

BURLINGTON
MONTHLY
STATISTICS
PACKAGE
JANUARY 2025

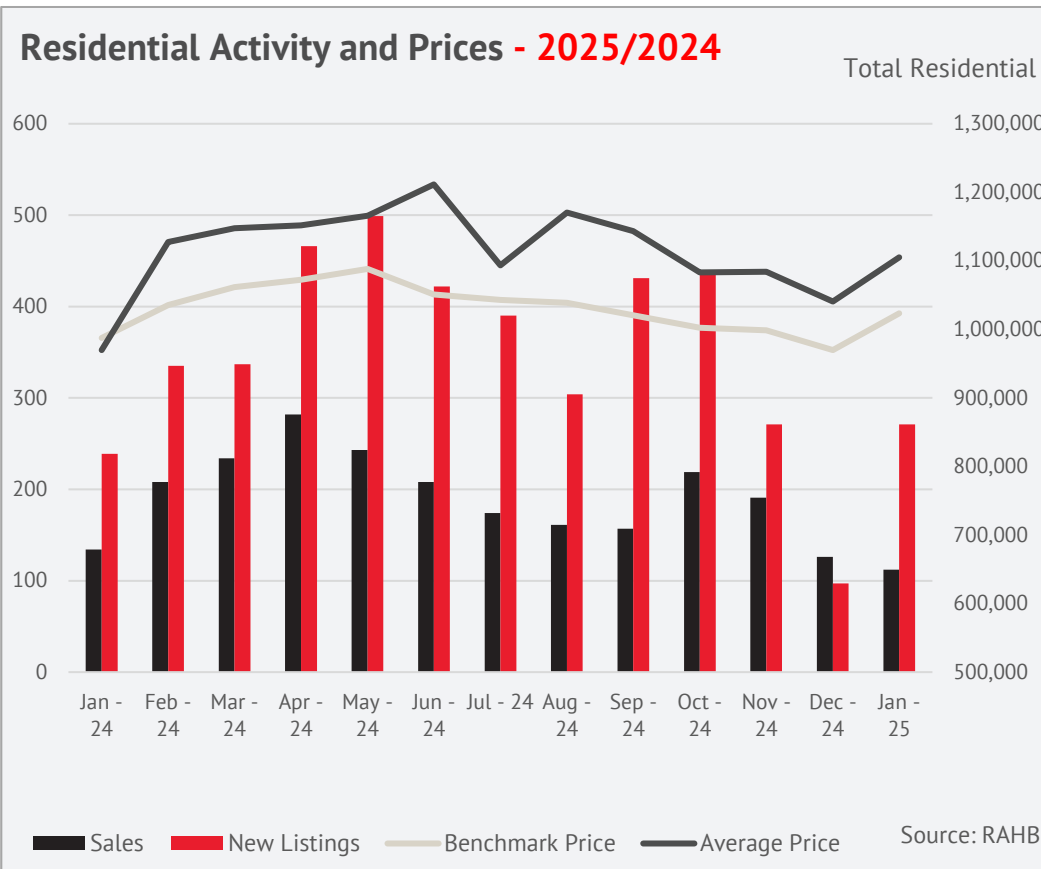


Burloak Real Estate Services
Brokerage | Independently owned and operated

SUMMARY

Burlington’s real estate market experienced slower sales in January, with just 112 units sold. This was comparable to 2023 levels, which ranks among the slowest on record. The dip in sales was paired with modest gains in new listings, which caused the sales-to-new listings ratio to fall to 41 per cent. Meanwhile, inventory levels rose slightly above long-term trends. Much of this inventory growth was driven by apartment-style homes. The months of supply increased across the market, ranging from a low of 2.5 months for row properties to nearly four months for apartment-style homes, indicating a more balanced market overall. The additional supply has put pressure on apartment-style home prices, with the unadjusted benchmark price for these units at \$582,800—down nearly three per cent from last year. However, prices for other property types, particularly detached homes, saw improvements, with the benchmark price rising to \$1,340,200, up almost seven per cent from January 2024.

Residential Activity and Prices - 2025/2024



SALES

112



↓
16.4%
YEAR/YEAR

NEW LISTINGS

271



↑
13.4%
YEAR/YEAR

INVENTORY

366



↑
20.8%
YEAR/YEAR

MONTHS OF SUPPLY

3.3



↑
44.5%
YEAR/YEAR

RESIDENTIAL AVERAGE PRICE



↑
\$1,105,285 14.0%
YEAR/YEAR

AVERAGE DOM

42.3



↑
1.7%
YEAR/YEAR





PROPERTY TYPES

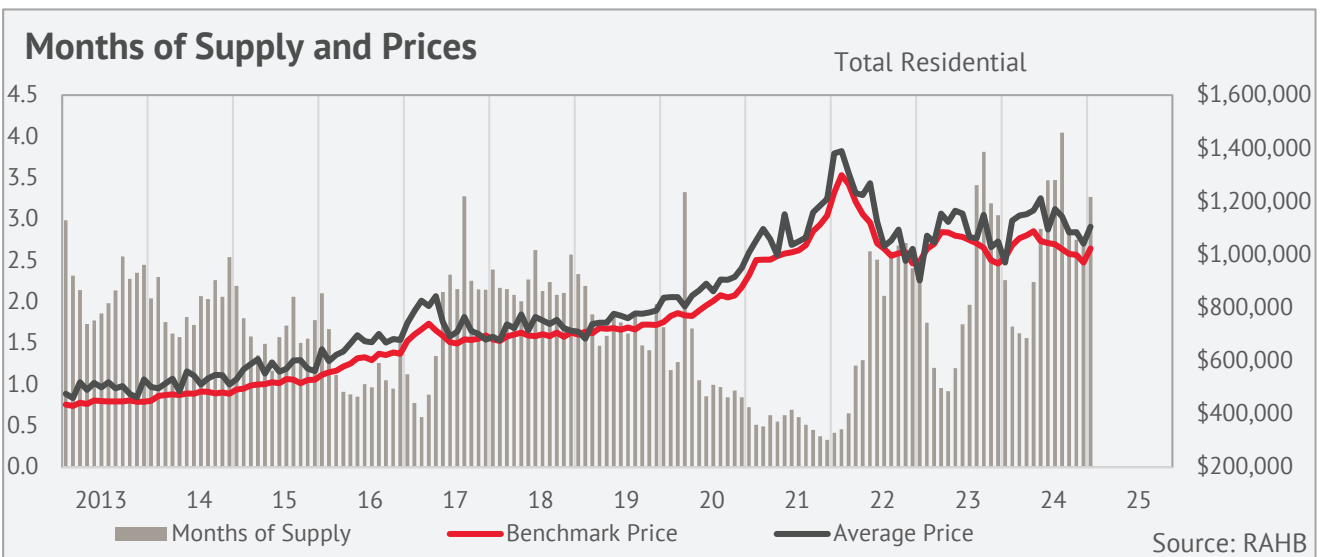
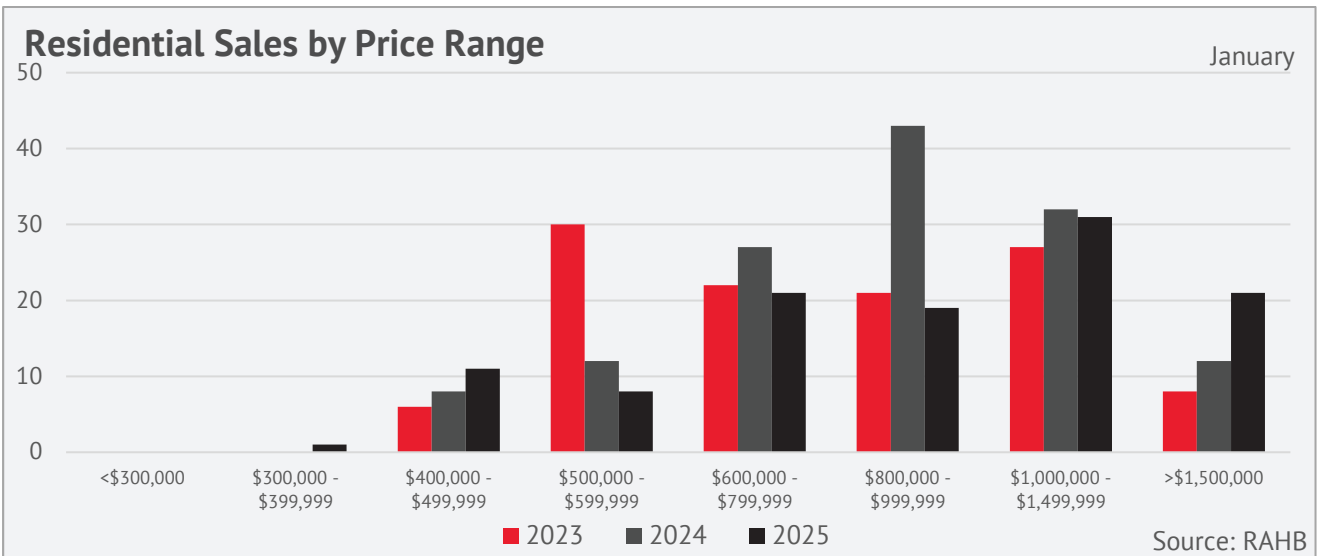
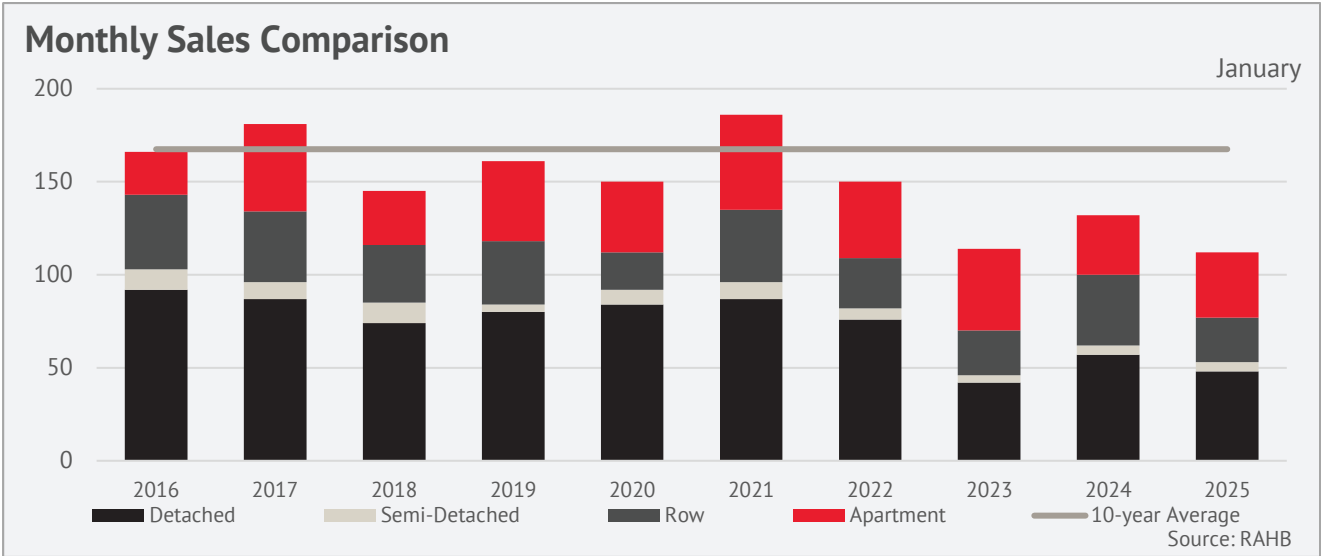
A significant portion of inventory growth came from apartment-style homes. However, the months of supply increased across all property types, ranging from a low of 2.5 months for row properties to nearly four months for apartment-style units.

January 2025															
	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	48	-15.8%	118	4.4%	153	6.3%	41%	37.3	-0.9%	3.19	26.2%	\$1,551,333	27.3%	\$1,310,500	25.0%
Semi-Detached	5	0.0%	12	50.0%	15	150.0%	42%	23.6	55.3%	3.00	150.0%	\$976,900	-2.2%	\$990,000	-2.0%
Row	24	-36.8%	52	13.0%	60	30.4%	46%	42.1	-3.1%	2.50	106.5%	\$872,771	8.6%	\$806,500	-1.0%
Apartment	35	9.4%	89	29.0%	138	35.3%	39%	52.2	5.6%	3.94	23.7%	\$671,340	-8.2%	\$565,000	-3.2%
Mobile	0	-100.0%	0	-100.0%	0	-100.0%	0%	-	-	-	-	-	-	-	-
Total Residential	112	-16.4%	271	13.4%	366	20.8%	41%	42.3	1.7%	3.27	44.5%	\$1,105,285	14.0%	\$966,250	8.4%

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	48	-15.8%	118	4.4%	153	6.3%	40.7%	37.3	-0.9%	3.19	26.2%	\$1,551,333	27.3%	\$1,310,500	25.0%
Semi-Detached	5	0.0%	12	50.0%	15	150.0%	41.7%	23.6	55.3%	3.00	150.0%	\$976,900	-2.2%	\$990,000	-2.0%
Row	24	-36.8%	52	13.0%	60	30.4%	46.2%	42.1	-3.1%	2.50	106.5%	\$872,771	8.6%	\$806,500	-1.0%
Apartment	35	9.4%	89	29.0%	138	35.3%	39.3%	52.2	5.6%	3.94	23.7%	\$671,340	-8.2%	\$565,000	-3.2%
Mobile	0	-100.0%	0	-100.0%	0	-100.0%	-	-	-	-	-	-	-	-	-
Total Residential	112	-16.4%	271	13.4%	366	20.8%	41.3%	42.3	1.7%	3.27	44.5%	\$1,105,285	14.0%	\$966,250	8.4%

BENCHMARK PRICE

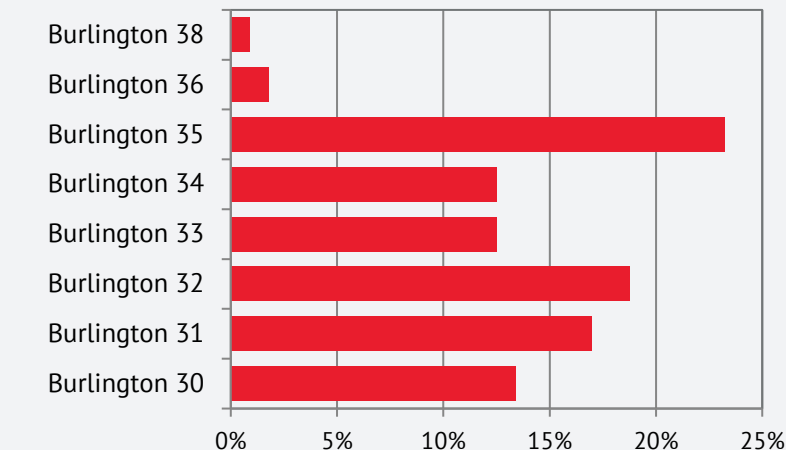
<p>DETACHED</p> <p>\$1,340,20</p>  <p>7% YEAR/YEAR</p>	<p>SEMI-DETACHED</p> <p>\$1,005,600</p>  <p>9% YEAR/YEAR</p>	<p>ROW</p> <p>\$793,400</p>  <p>3% YEAR/YEAR</p>	<p>APARTMENT</p> <p>\$582,800</p>  <p>3% YEAR/YEAR</p>
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REGIONAL SUMMARY

Burlington 32 stood out with the tightest market conditions, reporting only one month of supply and the most substantial year-over-year price growth at over seven per cent. Overall, prices increased across most areas of Burlington, with the market showing signs of stability despite the slower sales activity.

Share of Sales by District



January 2025

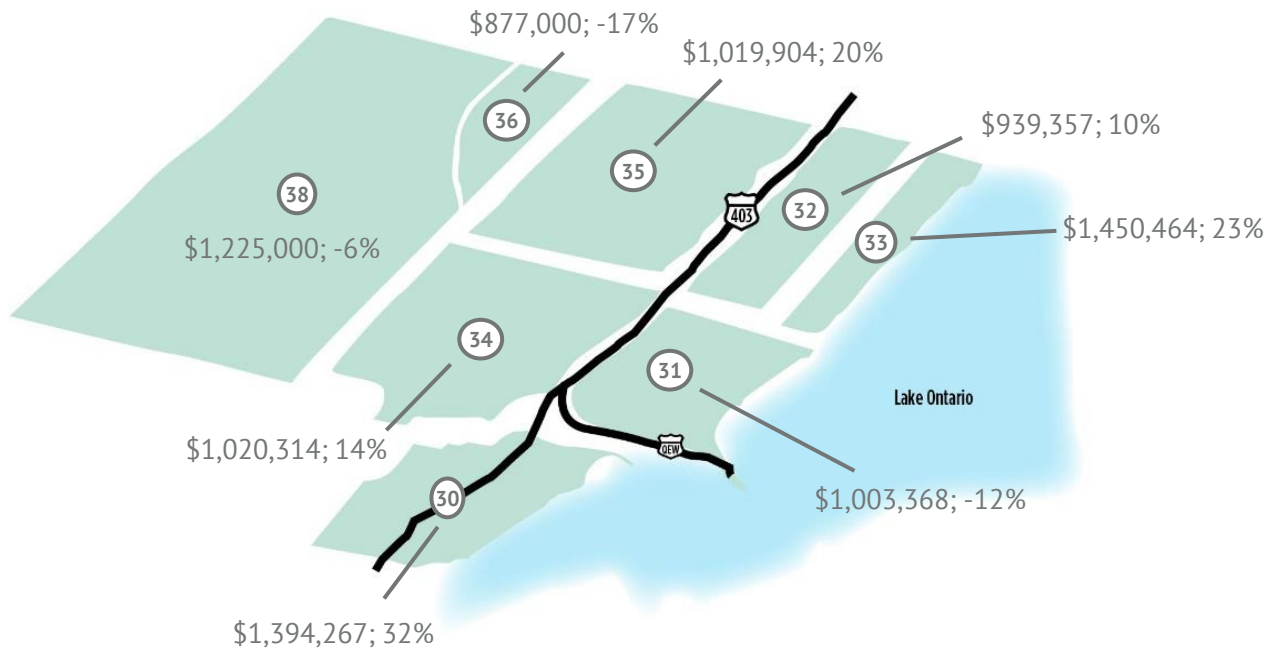
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Burlington 30	15	0.0%	37	5.7%	51	10.9%	41%	53.4	24.2%	3.40	10.9%	\$1,394,267	32.2%	\$1,284,000	29.7%
Burlington 31	19	26.7%	56	24.4%	88	14.3%	34%	40.3	-23.8%	4.63	-9.8%	\$1,003,368	-12.3%	\$897,000	-9.8%
Burlington 32	21	23.5%	22	-12.0%	25	19.0%	95%	33.4	-10.1%	1.19	-3.6%	\$939,357	9.9%	\$920,000	4.5%
Burlington 33	14	16.7%	26	0.0%	45	15.4%	54%	69.1	44.4%	3.21	-1.1%	\$1,450,464	22.5%	\$1,053,750	9.5%
Burlington 34	14	-26.3%	35	59.1%	34	21.4%	40%	30.0	-36.9%	2.43	64.8%	\$1,020,314	14.3%	\$950,750	12.5%
Burlington 35	26	-38.1%	78	32.2%	89	50.8%	33%	40.1	4.3%	3.42	143.7%	\$1,019,904	19.8%	\$985,000	16.6%
Burlington 36	2	-81.8%	10	-52.4%	16	0.0%	20%	17.5	-13.7%	8.00	450.0%	\$877,000	-16.7%	\$877,000	-13.2%
Burlington 38	1	-66.7%	7	16.7%	18	5.9%	14%	11.0	-83.1%	18.00	217.6%	\$1,225,000	-6.4%	\$1,225,000	6.5%
Total	112	-16.4%	271	13.4%	366	20.8%	41%	42.3	1.7%	3.27	44.5%	\$1,105,285	14.0%	\$966,250	8.4%

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	15	0.0%	37	5.7%	51	10.9%	40.5%	53.4	24.2%	3.40	10.9%	\$1,394,267	32.2%	\$1,284,000	29.7%
Burlington 31	19	26.7%	56	24.4%	88	14.3%	33.9%	40.3	-23.8%	4.63	-9.8%	\$1,003,368	-12.3%	\$897,000	-9.8%
Burlington 32	21	23.5%	22	-12.0%	25	19.0%	95.5%	33.4	-10.1%	1.19	-3.6%	\$939,357	9.9%	\$920,000	4.5%
Burlington 33	14	16.7%	26	0.0%	45	15.4%	53.8%	69.1	44.4%	3.21	-1.1%	\$1,450,464	22.5%	\$1,053,750	9.5%
Burlington 34	14	-26.3%	35	59.1%	34	21.4%	40.0%	30.0	-36.9%	2.43	64.8%	\$1,020,314	14.3%	\$950,750	12.5%
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Burlington 36	2	-81.8%	10	-52.4%	16	0.0%	20.0%	17.5	-13.7%	8.00	450.0%	\$877,000	-16.7%	\$877,000	-13.2%
Burlington 38	1	-66.7%	7	16.7%	18	5.9%	14.3%	11.0	-83.1%	18.00	217.6%	\$1,225,000	-6.4%	\$1,225,000	6.5%
Total	112	-16.4%	271	13.4%	366	20.8%	41.3%	42.3	1.7%	3.27	44.5%	\$1,105,285	14.0%	\$966,250	8.4%

AVERAGE RESIDENTIAL PRICE BY DISTRICT

Burlington 30-36, 38



RESIDENTIAL PRICE COMPARISON

	January 2025				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	\$1,394,267	32.2%	\$1,044,900	3.9%	\$1,394,267	32.2%	\$1,044,900	3.9%
Burlington 31	\$1,003,368	-12.3%	\$784,900	2.5%	\$1,003,368	-12.3%	\$784,900	2.5%
Burlington 32	\$939,357	9.9%	\$1,009,200	7.2%	\$939,357	9.9%	\$1,009,200	7.2%
Burlington 33	\$1,450,464	22.5%	\$1,120,700	2.1%	\$1,450,464	22.5%	\$1,120,700	2.1%
Burlington 34	\$1,020,314	14.3%	\$1,012,000	6.7%	\$1,020,314	14.3%	\$1,012,000	6.7%
Burlington 35	\$1,019,904	19.8%	\$966,200	2.6%	\$1,019,904	19.8%	\$966,200	2.6%
Burlington 36	\$877,000	-16.7%	\$1,083,500	-1.1%	\$877,000	-16.7%	\$1,083,500	-1.1%
Burlington 38	\$877,000	-16.7%	\$1,083,500	-1.1%	\$877,000	-16.7%	\$1,083,500	-1.1%

DETACHED BENCHMARK HOMES

	January 2025						
	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Burlington 30	\$1,423,400	8.6%	7.8%	2	3	1,722	7,524
Burlington 31	\$1,099,300	8.8%	8.8%	2	3	1,386	8,590
Burlington 32	\$1,231,800	9.4%	8.2%	2	3	1,407	5,544
Burlington 33	\$1,361,600	7.7%	6.7%	2	3	1,475	7,362
Burlington 34	\$1,183,700	8.3%	6.2%	2	3	1,494	6,600
Burlington 35	\$1,333,700	4.3%	5.7%	2	3	1,950	4,937
Burlington 36	\$1,512,300	6.9%	10.4%	3	4	2,097	3,260
Burlington 38	\$1,655,400	2.1%	-3.8%	2	3	2,156	52,924

SUMMARY STATISTICS

January 2025

	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	112	-16.4%	271	13.4%	366	20.8%	\$966,250	8.4%	42.3	1.7%	24.5	-33.8%
Commercial	3	50.0%	7	-22.2%	30	15.4%	\$1,465,000	98.4%	113.0	-15.4%	55.0	-58.8%
Farm	1	-	0	-100.0%	0	-100.0%	\$2,125,000	-	38.0	-	38.0	-
Land	0	-	4	-	10	25.0%	-	-	-	-	-	-
Multi-Residential	-	-	-	-	-	-	-	-	-	-	-	-
Total	116	-15.3%	287	14.3%	581	2.1%	\$975,000	9.8%	44.1	1.9%	25.0	-35.9%

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	112	-16.4%	271	13.4%	366	20.8%	\$966,250	8.4%	42.3	1.7%	24.5	-33.8%
Commercial	3	50.0%	7	-22.2%	30	15.4%	\$1,465,000	98.4%	113.0	-15.4%	55.0	-58.8%
Farm	1	-	0	-100.0%	0	-100.0%	\$2,125,000	-	38.0	-	38.0	-
Land	0	-	4	-	10	25.0%	-	-	-	-	-	-
Multi-Residential	0	-	3	0.0%	7	133.3%	-	-	-	-	-	-
Total	116	-15.3%	287	14.3%	581	2.1%	\$975,000	9.8%	44.1	1.9%	25.0	-35.9%

January 2025

	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	-100.0%	\$0	-100.0%	1	-75.0%	-	-	0	-
Industrial	0	-	\$0	-	0	-100.0%	-	-	0	-
Investment	0	-	\$0	-	0	-	-	-	0	-
Land	0	-	\$0	-	0	-	-	-	0	-
Office	0	-	\$0	-	0	-100.0%	-	-	0	-
Retail	0	-	\$0	-	0	-100.0%	-	-	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	0	-100.0%	\$0	-100.0%	1	-75.0%	-	-	0	-
Industrial	0	-	\$0	-	0	-100.0%	-	-	0	-
Investment	0	-	\$0	-	0	-	-	-	0	-
Land	0	-	\$0	-	0	-	-	-	0	-
Office	0	-	\$0	-	0	-100.0%	-	-	0	-
Retail	0	-	\$0	-	0	-100.0%	-	-	0	-