Market
STATS

BURLINGTON
AUGUST 2026

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Monthly Indicators

Burlington

August 2026

Canadian home sales edged up 0.5% on a seasonally adjusted basis in July, marking a fourth consecutive monthly gain, according to the Canadian Real Estate Association (CREA). On a non-seasonally adjusted basis, sales were down 5.3% from July 2025. CREA noted that markets across the country are generally moving back toward balance, with formerly buyers' or borderline buyers' markets in B.C.'s Lower Mainland and Ontario's Greater Golden Horseshoe shifting into balanced territory.

New Listings decreased 14.0 percent for Single Family homes but increased 0.7 percent for Townhouse/Condo homes. Sales decreased 21.4 percent for Single Family homes and 5.7 percent for Townhouse/Condo homes. Inventory decreased 30.7 percent for Single Family homes but increased 3.1 percent for Townhouse/Condo homes.

Median Sales Price increased 2.0 percent to $1,250,000 for Single Family homes and 1.4 percent to $660,000 for Townhouse/Condo homes. Days on Market increased 6.1 percent for Single Family homes and 2.2 percent for Townhouse/Condo homes. Months Supply of Inventory decreased 28.6 percent for Single Family homes but increased 10.3 percent for Townhouse/Condo homes.

New listings declined 1.6% month-over-month, tightening the national sales-to-new listings ratio to 51.3%, close to the long-term average of 54.7%, CREA reported. There were 205,388 properties listed for sale across Canadian MLS® Systems at the end of July, up just 0.6% from a year earlier, representing a 4.7-month supply at the current sales pace. The National Composite MLS® Home Price Index (HPI) edged up 0.1% month-over-month, the first increase since November 2024, while remaining down 3.3% year-over-year.

Quick Facts

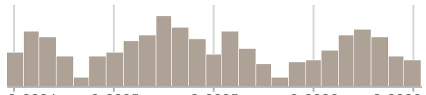
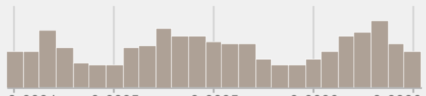
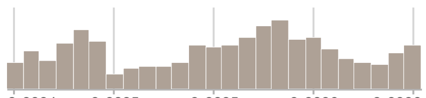
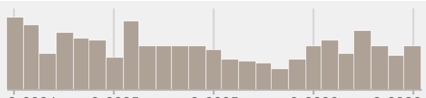
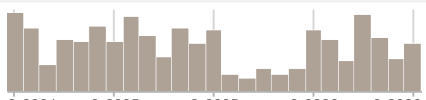
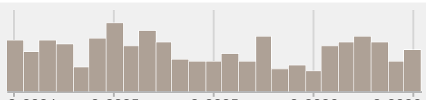
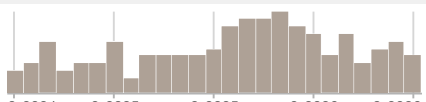
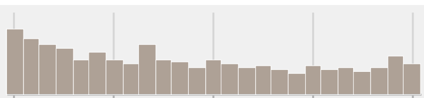
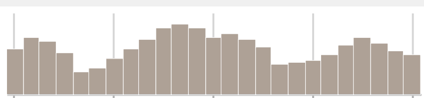
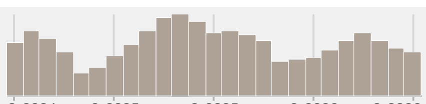
- 14.2%	- 13.0%	- 13.8%
Change in **Sales** All Properties	Change in **Median Sales Price** All Properties	Change in **Homes for Sale** All Properties

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.

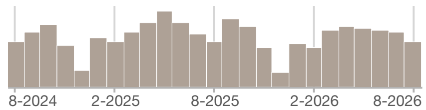
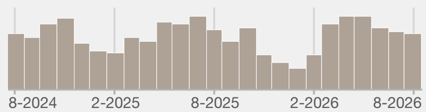
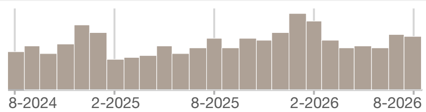
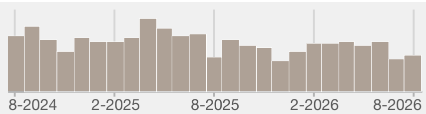
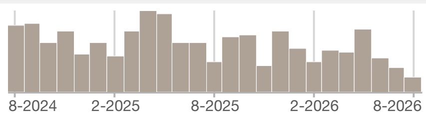
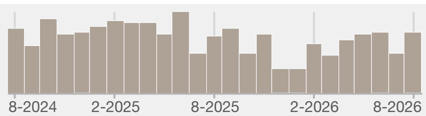
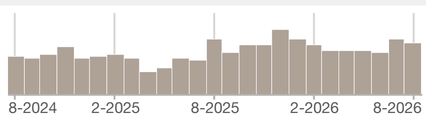
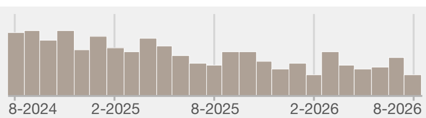
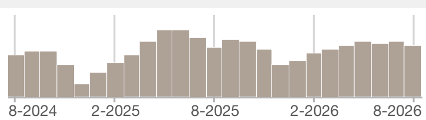
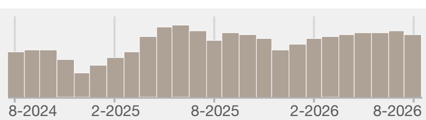
Burlington

Key Metrics	Historical Sparkbars	8-2025	8-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		143	**123**	- 14.0%	1,656	**1,372**	- 17.1%
Sales		103	**81**	- 21.4%	756	**761**	+ 0.7%
Days on Market Until Sale		33	**35**	+ 6.1%	27	**29**	+ 7.4%
Median Sales Price		$1,225,000	**$1,250,000**	+ 2.0%	$1,250,000	**$1,250,000**	0.0%
Average Sales Price		$1,473,778	**$1,414,631**	- 4.0%	$1,445,048	**$1,417,328**	- 1.9%
Percent of List Price Received		96.7%	**97.3%**	+ 0.6%	97.4%	**97.4%**	0.0%
Housing Affordability Index		34	**33**	- 2.9%	34	**33**	- 2.9%
Housing Value Index		223	**215**	- 3.6%	—	**—**	—
Inventory of Homes for Sale		319	**221**	- 30.7%	—	**—**	—
Months Supply of Inventory		3.5	**2.5**	- 28.6%	—	**—**	—

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

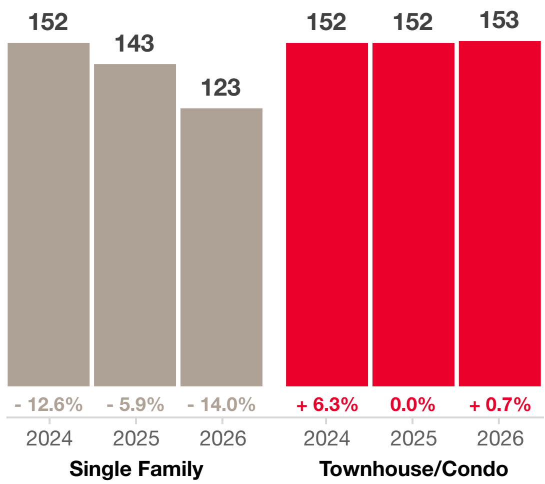
Key Metrics	Historical Sparkbars	8-2025	8-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		152	**153**	+ 0.7%	1,530	**1,403**	- 8.3%
Sales		87	**82**	- 5.7%	649	**650**	+ 0.2%
Days on Market Until Sale		46	**47**	+ 2.2%	37	**46**	+ 24.3%
Median Sales Price		$651,000	**$660,000**	+ 1.4%	$748,000	**$690,000**	- 7.8%
Average Sales Price		$720,000	**$683,979**	- 5.0%	$773,051	**$733,507**	- 5.1%
Percent of List Price Received		97.5%	**97.7%**	+ 0.2%	97.9%	**97.2%**	- 0.7%
Housing Affordability Index		65	**63**	- 3.1%	56	**61**	+ 8.9%
Housing Value Index		187	**179**	- 4.3%	—	**—**	—
Inventory of Homes for Sale		318	**328**	+ 3.1%	—	**—**	—
Months Supply of Inventory		3.9	**4.3**	+ 10.3%	—	**—**	—

New Listings

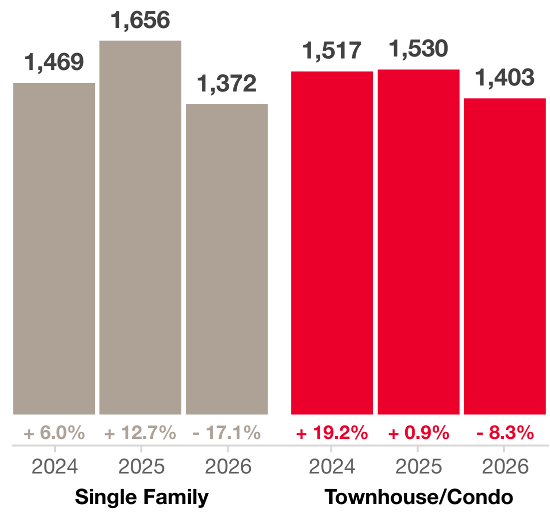
A count of the properties that have been newly listed on the market in a given month.

Burlington

August

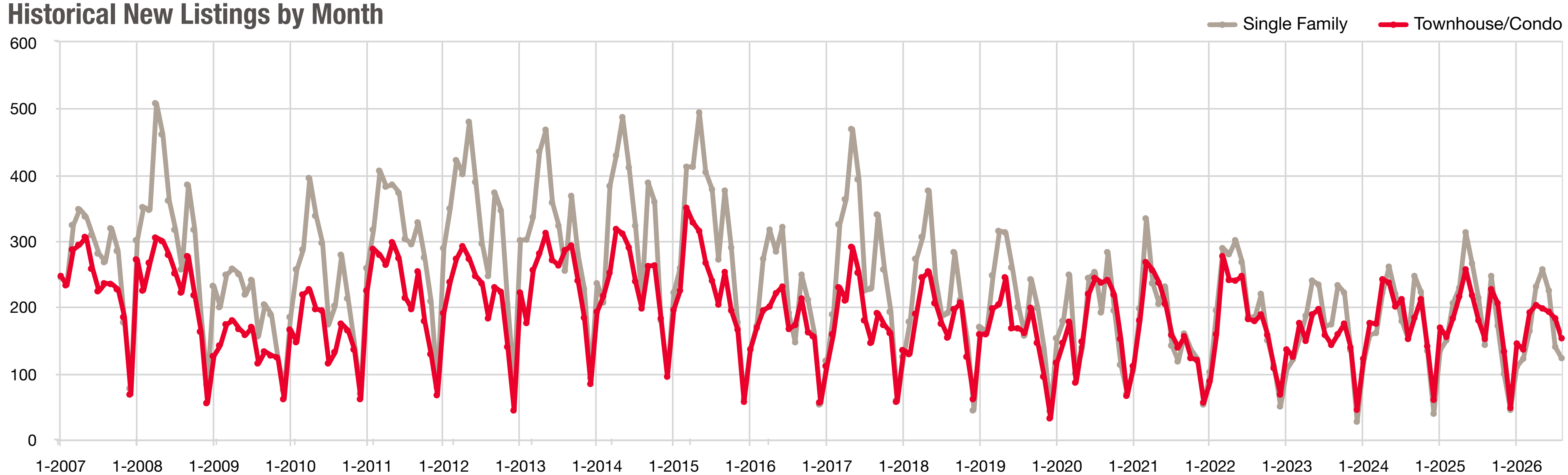


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	257	- 17.9%	198	- 23.0%
Jun-2026	225	- 15.4%	193	- 11.5%
Jul-2026	140	- 34.6%	183	+ 1.7%
Aug-2026	**123**	**- 14.0%**	**153**	**+ 0.7%**
12-Month Avg	161	- 16.1%	168	- 5.1%

Historical New Listings by Month

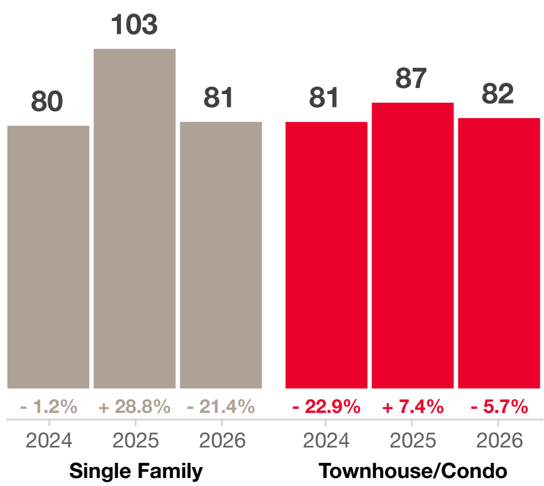


Sales

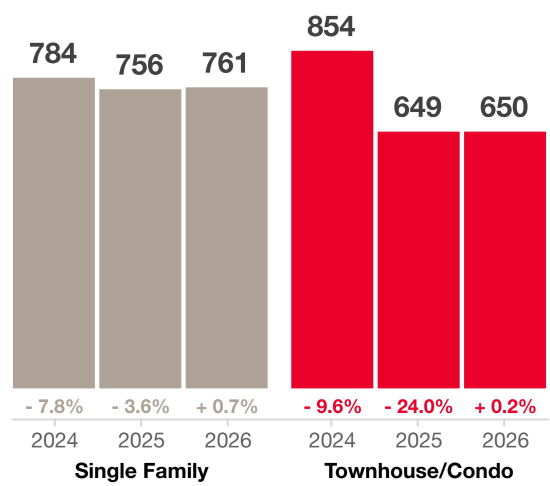
A count of the properties on which offers have been accepted in a given month.

Burlington

August

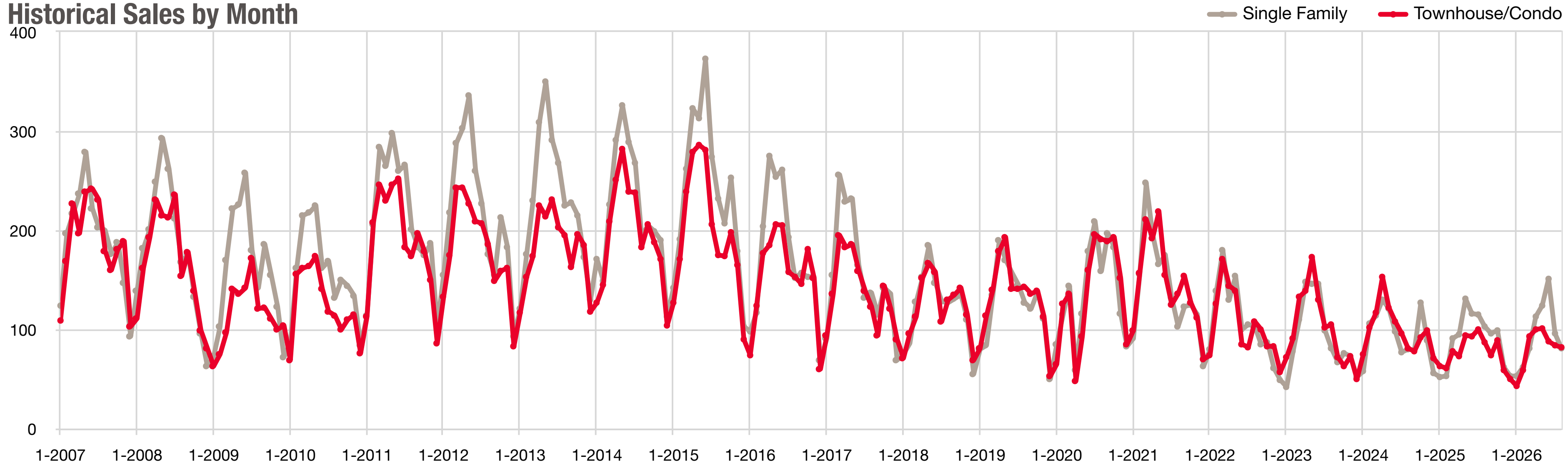


Year to Date



Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	151	+ 30.2%	88	- 5.4%
Jul-2026	96	- 16.5%	84	- 16.0%
Aug-2026	**81**	**- 21.4%**	**82**	**- 5.7%**
12-Month Avg	89	- 3.3%	77	- 6.1%

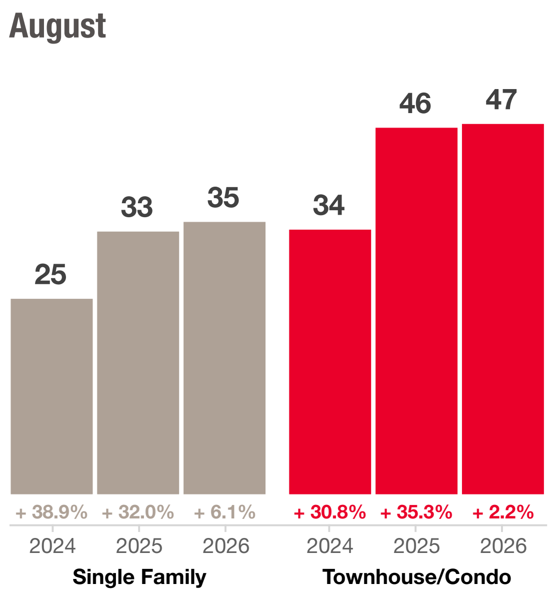
Historical Sales by Month

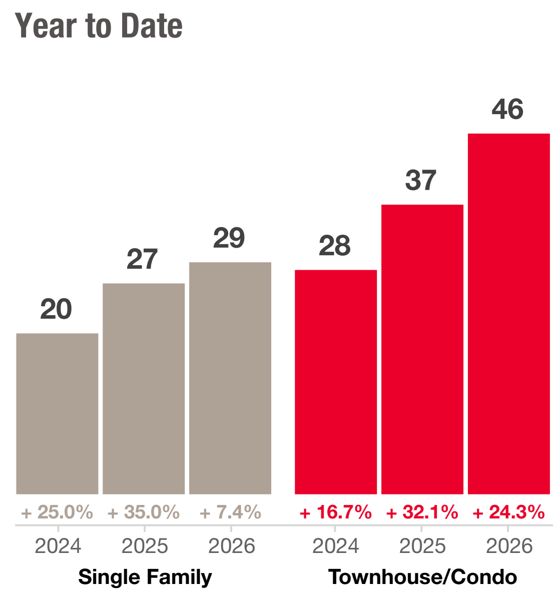


Days on Market Until Sale

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

Burlington

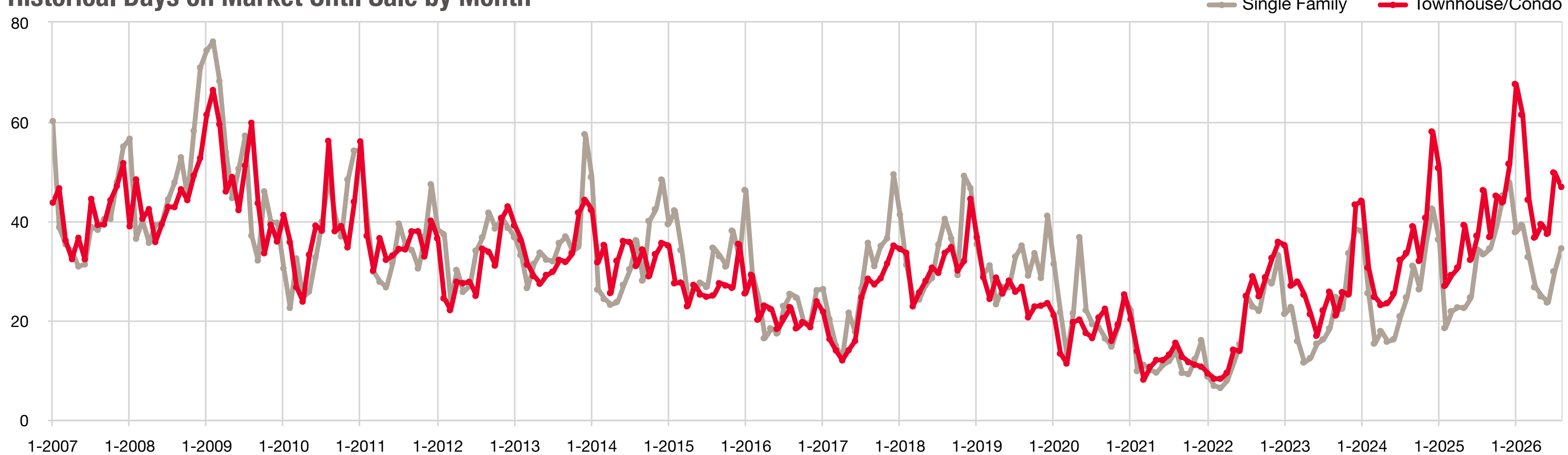




Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Sep-2025	34	+ 9.7%	37	- 5.1%
Oct-2025	39	+ 50.0%	45	+ 40.6%
Nov-2025	45	+ 25.0%	44	+ 7.3%
Dec-2025	48	+ 11.6%	52	- 10.3%
Jan-2026	38	+ 5.6%	68	+ 33.3%
Feb-2026	39	+ 116.7%	61	+ 125.9%
Mar-2026	33	+ 50.0%	44	+ 51.7%
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%
Aug-2026	**35**	**+ 6.1%**	**47**	**+ 2.2%**
12-Month Avg*	33	+ 14.5%	45	+ 17.5%

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

Historical Days on Market Until Sale by Month

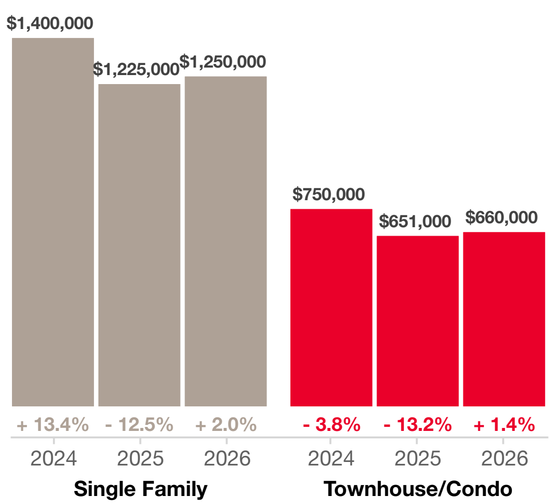


Median Sales Price

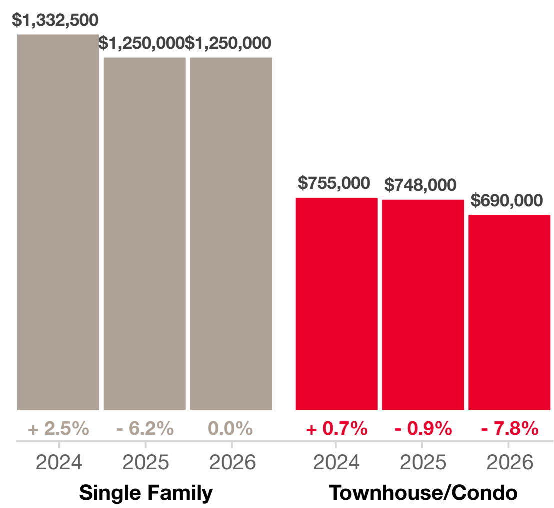
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

Burlington

August



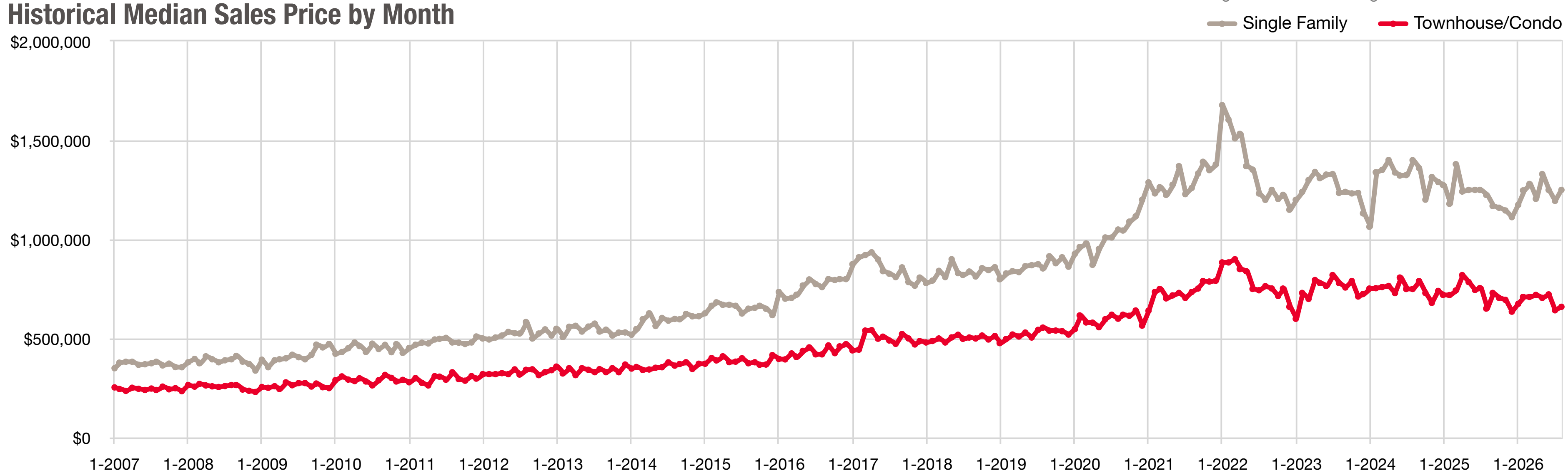
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	$1,250,000	0.0%	$722,500	- 3.0%
Jul-2026	$1,194,750	- 4.4%	$642,500	- 14.8%
Aug-2026	**$1,250,000**	**+ 2.0%**	**$660,000**	**+ 1.4%**
12-Month Avg*	$1,230,000	- 2.4%	$695,000	- 6.1%

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

Historical Median Sales Price by Month

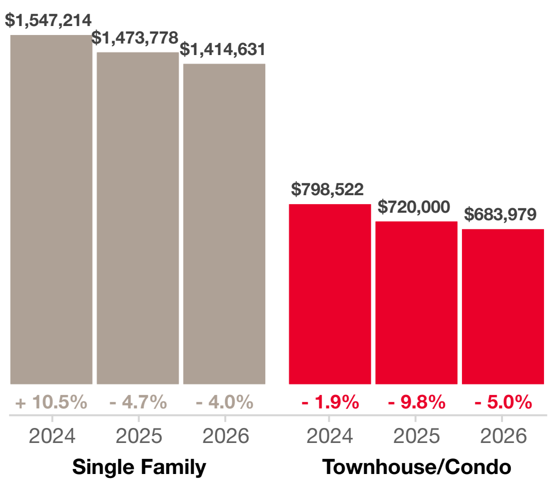


Average Sales Price

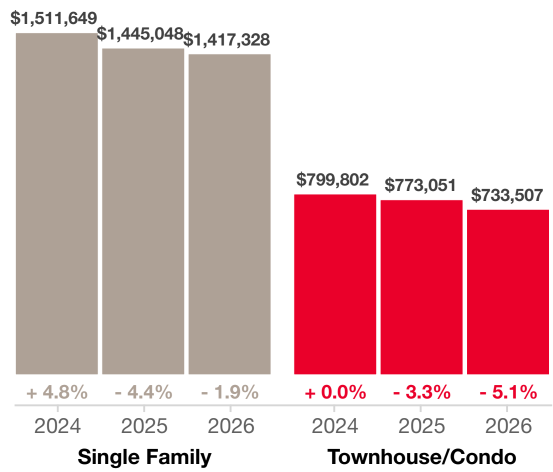
Average sales price for all closed sales, not accounting for seller concessions, in a given month.

Burlington

August



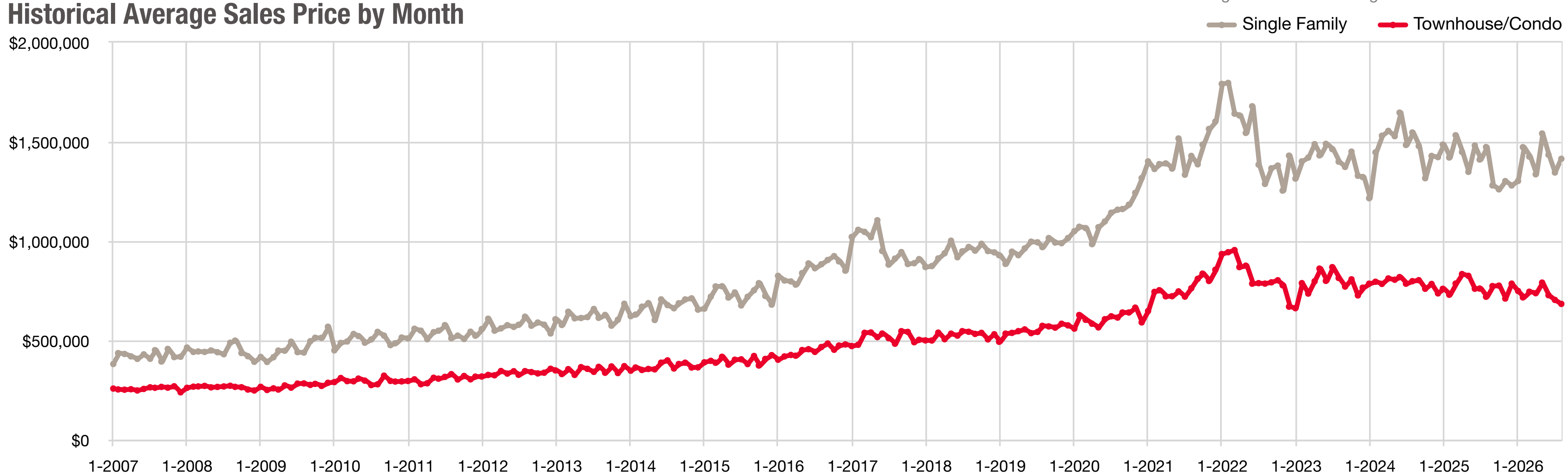
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	$1,434,999	- 3.1%	$727,786	- 4.3%
Jul-2026	$1,345,629	- 4.6%	$704,033	- 7.5%
Aug-2026	**$1,414,631**	**- 4.0%**	**$683,979**	**- 5.0%**
12-Month Avg*	$1,377,193	- 3.7%	$742,247	- 4.0%

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

Historical Average Sales Price by Month

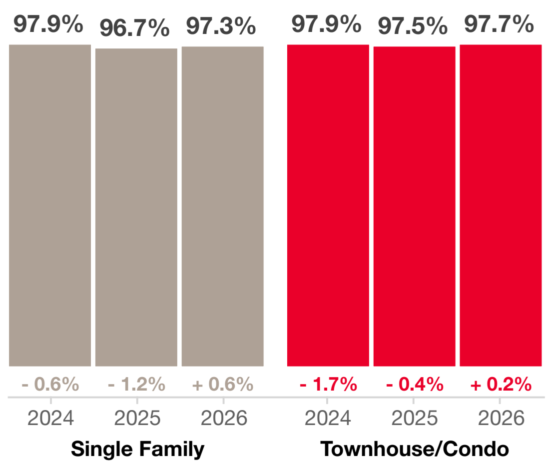


Percent of List Price Received

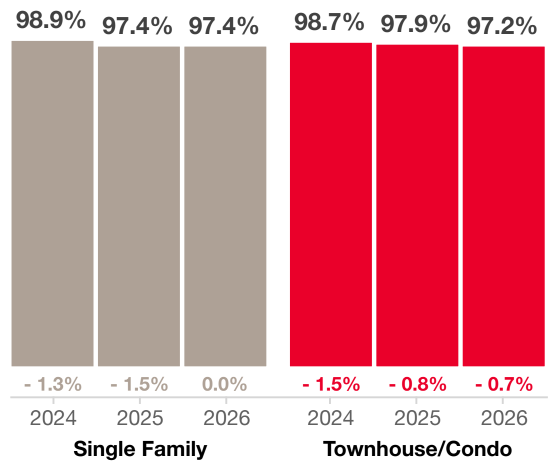
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

Burlington

August



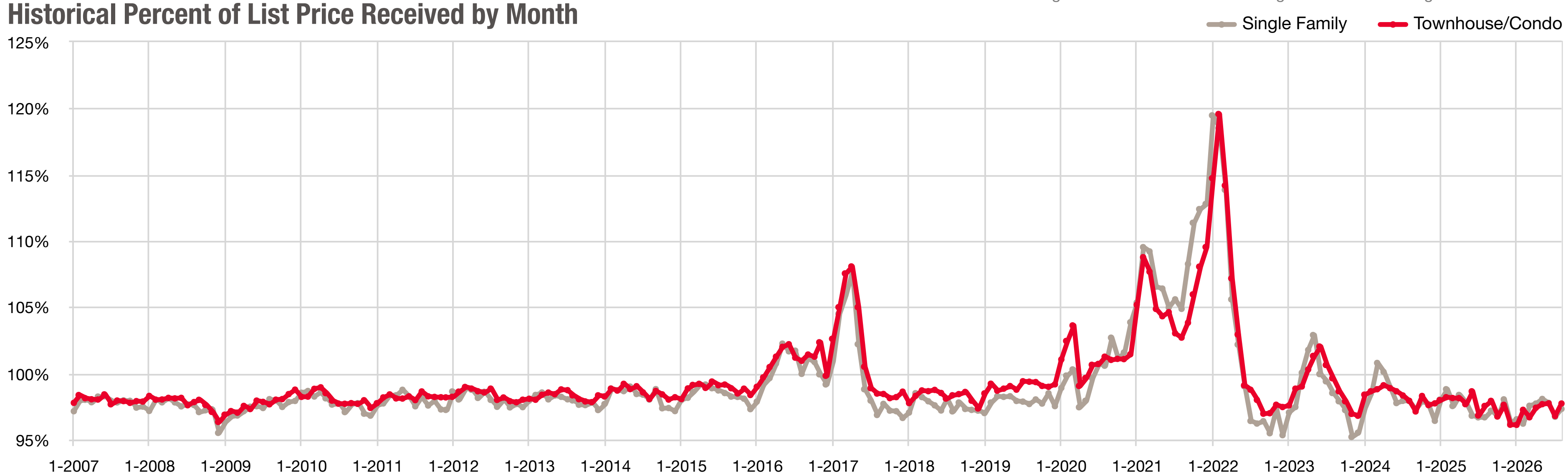
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%	96.8%	0.0%
Aug-2026	**97.3%**	**+ 0.6%**	**97.7%**	**+ 0.2%**
12-Month Avg*	97.3%	- 0.2%	97.2%	- 0.6%

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

Historical Percent of List Price Received by Month

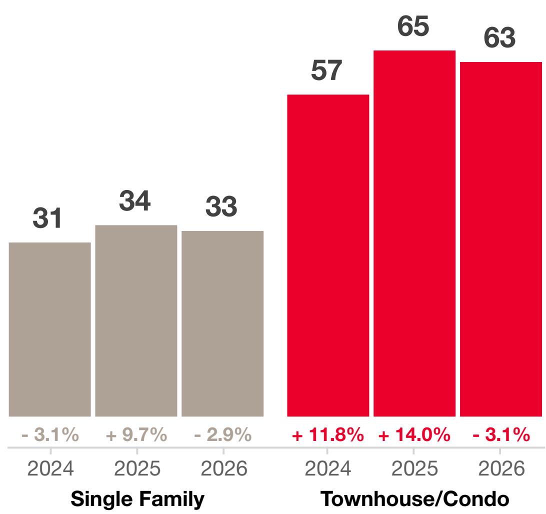


Housing Affordability Index

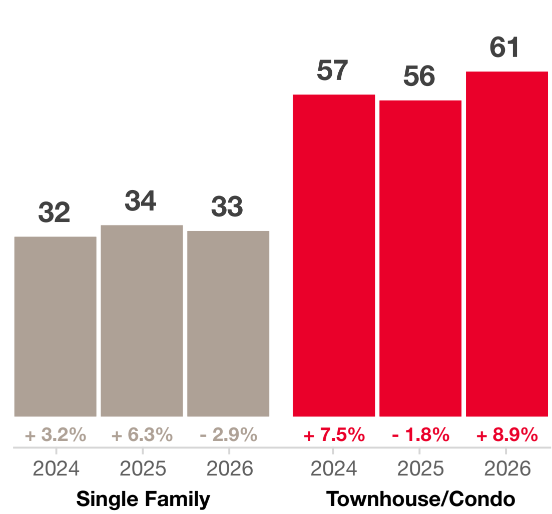
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

Burlington

August

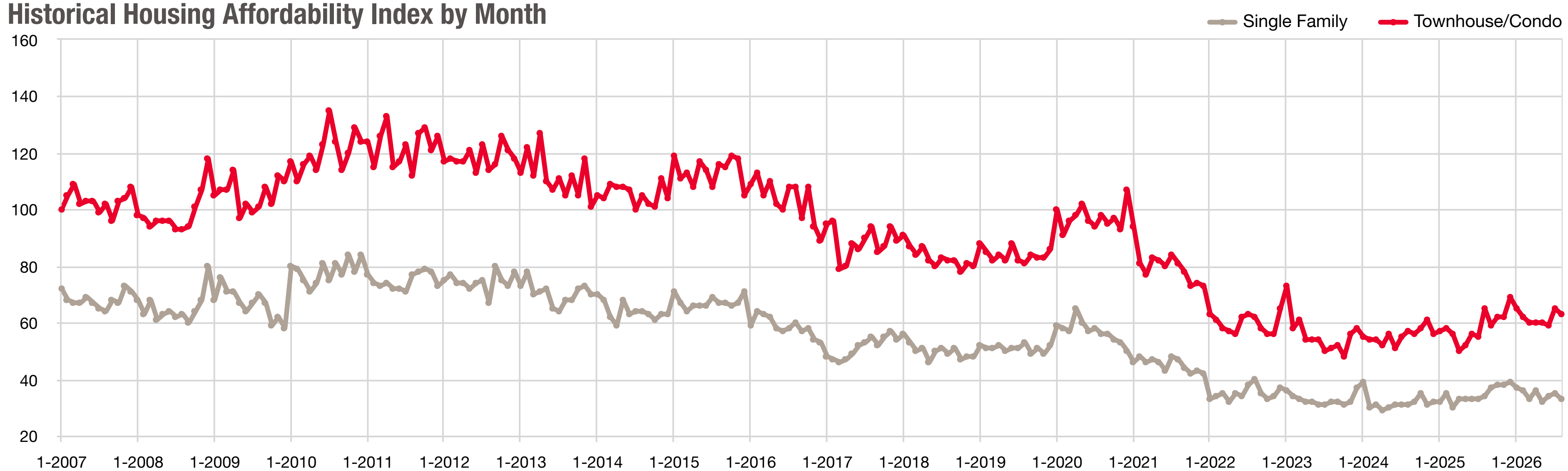


Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Aug-2026	**33**	**- 2.9%**	**63**	**- 3.1%**
12-Month Avg	36	+ 9.1%	62	+ 8.8%

Historical Housing Affordability Index by Month

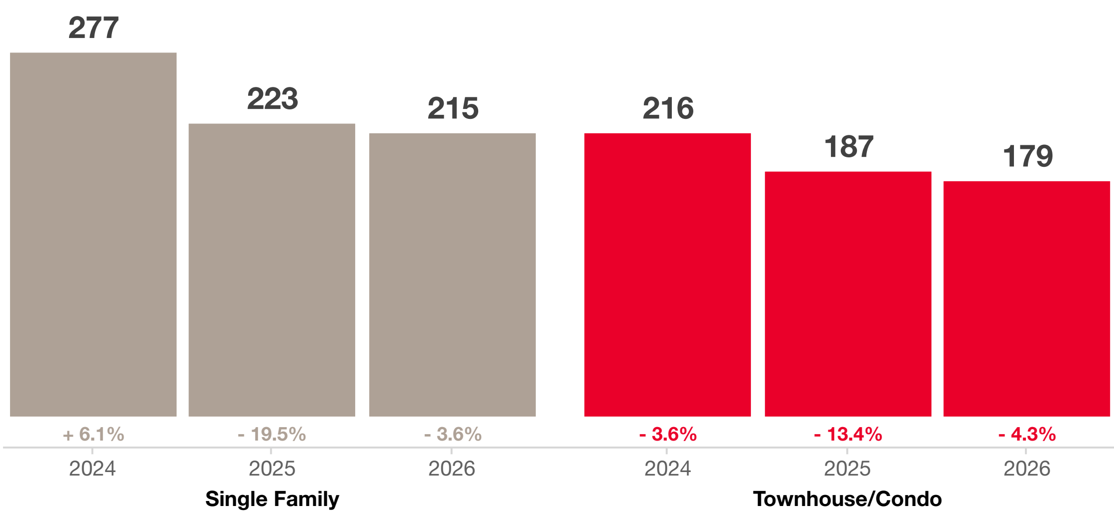


ShowingTime Housing Value Index

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

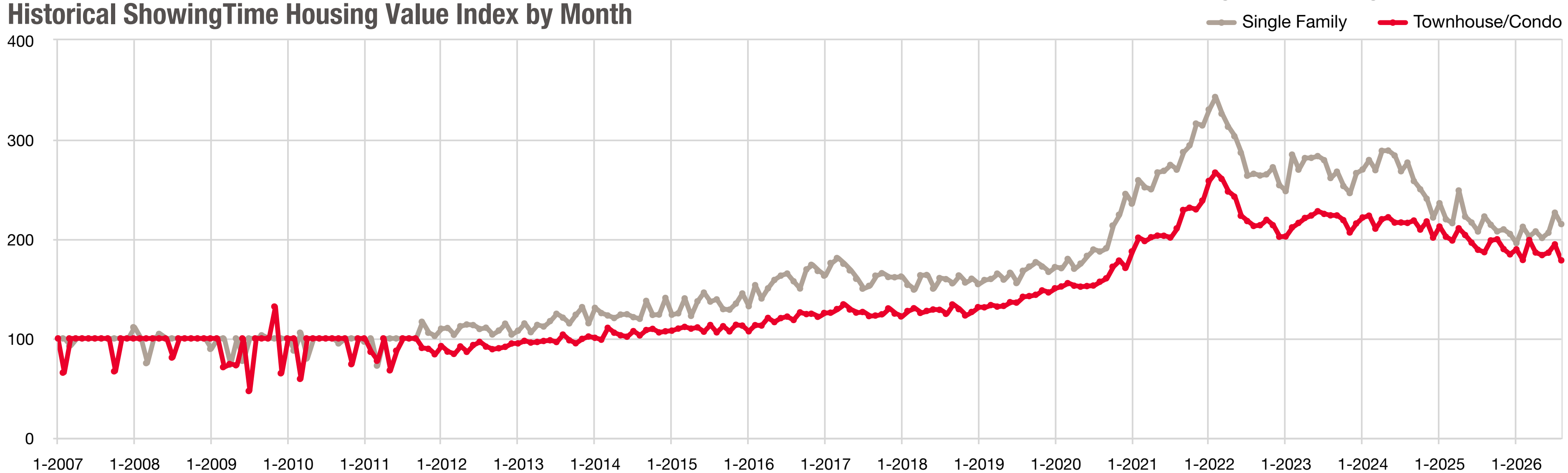
August



Housing Value Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Sep-2025	214	- 17.1%	199	- 9.1%
Oct-2025	208	- 16.8%	200	- 4.3%
Nov-2025	210	- 12.9%	190	- 12.8%
Dec-2025	205	- 7.7%	185	- 8.0%
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%	186	- 11.8%
May-2026	201	- 9.9%	184	- 9.8%
Jun-2026	206	- 5.1%	186	- 5.1%
Jul-2026	226	+ 8.7%	195	+ 3.2%
Aug-2026	**215**	**- 3.6%**	**179**	**- 4.3%**
12-Month Avg*	—	—	—	—

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

Historical ShowingTime Housing Value Index by Month

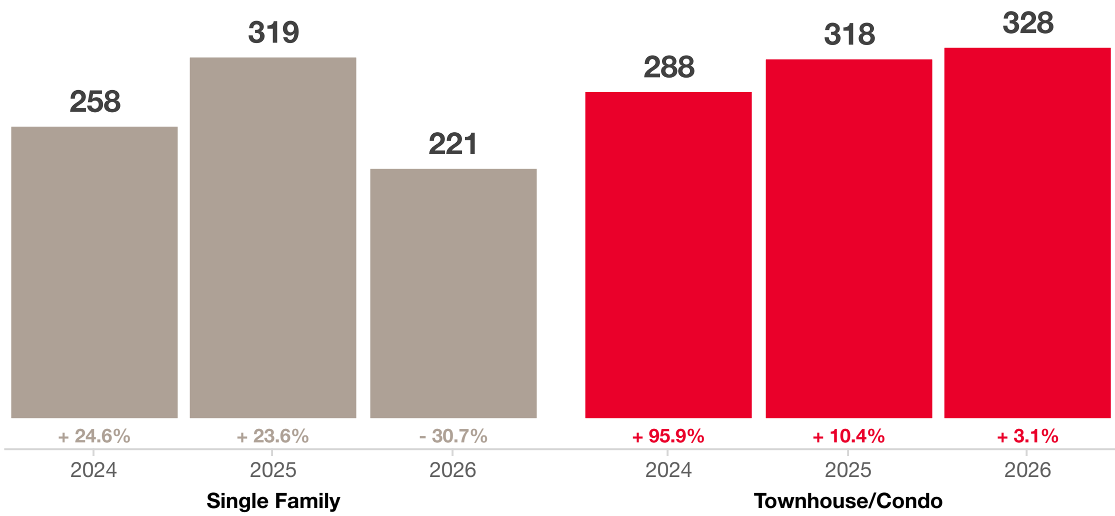


Inventory of Homes for Sale

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

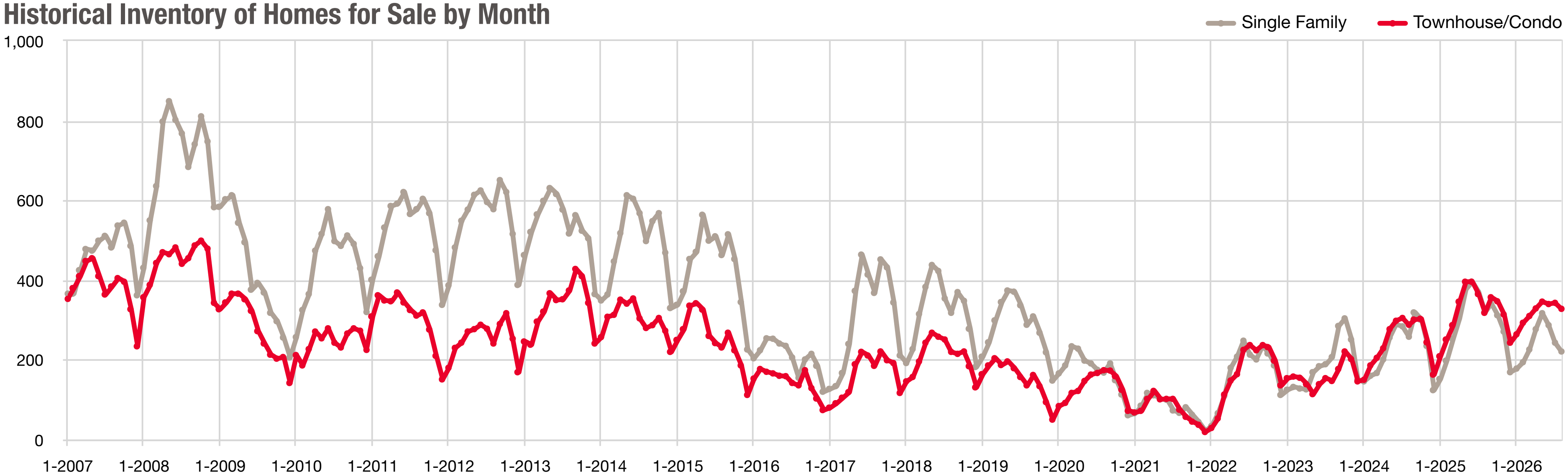
Burlington

August



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	317	- 15.9%	346	- 12.6%
Jun-2026	287	- 27.5%	340	- 14.1%
Jul-2026	243	- 34.3%	343	- 6.0%
Aug-2026	**221**	**- 30.7%**	**328**	**+ 3.1%**
12-Month Avg	253	- 9.3%	318	+ 6.7%

Historical Inventory of Homes for Sale by Month

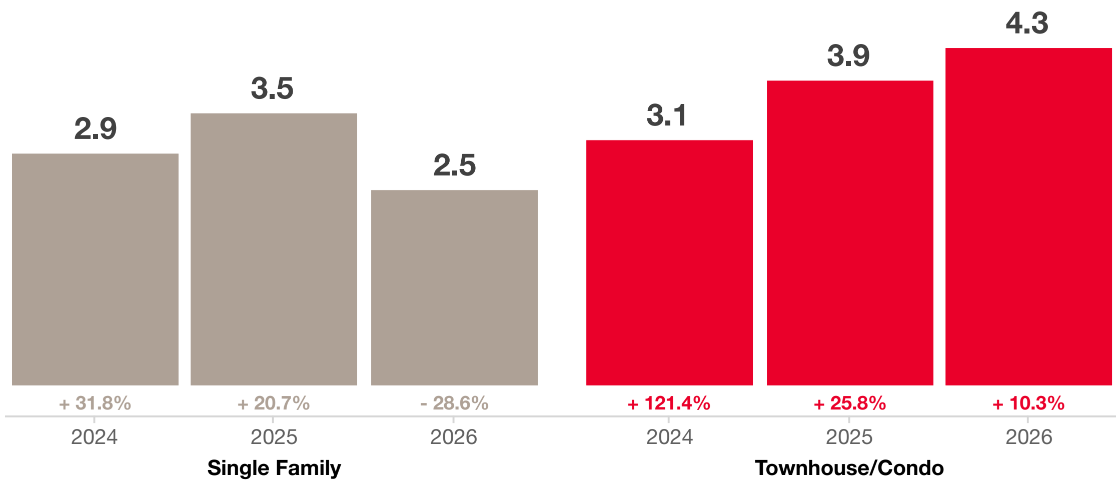


Months Supply of Inventory

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

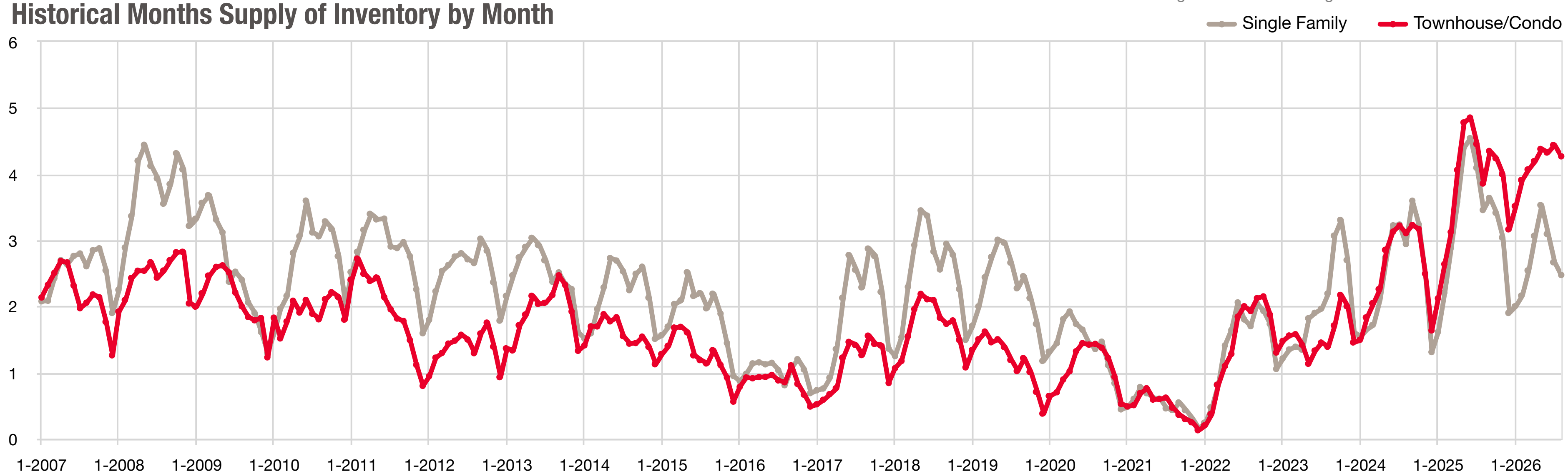
August



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Aug-2026	**2.5**	**- 28.6%**	**4.3**	**+ 10.3%**
12-Month Avg*	2.8	- 10.4%	4.1	+ 20.9%

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

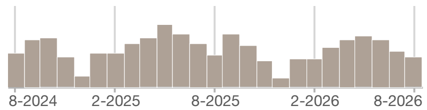
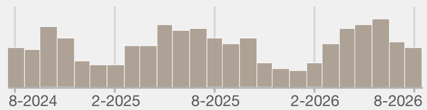
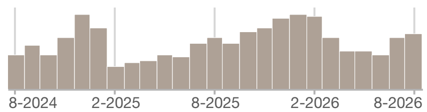
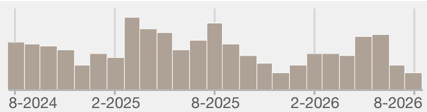
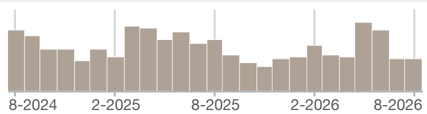
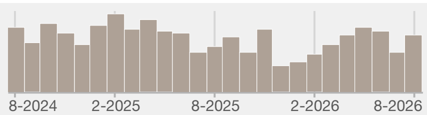
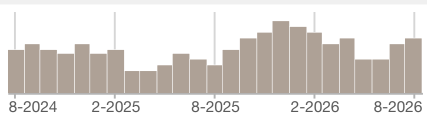
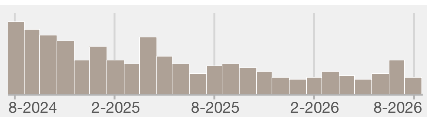
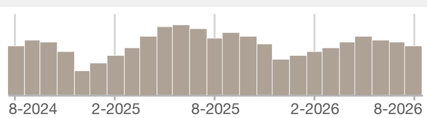
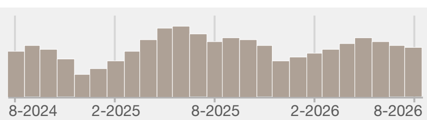
Historical Months Supply of Inventory by Month



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	8-2025	8-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		295	**276**	- 6.4%	3,186	**2,775**	- 12.9%
Sales		190	**163**	- 14.2%	1,405	**1,411**	+ 0.4%
Days on Market Until Sale		39	**41**	+ 5.1%	31	**37**	+ 19.4%
Median Sales Price		$1,035,000	**$900,000**	- 13.0%	$990,000	**$950,000**	- 4.0%
Average Sales Price		$1,128,627	**$1,047,064**	- 7.2%	$1,134,638	**$1,102,315**	- 2.8%
Percent of List Price Received		97.1%	**97.5%**	+ 0.4%	97.6%	**97.3%**	- 0.3%
Housing Affordability Index		41	**46**	+ 12.2%	43	**44**	+ 2.3%
Housing Value Index		205	**196**	- 4.4%	—	**—**	—
Inventory of Homes for Sale		637	**549**	- 13.8%	—	**—**	—
Months Supply of Inventory		3.6	**3.3**	- 8.3%	—	**—**	—

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