

BURLINGTON
MONTHLY
STATISTICS
PACKAGE
JUNE 2025

Cornerstone
Association of REALTORS®

SUMMARY

In June, sales continued to decline, but the monthly decrease in new listings helped lift the sales-to-new listings ratio above 40 per cent. With 930 sales so far this year, year-to-date sales were down 29 per cent compared to last year.

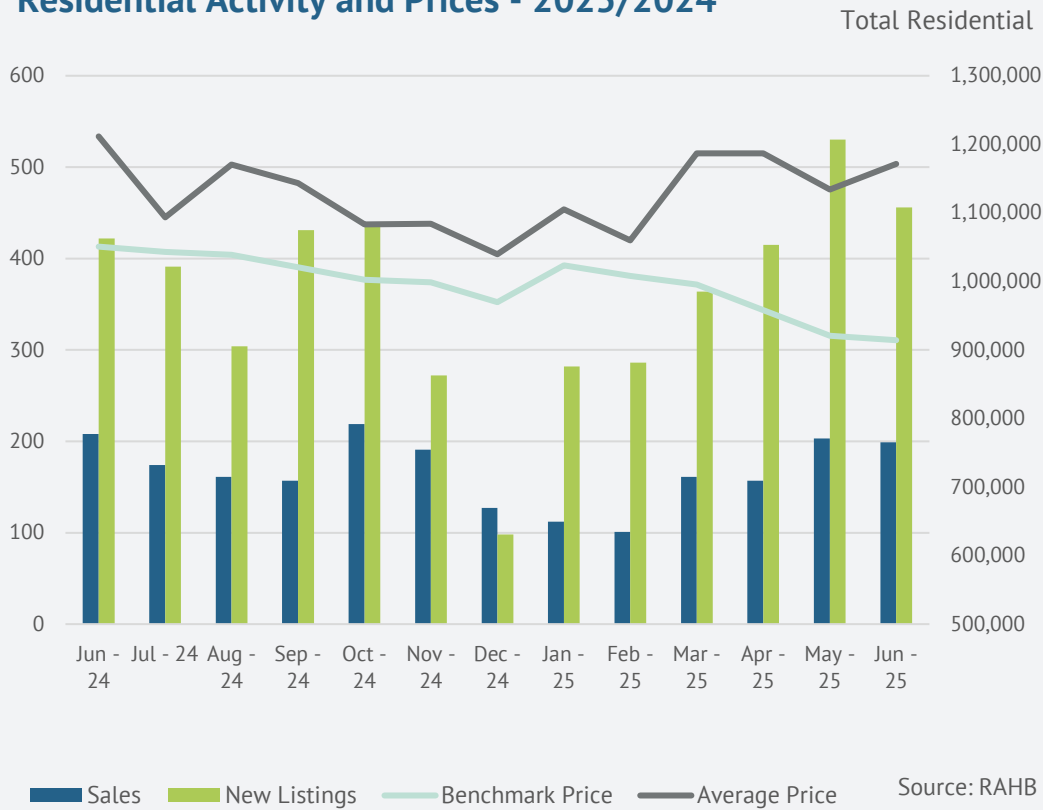
While new listings are nowhere near record highs, the notable drop in sales contributed to inventory gains and the months of supply rising to the highest levels ever reported in June.

Weak demand continues to impact home prices, which declined again this month. As of June, the unadjusted benchmark price was \$914,200, a 13 per cent decrease from last June, reaching levels not seen since early 2021. Sales prices year-to-date have fallen by an average of eight per cent.

Prices have moderated across all areas within Burlington. Year-to-date, the largest decreases have been in Burlington 33 and 35, both with average benchmark prices exceeding \$1 million. Meanwhile, Burlington 38 reported an average detached benchmark price of \$1.68 million, reflecting a modest annual decline of three per cent.

The statistics provided in this report are based on information from the ITSO MLS® System. Multiple MLS® Systems operate within Ontario, and while none can be guaranteed to include every property listed or sold within a given area, they effectively illustrate market trends.

Residential Activity and Prices - 2025/2024



SALES

199



4.3%

YEAR/YEAR



NEW LISTINGS

456



8.1%

YEAR/YEAR



INVENTORY

762



27.0%

YEAR/YEAR



MONTHS OF SUPPLY

3.8



32.7%

YEAR/YEAR



RESIDENTIAL AVERAGE PRICE



\$1,171,517



3.3%

YEAR/YEAR

AVERAGE DOM

28.5



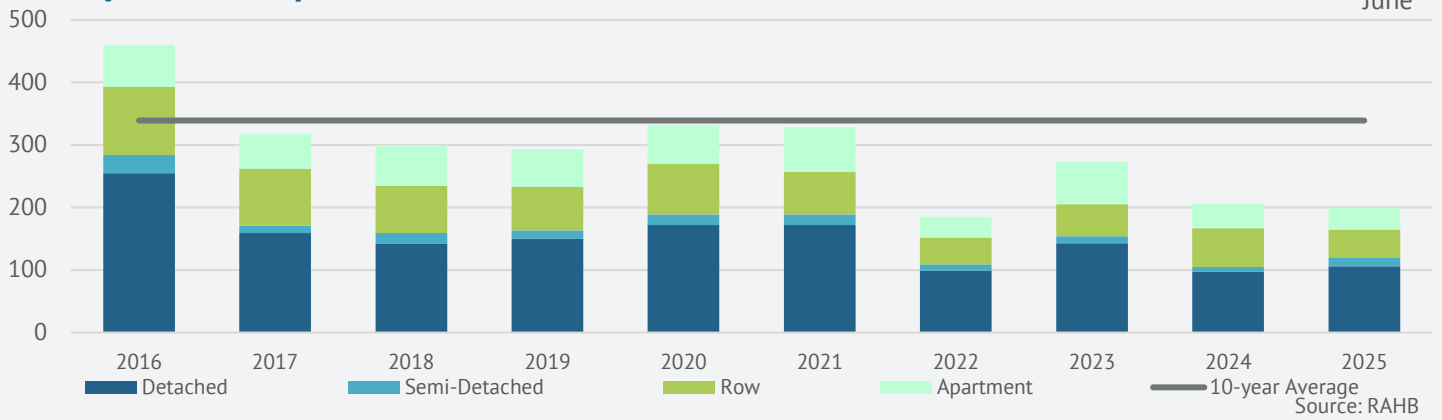
33.8%

YEAR/YEAR



PROPERTY TYPES

Monthly Sales Comparison



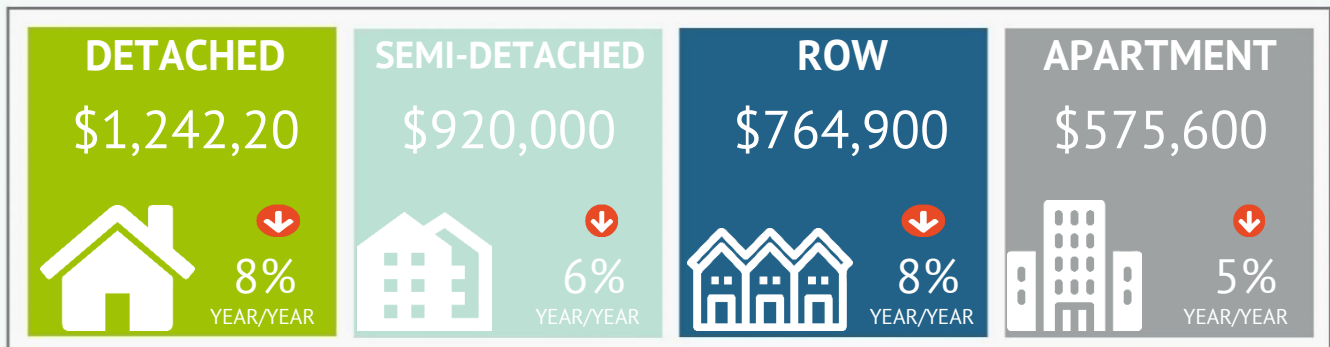
June 2025

	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	106	9.3%	242	13.6%	368	26.5%	44%	25.1	47.8%	3.47	15.7%	\$1,527,305	-8.0%	\$1,265,000	-7.0%
Semi-Detached	14	75.0%	28	86.7%	36	260.0%	50%	16.7	102.6%	2.57	105.7%	\$960,964	4.8%	\$951,000	8.1%
Row	45	-27.4%	97	31.1%	142	75.3%	46%	29.7	33.4%	3.16	141.5%	\$831,183	-8.3%	\$840,000	-4.5%
Apartment	34	-12.8%	87	-24.3%	213	0.5%	39%	42.1	26.7%	6.26	15.2%	\$599,438	-9.3%	\$552,500	-6.4%
Mobile	0	-100.0%	2	100.0%	3	0.0%	0%	-	-	-	-	-	-	-	-
Total Residential	199	-4.3%	456	8.1%	762	27.0%	44%	28.5	33.8%	3.83	32.7%	\$1,171,517	-3.3%	\$970,000	-2.8%

Year-to-Date

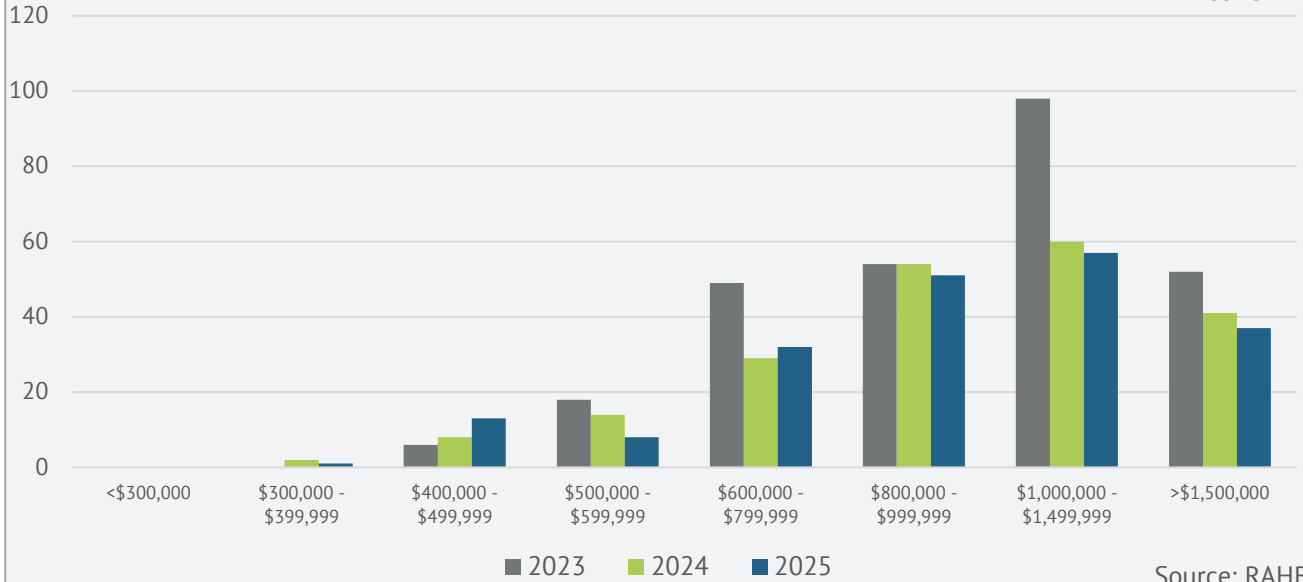
	Sales		New Listings		Inventory		S/NL	DOM		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Detached	489	-19.6%	1,176	5.6%	261	26.2%	41.6%	24.7	21.6%	3.20	56.8%	\$1,475,146	-3.3%	\$1,274,900	-5.4%
Semi-Detached	55	3.8%	123	80.9%	25	387.1%	44.7%	21.5	56.8%	2.75	369.4%	\$938,057	-3.4%	\$926,045	-2.5%
Row	207	-36.1%	463	3.6%	100	45.7%	44.7%	28.0	21.7%	2.89	128.1%	\$853,381	-4.0%	\$840,000	-0.6%
Apartment	181	-40.7%	565	-12.4%	184	19.7%	32.0%	45.6	34.9%	6.08	101.7%	\$671,087	-1.7%	\$589,000	-2.6%
Mobile	1	-75.0%	6	0.0%	2	-47.1%	16.7%	8.0	-85.5%	9.00	111.8%	\$515,000	39.0%	\$515,000	43.7%
Total Residential	933	-28.7%	2,333	1.5%	571	30.5%	40.0%	29.3	22.8%	3.67	83.1%	\$1,148,522	0.7%	\$1,000,000	0.2%

BENCHMARK PRICE



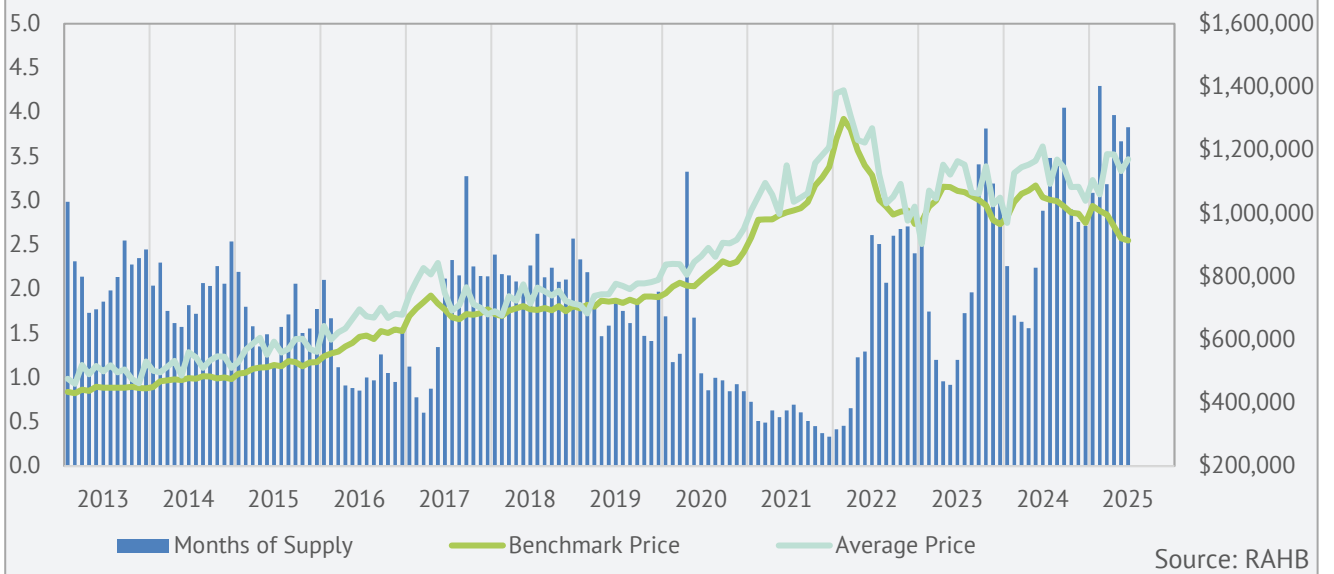
Residential Sales by Price Range

June



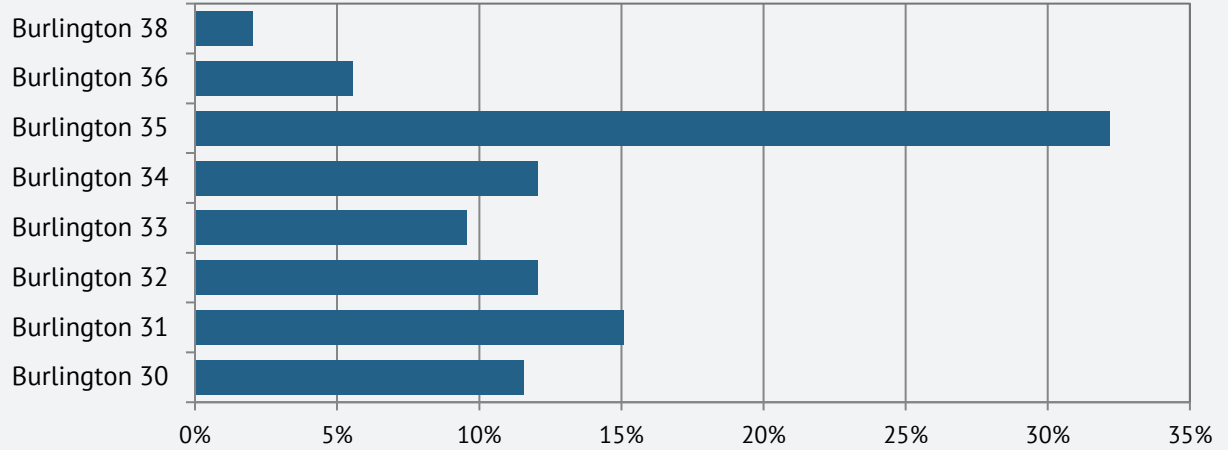
Months of Supply and Prices

Total Residential



REGIONAL SUMMARY

Share of Sales by District



June 2025

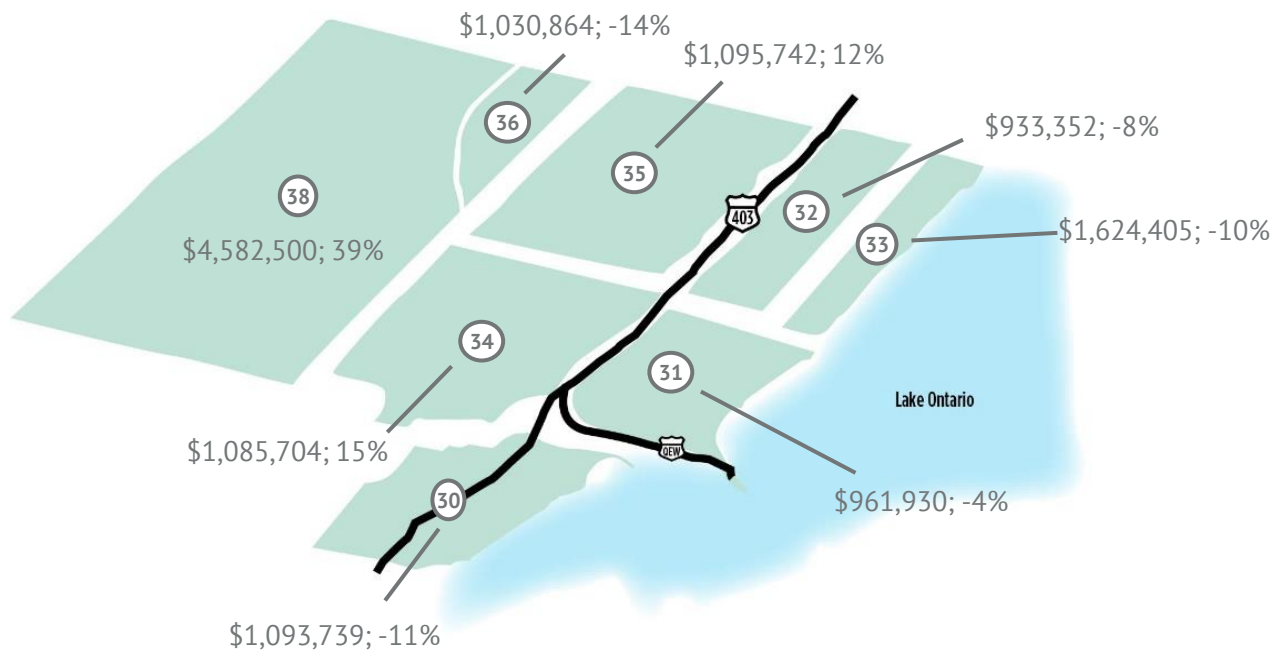
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Burlington 30	23	4.5%	54	8.0%	105	25.0%	43%	27.1	4.7%	4.57	19.6%	\$1,093,739	-11.3%	\$960,000	-21.0%
Burlington 31	30	-14.3%	60	-40.6%	126	-23.2%	50%	38.8	58.7%	4.20	-10.4%	\$961,930	-3.7%	\$850,000	-7.4%
Burlington 32	24	4.3%	48	41.2%	72	105.7%	50%	30.6	79.7%	3.00	97.1%	\$933,352	-8.3%	\$912,500	-1.2%
Burlington 33	19	-38.7%	55	5.8%	85	11.8%	35%	32.2	37.0%	4.47	82.5%	\$1,624,405	-10.1%	\$1,100,000	-24.7%
Burlington 34	24	-11.1%	65	22.6%	86	43.3%	37%	23.5	35.6%	3.58	61.3%	\$1,085,704	15.3%	\$876,500	6.2%
Burlington 35	64	20.8%	135	32.4%	213	93.6%	47%	23.6	42.5%	3.33	60.4%	\$1,095,742	11.6%	\$1,095,000	11.5%
Burlington 36	11	0.0%	27	50.0%	37	12.1%	41%	18.5	-27.4%	3.36	12.1%	\$1,030,864	-14.2%	\$1,060,000	-9.0%
Burlington 38	4	-33.3%	12	0.0%	38	0.0%	33%	63.3	49.4%	9.50	50.0%	\$4,582,500	38.7%	\$2,655,000	-3.5%
Total	199	-4.3%	456	8.1%	762	27.0%	44%	28.5	33.8%	3.83	32.7%	\$1,171,517	-3.3%	\$970,000	-2.8%

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	106	-12.4%	325	24.0%	85	36.7%	32.6%	30.9	-1.2%	4.78	56.0%	\$1,201,443	6.0%	\$1,000,000	3.6%
Burlington 31	159	-28.1%	376	-23.6%	111	-6.0%	42.3%	38.0	23.3%	4.20	30.6%	\$1,002,914	-7.1%	\$875,000	-11.6%
Burlington 32	123	-25.0%	242	13.6%	50	72.8%	50.8%	25.1	32.5%	2.43	130.4%	\$978,169	-3.5%	\$936,000	-4.5%
Burlington 33	114	-20.8%	268	-2.2%	64	11.3%	42.5%	30.9	21.8%	3.36	40.6%	\$1,529,923	-1.7%	\$1,287,500	2.2%
Burlington 34	126	-31.1%	288	2.5%	60	49.4%	43.8%	25.4	20.4%	2.83	116.9%	\$1,023,515	-5.1%	\$918,500	-0.7%
Burlington 35	253	-36.3%	650	12.8%	148	92.4%	38.9%	25.7	33.3%	3.50	201.9%	\$1,069,104	3.4%	\$1,050,000	6.9%
Burlington 36	35	-40.7%	119	-9.8%	30	7.2%	29.4%	23.4	2.7%	5.09	80.8%	\$1,030,654	-10.4%	\$1,040,000	-10.7%
Burlington 38	17	-15.0%	65	-4.4%	24	-8.2%	26.2%	50.4	2.6%	8.59	8.0%	\$3,206,471	24.7%	\$1,880,000	-21.7%
Total	933	-28.7%	2,333	1.5%	571	30.5%	40.0%	29.3	22.8%	3.67	83.1%	\$1,148,522	0.7%	\$1,000,000	0.2%

AVERAGE RESIDENTIAL PRICE BY DISTRICT

Burlington 30-36, 38



RESIDENTIAL PRICE COMPARISON

	June 2025				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	\$1,093,739	-11.3%	\$924,600	-13.5%	\$1,201,443	6.0%	\$991,317	-7.5%
Burlington 31	\$961,930	-3.7%	\$717,600	-12.3%	\$1,002,914	-7.1%	\$753,433	-7.1%
Burlington 32	\$933,352	-8.3%	\$905,200	-11.8%	\$978,169	-3.5%	\$959,617	-6.3%
Burlington 33	\$1,624,405	-10.1%	\$989,600	-15.8%	\$1,529,923	-1.7%	\$1,067,483	-9.6%
Burlington 34	\$1,085,704	15.3%	\$903,800	-11.7%	\$1,023,515	-5.1%	\$956,417	-5.9%
Burlington 35	\$1,095,742	11.6%	\$871,600	-12.0%	\$1,069,104	3.4%	\$913,850	-7.3%
Burlington 36	\$1,030,864	-14.2%	\$972,100	-13.6%	\$1,030,654	-10.4%	\$1,016,633	-10.2%
Burlington 38	\$1,030,864	-14.2%	\$972,100	-13.6%	\$1,030,654	-10.4%	\$1,016,633	-10.2%

DETACHED BENCHMARK HOMES

	June 2025						
	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Burlington 30	\$1,380,450	-3.8%	-1.9%	2	3	1,722	7,524
Burlington 31	\$1,059,650	-4.7%	-1.3%	2	3	1,386	8,590
Burlington 32	\$1,191,550	-3.9%	-1.5%	2	3	1,407	5,544
Burlington 33	\$1,324,400	-4.2%	-1.8%	2	3	1,475	7,362
Burlington 34	\$1,142,350	-3.1%	-1.0%	2	3	1,494	6,600
Burlington 35	\$1,280,050	-5.4%	-0.4%	2	3	1,950	4,937
Burlington 36	\$1,427,333	-3.2%	0.3%	3	4	2,097	3,260
Burlington 38	\$1,681,667	-2.8%	-3.7%	2	3	2,156	52,924

SUMMARY STATISTICS

June 2025

	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	199	-4.3%	456	8.1%	762	27.0%	\$970,000	-2.8%	28.5	33.8%	20.0	48.1%
Commercial	6	500.0%	8	60.0%	32	-30.4%	\$1,075,000	-53.3%	80.8	199.4%	95.0	251.9%
Farm	0	-100.0%	2	0.0%	4	0.0%	-	-	-	-	-	-
Land	0	-100.0%	2	-60.0%	19	46.2%	-	-	-	-	-	-
Multi-Residential	-	-	-	-	-	-	-	-	-	-	-	-
Total	206	-3.7%	473	9.5%	990	16.9%	\$972,500	-2.7%	30.0	33.2%	21.0	50.0%

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	933	-28.7%	2,333	1.5%	571	30.5%	\$1,000,000	0.2%	29.3	22.8%	19.0	35.7%
Commercial	15	25.0%	42	-26.3%	34	-10.2%	\$900,000	3.6%	162.2	79.0%	100.0	21.2%
Farm	2	100.0%	6	-33.3%	2	-47.6%	\$4,012,500	131.5%	22.0	-67.6%	22.0	-67.6%
Land	7	40.0%	21	40.0%	15	30.9%	\$900,000	-52.6%	202.0	155.1%	161.0	117.6%
Multi-Residential	4	300.0%	11	-8.3%	6	26.7%	\$1,462,500	-11.4%	50.5	531.3%	44.0	450.0%
Total	961	-27.7%	2,414	0.8%	784	16.4%	\$1,000,000	0.2%	33.1	33.8%	20.0	42.9%

June 2025

	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	-	2	-	-	-	1	65.0
Industrial	0	-	\$0	-	0	-100.0%	-	-	0	-
Investment	0	-	\$0	-	0	-	-	-	0	-
Land	0	-	\$0	-	0	-	-	-	0	-
Office	0	-100.0%	\$0	-100.0%	0	-100.0%	-	-	0	-
Retail	0	-	\$0	-	0	-100.0%	-	-	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	0	-100.0%	\$0	-100.0%	7	-41.7%	-	-	3	105.7
Industrial	0	-	\$0	-	0	-100.0%	-	-	0	-
Investment	0	-	\$0	-	0	-100.0%	-	-	0	-
Land	0	-	\$0	-	0	-100.0%	-	-	0	-
Office	0	-100.0%	\$0	-100.0%	0	-100.0%	-	-	0	-
Retail	0	-100.0%	\$0	-100.0%	0	-100.0%	-	-	0	-