

BURLINGTON
MONTHLY
STATISTICS
PACKAGE
JULY 2025

Cornerstone
Association of REALTORS®

SUMMARY

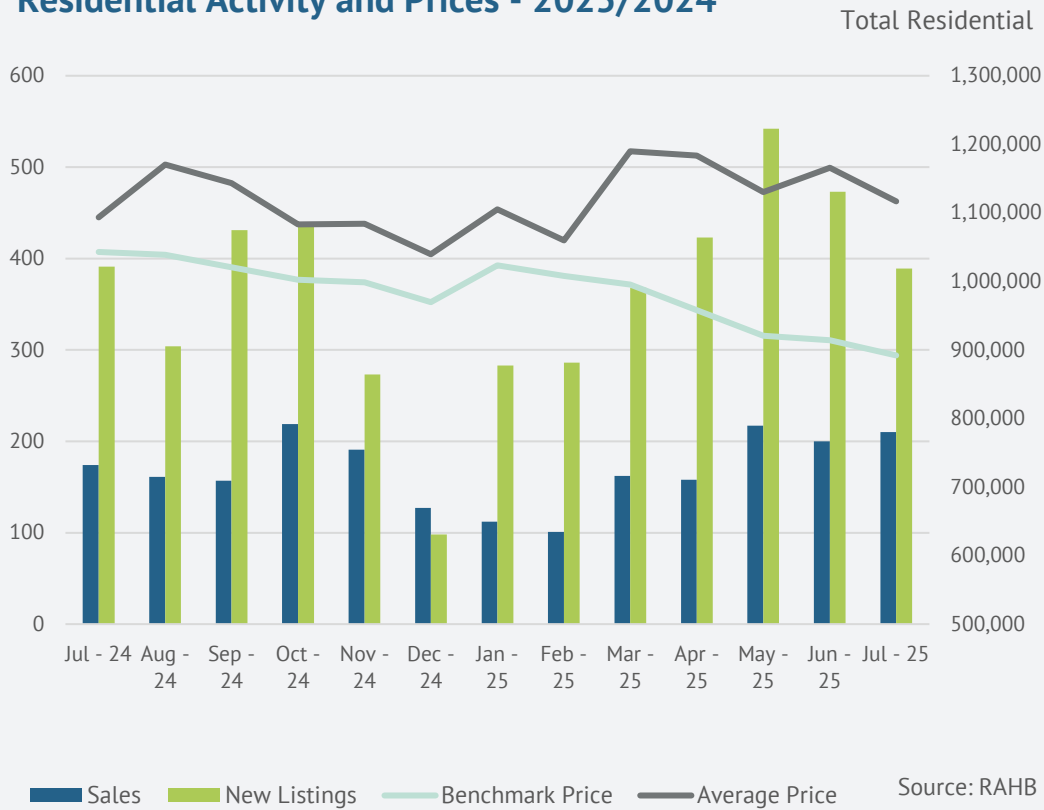
In July, sales improved over last year's levels due to a boost in detached home sales, but year-to-date sales were still 22 per cent below last year's levels and 45 per cent below long-term trends.

The number of new listings decreased in July, leading the sales-to-new listing ratio to increase to 54 per cent, the highest level reported so far this year.

Due to elevated supply choices, prices also eased. The benchmark price in July dropped below \$900,000, falling to \$892,000. While the benchmark price this month was over 14 per cent lower than last year's levels, on a year-to-date basis, benchmark prices have eased by eight 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

210



20.7%

YEAR/YEAR



NEW LISTINGS

389



0.5%

YEAR/YEAR



INVENTORY

732



20.8%

YEAR/YEAR



MONTHS OF SUPPLY

3.5



0.1%

YEAR/YEAR



RESIDENTIAL AVERAGE PRICE



\$1,116,820



2.1%

YEAR/YEAR

AVERAGE DOM

35.7



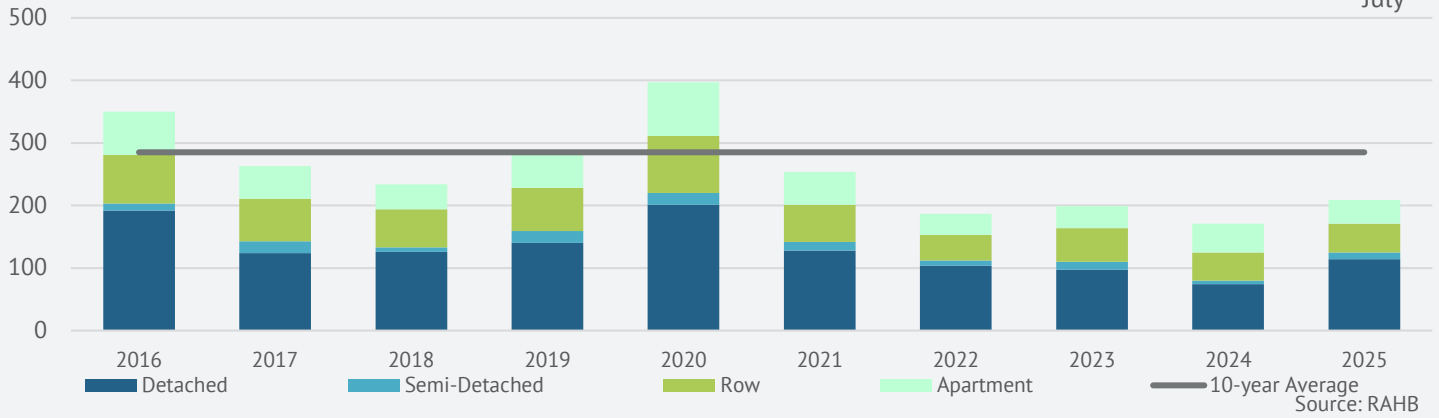
32.0%

YEAR/YEAR



PROPERTY TYPES

Monthly Sales Comparison



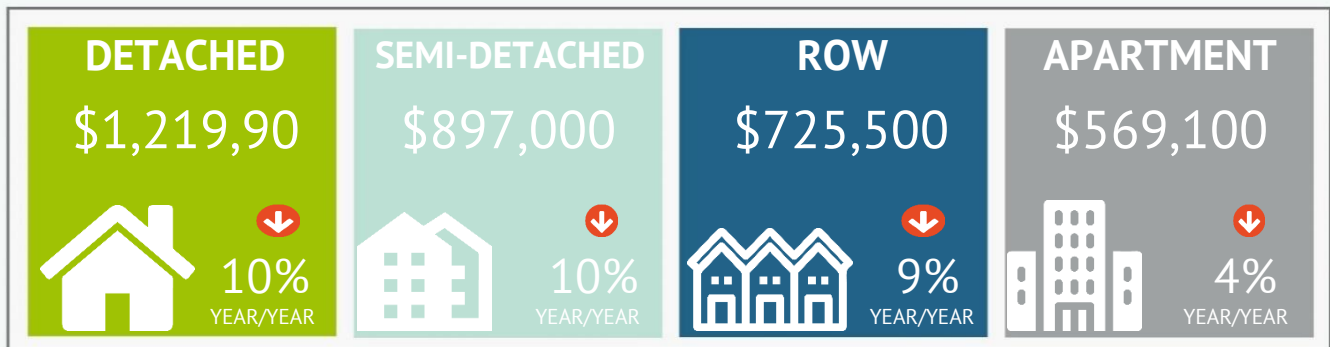
July 2025

	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	114	54.1%	206	19.8%	354	23.3%	55%	34.1	60.5%	3.11	-19.9%	\$1,420,868	-5.4%	\$1,258,000	-5.8%
Semi-Detached	11	83.3%	17	41.7%	30	150.0%	65%	36.6	113.4%	2.73	36.4%	\$938,281	-4.5%	\$935,000	-4.1%
Row	46	2.2%	72	-17.2%	133	41.5%	64%	29.0	35.8%	2.89	38.4%	\$837,838	0.2%	\$845,000	3.0%
Apartment	38	-17.4%	93	-19.1%	212	1.9%	41%	48.1	8.2%	5.58	23.4%	\$611,884	-14.7%	\$538,750	-16.5%
Mobile	1	0.0%	1	-	3	-	100%	56.0	211.1%	3.00	-	\$440,000	-15.4%	\$440,000	-15.4%
Total Residential	210	20.7%	389	-0.5%	732	20.8%	54%	35.7	32.0%	3.49	0.1%	\$1,116,820	2.1%	\$1,020,500	7.6%

Year-to-Date

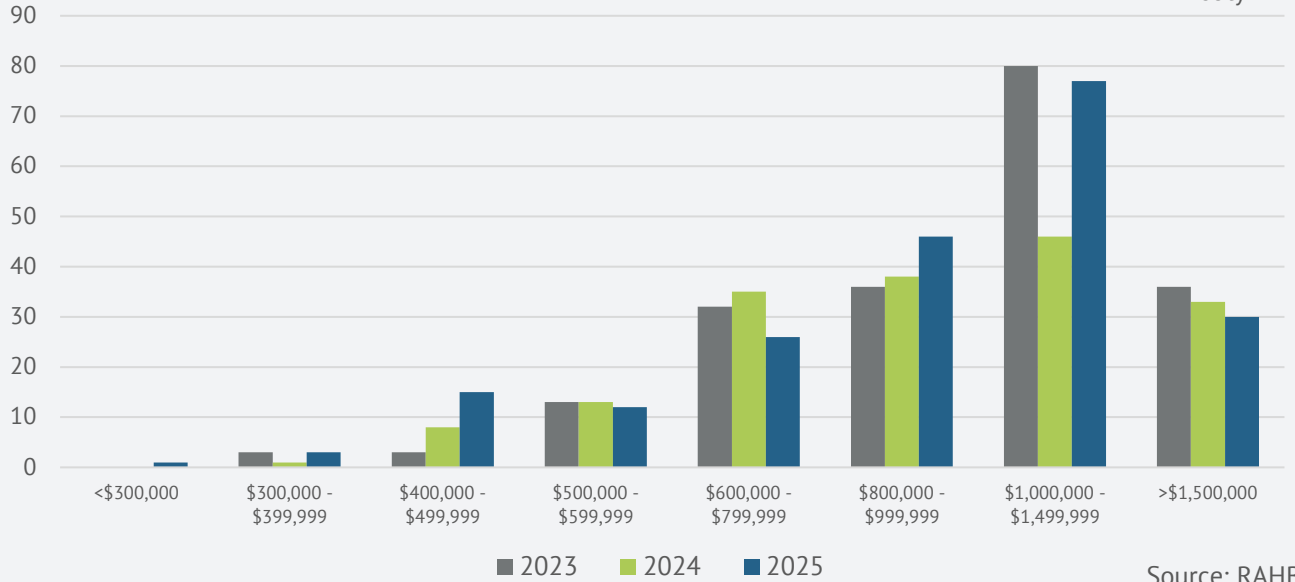
	Sales		New Listings		Inventory		S/NL	DOM		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Detached	611	-10.4%	1,406	9.3%	278	27.7%	43.5%	26.4	29.4%	3.19	42.6%	\$1,462,795	-4.0%	\$1,265,000	-6.0%
Semi-Detached	68	15.3%	142	77.5%	26	323.3%	47.9%	24.1	71.3%	2.68	267.2%	\$935,945	-3.7%	\$932,500	-1.8%
Row	257	-30.4%	547	2.4%	107	48.1%	47.0%	28.2	23.3%	2.91	112.7%	\$849,391	-3.8%	\$836,000	-0.2%
Apartment	222	-36.8%	662	-12.9%	189	17.0%	33.5%	46.5	32.1%	5.95	85.0%	\$661,943	-3.7%	\$578,500	-4.8%
Mobile	2	-60.0%	7	16.7%	2	-29.4%	28.6%	32.0	-32.8%	6.00	76.5%	\$477,500	19.3%	\$477,500	23.4%
Total Residential	1,160	-21.8%	2,764	2.8%	602	30.4%	42.0%	30.5	25.9%	3.63	66.7%	\$1,141,045	0.5%	\$999,950	0.9%

BENCHMARK PRICE



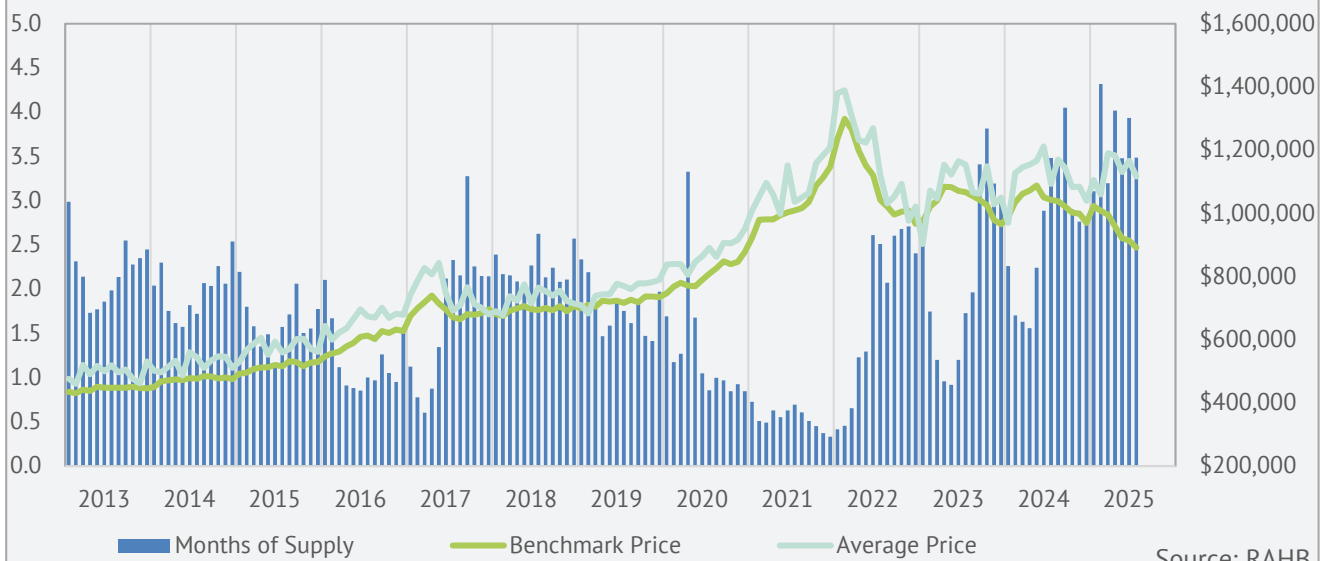
Residential Sales by Price Range

July



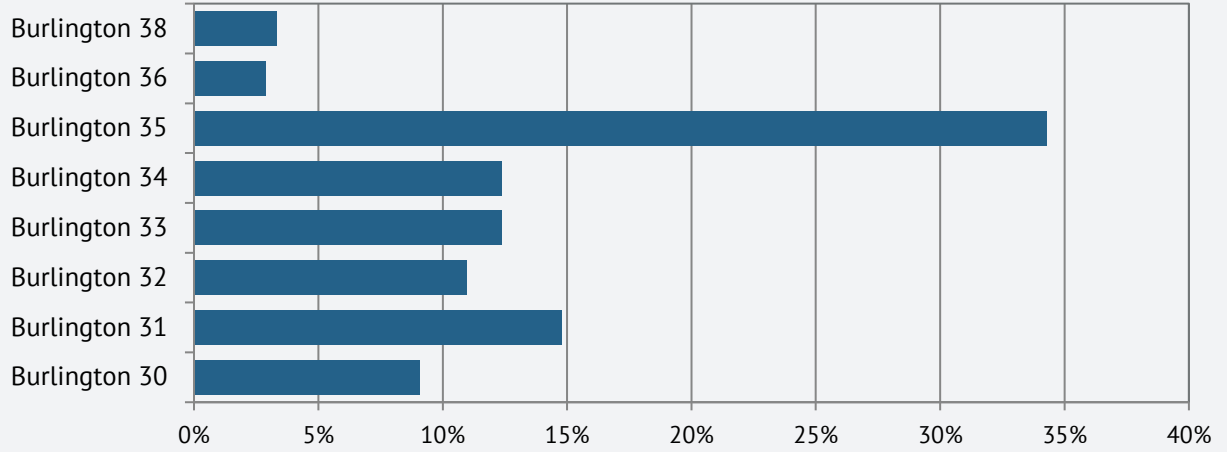
Months of Supply and Prices

Total Residential



REGIONAL SUMMARY

Share of Sales by District



July 2025

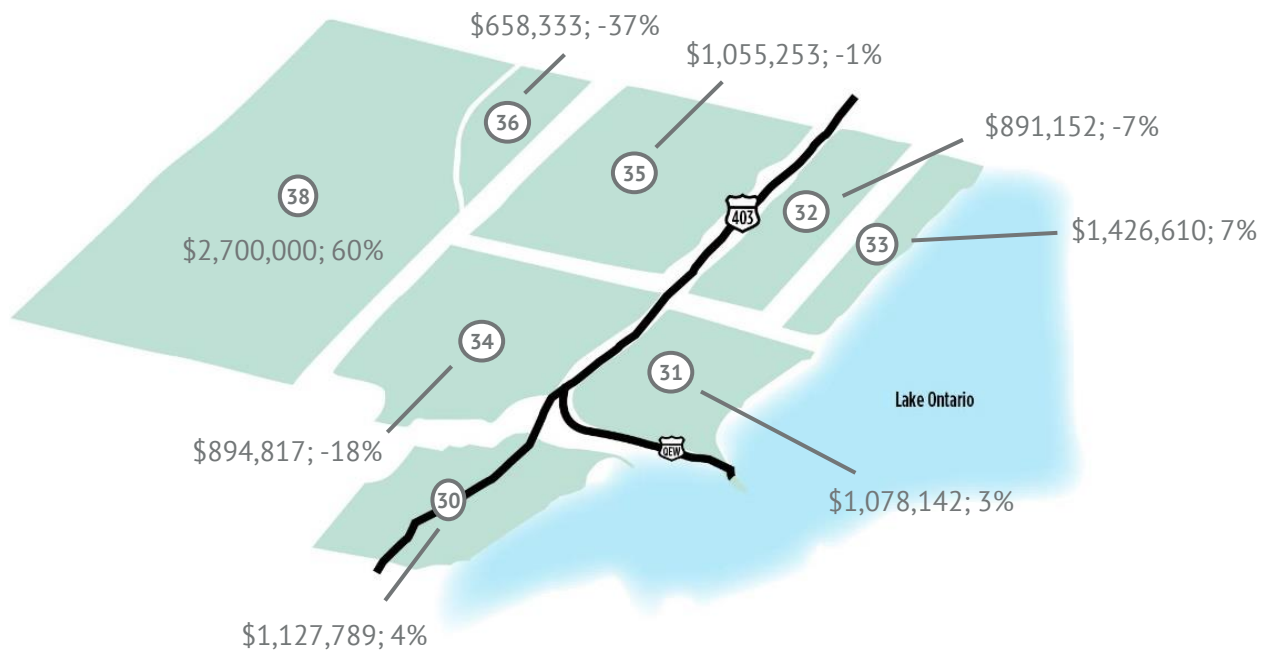
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Burlington 30	19	18.8%	41	-25.5%	96	4.3%	46%	51.3	52.3%	5.05	-12.1%	\$1,127,789	3.7%	\$975,000	8.3%
Burlington 31	31	-13.9%	89	-8.2%	145	-12.1%	35%	35.1	-9.2%	4.68	2.1%	\$1,078,142	3.2%	\$1,110,000	33.7%
Burlington 32	23	15.0%	38	15.2%	73	114.7%	61%	44.5	142.4%	3.17	86.7%	\$891,152	-7.3%	\$852,000	-5.1%
Burlington 33	26	36.8%	40	-2.4%	76	-2.6%	65%	33.5	5.7%	2.92	-28.8%	\$1,426,610	6.7%	\$1,212,500	16.6%
Burlington 34	26	0.0%	53	20.5%	91	54.2%	49%	30.5	56.2%	3.50	54.2%	\$894,817	-18.0%	\$920,000	-6.8%
Burlington 35	72	56.5%	101	12.2%	180	65.1%	71%	26.3	15.8%	2.50	5.5%	\$1,055,253	-0.5%	\$1,050,000	6.3%
Burlington 36	6	-25.0%	14	-36.4%	34	0.0%	43%	48.0	258.9%	5.67	33.3%	\$658,333	-37.0%	\$490,000	-44.6%
Burlington 38	7	133.3%	13	44.4%	37	5.7%	54%	82.4	58.5%	5.29	-54.7%	\$2,700,000	59.6%	\$1,775,000	-21.3%
Total	210	20.7%	389	-0.5%	732	20.8%	54%	35.7	32.0%	3.49	0.1%	\$1,116,820	2.1%	\$1,020,500	7.6%

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	127	-7.3%	368	16.1%	86	30.5%	34.5%	34.0	7.5%	4.76	40.7%	\$1,189,134	5.4%	\$990,000	2.6%
Burlington 31	194	-24.5%	473	-19.7%	118	-6.1%	41.0%	37.3	16.8%	4.24	24.5%	\$1,010,520	-6.0%	\$900,000	-8.0%
Burlington 32	149	-19.0%	287	16.7%	54	83.1%	51.9%	27.7	47.0%	2.54	126.1%	\$965,092	-4.2%	\$940,000	-2.5%
Burlington 33	143	-12.3%	312	-1.0%	67	10.9%	45.8%	32.6	24.5%	3.27	26.4%	\$1,510,142	-1.4%	\$1,285,000	2.8%
Burlington 34	154	-26.3%	346	6.5%	65	53.4%	44.5%	26.3	25.7%	2.97	108.1%	\$999,728	-7.4%	\$918,500	-0.9%
Burlington 35	327	-26.2%	764	14.7%	154	89.5%	42.8%	25.9	31.5%	3.30	156.7%	\$1,064,025	2.6%	\$1,050,000	6.6%
Burlington 36	42	-37.3%	135	-12.3%	31	7.0%	31.1%	26.7	23.0%	5.10	70.7%	\$988,045	-13.2%	\$1,033,750	-11.3%
Burlington 38	24	4.3%	79	2.6%	27	-3.1%	30.4%	59.7	20.7%	7.83	-7.1%	\$3,058,750	24.5%	\$1,827,500	-20.5%
Total	1,160	-21.8%	2,764	2.8%	602	30.4%	42.0%	30.5	25.9%	3.63	66.7%	\$1,141,045	0.5%	\$999,950	0.9%

AVERAGE RESIDENTIAL PRICE BY DISTRICT

Burlington 30-36, 38



RESIDENTIAL PRICE COMPARISON

	July 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	\$1,127,789	3.7%	\$900,700	-14.6%	\$1,189,134	5.4%	\$978,371	-8.5%
Burlington 31	\$1,078,142	3.2%	\$701,000	-12.3%	\$1,010,520	-6.0%	\$745,943	-7.8%
Burlington 32	\$891,152	-7.3%	\$877,200	-13.5%	\$965,092	-4.2%	\$947,843	-7.3%
Burlington 33	\$1,426,610	6.7%	\$972,000	-16.0%	\$1,510,142	-1.4%	\$1,053,843	-10.5%
Burlington 34	\$894,817	-18.0%	\$884,400	-13.0%	\$999,728	-7.4%	\$946,129	-6.9%
Burlington 35	\$1,055,253	-0.5%	\$848,800	-14.6%	\$1,064,025	2.6%	\$904,557	-8.3%
Burlington 36	\$658,333	-37.0%	\$950,900	-15.8%	\$988,045	-13.2%	\$1,007,243	-11.0%
Burlington 38	\$658,333	-37.0%	\$950,900	-15.8%	\$988,045	-13.2%	\$1,007,243	-11.0%

DETACHED BENCHMARK HOMES

	July 2025						
	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Burlington 30	\$1,366,400	-4.6%	-2.5%	2	3	1,722	7,524
Burlington 31	\$1,050,886	-5.4%	-1.9%	2	3	1,386	8,590
Burlington 32	\$1,178,714	-4.8%	-2.1%	2	3	1,407	5,544
Burlington 33	\$1,311,957	-4.9%	-1.5%	2	3	1,475	7,362
Burlington 34	\$1,132,857	-4.0%	-1.6%	2	3	1,494	6,600
Burlington 35	\$1,271,571	-6.4%	-1.7%	2	3	1,950	4,937
Burlington 36	\$1,421,214	-3.9%	-0.9%	3	4	2,097	3,260
Burlington 38	\$1,671,114	-3.3%	-0.8%	2	3	2,156	52,924

SUMMARY STATISTICS

July 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	210	20.7%	389	-0.5%	732	20.8%	\$1,020,500	7.6%	35.7	32.0%	26.0	44.4%
Commercial	0	-100.0%	10	-28.6%	37	-26.0%	-	-	-	-	-	-
Farm	0	-	0	-100.0%	4	0.0%	-	-	-	-	-	-
Land	0	-	6	0.0%	24	60.0%	-	-	-	-	-	-
Multi-Residential	-	-	-	-	-	-	-	-	-	-	-	-
Total	210	18.6%	412	-0.2%	974	10.2%	\$1,020,500	7.4%	35.7	23.1%	26.0	36.8%

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	1,160	-21.8%	2,764	2.8%	602	30.4%	\$999,950	0.9%	30.5	25.9%	20.0	42.9%
Commercial	18	28.6%	52	-26.8%	35	-10.9%	\$925,000	6.5%	160.3	56.1%	103.0	24.8%
Farm	2	100.0%	6	-40.0%	2	-40.0%	\$4,012,500	131.5%	22.0	-67.6%	22.0	-67.6%
Land	7	40.0%	28	33.3%	17	39.8%	\$900,000	-52.6%	202.0	155.1%	161.0	117.6%
Multi-Residential	4	300.0%	12	-7.7%	6	25.7%	\$1,462,500	-11.4%	50.5	531.3%	44.0	450.0%
Total	1,191	-20.9%	2,868	2.2%	822	16.8%	\$1,000,000	0.6%	33.6	33.3%	21.0	50.0%

July 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	-100.0%	\$0	-100.0%	1	0.0%	-	-	1	38.0
Industrial	0	-	\$0	-	0	-100.0%	-	-	0	-
Investment	0	-	\$0	-	0	-100.0%	-	-	0	-
Land	0	-	\$0	-	0	-	-	-	0	-
Office	0	-	\$0	-	0	-100.0%	-	-	0	-
Retail	0	-100.0%	\$0	-100.0%	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%	8	-38.5%	-	-	4	88.8
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	-