

BURLINGTON
MONTHLY
STATISTICS
PACKAGE
SEPTEMBER 2025

Cornerstone
Association of REALTORS®

SUMMARY

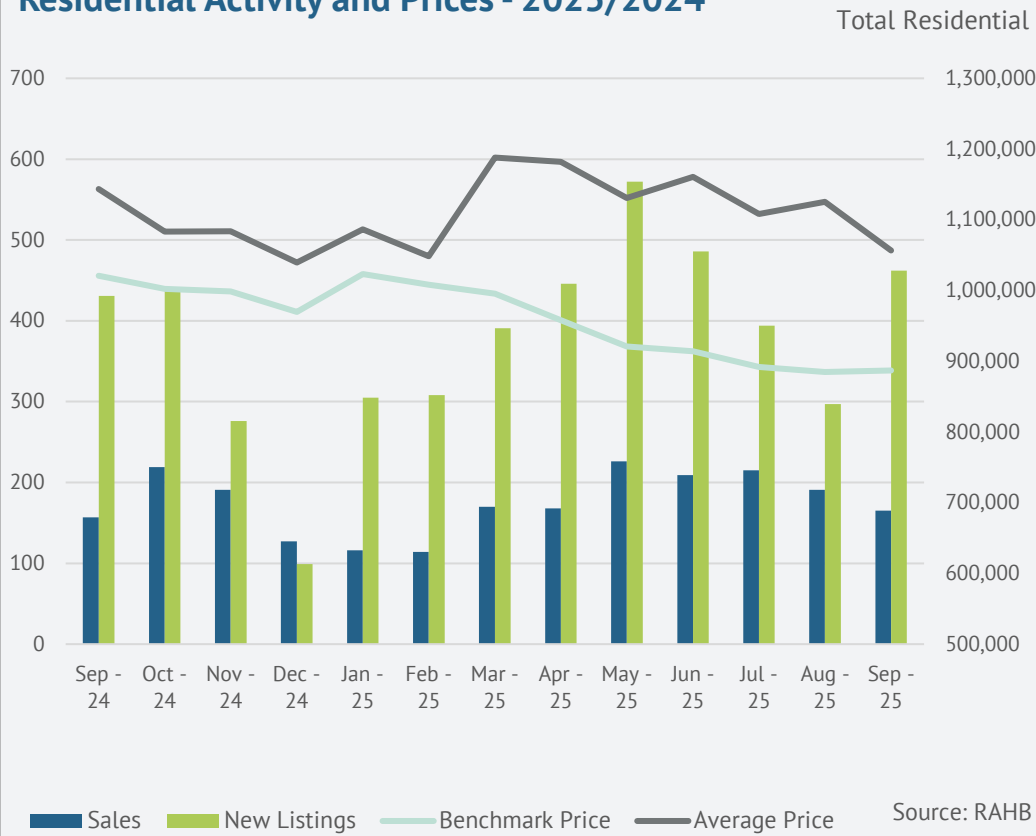
Similar to other areas, sales activity has been on the rise compared to last year for several consecutive months. However, recent gains have not offset earlier pullbacks, and year-to-date sales of 1,574 units are still 13 per cent lower than last year's levels and 40 per cent lower than long-term trends.

At the same time, new listings have also increased, and in September, the 165 sales met with 462 new listings, causing the sales-to-new listings ratio to drop to 36 per cent. The rise in new listings relative to sales caused inventory levels to trend upwards this month and pushed the months of supply above four months. Shifting economic conditions have weighed on home prices in Burlington, and as of September, the benchmark price was \$886,800. While this is relatively unchanged compared to last month, levels are still 13 per cent lower than last year.

Benchmark prices have been adjusting across all property types, with the largest declines occurring in the detached sector of the market. Detached benchmark prices were \$1,202,100 in September, down from \$1,339,200 from last year. Year-over-year price declines for detached homes occurred in every region in Burlington, with double-digit declines occurring in all areas except Burlington 36, 34, and 31.

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

165



5.1%

YEAR/YEAR



NEW LISTINGS

462



7.2%

YEAR/YEAR



INVENTORY

709



11.5%

YEAR/YEAR



MONTHS OF SUPPLY

4.3



6.1%

YEAR/YEAR



RESIDENTIAL AVERAGE PRICE



\$1,056,475



7.6%

YEAR/YEAR

AVERAGE DOM

35.7



2.1%

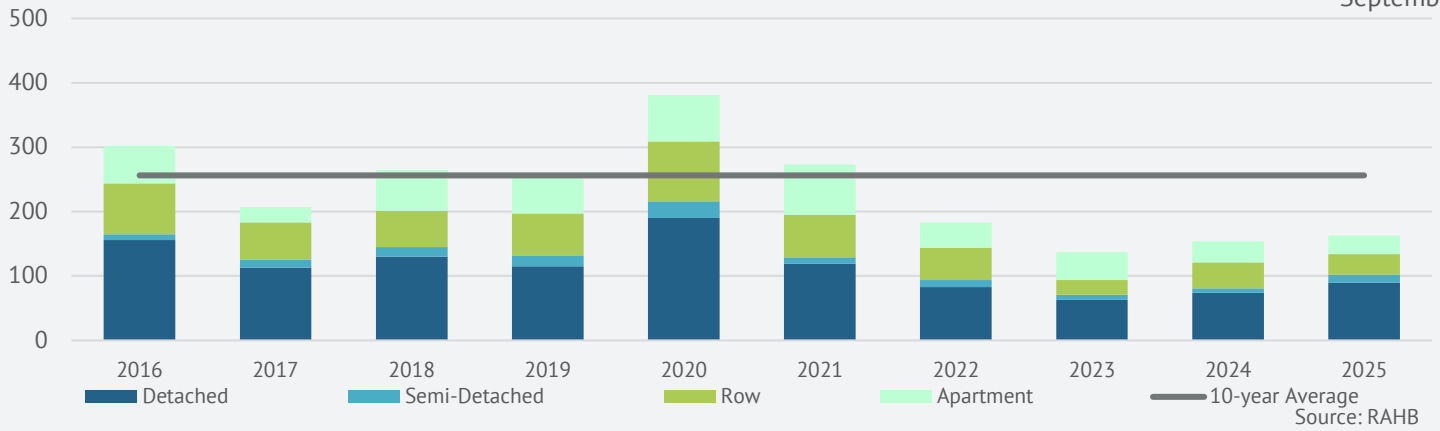
YEAR/YEAR



PROPERTY TYPES

Monthly Sales Comparison

September



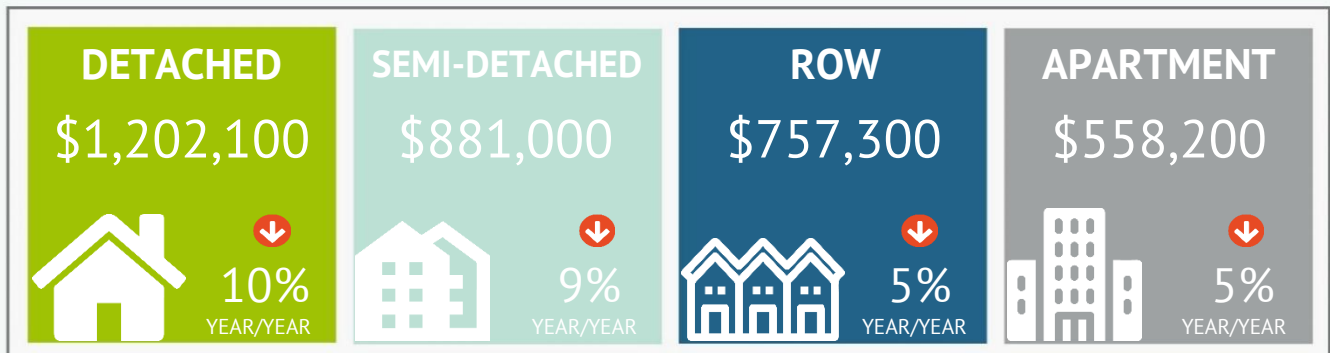
September 2025

	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	90	21.6%	230	-4.6%	330	2.2%	39%	33.5	7.1%	3.67	-16.0%	\$1,298,602	-14.1%	\$1,203,500	-13.7%
Semi-Detached	12	71.4%	26	52.9%	33	50.0%	46%	27.2	8.0%	2.75	-12.5%	\$932,542	-9.9%	\$924,000	-8.1%
Row	32	-20.0%	93	40.9%	138	56.8%	34%	38.8	25.2%	4.31	96.0%	\$797,938	-5.7%	\$771,500	-6.0%
Apartment	29	-12.1%	111	3.7%	205	1.5%	26%	41.6	-17.7%	7.07	15.5%	\$686,298	-4.6%	\$535,000	-13.7%
Mobile	2	-	2	-	3	-	100%	51.0	-	1.50	-	\$408,500	-	\$408,500	-
Total Residential	165	5.1%	462	7.2%	709	11.5%	36%	35.7	2.1%	4.30	6.1%	\$1,056,475	-7.6%	\$977,000	-0.3%

Year-to-Date

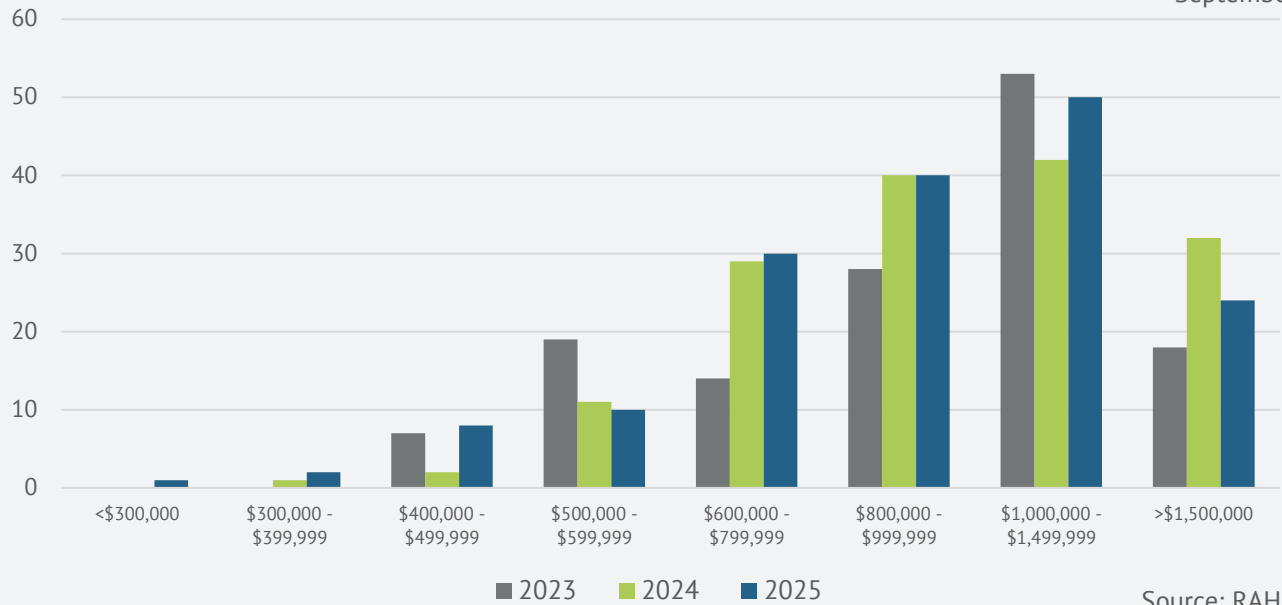
	Sales		New Listings		Inventory		S/NL	DOM		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Detached	820	-1.6%	1,835	9.7%	297	26.9%	44.7%	27.7	27.1%	3.26	29.0%	\$1,445,350	-5.3%	\$1,261,250	-6.6%
Semi-Detached	97	38.6%	197	74.3%	27	197.6%	49.2%	25.6	63.7%	2.55	114.8%	\$926,104	-5.4%	\$926,045	-4.8%
Row	354	-20.8%	744	13.1%	115	51.4%	47.6%	29.3	25.0%	2.93	91.2%	\$842,890	-3.8%	\$830,000	0.0%
Apartment	298	-29.7%	874	-7.8%	195	15.6%	34.1%	48.1	28.5%	5.88	64.5%	\$657,923	-5.4%	\$571,500	-7.1%
Mobile	5	0.0%	11	83.3%	2	5.9%	45.5%	47.2	-0.8%	3.60	5.9%	\$464,400	16.0%	\$515,000	33.1%
Total Residential	1,574	-12.6%	3,661	6.9%	637	29.5%	43.0%	31.8	24.3%	3.64	48.2%	\$1,125,658	-1.2%	\$987,832	-0.2%

BENCHMARK PRICE



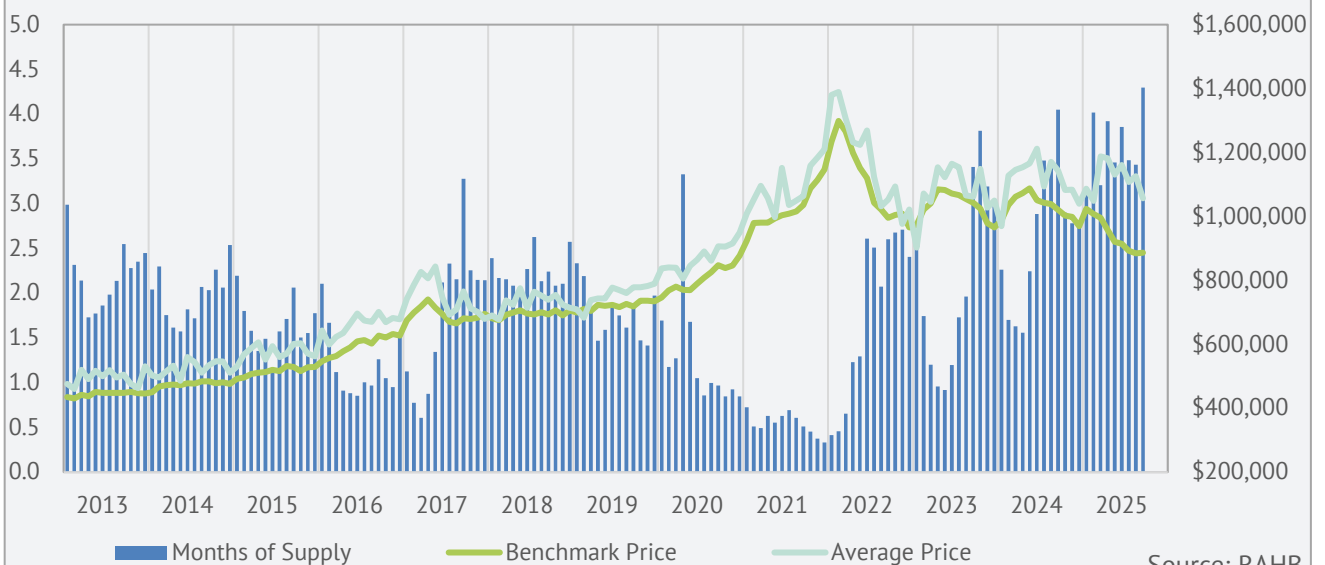
Residential Sales by Price Range

September



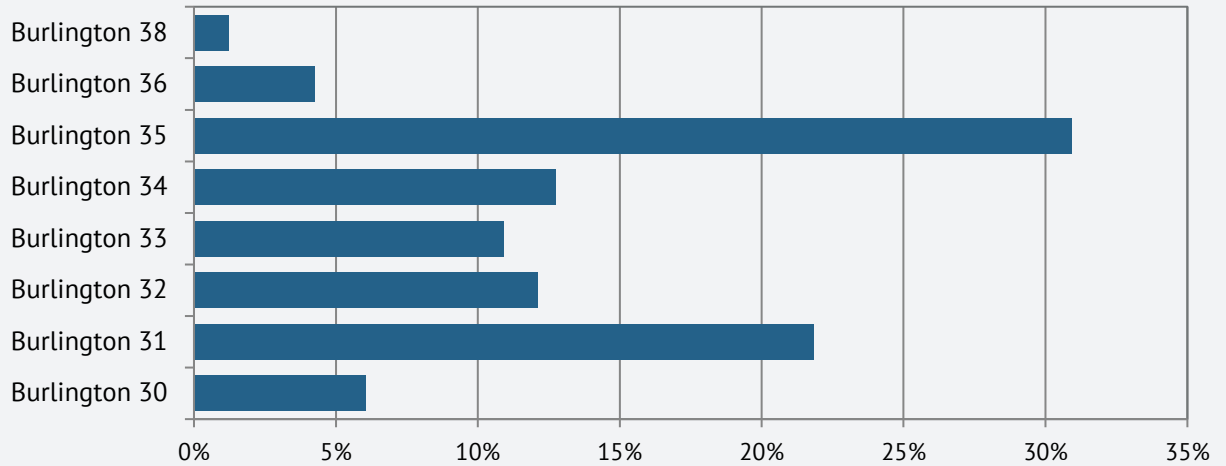
Months of Supply and Prices

Total Residential



REGIONAL SUMMARY

Share of Sales by District



September 2025

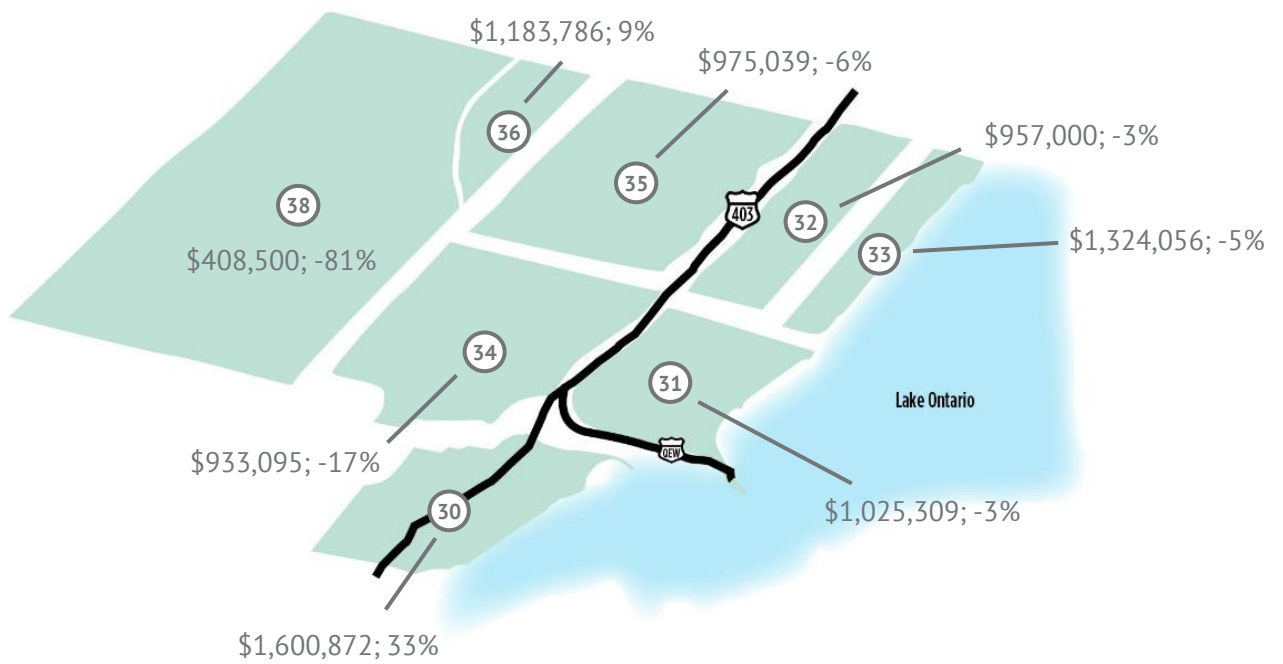
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Burlington 30	10	-54.5%	59	-1.7%	92	1.1%	17%	51.4	14.8%	9.20	122.4%	\$1,600,872	33.5%	\$1,734,000	63.2%
Burlington 31	36	20.0%	107	28.9%	164	10.1%	34%	34.5	-22.8%	4.56	-8.3%	\$1,025,309	-2.7%	\$1,018,500	12.9%
Burlington 32	20	42.9%	48	-15.8%	72	9.1%	42%	33.8	68.1%	3.60	-23.6%	\$957,000	-2.8%	\$970,000	9.0%
Burlington 33	18	-5.3%	50	-13.8%	71	-13.4%	36%	42.6	16.0%	3.94	-8.6%	\$1,324,056	-5.1%	\$1,064,500	-14.9%
Burlington 34	21	10.5%	50	6.4%	78	32.2%	42%	21.1	-23.4%	3.71	19.6%	\$933,095	-17.5%	\$800,000	-14.9%
Burlington 35	51	21.4%	108	4.9%	159	23.3%	47%	38.6	37.5%	3.12	1.5%	\$975,039	-6.3%	\$933,000	-0.9%
Burlington 36	7	0.0%	22	69.2%	29	3.6%	32%	26.1	-13.7%	4.14	3.6%	\$1,183,786	8.8%	\$1,250,000	22.8%
Burlington 38	2	-50.0%	18	80.0%	44	37.5%	11%	51.0	-25.3%	22.00	175.0%	\$408,500	-80.5%	\$408,500	-78.8%
Total	165	5.1%	462	7.2%	709	11.5%	36%	35.7	2.1%	4.30	6.1%	\$1,056,475	-7.6%	\$977,000	-0.3%

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	164	-4.7%	476	13.9%	89	23.4%	34.5%	36.7	12.2%	4.86	29.4%	\$1,188,148	4.2%	\$1,027,500	4.7%
Burlington 31	271	-16.9%	663	-9.3%	130	0.8%	40.9%	37.9	13.2%	4.33	21.2%	\$1,019,308	-5.1%	\$900,000	-6.8%
Burlington 32	195	-7.6%	389	16.5%	58	66.7%	50.1%	27.7	48.5%	2.69	80.3%	\$971,722	-3.3%	\$943,500	-0.7%
Burlington 33	185	-8.0%	402	-0.7%	70	9.4%	46.0%	31.6	10.2%	3.41	18.8%	\$1,518,671	1.1%	\$1,285,000	2.8%
Burlington 34	212	-17.5%	451	8.2%	69	51.5%	47.0%	28.4	31.2%	2.93	83.6%	\$1,007,415	-6.4%	\$925,523	-0.5%
Burlington 35	456	-13.3%	991	17.8%	158	77.9%	46.0%	28.8	37.5%	3.13	105.2%	\$1,036,579	-1.0%	\$1,005,500	2.0%
Burlington 36	61	-21.8%	179	-1.6%	30	6.7%	34.1%	27.3	20.8%	4.44	36.4%	\$1,010,697	-10.9%	\$1,010,000	-9.6%
Burlington 38	30	0.0%	110	14.6%	32	11.6%	27.3%	57.8	13.8%	9.60	11.6%	\$2,745,067	9.3%	\$1,645,000	-28.5%
Total	1,574	-12.6%	3,661	6.9%	637	29.5%	43.0%	31.8	24.3%	3.64	48.2%	\$1,125,658	-1.2%	\$987,832	-0.2%

AVERAGE RESIDENTIAL PRICE BY DISTRICT

Burlington 30-36, 38



RESIDENTIAL PRICE COMPARISON

	September 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	\$1,600,872	33.5%	\$896,500	-12.7%	\$1,188,148	4.2%	\$960,078	-9.6%
Burlington 31	\$1,025,309	-2.7%	\$705,300	-7.1%	\$1,019,308	-5.1%	\$735,900	-8.2%
Burlington 32	\$957,000	-2.8%	\$871,700	-12.0%	\$971,722	-3.3%	\$930,489	-8.6%
Burlington 33	\$1,324,056	-5.1%	\$966,700	-13.7%	\$1,518,671	1.1%	\$1,034,633	-11.4%
Burlington 34	\$933,095	-17.5%	\$879,000	-12.5%	\$1,007,415	-6.4%	\$930,933	-8.3%
Burlington 35	\$975,039	-6.3%	\$842,800	-13.5%	\$1,036,579	-1.0%	\$890,633	-9.7%
Burlington 36	\$1,183,786	8.8%	\$946,400	-13.9%	\$1,010,697	-10.9%	\$993,956	-11.9%
Burlington 38	\$1,183,786	8.8%	\$946,400	-13.9%	\$1,010,697	-10.9%	\$993,956	-11.9%

DETACHED BENCHMARK HOMES

	September 2025						
	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Burlington 30	\$1,344,322	-5.8%	-0.9%	2	3	1,722	7,524
Burlington 31	\$1,035,789	-6.4%	-0.5%	2	3	1,386	8,590
Burlington 32	\$1,158,978	-6.0%	-0.4%	2	3	1,407	5,544
Burlington 33	\$1,292,544	-6.1%	-1.1%	2	3	1,475	7,362
Burlington 34	\$1,117,256	-5.2%	-0.4%	2	3	1,494	6,600
Burlington 35	\$1,257,656	-7.5%	-1.3%	2	3	1,950	4,937
Burlington 36	\$1,409,767	-4.7%	-1.4%	3	4	2,097	3,260
Burlington 38	\$1,648,344	-5.1%	3.1%	2	3	2,156	52,924

SUMMARY STATISTICS

September 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	165	5.1%	462	7.2%	709	11.5%	\$977,000	-0.3%	35.7	2.1%	21.0	-12.5%
Commercial	0	-100.0%	5	-85.7%	34	-57.5%	-	-	-	-	-	-
Farm	0	-	0	-100.0%	3	-50.0%	-	-	-	-	-	-
Land	1	-	3	200.0%	20	25.0%	\$600,000	-	89.0	-	89.0	-
Multi-Residential	-	-	-	-	-	-	-	-	-	-	-	-
Total	166	5.1%	475	2.4%	959	3.1%	\$976,000	-0.3%	36.0	1.5%	21.0	-14.3%

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	1,574	-12.6%	3,661	6.9%	637	29.5%	\$987,832	-0.2%	31.8	24.3%	20.0	33.3%
Commercial	21	31.3%	61	-44.5%	35	-22.0%	\$900,000	10.0%	160.1	53.0%	116.0	28.2%
Farm	3	200.0%	6	-53.8%	2	-41.7%	\$3,250,000	87.5%	32.7	-52.0%	38.0	-44.1%
Land	8	60.0%	32	23.1%	18	32.8%	\$797,500	-58.0%	179.0	126.0%	125.0	68.9%
Multi-Residential	4	300.0%	12	-7.7%	5	9.1%	\$1,462,500	-11.4%	50.5	531.3%	44.0	450.0%
Total	1,610	-11.9%	3,782	5.4%	863	16.4%	\$986,750	-0.3%	34.6	30.3%	21.0	40.0%

September 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	-	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%	-	-	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%	9	-30.8%	-	-	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	-