

Market

STATS

BURLINGTON

JUNE 2026



Burloak Real Estate Services
Brokerage | Independently owned and operated



Monthly Indicators

Burlington



June 2026

Canadian home sales rose 5.5% month-over-month on a seasonally adjusted basis, the largest gain of the year, according to the Canadian Real Estate Association (CREA), which noted increasing alignment in buyer and seller expectations. The increase, while broad-based, was driven largely by activity in Ontario. Sales were down 5.1% year-over-year on a non-seasonally adjusted basis.

New Listings decreased 15.0 percent for Single Family homes and 13.3 percent for Townhouse/Condo homes. Sales increased 24.1 percent for Single Family homes but decreased 9.7 percent for Townhouse/Condo homes. Inventory decreased 26.3 percent for Single Family homes and 14.4 percent for Townhouse/Condo homes.

Median Sales Price decreased 0.4 percent to \$1,245,500 for Single Family homes and 3.7 percent to \$717,500 for Townhouse/Condo homes. Days on Market decreased 8.0 percent for Single Family homes but increased 21.9 percent for Townhouse/Condo homes. Months Supply of Inventory decreased 28.9 percent for Single Family homes and 12.2 percent for Townhouse/Condo homes.

Home prices continued to moderate at the national level, as the National Composite MLS® Home Price Index (HPI) dipped 0.1% month-over-month, according to CREA. Prices were down on a year-over-year basis in Ontario, Alberta, and British Columbia, while rising in other provinces. New listings also softened, declining 1% from the previous month, with approximately 200,000 homes for sale across Canada at the end of May, representing a 4.8-month supply at the current sales pace.

Quick Facts

+9.1%

Change in
Sales
All Properties

+4.2%

Change in
Median Sales Price
All Properties

- 20.3%

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.

Single Family Market Overview	3
Townhouse/Condo Market Overview	4
New Listings	5
Sales	6
Days on Market Until Sale	7
Median Sales Price	8
Average Sales Price	9
Percent of List Price Received	10
Housing Affordability Index	11
ShowingTime Housing Value Index	12
Inventory of Homes for Sale	13
Months Supply of Inventory	14
All Residential Properties Market Overview	15

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.

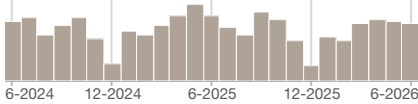
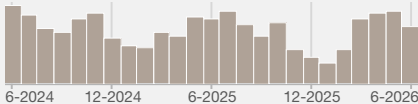
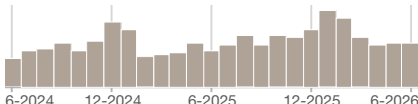
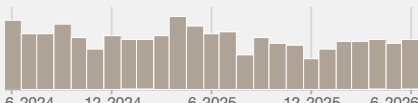


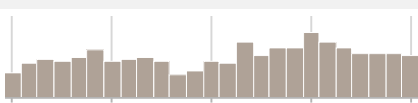
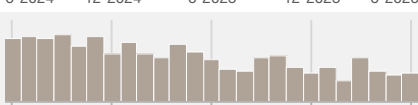
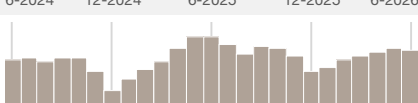
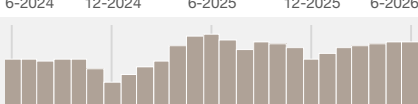
Burlington

Key Metrics	Historical Sparkbars	6-2025	6-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		266	226	- 15.0%	1,299	1,107	- 14.8%
Sales		116	144	+ 24.1%	538	577	+ 7.2%
Days on Market Until Sale		25	23	- 8.0%	24	29	+ 20.8%
Median Sales Price		\$1,250,000	\$1,245,500	- 0.4%	\$1,260,000	\$1,250,000	- 0.8%
Average Sales Price		\$1,481,503	\$1,431,336	- 3.4%	\$1,446,828	\$1,428,507	- 1.3%
Percent of List Price Received		96.8%	97.7%	+ 0.9%	97.8%	97.5%	- 0.3%
Housing Affordability Index		33	34	+ 3.0%	33	34	+ 3.0%
Housing Value Index		217	208	- 4.1%	—	—	—
Inventory of Homes for Sale		396	292	- 26.3%	—	—	—
Months Supply of Inventory		4.5	3.2	- 28.9%	—	—	—

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

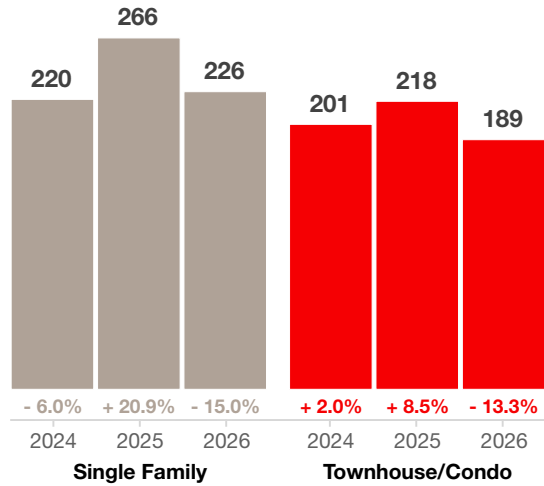
Key Metrics	Historical Sparkbars	6-2025	6-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		218	189	- 13.3%	1,198	1,063	- 11.3%
Sales		93	84	- 9.7%	462	479	+ 3.7%
Days on Market Until Sale		32	39	+ 21.9%	35	45	+ 28.6%
Median Sales Price		\$745,000	\$717,500	- 3.7%	\$755,000	\$705,000	- 6.6%
Average Sales Price		\$760,394	\$726,693	- 4.4%	\$785,597	\$746,329	- 5.0%
Percent of List Price Received		98.6%	97.8%	- 0.8%	98.1%	97.2%	- 0.9%
Housing Affordability Index		56	59	+ 5.4%	55	60	+ 9.1%
Housing Value Index		197	186	- 5.6%	—	—	—
Inventory of Homes for Sale		396	339	- 14.4%	—	—	—
Months Supply of Inventory		4.9	4.3	- 12.2%	—	—	—

New Listings

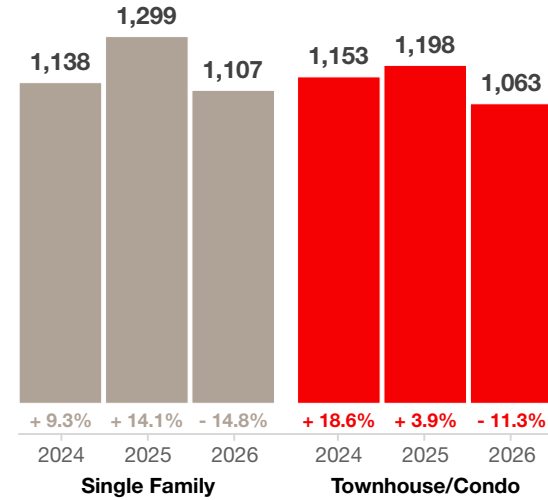
A count of the properties that have been newly listed on the market in a given month.

Burlington

June

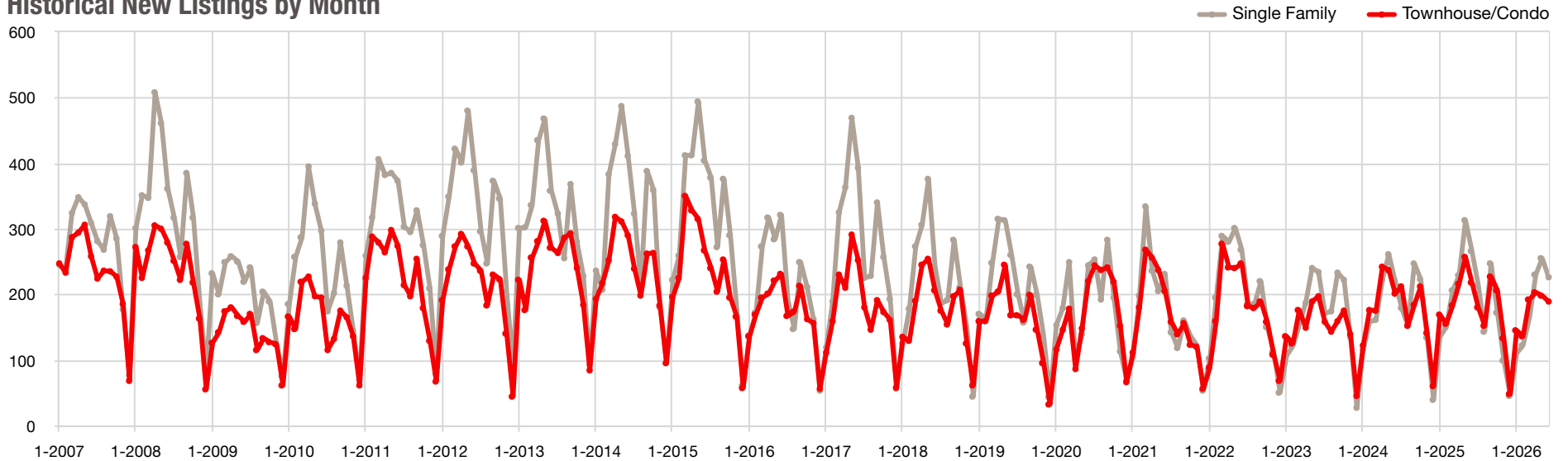


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	110	- 18.5%	145	- 14.2%
Feb-2026	122	- 18.7%	136	- 12.3%
Mar-2026	164	- 20.4%	192	+ 4.9%
Apr-2026	230	+ 0.4%	203	- 6.0%
May-2026	255	- 18.5%	198	- 23.0%
Jun-2026	226	- 15.0%	189	- 13.3%
12-Month Avg	169	- 10.6%	167	- 7.2%

Historical New Listings by Month

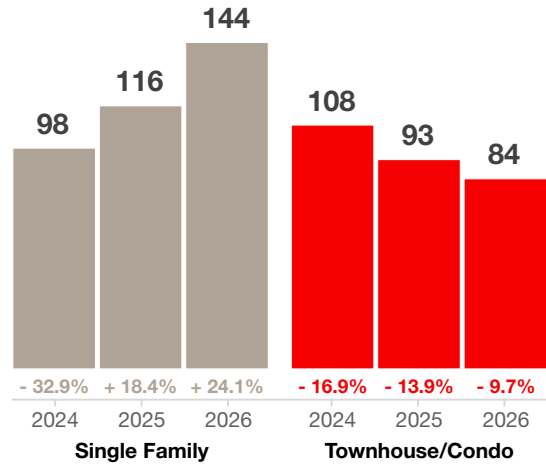


Sales

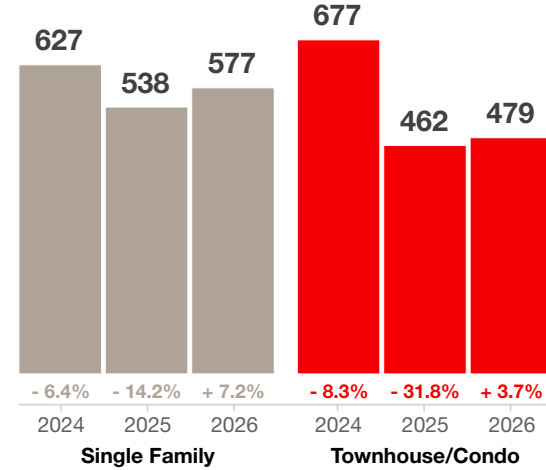
A count of the properties on which offers have been accepted in a given month.

Burlington

June

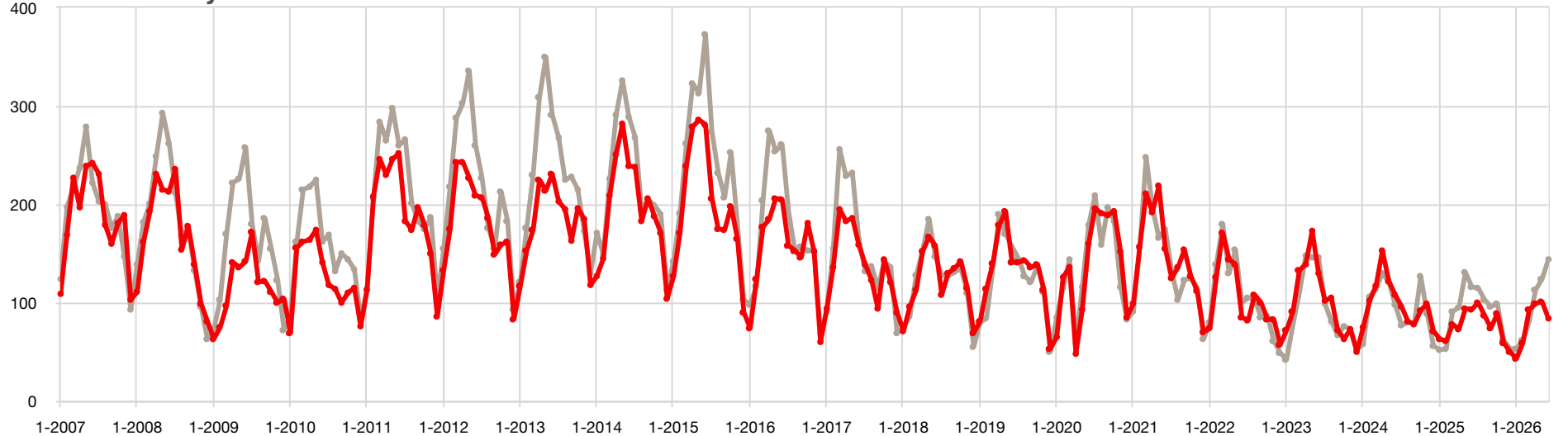


Year to Date



Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	113	+ 18.9%	99	+ 35.6%
May-2026	124	- 5.3%	101	+ 7.4%
Jun-2026	144	+ 24.1%	84	- 9.7%
12-Month Avg	92	+ 5.7%	78	- 4.9%

Historical Sales by Month

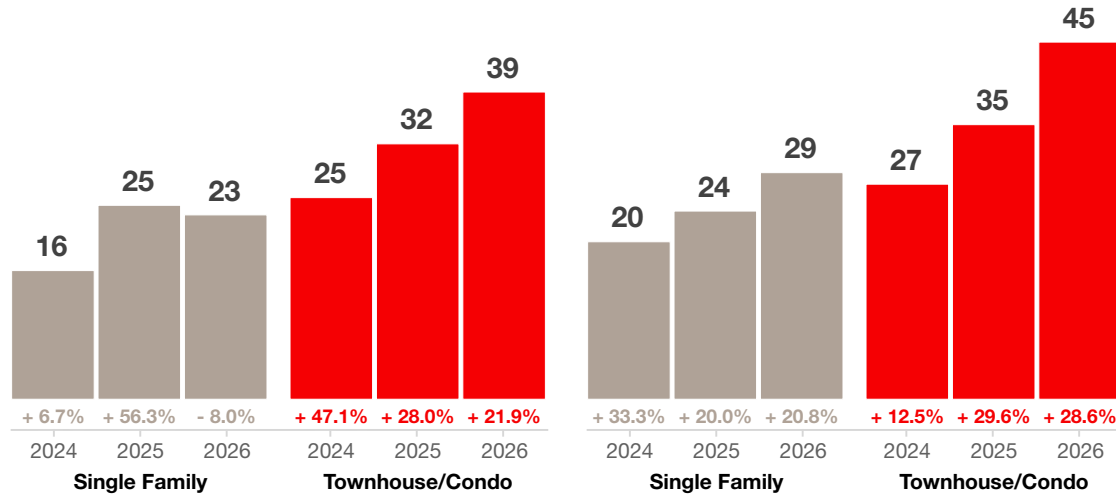


Days on Market Until Sale

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

Burlington

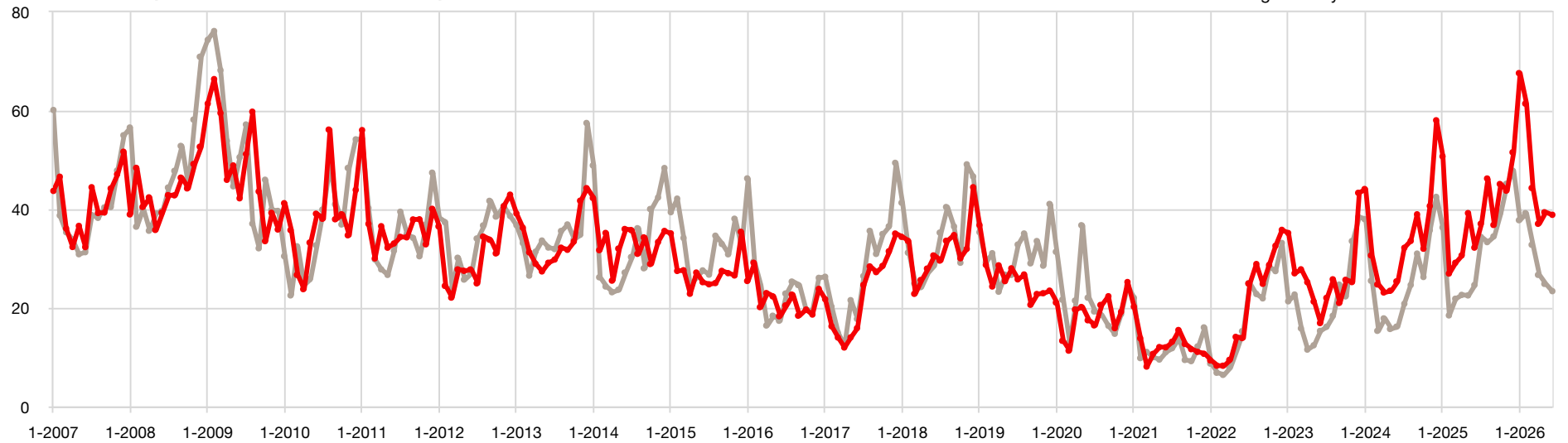
June



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
May-2026	25	+ 8.7%	39	0.0%
Jun-2026	23	- 8.0%	39	+ 21.9%
12-Month Avg*	33	+ 24.5%	44	+ 19.5%

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

Historical Days on Market Until Sale by Month

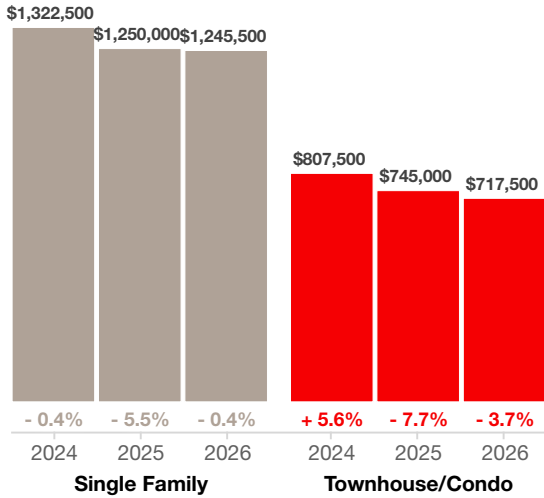


Median Sales Price

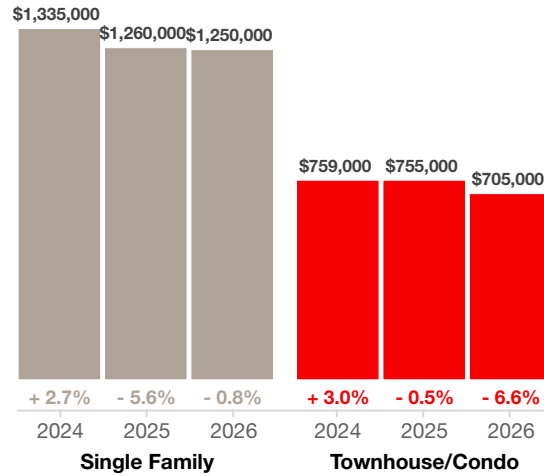
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

Burlington

June



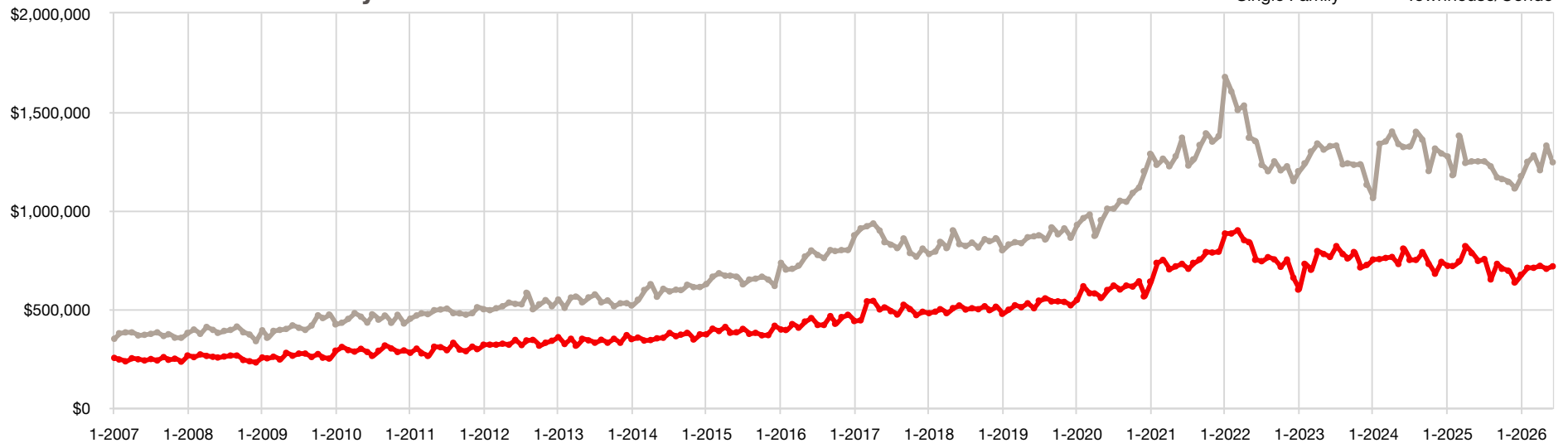
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	\$1,205,000	- 3.0%	\$720,000	- 12.2%
May-2026	\$1,330,000	+ 6.4%	\$705,000	- 10.2%
Jun-2026	\$1,245,500	- 0.4%	\$717,500	- 3.7%
12-Month Avg*	\$1,225,000	- 3.9%	\$707,500	- 5.0%

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

Historical Median Sales Price by Month

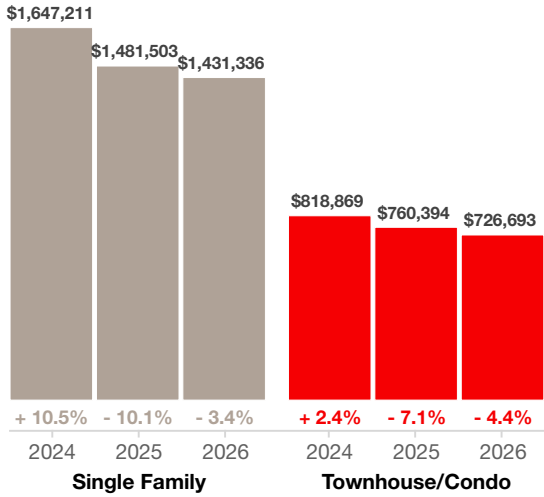


Average Sales Price

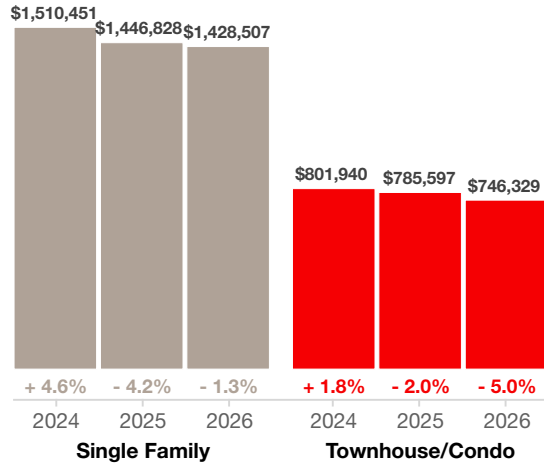
Average sales price for all closed sales, not accounting for seller concessions, in a given month.

Burlington

June



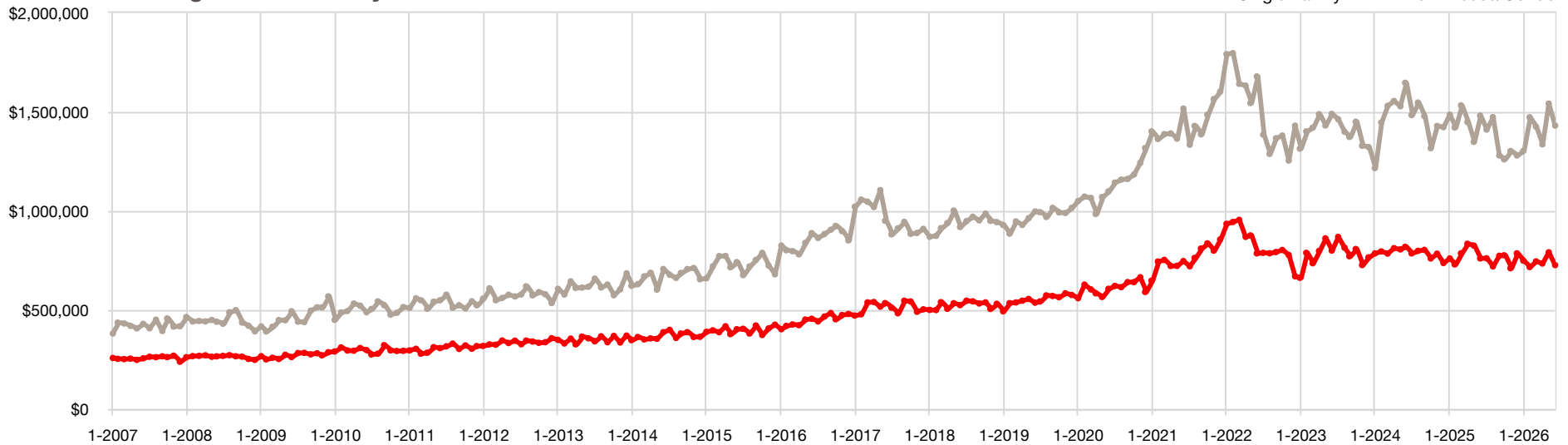
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	\$1,336,659	- 7.8%	\$734,630	- 11.9%
May-2026	\$1,542,064	+ 14.3%	\$791,197	- 4.1%
Jun-2026	\$1,431,336	- 3.4%	\$726,693	- 4.4%
12-Month Avg*	\$1,388,868	- 3.6%	\$750,350	- 4.1%

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

Historical Average Sales Price by Month



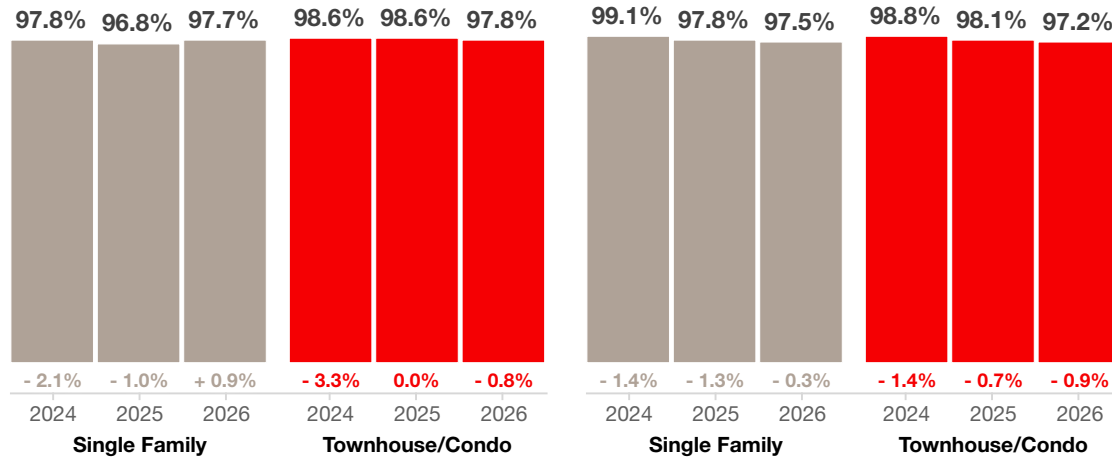
Percent of List Price Received

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

June

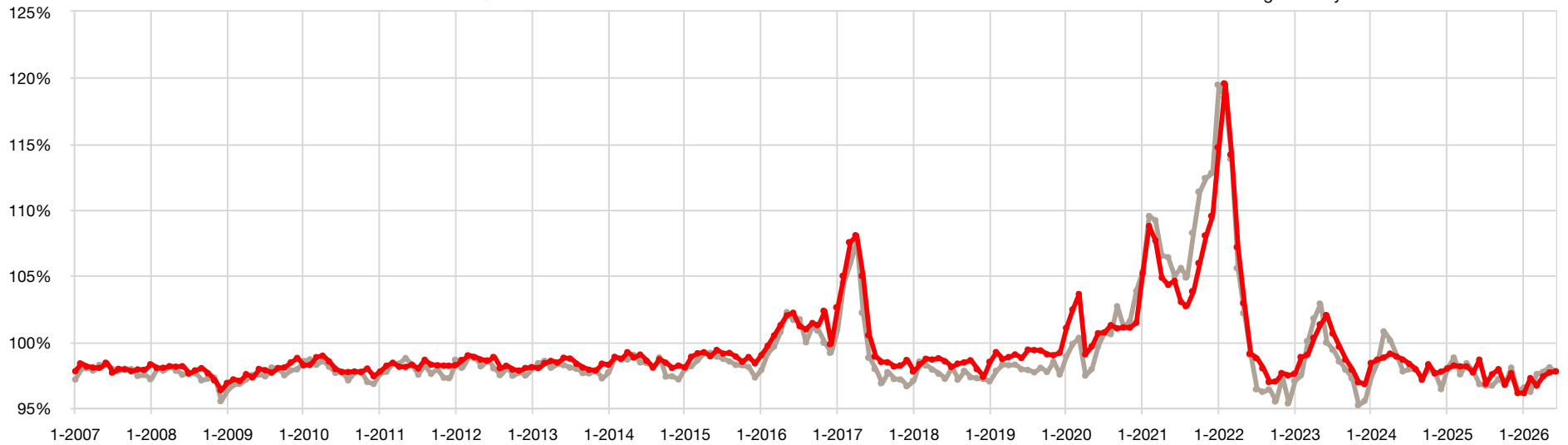
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%	97.4%	- 0.7%
May-2026	98.1%	+ 0.3%	97.7%	0.0%
Jun-2026	97.7%	+ 0.9%	97.8%	- 0.8%
12-Month Avg*	97.2%	- 0.5%	97.2%	- 0.8%

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

Historical Percent of List Price Received by Month



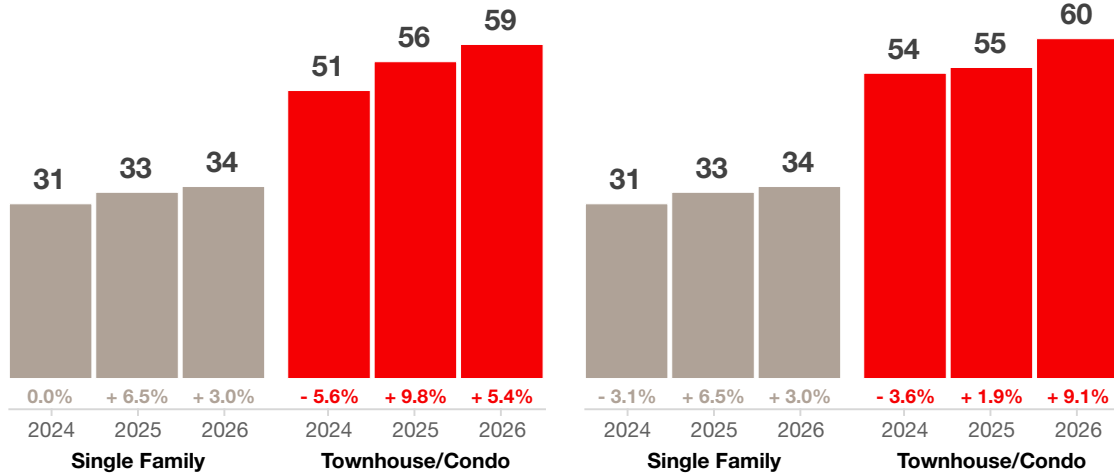
Housing Affordability Index

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

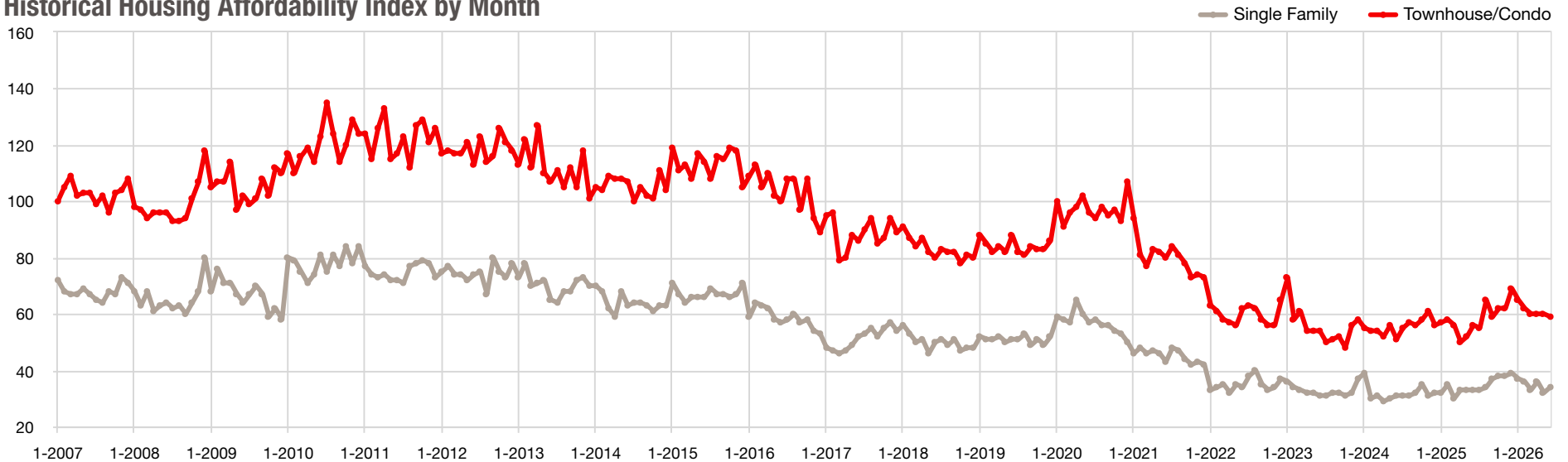
June

Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%	60	+ 20.0%
May-2026	32	- 3.0%	60	+ 15.4%
Jun-2026	34	+ 3.0%	59	+ 5.4%
12-Month Avg	36	+ 12.5%	62	+ 10.7%

Historical Housing Affordability Index by Month

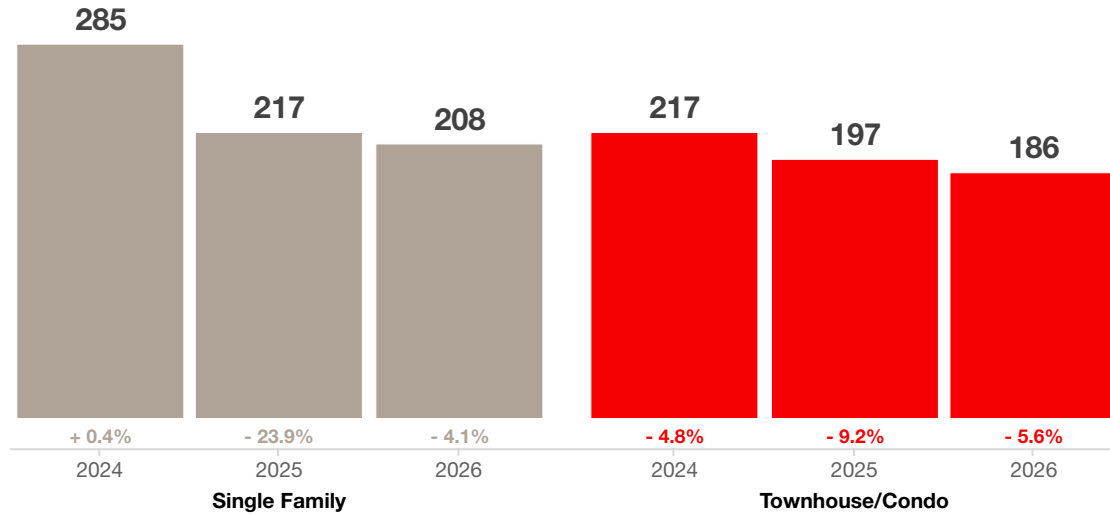


ShowingTime Housing Value Index

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

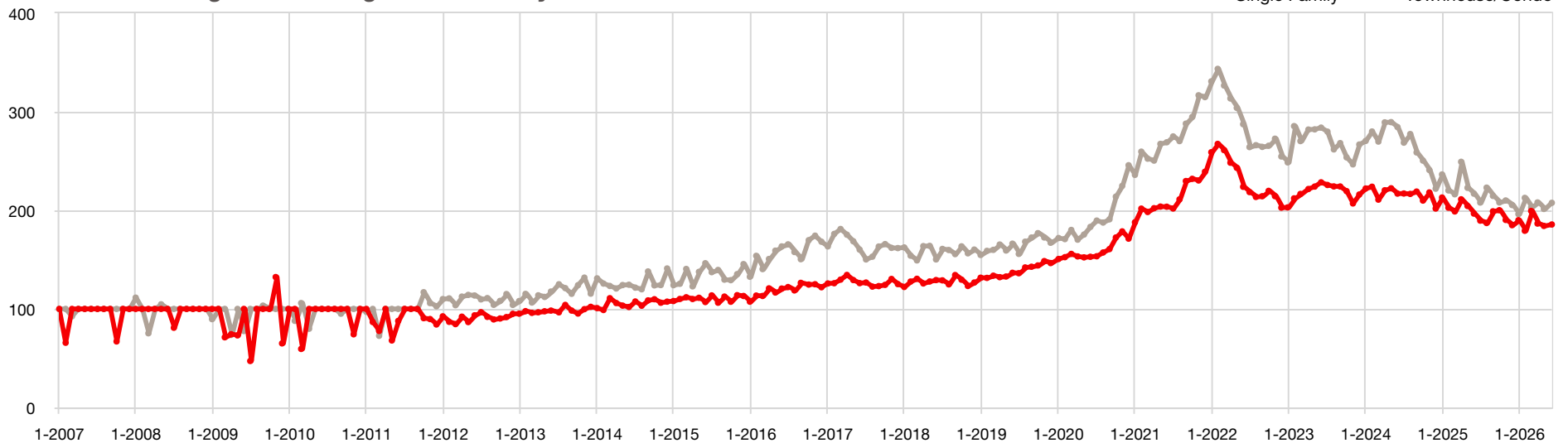
June



Housing Value Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jul-2025	208	- 22.7%	190	- 12.4%
Aug-2025	223	- 19.5%	187	- 13.8%
Sep-2025	215	- 17.0%	199	- 9.1%
Oct-2025	208	- 16.8%	200	- 4.8%
Nov-2025	210	- 12.9%	190	- 12.8%
Dec-2025	205	- 7.7%	185	- 8.4%
Jan-2026	196	- 16.9%	190	- 10.8%
Feb-2026	213	- 3.2%	179	- 11.8%
Mar-2026	203	- 6.0%	199	0.0%
Apr-2026	208	- 16.5%	187	- 11.4%
May-2026	201	- 9.9%	184	- 9.8%
Jun-2026	208	- 4.1%	186	- 5.6%
12-Month Avg*	—	—	—	—

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

Historical ShowingTime Housing Value Index by Month

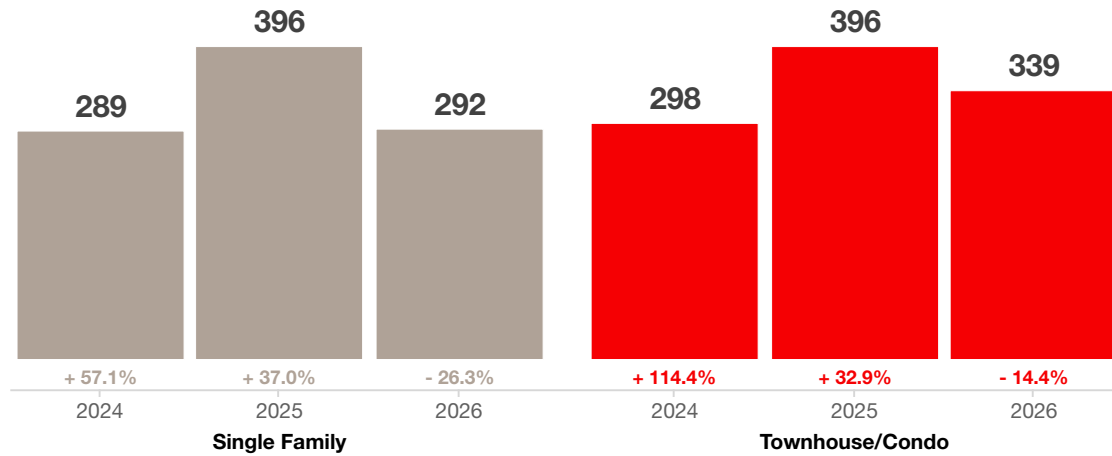


Inventory of Homes for Sale

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

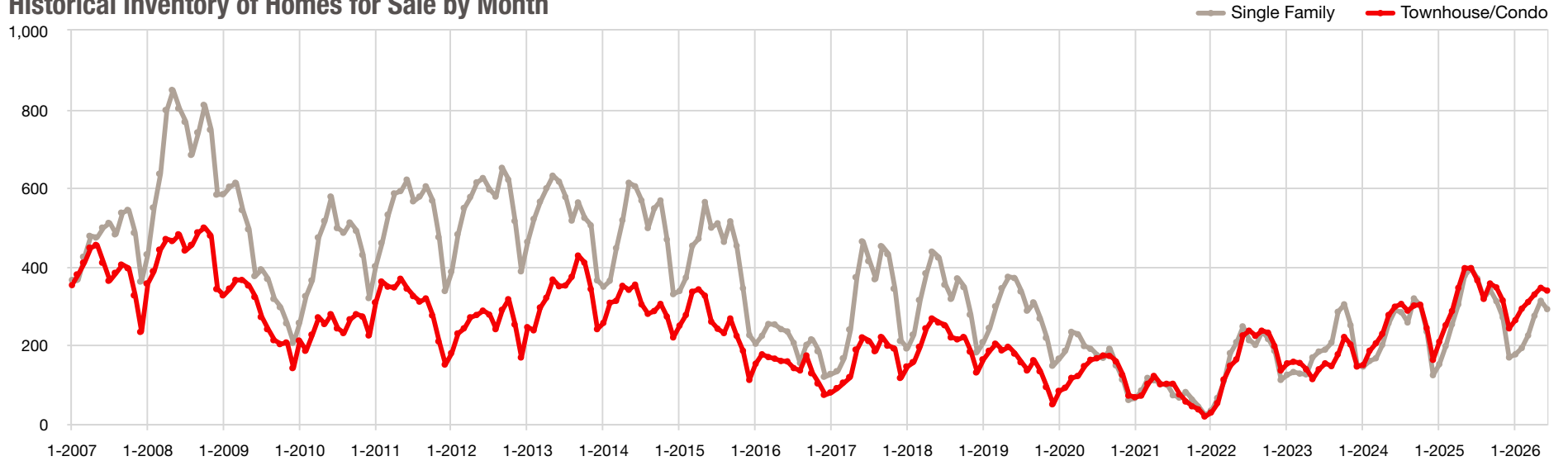
Burlington

June



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	177	+ 16.4%	264	+ 26.3%
Feb-2026	193	- 2.5%	293	+ 16.7%
Mar-2026	225	- 11.1%	310	+ 8.0%
Apr-2026	275	- 9.5%	329	- 4.9%
May-2026	313	- 17.0%	346	- 12.6%
Jun-2026	292	- 26.3%	339	- 14.4%
12-Month Avg	271	+ 1.5%	319	+ 9.6%

Historical Inventory of Homes for Sale by Month

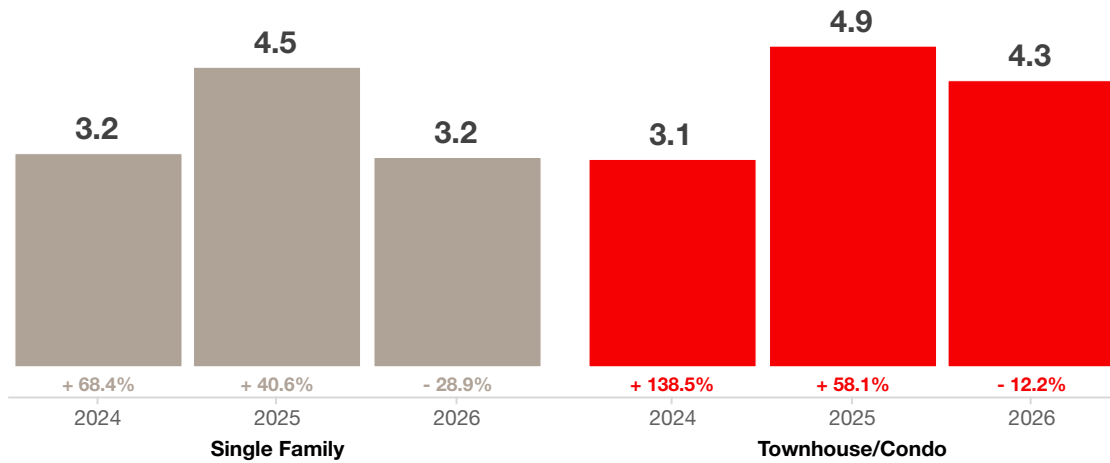


Months Supply of Inventory

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

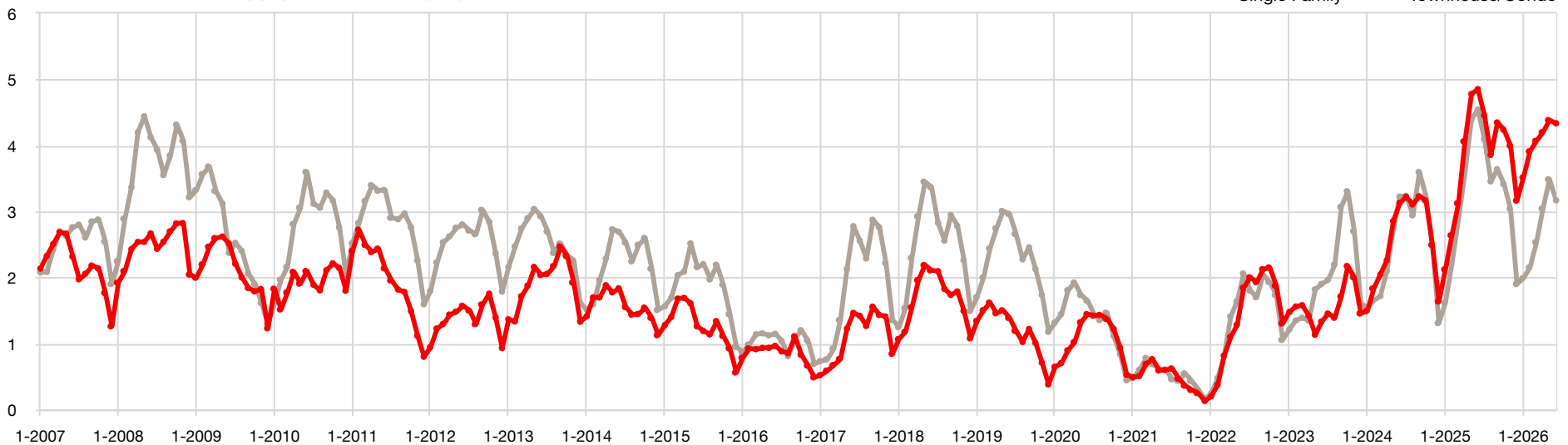
June



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	2.2	0.0%	3.9	+ 50.0%
Mar-2026	2.5	- 13.8%	4.1	+ 32.3%
Apr-2026	3.0	- 16.7%	4.2	+ 2.4%
May-2026	3.5	- 20.5%	4.4	- 8.3%
Jun-2026	3.2	- 28.9%	4.3	- 12.2%
12-Month Avg*	3.0	- 0.3%	4.0	+ 26.1%

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

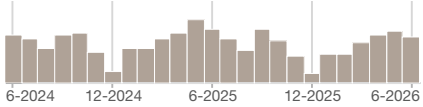
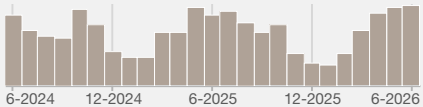
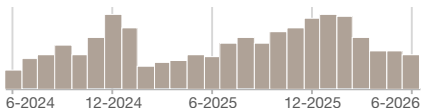
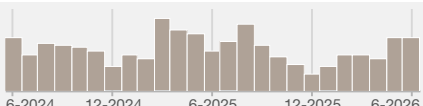

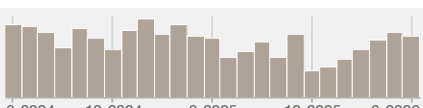
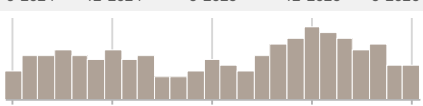
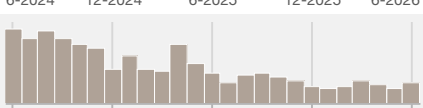
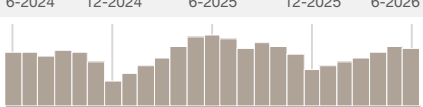
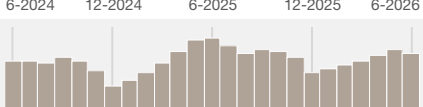
Historical Months Supply of Inventory by Month



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	6-2025	6-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		484	415	- 14.3%	2,497	2,170	- 13.1%
Sales		209	228	+ 9.1%	1,000	1,056	+ 5.6%
Days on Market Until Sale		28	29	+ 3.6%	29	36	+ 24.1%
Median Sales Price		\$960,000	\$1,000,001	+ 4.2%	\$990,000	\$960,000	- 3.0%
Average Sales Price		\$1,160,627	\$1,171,731	+ 1.0%	\$1,141,339	\$1,119,072	- 2.0%
Percent of List Price Received		97.6%	97.7%	+ 0.1%	97.9%	97.4%	- 0.5%
Housing Affordability Index		43	42	- 2.3%	42	44	+ 4.8%
Housing Value Index		208	199	- 4.3%	—	—	—
Inventory of Homes for Sale		792	631	- 20.3%	—	—	—
Months Supply of Inventory		4.7	3.7	- 21.3%	—	—	—

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