

# Market

STATS

## BURLINGTON

### MAY 2026

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Burloak Real Estate Services  
Brokerage | Independently owned and operated



# Monthly Indicators

## Burlington



### May 2026

Canadian home sales edged up 0.7% from the previous month, marking the first increase in six months, according to the Canadian Real Estate Association (CREA). Year-over-year, sales were down 4% on a non-seasonally adjusted basis. CREA attributed the subdued activity in recent months to higher mortgage rates and continued global uncertainty.

New Listings decreased 19.2 percent for Single Family homes and 23.7 percent for Townhouse/Condo homes. Sales decreased 7.6 percent for Single Family homes but increased 7.4 percent for Townhouse/Condo homes. Inventory decreased 16.7 percent for Single Family homes and 13.1 percent for Townhouse/Condo homes.

Median Sales Price increased 6.8 percent to \$1,335,000 for Single Family homes but decreased 10.2 percent to \$705,000 for Townhouse/Condo homes. Days on Market increased 8.7 percent for Single Family homes but remained flat for Townhouse/Condo homes. Months Supply of Inventory decreased 20.5 percent for Single Family homes and 8.3 percent for Townhouse/Condo homes.

New listings rose 4.1% from the previous month, with a total of 187,647 properties listed for sale across Canada heading into May, a 2.2% increase from a year ago but 6.1% below the long-term average for that time of year, according to CREA. Meanwhile, the National Composite MLS® Home Price Index (HPI) dipped 0.1% month-over-month, the smallest decline since October 2025.

### Quick Facts

**- 1.3%**

Change in  
**Sales**  
All Properties

**- 1.2%**

Change in  
**Median Sales Price**  
All Properties

**- 14.9%**

Change in  
**Homes for Sale**  
All Properties

This is a research tool provided by ITSO, covering the Burlington service area. Percent changes are calculated using rounded figures.

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# Single Family Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Single Family properties only.

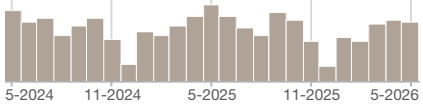
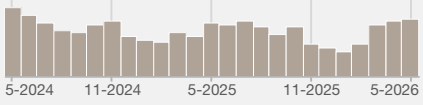
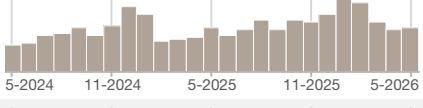
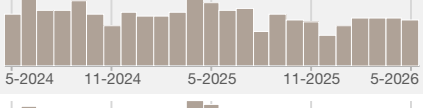
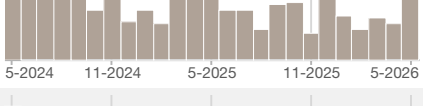
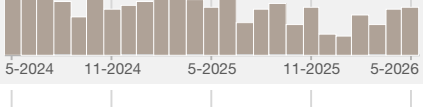
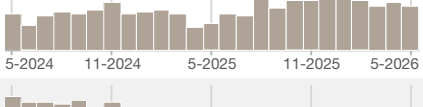
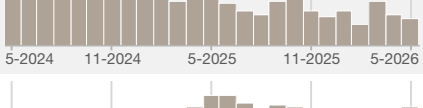
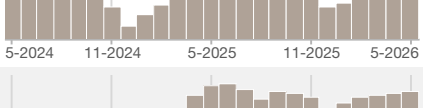

Burlington

Key Metrics	Historical Sparkbars	5-2025	5-2026	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		313	<b>253</b>	- 19.2%	1,033	<b>879</b>	- 14.9%
<b>Sales</b>		131	<b>121</b>	- 7.6%	422	<b>429</b>	+ 1.7%
<b>Days on Market Until Sale</b>		23	<b>25</b>	+ 8.7%	24	<b>31</b>	+ 29.2%
<b>Median Sales Price</b>		\$1,250,000	<b>\$1,335,000</b>	+ 6.8%	\$1,262,500	<b>\$1,255,000</b>	- 0.6%
<b>Average Sales Price</b>		\$1,349,088	<b>\$1,550,627</b>	+ 14.9%	\$1,437,296	<b>\$1,426,029</b>	- 0.8%
<b>Percent of List Price Received</b>		97.8%	<b>98.1%</b>	+ 0.3%	98.0%	<b>97.4%</b>	- 0.6%
<b>Housing Affordability Index</b>		33	<b>32</b>	- 3.0%	32	<b>34</b>	+ 6.3%
<b>Housing Value Index</b>		223	<b>203</b>	- 9.0%	—	—	—
<b>Inventory of Homes for Sale</b>		377	<b>314</b>	- 16.7%	—	—	—
<b>Months Supply of Inventory</b>		4.4	<b>3.5</b>	- 20.5%	—	—	—

# Townhouse/Condo Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Townhouse, Condo and Semi-Detached properties only.

Burlington

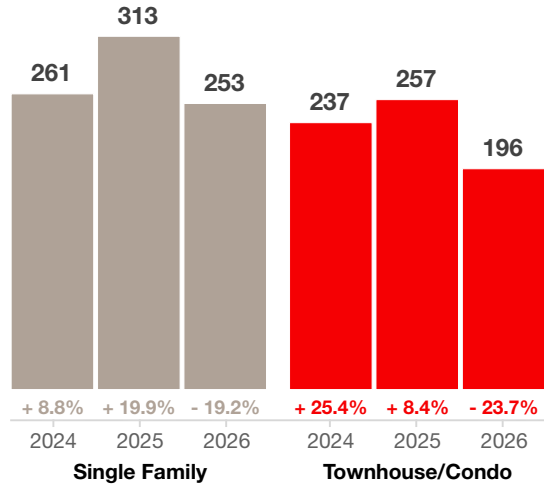
Key Metrics	Historical Sparkbars	5-2025	5-2026	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		257	<b>196</b>	- 23.7%	980	<b>871</b>	- 11.1%
<b>Sales</b>		94	<b>101</b>	+ 7.4%	369	<b>396</b>	+ 7.3%
<b>Days on Market Until Sale</b>		39	<b>39</b>	0.0%	35	<b>46</b>	+ 31.4%
<b>Median Sales Price</b>		\$785,000	<b>\$705,000</b>	- 10.2%	\$760,000	<b>\$701,250</b>	- 7.7%
<b>Average Sales Price</b>		\$825,316	<b>\$791,197</b>	- 4.1%	\$791,949	<b>\$749,986</b>	- 5.3%
<b>Percent of List Price Received</b>		97.7%	<b>97.7%</b>	0.0%	98.0%	<b>97.2%</b>	- 0.8%
<b>Housing Affordability Index</b>		52	<b>60</b>	+ 15.4%	54	<b>60</b>	+ 11.1%
<b>Housing Value Index</b>		205	<b>184</b>	- 10.2%	—	—	—
<b>Inventory of Homes for Sale</b>		396	<b>344</b>	- 13.1%	—	—	—
<b>Months Supply of Inventory</b>		4.8	<b>4.4</b>	- 8.3%	—	—	—

# New Listings

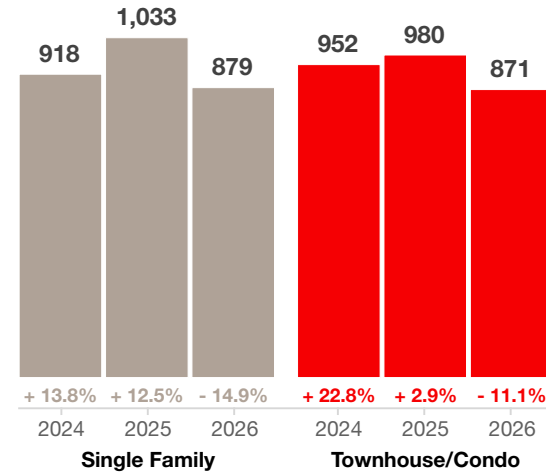
A count of the properties that have been newly listed on the market in a given month.

## Burlington

### May

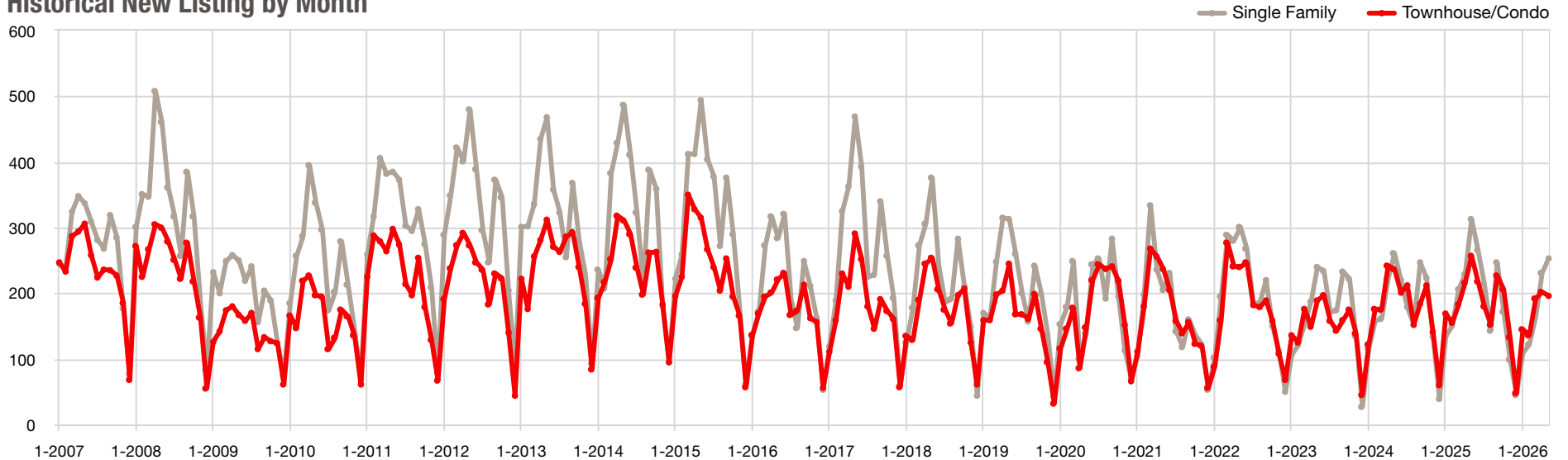


### Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jun-2025	266	+ 20.9%	218	+ 8.5%
Jul-2025	214	+ 19.6%	180	- 15.1%
Aug-2025	143	- 5.9%	152	0.0%
Sep-2025	247	0.0%	227	+ 23.4%
Oct-2025	172	- 22.9%	206	- 2.8%
Nov-2025	99	- 26.1%	133	- 5.7%
Dec-2025	45	+ 15.4%	48	- 20.0%
Jan-2026	109	- 19.3%	145	- 14.2%
Feb-2026	122	- 18.7%	136	- 12.3%
Mar-2026	164	- 20.4%	192	+ 4.9%
Apr-2026	231	+ 0.9%	202	- 6.5%
<b>May-2026</b>	<b>253</b>	<b>- 19.2%</b>	<b>196</b>	<b>- 23.7%</b>
12-Month Avg	172	- 7.5%	170	- 5.0%

### Historical New Listing by Month

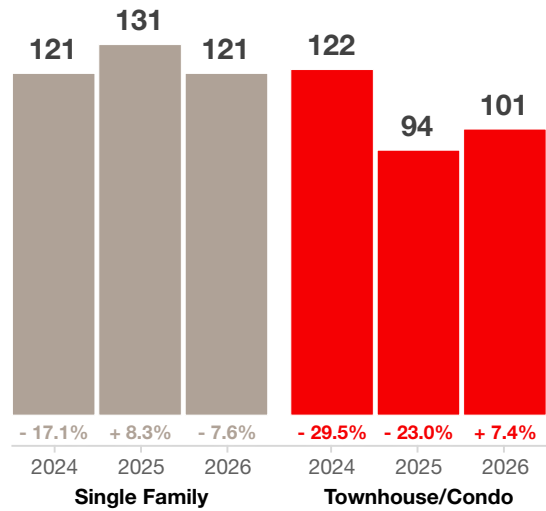


# Sales

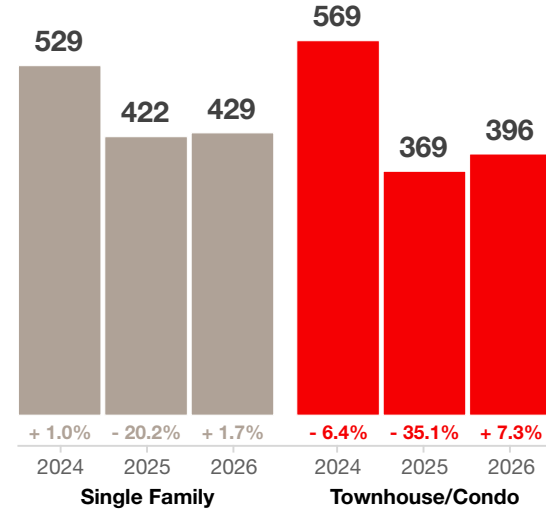
A count of the properties on which offers have been accepted in a given month.

## Burlington

### May

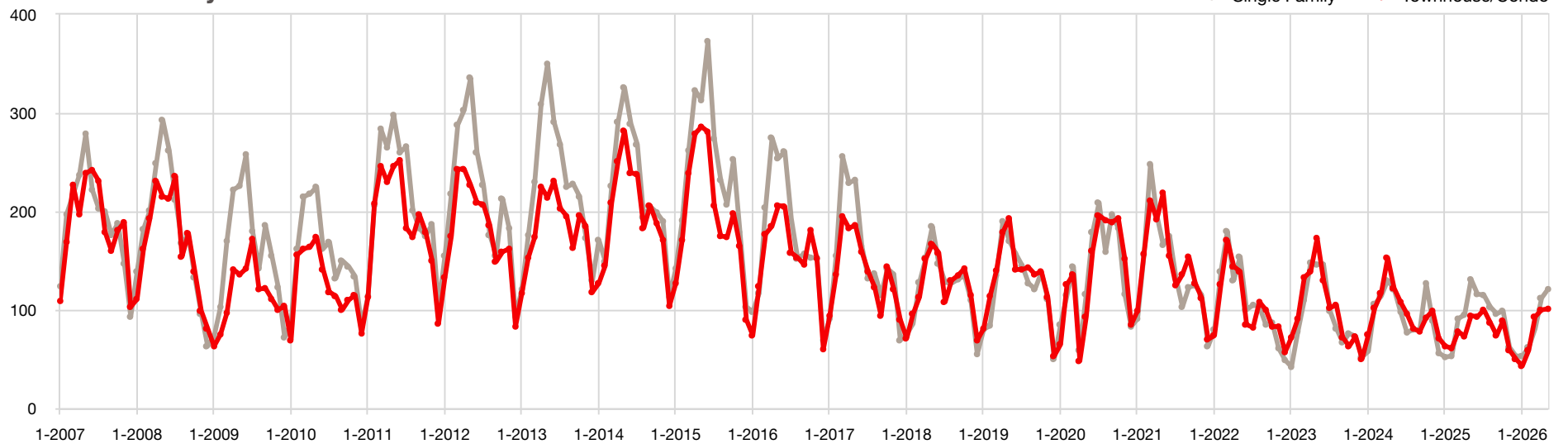


### Year to Date



Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jun-2025	116	+ 18.4%	93	- 13.9%
Jul-2025	115	+ 49.4%	100	+ 4.2%
Aug-2025	103	+ 28.8%	87	+ 7.4%
Sep-2025	96	+ 21.5%	74	- 5.1%
Oct-2025	99	- 22.0%	89	- 3.3%
Nov-2025	62	- 30.3%	59	- 40.4%
Dec-2025	53	- 5.4%	50	- 29.6%
Jan-2026	53	+ 1.9%	43	- 31.7%
Feb-2026	62	+ 17.0%	59	- 3.3%
Mar-2026	81	- 11.0%	93	+ 19.2%
Apr-2026	112	+ 17.9%	100	+ 37.0%
<b>May-2026</b>	<b>121</b>	<b>- 7.6%</b>	<b>101</b>	<b>+ 7.4%</b>
12-Month Avg	89	+ 3.5%	79	- 4.8%

### Historical Sales by Month

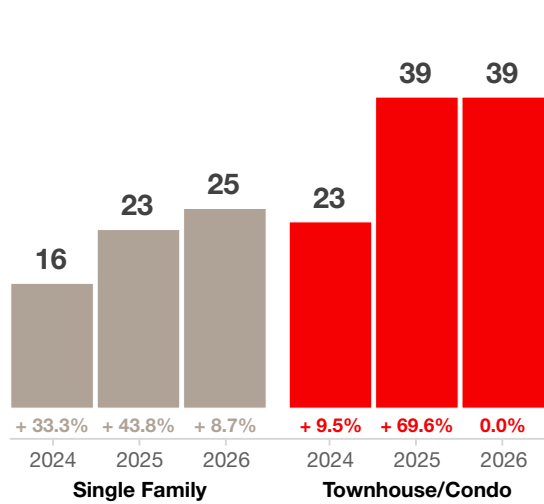


# Days on Market Until Sale

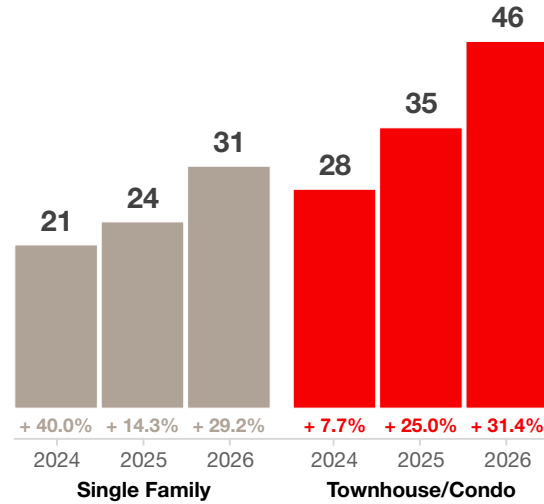
Average number of days between when a property is listed and when an offer is accepted in a given month.

## Burlington

### May



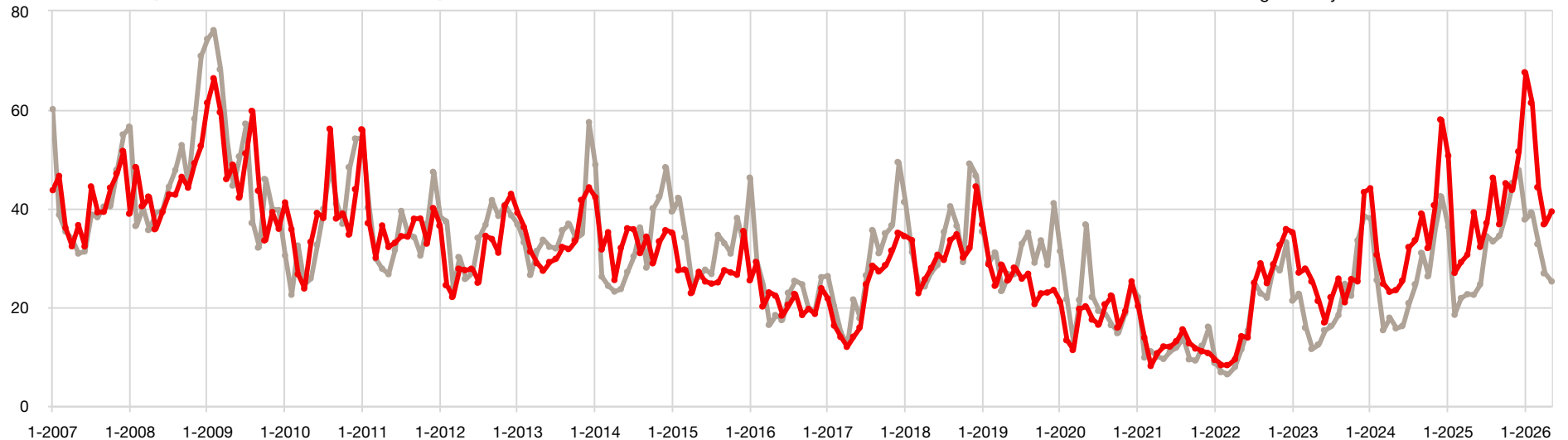
### Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jun-2025	25	+ 56.3%	32	+ 28.0%
Jul-2025	34	+ 61.9%	37	+ 15.6%
Aug-2025	33	+ 32.0%	46	+ 35.3%
Sep-2025	34	+ 9.7%	37	- 5.1%
Oct-2025	39	+ 50.0%	45	+ 40.6%
Nov-2025	45	+ 25.0%	44	+ 7.3%
Dec-2025	48	+ 11.6%	52	- 10.3%
Jan-2026	38	+ 5.6%	68	+ 33.3%
Feb-2026	39	+ 116.7%	61	+ 125.9%
Mar-2026	33	+ 50.0%	44	+ 51.7%
Apr-2026	27	+ 17.4%	37	+ 19.4%
<b>May-2026</b>	<b>25</b>	<b>+ 8.7%</b>	<b>39</b>	<b>0.0%</b>
12-Month Avg*	33	+ 30.0%	43	+ 20.2%

\* Days on Market for all properties from June 2025 through May 2026. This is not the average of the individual figures above.

### Historical Days on Market Until Sale by Month

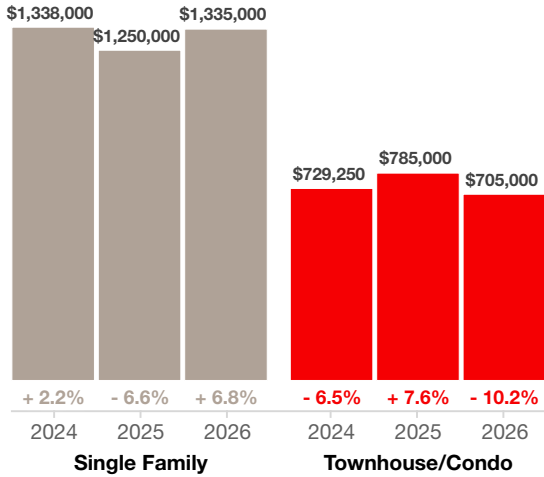


# Median Sales Price

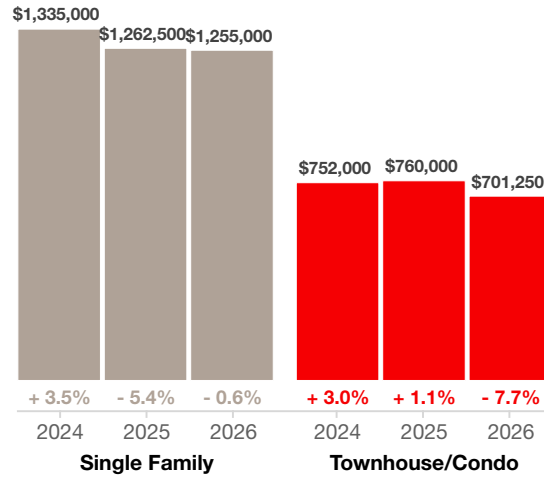
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

## Burlington

### May



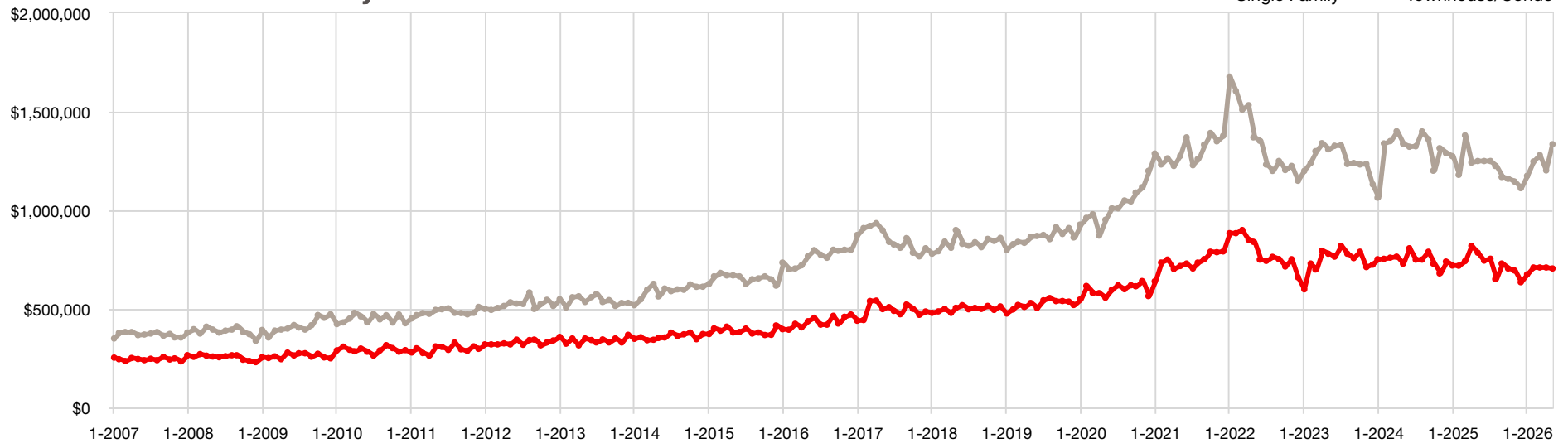
### Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jun-2025	\$1,250,000	- 5.5%	\$745,000	- 7.7%
Jul-2025	\$1,250,000	- 5.7%	\$754,375	+ 0.6%
Aug-2025	\$1,225,000	- 12.5%	\$651,000	- 13.2%
Sep-2025	\$1,169,000	- 14.0%	\$730,000	- 7.6%
Oct-2025	\$1,160,000	- 3.4%	\$705,000	- 3.4%
Nov-2025	\$1,146,250	- 12.8%	\$695,000	+ 2.2%
Dec-2025	\$1,112,500	- 13.8%	\$635,500	- 14.1%
Jan-2026	\$1,175,000	- 7.8%	\$675,000	- 6.3%
Feb-2026	\$1,247,500	+ 5.7%	\$710,000	- 1.3%
Mar-2026	\$1,280,000	- 7.2%	\$710,000	- 4.4%
Apr-2026	\$1,202,500	- 3.2%	\$710,000	- 13.4%
<b>May-2026</b>	<b>\$1,335,000</b>	<b>+ 6.8%</b>	<b>\$705,000</b>	<b>- 10.2%</b>
12-Month Avg*	\$1,225,000	- 4.5%	\$715,000	- 4.7%

\* Median Sales Price for all properties from June 2025 through May 2026. This is not the average of the individual figures above.

### Historical Median Sales Price by Month

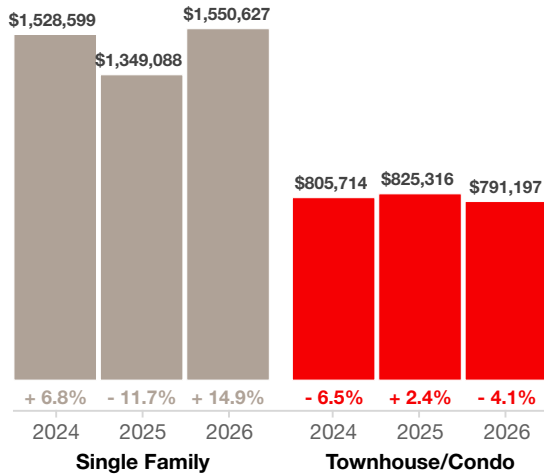


# Average Sales Price

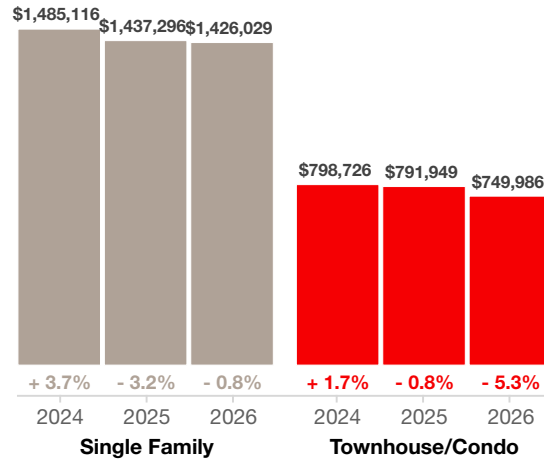
Average sales price for all closed sales, not accounting for seller concessions, in a given month.

## Burlington

### May



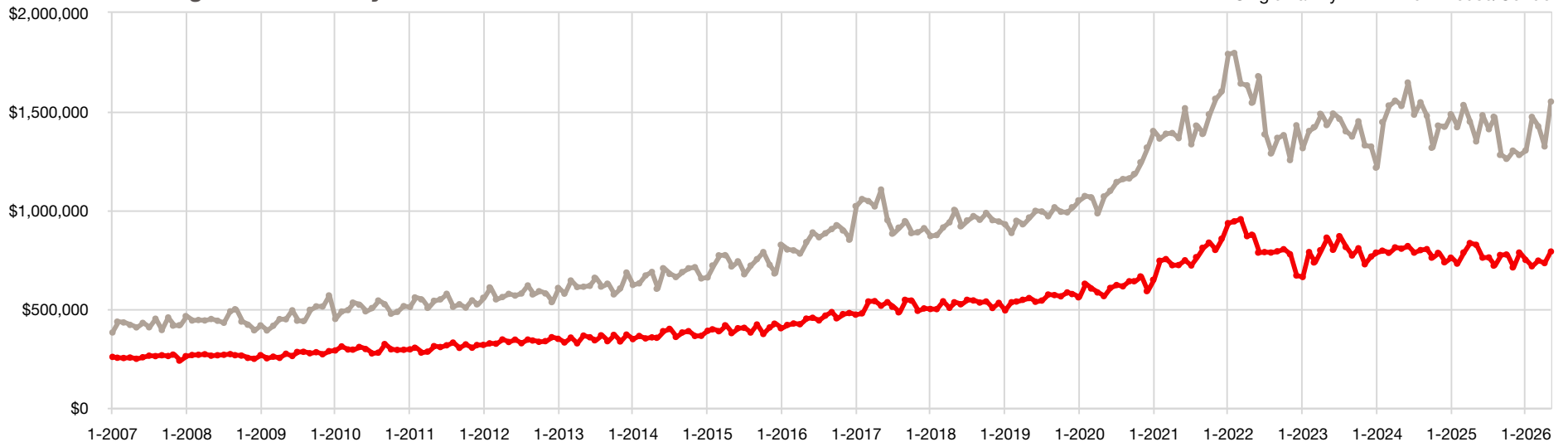
### Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jun-2025	\$1,481,503	- 10.1%	\$760,394	- 7.1%
Jul-2025	\$1,410,991	- 4.9%	\$761,245	- 3.1%
Aug-2025	\$1,473,778	- 4.7%	\$720,000	- 9.8%
Sep-2025	\$1,280,710	- 13.4%	\$773,676	- 3.7%
Oct-2025	\$1,260,896	- 4.3%	\$776,075	+ 2.1%
Nov-2025	\$1,302,361	- 8.9%	\$710,981	- 9.4%
Dec-2025	\$1,280,454	- 10.0%	\$786,024	+ 6.7%
Jan-2026	\$1,303,032	- 12.3%	\$749,081	- 1.4%
Feb-2026	\$1,473,269	+ 3.7%	\$716,766	- 1.8%
Mar-2026	\$1,425,612	- 7.0%	\$745,274	- 5.2%
Apr-2026	\$1,323,772	- 8.6%	\$732,733	- 12.2%
<b>May-2026</b>	<b>\$1,550,627</b>	<b>+ 14.9%</b>	<b>\$791,197</b>	<b>- 4.1%</b>
12-Month Avg*	\$1,392,424	- 4.4%	\$753,215	- 4.4%

\* Avg. Sales Price for all properties from June 2025 through May 2026. This is not the average of the individual figures above.

### Historical Average Sales Price by Month

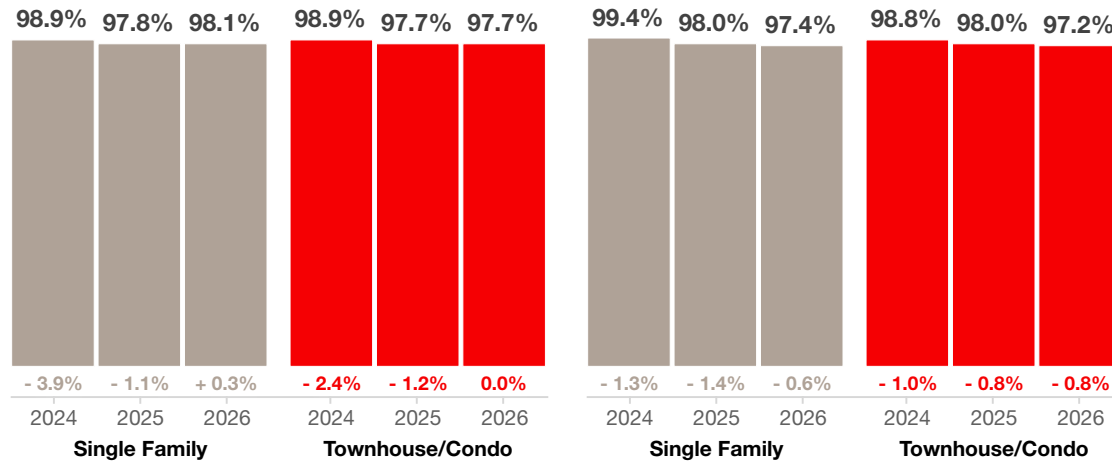


# Percent of List Price Received

Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

Burlington

## May

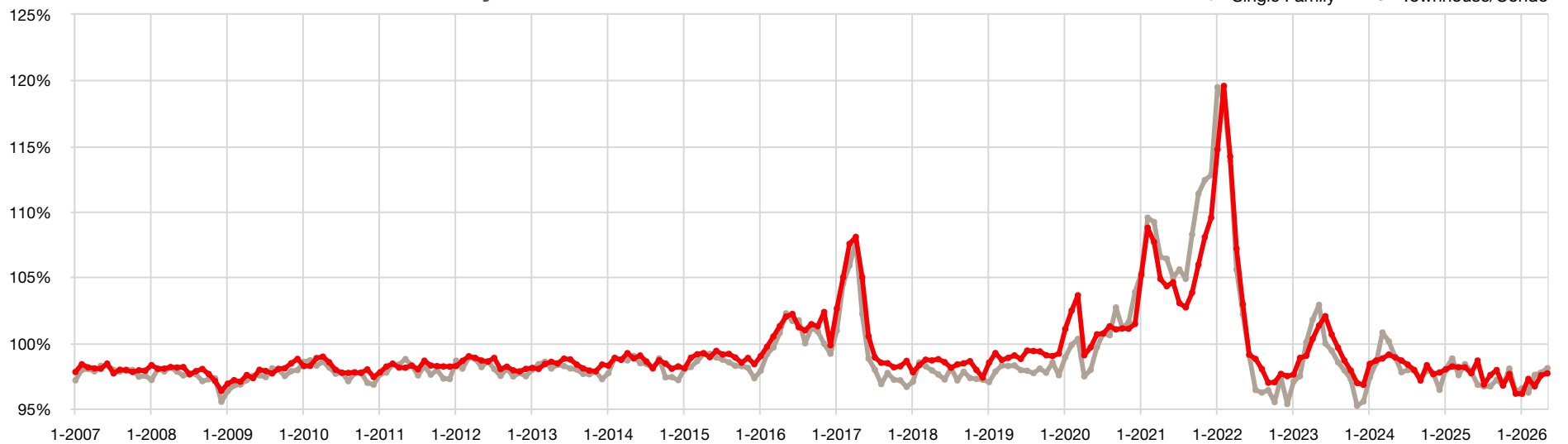


## Year to Date

Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jun-2025	96.8%	- 1.0%	98.6%	0.0%
Jul-2025	96.7%	- 1.2%	96.8%	- 1.5%
Aug-2025	96.7%	- 1.2%	97.5%	- 0.4%
Sep-2025	97.2%	- 0.1%	97.9%	+ 0.8%
Oct-2025	96.7%	- 1.2%	96.8%	- 1.5%
Nov-2025	98.0%	+ 0.3%	97.6%	0.0%
Dec-2025	96.3%	- 0.1%	96.1%	- 1.6%
Jan-2026	96.5%	- 1.5%	96.1%	- 1.9%
Feb-2026	96.2%	- 2.6%	97.2%	- 1.0%
Mar-2026	97.6%	+ 0.1%	96.7%	- 1.4%
Apr-2026	97.7%	- 0.7%	97.5%	- 0.6%
<b>May-2026</b>	<b>98.1%</b>	<b>+ 0.3%</b>	<b>97.7%</b>	<b>0.0%</b>
12-Month Avg*	97.1%	- 0.7%	97.3%	- 0.7%

\* Pct. of List Price Received for all properties from June 2025 through May 2026. This is not the average of the individual figures above.

## Historical Percent of List Price Received by Month



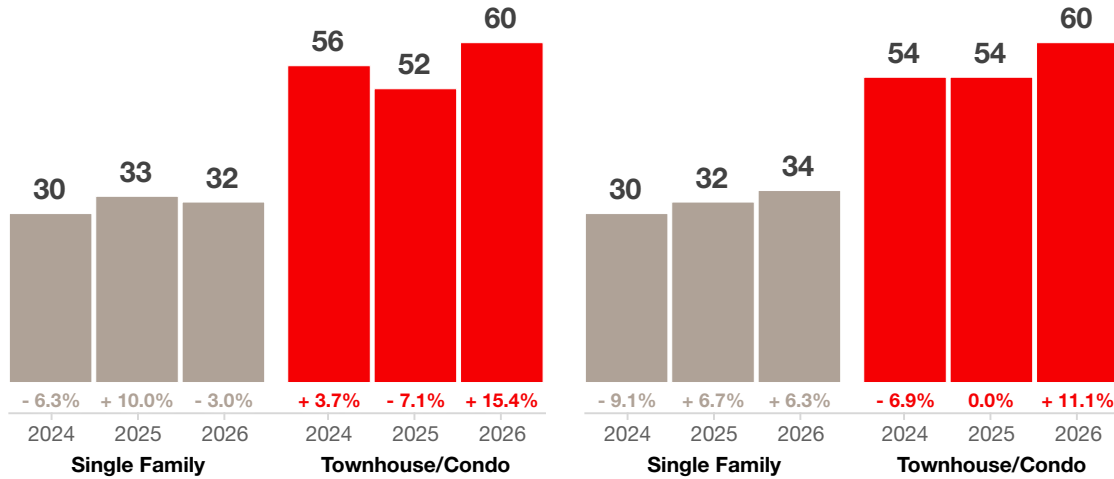
# Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

Burlington

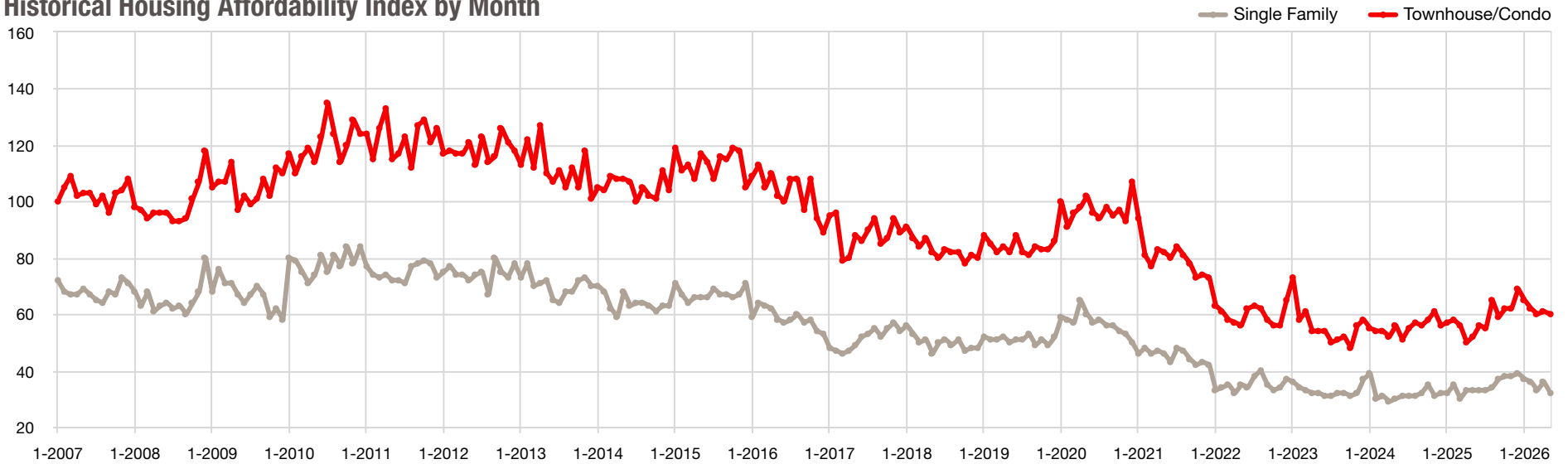
May

Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jun-2025	33	+ 6.5%	56	+ 9.8%
Jul-2025	33	+ 6.5%	55	0.0%
Aug-2025	34	+ 9.7%	65	+ 14.0%
Sep-2025	37	+ 15.6%	59	+ 5.4%
Oct-2025	38	+ 8.6%	62	+ 6.9%
Nov-2025	38	+ 22.6%	62	+ 1.6%
Dec-2025	39	+ 21.9%	69	+ 23.2%
Jan-2026	37	+ 15.6%	65	+ 14.0%
Feb-2026	36	+ 2.9%	62	+ 6.9%
Mar-2026	33	+ 10.0%	60	+ 7.1%
Apr-2026	36	+ 9.1%	61	+ 22.0%
<b>May-2026</b>	<b>32</b>	<b>- 3.0%</b>	<b>60</b>	<b>+ 15.4%</b>
12-Month Avg	36	+ 12.5%	61	+ 8.9%

## Historical Housing Affordability Index by Month

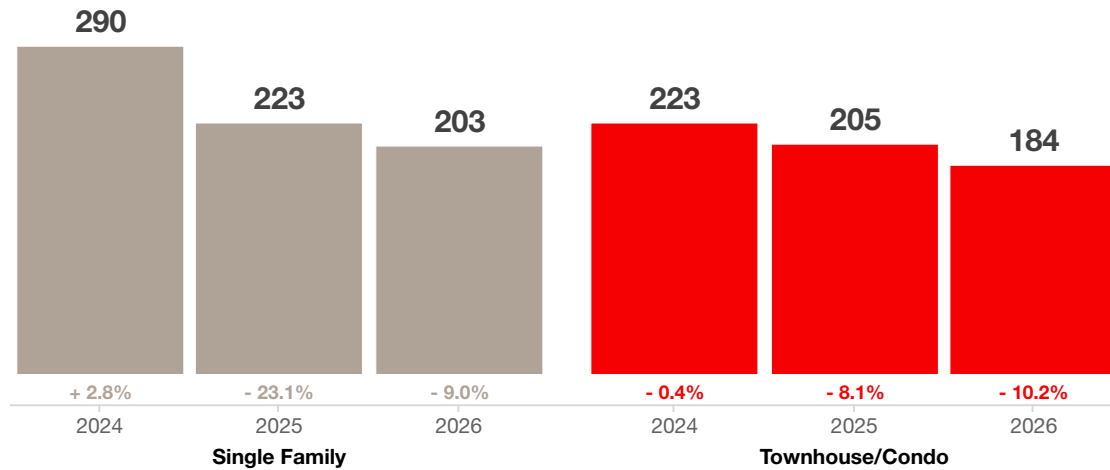


# ShowingTime Housing Value Index

The value index employs a multi-variate, linear regression methodology to determine specific weights that adjust for both seasonality and segment bias to arrive at a real, constant-quality view of home values. The index is set to the median sales price in January 2008.

Burlington

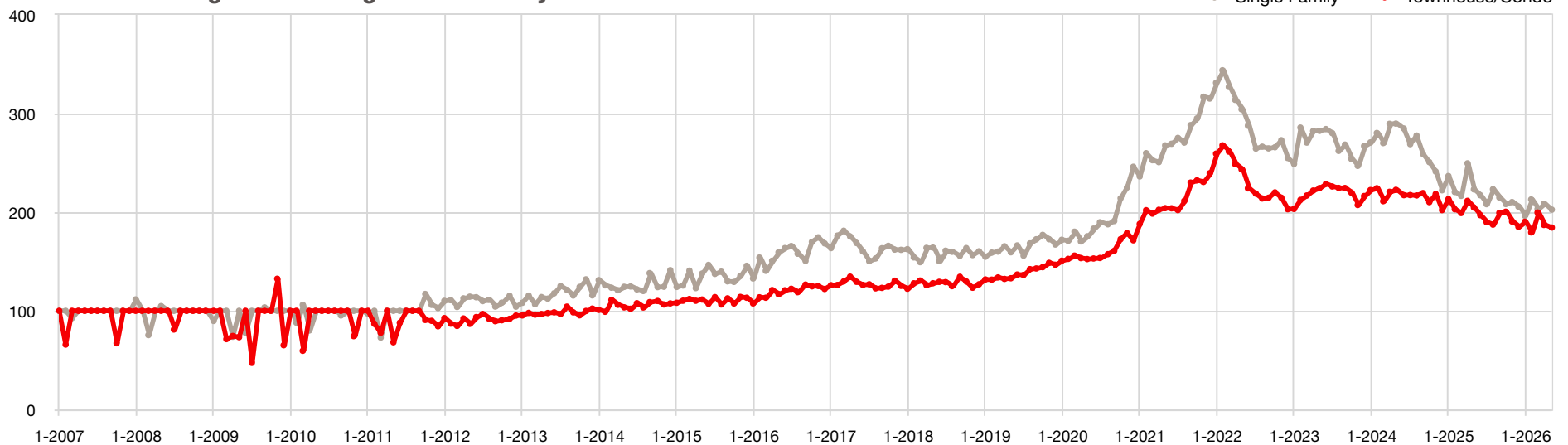
May



Housing Value Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jun-2025	217	-23.9%	197	-9.2%
Jul-2025	208	-22.7%	190	-12.4%
Aug-2025	223	-19.8%	187	-13.8%
Sep-2025	215	-17.0%	199	-9.1%
Oct-2025	208	-17.1%	200	-4.8%
Nov-2025	210	-12.9%	191	-12.4%
Dec-2025	206	-7.2%	185	-8.4%
Jan-2026	196	-17.3%	190	-10.8%
Feb-2026	213	-3.2%	180	-11.3%
Mar-2026	203	-6.5%	200	+0.5%
Apr-2026	209	-16.4%	187	-11.4%
<b>May-2026</b>	<b>203</b>	<b>-9.0%</b>	<b>184</b>	<b>-10.2%</b>
12-Month Avg*	—	—	—	—

\* Housing Value Index for all properties from June 2025 through May 2026. This is not the average of the individual figures above.

## Historical ShowingTime Housing Value Index by Month

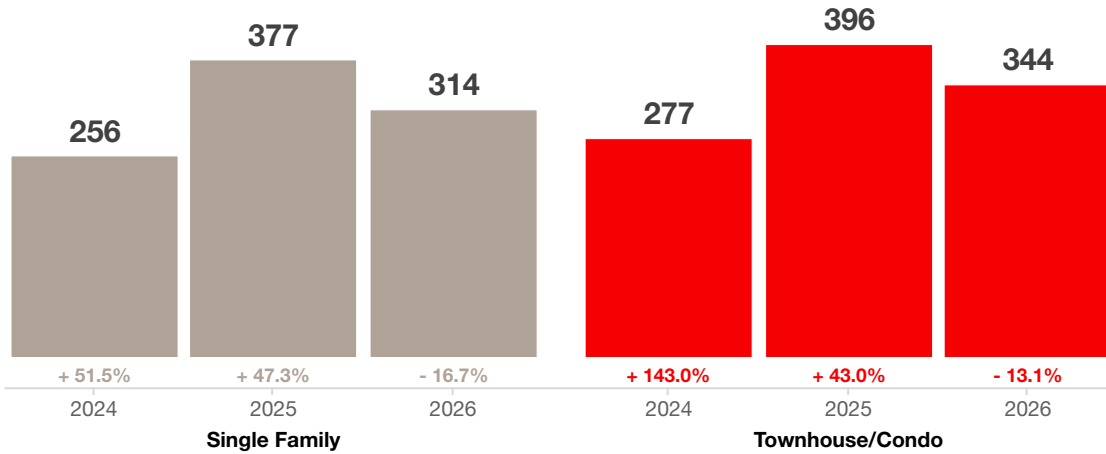


# Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.

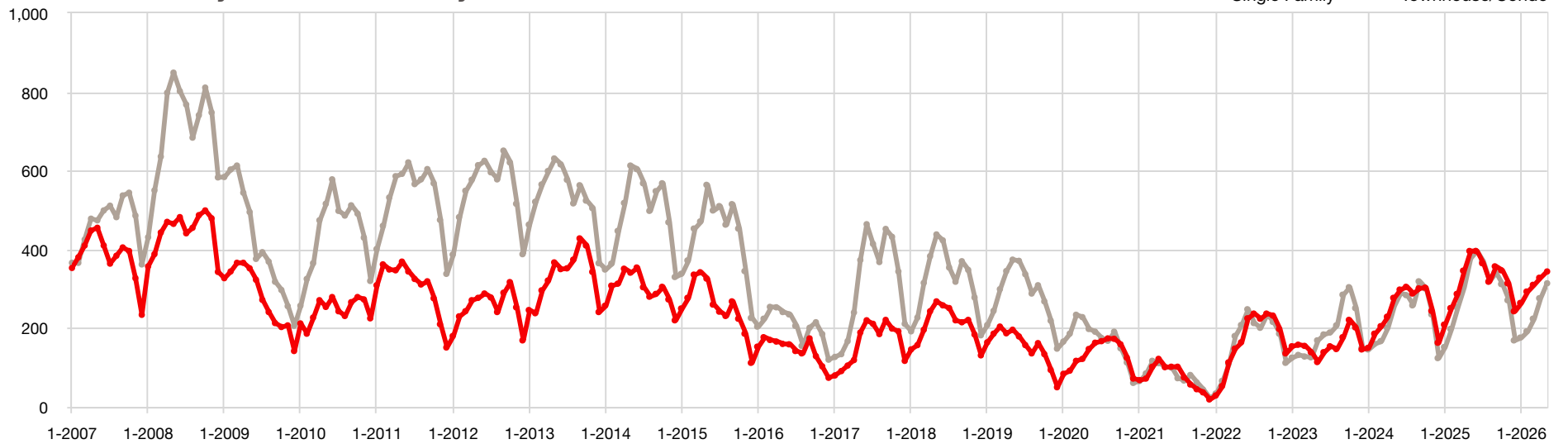
## Burlington

May



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jun-2025	396	+ 37.0%	396	+ 32.9%
Jul-2025	370	+ 30.3%	365	+ 19.7%
Aug-2025	319	+ 23.6%	318	+ 10.4%
Sep-2025	341	+ 6.9%	357	+ 18.6%
Oct-2025	312	+ 3.7%	347	+ 14.5%
Nov-2025	271	+ 15.3%	314	+ 28.7%
Dec-2025	169	+ 36.3%	243	+ 49.1%
Jan-2026	176	+ 15.8%	264	+ 26.3%
Feb-2026	192	- 3.0%	293	+ 16.7%
Mar-2026	224	- 11.5%	310	+ 8.0%
Apr-2026	276	- 9.2%	328	- 5.2%
<b>May-2026</b>	<b>314</b>	<b>- 16.7%</b>	<b>344</b>	<b>- 13.1%</b>
12-Month Avg	280	+ 8.5%	323	+ 14.1%

## Historical Inventory of Homes for Sale by Month

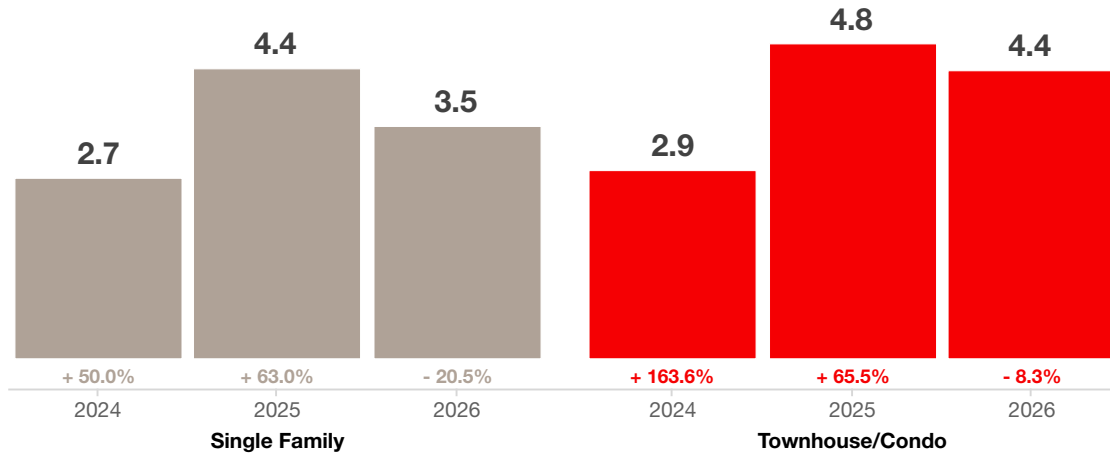


# Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly closed sales from the last 12 months.

## Burlington

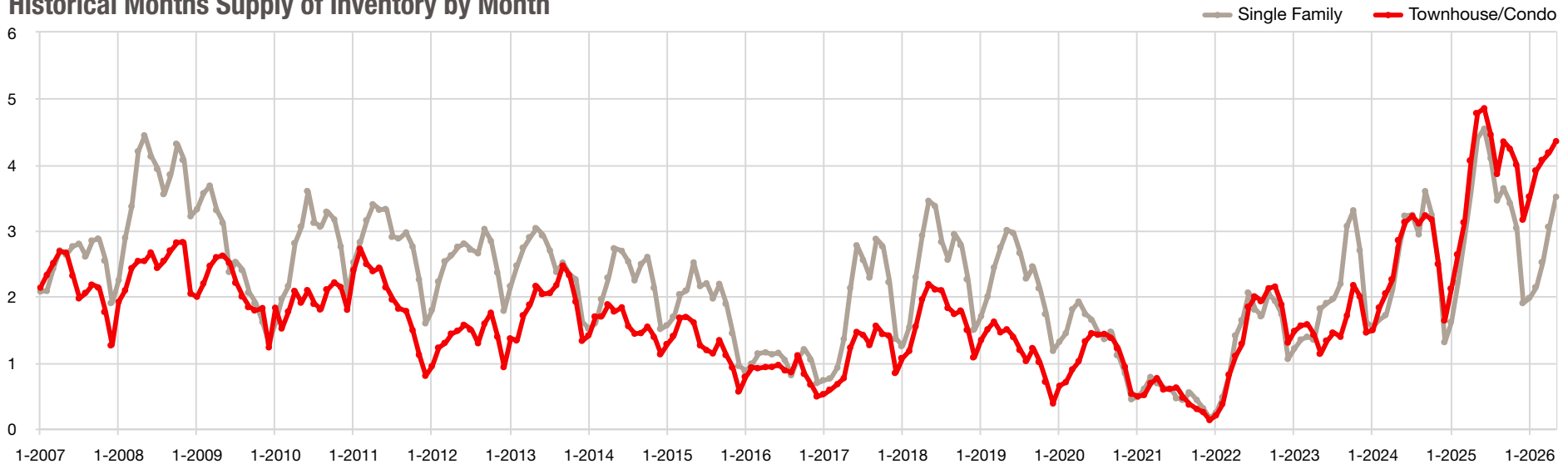
May



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jun-2025	4.5	+ 40.6%	4.9	+ 58.1%
Jul-2025	4.1	+ 28.1%	4.5	+ 40.6%
Aug-2025	3.5	+ 20.7%	3.9	+ 25.8%
Sep-2025	3.6	0.0%	4.3	+ 34.4%
Oct-2025	3.4	+ 6.3%	4.2	+ 31.3%
Nov-2025	3.0	+ 20.0%	4.0	+ 60.0%
Dec-2025	1.9	+ 46.2%	3.2	+ 100.0%
Jan-2026	2.0	+ 25.0%	3.5	+ 66.7%
Feb-2026	2.1	- 4.5%	3.9	+ 50.0%
Mar-2026	2.5	- 13.8%	4.1	+ 32.3%
Apr-2026	3.1	- 13.9%	4.2	+ 2.4%
<b>May-2026</b>	<b>3.5</b>	<b>- 20.5%</b>	<b>4.4</b>	<b>- 8.3%</b>
12-Month Avg*	3.1	+ 7.4%	4.1	+ 33.3%

\* Months Supply for all properties from June 2025 through May 2026. This is not the average of the individual figures above.

## Historical Months Supply of Inventory by Month



# All Residential Properties Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Burlington

Key Metrics	Historical Sparkbars	5-2025	5-2026	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		570	449	- 21.2%	2,013	1,750	- 13.1%
<b>Sales</b>		225	222	- 1.3%	791	825	+ 4.3%
<b>Days on Market Until Sale</b>		30	32	+ 6.7%	29	38	+ 31.0%
<b>Median Sales Price</b>		\$1,011,000	\$999,100	- 1.2%	\$1,000,000	\$950,000	- 5.0%
<b>Average Sales Price</b>		\$1,130,268	\$1,205,121	+ 6.6%	\$1,136,243	\$1,101,528	- 3.1%
<b>Percent of List Price Received</b>		97.7%	97.9%	+ 0.2%	98.0%	97.3%	- 0.7%
<b>Housing Affordability Index</b>		41	42	+ 2.4%	41	44	+ 7.3%
<b>Housing Value Index</b>		215	194	- 9.8%	—	—	—
<b>Inventory of Homes for Sale</b>		773	658	- 14.9%	—	—	—
<b>Months Supply of Inventory</b>		4.6	3.9	- 15.2%	—	—	—

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