

BURLINGTON
MONTHLY
STATISTICS
PACKAGE
DECEMBER 2024



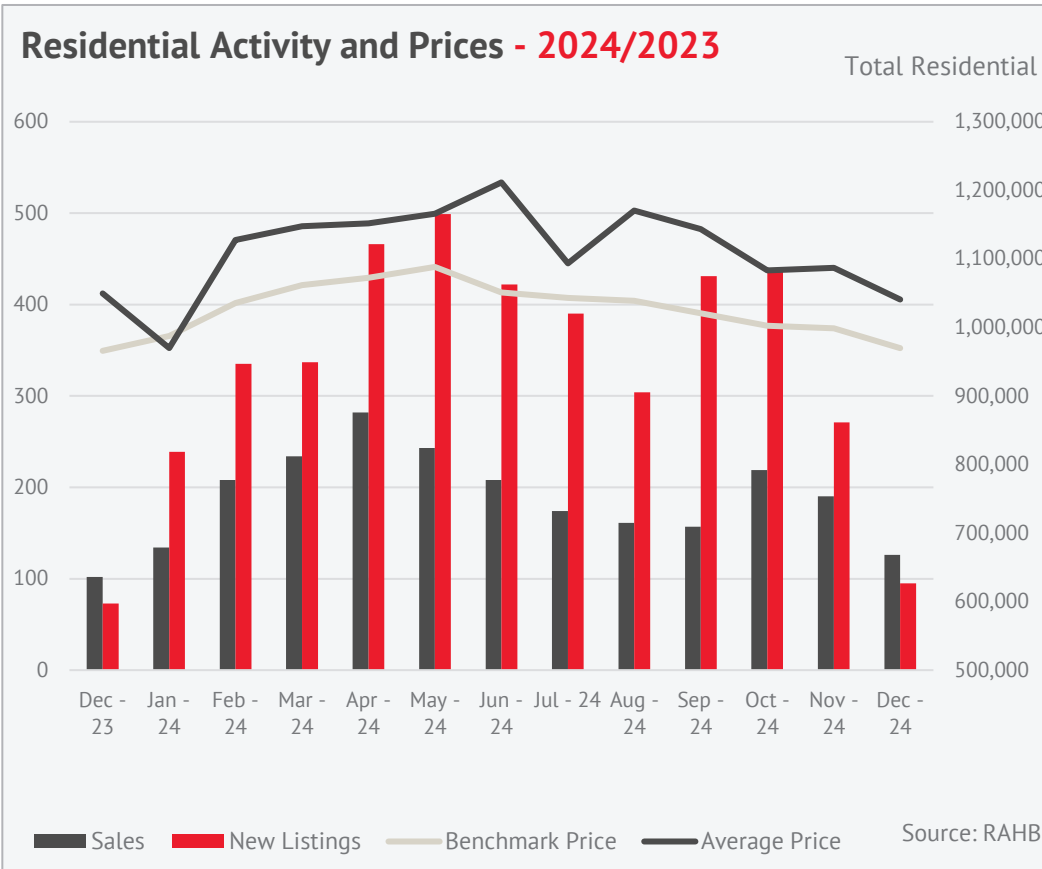
Burloak Real Estate Services

Brokerage | Independently owned and operated

SUMMARY

Sales in 2024 were similar to last year's levels, which are still well below long-term trends for the area. At the same time, new listings rose throughout most of the year, driving inventories higher. Rising inventory compared to sales also caused the months of supply to increase over last year's levels. However, Burlington did not face the same level of oversupply as other areas in the region, preventing any significant change in home prices this year compared to last year.

Residential Activity and Prices - 2024/2023



SALES

126



23.5%

YEAR/YEAR

NEW LISTINGS

95



30.1%

YEAR/YEAR

INVENTORY

343



10.3%

YEAR/YEAR

MONTHS OF SUPPLY

2.7



10.7%

YEAR/YEAR

RESIDENTIAL AVERAGE PRICE



\$1,040,535



0.9%

YEAR/YEAR

AVERAGE DOM

43.9



7.5%

YEAR/YEAR





PROPERTY TYPES

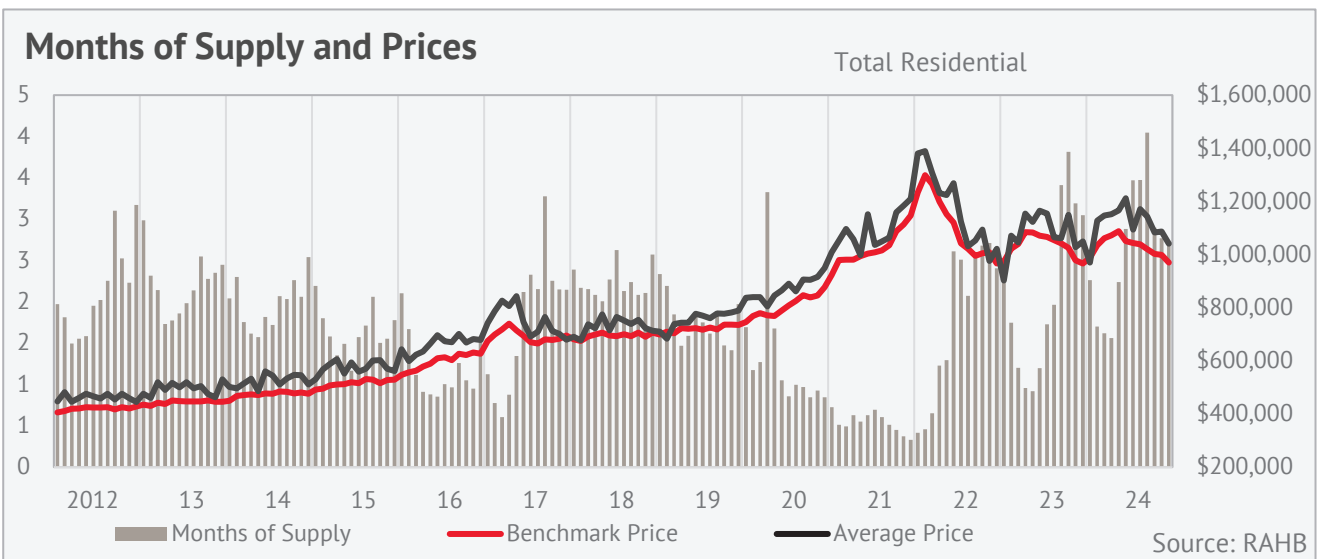
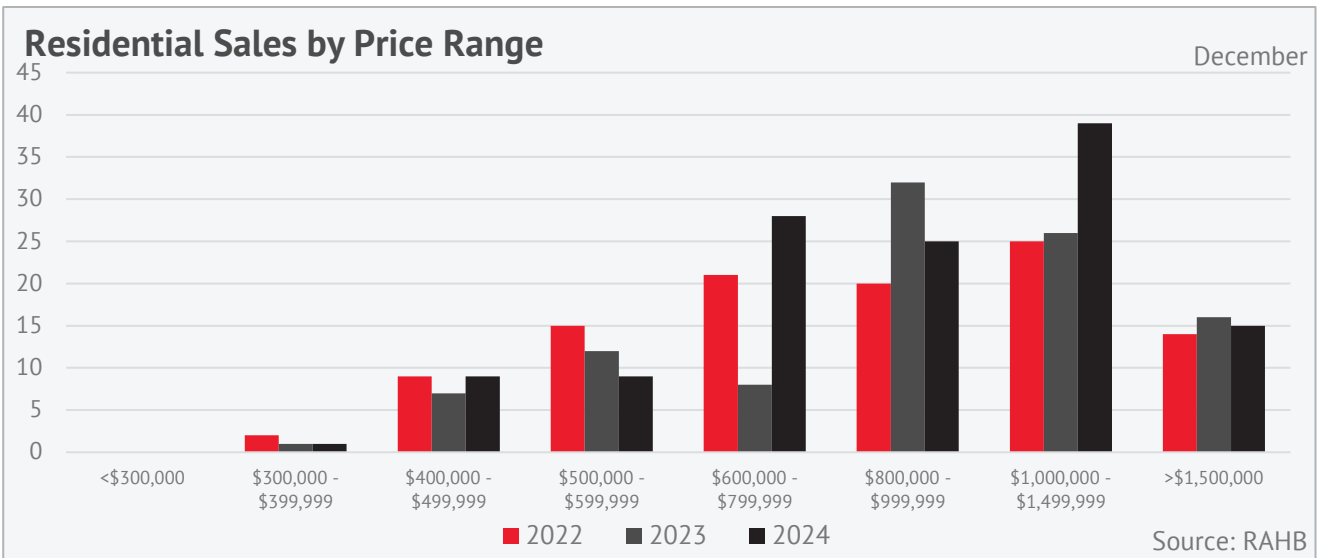
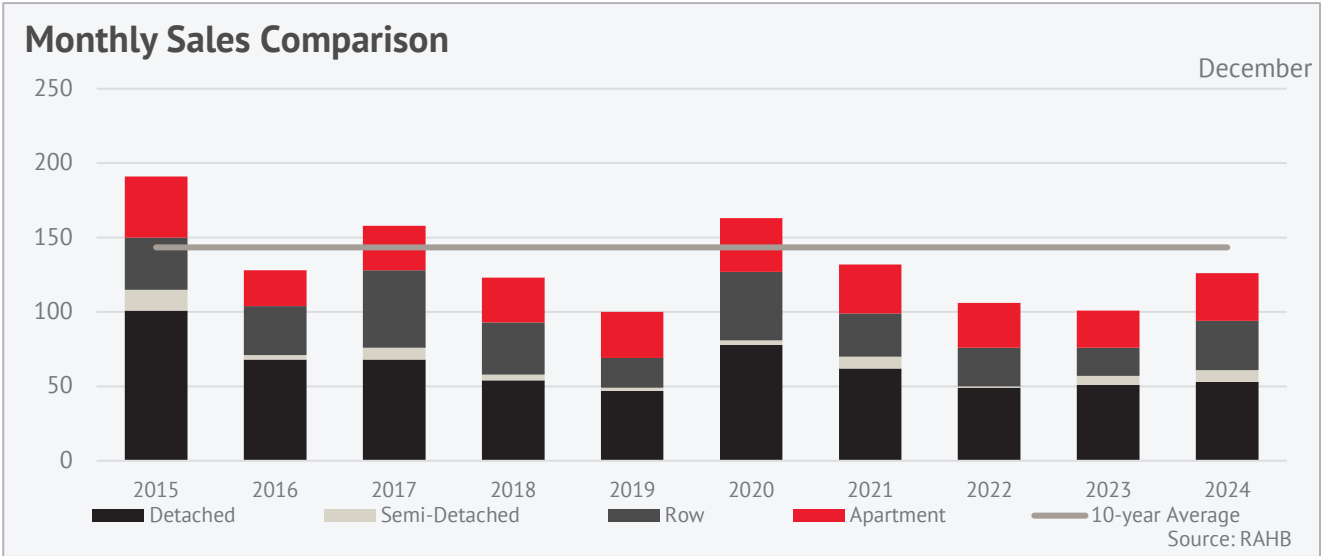
All property types have reported sales below long-term trends for the area. However, we started to see some gains in semi-detached and row-style homes compared to last year. The growth in sales was met with rising inventories, but for semi-detached and row-style homes, the months of supply remained relatively low, with less than two months of supply. Apartment-style properties reported the highest months of supply at over four months and were the only property type to see a pullback in home prices.

December 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	53	3.9%	36	33.3%	146	-5.8%	147%	38.4	-1.6%	2.75	-9.4%	\$1,452,258	8.9%	\$1,305,000	14.7%
Semi-Detached	8	33.3%	6	500.0%	12	140.0%	133%	35.5	20.3%	1.50	80.0%	\$926,925	-1.6%	\$899,950	-5.7%
Row	33	73.7%	21	61.5%	53	8.2%	157%	35.8	8.8%	1.61	-37.7%	\$810,693	-13.9%	\$755,000	-13.4%
Apartment	32	28.0%	32	3.2%	132	37.5%	100%	63.5	16.3%	4.13	7.4%	\$624,047	5.8%	\$580,000	10.5%
Mobile	0	-	0	-100.0%	0	-100.0%	0%	-	-	-	-	-	-	-	-
Total Residential	126	23.5%	95	30.1%	343	10.3%	133%	43.9	7.5%	2.72	-10.7%	\$1,040,535	-0.9%	\$917,500	-2.6%

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	1,097	0.5%	2,051	4.3%	234	22.9%	53.5%	24.3	27.9%	2.56	22.4%	\$1,493,523	4.0%	\$1,327,000	2.1%
Semi-Detached	103	2.0%	154	0.7%	11	23.5%	66.9%	19.7	36.1%	1.22	21.1%	\$977,417	-2.3%	\$953,000	-2.8%
Row	556	5.1%	818	13.1%	77	51.6%	68.0%	25.0	33.3%	1.66	44.2%	\$866,208	-0.6%	\$825,000	-1.8%
Apartment	551	-4.5%	1,169	27.1%	169	64.4%	47.1%	40.0	22.2%	3.68	72.1%	\$689,292	0.7%	\$607,000	2.5%
Mobile	7	40.0%	8	-46.7%	2	-42.4%	87.5%	44.7	-20.4%	2.71	-58.9%	\$432,929	13.2%	\$475,000	30.5%
Total Residential	2,336	0.4%	4,227	10.9%	493	38.3%	55.3%	27.9	26.1%	2.53	37.8%	\$1,124,155	2.6%	\$980,000	-1.9%

BENCHMARK PRICE

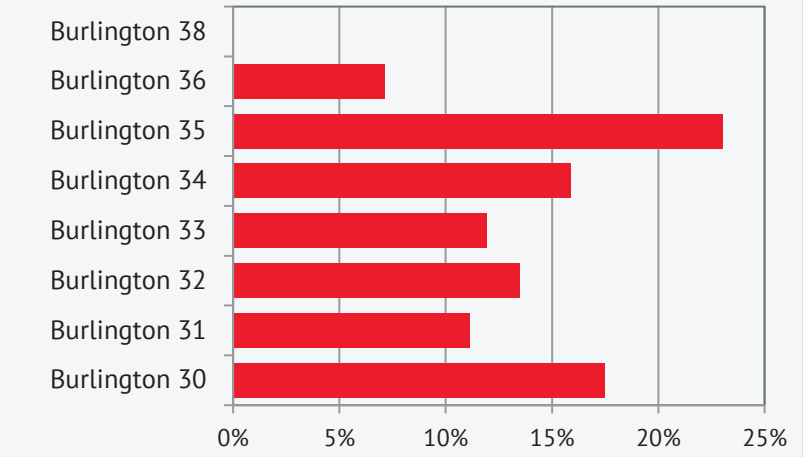
<p>DETACHED</p> <p>\$1,258,80</p>  <p>↑ 4% YEAR/YEAR</p>	<p>SEMI-DETACHED</p> <p>\$895,000</p>  <p>↑ 0% YEAR/YEAR</p>	<p>ROW</p> <p>\$762,600</p>  <p>↓ 2% YEAR/YEAR</p>	<p>APARTMENT</p> <p>\$589,000</p>  <p>↓ 2% YEAR/YEAR</p>
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REGIONAL SUMMARY

Conditions did vary throughout the Burlington region. Sales rose over the previous year in Burlington 31, 32, 33, 34 and 38. However, gains in supply relative to sales drove the months of supply higher across every location within the region. Burlington 32, 34, and 35 reported months of supply that averaged below two months in 2024, supporting stable to modest improvements in the annual price.

Share of Sales by District



December 2024

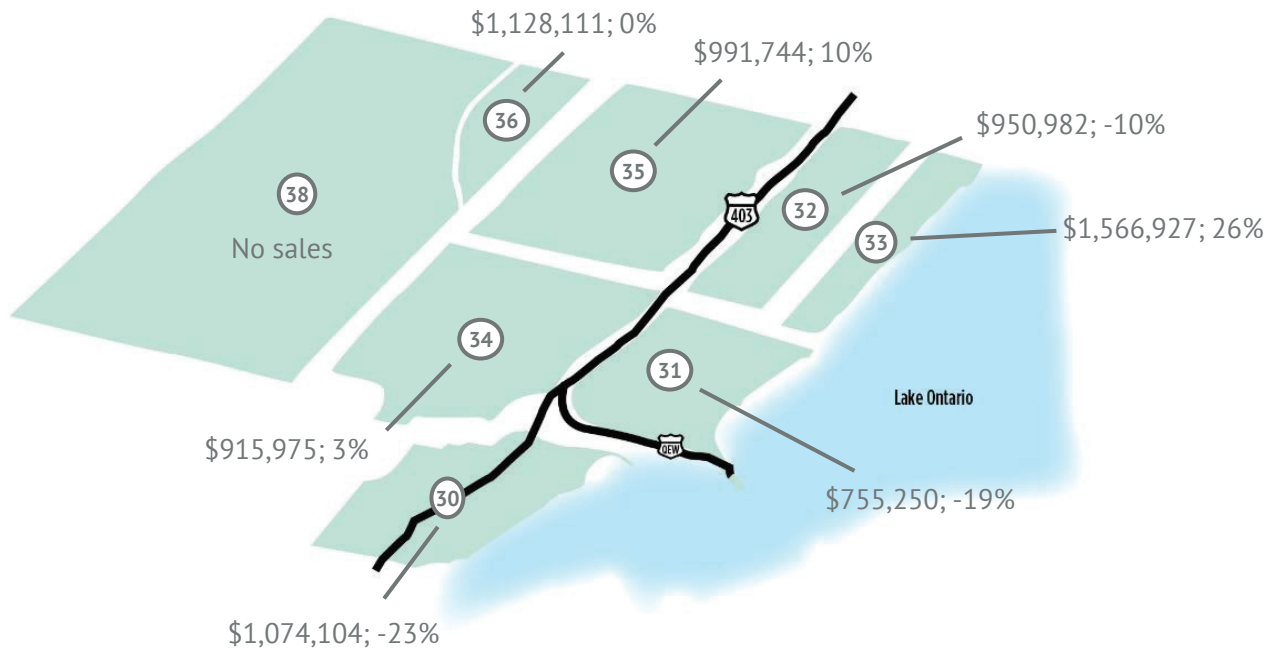
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Burlington 30	22	29.4%	9	-25.0%	46	7.0%	244%	56.3	30.2%	2.09	-17.3%	\$1,074,104	-23.4%	\$1,018,889	7.3%
Burlington 31	14	-39.1%	19	-9.5%	90	34.3%	74%	59.9	20.8%	6.43	120.7%	\$755,250	-19.2%	\$740,000	-14.0%
Burlington 32	17	21.4%	17	183.3%	36	80.0%	100%	43.8	21.0%	2.12	48.2%	\$950,982	-10.2%	\$950,000	-5.7%
Burlington 33	15	200.0%	17	183.3%	55	25.0%	88%	35.5	-33.6%	3.67	-58.3%	\$1,566,927	25.6%	\$1,105,000	0.5%
Burlington 34	20	66.7%	5	66.7%	19	-48.6%	400%	26.2	-15.0%	0.95	-69.2%	\$915,975	3.5%	\$812,500	-6.7%
Burlington 35	29	26.1%	19	-9.5%	65	-1.5%	153%	44.9	48.8%	2.24	-21.9%	\$991,744	10.3%	\$915,000	8.2%
Burlington 36	9	28.6%	7	250.0%	13	-13.3%	129%	39.1	-28.9%	1.44	-32.6%	\$1,128,111	0.1%	\$1,050,000	7.1%
Burlington 38	0	-100.0%	2	0.0%	19	0.0%	0%	-	-	-	-	-	-	-	-
Total	126	23.5%	95	30.1%	343	10.3%	133%	43.9	7.5%	2.72	-10.7%	\$1,040,535	-0.9%	\$917,500	-2.6%

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	229	-19.6%	520	-3.9%	71	14.6%	44.0%	35.2	37.2%	3.74	42.6%	\$1,147,206	-2.4%	\$1,000,000	0.0%
Burlington 31	420	8.2%	900	31.6%	127	63.2%	46.7%	35.4	19.0%	3.64	50.8%	\$1,054,419	1.8%	\$925,000	-0.9%
Burlington 32	285	9.2%	423	19.2%	38	62.5%	67.4%	21.6	14.3%	1.58	48.8%	\$994,695	-1.6%	\$954,000	-4.6%
Burlington 33	256	12.8%	513	20.1%	67	52.5%	49.9%	30.3	43.8%	3.14	35.2%	\$1,509,412	5.1%	\$1,250,000	5.0%
Burlington 34	337	8.0%	516	5.5%	45	13.4%	65.3%	23.1	27.9%	1.58	5.0%	\$1,055,032	1.4%	\$925,000	-4.9%
Burlington 35	669	-2.8%	1,018	6.6%	91	39.9%	65.7%	23.9	34.4%	1.62	43.9%	\$1,044,376	3.9%	\$980,000	5.7%
Burlington 36	105	-21.1%	222	-13.3%	27	7.7%	47.3%	25.3	-6.7%	3.08	36.4%	\$1,110,562	-2.3%	\$1,055,500	-4.9%
Burlington 38	35	6.1%	115	11.7%	28	38.3%	30.4%	55.5	24.6%	9.60	30.4%	\$2,277,691	33.0%	\$2,200,000	41.9%
Total	2,336	0.4%	4,227	10.9%	493	38.3%	55.3%	27.9	26.1%	2.53	37.8%	\$1,124,155	2.6%	\$980,000	-1.9%

AVERAGE RESIDENTIAL PRICE BY DISTRICT

Burlington 30-36, 38



RESIDENTIAL PRICE COMPARISON

	December 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	\$1,074,104	-23.4%	\$984,500	-0.6%	\$1,147,206	-2.4%	\$1,046,725	-0.8%
Burlington 31	\$755,250	-19.2%	\$737,900	-3.0%	\$1,054,419	1.8%	\$789,733	-3.7%
Burlington 32	\$950,982	-10.2%	\$936,300	1.2%	\$994,695	-1.6%	\$1,002,867	1.1%
Burlington 33	\$1,566,927	25.6%	\$1,060,400	-0.8%	\$1,509,412	5.1%	\$1,146,358	-3.5%
Burlington 34	\$915,975	3.5%	\$954,300	4.0%	\$1,055,032	1.4%	\$1,004,425	1.8%
Burlington 35	\$991,744	10.3%	\$923,200	0.6%	\$1,044,376	3.9%	\$976,067	0.3%
Burlington 36	\$1,128,111	0.1%	\$1,021,900	-3.4%	\$1,110,562	-2.3%	\$1,108,917	-3.4%
Burlington 38	\$1,128,111	0.1%	\$1,021,900	-3.4%	\$1,110,562	-2.3%	\$1,108,917	-3.4%

DETACHED BENCHMARK HOMES

	December 2024						
	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Burlington 30	\$1,408,392	1.3%	-3.3%	2	3	1,722	7,524
Burlington 31	\$1,087,800	1.3%	-2.8%	2	3	1,386	8,590
Burlington 32	\$1,216,033	1.9%	-3.3%	2	3	1,407	5,544
Burlington 33	\$1,358,000	0.8%	-3.1%	2	3	1,475	7,362
Burlington 34	\$1,168,042	1.3%	-2.7%	2	3	1,494	6,600
Burlington 35	\$1,344,975	0.7%	-3.9%	2	3	1,950	4,937
Burlington 36	\$1,462,383	-0.4%	-4.0%	3	4	2,097	3,260
Burlington 38	\$1,735,683	2.6%	-2.4%	2	3	2,156	52,924

SUMMARY STATISTICS

December 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	126	23.5%	95	30.1%	343	10.3%	\$917,500	-2.6%	43.9	7.5%	27.0	-15.6%
Commercial	4	-	2	100.0%	36	63.6%	\$855,000	-	99.5	-	106.5	-
Farm	0	-	1	-	2	0.0%	-	-	-	-	-	-
Land	0	-	1	-	12	33.3%	-	-	-	-	-	-
Multi-Residential	-	-	-	-	-	-	-	-	-	-	-	-
Total	130	27.5%	101	31.2%	578	8.9%	\$917,500	-2.6%	45.6	11.7%	28.0	-12.5%

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	2,336	0.4%	4,227	10.9%	493	38.3%	\$980,000	-1.9%	27.9	26.1%	16.0	23.1%
Commercial	23	-4.2%	129	38.7%	49	55.0%	\$827,000	-16.0%	104.0	14.4%	91.0	52.9%
Farm	1	-	15	36.4%	4	34.4%	\$1,733,000	-	68.0	-	68.0	-
Land	6	-40.0%	31	-13.9%	13	-11.9%	\$1,850,000	-9.3%	74.8	-6.0%	63.5	16.5%
Multi-Residential	1	-85.7%	21	40.0%	5	124.1%	\$1,650,000	-19.5%	8.0	-79.9%	8.0	-75.0%
Total	2,371	0.1%	4,432	11.4%	749	27.7%	\$980,000	-1.9%	28.9	24.4%	17.0	30.8%

December 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	-	-	-	0	-
Industrial	0	-	\$0	-	0	-100.0%	-	-	0	-
Investment	0	-	\$0	-	0	-	-	-	0	-
Land	0	-	\$0	-	0	-	-	-	0	-
Office	0	-	\$0	-	0	-100.0%	-	-	1	160.0
Retail	0	-	\$0	-	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%	15	-6.3%	70.3	-56.4%	0	-
Industrial	0	-100.0%	\$0	-100.0%	50	-39.8%	-	-	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%	53	-32.9%	55.3	-4.7%	21	90.5
Retail	4	-33.3%	\$5,550,000	-42.3%	30	-40.0%	104.0	3.7%	12	96.5