Market
STATS

# BURLINGTON
## JULY 2026

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# Monthly Indicators

## Burlington

### July 2026

Canadian home sales increased for the third consecutive month, edging up 0.5% on a seasonally adjusted basis, according to the Canadian Real Estate Association (CREA). Sales increased 0.9% year-over-year on a non-seasonally adjusted basis. CREA said lower fixed mortgage rates, stabilizing home prices, and diminishing expectations for additional Bank of Canada rate hikes this year have helped bring some buyers back to the market.

New Listings decreased 34.6 percent for Single Family homes but increased 1.7 percent for Townhouse/Condo homes. Sales decreased 18.3 percent for Single Family homes and 17.0 percent for Townhouse/Condo homes. Inventory decreased 33.8 percent for Single Family homes and 6.8 percent for Townhouse/Condo homes.

Median Sales Price decreased 4.4 percent to $1,194,750 for Single Family homes and 14.5 percent to $645,000 for Townhouse/Condo homes. Days on Market decreased 11.8 percent for Single Family homes but increased 35.1 percent for Townhouse/Condo homes. Months Supply of Inventory decreased 34.1 percent for Single Family homes and 2.2 percent for Townhouse/Condo homes.

Nationally, new listings declined 1.3% month-over-month, pushing the national sales-to-new listings ratio to 50.2%, CREA reported. Heading into July, there were 208,578 properties listed for sale across Canadian MLS systems, a 0.6% increase from one year earlier, representing a 4.8-month supply at the current sales pace. Meanwhile, the National Composite MLS Home Price Index (HPI) was unchanged from the previous month, ending a streak of month-over-month declines that began in January 2025.

### Quick Facts

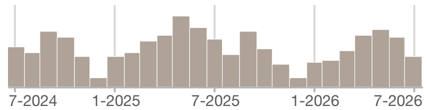
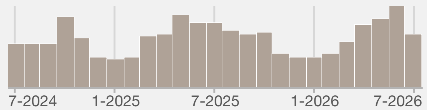
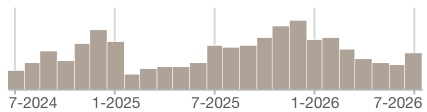
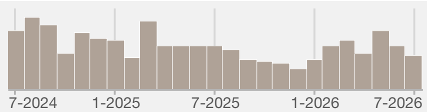
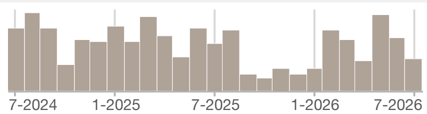
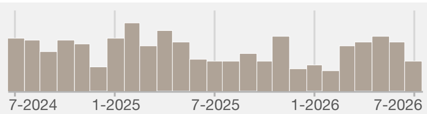
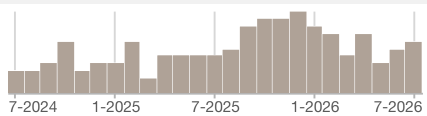
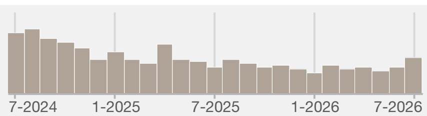
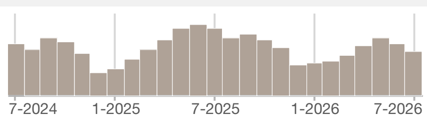
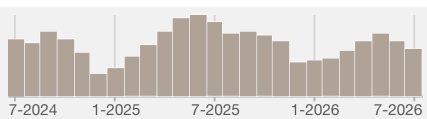
| -17.7% | -6.4% | - 20.4% |
|---|---|---|
| Change in **Sales** All Properties | Change in **Median Sales Price** All Properties | Change in **Homes for Sale** All Properties |

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

# Single Family Market Overview

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

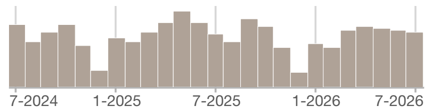
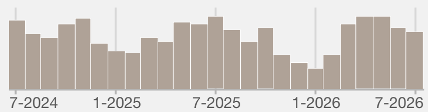
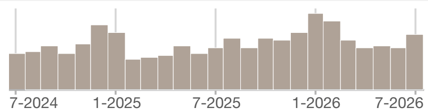
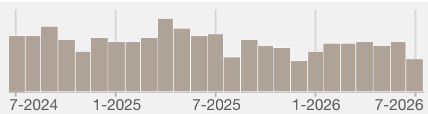
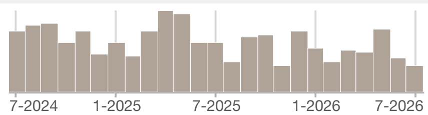
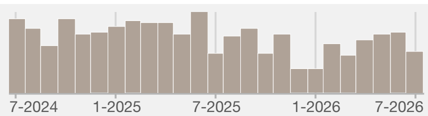
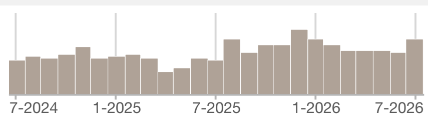
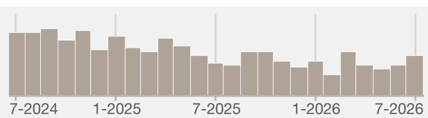
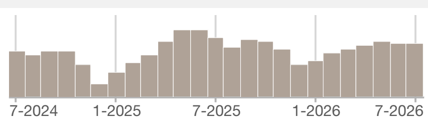
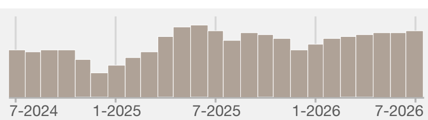
**Burlington**

| Key Metrics | Historical Sparkbars | 7-2025 | 7-2026 | % Change | YTD 2025 | YTD 2026 | % Change |
|---|---|---|---|---|---|---|---|
| **New Listings** |  | 214 | **140** | - 34.6% | 1,513 | **1,248** | - 17.5% |
| **Sales** |  | 115 | **94** | - 18.3% | 653 | **677** | + 3.7% |
| **Days on Market Until Sale** |  | 34 | **30** | - 11.8% | 26 | **29** | + 11.5% |
| **Median Sales Price** |  | $1,250,000 | **$1,194,750** | - 4.4% | $1,259,000 | **$1,250,000** | - 0.7% |
| **Average Sales Price** |  | $1,410,991 | **$1,344,748** | - 4.7% | $1,440,517 | **$1,417,958** | - 1.6% |
| **Percent of List Price Received** |  | 96.7% | **96.7%** | 0.0% | 97.6% | **97.4%** | - 0.2% |
| **Housing Affordability Index** |  | 33 | **35** | + 6.1% | 33 | **33** | 0.0% |
| **Housing Value Index** |  | 208 | **226** | + 8.7% | — | **—** | — |
| **Inventory of Homes for Sale** |  | 370 | **245** | - 33.8% | — | **—** | — |
| **Months Supply of Inventory** |  | 4.1 | **2.7** | - 34.1% | — | **—** | — |

# 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**

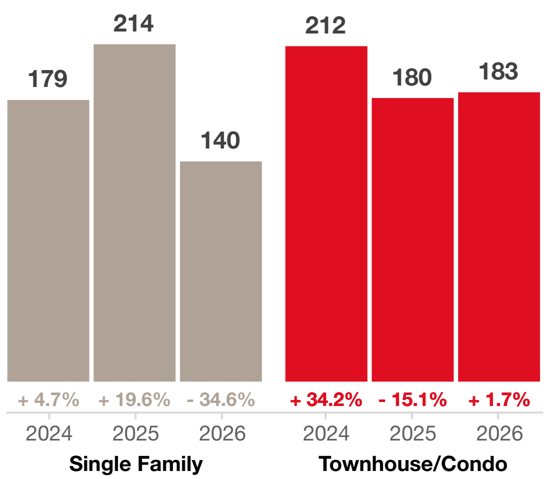
| Key Metrics | Historical Sparkbars | 7-2025 | 7-2026 | % Change | YTD 2025 | YTD 2026 | % Change |
|---|---|---|---|---|---|---|---|
| **New Listings** |   | 180 | **183** | + 1.7% | 1,378 | **1,250** | - 9.3% |
| **Sales** |   | 100 | **83** | - 17.0% | 562 | **567** | + 0.9% |
| **Days on Market Until Sale** |   | 37 | **50** | + 35.1% | 35 | **45** | + 28.6% |
| **Median Sales Price** |   | $754,375 | **$645,000** | - 14.5% | $755,000 | **$700,000** | - 7.3% |
| **Average Sales Price** |   | $761,245 | **$707,636** | - 7.0% | $781,264 | **$741,249** | - 5.1% |
| **Percent of List Price Received** |   | 96.8% | **96.9%** | + 0.1% | 97.9% | **97.2%** | - 0.7% |
| **Housing Affordability Index** |   | 55 | **65** | + 18.2% | 55 | **60** | + 9.1% |
| **Housing Value Index** |   | 189 | **196** | + 3.7% | — | **—** | — |
| **Inventory of Homes for Sale** |   | 365 | **340** | - 6.8% | — | **—** | — |
| **Months Supply of Inventory** |   | 4.5 | **4.4** | - 2.2% | — | **—** | — |

# New Listings

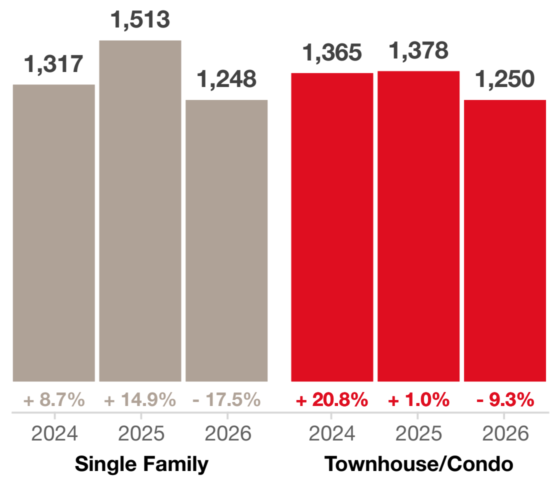
A count of the properties that have been newly listed on the market in a given month.

**Burlington**

## July

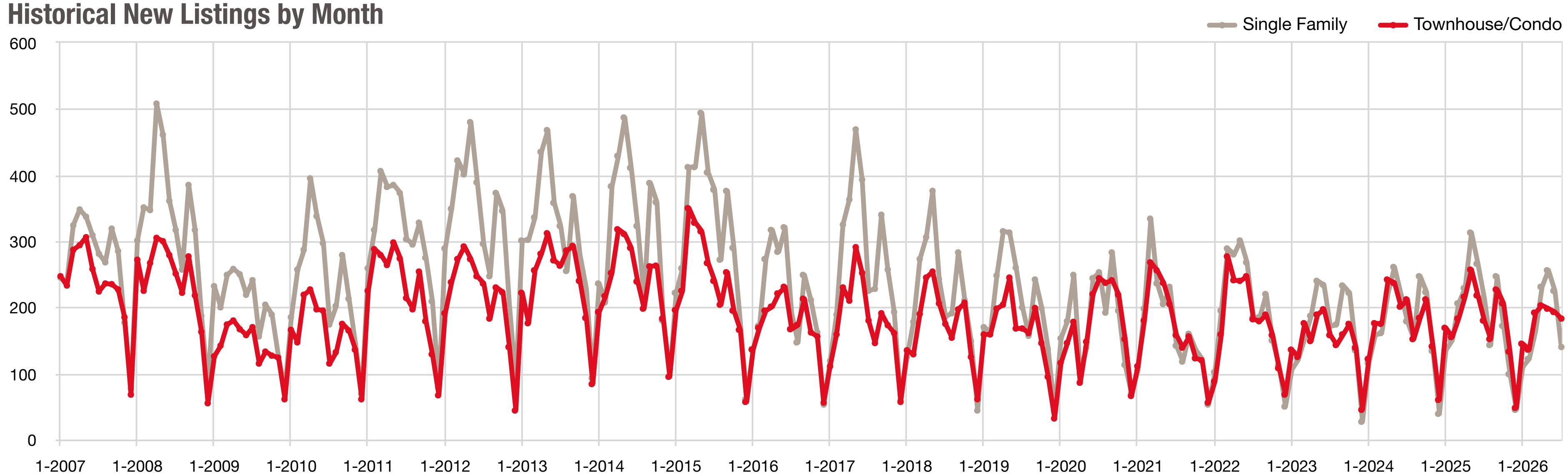



## Year to Date




| New Listings | Single Family | Year-Over-Year Change | Townhouse / Condo | Year-Over-Year Change |
|---|---|---|---|---|
| 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 | 231 | + 0.9% | 203 | - 6.0% |
| May-2026 | 256 | - 18.2% | 198 | - 23.0% |
| Jun-2026 | 225 | - 15.4% | 193 | - 11.5% |
| **Jul-2026** | **140** | **- 34.6%** | **183** | **+ 1.7%** |
| 12-Month Avg | 163 | - 15.1% | 168 | - 5.1% |

## Historical New Listings by Month

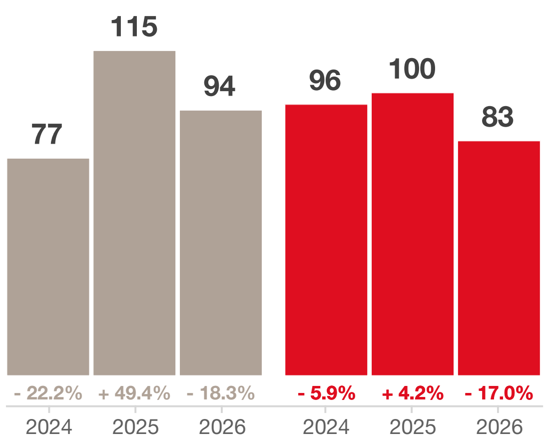


# Sales

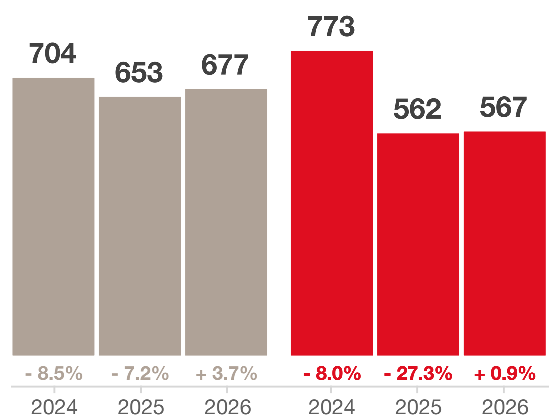
A count of the properties on which offers have been accepted in a given month.

**Burlington**

## July

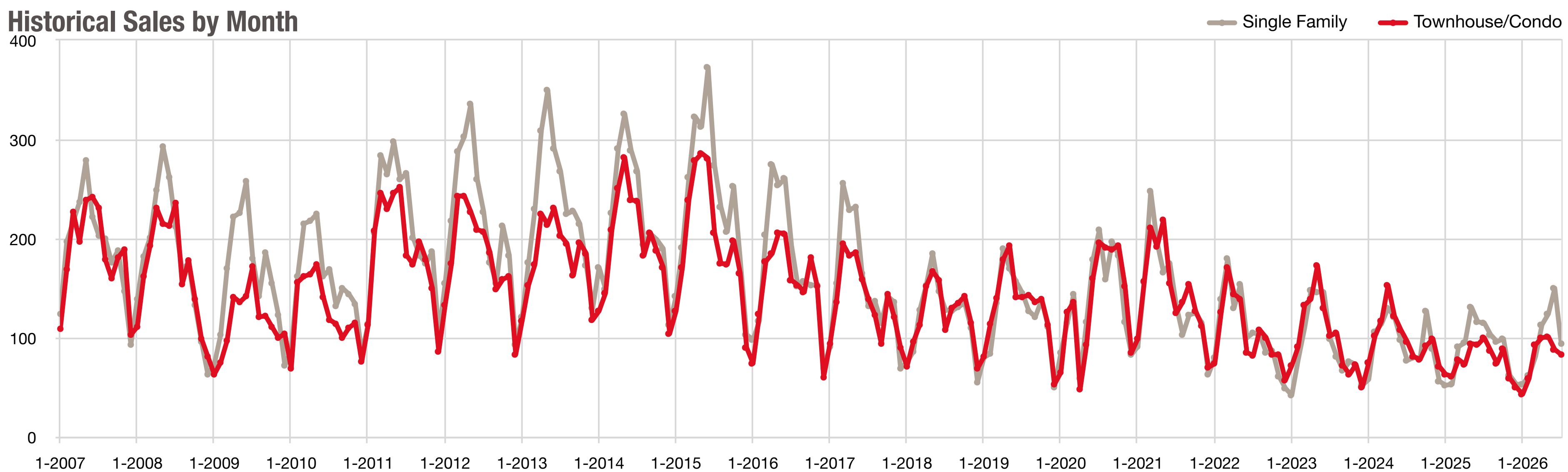



## Year to Date




| Sales | Single Family | Year-Over-Year Change | Townhouse / Condo | Year-Over-Year Change |
|---|---|---|---|---|
| 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% | 100 | + 37.0% |
| May-2026 | 124 | - 5.3% | 101 | + 7.4% |
| Jun-2026 | 150 | + 29.3% | 88 | - 5.4% |
| **Jul-2026** | **94** | **- 18.3%** | **83** | **- 17.0%** |
| 12-Month Avg | 91 | + 1.1% | 77 | - 6.1% |

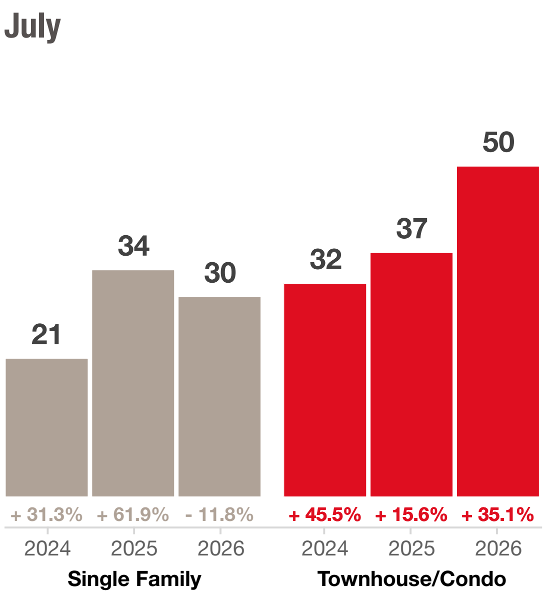
## Historical Sales by Month

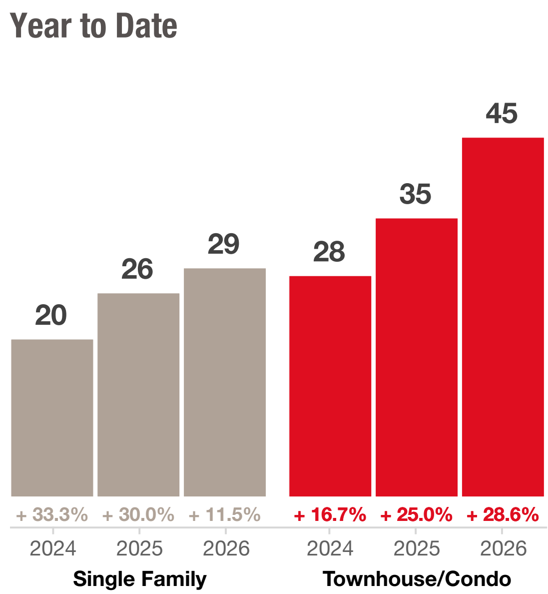


# Days on Market Until Sale

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

**Burlington**

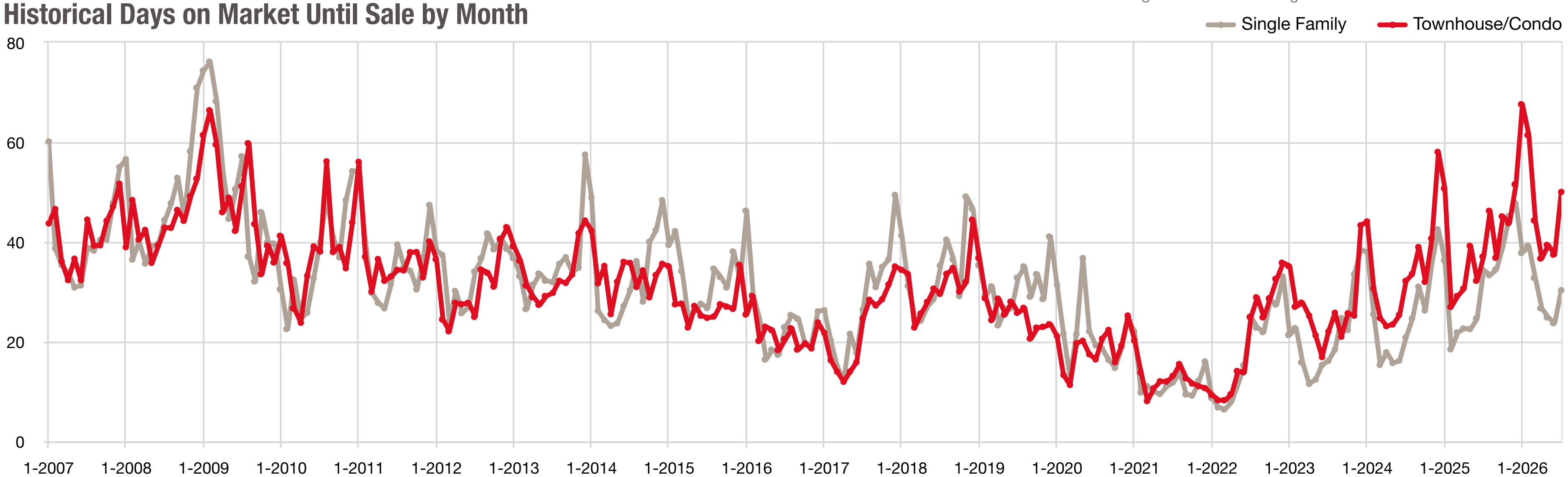



| Days on Market | Single Family | Year-Over-Year Change | Townhouse / Condo | Year-Over-Year Change |
|---|---|---|---|---|
| Aug-2025 | 33 | + 32.0% | 46 | + 35.3% |
| Sep-2025 | 34 | + 9.7% | 37 | - 5.1% |
| Oct-2025 | 39 | + 50.0% | 45 | + 40.6% |
| Nov-2025 | 45 | + 25.0% | 44 | + 7.3% |
| Dec-2025 | 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 | 24 | - 4.0% | 37 | + 15.6% |
| **Jul-2026** | **30** | **- 11.8%** | **50** | **+ 35.1%** |
| 12-Month Avg* | 33 | + 17.5% | 45 | + 20.9% |

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

## Historical Days on Market Until Sale by Month

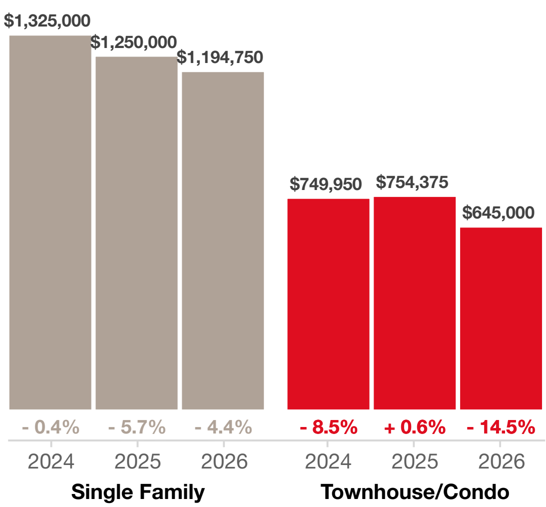


# Median Sales Price

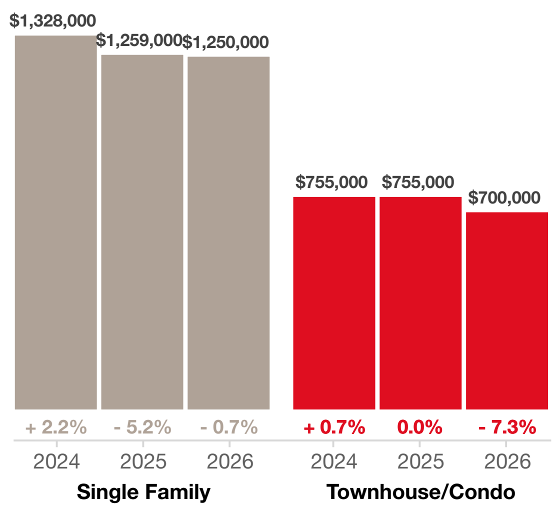
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

**Burlington**

## July



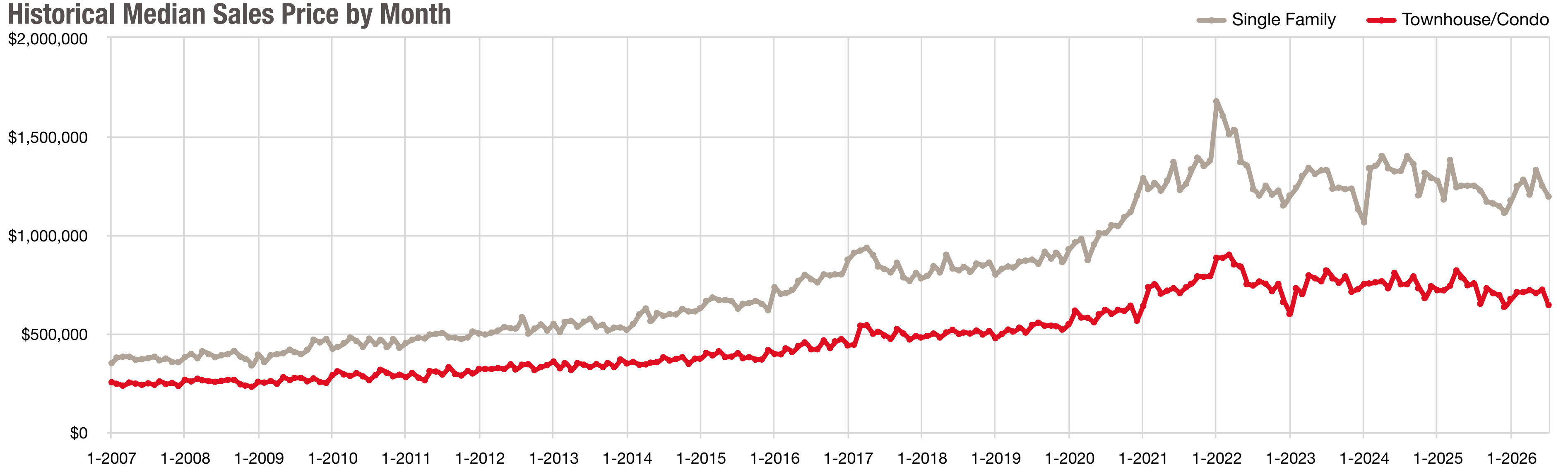

## Year to Date




| Median Sales Price | Single Family | Year-Over-Year Change | Townhouse / Condo | Year-Over-Year Change |
|---|---|---|---|---|
| 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 | $1,249,000 | - 0.1% | $722,500 | - 3.0% |
| **Jul-2026** | **$1,194,750** | **- 4.4%** | **$645,000** | **- 14.5%** |
| 12-Month Avg* | $1,225,000 | - 3.2% | $700,000 | - 6.0% |

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

## Historical Median Sales Price by Month

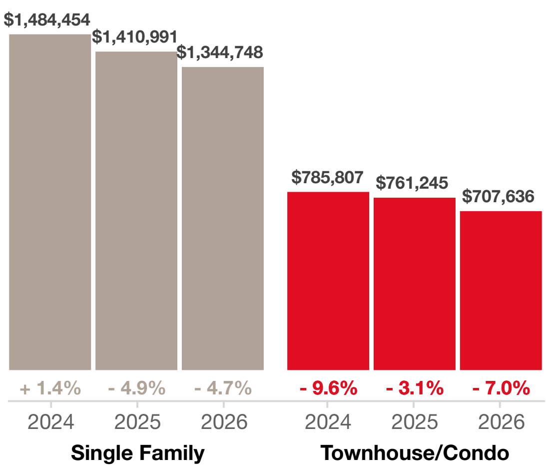


# Average Sales Price

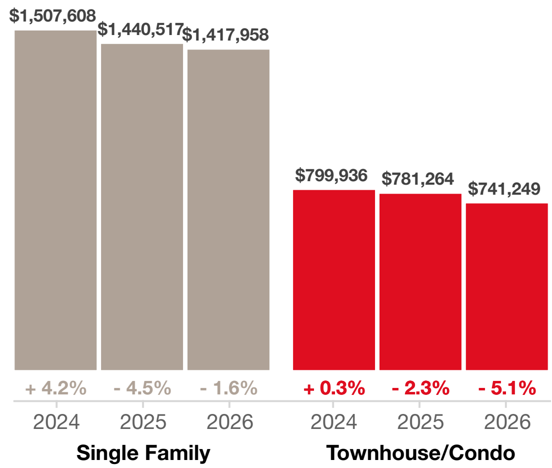
Average sales price for all closed sales, not accounting for seller concessions, in a given month.

**Burlington**

## July



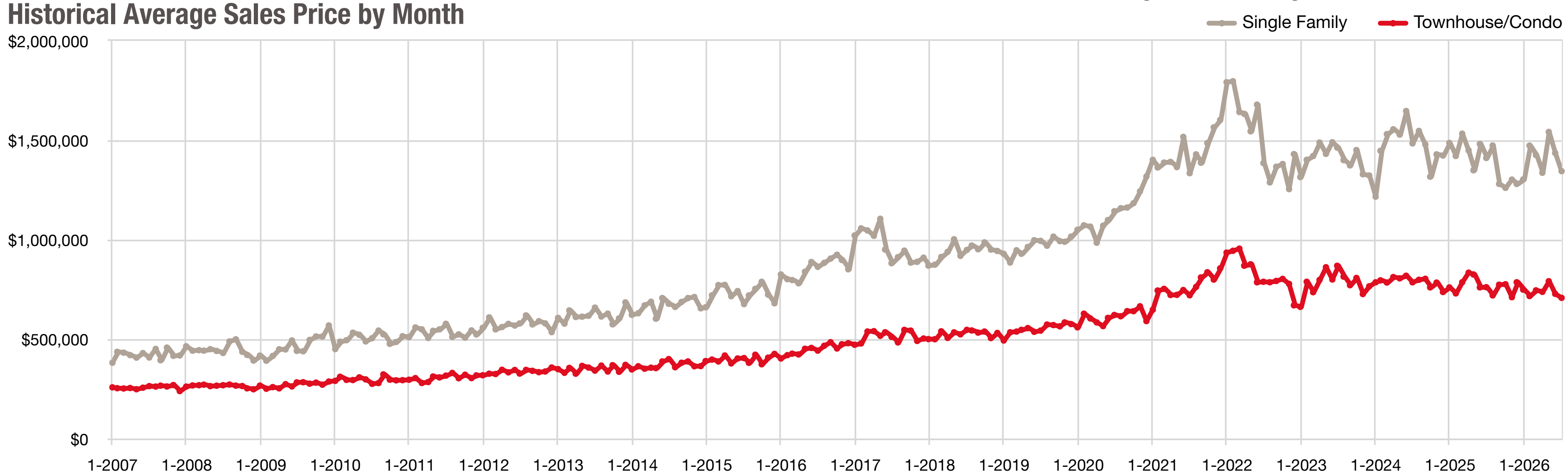

## Year to Date




| Avg. Sales Price | Single Family | Year-Over-Year Change | Townhouse / Condo | Year-Over-Year Change |
|---|---|---|---|---|
| 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% | $737,883 | - 11.6% |
| May-2026 | $1,542,064 | + 14.3% | $791,197 | - 4.1% |
| Jun-2026 | $1,436,099 | - 3.1% | $727,786 | - 4.3% |
| **Jul-2026** | **$1,344,748** | **- 4.7%** | **$707,636** | **- 7.0%** |
| 12-Month Avg* | $1,383,618 | - 3.6% | $745,681 | - 4.4% |

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

## Historical Average Sales Price by Month

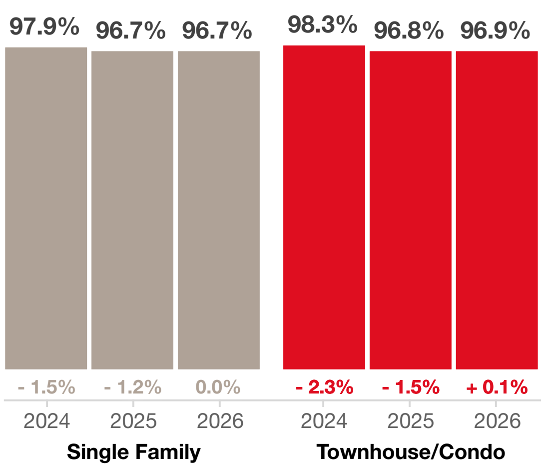


# Percent of List Price Received

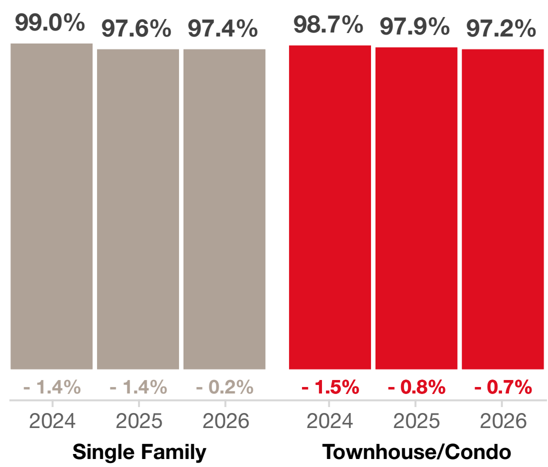
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

**Burlington**

## July



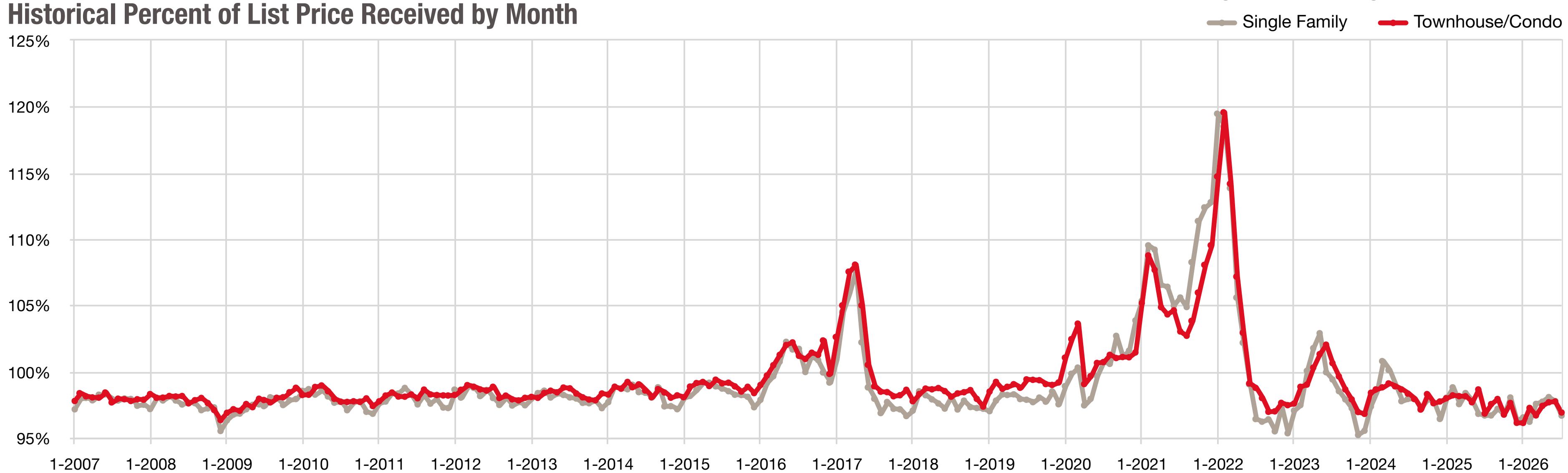

## Year to Date




| Pct. of List Price Received | Single Family | Year-Over-Year Change | Townhouse / Condo | Year-Over-Year Change |
|---|---|---|---|---|
| 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 | 97.8% | + 1.0% | 97.7% | - 0.9% |
| **Jul-2026** | **96.7%** | **0.0%** | **96.9%** | **+ 0.1%** |
| 12-Month Avg* | 97.2% | - 0.3% | 97.2% | - 0.6% |

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

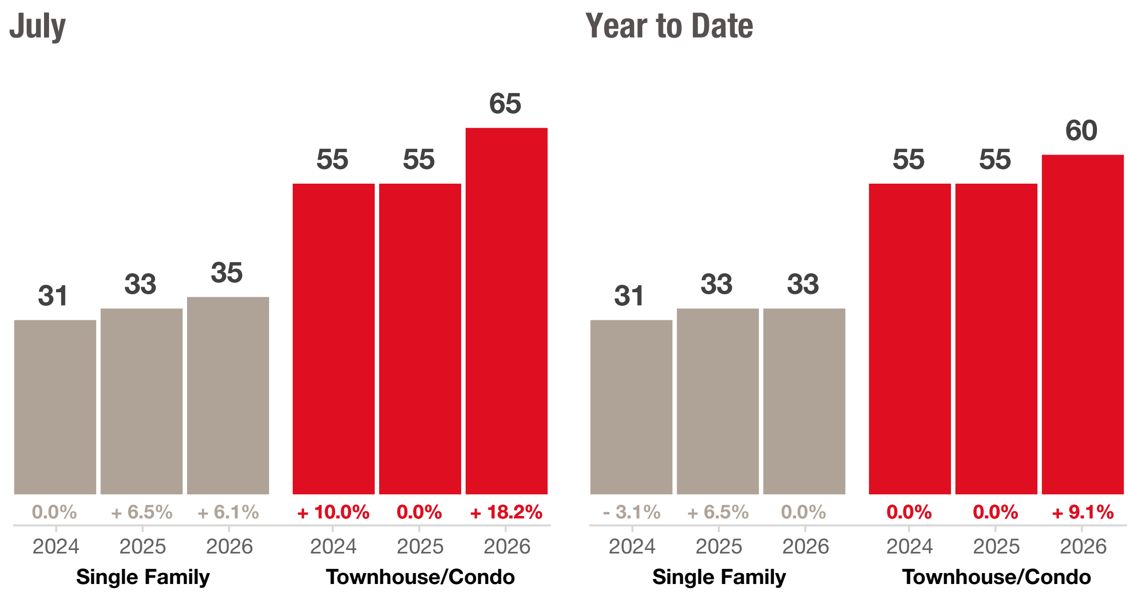
## Historical Percent of List Price Received by Month



# Housing Affordability Index

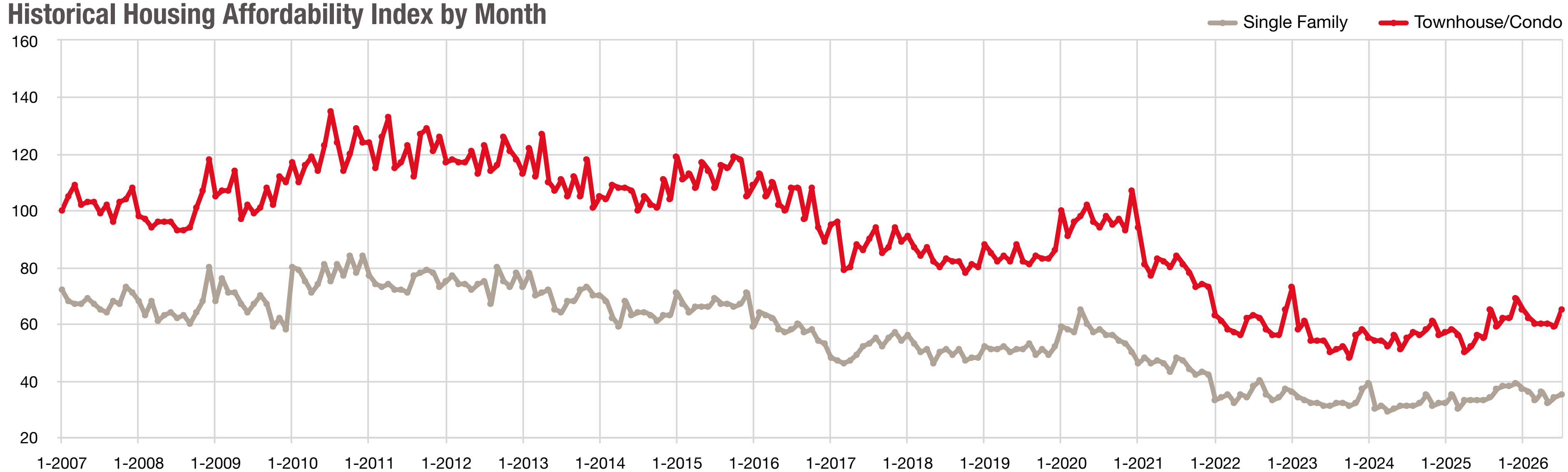
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

**Burlington**




| Affordability Index | Single Family | Year-Over-Year Change | Townhouse / Condo | Year-Over-Year Change |
|---|---|---|---|---|
| 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% |
| **Jul-2026** | **35** | **+ 6.1%** | **65** | **+ 18.2%** |
| 12-Month Avg | 36 | + 9.1% | 62 | + 10.7% |

## Historical Housing Affordability Index by Month

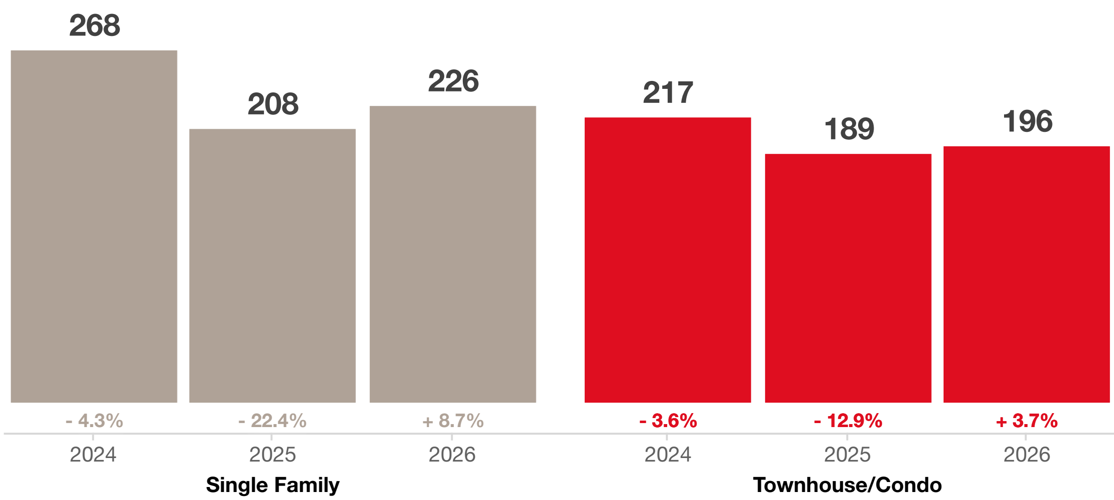


# ShowingTime Housing Value Index

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**

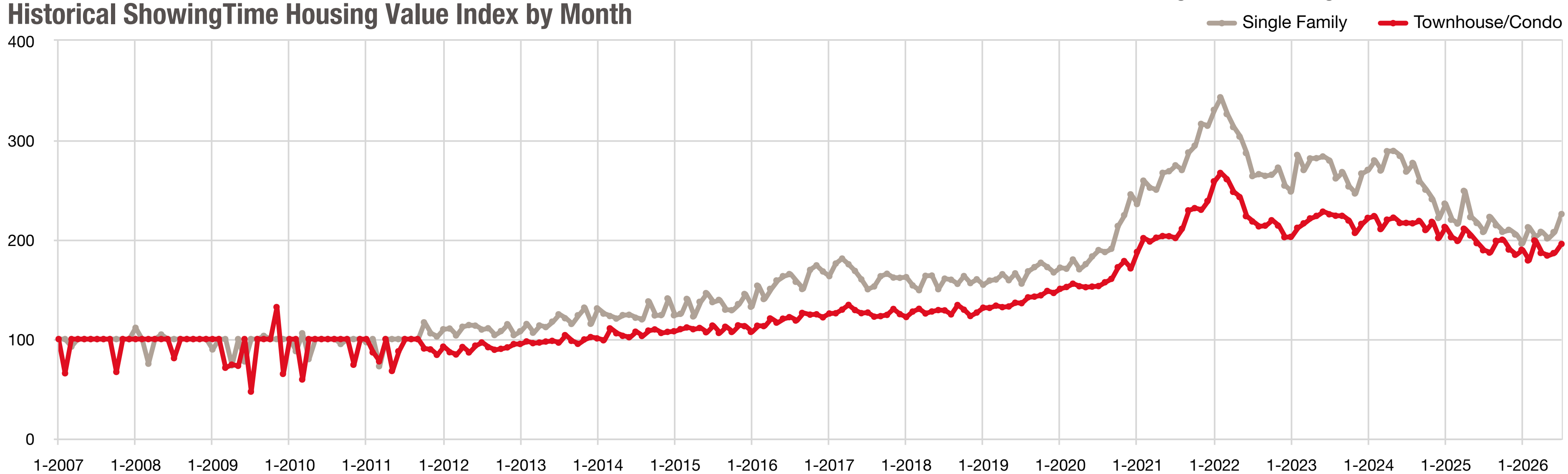
## July




| Housing Value Index | Single Family | Year-Over-Year Change | Townhouse / Condo | Year-Over-Year Change |
|---|---|---|---|---|
| Aug-2025 | 223 | - 19.5% | 187 | - 13.4% |
| Sep-2025 | 214 | - 17.4% | 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 | 212 | - 3.6% | 179 | - 11.4% |
| 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% |
| **Jul-2026** | **226** | **+ 8.7%** | **196** | **+ 3.7%** |
| 12-Month Avg* | — | — | — | — |

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

## Historical ShowingTime Housing Value Index by Month

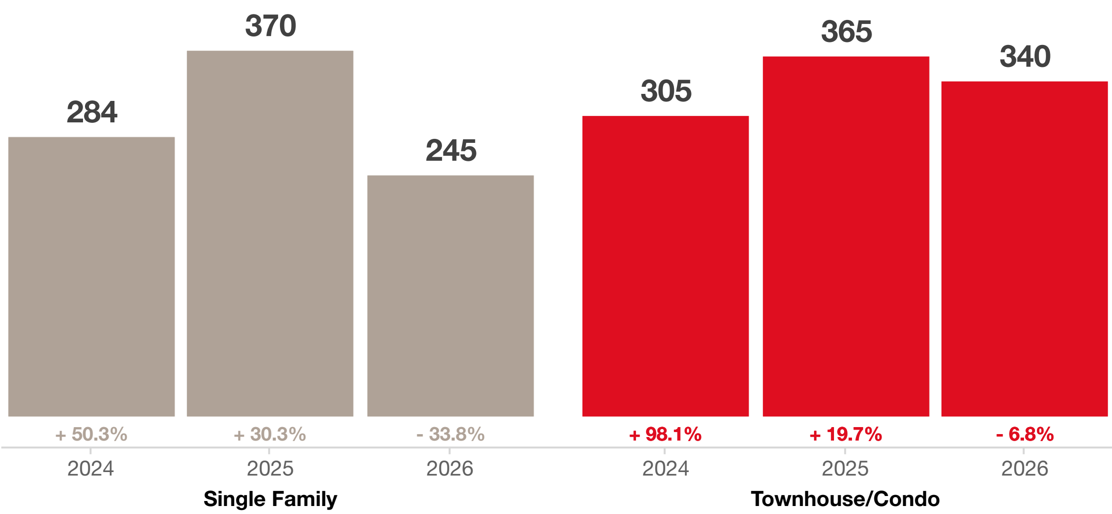


# Inventory of Homes for Sale

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

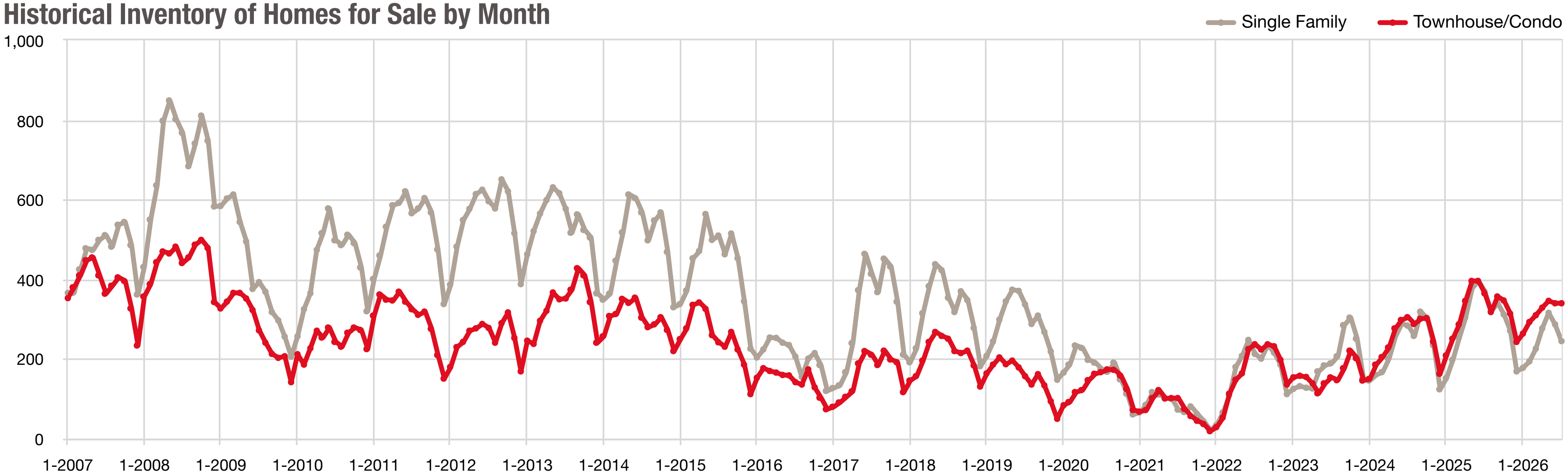
**Burlington**

## July




| Homes for Sale | Single Family | Year-Over-Year Change | Townhouse / Condo | Year-Over-Year Change |
|---|---|---|---|---|
| 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 | 178 | + 17.1% | 264 | + 26.3% |
| Feb-2026 | 194 | - 2.0% | 293 | + 16.7% |
| Mar-2026 | 226 | - 10.7% | 310 | + 8.0% |
| Apr-2026 | 277 | - 8.9% | 329 | - 4.9% |
| May-2026 | 316 | - 16.2% | 346 | - 12.6% |
| Jun-2026 | 287 | - 27.5% | 340 | - 14.1% |
| **Jul-2026** | **245** | **- 33.8%** | **340** | **- 6.8%** |
| 12-Month Avg | 261 | - 4.7% | 317 | + 7.1% |

## Historical Inventory of Homes for Sale by Month

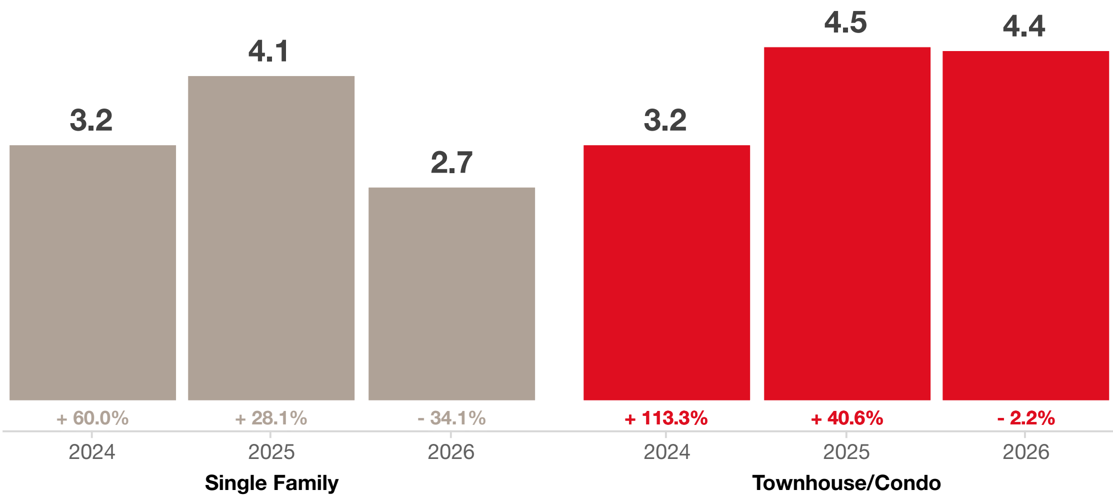


# Months Supply of Inventory

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**

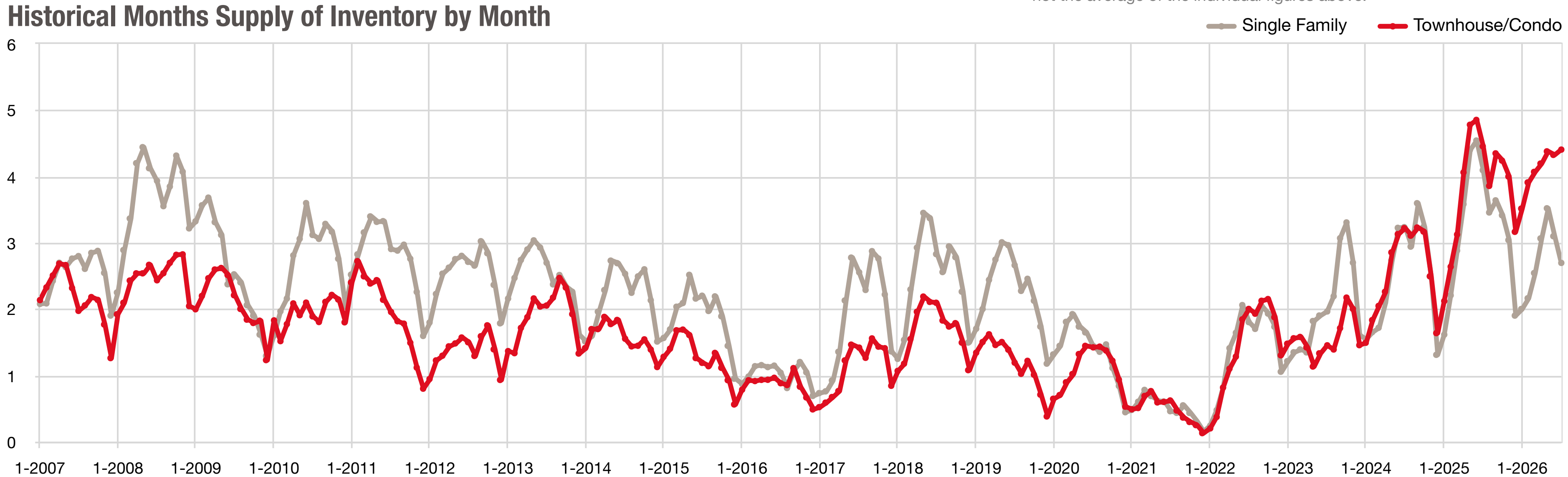
## July




| Months Supply | Single Family | Year-Over-Year Change | Townhouse / Condo | Year-Over-Year Change |
|---|---|---|---|---|
| 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 | 3.1 | - 13.9% | 4.2 | + 2.4% |
| May-2026 | 3.5 | - 20.5% | 4.4 | - 8.3% |
| Jun-2026 | 3.1 | - 31.1% | 4.3 | - 12.2% |
| **Jul-2026** | **2.7** | **- 34.1%** | **4.4** | **- 2.2%** |
| 12-Month Avg* | 2.9 | - 6.4% | 4.0 | + 22.0% |

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

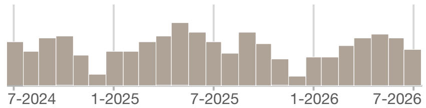
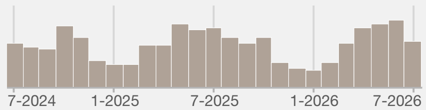
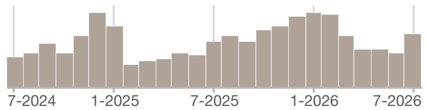
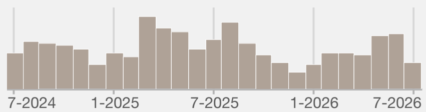
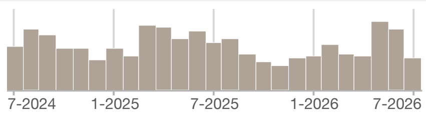
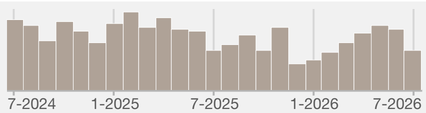
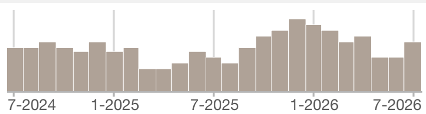
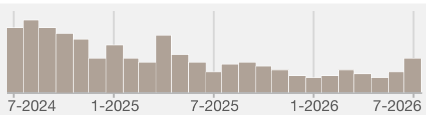
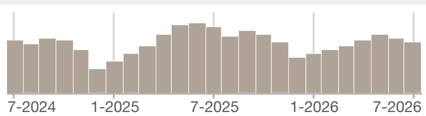
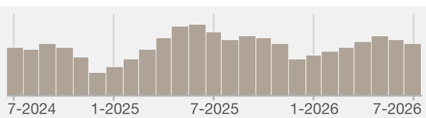
## Historical Months Supply of Inventory by Month



# 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 | 7-2025 | 7-2026 | % Change | YTD 2025 | YTD 2026 | % Change |
|---|---|---|---|---|---|---|---|
| **New Listings** |  | 394 | **323** | - 18.0% | 2,891 | **2,498** | - 13.6% |
| **Sales** |  | 215 | **177** | - 17.7% | 1,215 | **1,244** | + 2.4% |
| **Days on Market Until Sale** |  | 36 | **40** | + 11.1% | 30 | **36** | + 20.0% |
| **Median Sales Price** |  | $988,664 | **$925,000** | - 6.4% | $990,000 | **$958,375** | - 3.2% |
| **Average Sales Price** |  | $1,108,783 | **$1,045,990** | - 5.7% | $1,135,578 | **$1,109,523** | - 2.3% |
| **Percent of List Price Received** |  | 96.7% | **96.8%** | + 0.1% | 97.7% | **97.3%** | - 0.4% |
| **Housing Affordability Index** |  | 42 | **45** | + 7.1% | 42 | **44** | + 4.8% |
| **Housing Value Index** |  | 199 | **211** | + 6.0% | — | **—** | — |
| **Inventory of Homes for Sale** |  | 735 | **585** | - 20.4% | — | **—** | — |
| **Months Supply of Inventory** |  | 4.3 | **3.5** | - 18.6% | — | **—** | — |

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