

BURLINGTON
MONTHLY
STATISTICS
PACKAGE
AUGUST 2025

Cornerstone
Association of REALTORS®

SUMMARY

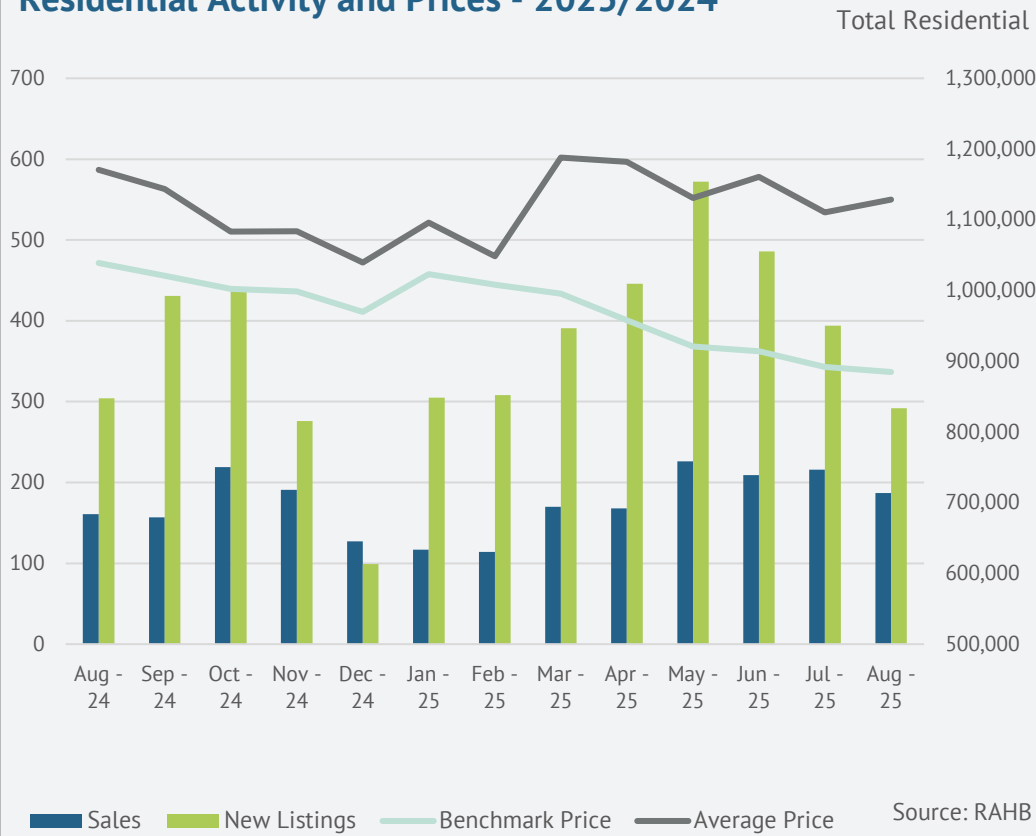
In August, sales in Burlington reached 187 units, up from 161 sales reported last year at this time. Sales are still well below long-term trends, and gains over the past three months have not offset earlier pullbacks, as year-to-date sales remain 14 per cent lower than last year.

The number of new listings eased this month, causing the sales-to-new listings ratio to push back above 60 per cent. This also caused inventory levels to ease over the last month. However, inventory levels remain higher than last year's levels and are well above long-term trends for August. The months of supply was 3.5 months in August. The elevated levels of supply compared to sales have been persistent in this market since the second half of 2024, weighing on home prices.

In August, the unadjusted benchmark price fell to \$884,800, down over last month and nearly 15 per cent lower than last year. Area prices have not been this low since 2020. Price declines occurred across all property types and all areas of Burlington, with year-over-year detached price declines ranging from over 12 per cent in Burlington 35 to just over eight per cent in Burlington 36.

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

187



16.1%

YEAR/YEAR



NEW LISTINGS

292



3.9%

YEAR/YEAR



INVENTORY

654



16.8%

YEAR/YEAR



MONTHS OF SUPPLY

3.5



0.5%

YEAR/YEAR



RESIDENTIAL AVERAGE PRICE



\$1,128,578



3.6%

YEAR/YEAR

AVERAGE DOM

39.9



37.0%

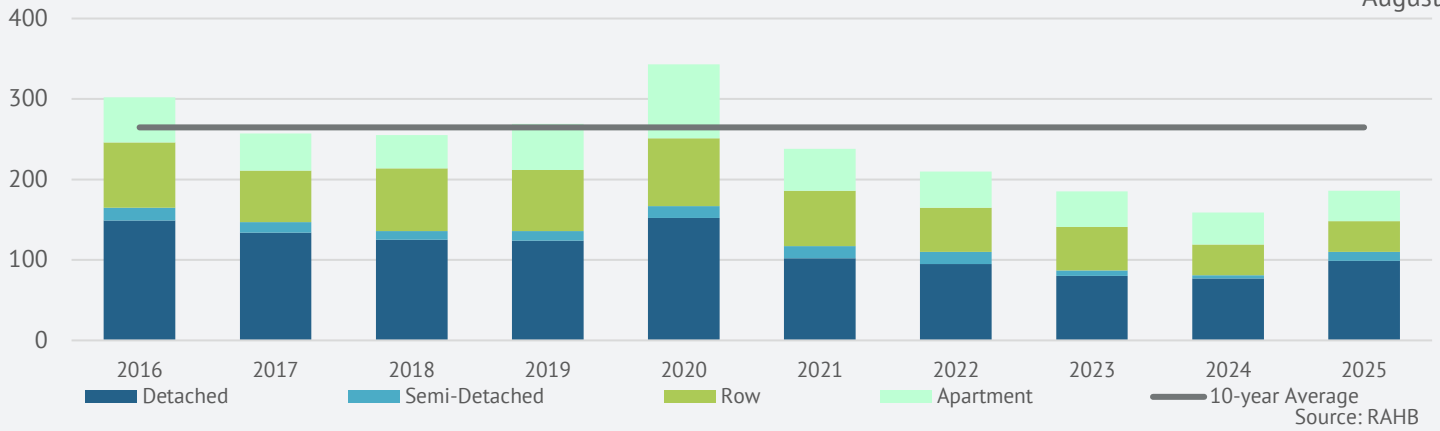
YEAR/YEAR



PROPERTY TYPES

Monthly Sales Comparison

August



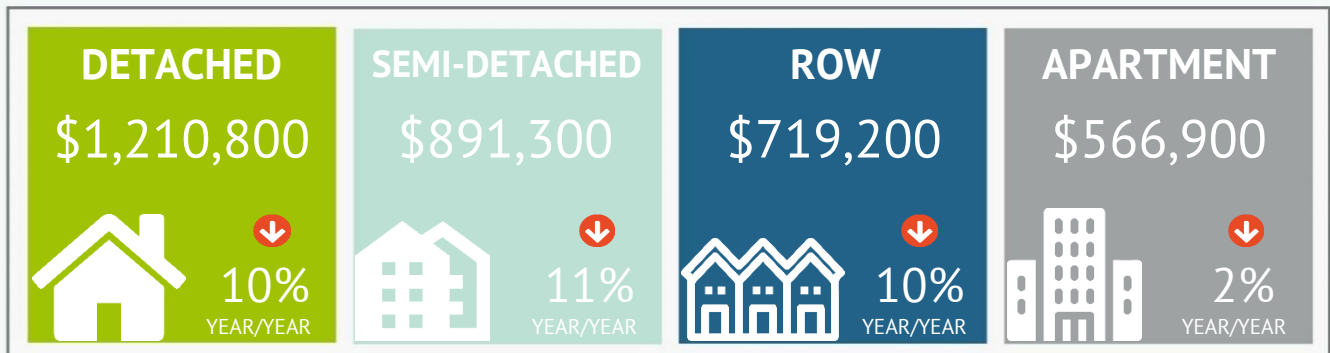
August 2025

	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	99	28.6%	132	-9.0%	314	21.2%	75%	33.4	35.2%	3.17	-5.7%	\$1,490,345	-5.0%	\$1,236,000	-11.7%
Semi-Detached	11	175.0%	21	31.3%	30	66.7%	52%	40.9	81.8%	2.73	-39.4%	\$844,682	-14.2%	\$835,000	-13.2%
Row	38	0.0%	69	19.0%	126	37.0%	55%	32.8	53.7%	3.32	37.0%	\$804,437	-4.8%	\$760,000	-3.2%
Apartment	38	-5.0%	68	-16.0%	181	-2.7%	56%	63.0	36.9%	4.76	2.4%	\$607,629	-18.3%	\$517,500	-16.9%
Mobile	1	-	2	-	3	-	50%	70.0	-	3.00	-	\$550,000	-	\$550,000	-
Total Residential	187	16.1%	292	-3.9%	654	16.8%	64%	39.9	37.0%	3.50	0.5%	\$1,128,578	-3.6%	\$1,035,000	5.1%

Year-to-Date

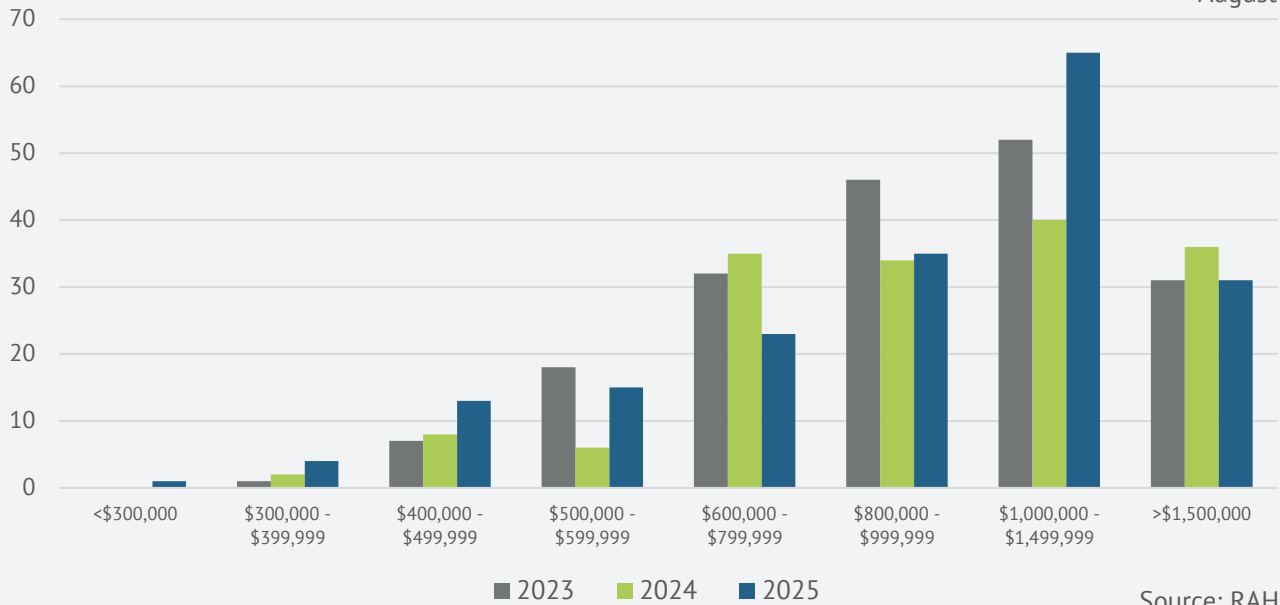
	Sales		New Listings		Inventory		S/NL	DOM		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Detached	730	-3.8%	1,601	11.9%	293	31.2%	45.6%	27.3	30.9%	3.21	36.4%	\$1,465,421	-4.1%	\$1,265,000	-6.3%
Semi-Detached	85	34.9%	172	79.2%	27	252.5%	49.4%	25.4	74.0%	2.53	161.2%	\$925,196	-4.9%	\$926,045	-2.5%
Row	320	-21.4%	650	9.8%	113	50.8%	49.2%	28.4	25.3%	2.81	91.7%	\$847,779	-3.6%	\$835,500	0.5%
Apartment	269	-31.2%	762	-9.4%	193	17.7%	35.3%	48.8	34.4%	5.75	71.1%	\$654,864	-5.5%	\$575,000	-5.7%
Mobile	3	-40.0%	9	50.0%	2	-11.8%	33.3%	44.7	-6.2%	5.00	47.1%	\$501,667	25.3%	\$515,000	33.1%
Total Residential	1,407	-14.4%	3,194	6.7%	627	32.5%	44.1%	31.6	27.7%	3.57	54.8%	\$1,135,289	-0.3%	\$993,900	0.4%

BENCHMARK PRICE



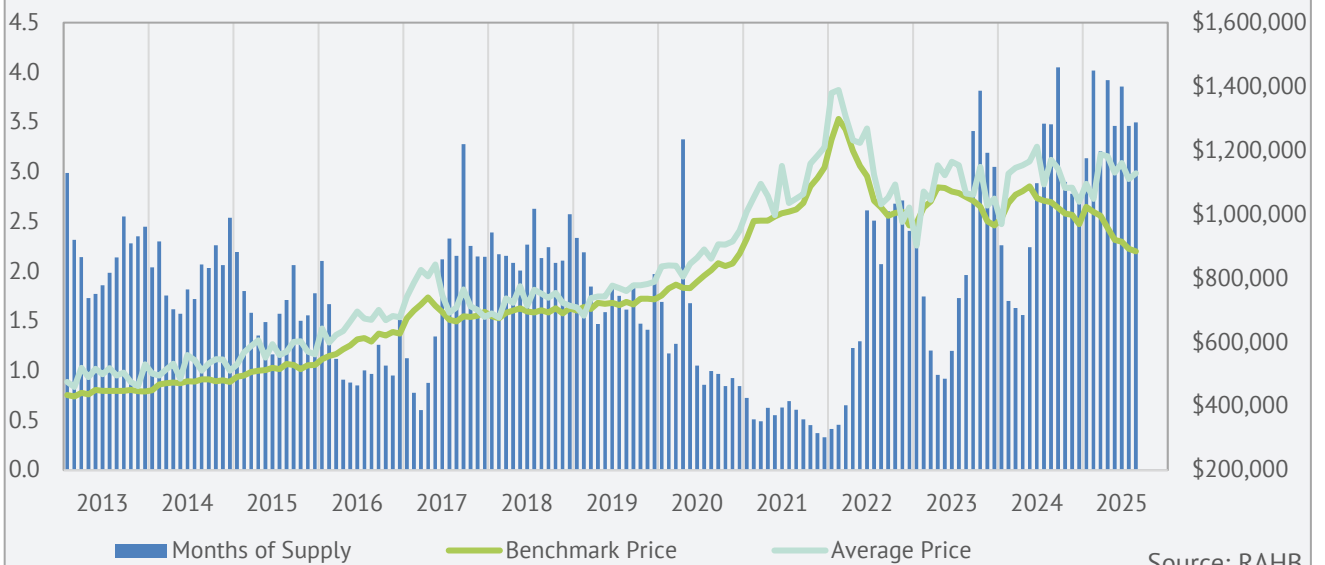
Residential Sales by Price Range

August



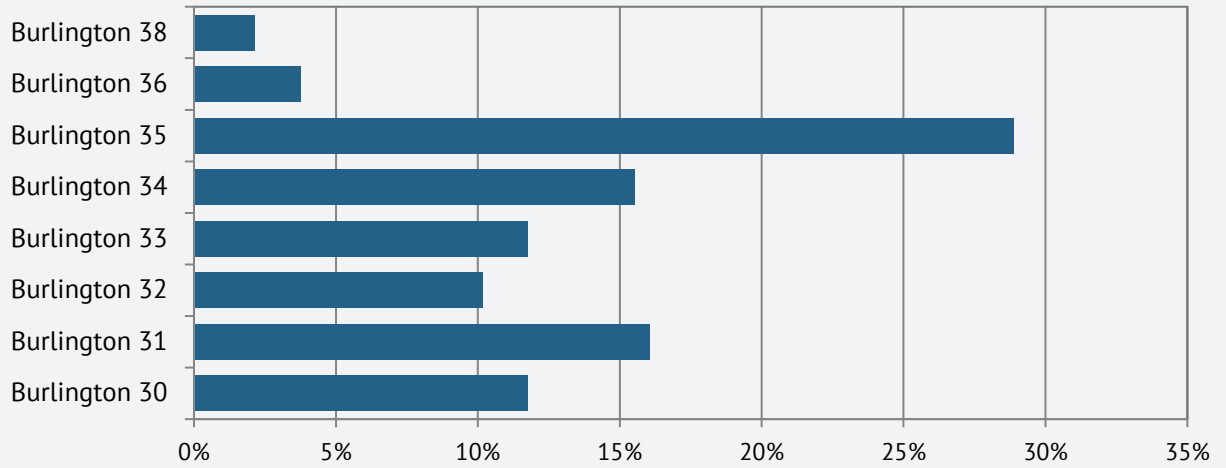
Months of Supply and Prices

Total Residential



REGIONAL SUMMARY

Share of Sales by District



August 2025

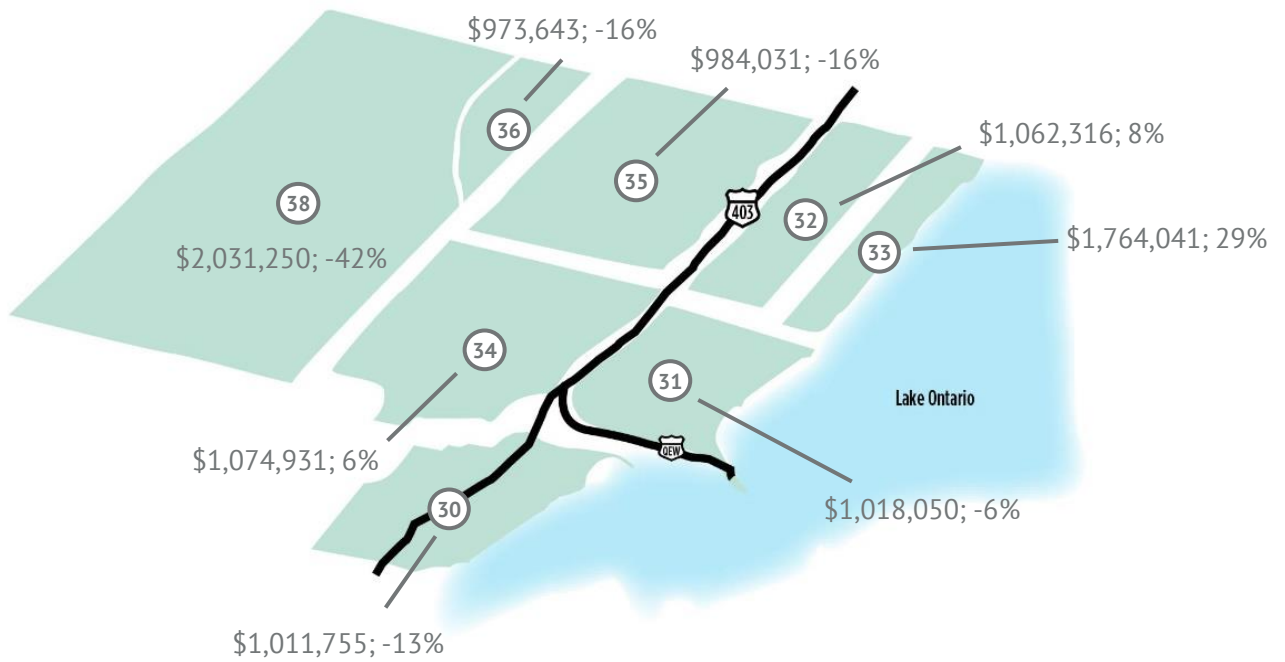
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Burlington 30	22	69.2%	35	-14.6%	77	-16.3%	63%	43.3	77.5%	3.50	-50.5%	\$1,011,755	-13.2%	\$942,500	-24.3%
Burlington 31	30	-23.1%	50	-15.3%	140	0.0%	60%	44.7	27.3%	4.67	30.0%	\$1,018,050	-6.2%	\$852,500	-7.8%
Burlington 32	19	46.2%	40	29.0%	71	69.0%	48%	26.1	84.1%	3.74	15.7%	\$1,062,316	8.3%	\$1,105,000	24.2%
Burlington 33	22	15.8%	22	-31.3%	64	-11.1%	100%	29.3	-31.3%	2.91	-23.2%	\$1,764,041	28.7%	\$1,465,000	39.5%
Burlington 34	29	0.0%	42	-6.7%	79	49.1%	69%	51.6	122.1%	2.72	49.1%	\$1,074,931	6.3%	\$1,050,000	15.4%
Burlington 35	54	31.7%	81	12.5%	156	51.5%	67%	37.6	37.0%	2.89	15.0%	\$984,031	-15.6%	\$947,500	-15.8%
Burlington 36	7	75.0%	15	0.0%	28	7.7%	47%	43.9	77.2%	4.00	-38.5%	\$973,643	-15.7%	\$950,000	-20.6%
Burlington 38	4	33.3%	7	-22.2%	39	21.9%	57%	49.5	32.6%	9.75	-8.6%	\$2,031,250	-41.6%	\$2,162,500	-33.5%
Total	187	16.1%	292	-3.9%	654	16.8%	64%	39.9	37.0%	3.50	0.5%	\$1,128,578	-3.6%	\$1,035,000	5.1%

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	154	2.7%	416	16.2%	88	26.8%	37.0%	35.8	15.5%	4.57	23.6%	\$1,161,347	2.6%	\$985,000	0.8%
Burlington 31	235	-20.6%	555	-14.4%	126	-0.7%	42.3%	38.4	18.7%	4.29	25.1%	\$1,018,388	-5.4%	\$889,200	-8.2%
Burlington 32	173	-12.2%	340	22.7%	57	82.3%	50.9%	27.2	46.7%	2.62	107.6%	\$973,993	-3.2%	\$940,000	-1.1%
Burlington 33	169	-7.1%	351	1.2%	70	12.6%	48.1%	31.7	13.9%	3.29	21.2%	\$1,544,090	2.0%	\$1,300,000	4.0%
Burlington 34	191	-19.7%	400	8.1%	68	54.4%	47.8%	29.2	37.8%	2.84	92.4%	\$1,015,586	-5.2%	\$930,000	0.8%
Burlington 35	403	-16.7%	883	19.6%	159	88.7%	45.6%	27.6	35.7%	3.15	126.6%	\$1,044,300	-0.3%	\$1,035,000	4.5%
Burlington 36	54	-23.9%	157	-7.1%	30	7.1%	34.4%	27.5	25.7%	4.48	40.8%	\$988,259	-13.2%	\$1,002,500	-13.9%
Burlington 38	28	7.7%	92	7.0%	31	8.0%	30.4%	58.3	21.2%	8.71	0.3%	\$2,911,964	13.1%	\$1,827,500	-23.9%
Total	1,407	-14.4%	3,194	6.7%	627	32.5%	44.1%	31.6	27.7%	3.57	54.8%	\$1,135,289	-0.3%	\$993,900	0.4%

AVERAGE RESIDENTIAL PRICE BY DISTRICT

Burlington 30-36, 38



RESIDENTIAL PRICE COMPARISON

	August 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	\$1,011,755	-13.2%	\$895,600	-14.1%	\$1,161,347	2.6%	\$968,025	-9.2%
Burlington 31	\$1,018,050	-6.2%	\$696,200	-11.9%	\$1,018,388	-5.4%	\$739,725	-8.3%
Burlington 32	\$1,062,316	8.3%	\$867,800	-14.0%	\$973,993	-3.2%	\$937,838	-8.2%
Burlington 33	\$1,764,041	28.7%	\$968,100	-15.9%	\$1,544,090	2.0%	\$1,043,125	-11.2%
Burlington 34	\$1,074,931	6.3%	\$876,500	-13.6%	\$1,015,586	-5.2%	\$937,425	-7.7%
Burlington 35	\$984,031	-15.6%	\$841,000	-15.5%	\$1,044,300	-0.3%	\$896,613	-9.2%
Burlington 36	\$973,643	-15.7%	\$948,500	-16.3%	\$988,259	-13.2%	\$999,900	-11.7%
Burlington 38	\$973,643	-15.7%	\$948,500	-16.3%	\$988,259	-13.2%	\$999,900	-11.7%

DETACHED BENCHMARK HOMES

	August 2025						
	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Burlington 30	\$1,354,688	-5.3%	-0.7%	2	3	1,722	7,524
Burlington 31	\$1,042,713	-5.9%	-1.3%	2	3	1,386	8,590
Burlington 32	\$1,167,888	-5.5%	-0.9%	2	3	1,407	5,544
Burlington 33	\$1,301,900	-5.5%	-0.5%	2	3	1,475	7,362
Burlington 34	\$1,124,338	-4.7%	-1.0%	2	3	1,494	6,600
Burlington 35	\$1,264,763	-7.1%	-0.3%	2	3	1,950	4,937
Burlington 36	\$1,416,025	-4.4%	-0.3%	3	4	2,097	3,260
Burlington 38	\$1,655,288	-4.2%	-3.9%	2	3	2,156	52,924

SUMMARY STATISTICS

August 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	187	16.1%	292	-3.9%	654	16.8%	\$1,035,000	5.1%	39.9	37.0%	28.0	55.6%
Commercial	0	-100.0%	2	-50.0%	32	-34.7%	-	-	-	-	-	-
Farm	1	-	0	-100.0%	3	-40.0%	\$3,250,000	-	54.0	-	54.0	-
Land	0	-	1	-75.0%	21	5.0%	-	-	-	-	-	-
Multi-Residential	-	-	-	-	-	-	-	-	-	-	-	-
Total	188	14.6%	300	-5.7%	886	8.0%	\$1,035,000	5.9%	40.0	33.1%	28.0	51.4%

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	1,407	-14.4%	3,194	6.7%	627	32.5%	\$993,900	0.4%	31.6	27.7%	20.0	42.9%
Commercial	19	26.7%	56	-25.3%	35	-13.2%	\$900,000	8.8%	161.4	55.9%	116.0	28.9%
Farm	3	200.0%	6	-50.0%	2	-40.0%	\$3,250,000	87.5%	32.7	-52.0%	38.0	-44.1%
Land	7	40.0%	29	16.0%	17	34.0%	\$900,000	-52.6%	203.9	157.4%	161.0	117.6%
Multi-Residential	4	300.0%	12	-7.7%	6	15.0%	\$1,462,500	-11.4%	50.5	531.3%	44.0	450.0%
Total	1,440	-13.8%	3,307	5.8%	852	18.6%	\$995,450	0.6%	34.4	34.0%	21.0	50.0%

August 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%	0	-	-	-	0	-
Industrial	0	-	\$0	-	0	-	-	-	0	-
Investment	0	-	\$0	-	0	-	-	-	0	-
Land	0	-	\$0	-	0	-	-	-	0	-
Office	0	-	\$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%	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	-