

BURLINGTON
MONTHLY
STATISTICS
PACKAGE
FEBRUARY 2025

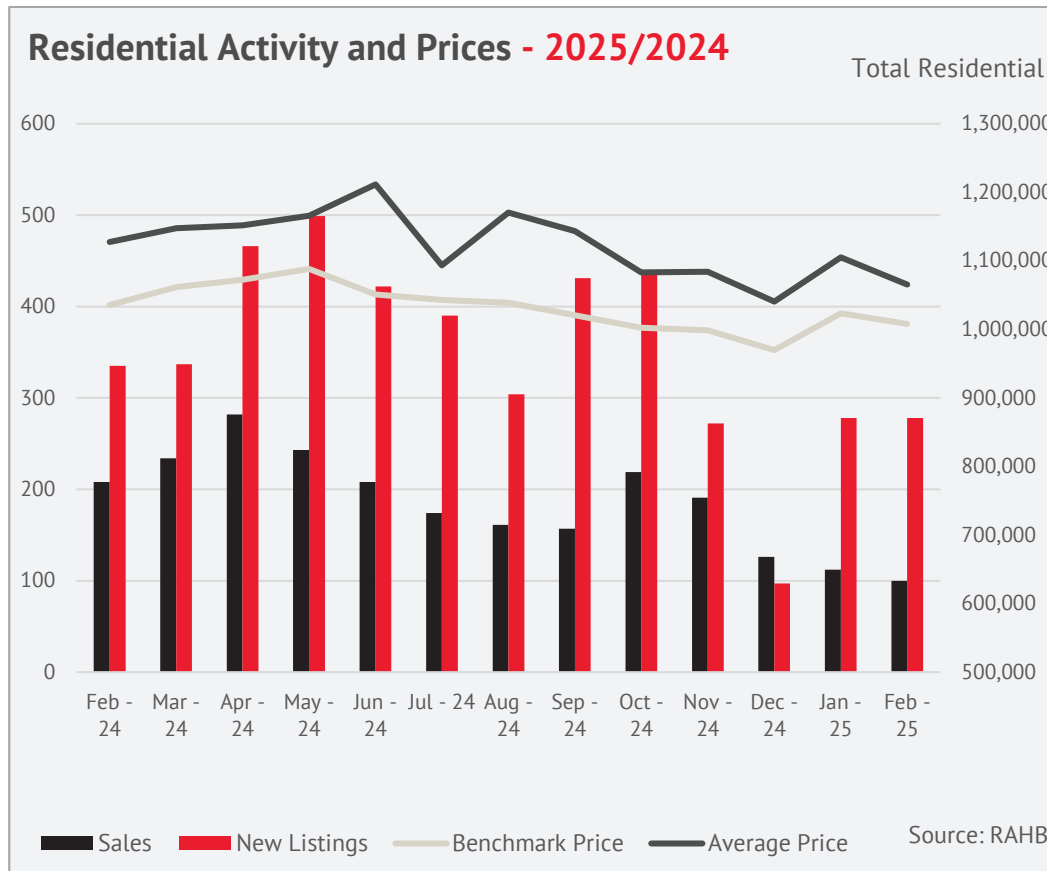


Burloak Real Estate Services
Brokerage | Independently owned and operated

SUMMARY

The Burlington market continued with a slow start to 2025. Sales fell to their lowest recorded level for the month at 100 units. New listings also dropped year-over-year, falling below the average for the month with a 17 per cent decline to 278 units entering the market. With sales falling by more than new listings, inventory levels increased by 29 per cent to 455 units. Inventory levels also rose above long-term averages for the month. The record-low sales combined with the above-average inventories contributed to an over 167 per cent increase in the months of supply for the region. This marks the second-highest recorded level for February at 4.6 months. Price levels saw the opposite movement from what occurred in January, with the apartment sector seeing price gains while the other three property types saw year-over-year price decreases. The benchmark price was \$1,008,100, down 2.7 per cent from 2024.

The statistics provided in this report are based on information from the ITSO MLS® System. Multiple MLS® Systems operate within Ontario, and while none can be guaranteed to include every property listed or sold within a given area, they effectively illustrate market trends.



SALES
100
↓
51.9%
YEAR/YEAR

NEW LISTINGS
278
↓
17.0%
YEAR/YEAR

INVENTORY
455
↑
28.5%
YEAR/YEAR

MONTHS OF SUPPLY
4.6
↑
167.3%
YEAR/YEAR

RESIDENTIAL AVERAGE PRICE
\$1,065,534
↓
5.5%
YEAR/YEAR

AVERAGE DOM
24.1
↓
13.9%
YEAR/YEAR





PROPERTY TYPES

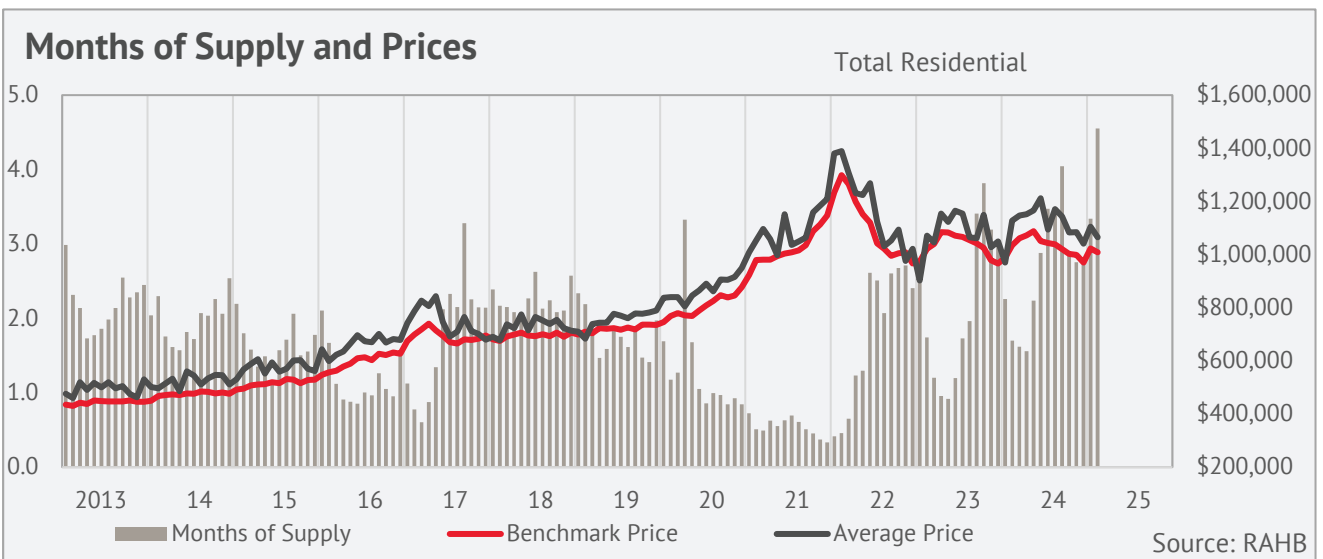
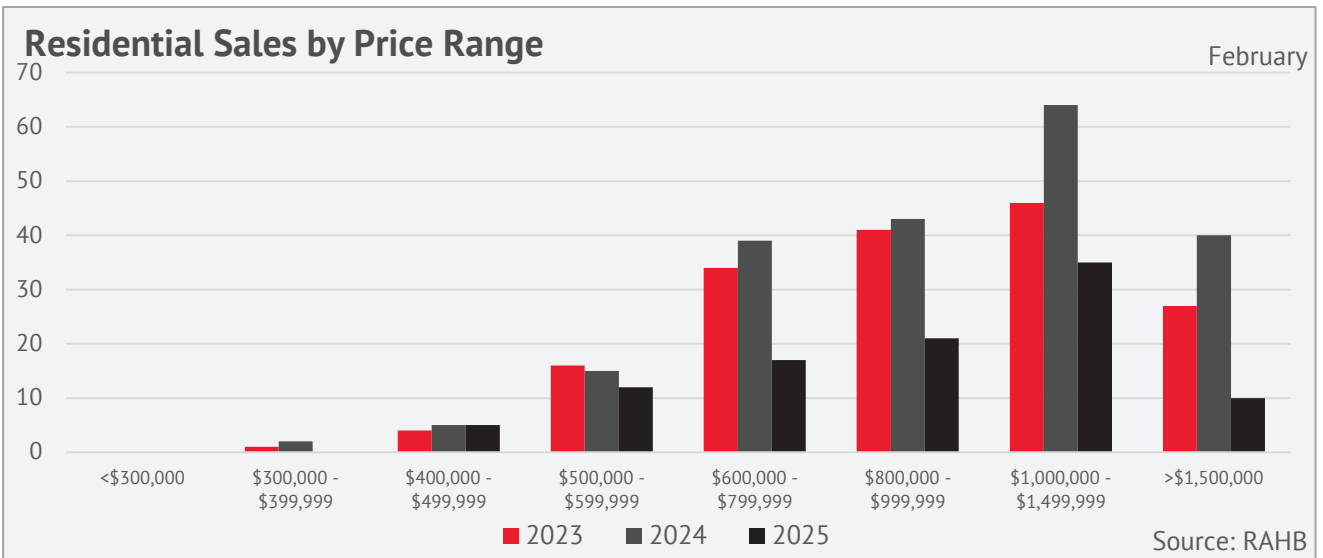
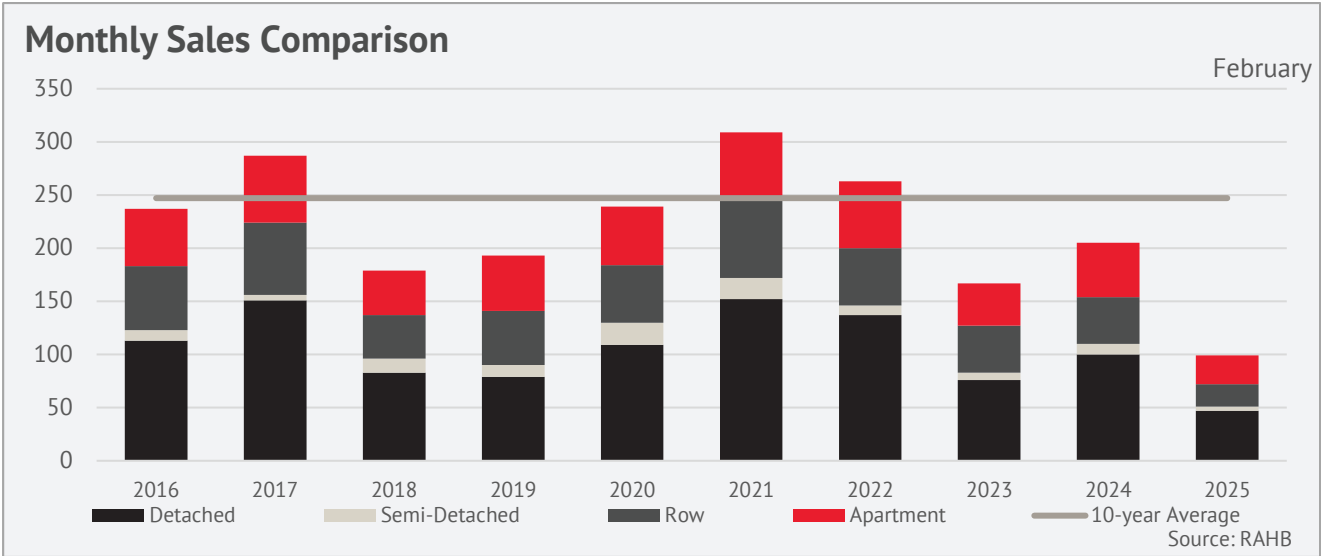
All sectors contributed to the record-low sales levels, with every property type seeing declines of over 45 per cent from their 2024 levels—the drop in new listings spread across the market. Only the semi-detached sector did not see a decrease in listings coming on the market. With the sales declines occurring at a faster rate than with new listings, inventory levels increased in all sectors of the market.

February 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	47	-53.0%	134	-13.5%	198	20.7%	35%	19.6	-25.0%	4.21	156.9%	\$1,447,455	-1.8%	\$1,180,000	-13.0%
Semi-Detached	4	-60.0%	10	0.0%	15	275.0%	40%	31.5	14.1%	3.75	837.5%	\$932,500	-6.2%	\$942,500	-0.6%
Row	21	-52.3%	51	-31.1%	79	25.4%	41%	11.3	-50.3%	3.76	162.7%	\$833,110	-6.2%	\$845,000	3.6%
Apartment	27	-47.1%	81	-13.8%	162	35.0%	33%	41.5	13.2%	6.00	155.0%	\$621,582	-10.2%	\$575,000	-8.0%
Mobile	1	-	2	100.0%	1	-66.7%	50%	8.0	-	1.00	-	\$515,000	-	\$515,000	-
Total Residential	100	-51.9%	278	-17.0%	455	28.5%	36%	24.1	-13.9%	4.55	167.3%	\$1,065,534	-5.5%	\$962,500	-4.2%

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	95	-39.5%	253	-5.6%	176	14.3%	37.5%	28.5	-5.8%	3.71	88.9%	\$1,499,941	8.6%	\$1,225,000	-4.3%
Semi-Detached	9	-40.0%	22	22.2%	15	200.0%	40.9%	27.1	15.5%	3.33	400.0%	\$957,167	-3.9%	\$960,000	-3.0%
Row	45	-45.1%	105	-12.5%	71	29.4%	42.9%	28.0	-13.4%	3.13	135.7%	\$854,262	0.6%	\$822,500	0.8%
Apartment	62	-25.3%	174	6.7%	153	37.4%	35.6%	48.6	16.9%	4.92	83.9%	\$649,671	-8.1%	\$571,944	-7.6%
Mobile	1	0.0%	2	0.0%	1	-83.3%	50.0%	8.0	-88.1%	1.00	-83.3%	\$515,000	8.4%	\$515,000	8.4%
Total Residential	212	-38.0%	556	-3.1%	415	26.2%	38.1%	34.1	2.3%	3.91	103.6%	\$1,086,534	1.9%	\$962,500	0.1%

BENCHMARK PRICE

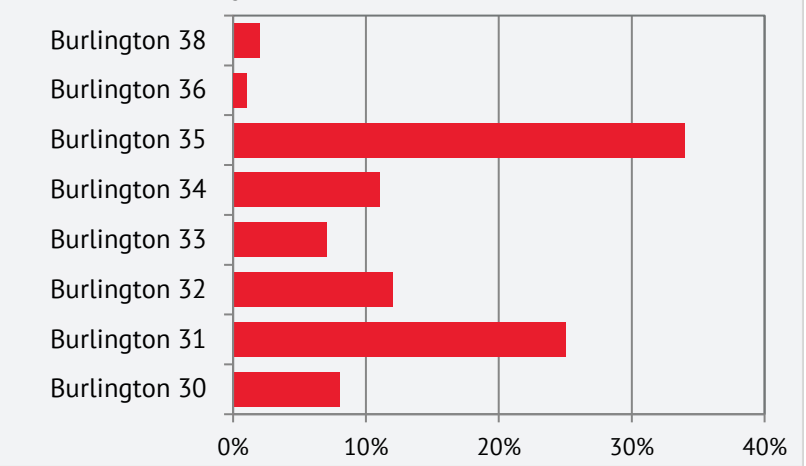
<p>DETACHED</p> <p>\$1,309,60</p>  <p>↓</p> <p>1% YEAR/YEAR</p>	<p>SEMI-DETACHED</p> <p>\$971,900</p>  <p>↓</p> <p>0% YEAR/YEAR</p>	<p>ROW</p> <p>\$787,300</p>  <p>↓</p> <p>4% YEAR/YEAR</p>	<p>APARTMENT</p> <p>\$600,300</p>  <p>↑</p> <p>2% YEAR/YEAR</p>
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REGIONAL SUMMARY

The only area not to see sales decline was Burlington 38. New listings fell in all areas except for Burlington 30 and Burlington 32. Price changes varied across the region, with Burlington 31 and Burlington 32 seeing slight price growth while Burlington 36 saw benchmark prices drop by nearly ten per cent year over year.

Share of Sales by District



February 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	8	-66.7%	39	21.9%	61	29.8%	21%	29.4	-20.5%	7.63	289.4%	\$1,044,063	-12.2%	\$827,500	-8.5%
Burlington 31	25	-26.5%	50	-35.1%	97	-2.0%	50%	40.1	13.4%	3.88	33.3%	\$914,516	-18.1%	\$965,000	-10.5%
Burlington 32	12	-42.9%	35	25.0%	42	68.0%	34%	17.5	-21.6%	3.50	194.0%	\$928,250	-0.7%	\$942,500	1.5%
Burlington 33	7	-69.6%	39	-4.9%	62	34.8%	18%	12.3	-54.9%	8.86	342.9%	\$1,610,857	26.0%	\$1,100,000	-12.0%
Burlington 34	11	-65.6%	29	-29.3%	43	38.7%	38%	13.9	-52.4%	3.91	303.5%	\$926,545	-17.7%	\$840,000	-21.2%
Burlington 35	34	-46.0%	68	-22.7%	107	57.4%	50%	18.7	-17.8%	3.15	191.6%	\$1,005,177	-5.8%	\$1,002,500	-4.5%
Burlington 36	1	-90.0%	11	-35.3%	22	29.4%	9%	81.0	233.3%	22.00	1194.1%	\$1,040,000	-9.6%	\$1,040,000	-21.2%
Burlington 38	2	100.0%	7	-36.4%	21	0.0%	29%	5.0	-85.3%	10.50	-50.0%	\$3,757,500	-12.6%	\$3,757,500	-12.6%
Total	100	-51.9%	278	-17.0%	455	28.5%	36%	24.1	-13.9%	4.55	167.3%	\$1,065,534	-5.5%	\$962,500	-4.2%

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	23	-41.0%	76	13.4%	56	20.4%	30.3%	45.0	14.7%	4.87	104.2%	\$1,272,457	11.9%	\$990,000	8.8%
Burlington 31	44	-10.2%	107	-12.3%	94	6.3%	41.1%	40.8	0.3%	4.25	18.3%	\$952,884	-15.3%	\$918,500	-10.4%
Burlington 32	33	-13.2%	58	9.4%	34	47.8%	56.9%	27.6	-4.6%	2.06	70.2%	\$935,318	4.0%	\$925,000	1.5%
Burlington 33	21	-40.0%	66	-1.5%	54	27.1%	31.8%	52.0	51.4%	5.14	111.8%	\$1,503,929	20.7%	\$1,100,000	8.4%
Burlington 34	25	-51.0%	64	1.6%	39	32.2%	39.1%	22.9	-36.4%	3.12	169.7%	\$979,056	-5.7%	\$865,000	-9.9%
Burlington 35	60	-42.9%	148	0.7%	99	55.1%	40.5%	28.2	-2.8%	3.28	171.5%	\$1,011,558	3.2%	\$1,002,500	8.4%
Burlington 36	3	-85.7%	23	-39.5%	20	21.2%	13.0%	38.7	74.2%	13.33	748.5%	\$931,333	-15.3%	\$1,040,000	-5.5%
Burlington 38	3	-25.0%	14	-17.6%	20	2.6%	21.4%	7.0	-87.8%	13.00	36.8%	\$2,913,333	41.7%	\$1,225,000	-29.0%
Total	212	-38.0%	556	-3.1%	415	26.2%	38.1%	34.1	2.3%	3.91	103.6%	\$1,086,534	1.9%	\$962,500	0.1%

RESIDENTIAL PRICE COMPARISON

	February 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	\$1,044,063	-12.2%	\$1,048,200	-0.6%	\$1,272,457	11.9%	\$1,046,550	1.6%
Burlington 31	\$914,516	-18.1%	\$798,100	0.2%	\$952,884	-15.3%	\$791,500	1.4%
Burlington 32	\$928,250	-0.7%	\$1,010,200	0.6%	\$935,318	4.0%	\$1,009,700	3.8%
Burlington 33	\$1,610,857	26.0%	\$1,116,400	-3.9%	\$1,503,929	20.7%	\$1,118,550	-1.0%
Burlington 34	\$926,545	-17.7%	\$991,700	-1.0%	\$979,056	-5.7%	\$1,001,850	2.8%
Burlington 35	\$1,005,177	-5.8%	\$934,900	-4.5%	\$1,011,558	3.2%	\$950,550	-1.0%
Burlington 36	\$1,040,000	-9.6%	\$1,020,000	-9.9%	\$931,333	-15.3%	\$1,051,750	-5.6%
Burlington 38	\$1,040,000	-9.6%	\$1,020,000	-9.9%	\$931,333	-15.3%	\$1,051,750	-5.6%

DETACHED BENCHMARK HOMES

	February 2025						
	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Burlington 30	\$1,421,950	4.9%	-0.2%	2	3	1,722	7,524
Burlington 31	\$1,100,250	4.8%	0.2%	2	3	1,386	8,590
Burlington 32	\$1,232,000	5.5%	0.0%	2	3	1,407	5,544
Burlington 33	\$1,356,800	3.6%	-0.7%	2	3	1,475	7,362
Burlington 34	\$1,169,400	4.0%	-2.4%	2	3	1,494	6,600
Burlington 35	\$1,296,850	-1.0%	-5.5%	2	3	1,950	4,937
Burlington 36	\$1,458,150	1.1%	-7.2%	3	4	2,097	3,260
Burlington 38	\$1,650,900	-0.3%	-0.5%	2	3	2,156	52,924

SUMMARY STATISTICS

February 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	100	-51.9%	278	-17.0%	455	28.5%	\$962,500	-4.2%	24.1	-13.9%	14.5	3.6%
Commercial	1	-66.7%	4	-60.0%	31	6.9%	\$365,000	-59.9%	23.0	-51.1%	23.0	-4.2%
Farm	0	-	1	-50.0%	1	-66.7%	-	-	-	-	-	-
Land	1	-50.0%	3	0.0%	12	50.0%	\$450,000	-97.0%	479.0	755.4%	479.0	755.4%
Multi-Residential	-	-	-	-	-	-	-	-	-	-	-	-
Total	103	-51.6%	294	-16.2%	670	13.9%	\$960,000	-4.0%	29.3	2.5%	15.0	7.1%

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	212	-38.0%	556	-3.1%	415	26.2%	\$962,500	0.1%	34.1	2.3%	19.0	11.8%
Commercial	4	-20.0%	11	-42.1%	31	10.9%	\$930,000	12.5%	100.3	22.9%	40.0	-34.4%
Farm	1	-	1	-66.7%	1	-83.3%	\$2,125,000	-	38.0	-	38.0	-
Land	1	-50.0%	7	133.3%	11	37.5%	\$450,000	-97.0%	479.0	755.4%	479.0	755.4%
Multi-Residential	1	-	3	-25.0%	7	85.7%	\$3,150,000	-	99.0	-	99.0	-
Total	219	-37.4%	581	-3.5%	629	8.7%	\$965,000	0.8%	37.7	9.8%	20.0	17.6%

February 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	-	\$0	-	1	0.0%	-	-	0	-
Industrial	0	-	\$0	-	0	-100.0%	-	-	0	-
Investment	0	-	\$0	-	0	-100.0%	-	-	0	-
Land	0	-	\$0	-	0	-	-	-	0	-
Office	0	-100.0%	\$0	-100.0%	0	-100.0%	-	-	0	-
Retail	0	-100.0%	\$0	-100.0%	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%	2	-60.0%	-	-	0	-
Industrial	0	-	\$0	-	0	-100.0%	-	-	0	-
Investment	0	-	\$0	-	0	-100.0%	-	-	0	-
Land	0	-	\$0	-	0	-	-	-	0	-
Office	0	-100.0%	\$0	-100.0%	0	-100.0%	-	-	0	-
Retail	0	-100.0%	\$0	-100.0%	0	-100.0%	-	-	0	-