

BURLINGTON
MONTHLY
STATISTICS
PACKAGE
APRIL 2025



Burloak Real Estate Services
Brokerage | Independently owned and operated

SUMMARY

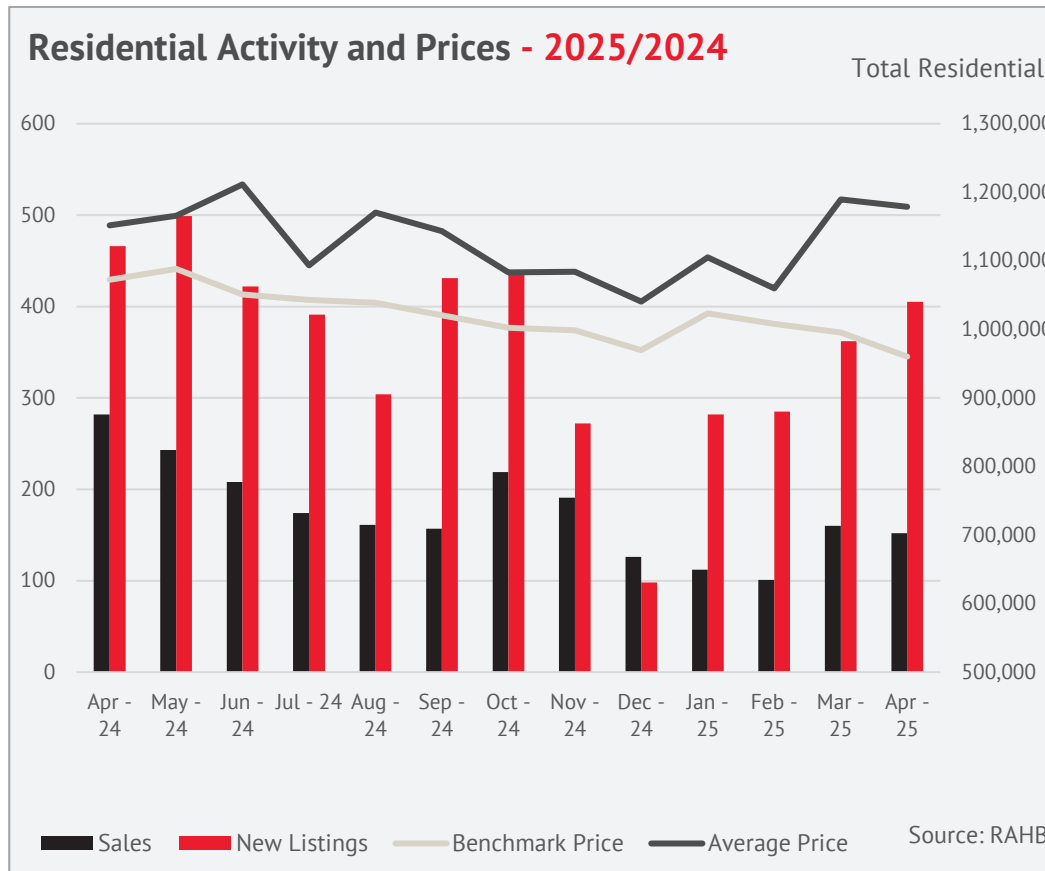
Burlington has experienced the largest decline in sales, with April activity falling to levels just slightly above the record low reported at the height of the pandemic. Year-to-date sales have declined by nearly 40 per cent and are over 50 per cent below long-term trends. Sales have dropped across all areas within Burlington, with the steepest declines occurring in Burlington 34, 35 and 36.

With 152 sales reported and 405 new listings added to the market in April, the sales-to-new listings ratio dropped to 38 per cent, leading to further inventory gains and raising the months of supply to four months.

Shifting market conditions have weighed on home prices. The unadjusted benchmark price in April was \$960,300, representing a decline of over three per cent compared to last month, and over ten per cent lower than levels reported at this time last year. Total residential price declines vary by location.

Burlington 38 is the only area where prices have improved compared to last month and remain slightly higher than last April. Meanwhile, the steepest year-over-year declines occurred in Burlington 30 and 33.

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
152
↓
46.1%
YEAR/YEAR

NEW LISTINGS
405
↓
13.1%
YEAR/YEAR

INVENTORY
619
↑
40.4%
YEAR/YEAR

MONTHS OF SUPPLY
4.1
↑
160.4%
YEAR/YEAR

RESIDENTIAL AVERAGE PRICE
\$1,178,724
↑
2.4%
YEAR/YEAR

AVERAGE DOM
26.2
↑
26.1%
YEAR/YEAR

PROPERTY TYPES





In April, the months of supply varied from nearly eight months for apartment-style homes to just over three months for detached, semi-detached and row-style properties.

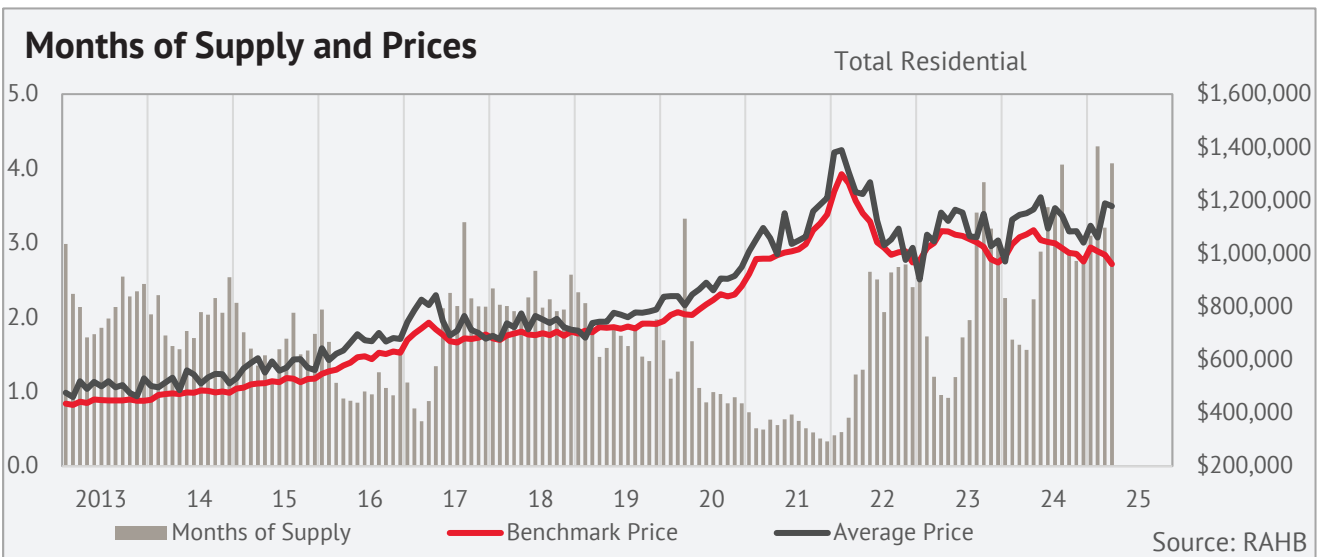
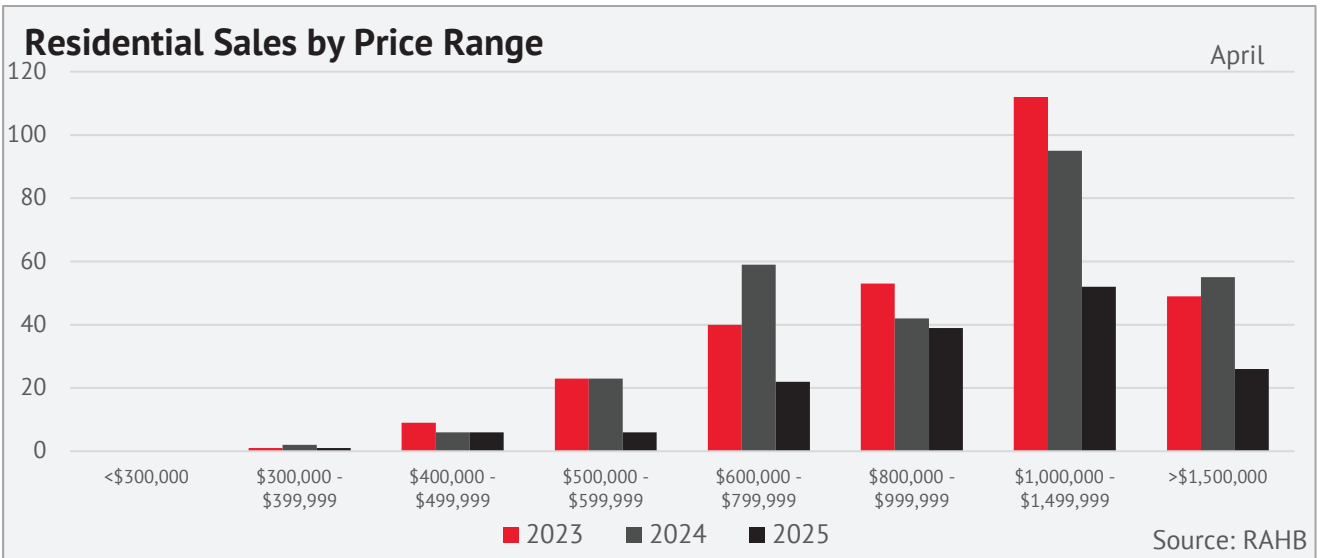
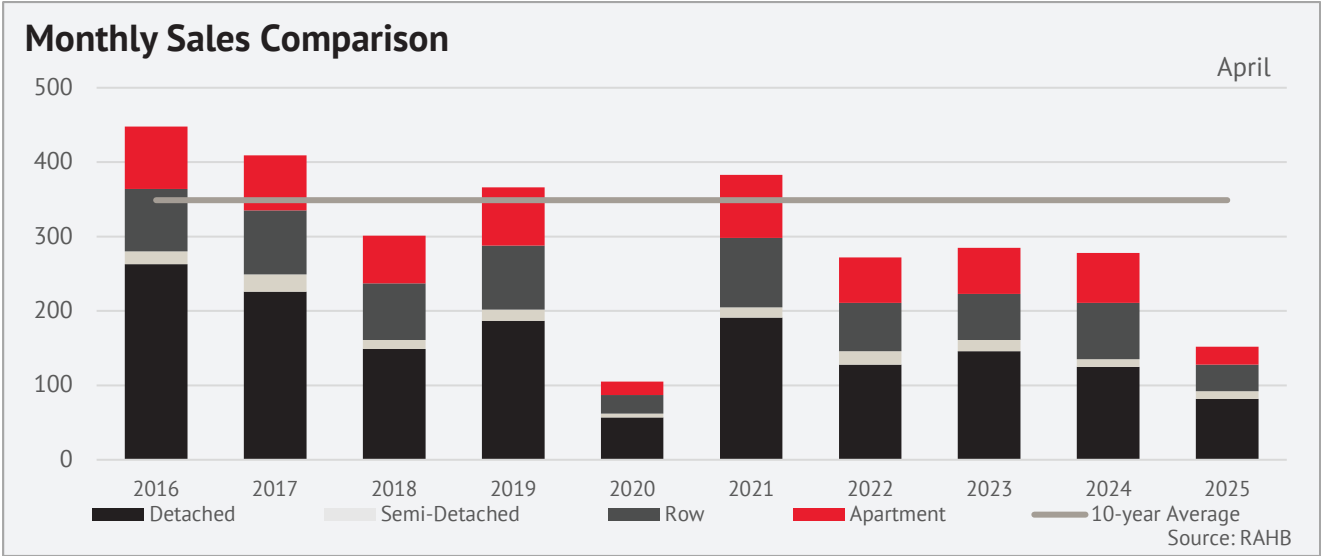
Detached and semi-detached benchmark prices are more than five per cent lower than last year's levels, while apartment-style homes are two per cent lower than last year.

April 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	82	-34.4%	197	-10.0%	280	35.3%	42%	23.4	26.3%	3.41	106.2%	\$1,459,387	-6.8%	\$1,227,500	-12.9%
Semi-Detached	10	0.0%	33	371.4%	32	1500.0%	30%	19.6	29.8%	3.20	1500.0%	\$927,015	2.1%	\$920,523	6.4%
Row	36	-52.6%	82	-13.7%	110	66.7%	44%	27.3	50.3%	3.06	251.9%	\$830,833	-10.0%	\$861,500	-1.0%
Apartment	24	-64.2%	92	-34.3%	195	19.6%	26%	37.1	23.7%	8.13	234.0%	\$846,506	26.0%	\$652,500	6.1%
Mobile	0	-	1	0.0%	2	-33.3%	0%	-	-	-	-	-	-	-	-
Total Residential	152	-46.1%	405	-13.1%	619	40.4%	38%	26.2	26.1%	4.07	160.4%	\$1,178,724	2.4%	\$1,010,000	-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	264	-32.5%	645	0.3%	212	23.6%	40.9%	25.4	12.7%	3.21	83.1%	\$1,499,260	0.7%	\$1,277,500	-5.0%
Semi-Detached	26	-18.8%	70	105.9%	20	358.8%	37.1%	21.1	19.8%	3.00	464.7%	\$930,102	-2.7%	\$933,023	-1.6%
Row	117	-46.1%	256	-10.2%	81	36.0%	45.7%	26.9	11.8%	2.78	152.2%	\$855,913	-2.1%	\$835,000	0.4%
Apartment	117	-42.1%	360	-10.0%	165	25.8%	32.5%	43.9	24.7%	5.62	117.2%	\$680,928	-1.7%	\$589,990	-3.9%
Mobile	1	-66.7%	3	-25.0%	1	-63.6%	33.3%	8.0	-87.3%	4.00	9.1%	\$515,000	41.1%	\$515,000	56.1%
Total Residential	525	-38.7%	1,334	-3.1%	478	29.4%	39.4%	29.6	15.1%	3.64	111.3%	\$1,143,453	2.5%	\$990,000	0.1%

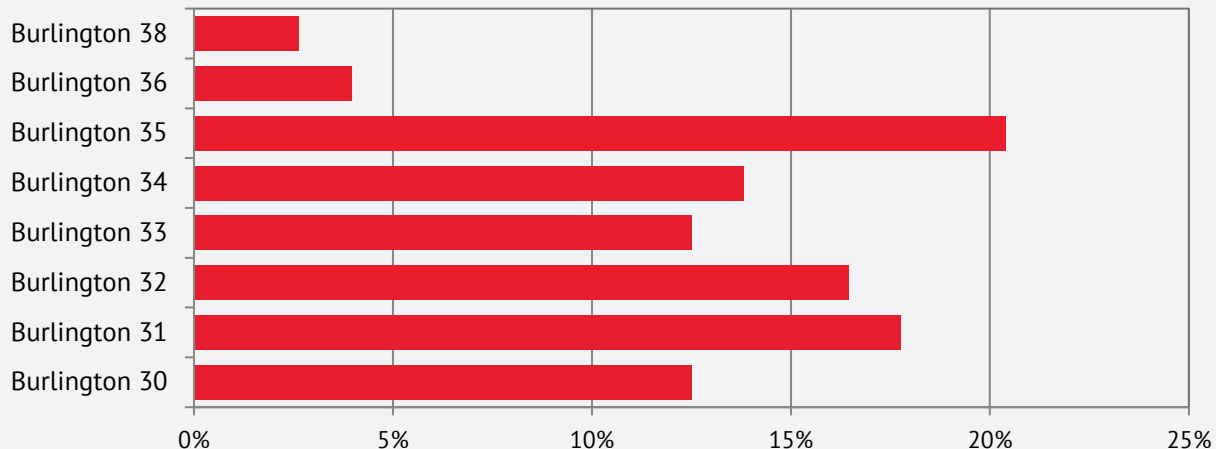
BENCHMARK PRICE

<p>DETACHED</p> <p>\$1,322,10</p>  <p>5% YEAR/YEAR</p>	<p>SEMI-DETACHED</p> <p>\$955,500</p>  <p>6% YEAR/YEAR</p>	<p>ROW</p> <p>\$786,000</p>  <p>5% YEAR/YEAR</p>	<p>APARTMENT</p> <p>\$591,600</p>  <p>2% YEAR/YEAR</p>
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REGIONAL SUMMARY

Share of Sales by District



April 2025

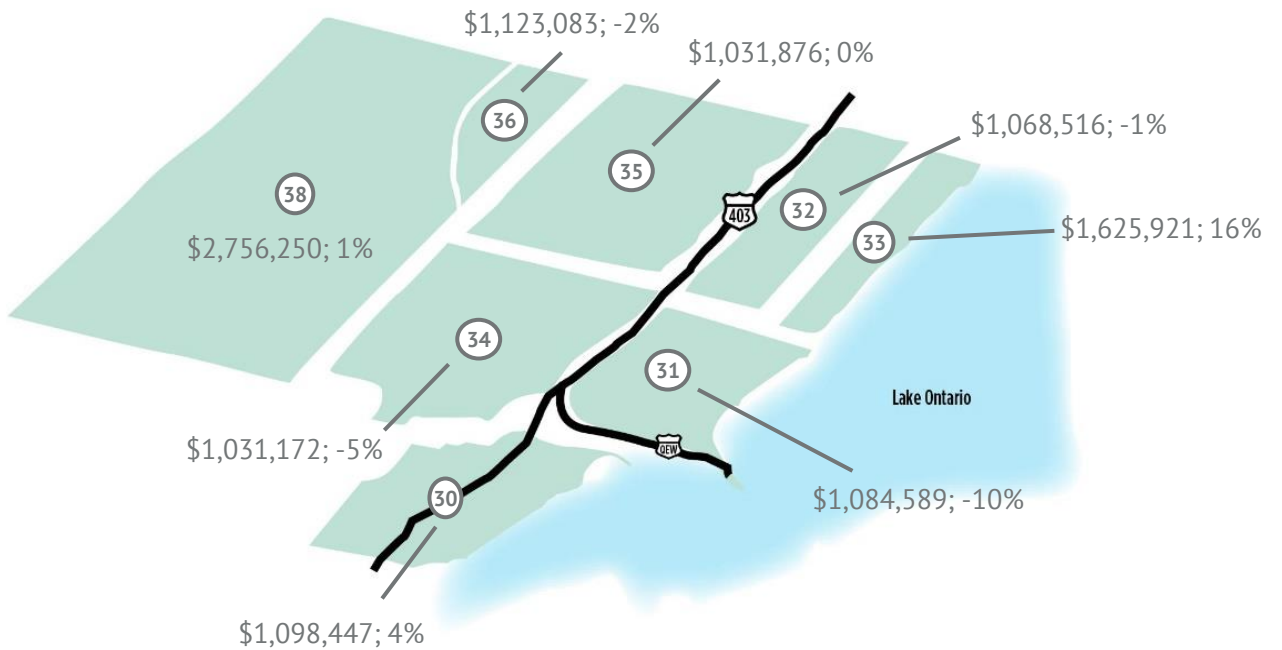
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Burlington 30	19	-13.6%	51	0.0%	93	50.0%	37%	23.1	1.1%	4.89	73.7%	\$1,098,447	4.1%	\$1,100,000	10.0%
Burlington 31	27	-41.3%	61	-37.8%	120	-2.4%	44%	30.1	-0.4%	4.44	66.2%	\$1,084,589	-10.3%	\$889,200	-15.2%
Burlington 32	25	-45.7%	39	-17.0%	50	78.6%	64%	17.9	3.5%	2.00	228.6%	\$1,068,516	-0.5%	\$979,000	-7.8%
Burlington 33	19	-34.5%	44	-6.4%	66	20.0%	43%	24.5	-3.4%	3.47	83.2%	\$1,625,921	16.1%	\$1,251,000	10.7%
Burlington 34	21	-40.0%	54	3.8%	68	65.9%	39%	29.4	100.5%	3.24	176.4%	\$1,031,172	-5.3%	\$985,000	12.1%
Burlington 35	31	-62.2%	120	-5.5%	162	121.9%	26%	23.5	49.6%	5.23	487.0%	\$1,031,876	0.0%	\$980,000	-1.1%
Burlington 36	6	-64.7%	23	-14.8%	36	12.5%	26%	23.7	19.4%	6.00	218.8%	\$1,123,083	-2.3%	\$1,142,500	-7.9%
Burlington 38	4	-20.0%	13	-23.5%	24	-11.1%	31%	82.8	39.8%	6.00	11.1%	\$2,756,250	0.7%	\$1,275,000	-42.0%
Total	152	-46.1%	405	-13.1%	619	40.4%	38%	26.2	26.1%	4.07	160.4%	\$1,178,724	2.4%	\$1,010,000	-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	59	-24.4%	191	25.7%	73	42.2%	30.9%	33.2	-3.8%	4.97	88.0%	\$1,216,992	11.4%	\$990,000	6.2%
Burlington 31	96	-29.9%	234	-20.1%	102	1.0%	41.0%	35.5	11.1%	4.26	44.1%	\$981,444	-11.0%	\$869,000	-12.2%
Burlington 32	82	-24.1%	137	3.0%	39	46.7%	59.9%	22.4	8.0%	1.88	93.2%	\$993,852	-1.0%	\$946,500	-3.7%
Burlington 33	62	-28.7%	155	-0.6%	57	17.6%	40.0%	33.7	22.9%	3.66	65.0%	\$1,703,826	17.3%	\$1,386,250	21.1%
Burlington 34	69	-43.9%	157	-6.0%	48	43.3%	43.9%	26.1	8.9%	2.78	155.4%	\$1,008,768	-6.6%	\$925,000	0.5%
Burlington 35	135	-49.8%	359	3.5%	115	82.1%	37.6%	26.5	23.4%	3.40	262.9%	\$1,031,840	0.3%	\$1,015,000	4.0%
Burlington 36	14	-66.7%	67	-24.7%	26	6.2%	20.9%	31.1	41.4%	7.36	218.6%	\$1,040,714	-7.7%	\$1,022,500	-9.7%
Burlington 38	8	-38.5%	34	-15.0%	19	-11.6%	23.5%	54.1	1.5%	9.50	43.6%	\$2,960,625	36.8%	\$1,312,500	-40.3%
Total	525	-38.7%	1,334	-3.1%	478	29.4%	39.4%	29.6	15.1%	3.64	111.3%	\$1,143,453	2.5%	\$990,000	0.1%

AVERAGE RESIDENTIAL PRICE BY DISTRICT

Burlington 30-36, 38



RESIDENTIAL PRICE COMPARISON

	April 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	\$1,098,447	4.1%	\$965,400	-12.1%	\$1,216,992	11.4%	\$1,021,250	-3.9%
Burlington 31	\$1,084,589	-10.3%	\$736,500	-10.5%	\$981,444	-11.0%	\$772,500	-3.7%
Burlington 32	\$1,068,516	-0.5%	\$951,000	-10.0%	\$993,852	-1.0%	\$988,100	-2.4%
Burlington 33	\$1,625,921	16.1%	\$1,039,700	-14.2%	\$1,703,826	17.3%	\$1,099,325	-6.1%
Burlington 34	\$1,031,172	-5.3%	\$944,400	-9.2%	\$1,008,768	-6.6%	\$982,625	-2.1%
Burlington 35	\$1,031,876	0.0%	\$917,100	-8.3%	\$1,031,840	0.3%	\$936,125	-4.2%
Burlington 36	\$1,123,083	-2.3%	\$1,034,300	-9.9%	\$1,040,714	-7.7%	\$1,040,925	-7.7%
Burlington 38	\$1,123,083	-2.3%	\$1,034,300	-9.9%	\$1,040,714	-7.7%	\$1,040,925	-7.7%

DETACHED BENCHMARK HOMES

	April 2025						
	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Burlington 30	\$1,404,425	-1.1%	0.8%	2	3	1,722	7,524
Burlington 31	\$1,077,350	-2.0%	0.8%	2	3	1,386	8,590
Burlington 32	\$1,217,125	-0.7%	-1.1%	2	3	1,407	5,544
Burlington 33	\$1,346,325	-1.6%	-0.1%	2	3	1,475	7,362
Burlington 34	\$1,163,025	-0.1%	0.4%	2	3	1,494	6,600
Burlington 35	\$1,297,150	-3.2%	5.5%	2	3	1,950	4,937
Burlington 36	\$1,443,175	-1.5%	0.1%	3	4	2,097	3,260
Burlington 38	\$1,694,775	-0.4%	6.3%	2	3	2,156	52,924

SUMMARY STATISTICS

April 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	152	-46.1%	405	-13.1%	619	40.4%	\$1,010,000	-4.2%	26.2	26.1%	17.0	41.7%
Commercial	1	-50.0%	9	12.5%	39	-4.9%	\$648,868	16.9%	21.0	-78.5%	21.0	-78.5%
Farm	1	-	1	0.0%	1	-66.7%	\$7,500,000	-	265.0	-	265.0	-
Land	3	-	5	150.0%	18	28.6%	\$695,000	-	185.3	-	273.0	-
Multi-Residential	-	-	-	-	-	-	-	-	-	-	-	-
Total	158	-44.4%	427	-11.2%	820	23.7%	\$1,002,500	-4.7%	32.2	51.1%	17.5	45.8%

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	525	-38.7%	1,334	-3.1%	478	29.4%	\$990,000	0.1%	29.6	15.1%	18.0	28.6%
Commercial	6	-14.3%	31	-11.4%	35	4.5%	\$699,434	-13.7%	98.0	13.8%	40.0	-34.4%
Farm	3	-	3	-25.0%	1	-58.3%	\$5,900,000	-	103.0	-	38.0	-
Land	5	150.0%	18	100.0%	14	28.6%	\$695,000	-95.3%	225.6	302.9%	273.0	387.5%
Multi-Residential	3	-	8	-11.1%	7	44.4%	\$3,150,000	-	126.3	-	99.0	-
Total	542	-37.5%	1,398	-2.5%	684	13.0%	\$994,950	1.0%	33.1	25.7%	18.5	32.1%

April 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	-	0	-100.0%	-	-	2	126.0
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	-100.0%	\$0	-100.0%	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	0	-100.0%	\$0	-100.0%	4	-55.6%	-	-	2	126.0
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	-