

BURLINGTON
MONTHLY
STATISTICS
PACKAGE
MARCH 2025



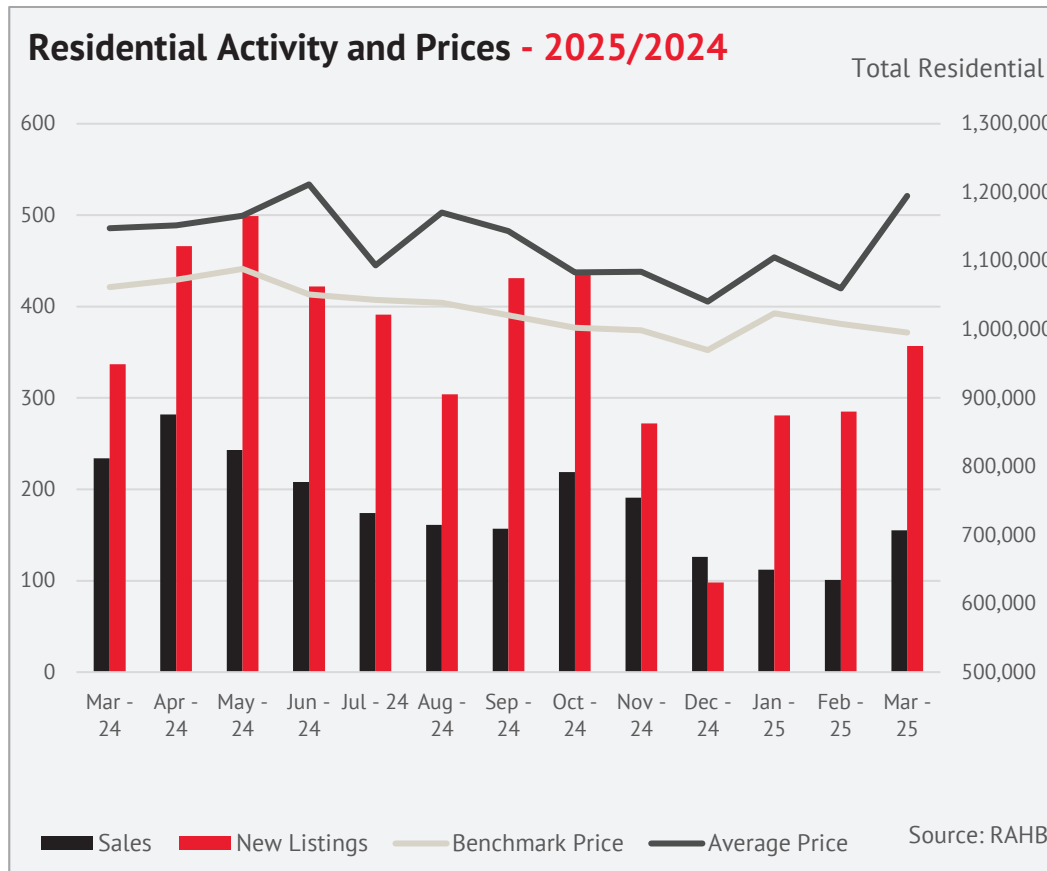
Burloak Real Estate Services
Brokerage | Independently owned and operated

SUMMARY

For the third consecutive month, sales in Burlington slowed, causing first quarter sales to total 368 units, a 36 per cent decline over 2024. This marks the slowest start to the year ever recorded. Meanwhile, new listings continued to trend upward, but not as much as in other areas. In March, there were 357 new listings and 155 sales, resulting in the sales-to-new listings ratio improving over the previous two months, reaching 43 per cent. This gain helped prevent more substantial gains in inventory levels and resulted in the months of supply hovering just above three months. The inventory levels are much higher than levels typically seen in Burlington, contributing to some downward pressure on home prices.

In March, the unadjusted benchmark price was \$995,500, over six per cent lower than last year and down over last month. The unadjusted benchmark price eased over the previous year across all areas of Burlington, and much of the monthly decline was driven by pullbacks in Burlington 30, 31 and 32.

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
155
↓
33.8%
YEAR/YEAR

NEW LISTINGS
357
↑
5.9%
YEAR/YEAR

INVENTORY
513
↑
35.4%
YEAR/YEAR

MONTHS OF SUPPLY
3.3
↑
104.3%
YEAR/YEAR

RESIDENTIAL AVERAGE PRICE
↑
\$1,194,928
4.1%
YEAR/YEAR

AVERAGE DOM
26.0
↑
27.3%
YEAR/YEAR





PROPERTY TYPES

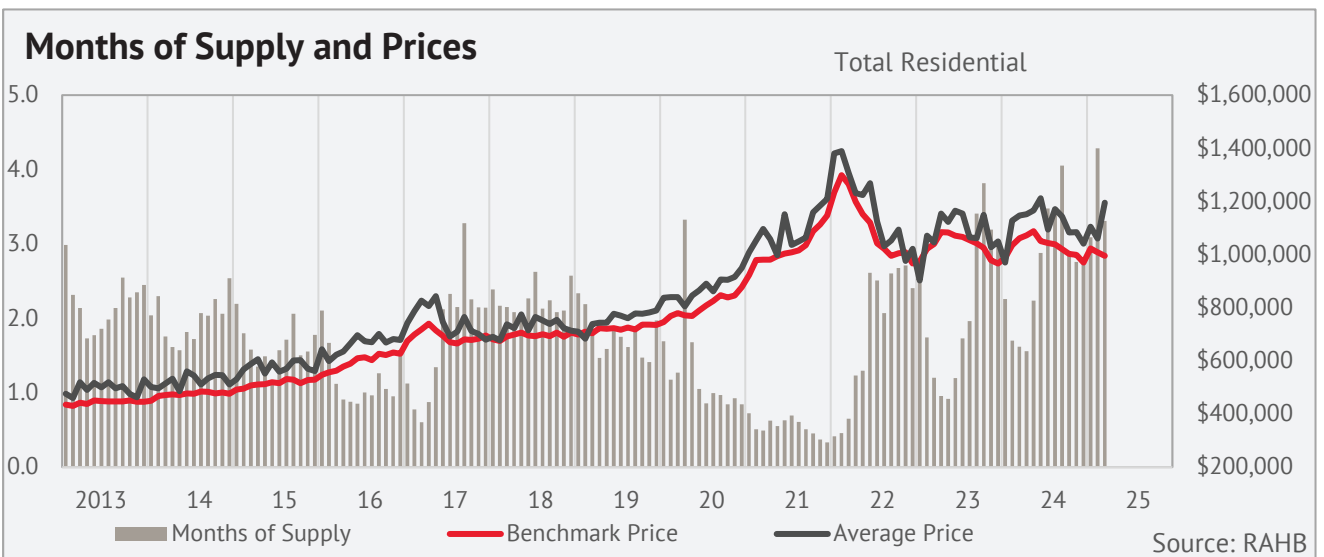
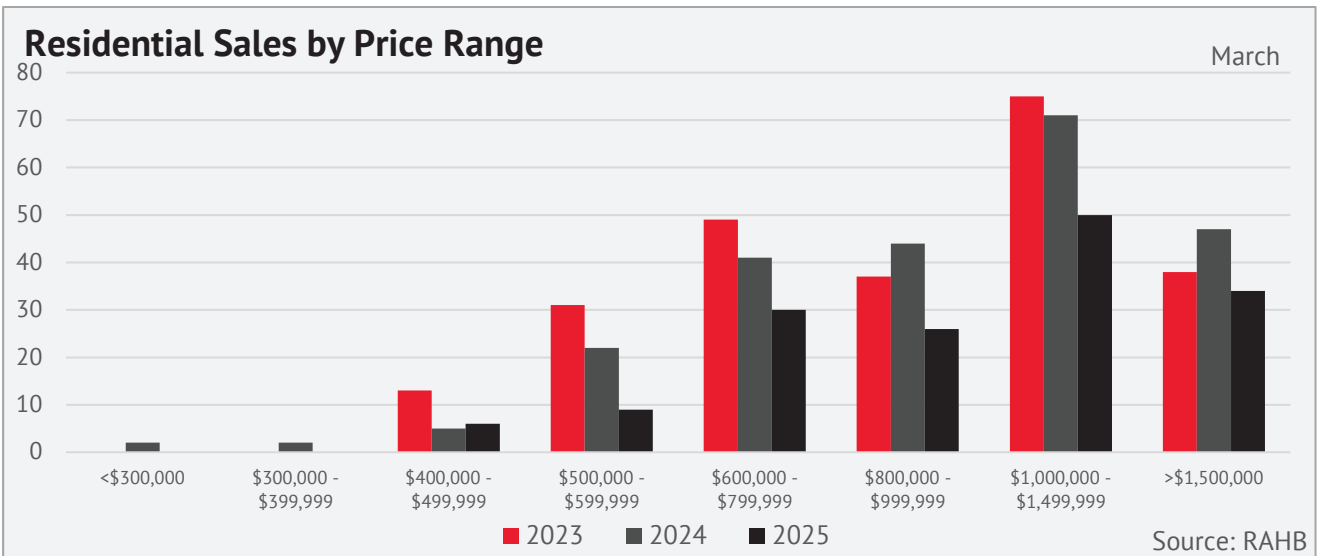
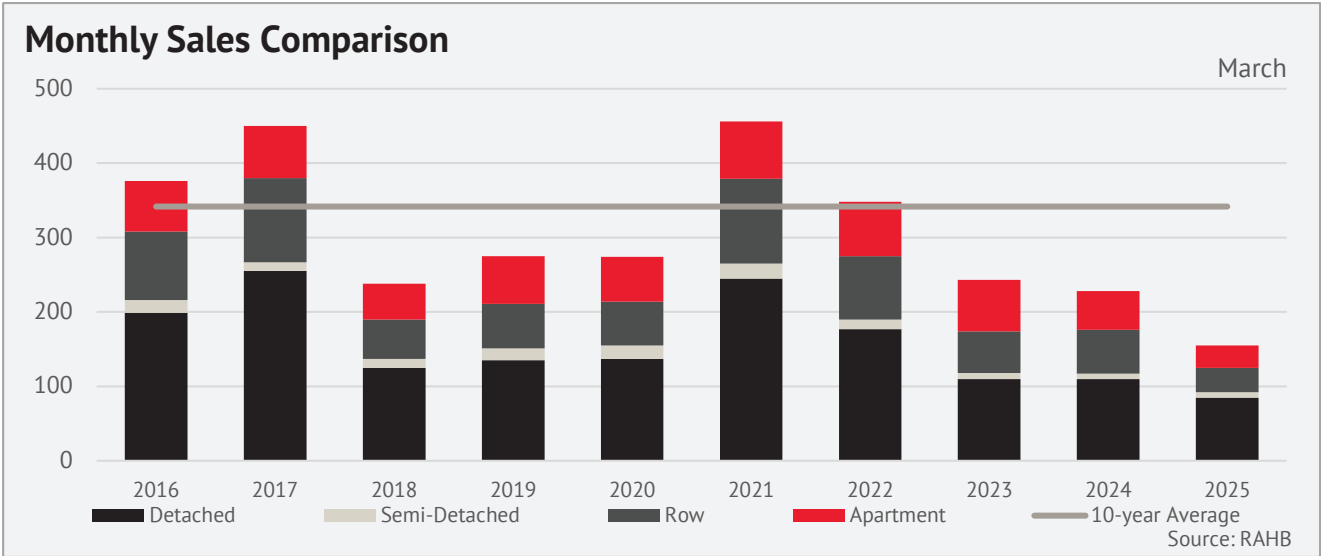
The benchmark price of apartment-style condominium homes remained relatively stable. In contrast, detached and semi-detached homes both reported year-over-year declines of six per cent, and row homes declined by nearly four per cent.

| March 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 | 85 | -22.7% | 185 | 18.6% | 231 | 35.9% | 46% | 22.6 | 43.3% | 2.72 | 75.8% | \$1,544,983 | -0.7% | \$1,380,000 | -0.4% | |
| Semi-Detached | 7 | 0.0% | 14 | 55.6% | 17 | 240.0% | 50% | 15.6 | 78.7% | 2.43 | 240.0% | \$899,714 | -3.9% | \$880,000 | -10.2% | |
| Row | 33 | -44.1% | 70 | 0.0% | 90 | 40.6% | 47% | 26.3 | 30.4% | 2.73 | 151.4% | \$879,227 | 3.7% | \$822,000 | -0.4% | |
| Apartment | 30 | -42.3% | 88 | -9.3% | 174 | 26.1% | 34% | 37.6 | 18.2% | 5.80 | 118.6% | \$619,260 | -11.1% | \$628,250 | 2.8% | |
| Mobile | 0 | -100.0% | 0 | -100.0% | 1 | -50.0% | 0% | - | - | - | - | - | - | - | - | |
| Total Residential | 155 | -33.8% | 357 | 5.9% | 513 | 35.4% | 43% | 26.0 | 27.3% | 3.31 | 104.3% | \$1,194,928 | 4.1% | \$1,063,301 | 6.1% | |

| 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 | 180 | -32.6% | 443 | 4.5% | 188 | 17.8% | 40.6% | 26.0 | 6.9% | 3.13 | 74.7% | \$1,521,211 | 4.7% | \$1,300,000 | -2.0% | |
| Semi-Detached | 16 | -27.3% | 36 | 33.3% | 15 | 200.0% | 44.4% | 22.1 | 17.5% | 2.81 | 312.5% | \$932,031 | -4.6% | \$956,500 | -2.9% | |
| Row | 78 | -44.7% | 174 | -8.4% | 73 | 26.0% | 44.8% | 27.3 | 0.1% | 2.79 | 127.8% | \$864,824 | 1.9% | \$822,250 | 0.3% | |
| Apartment | 93 | -31.1% | 268 | 3.1% | 155 | 28.9% | 34.7% | 45.7 | 20.8% | 4.99 | 87.1% | \$638,198 | -9.2% | \$580,000 | -5.3% | |
| Mobile | 1 | -66.7% | 2 | -33.3% | 1 | -75.0% | 50.0% | 8.0 | -87.3% | 2.00 | -25.0% | \$515,000 | 41.1% | \$515,000 | 56.1% | |
| Total Residential | 368 | -36.1% | 923 | 1.3% | 431 | 24.7% | 39.9% | 31.0 | 10.4% | 3.51 | 95.2% | \$1,130,582 | 2.9% | \$981,500 | 0.5% | |

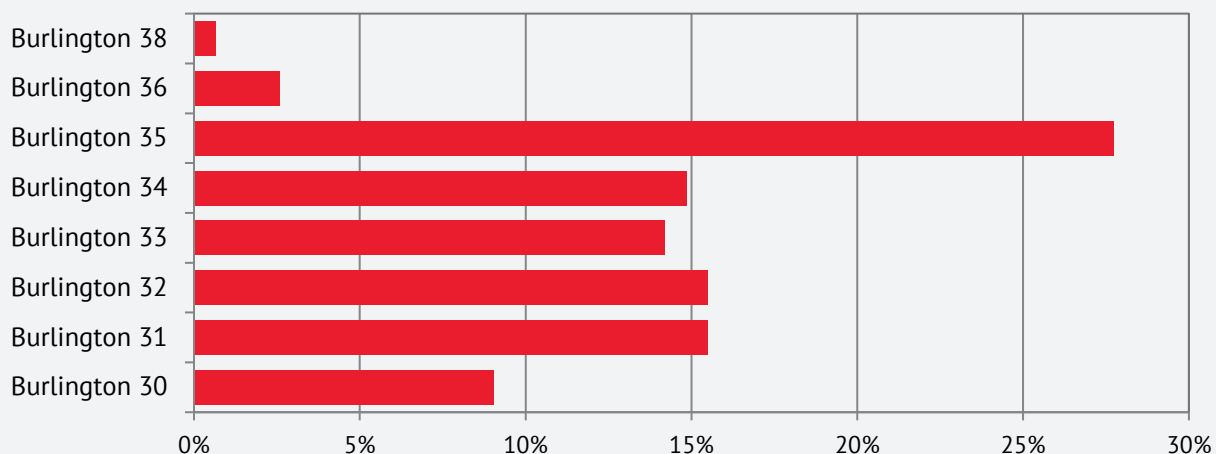
BENCHMARK PRICE

| | | | |
|--|--|--|--|
| <p>DETACHED</p> <p>\$1,297,40</p>  <p>↓ 6% YEAR/YEAR</p> | <p>SEMI-DETACHED</p> <p>\$948,900</p>  <p>↓ 6% YEAR/YEAR</p> | <p>ROW</p> <p>\$778,500</p>  <p>↓ 4% YEAR/YEAR</p> | <p>APARTMENT</p> <p>\$601,000</p>  <p>↑ 1% YEAR/YEAR</p> |
|--|--|--|--|



REGIONAL SUMMARY

Share of Sales by District



March 2025

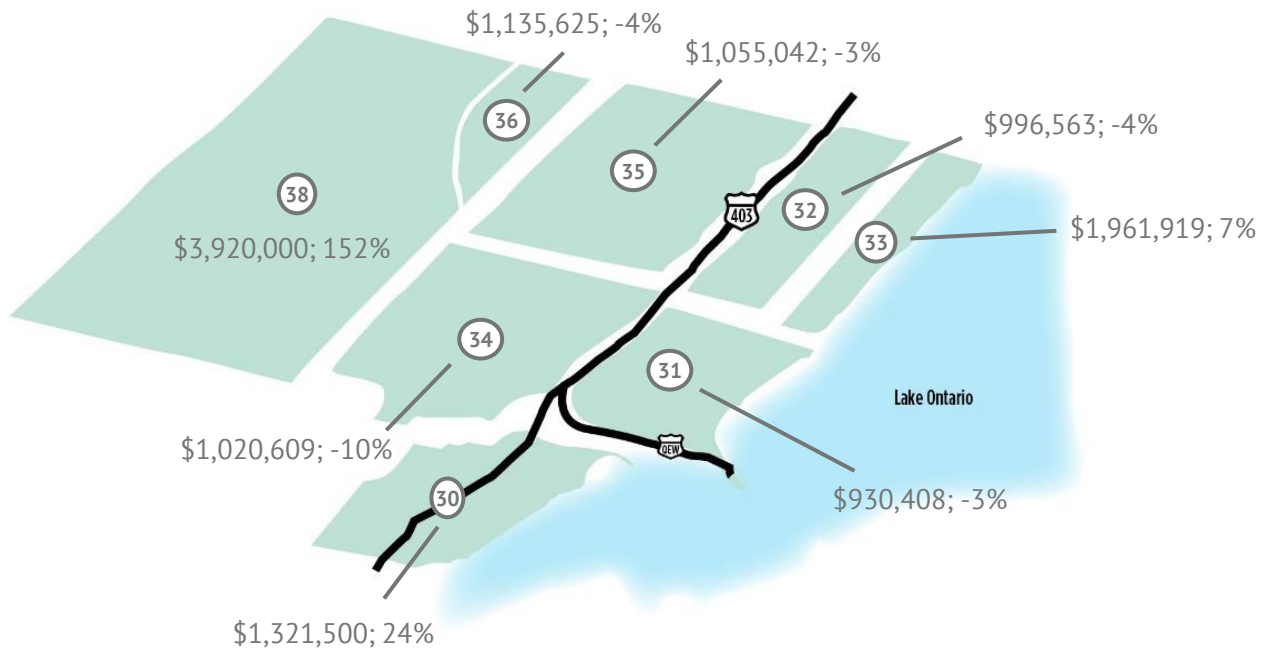
| | Sales | | New Listings | | Inventory | | S/NL | Days on Market | | Months of Supply | | Average Price | | Median Price | |
|---------------|------------|---------------|--------------|-------------|------------|--------------|------------|----------------|--------------|------------------|---------------|--------------------|-------------|--------------------|-------------|
| | Actual | Y/Y | Actual | Y/Y | Actual | Y/Y | Ratio | Actual | Y/Y | Actual | Y/Y | Actual | Y/Y | Actual | Y/Y |
| Burlington 30 | 14 | -22.2% | 56 | 64.7% | 85 | 70.0% | 25% | 28.8 | -21.7% | 6.07 | 118.6% | \$1,321,500 | 23.8% | \$1,115,000 | 16.4% |
| Burlington 31 | 24 | -42.9% | 60 | -17.8% | 106 | 0.0% | 40% | 32.7 | 37.5% | 4.42 | 75.0% | \$930,408 | -3.1% | \$792,500 | -1.0% |
| Burlington 32 | 24 | 0.0% | 38 | 15.2% | 44 | 41.9% | 63% | 19.9 | 39.1% | 1.83 | 41.9% | \$996,563 | -3.7% | \$928,000 | -12.0% |
| Burlington 33 | 22 | -4.3% | 47 | 11.9% | 63 | 18.9% | 47% | 19.6 | 1.3% | 2.86 | 24.3% | \$1,961,919 | 6.9% | \$1,601,500 | -2.0% |
| Burlington 34 | 23 | -37.8% | 41 | -21.2% | 52 | 52.9% | 56% | 26.6 | 64.9% | 2.26 | 146.0% | \$1,020,609 | -9.6% | \$922,000 | 1.1% |
| Burlington 35 | 43 | -47.6% | 90 | 23.3% | 115 | 121.2% | 48% | 25.4 | 44.4% | 2.67 | 321.7% | \$1,055,042 | -3.0% | \$1,060,000 | 0.2% |
| Burlington 36 | 4 | 0.0% | 19 | -20.8% | 28 | -12.5% | 21% | 36.5 | 21.7% | 7.00 | -12.5% | \$1,135,625 | -4.0% | \$1,076,250 | -12.0% |
| Burlington 38 | 1 | -75.0% | 6 | 0.0% | 20 | -4.8% | 17% | 81.0 | 92.9% | 20.00 | 281.0% | \$3,920,000 | 152.1% | \$3,920,000 | 177.0% |
| Total | 155 | -33.8% | 357 | 5.9% | 513 | 35.4% | 43% | 26.0 | 27.3% | 3.31 | 104.3% | \$1,194,928 | 4.1% | \$1,063,301 | 6.1% |

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 | 37 | -35.1% | 137 | 35.6% | 66 | 38.5% | 27.0% | 40.2 | 4.4% | 5.35 | 113.3% | \$1,291,014 | 15.7% | \$990,000 | 6.5% |
| Burlington 31 | 68 | -25.3% | 169 | -13.3% | 95 | 0.7% | 40.2% | 38.0 | 15.4% | 4.18 | 34.8% | \$944,951 | -9.9% | \$865,000 | -10.7% |
| Burlington 32 | 57 | -8.1% | 97 | 12.8% | 34 | 33.8% | 58.8% | 24.4 | 4.6% | 1.81 | 45.5% | \$961,105 | 1.0% | \$925,000 | -2.2% |
| Burlington 33 | 43 | -25.9% | 113 | 3.7% | 54 | 18.1% | 38.1% | 35.8 | 26.0% | 3.79 | 59.3% | \$1,738,249 | 17.5% | \$1,430,000 | 9.9% |
| Burlington 34 | 48 | -45.5% | 104 | -9.6% | 42 | 36.6% | 46.2% | 24.7 | -10.9% | 2.65 | 150.4% | \$998,967 | -7.2% | \$902,500 | -5.3% |
| Burlington 35 | 103 | -44.9% | 238 | 8.2% | 99 | 66.5% | 43.3% | 27.6 | 15.1% | 2.89 | 202.3% | \$1,029,712 | 0.2% | \$1,025,000 | 5.6% |
| Burlington 36 | 8 | -68.0% | 44 | -29.0% | 22 | 3.1% | 18.2% | 36.6 | 56.3% | 8.38 | 222.1% | \$978,938 | -12.0% | \$1,000,000 | -9.1% |
| Burlington 38 | 4 | -50.0% | 21 | -8.7% | 17 | -11.9% | 19.0% | 25.5 | -48.6% | 13.00 | 76.3% | \$3,165,000 | 75.3% | \$2,572,500 | 49.1% |
| Total | 368 | -36.1% | 923 | 1.3% | 431 | 24.7% | 39.9% | 31.0 | 10.4% | 3.51 | 95.2% | \$1,130,582 | 2.9% | \$981,500 | 0.5% |

AVERAGE RESIDENTIAL PRICE BY DISTRICT

Burlington 30-36, 38



RESIDENTIAL PRICE COMPARISON

| | March 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 | \$1,321,500 | 23.8% | \$1,026,500 | -5.9% | \$1,291,014 | 15.7% | \$1,039,867 | -1.0% |
| Burlington 31 | \$930,408 | -3.1% | \$770,500 | -6.3% | \$944,951 | -9.9% | \$784,500 | -1.3% |
| Burlington 32 | \$996,563 | -3.7% | \$982,000 | -6.3% | \$961,105 | 1.0% | \$1,000,467 | 0.3% |
| Burlington 33 | \$1,961,919 | 6.9% | \$1,120,500 | -7.6% | \$1,738,249 | 17.5% | \$1,119,200 | -3.3% |
| Burlington 34 | \$1,020,609 | -9.6% | \$982,400 | -4.2% | \$998,967 | -7.2% | \$995,367 | 0.3% |
| Burlington 35 | \$1,055,042 | -3.0% | \$926,300 | -6.1% | \$1,029,712 | 0.2% | \$942,467 | -2.7% |
| Burlington 36 | \$1,135,625 | -4.0% | \$1,025,900 | -9.7% | \$978,938 | -12.0% | \$1,043,133 | -7.0% |
| Burlington 38 | \$1,135,625 | -4.0% | \$1,025,900 | -9.7% | \$978,938 | -12.0% | \$1,043,133 | -7.0% |

DETACHED BENCHMARK HOMES

| | March 2025 | | | | | | |
|---------------|-----------------|-------|-------|----------------|----------|-------------------|----------|
| | Benchmark Price | Y/Y | M/M | Full Bathrooms | Bedrooms | Gross Living Area | Lot Size |
| Burlington 30 | \$1,408,400 | 0.7% | -2.8% | 2 | 3 | 1,722 | 7,524 |
| Burlington 31 | \$1,083,633 | 0.1% | -4.6% | 2 | 3 | 1,386 | 8,590 |
| Burlington 32 | \$1,224,267 | 1.7% | -1.9% | 2 | 3 | 1,407 | 5,544 |
| Burlington 33 | \$1,350,033 | 0.1% | -1.1% | 2 | 3 | 1,475 | 7,362 |
| Burlington 34 | \$1,164,333 | 1.4% | -0.1% | 2 | 3 | 1,494 | 6,600 |
| Burlington 35 | \$1,285,500 | -3.1% | 0.2% | 2 | 3 | 1,950 | 4,937 |
| Burlington 36 | \$1,447,833 | -0.4% | 1.7% | 3 | 4 | 2,097 | 3,260 |
| Burlington 38 | \$1,662,333 | -0.9% | 2.4% | 2 | 3 | 2,156 | 52,924 |

SUMMARY STATISTICS

March 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 | 155 | -33.8% | 357 | 5.9% | 513 | 35.4% | \$1,063,301 | 6.1% | 26.0 | 27.3% | 19.0 | 72.7% |
| Commercial | 1 | - | 11 | 37.5% | 34 | -5.6% | \$750,000 | - | 166.0 | - | 166.0 | - |
| Farm | 1 | - | 1 | - | 1 | -66.7% | \$5,900,000 | - | 6.0 | - | 6.0 | - |
| Land | 1 | - | 6 | 50.0% | 16 | 33.3% | \$1,310,000 | - | 54.0 | - | 54.0 | - |
| Multi-Residential | - | - | - | - | - | - | - | - | - | - | - | - |
| Total | 159 | -32.1% | 389 | 10.8% | 723 | 20.5% | \$1,079,000 | 7.6% | 26.8 | 31.5% | 19.0 | 72.7% |

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 | 368 | -36.1% | 923 | 1.3% | 431 | 24.7% | \$981,500 | 0.5% | 31.0 | 10.4% | 19.0 | 31.0% |
| Commercial | 5 | 0.0% | 22 | -18.5% | 31 | 2.2% | \$750,000 | -9.3% | 113.4 | 39.0% | 55.0 | -9.8% |
| Farm | 2 | - | 2 | -33.3% | 1 | -55.6% | \$4,012,500 | - | 22.0 | - | 22.0 | - |
| Land | 2 | 0.0% | 13 | 85.7% | 12 | 28.6% | \$880,000 | -94.1% | 285.5 | 409.8% | 285.5 | 409.8% |
| Multi-Residential | 2 | - | 7 | 16.7% | 7 | 75.0% | \$2,125,000 | - | 57.0 | - | 57.0 | - |
| Total | 379 | -35.1% | 971 | 1.9% | 636 | 8.7% | \$990,000 | 1.5% | 33.5 | 16.7% | 20.0 | 33.3% |

March 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 | - | 2 | 100.0% | - | - | 0 | - |
| Industrial | 0 | - | \$0 | - | 0 | -100.0% | - | - | 0 | - |
| Investment | 0 | - | \$0 | - | 0 | -100.0% | - | - | 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% | 4 | -33.3% | - | - | 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 | - |