

BURLINGTON
MONTHLY
STATISTICS
PACKAGE
DECEMBER 2024

Cornerstone
Association of REALTORS®

SUMMARY

Sales in 2024 were similar to last year's levels, which are still well below long-term trends for the area. At the same time, new listings rose throughout most of the year, driving inventories higher. Rising inventory compared to sales also caused the months of supply to increase over last year's levels. However, Burlington did not face the same level of oversupply as other areas in the region, preventing any significant change in home prices this year compared to last year.

SALES
101

1.0%
 YEAR/YEAR



NEW LISTINGS
92

26.0%
 YEAR/YEAR



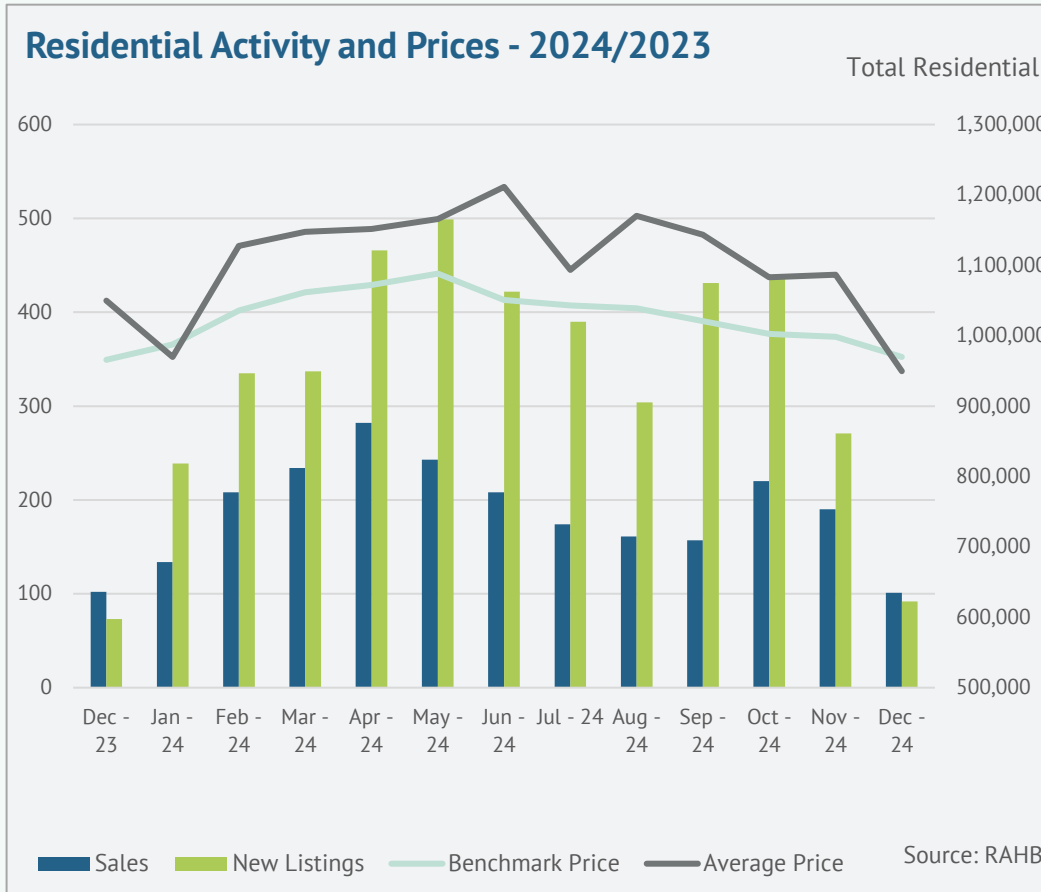
INVENTORY
421

35.4%
 YEAR/YEAR



MONTHS OF SUPPLY
4.2

36.7%
 YEAR/YEAR


RESIDENTIAL AVERAGE PRICE




\$949,656

9.5%
 YEAR/YEAR

AVERAGE DOM



44.7

9.4%
 YEAR/YEAR

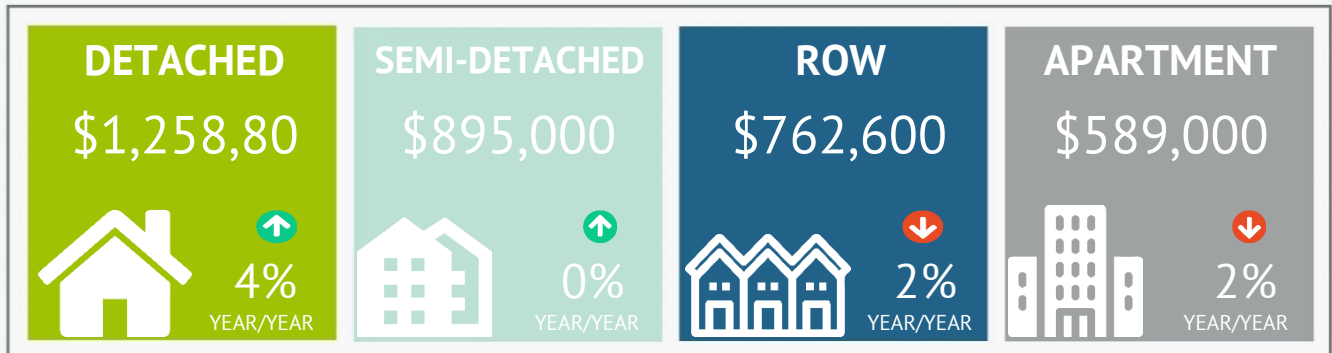
PROPERTY TYPES

All property types have reported sales below long-term trends for the area. However, we started to see some gains in semi-detached and row-style homes compared to last year. The growth in sales was met with rising inventories, but for semi-detached and row-style homes, the months of supply remained relatively low, with less than two months of supply. Apartment-style properties reported the highest months of supply at nearly four months and were the only property type to see a pullback in home prices.

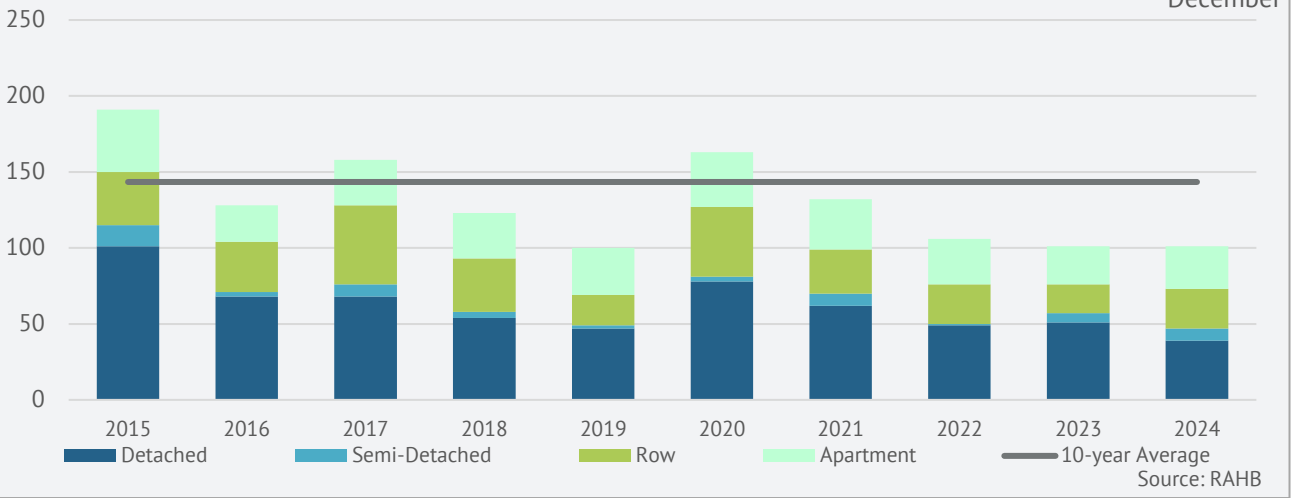
| December 2024 | | | | | | | | | | | | | | | |
|--------------------------|------------|--------------|--------------|--------------|------------|--------------|-------------|----------------|-------------|------------------|--------------|------------------|--------------|------------------|--------------|
| | Sales | | New Listings | | Inventory | | S/NL | Days on Market | | Months of Supply | | Average Price | | Median Price | |
| | Actual | Y/Y | Actual | Y/Y | Actual | Y/Y | Ratio | Actual | Y/Y | Actual | Y/Y | Actual | Y/Y | Actual | Y/Y |
| Detached | 39 | -23.5% | 34 | 25.9% | 194 | 25.2% | 115% | 39.1 | 0.1% | 4.97 | 63.7% | \$1,300,530 | -2.4% | \$1,250,000 | 9.8% |
| Semi-Detached | 8 | 33.3% | 6 | 500.0% | 13 | 160.0% | 133% | 33.3 | 12.7% | 1.63 | 95.0% | \$926,925 | -1.6% | \$899,950 | -5.7% |
| Row | 26 | 36.8% | 21 | 61.5% | 63 | 28.6% | 124% | 36.2 | 10.0% | 2.42 | -6.0% | \$796,142 | -15.4% | \$752,500 | -13.7% |
| Apartment | 28 | 12.0% | 31 | 0.0% | 151 | 57.3% | 90% | 63.6 | 16.5% | 5.39 | 40.4% | \$609,982 | 3.4% | \$577,500 | 10.0% |
| Mobile | 0 | - | 0 | -100.0% | 0 | -100.0% | 0% | - | - | - | - | - | - | - | - |
| Total Residential | 101 | -1.0% | 92 | 26.0% | 421 | 35.4% | 110% | 44.7 | 9.4% | 4.17 | 36.7% | \$949,656 | -9.5% | \$890,000 | -5.5% |

| Year-to-Date | | | | | | | | | | | | | | | |
|--------------------------|--------------|--------------|--------------|--------------|------------|--------------|--------------|-------------|--------------|------------------|--------------|--------------------|-------------|------------------|--------------|
| | Sales | | New Listings | | Inventory | | S/NL | DOM | | Months of Supply | | Average Price | | Median Price | |
| | Actual | Y/Y | Actual | Y/Y | Actual | Y/Y | Ratio | Actual | Y/Y | Actual | Y/Y | Actual | Y/Y | Actual | Y/Y |
| Detached | 1,084 | -0.7% | 2,049 | 4.2% | 238 | 24.9% | 52.9% | 24.1 | 27.0% | 2.64 | 25.8% | \$1,488,188 | 3.6% | \$1,325,000 | 1.9% |
| Semi-Detached | 103 | 2.0% | 154 | 0.7% | 11 | 24.5% | 66.9% | 19.5 | 34.9% | 1.23 | 22.1% | \$977,417 | -2.3% | \$953,000 | -2.8% |
| Row | 549 | 3.8% | 818 | 13.1% | 78 | 53.2% | 67.1% | 24.9 | 32.7% | 1.70 | 47.6% | \$866,227 | -0.5% | \$825,000 | -1.8% |
| Apartment | 547 | -5.2% | 1,168 | 27.0% | 170 | 65.9% | 46.8% | 39.8 | 21.7% | 3.74 | 75.0% | \$689,049 | 0.6% | \$605,000 | 2.2% |
| Mobile | 7 | 40.0% | 8 | -46.7% | 2 | -42.4% | 87.5% | 44.7 | -20.4% | 2.71 | -58.9% | \$432,929 | 13.2% | \$475,000 | 30.5% |
| Total Residential | 2,312 | -0.6% | 4,224 | 10.9% | 500 | 40.1% | 54.7% | 27.8 | 25.5% | 2.59 | 41.0% | \$1,121,057 | 2.3% | \$980,000 | -1.9% |

BENCHMARK PRICE



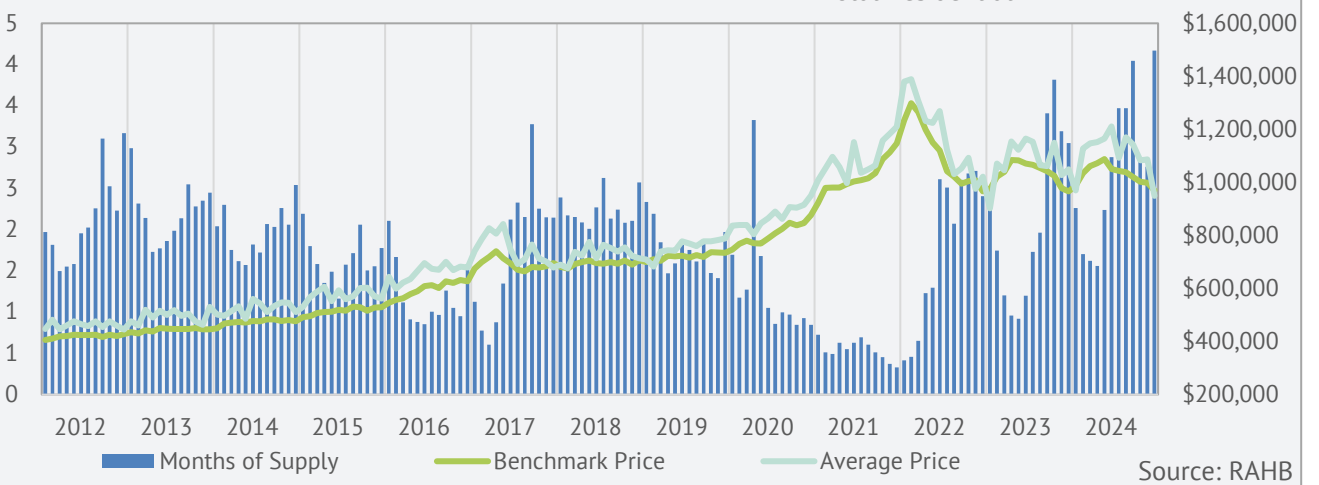
Monthly Sales Comparison



Residential Sales by Price Range



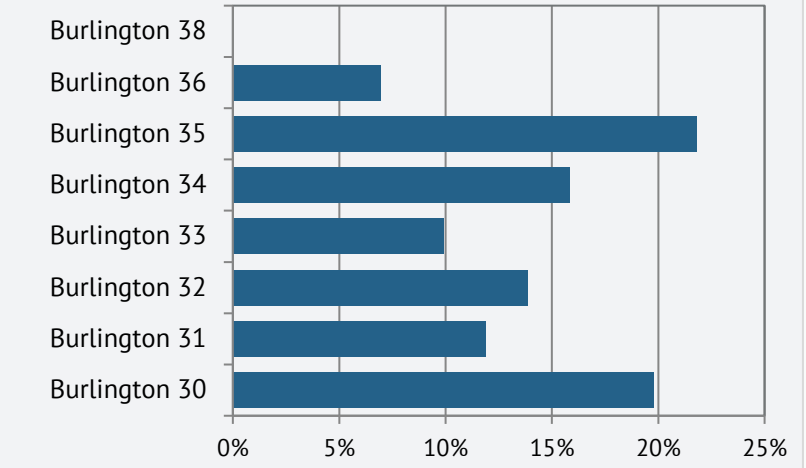
Months of Supply and Prices



REGIONAL SUMMARY

Conditions did vary throughout the Burlington region. Sales rose over the previous year in Burlington 31, 32, 33, 34 and 38. However, gains in supply relative to sales drove the months of supply higher across every location within the region. Burlington 32 and 34 reported months of supply that averaged below two months in 2024, supporting stable to modest improvements in the annual price.

Share of Sales by District



December 2024

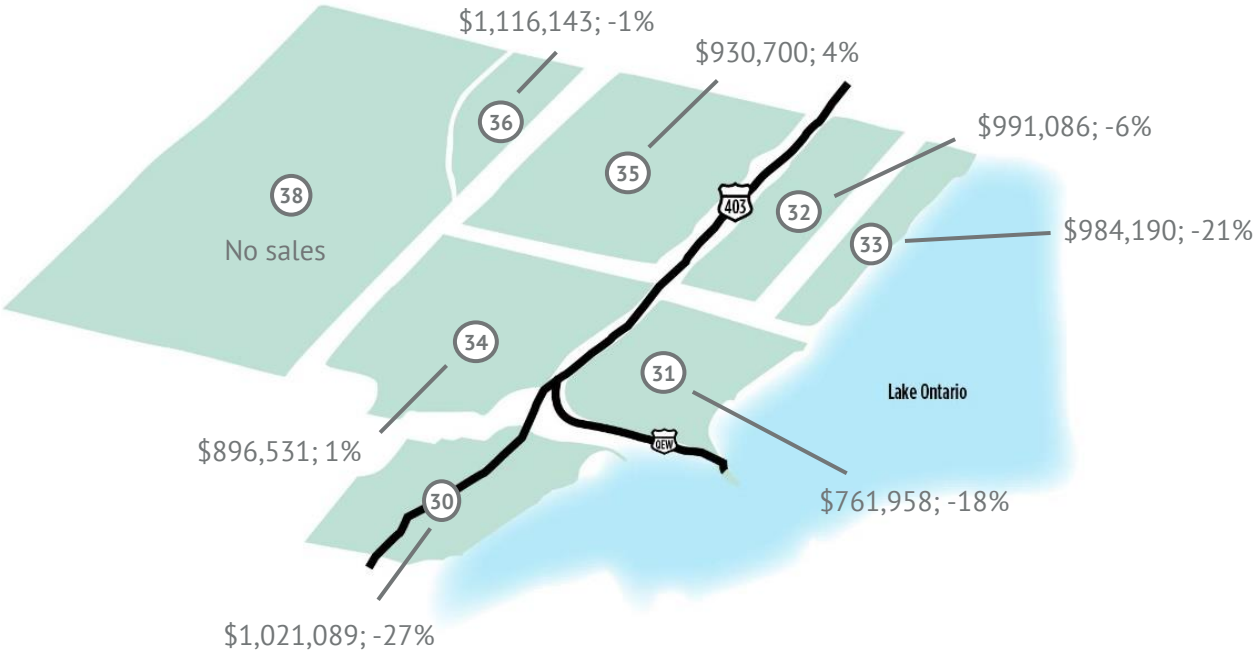
| | Sales | | New Listings | | Inventory | | S/NL | Days on Market | | Months of Supply | | Average Price | | Median Price | |
|---------------|------------|--------------|--------------|--------------|------------|--------------|-------------|----------------|-------------|------------------|--------------|------------------|--------------|------------------|--------------|
| | Actual | Y/Y | Actual | Y/Y | Actual | Y/Y | Ratio | Actual | Y/Y | Actual | Y/Y | Actual | Y/Y | Actual | Y/Y |
| Burlington 30 | 20 | 17.6% | 9 | -25.0% | 59 | 37.2% | 222% | 55.2 | 27.7% | 2.95 | 16.6% | \$1,021,089 | -27.1% | \$995,000 | 4.7% |
| Burlington 31 | 12 | -47.8% | 19 | -9.5% | 105 | 56.7% | 63% | 61.9 | 24.8% | 8.75 | 200.4% | \$761,958 | -18.5% | \$750,000 | -12.8% |
| Burlington 32 | 14 | 0.0% | 16 | 166.7% | 42 | 110.0% | 88% | 44.4 | 22.7% | 3.00 | 110.0% | \$991,086 | -6.4% | \$959,000 | -4.8% |
| Burlington 33 | 10 | 100.0% | 17 | 183.3% | 68 | 54.5% | 59% | 29.4 | -44.9% | 6.80 | -22.7% | \$984,190 | -21.1% | \$932,750 | -15.2% |
| Burlington 34 | 16 | 33.3% | 5 | 66.7% | 28 | -24.3% | 320% | 24.2 | -21.6% | 1.75 | -43.2% | \$896,531 | 1.3% | \$812,500 | -6.7% |
| Burlington 35 | 22 | -4.3% | 18 | -14.3% | 81 | 22.7% | 122% | 46.8 | 55.2% | 3.68 | 28.3% | \$930,700 | 3.5% | \$889,500 | 5.1% |
| Burlington 36 | 7 | 0.0% | 7 | 250.0% | 17 | 13.3% | 100% | 47.4 | -13.8% | 2.43 | 13.3% | \$1,116,143 | -1.0% | \$1,050,000 | 7.1% |
| Burlington 38 | 0 | -100.0% | 1 | -50.0% | 21 | 10.5% | 0% | - | - | - | - | - | - | - | - |
| Total | 101 | -1.0% | 92 | 26.0% | 421 | 35.4% | 110% | 44.7 | 9.4% | 4.17 | 36.7% | \$949,656 | -9.5% | \$890,000 | -5.5% |

Year-to-Date

| | Sales | | New Listings | | Inventory | | S/NL | DOM | | Months of Supply | | Average Price | | Median Price | |
|---------------|--------------|--------------|--------------|--------------|------------|--------------|--------------|-------------|--------------|------------------|--------------|--------------------|-------------|------------------|--------------|
| | Actual | Y/Y | Actual | Y/Y | Actual | Y/Y | Ratio | Actual | Y/Y | Actual | Y/Y | Actual | Y/Y | Actual | Y/Y |
| Burlington 30 | 228 | -20.0% | 520 | -3.9% | 72 | 16.0% | 43.8% | 34.9 | 35.7% | 3.81 | 45.1% | \$1,142,770 | -2.8% | \$1,000,000 | 0.0% |
| Burlington 31 | 418 | 7.7% | 900 | 31.6% | 129 | 64.9% | 46.4% | 35.3 | 18.8% | 3.69 | 53.0% | \$1,056,043 | 2.0% | \$930,000 | -0.3% |
| Burlington 32 | 282 | 8.0% | 422 | 18.9% | 38 | 64.6% | 66.8% | 21.4 | 13.2% | 1.62 | 52.4% | \$997,151 | -1.4% | \$957,000 | -4.3% |
| Burlington 33 | 251 | 10.6% | 513 | 20.1% | 68 | 54.9% | 48.9% | 29.9 | 42.2% | 3.26 | 40.1% | \$1,485,050 | 3.4% | \$1,250,000 | 5.0% |
| Burlington 34 | 333 | 6.7% | 516 | 5.5% | 45 | 15.3% | 64.5% | 23.0 | 27.2% | 1.63 | 8.0% | \$1,055,768 | 1.5% | \$925,000 | -4.9% |
| Burlington 35 | 662 | -3.8% | 1,017 | 6.5% | 92 | 42.0% | 65.1% | 23.8 | 33.5% | 1.67 | 47.5% | \$1,042,904 | 3.8% | \$979,500 | 5.6% |
| Burlington 36 | 103 | -22.6% | 222 | -13.3% | 27 | 9.0% | 46.4% | 25.6 | -5.6% | 3.17 | 40.7% | \$1,109,408 | -2.4% | \$1,055,500 | -4.9% |
| Burlington 38 | 35 | 6.1% | 114 | 10.7% | 28 | 39.1% | 30.7% | 55.5 | 24.6% | 9.66 | 31.1% | \$2,277,691 | 33.0% | \$2,200,000 | 41.9% |
| Total | 2,312 | -0.6% | 4,224 | 10.9% | 500 | 40.1% | 54.7% | 27.8 | 25.5% | 2.59 | 41.0% | \$1,121,057 | 2.3% | \$980,000 | -1.9% |

AVERAGE RESIDENTIAL PRICE BY DISTRICT

Burlington 30-36, 38



RESIDENTIAL PRICE COMPARISON

| | December 2024 | | | | Year-To-Date | | | |
|---------------|---------------|--------|-----------------|-------|---------------|-------|-----------------|-------|
| | Average Price | | Benchmark Price | | Average Price | | Benchmark Price | |
| | Actual | Y/Y | Actual | Y/Y | Actual | Y/Y | Actual | Y/Y |
| Burlington 30 | \$1,021,089 | -27.1% | \$984,500 | -0.6% | \$1,142,770 | -2.8% | \$1,046,725 | -0.8% |
| Burlington 31 | \$761,958 | -18.5% | \$737,900 | -3.0% | \$1,056,043 | 2.0% | \$789,733 | -3.7% |
| Burlington 32 | \$991,086 | -6.4% | \$936,300 | 1.2% | \$997,151 | -1.4% | \$1,002,867 | 1.1% |
| Burlington 33 | \$984,190 | -21.1% | \$1,060,400 | -0.8% | \$1,485,050 | 3.4% | \$1,146,358 | -3.5% |
| Burlington 34 | \$896,531 | 1.3% | \$954,300 | 4.0% | \$1,055,768 | 1.5% | \$1,004,425 | 1.8% |
| Burlington 35 | \$930,700 | 3.5% | \$923,200 | 0.6% | \$1,042,904 | 3.8% | \$976,067 | 0.3% |
| Burlington 36 | \$1,116,143 | -1.0% | \$1,021,900 | -3.4% | \$1,109,408 | -2.4% | \$1,108,917 | -3.4% |
| Burlington 38 | \$1,116,143 | -1.0% | \$1,021,900 | -3.4% | \$1,109,408 | -2.4% | \$1,108,917 | -3.4% |

DETACHED BENCHMARK HOMES

| | December 2024 | | | | | | |
|---------------|-----------------|-------|-------|----------------|----------|-------------------|----------|
| | Benchmark Price | Y/Y | M/M | Full Bathrooms | Bedrooms | Gross Living Area | Lot Size |
| Burlington 30 | \$1,408,392 | 1.3% | -3.3% | 2 | 3 | 1,722 | 7,524 |
| Burlington 31 | \$1,087,800 | 1.3% | -2.8% | 2 | 3 | 1,386 | 8,590 |
| Burlington 32 | \$1,216,033 | 1.9% | -3.3% | 2 | 3 | 1,407 | 5,544 |
| Burlington 33 | \$1,358,000 | 0.8% | -3.1% | 2 | 3 | 1,475 | 7,362 |
| Burlington 34 | \$1,168,042 | 1.3% | -2.7% | 2 | 3 | 1,494 | 6,600 |
| Burlington 35 | \$1,344,975 | 0.7% | -3.9% | 2 | 3 | 1,950 | 4,937 |
| Burlington 36 | \$1,462,383 | -0.4% | -4.0% | 3 | 4 | 2,097 | 3,260 |
| Burlington 38 | \$1,735,683 | 2.6% | -2.4% | 2 | 3 | 2,156 | 52,924 |

SUMMARY STATISTICS

December 2024

| | Sales | | New Listings | | Inventory | | Average Price | | Days On Market | | | |
|-------------------|------------|-------------|--------------|--------------|------------|--------------|------------------|--------------|----------------|--------------|-------------|---------------|
| | Actual | Y/Y | Actual | Y/Y | Actual | Y/Y | Actual | Y/Y | Average | Y/Y | Median | Y/Y |
| Residential | 101 | -1.0% | 92 | 26.0% | 421 | 35.4% | \$890,000 | -5.5% | 44.7 | 9.4% | 26.0 | -18.8% |
| Commercial | 4 | - | 2 | 100.0% | 36 | 63.6% | \$855,000 | - | 98.0 | - | 106.5 | - |
| Farm | 0 | - | 0 | - | 2 | 0.0% | - | - | - | - | - | - |
| Land | 0 | - | 1 | - | 12 | 33.3% | - | - | - | - | - | - |
| Multi-Residential | - | - | - | - | - | - | - | - | - | - | - | - |
| Total | 105 | 2.9% | 98 | 27.3% | 666 | 25.4% | \$890,000 | -5.5% | 46.7 | 14.4% | 26.0 | -18.8% |

Year-to-Date

| | Sales | | New Listings | | Inventory | | Average Price | | Days On Market | | | |
|-------------------|--------------|--------------|--------------|--------------|------------|--------------|------------------|--------------|----------------|--------------|-------------|--------------|
| | Actual | Y/Y | Actual | Y/Y | Actual | Y/Y | Actual | Y/Y | Average | Y/Y | Median | Y/Y |
| Residential | 2,312 | -0.6% | 4,224 | 10.9% | 500 | 40.1% | \$980,000 | -1.9% | 27.8 | 25.5% | 16.0 | 23.1% |
| Commercial | 23 | -4.2% | 129 | 38.7% | 49 | 55.0% | \$827,000 | -16.0% | 103.7 | 14.2% | 91.0 | 52.9% |
| Farm | 1 | - | 14 | 27.3% | 4 | 34.4% | \$1,733,000 | - | 68.0 | - | 68.0 | - |
| Land | 6 | -40.0% | 31 | -13.9% | 13 | -11.9% | \$1,850,000 | -9.3% | 74.8 | -6.0% | 63.5 | 16.5% |
| Multi-Residential | 1 | -85.7% | 21 | 40.0% | 5 | 124.1% | \$1,650,000 | -19.5% | 8.0 | -79.9% | 8.0 | -75.0% |
| Total | 2,347 | -0.9% | 4,429 | 11.3% | 756 | 28.9% | \$980,000 | -1.9% | 28.7 | 23.9% | 17.0 | 30.8% |

December 2024

| | Sales | | Dollar Volume | | New Listings | | Days on Market | | Leases | Lease DOM |
|------------|--------|-----|---------------|-----|--------------|---------|----------------|-----|--------|-----------|
| | Actual | Y/Y | Actual | Y/Y | Actual | Y/Y | Actual | Y/Y | Actual | Actual |
| Business | 0 | - | \$0 | - | 1 | - | - | - | 0 | - |
| Industrial | 0 | - | \$0 | - | 0 | -100.0% | - | - | 0 | - |
| Investment | 0 | - | \$0 | - | 0 | - | - | - | 0 | - |
| Land | 0 | - | \$0 | - | 0 | - | - | - | 0 | - |
| Office | 0 | - | \$0 | - | 0 | -100.0% | - | - | 1 | 160.0 |
| Retail | 0 | - | \$0 | - | 0 | - | - | - | 0 | - |

Year-to-Date

| | Sales | | Dollar Volume | | New Listings | | Days on Market | | Leases | Lease DOM |
|------------|--------|---------|---------------|---------|--------------|--------|----------------|--------|--------|-----------|
| | Actual | Y/Y | Actual | Y/Y | Actual | Y/Y | Actual | Y/Y | Actual | Actual |
| Business | 4 | 300.0% | \$1,840,000 | 1740.0% | 15 | -6.3% | 70.3 | -56.4% | 0 | - |
| Industrial | 0 | -100.0% | \$0 | -100.0% | 50 | -39.8% | - | - | 23 | 98.1 |
| Investment | 0 | -100.0% | \$0 | -100.0% | 5 | -28.6% | - | - | 0 | - |
| Land | 0 | -100.0% | \$0 | -100.0% | 1 | 0.0% | - | - | 0 | - |
| Office | 4 | -33.3% | \$11,008,125 | 39.3% | 53 | -32.9% | 55.3 | -4.7% | 21 | 90.5 |
| Retail | 4 | -33.3% | \$5,550,000 | -42.3% | 30 | -40.0% | 104.0 | 3.7% | 12 | 96.5 |