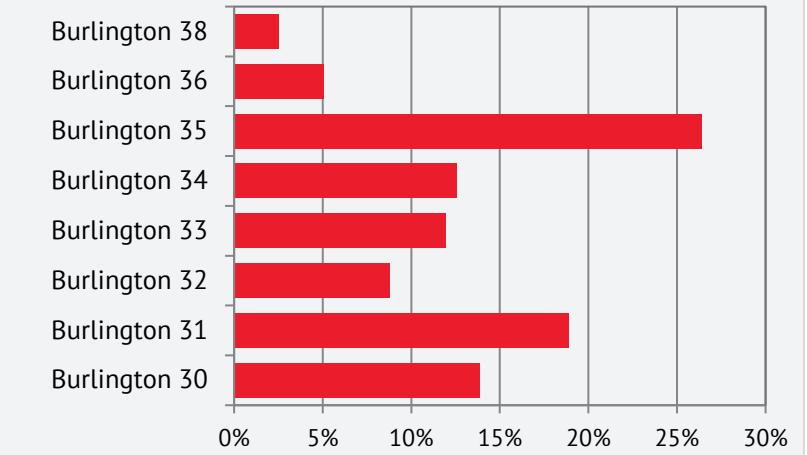
Months of Supply and Prices



REGIONAL SUMMARY

September sales improved across most regions, but on a year-to-date basis sales have only improved in Burlington 31, 34 and 38. While some areas have seen gains, sales throughout each area remain well below long term trends. Most areas within the region have reported higher levels of supply compared to sales in September and continue to experience price adjustments. However, on a year-to-date basis benchmark prices have posted a modest gain in Burlington 32, 34 and 38.

Share of Sales by District



September 2024

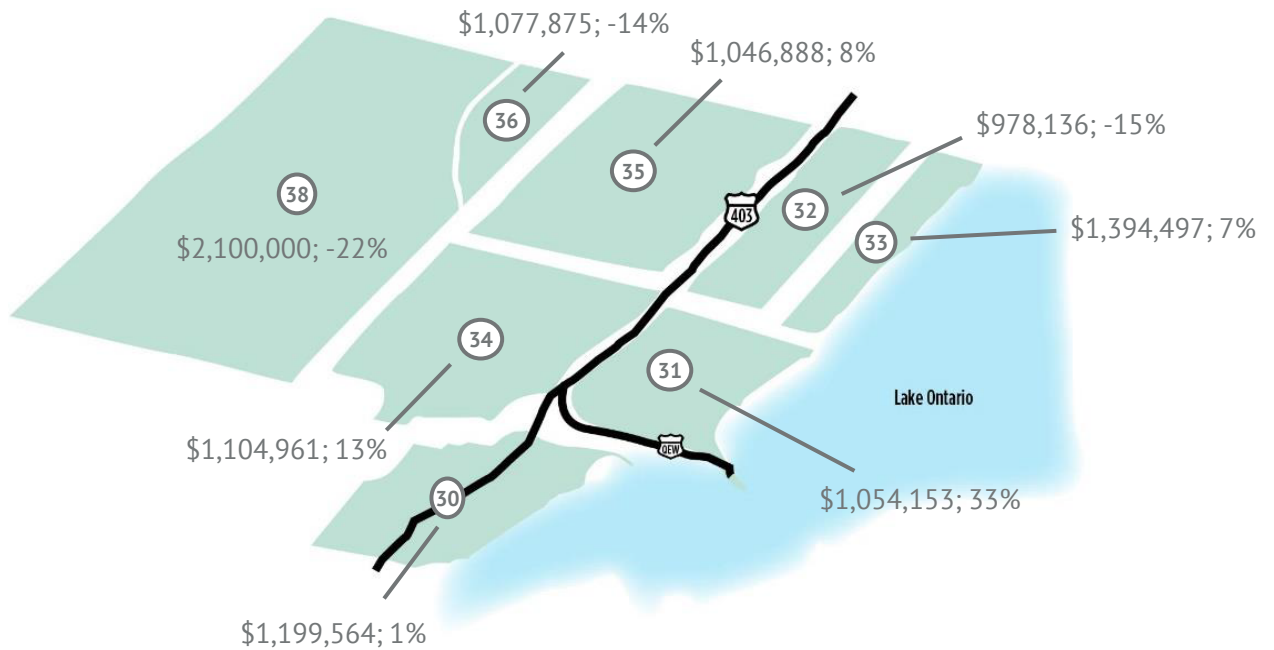
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Burlington 30	22	15.8%	63	0.0%	96	6.7%	35%	47.0	44.5%	4.36	-7.9%	\$1,199,564	0.8%	\$1,062,500	5.8%
Burlington 31	30	57.9%	88	17.3%	165	63.4%	34%	47.9	56.0%	5.50	3.5%	\$1,054,153	33.0%	\$902,000	36.7%
Burlington 32	14	-26.3%	60	46.3%	70	75.0%	23%	22.9	15.2%	5.00	137.5%	\$978,136	-14.6%	\$871,450	-24.2%
Burlington 33	19	26.7%	61	27.1%	91	40.0%	31%	38.5	97.2%	4.79	10.5%	\$1,394,497	6.8%	\$1,250,417	4.1%
Burlington 34	20	17.6%	52	-3.7%	69	25.5%	38%	31.8	44.5%	3.45	6.6%	\$1,104,961	13.3%	\$935,000	-2.1%
Burlington 35	42	0.0%	106	39.5%	142	94.5%	40%	31.3	62.6%	3.38	94.5%	\$1,046,888	8.5%	\$941,750	0.6%
Burlington 36	8	14.3%	13	-45.8%	29	11.5%	62%	33.8	127.2%	3.63	-2.4%	\$1,077,875	-13.7%	\$1,011,500	-24.5%
Burlington 38	4	300.0%	10	-23.1%	30	0.0%	40%	69.8	597.5%	7.50	-75.0%	\$2,100,000	-22.2%	\$1,925,000	-28.7%
Total	159	14.4%	453	15.0%	692	44.2%	35%	37.9	66.2%	4.35	26.0%	\$1,140,226	7.4%	\$980,000	-2.4%

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	174	-25.6%	424	-6.0%	77	25.7%	41.0%	32.7	43.0%	3.99	69.1%	\$1,144,684	-1.9%	\$987,500	-5.5%
Burlington 31	329	4.1%	742	37.4%	138	82.1%	44.3%	34.1	20.8%	3.77	74.9%	\$1,073,449	2.2%	\$963,750	1.7%
Burlington 32	211	0.5%	338	20.3%	37	73.7%	62.4%	18.8	10.7%	1.60	72.9%	\$1,004,025	-1.9%	\$950,000	-5.9%
Burlington 33	200	0.0%	414	17.3%	68	66.3%	48.3%	28.9	46.8%	3.06	66.3%	\$1,505,654	5.6%	\$1,250,000	2.0%
Burlington 34	258	3.2%	428	12.6%	50	44.7%	60.3%	22.0	30.7%	1.76	40.2%	\$1,074,127	3.4%	\$928,500	-5.5%
Burlington 35	526	-9.9%	856	11.5%	97	63.8%	61.4%	21.2	29.5%	1.65	81.9%	\$1,047,089	4.3%	\$986,000	6.8%
Burlington 36	79	-33.1%	186	-13.1%	29	14.3%	42.5%	23.1	-10.5%	3.33	70.8%	\$1,132,874	-0.3%	\$1,100,000	-1.8%
Burlington 38	30	15.4%	95	17.3%	28	50.6%	31.6%	51.0	23.2%	8.53	30.5%	\$2,512,023	41.4%	\$2,300,349	43.8%
Total	1,807	-6.8%	3,483	13.5%	525	55.5%	51.9%	25.9	26.6%	2.61	66.8%	\$1,138,944	3.6%	\$990,000	-1.0%

AVERAGE RESIDENTIAL PRICE BY DISTRICT

Burlington 30-36, 38



RESIDENTIAL PRICE COMPARISON

	September 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	\$1,199,564	0.8%	\$1,026,500	-3.2%	\$1,144,684	-1.9%	\$1,061,633	-0.6%
Burlington 31	\$1,054,153	33.0%	\$759,600	-7.3%	\$1,073,449	2.2%	\$801,744	-3.8%
Burlington 32	\$978,136	-14.6%	\$990,100	-0.5%	\$1,004,025	-1.9%	\$1,017,667	1.3%
Burlington 33	\$1,394,497	6.8%	\$1,119,600	-5.0%	\$1,505,654	5.6%	\$1,168,067	-3.6%
Burlington 34	\$1,104,961	13.3%	\$1,004,200	0.8%	\$1,074,127	3.4%	\$1,014,667	1.3%
Burlington 35	\$1,046,888	8.5%	\$974,700	-1.4%	\$1,047,089	4.3%	\$986,444	0.0%
Burlington 36	\$1,077,875	-13.7%	\$1,099,200	-5.7%	\$1,132,874	-0.3%	\$1,128,733	-3.5%
Burlington 38	\$1,077,875	-13.7%	\$1,099,200	-5.7%	\$1,132,874	-0.3%	\$1,128,733	-3.5%

DETACHED BENCHMARK HOMES

	September 2024						
	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Burlington 30	\$1,427,344	1.0%	-0.3%	2	3	1,722	7,524
Burlington 31	\$1,106,367	1.4%	-0.5%	2	3	1,386	8,590
Burlington 32	\$1,233,500	1.7%	-1.0%	2	3	1,407	5,544
Burlington 33	\$1,376,067	0.4%	0.0%	2	3	1,475	7,362
Burlington 34	\$1,178,856	0.2%	-0.6%	2	3	1,494	6,600
Burlington 35	\$1,360,167	0.0%	-3.0%	2	3	1,950	4,937
Burlington 36	\$1,478,978	-1.1%	-3.3%	3	4	2,097	3,260
Burlington 38	\$1,737,167	1.2%	4.9%	2	3	2,156	52,924

SUMMARY STATISTICS

September 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	159	14.4%	453	15.0%	692	44.2%	\$980,000	-2.4%	37.9	66.2%	28.0	75.0%
Commercial	0	-100.0%	43	514.3%	188	58.0%	-	-	-	-	-	-
Farm	0	-	1	-	5	25.0%	-	-	-	-	-	-
Land	0	-100.0%	1	-66.7%	17	0.0%	-	-	-	-	-	-
Multi-Residential	0	-100.0%	0	-100.0%	4	0.0%	-	-	-	-	-	-
Total	159	11.2%	495	134.6%	1,023	48.5%	\$980,000	-6.7%	37.9	65.6%	28.0	86.7%

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	1,807	-6.8%	3,483	13.5%	525	55.5%	\$990,000	-1.0%	25.9	26.6%	15.0	36.4%
Commercial	18	-25.0%	128	245.9%	147	5.3%	\$818,500	-15.2%	98.4	5.7%	88.5	48.7%
Farm	1	-	13	333.3%	4	37.5%	\$1,733,000	-	68.0	-	68.0	-
Land	5	-28.6%	26	100.0%	14	-9.9%	\$1,900,000	54.5%	79.2	43.6%	74.0	89.7%
Multi-Residential	1	-85.7%	14	180.0%	5	145.0%	\$1,650,000	-19.5%	8.0	-79.9%	8.0	-75.0%
Total	1,832	-7.3%	3,660	268.6%	786	37.5%	\$990,000	-1.0%	26.8	24.4%	15.0	25.0%

September 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	-	0	-100.0%	-	-	0	-
Industrial	0	-100.0%	\$0	-100.0%	15	400.0%	-	-	0	-
Investment	0	-	\$0	-	0	-100.0%	-	-	0	-
Land	0	-	\$0	-	0	-	-	-	0	-
Office	0	-	\$0	-	13	116.7%	-	-	2	82.0
Retail	0	-	\$0	-	6	20.0%	-	-	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	116.7%	70.3	-56.4%	0	-
Industrial	0	-100.0%	\$0	-100.0%	76	216.7%	-	-	21	102.0
Investment	0	-100.0%	\$0	-100.0%	5	150.0%	-	-	0	-
Land	0	-100.0%	\$0	-100.0%	1	0.0%	-	-	0	-
Office	4	-33.3%	\$11,008,125	39.3%	76	153.3%	55.3	-4.7%	19	85.6
Retail	4	-33.3%	\$5,550,000	-42.3%	39	160.0%	104.0	3.7%	11	99.7