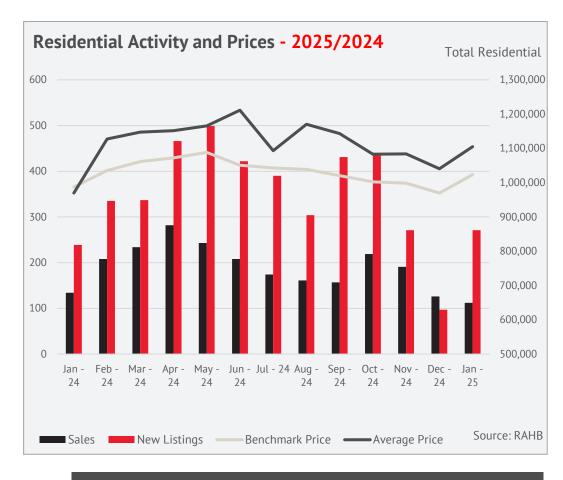
BURLINGTON MONTHLY STATISTICS PACKAGE JANUARY 2025

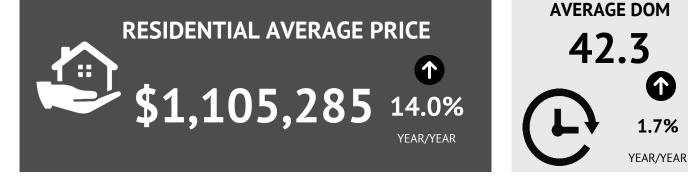


Burloak Real Estate Services Brokerage | Independently owned and operated

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.





Royal LePage® Burloak Real Estate Services

Source: Source: Cornerstone Association of REALTORS®

SALES

112

NEW LISTINGS

INVENTORY

366

MONTHS OF SUPPLY

SOLD

16.4%

YEAR/YEAR

YEAR/YEAR

20.8%

YEAR/YEAR

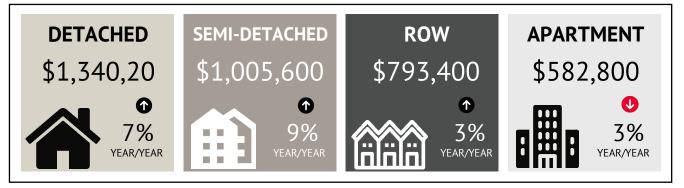
44.5%

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.

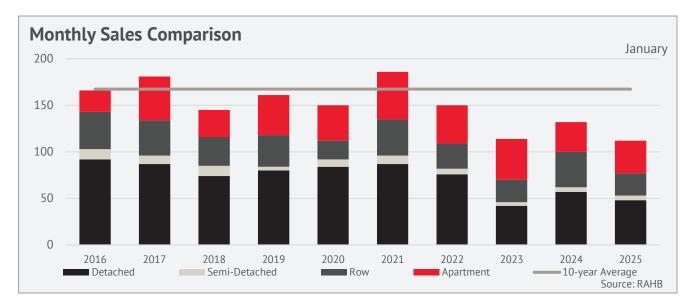
January 2025															
	S	ales	New I	istings	Inve	entory	S/NL	Days o	n Market	Months	of Supply	Average	Price	Median I	Price
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Detached	48	-15.8%	118	4.4%	153	6.3%	41%	37.3	-0.9%	3.19	26.2%	\$1,551,333	27.3%	\$1,310,500	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	Date Sales		New Listings		Inventory		S/NL	5/NL DOM Month		Months	of Supply	Average	Price	Median I	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%
Detached Semi-Detached	48 5	-15.8% 0.0%	118 12	4.4% 50.0%	153 15	6.3% 150.0%	40.7% 41.7%	37.3 23.6	-0.9% 55.3%	3.19 3.00	26.2% 150.0%	\$1,551,333 \$976,900	27.3% -2.2%	\$1,310,500 \$990,000	25.0% -2.0%
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%
Semi-Detached Row	5 24	0.0% -36.8%	12 52	50.0% 13.0%	15 60	150.0% 30.4%	41.7% 46.2%	23.6 42.1	55.3% -3.1%	3.00 2.50	150.0% 106.5%	\$976,900 \$872,771	-2.2% 8.6%	\$990,000 \$806,500	-2.0% -1.0%

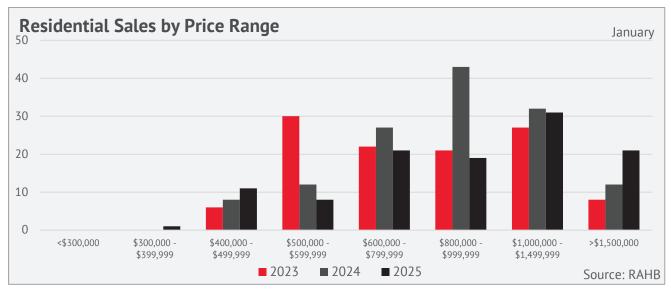
BENCHMARK PRICE

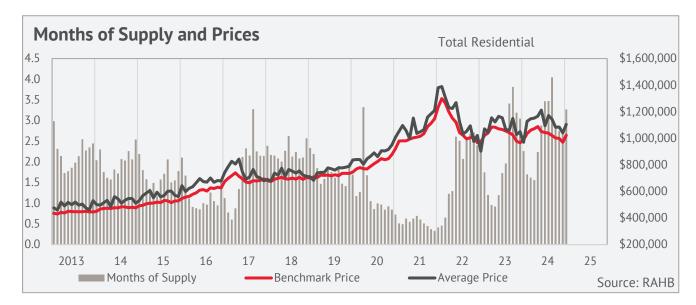


Royal LePage® Burloak Real Estate Services

Source: Source: Cornerstone Association of REALTORS®





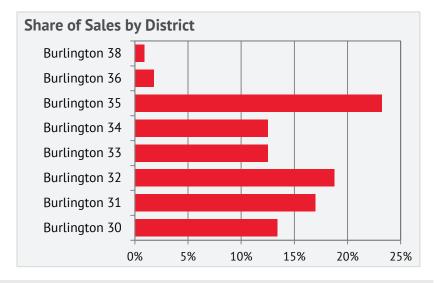


Royal LePage[®] Burloak Real Estate Services

Source: Source: Cornerstone Association of REALTORS®

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.



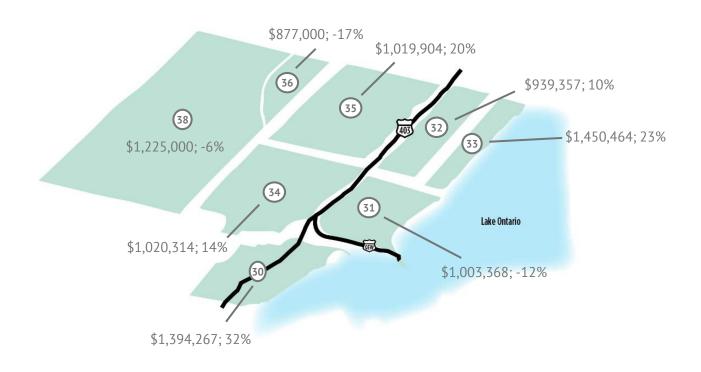
Sa														
Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
15	0.0%	37	5.7%	51	10.9%	41%	53.4	24.2%	3.40	10.9%	\$1,394,267	32.2%	\$1,284,000	29.7%
19	26.7%	56	24.4%	88	14.3%	34%	40.3	-23.8%	4.63	-9.8%	\$1,003,368	-12.3%	\$897,000	-9.8%
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%
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%
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%
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%
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%
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%
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%
	15 19 21 14 14 26 2 1	15 0.0% 19 26.7% 21 23.5% 14 16.7% 14 -26.3% 26 -38.1% 2 -81.8% 1 -66.7%	15 0.0% 37 19 26.7% 56 21 23.5% 22 14 16.7% 26 14 -26.3% 35 26 -38.1% 78 2 -81.8% 10 1 -66.7% 7	15 0.0% 37 5.7% 19 26.7% 56 24.4% 21 23.5% 22 -12.0% 14 16.7% 26 0.0% 14 -26.3% 35 59.1% 26 -38.1% 78 32.2% 2 -81.8% 10 -52.4% 1 -66.7% 7 16.7%	15 0.0% 37 5.7% 51 19 26.7% 56 24.4% 88 21 23.5% 22 -12.0% 25 14 16.7% 26 0.0% 45 14 -26.3% 35 59.1% 34 26 -38.1% 78 32.2% 89 2 -81.8% 10 -52.4% 16 1 -66.7% 7 16.7% 18	15 0.0% 37 5.7% 51 10.9% 19 26.7% 56 24.4% 88 14.3% 21 23.5% 22 -12.0% 25 19.0% 14 16.7% 26 0.0% 45 15.4% 14 -26.3% 35 59.1% 34 21.4% 26 -38.1% 78 32.2% 89 50.8% 2 -81.8% 10 -52.4% 16 0.0% 1 -66.7% 7 16.7% 18 5.9%	15 0.0% 37 5.7% 51 10.9% 41% 19 26.7% 56 24.4% 88 14.3% 34% 21 23.5% 22 -12.0% 25 19.0% 95% 14 16.7% 26 0.0% 45 15.4% 54% 14 -26.3% 35 59.1% 34 21.4% 40% 26 -38.1% 78 32.2% 89 50.8% 33% 2 -81.8% 10 -52.4% 16 0.0% 20% 1 -66.7% 7 16.7% 18 5.9% 14%	15 0.0% 37 5.7% 51 10.9% 41% 53.4 19 26.7% 56 24.4% 88 14.3% 34% 40.3 21 23.5% 22 -12.0% 25 19.0% 95% 33.4 14 16.7% 26 0.0% 45 15.4% 54% 69.1 14 -26.3% 35 59.1% 34 21.4% 40% 30.0 26 -38.1% 78 32.2% 89 50.8% 33% 40.1 2 -81.8% 10 -52.4% 16 0.0% 20% 17.5 1 -66.7% 7 16.7% 18 5.9% 14% 11.0	15 0.0% 37 5.7% 51 10.9% 41% 53.4 24.2% 19 26.7% 56 24.4% 88 14.3% 34% 40.3 -23.8% 21 23.5% 22 -12.0% 25 19.0% 95% 33.4 -10.1% 14 16.7% 26 0.0% 45 15.4% 54% 69.1 44.4% 14 -26.3% 35 59.1% 34 21.4% 40% 30.0 -36.9% 26 -38.1% 78 32.2% 89 50.8% 33% 40.1 4.3% 2 -81.8% 10 -52.4% 16 0.0% 20% 17.5 -13.7% 1 -66.7% 7 16.7% 18 5.9% 14% 11.0 -83.1%	15 0.0% 37 5.7% 51 10.9% 41% 53.4 24.2% 3.40 19 26.7% 56 24.4% 88 14.3% 34% 40.3 -23.8% 4.63 21 23.5% 22 -12.0% 25 19.0% 95% 33.4 -10.1% 1.19 14 16.7% 26 0.0% 45 15.4% 54% 69.1 44.4% 3.21 14 -26.3% 35 59.1% 34 21.4% 40% 30.0 -36.9% 2.43 26 -38.1% 78 32.2% 89 50.8% 33% 40.1 4.3% 3.42 2 -81.8% 10 -52.4% 16 0.0% 20% 17.5 -13.7% 8.00 1 -66.7% 7 16.7% 18 5.9% 14% 11.0 -83.1% 18.00	15 0.0% 37 5.7% 51 10.9% 41% 53.4 24.2% 3.40 10.9% 19 26.7% 56 24.4% 88 14.3% 34% 40.3 -23.8% 4.63 -9.8% 21 23.5% 22 -12.0% 25 19.0% 95% 33.4 -10.1% 1.19 -3.6% 14 16.7% 26 0.0% 45 15.4% 54% 69.1 44.4% 3.21 -1.1% 14 -26.3% 35 59.1% 34 21.4% 40% 30.0 -36.9% 2.43 64.8% 26 -38.1% 78 32.2% 89 50.8% 33% 40.1 4.3% 3.42 143.7% 2 -81.8% 10 -52.4% 16 0.0% 20% 17.5 -13.7% 8.00 450.0% 1 -66.7% 7 16.7% 18 5.9% 14% 11.0 -83.1% 18.00 217.6%	15 0.0% 37 5.7% 51 10.9% 41% 53.4 24.2% 3.40 10.9% \$1,394,267 19 26.7% 56 24.4% 88 14.3% 34% 40.3 -23.8% 4.63 -9.8% \$1,003,368 21 23.5% 22 -12.0% 25 19.0% 95% 33.4 -10.1% 1.19 -3.6% \$939,357 14 16.7% 26 0.0% 45 15.4% 54% 69.1 44.4% 3.21 -1.1% \$1,450,464 14 -26.3% 35 59.1% 34 21.4% 40% 30.0 -36.9% 2.43 64.8% \$1,020,314 26 -38.1% 78 32.2% 89 50.8% 33% 40.1 4.3% 3.42 143.7% \$1,019,904 2 -81.8% 10 -52.4% 16 0.0% 20% 17.5 -13.7% 8.00 450.0% \$877,000 1 -66.7% 7 16.7% 18 5.9% 14% 11.0 -83.1% <	15 0.0% 37 5.7% 51 10.9% 41% 53.4 24.2% 3.40 10.9% \$1,394,267 32.2% 19 26.7% 56 24.4% 88 14.3% 34% 40.3 -23.8% 4.63 -9.8% \$1,003,368 -12.3% 21 23.5% 22 -12.0% 25 19.0% 95% 33.4 -10.1% 1.19 -3.6% \$939,357 9.9% 14 16.7% 26 0.0% 45 15.4% 54% 69.1 44.4% 3.21 -1.1% \$1,450,464 22.5% 14 -26.3% 35 59.1% 34 21.4% 40% 30.0 -36.9% 2.43 64.8% \$1,020,314 14.3% 26 -38.1% 78 32.2% 89 50.8% 33% 40.1 4.3% 3.42 143.7% \$1,019,904 19.8% 2 -81.8% 10 -52.4% 16 0.0% 20% 17.5 -13.7% 8.00 450.0% \$877,000 -16.7% 1 -66.7% </td <td>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 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 21 23.5% 22 -12.0% 25 19.0% 95% 33.4 -10.1% 1.19 -3.6% \$939,357 9.9% \$920,000 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 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 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 2 -81.8% 10 -52.4% 16 0.0% 20% 17.5 -13.7%</td>	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 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 21 23.5% 22 -12.0% 25 19.0% 95% 33.4 -10.1% 1.19 -3.6% \$939,357 9.9% \$920,000 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 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 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 2 -81.8% 10 -52.4% 16 0.0% 20% 17.5 -13.7%

Year-to-Date

	Sa	ales	New Listings		Inventory		S/NL	D	OM	Months	of Supply	Average	Average Price		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%
Burlington 35	26	-38.1%	78	32.2%	89	50.8%	33.3%	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%	20.0%	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 202	25							
	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 O	n 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 L	istings	Inver	ntory	Average	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

	Sa	Sales		Dollar Volume		New Listings		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 V	ollar Volume 🕴 🕴		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	-

Royal LePage[®] Burloak Real Estate Services

Source: Source: Cornerstone Association of REALTORS®