Market STATS

BURLINGTON
OCTOBER 2026



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Monthly Indicators

Burlington

October 2026

Canadian home sales fell 2.3 percent from August on a seasonally adjusted basis, according to the Canadian Real Estate Association. Actual sales in September were 7.7 percent below a year earlier. New listings fell 1.8 percent from the previous month. The sales-to-new-listings ratio eased to 48.8 percent, a reading CREA treats as balanced.

New Listings decreased 5.8 percent for Single Family homes and 21.4 percent for Townhouse/Condo homes. Sales decreased 10.1 percent for Single Family homes but remained flat for Townhouse/Condo homes. Inventory decreased 18.3 percent for Single Family homes and 13.8 percent for Townhouse/Condo homes.

Median Sales Price increased 4.0 percent to $1,206,000 for Single Family homes but decreased 0.7 percent to $700,000 for Townhouse/Condo homes. Days on Market decreased 25.6 percent for Single Family homes and 20.0 percent for Townhouse/Condo homes. Months Supply of Inventory decreased 14.7 percent for Single Family homes and 7.1 percent for Townhouse/Condo homes.

Heading into October, slightly more than 200,000 properties were listed for sale on Canadian MLS® Systems, up 1.8 percent from a year earlier, according to CREA. There were 4.9 months of inventory at the end of September, in line with the long-term average for that measure. The National Composite MLS® Home Price Index fell 0.4 percent from August and 3.4 percent from a year earlier, the first time that annual decline had widened since January. The national average sale price was $666,538, down 1.6 percent from September 2025.

Quick Facts

- 5.3%	- 4.8%	- 15.9%
Change in **Sales** All Properties	Change in **Median Sales Price** All Properties	Change in **Homes for Sale** All Properties

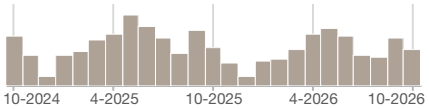
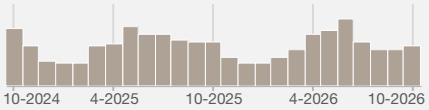
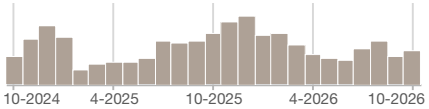
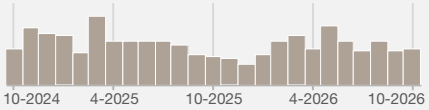
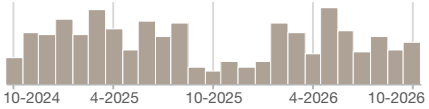
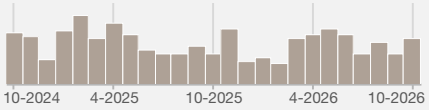
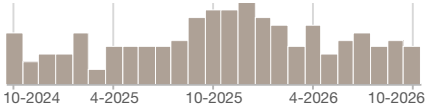
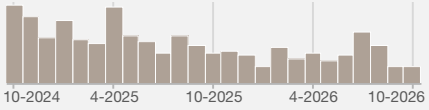
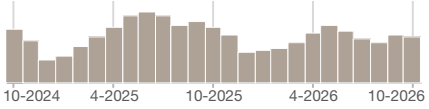
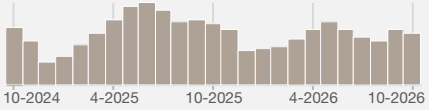
This is a research tool provided by ITSO, covering the Burlington service area. Percent changes are calculated using rounded figures.

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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.

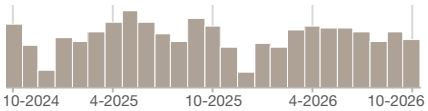
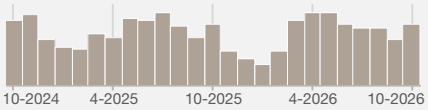
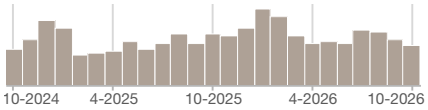
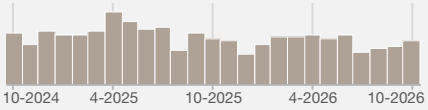
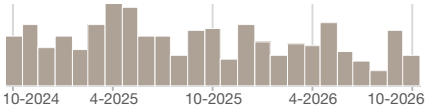
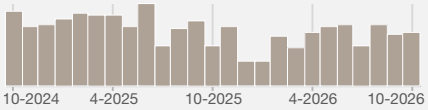
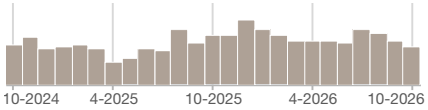
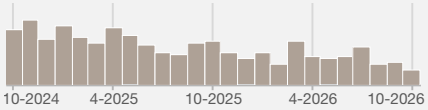
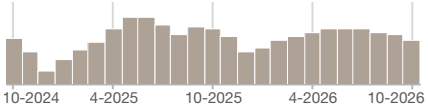
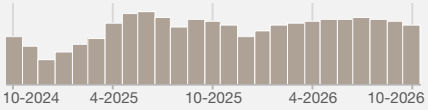
Burlington

Key Metrics	Historical Sparkbars	10-2025	10-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		172	**162**	- 5.8%	2,075	**1,744**	- 16.0%
Sales		99	**89**	- 10.1%	950	**931**	- 2.0%
Days on Market Until Sale		39	**29**	- 25.6%	29	**29**	0.0%
Median Sales Price		$1,160,000	**$1,206,000**	+ 4.0%	$1,240,000	**$1,248,000**	+ 0.6%
Average Sales Price		$1,260,896	**$1,383,600**	+ 9.7%	$1,409,077	**$1,408,293**	- 0.1%
Percent of List Price Received		96.7%	**97.5%**	+ 0.8%	97.4%	**97.3%**	- 0.1%
Housing Affordability Index		38	**33**	- 13.2%	35	**32**	- 8.6%
Housing Value Index		207	**196**	- 5.3%	—	**—**	—
Inventory of Homes for Sale		312	**255**	- 18.3%	—	**—**	—
Months Supply of Inventory		3.4	**2.9**	- 14.7%	—	**—**	—

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

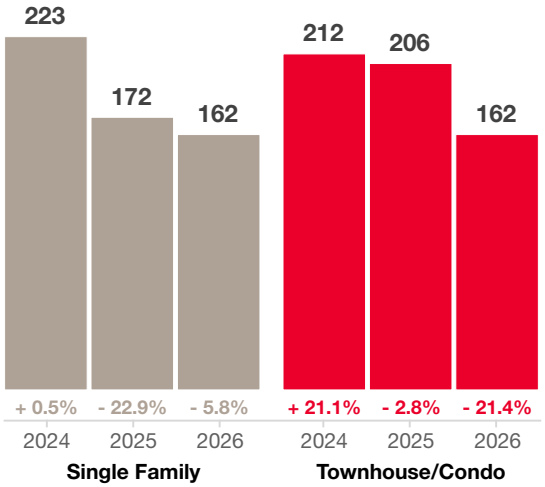
Key Metrics	Historical Sparkbars	10-2025	10-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		206	**162**	- 21.4%	1,963	**1,749**	- 10.9%
Sales		89	**89**	0.0%	812	**812**	0.0%
Days on Market Until Sale		45	**36**	- 20.0%	38	**44**	+ 15.8%
Median Sales Price		$705,000	**$700,000**	- 0.7%	$742,000	**$690,000**	- 7.0%
Average Sales Price		$776,075	**$719,894**	- 7.2%	$773,439	**$735,323**	- 4.9%
Percent of List Price Received		96.8%	**97.4%**	+ 0.6%	97.7%	**97.3%**	- 0.4%
Housing Affordability Index		62	**57**	- 8.1%	59	**58**	- 1.7%
Housing Value Index		199	**173**	- 13.1%	—	**—**	—
Inventory of Homes for Sale		347	**299**	- 13.8%	—	**—**	—
Months Supply of Inventory		4.2	**3.9**	- 7.1%	—	**—**	—

New Listings

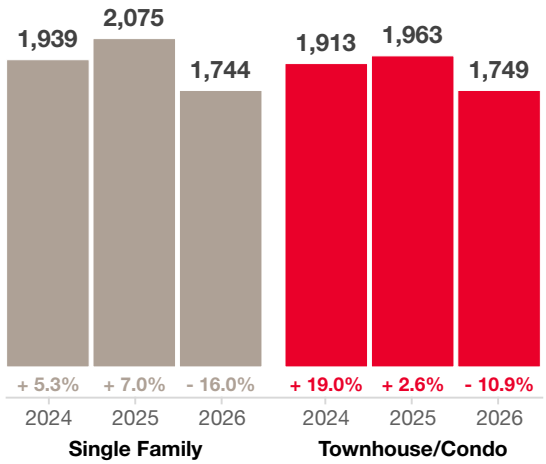
A count of the properties that have been newly listed on the market in a given month.

Burlington

October

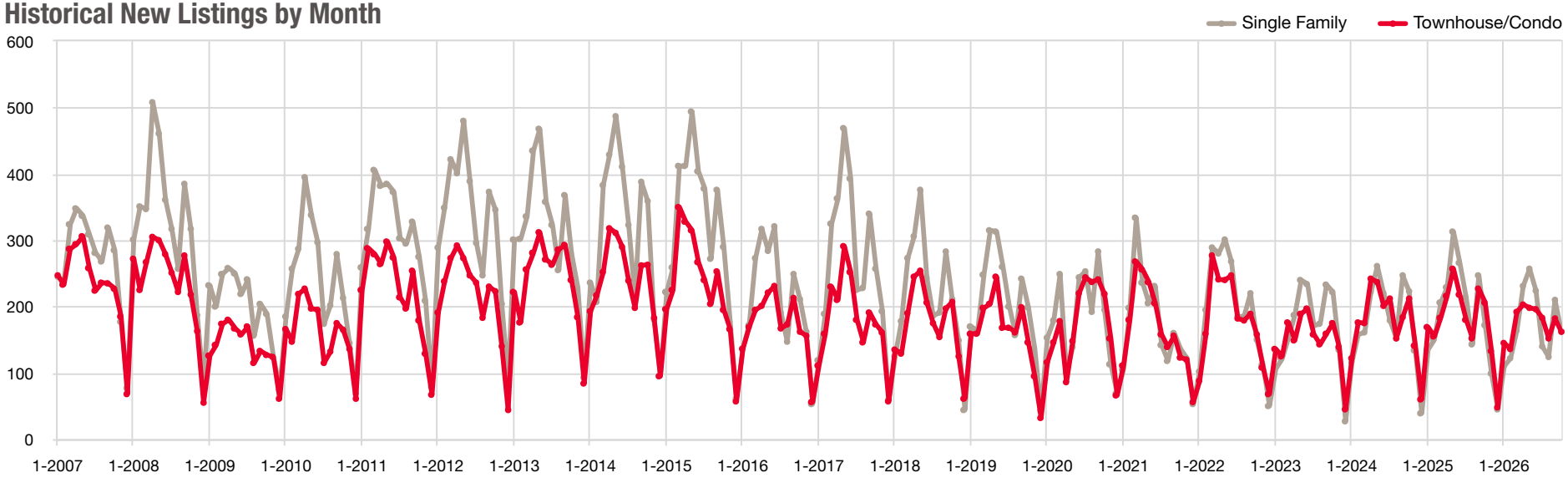


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	224	- 15.8%	196	- 10.1%
Jul-2026	140	- 34.6%	183	+ 1.7%
Aug-2026	124	- 13.3%	152	0.0%
Sep-2026	210	- 15.0%	182	- 19.8%
Oct-2026	**162**	**- 5.8%**	**162**	**- 21.4%**
12-Month Avg	157	- 16.0%	161	- 10.6%

Historical New Listings by Month

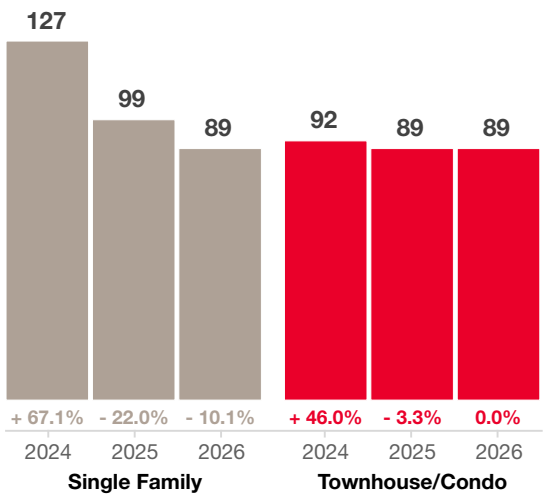


Sales

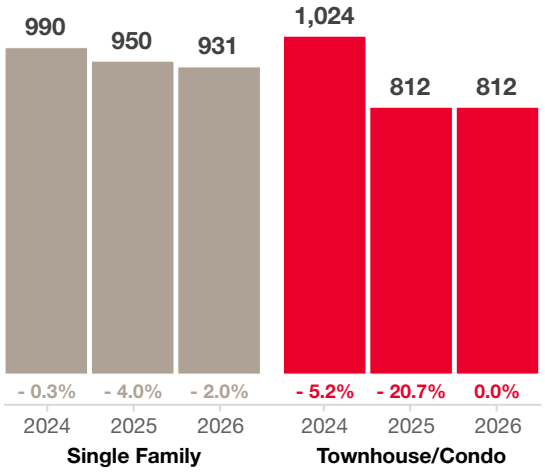
A count of the properties on which offers have been accepted in a given month.

Burlington

October

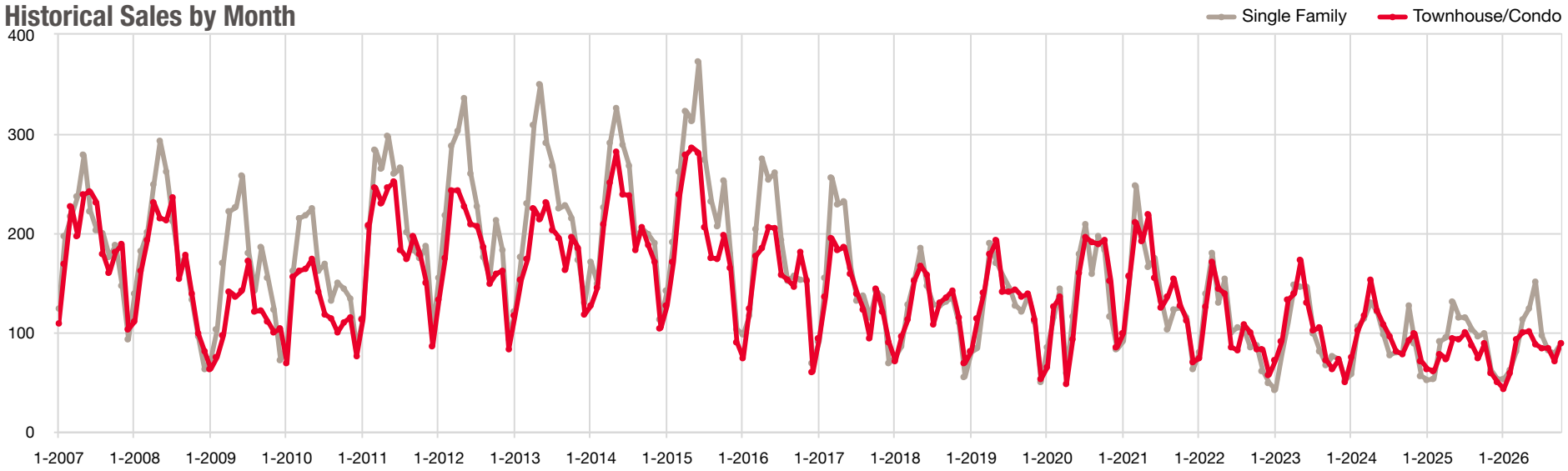


Year to Date



Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	+ 31.3%	88	- 5.4%
Jul-2026	97	- 15.7%	84	- 16.0%
Aug-2026	82	- 20.4%	84	- 3.4%
Sep-2026	79	- 17.7%	71	- 4.1%
Oct-2026	**89**	**- 10.1%**	**89**	**0.0%**
12-Month Avg	87	- 4.4%	77	- 6.1%

Historical Sales by Month

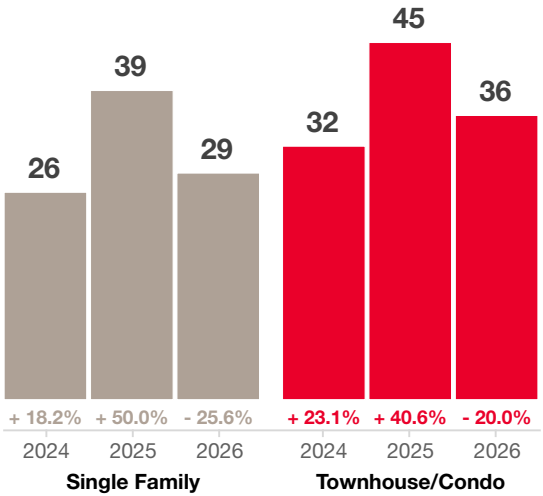


Days on Market Until Sale

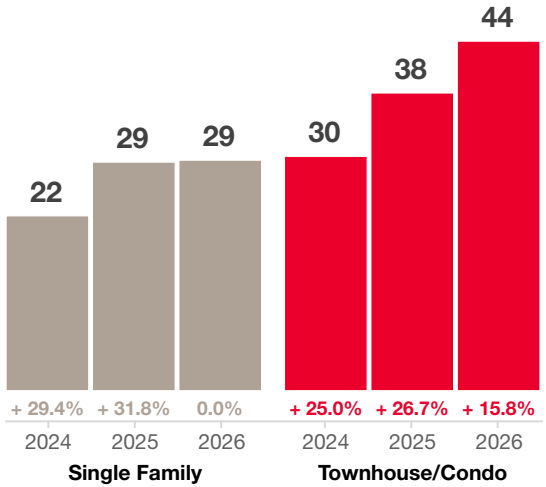
Average number of days between when a property is listed and when an offer is accepted in a given month.

Burlington

October



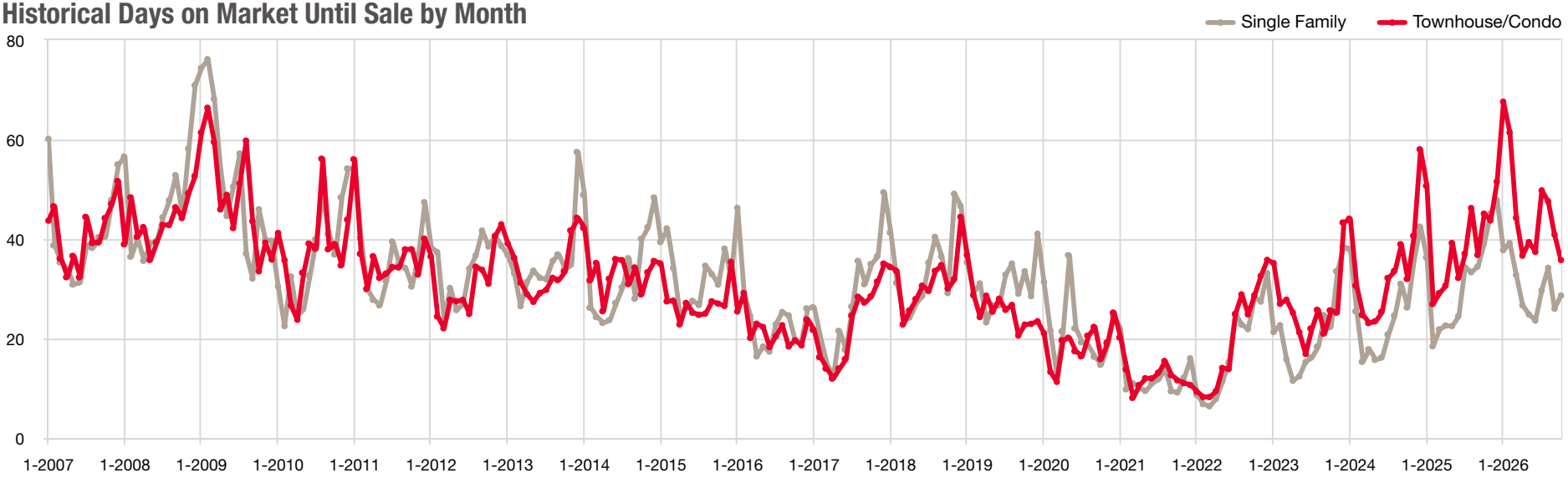
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	34	+ 3.0%	48	+ 4.3%
Sep-2026	26	- 23.5%	41	+ 10.8%
Oct-2026	**29**	**- 25.6%**	**36**	**- 20.0%**
12-Month Avg*	31	+ 3.0%	45	+ 13.2%

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

Historical Days on Market Until Sale by Month

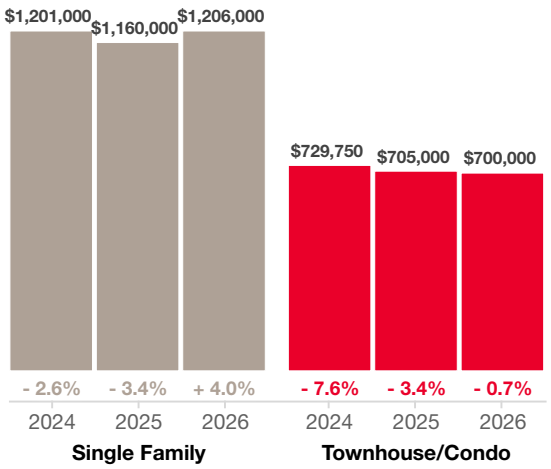


Median Sales Price

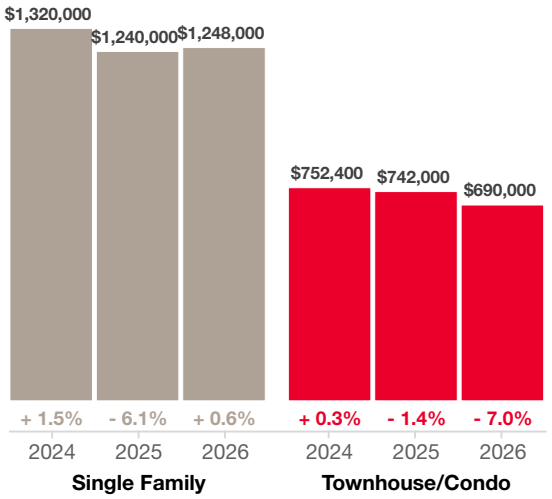
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

Burlington

October



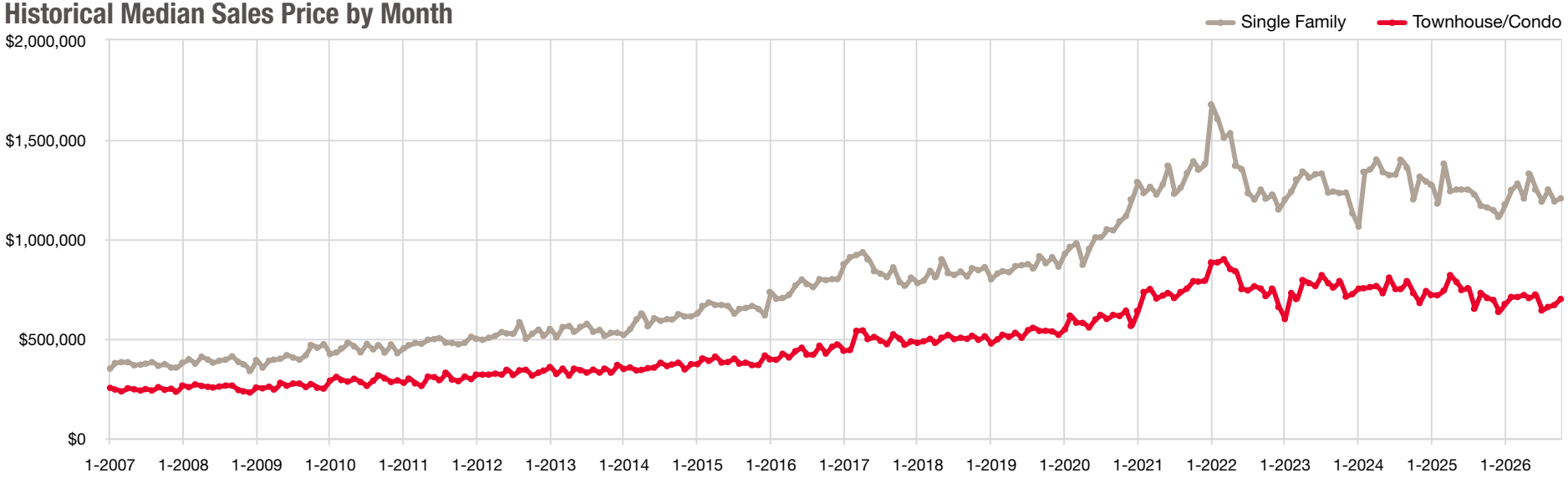
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	$1,189,500	- 4.8%	$642,500	- 14.8%
Aug-2026	$1,250,000	+ 2.0%	$660,000	+ 1.4%
Sep-2026	$1,190,000	+ 1.8%	$670,000	- 8.2%
Oct-2026	**$1,206,000**	**+ 4.0%**	**$700,000**	**- 0.7%**
12-Month Avg*	$1,230,000	- 1.2%	$690,000	- 6.1%

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

Historical Median Sales Price by Month

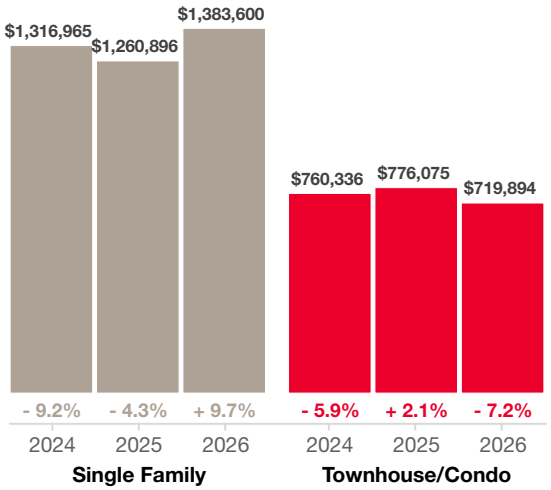


Average Sales Price

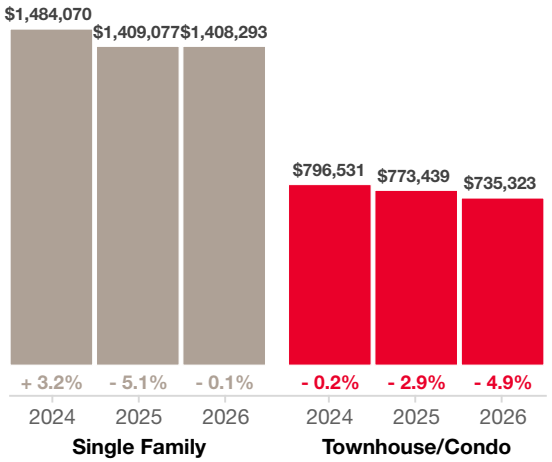
Average sales price for all closed sales, not accounting for seller concessions, in a given month.

Burlington

October



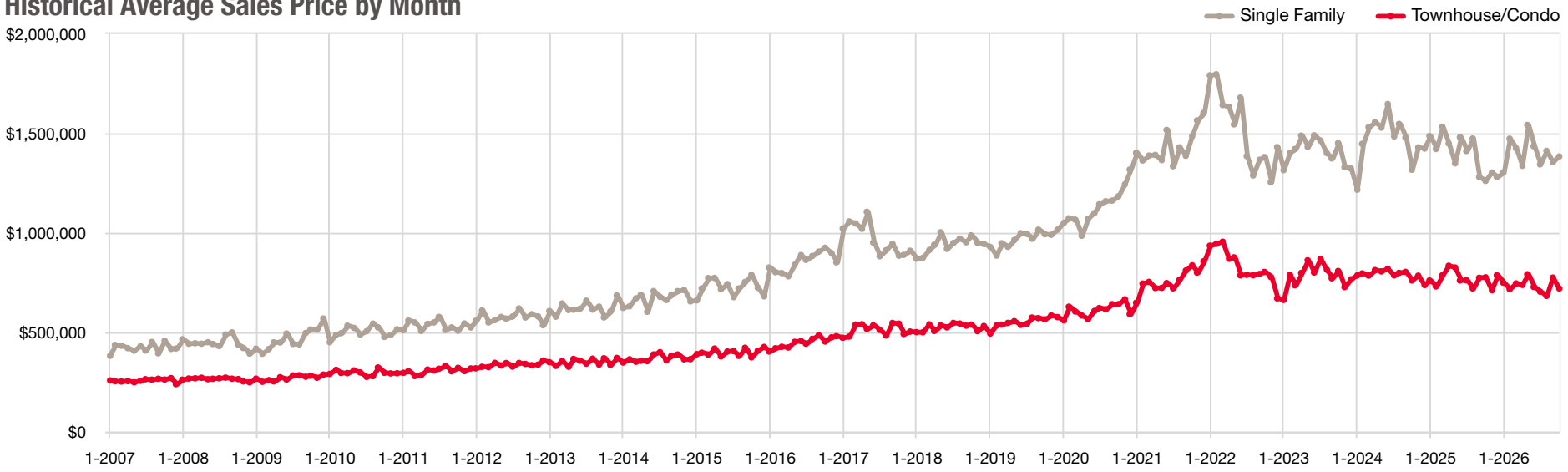
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	$1,343,715	- 4.8%	$704,033	- 7.5%
Aug-2026	$1,411,879	- 4.2%	$682,456	- 5.2%
Sep-2026	$1,354,998	+ 5.8%	$774,533	+ 0.1%
Oct-2026	**$1,383,600**	**+ 9.7%**	**$719,894**	**- 7.2%**
12-Month Avg*	$1,395,537	- 1.1%	$736,516	- 4.6%

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

Historical Average Sales Price by Month

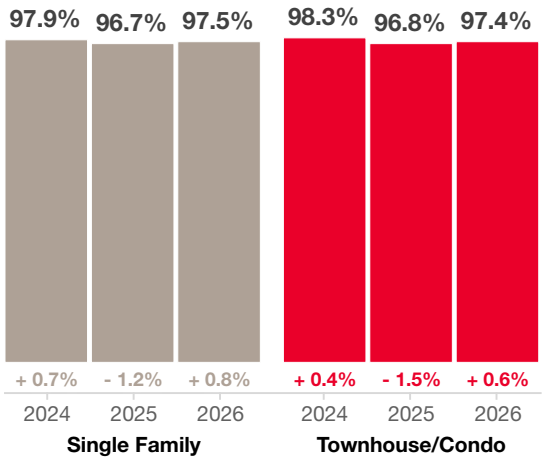


Percent of List Price Received

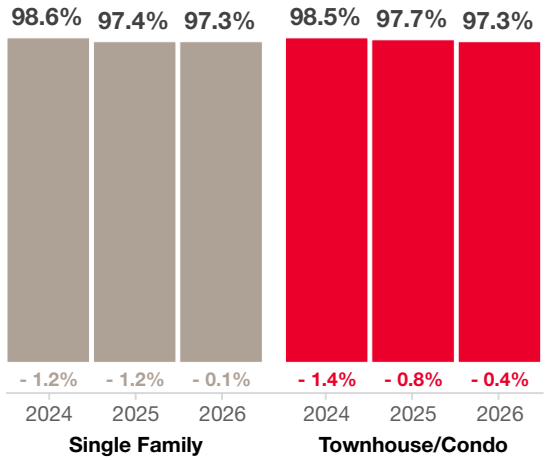
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

Burlington

October



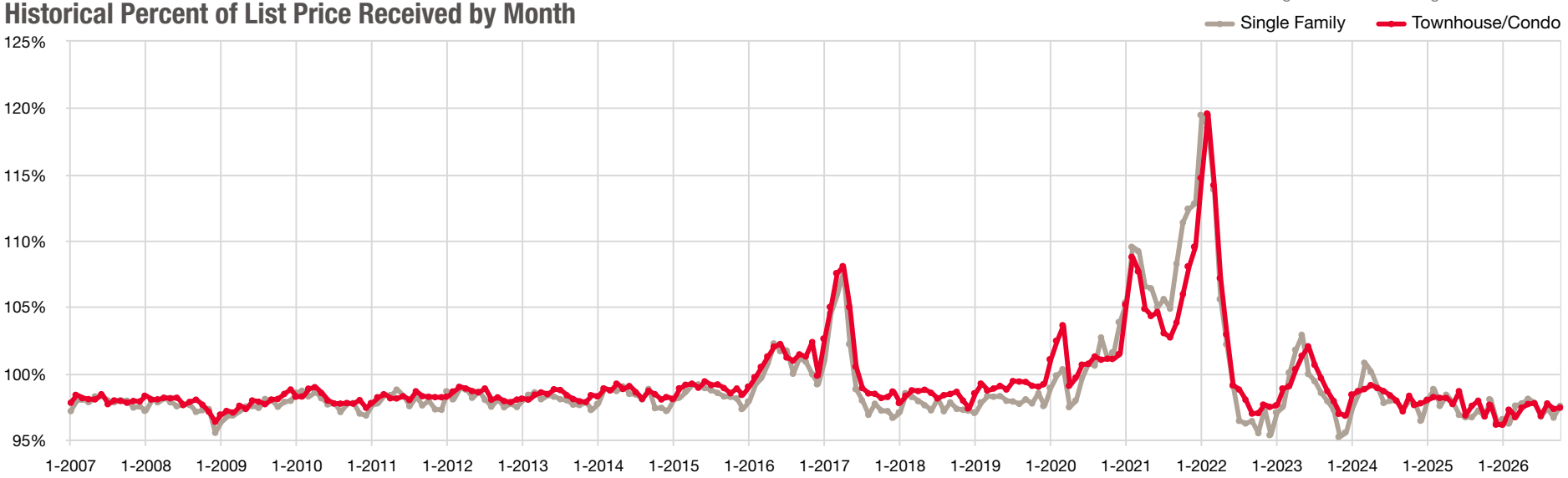
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%	+ 0.9%	97.7%	- 0.9%
Jul-2026	96.7%	0.0%	96.8%	0.0%
Aug-2026	97.4%	+ 0.7%	97.7%	+ 0.2%
Sep-2026	96.7%	- 0.5%	97.3%	- 0.6%
Oct-2026	**97.5%**	**+ 0.8%**	**97.4%**	**+ 0.6%**
12-Month Avg*	97.3%	+ 0.0%	97.2%	- 0.5%

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

Historical Percent of List Price Received by Month

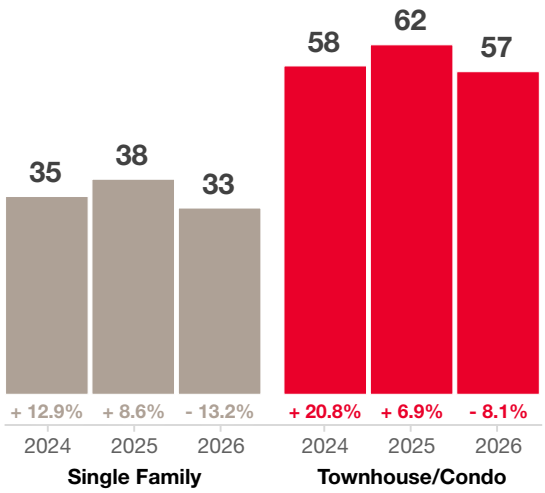


Housing Affordability Index

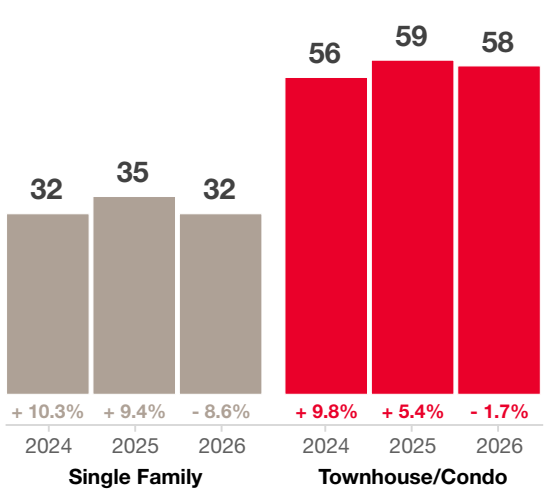
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

Burlington

October

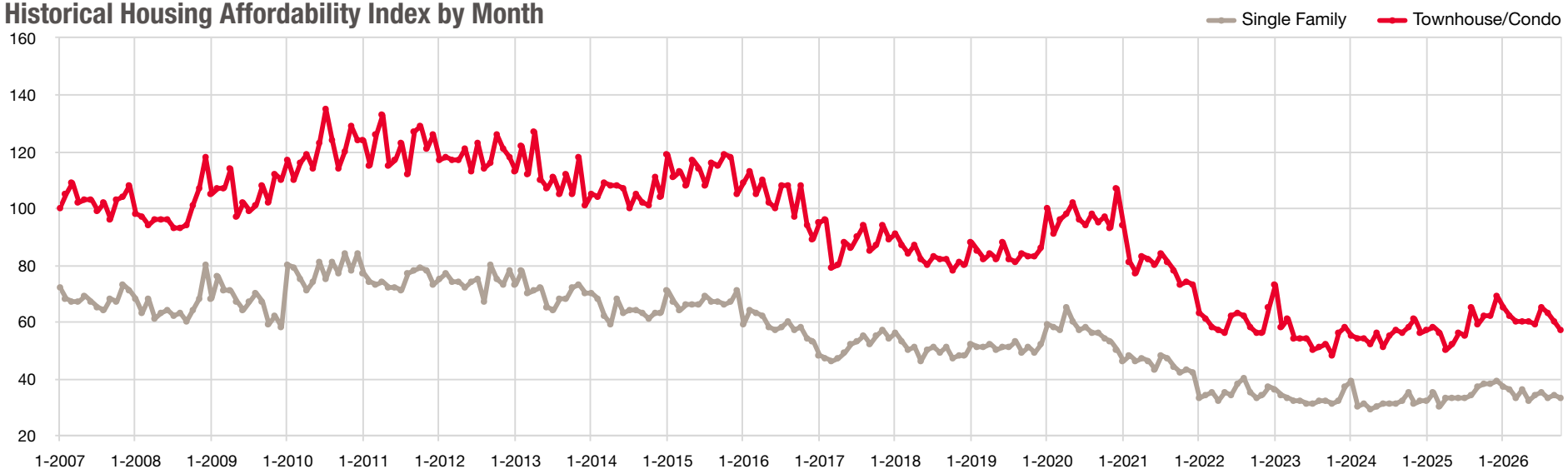


Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Sep-2026	34	- 8.1%	60	+ 1.7%
Oct-2026	**33**	**- 13.2%**	**57**	**- 8.1%**
12-Month Avg	35	+ 6.1%	62	+ 8.8%

Historical Housing Affordability Index by Month

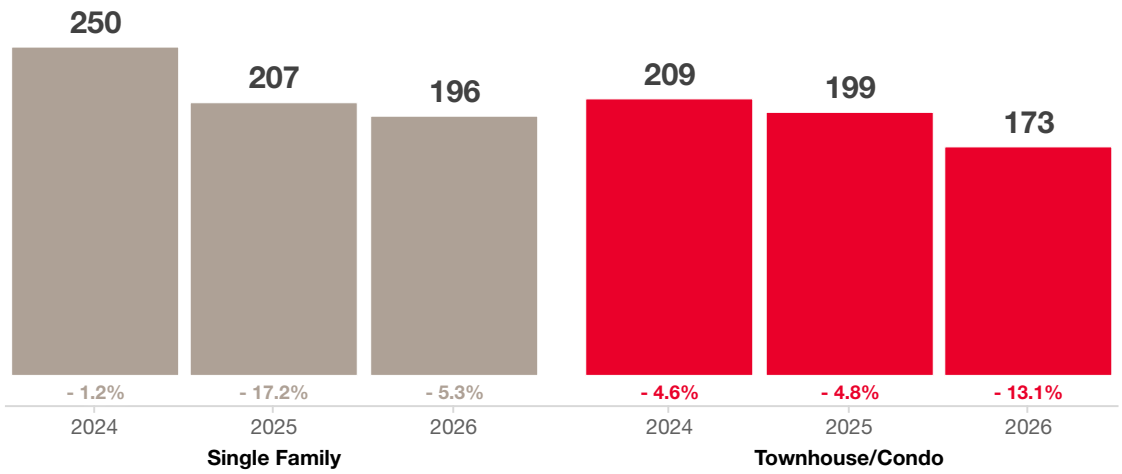


ShowingTime Housing Value Index

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

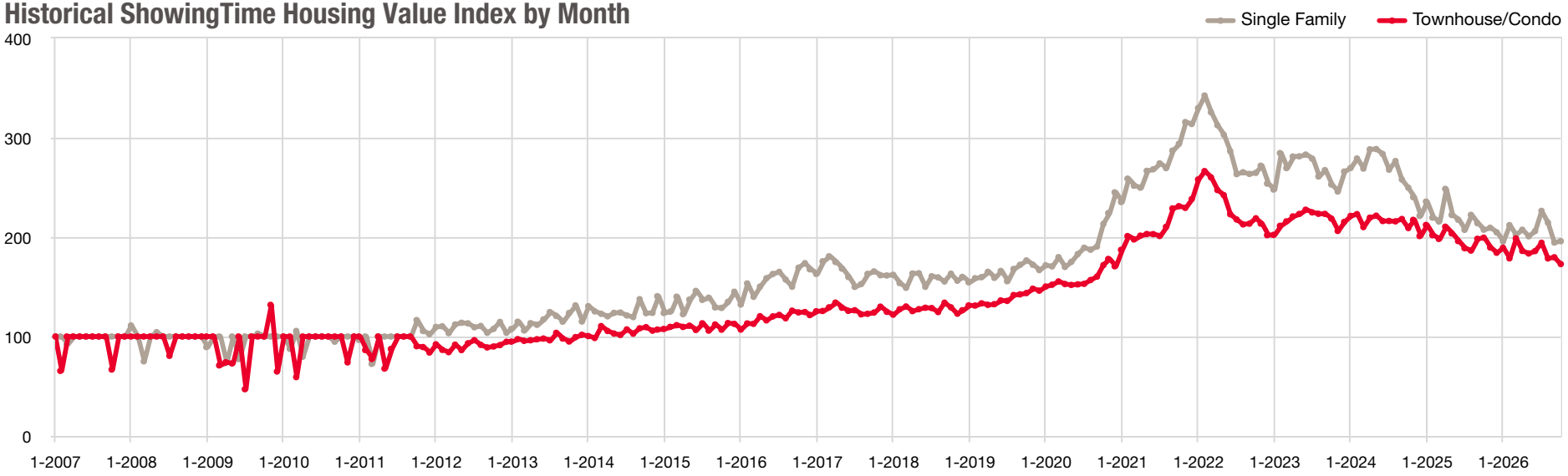
October



Housing Value Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2025	209	- 12.9%	190	- 12.4%
Dec-2025	205	- 7.2%	184	- 8.5%
Jan-2026	196	- 16.9%	189	- 10.8%
Feb-2026	212	- 3.6%	179	- 11.4%
Mar-2026	202	- 6.5%	199	+ 0.5%
Apr-2026	207	- 16.5%	186	- 11.4%
May-2026	201	- 9.5%	184	- 9.8%
Jun-2026	206	- 5.5%	186	- 5.1%
Jul-2026	226	+ 9.2%	194	+ 2.6%
Aug-2026	215	- 3.2%	179	- 3.8%
Sep-2026	194	- 9.3%	180	- 9.1%
Oct-2026	**196**	**- 5.3%**	**173**	**- 13.1%**
12-Month Avg*	—	—	—	—

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

Historical ShowingTime Housing Value Index by Month

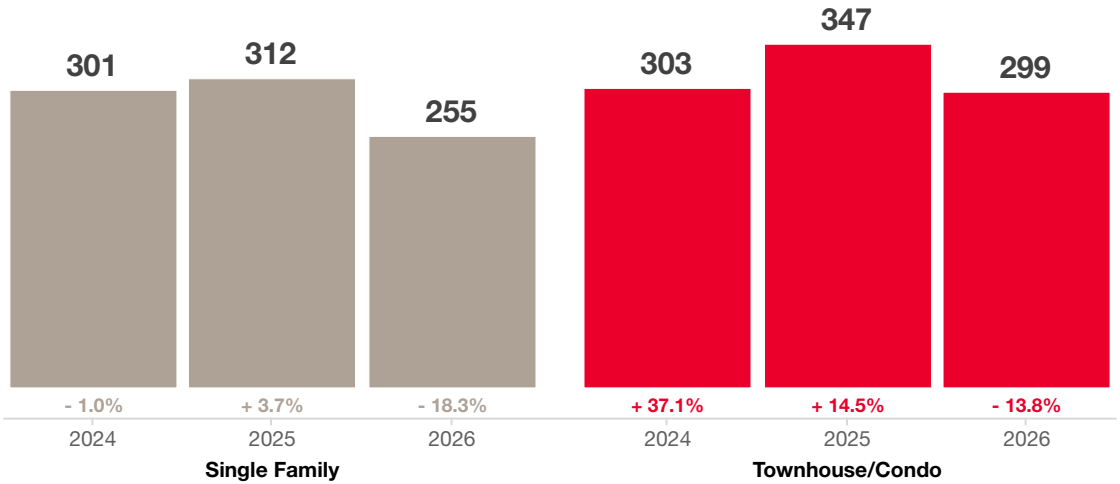


Inventory of Homes for Sale

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

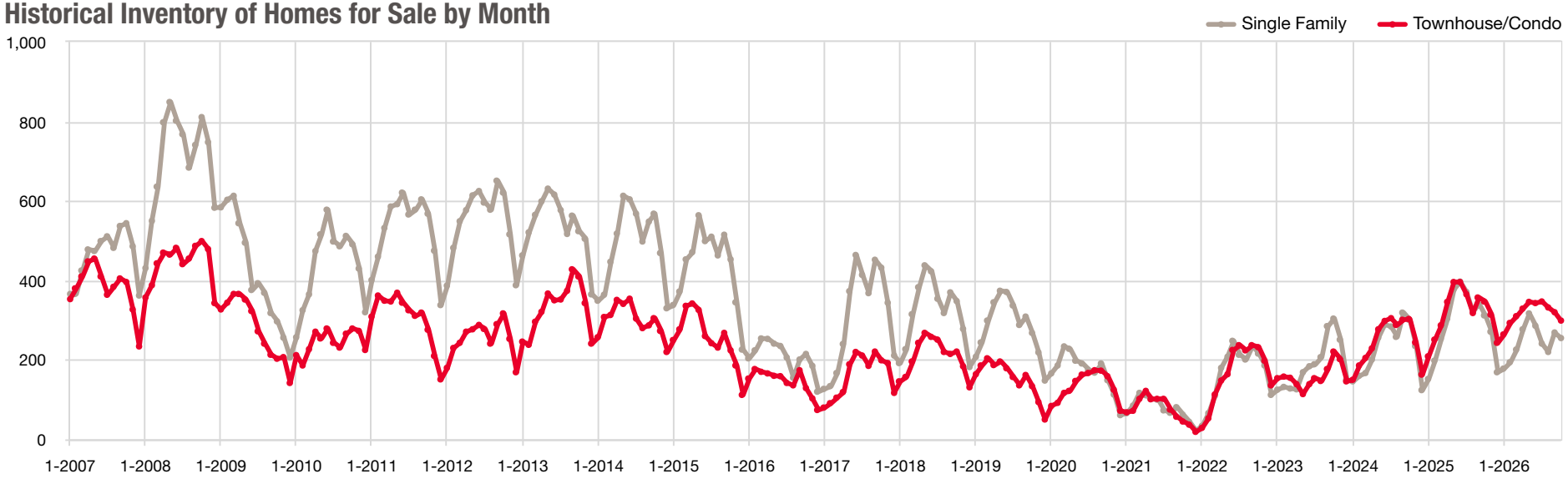
Burlington

October



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	286	- 28.0%	343	- 13.4%
Jul-2026	241	- 35.0%	347	- 4.9%
Aug-2026	220	- 31.3%	332	+ 4.4%
Sep-2026	269	- 21.1%	320	- 10.4%
Oct-2026	**255**	**- 18.3%**	**299**	**- 13.8%**
12-Month Avg	242	- 14.2%	312	+ 1.6%

Historical Inventory of Homes for Sale by Month

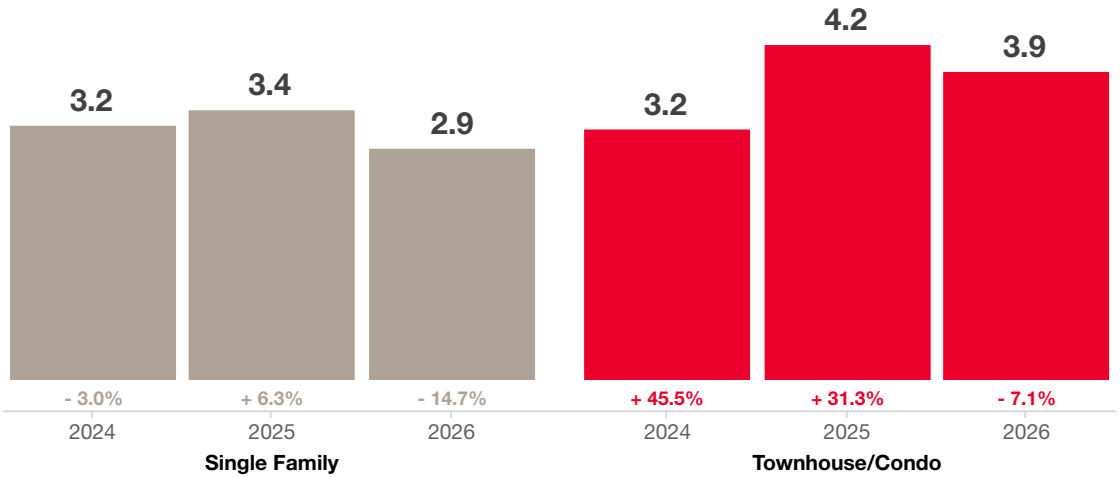


Months Supply of Inventory

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.

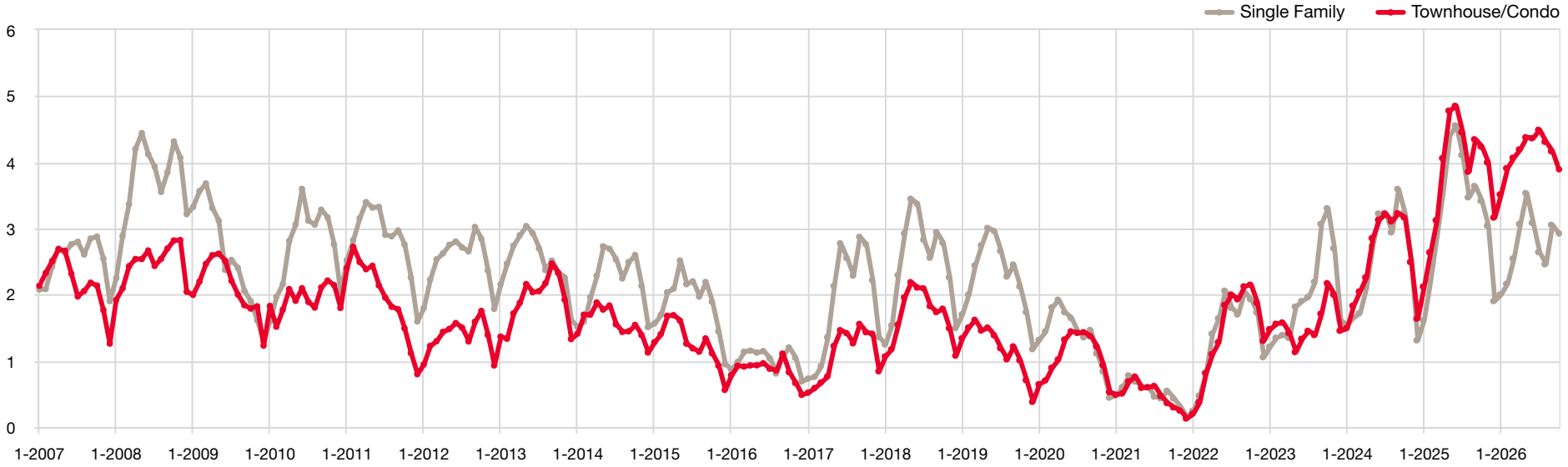
Burlington

October



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	- 32.6%	4.4	- 10.2%
Jul-2026	2.6	- 36.6%	4.5	0.0%
Aug-2026	2.5	- 28.6%	4.3	+ 10.3%
Sep-2026	3.1	- 13.9%	4.2	- 2.3%
Oct-2026	**2.9**	**- 14.7%**	**3.9**	**- 7.1%**
12-Month Avg*	2.7	- 13.9%	4.0	+ 13.7%

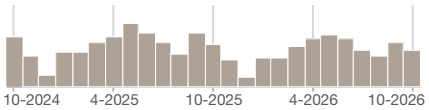
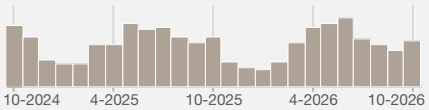
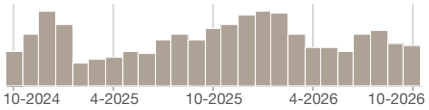
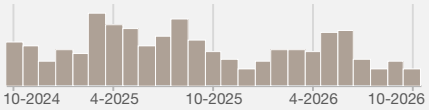
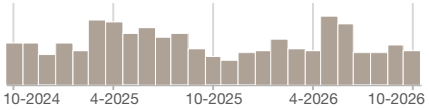
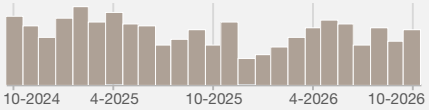
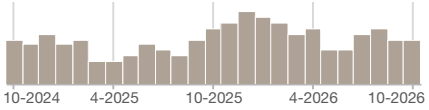
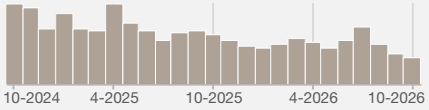
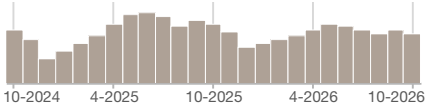
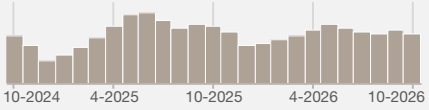
* Months Supply for all properties from November 2025 through October 2026. This is not the average of the individual figures above.



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	10-2025	10-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		378	**324**	- 14.3%	4,038	**3,493**	- 13.5%
Sales		188	**178**	- 5.3%	1,762	**1,743**	- 1.1%
Days on Market Until Sale		42	**32**	- 23.8%	33	**36**	+ 9.1%
Median Sales Price		$945,000	**$899,950**	- 4.8%	$981,500	**$945,000**	- 3.7%
Average Sales Price		$1,031,380	**$1,051,747**	+ 2.0%	$1,116,150	**$1,094,781**	- 1.9%
Percent of List Price Received		96.7%	**97.5%**	+ 0.8%	97.5%	**97.3%**	- 0.2%
Housing Affordability Index		46	**44**	- 4.3%	44	**42**	- 4.5%
Housing Value Index		204	**184**	- 9.8%	—	**—**	—
Inventory of Homes for Sale		659	**554**	- 15.9%	—	**—**	—
Months Supply of Inventory		3.8	**3.4**	- 10.5%	—	**—**	—

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