

BURLINGTON
MONTHLY
STATISTICS
PACKAGE
NOVEMBER 2024





Burloak Real Estate Services

Brokerage | Independently owned and operated

SUMMARY

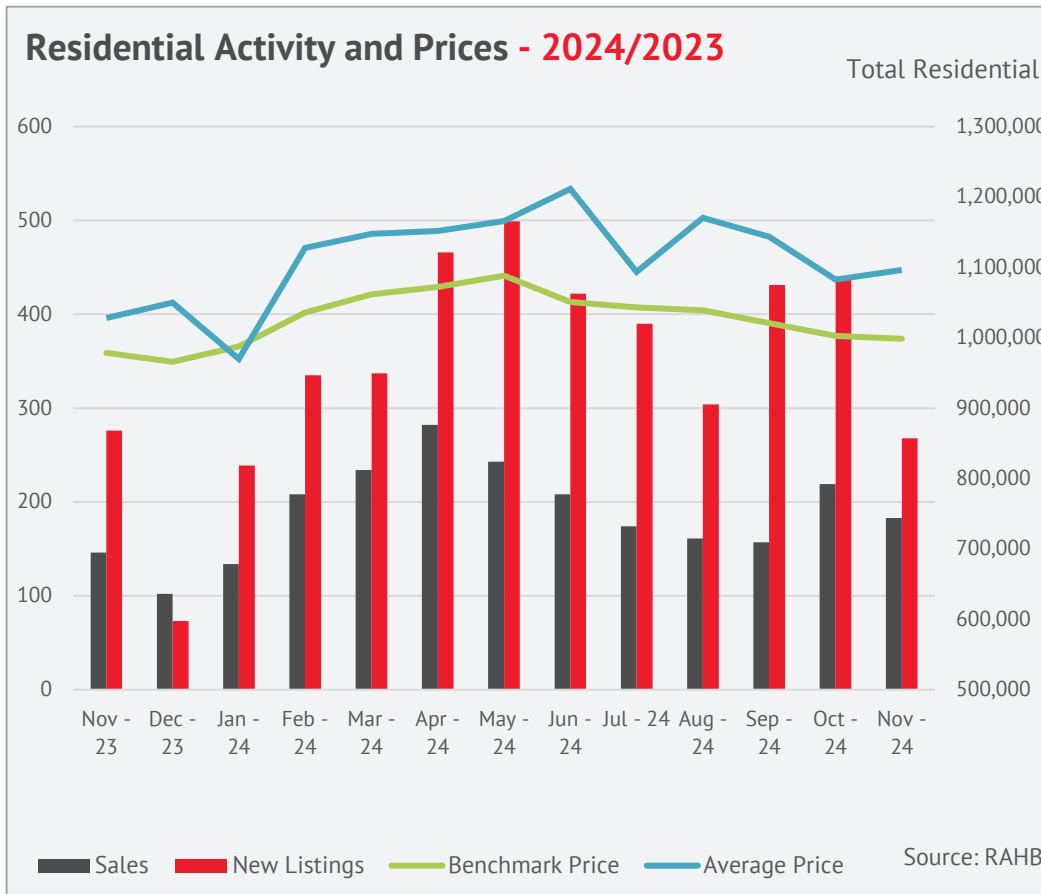
For the third month, sales activity improved over last year's levels. However, the growth in sales over the past three months was not enough to offset earlier declines as sales remained nearly one per cent lower than levels reported last year and were 35 per cent below long-term trends. While new listings and inventory levels have been on the rise, levels are not as high as historical levels. The months of supply in November were under three months, similar to last month but down from the over three months reported in the previous year. While prices have trended down since June, year-to-date, the benchmark price is similar to last year.



SALES
183 
 **25.3%**
 YEAR/YEAR



NEW LISTINGS
268 
 **2.9%**
 YEAR/YEAR

INVENTORY
540 
 **15.9%**
 YEAR/YEAR

MONTHS OF SUPPLY
3.0 
 **7.5%**
 YEAR/YEAR



RESIDENTIAL AVERAGE PRICE
 **\$1,096,136** 
6.6%
 YEAR/YEAR

AVERAGE DOM
39.3 
 **33.7%**
 YEAR/YEAR

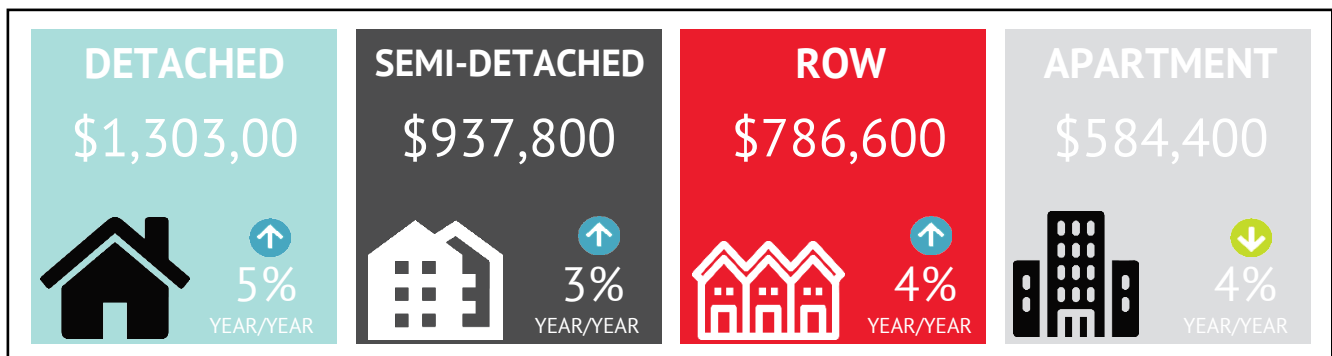
PROPERTY TYPES

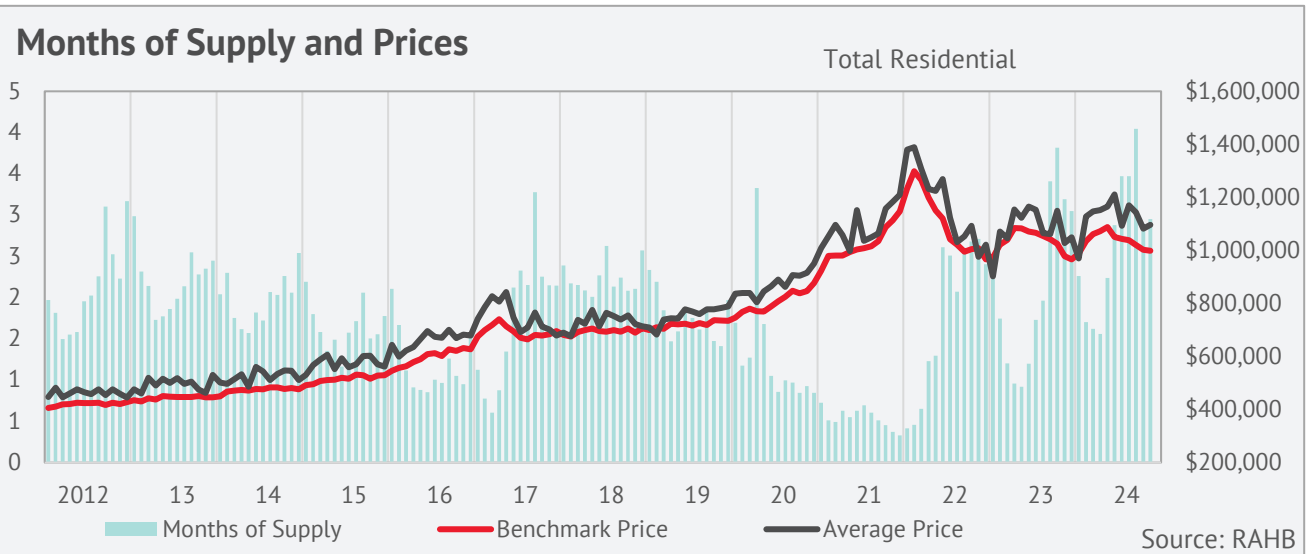
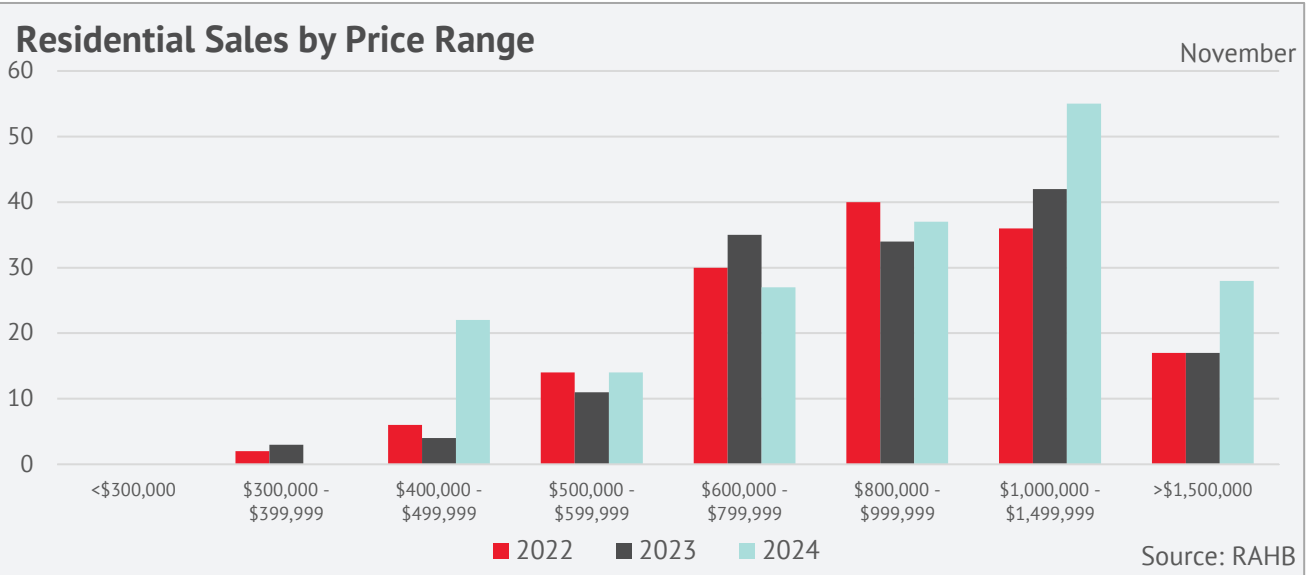
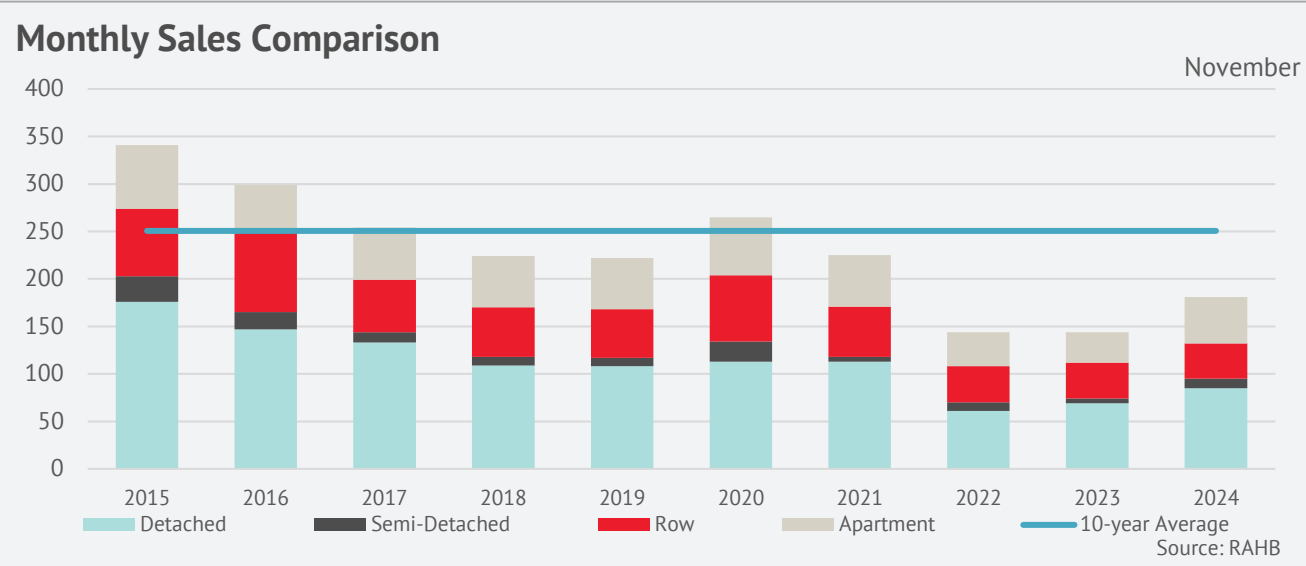
Year-to-date, much of the decline in sales has been due to a pullback in apartment-style units, which have also reported higher inventory levels and the highest months of supply. On this basis, it is unsurprising that this is the only property type that has reported a year-to-date decline in the average benchmark price. Despite reporting some recent monthly price declines, detached prices in Burlington have been mainly on the rise. In November, the average year-to-date benchmark price increase was nearly one percent.

November 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	85	23.2%	125	-3.1%	260	2.0%	68%	36.6	6.8%	3.06	-17.2%	\$1,451,956	7.2%	\$1,325,000	5.2%
Semi-Detached	10	100.0%	18	38.5%	17	21.4%	56%	39.8	99.0%	1.70	-39.3%	\$1,012,700	21.8%	\$970,250	10.3%
Row	37	-2.6%	60	0.0%	89	32.8%	62%	31.8	38.6%	2.41	36.4%	\$824,268	4.6%	\$790,000	1.5%
Apartment	49	53.1%	65	-3.0%	174	40.3%	75%	49.7	72.9%	3.55	-8.4%	\$724,964	12.6%	\$534,900	-10.8%
Mobile	2	-	0	-100.0%	0	-100.0%	0%	37.5	-	0.00	-	\$514,250	-	\$514,250	-
Total Residential	183	25.3%	268	-2.9%	540	15.9%	68%	39.3	33.7%	2.95	-7.5%	\$1,096,136	6.6%	\$965,000	5.8%

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	1,041	0.0%	2,015	3.9%	243	25.3%	51.7%	23.6	31.3%	2.57	25.3%	\$1,496,915	3.8%	\$1,330,000	2.3%
Semi-Detached	94	-1.1%	148	-2.6%	10	18.6%	63.5%	18.6	37.7%	1.22	19.8%	\$981,687	-2.2%	\$960,000	-3.5%
Row	521	2.2%	797	12.3%	79	56.1%	65.4%	24.4	33.8%	1.68	52.8%	\$870,449	0.2%	\$829,000	-1.3%
Apartment	518	-6.2%	1,134	27.6%	172	66.8%	45.7%	38.6	21.6%	3.66	77.8%	\$693,591	0.6%	\$610,000	2.5%
Mobile	7	40.0%	8	-42.9%	2	-34.5%	87.5%	44.7	-20.4%	2.71	-53.2%	\$432,929	13.2%	\$475,000	30.5%
Total Residential	2,203	-1.0%	4,129	10.5%	508	40.9%	53.4%	27.1	27.3%	2.54	42.3%	\$1,129,776	2.9%	\$985,000	-1.5%

BENCHMARK PRICE

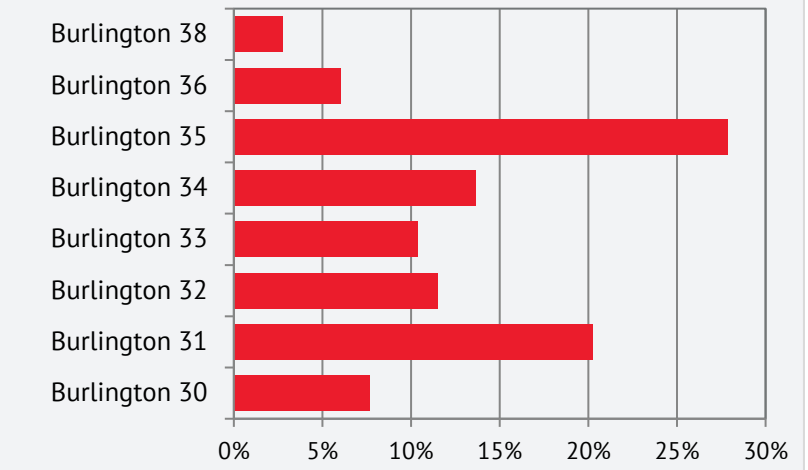




REGIONAL SUMMARY

So far this year, sales have improved across all regions within Burlington, except Burlington 30, 35 and 36. While inventory levels have been rising across all areas within the region, the months of supply did vary significantly depending on location. On average this year, the months of supply have been below two months in the Burlington 32, 34, and 35 regions, which, out of the larger areas, are also the only locations that have reported some modest annual price gains.

Share of Sales by District



November 2024

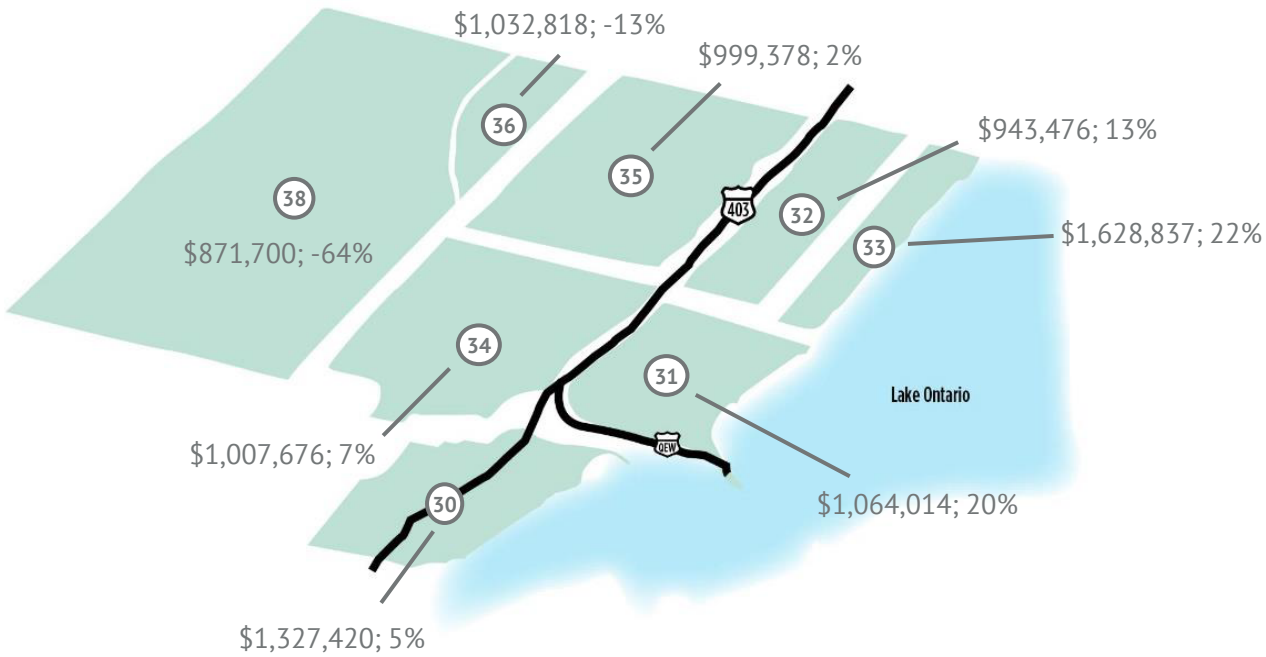
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Burlington 30	14	7.7%	40	42.9%	82	10.8%	35%	43.4	-22.9%	5.86	2.9%	\$1,327,420	5.0%	\$1,137,500	13.9%
Burlington 31	37	42.3%	50	-7.4%	124	22.8%	74%	42.1	46.8%	3.35	-13.7%	\$1,064,014	20.2%	\$810,000	-1.5%
Burlington 32	21	23.5%	33	-5.7%	49	36.1%	64%	33.0	40.8%	2.33	10.2%	\$943,476	12.7%	\$935,000	19.9%
Burlington 33	19	35.7%	33	6.5%	84	44.8%	58%	39.6	36.5%	4.42	6.7%	\$1,628,837	22.3%	\$1,400,000	23.6%
Burlington 34	25	13.6%	39	8.3%	47	-17.5%	64%	35.7	51.7%	1.88	-27.4%	\$1,007,676	6.7%	\$960,000	7.9%
Burlington 35	51	13.3%	57	-14.9%	103	15.7%	89%	37.0	32.3%	2.02	2.1%	\$999,378	2.4%	\$953,000	4.2%
Burlington 36	11	57.1%	12	-20.0%	23	-8.0%	92%	34.7	43.8%	2.09	-41.5%	\$1,032,818	-12.8%	\$1,051,000	-14.9%
Burlington 38	5	150.0%	4	-60.0%	28	7.7%	125%	83.8	166.0%	5.60	-56.9%	\$871,700	-63.8%	\$990,000	-58.8%
Total	183	25.3%	268	-2.9%	540	15.9%	68%	39.3	33.7%	2.95	-7.5%	\$1,096,136	6.6%	\$965,000	5.8%

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	208	-22.4%	511	-3.4%	74	14.9%	40.7%	33.0	34.2%	3.89	48.0%	\$1,154,471	-0.5%	\$1,000,000	-0.2%
Burlington 31	406	11.2%	881	32.9%	131	65.8%	46.1%	34.5	21.3%	3.55	49.1%	\$1,064,735	2.2%	\$947,000	0.7%
Burlington 32	266	7.7%	406	16.3%	38	61.9%	65.5%	20.3	13.3%	1.56	50.3%	\$999,216	-0.9%	\$957,000	-4.2%
Burlington 33	240	8.1%	495	17.6%	68	55.4%	48.5%	30.0	47.6%	3.13	43.7%	\$1,508,357	4.7%	\$1,250,209	4.5%
Burlington 34	316	5.3%	511	5.1%	47	19.4%	61.8%	23.0	30.8%	1.64	13.3%	\$1,065,004	1.8%	\$929,000	-5.2%
Burlington 35	636	-4.4%	997	6.7%	93	44.4%	63.8%	23.1	33.0%	1.61	51.0%	\$1,047,123	3.8%	\$981,000	5.4%
Burlington 36	96	-23.8%	215	-15.4%	28	8.8%	44.7%	24.0	-6.1%	3.23	42.8%	\$1,108,917	-2.5%	\$1,062,750	-5.2%
Burlington 38	35	9.4%	113	11.9%	29	41.5%	31.0%	55.5	26.6%	9.06	29.4%	\$2,277,691	32.4%	\$2,200,000	39.7%
Total	2,203	-1.0%	4,129	10.5%	508	40.9%	53.4%	27.1	27.3%	2.54	42.3%	\$1,129,776	2.9%	\$985,000	-1.5%

AVERAGE RESIDENTIAL PRICE BY DISTRICT

Burlington 30-36, 38



RESIDENTIAL PRICE COMPARISON

	November 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	\$1,327,420	5.0%	\$1,008,000	-0.2%	\$1,154,471	-0.5%	\$1,052,382	-0.9%
Burlington 31	\$1,064,014	20.2%	\$755,500	-2.6%	\$1,064,735	2.2%	\$794,445	-3.7%
Burlington 32	\$943,476	12.7%	\$970,900	2.8%	\$999,216	-0.9%	\$1,008,918	1.1%
Burlington 33	\$1,628,837	22.3%	\$1,090,400	-1.5%	\$1,508,357	4.7%	\$1,154,173	-3.7%
Burlington 34	\$1,007,676	6.7%	\$982,300	5.9%	\$1,065,004	1.8%	\$1,008,982	1.7%
Burlington 35	\$999,378	2.4%	\$952,300	3.4%	\$1,047,123	3.8%	\$980,873	0.2%
Burlington 36	\$1,032,818	-12.8%	\$1,055,300	-0.3%	\$1,108,917	-2.5%	\$1,116,827	-3.4%
Burlington 38	\$1,032,818	-12.8%	\$1,055,300	-0.3%	\$1,108,917	-2.5%	\$1,116,827	-3.4%

DETACHED BENCHMARK HOMES

	November 2024						
	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Burlington 30	\$1,416,391	1.1%	-0.2%	2	3	1,722	7,524
Burlington 31	\$1,094,864	1.1%	-0.8%	2	3	1,386	8,590
Burlington 32	\$1,223,091	1.7%	0.2%	2	3	1,407	5,544
Burlington 33	\$1,365,445	0.5%	-0.2%	2	3	1,475	7,362
Burlington 34	\$1,172,882	0.8%	-0.1%	2	3	1,494	6,600
Burlington 35	\$1,352,518	0.5%	-0.8%	2	3	1,950	4,937
Burlington 36	\$1,470,773	-0.6%	-1.0%	3	4	2,097	3,260
Burlington 38	\$1,737,055	2.3%	3.0%	2	3	2,156	52,924

SUMMARY STATISTICS

November 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	183	25.3%	268	-2.9%	540	15.9%	\$965,000	5.8%	39.3	33.7%	33.0	61.0%
Commercial	2	-	11	10.0%	78	169.0%	\$825,000	-	133.5	-	133.5	-
Farm	0	-	0	-	4	33.3%	-	-	-	-	-	-
Land	0	-100.0%	2	-66.7%	13	0.0%	-	-	-	-	-	-
Multi-Residential	-	-	-	-	-	-	-	-	-	-	-	-
Total	185	25.0%	289	-0.7%	834	16.8%	\$965,000	5.8%	40.3	32.9%	33.0	61.0%

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	2,203	-1.0%	4,129	10.5%	508	40.9%	\$985,000	-1.5%	27.1	27.3%	16.0	23.1%
Commercial	18	-25.0%	127	38.0%	50	55.1%	\$818,500	-16.9%	107.8	18.7%	90.5	52.1%
Farm	1	-	14	27.3%	4	36.7%	\$1,733,000	-	68.0	-	68.0	-
Land	6	-40.0%	30	-16.7%	13	-14.3%	\$1,850,000	-9.3%	74.8	-6.0%	63.5	16.5%
Multi-Residential	1	-85.7%	21	40.0%	5	103.6%	\$1,650,000	-19.5%	8.0	-79.9%	8.0	-75.0%
Total	2,233	-1.5%	4,331	11.0%	766	29.4%	\$985,000	-1.5%	28.0	24.8%	16.0	23.1%

November 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	-	1	-50.0%	-	-	0	-
Industrial	0	-	\$0	-	0	-100.0%	-	-	2	57.0
Investment	0	-	\$0	-	0	-	-	-	0	-
Land	0	-	\$0	-	0	-	-	-	0	-
Office	0	-	\$0	-	0	-100.0%	-	-	1	115.0
Retail	0	-	\$0	-	0	-100.0%	-	-	1	61.0

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%	14	-12.5%	70.3	-56.4%	0	-
Industrial	0	-100.0%	\$0	-100.0%	57	-30.5%	-	-	23	98.1
Investment	0	-100.0%	\$0	-100.0%	5	-28.6%	-	-	0	-
Land	0	-100.0%	\$0	-100.0%	1	0.0%	-	-	0	-
Office	4	-33.3%	\$11,008,125	39.3%	61	-17.6%	55.3	-4.7%	20	87.1
Retail	4	-33.3%	\$5,550,000	-42.3%	33	-34.0%	104.0	3.7%	12	96.5