

BURLINGTON
MONTHLY
STATISTICS
PACKAGE
FEBRUARY 2024



REALTORS[®] ASSOCIATION
of Hamilton-Burlington


SUMMARY


For the second month in a row, sales activity in Burlington improved. Despite a year-to-date growth of 19 per cent, sales remain well below the region's longer-term trends. Meanwhile, new listings improved, but the 333 new listings and 201 sales did not substantially increase inventory levels which remain low relative to historical trends. The less than two months of supply contributed to further price gains. The unadjusted benchmark price reached \$1,032,900, nearly six per cent higher than last month but less than one per cent higher than the previous February.


SALES
201


18.9%
 YEAR/YEAR



NEW LISTINGS
333

35.4%
 YEAR/YEAR

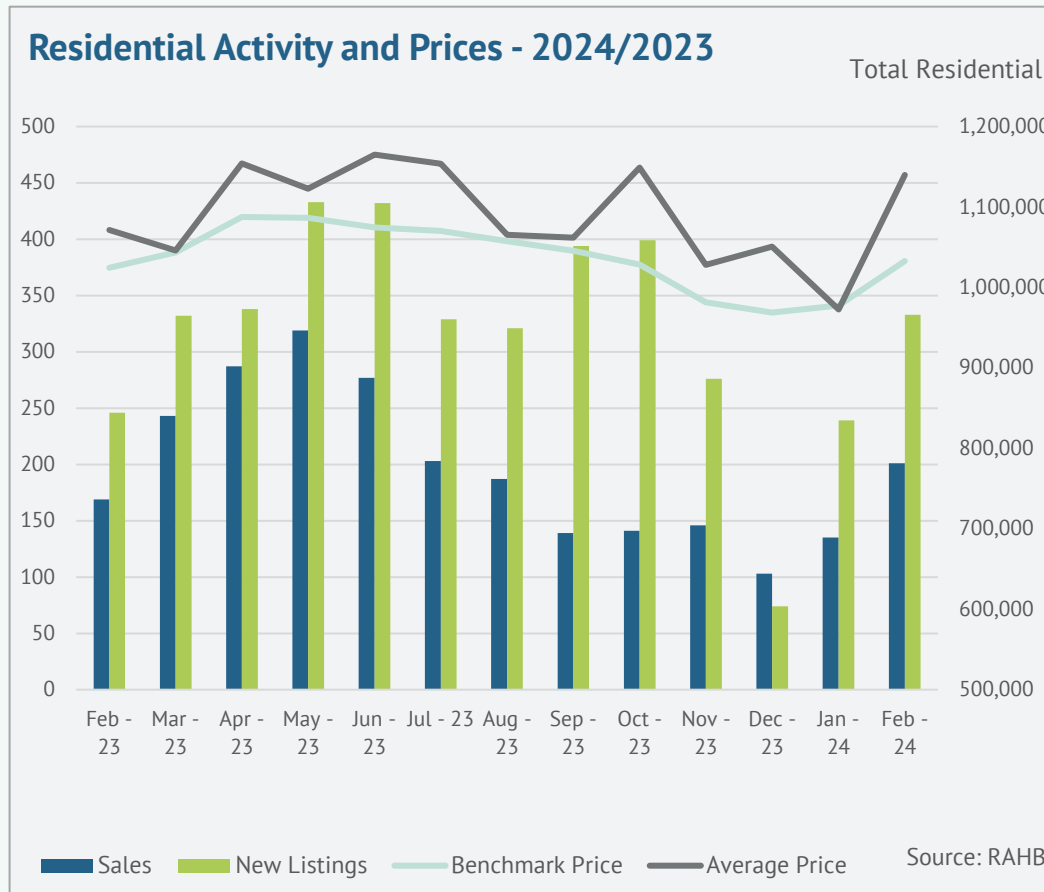


INVENTORY
355

17.2%
 YEAR/YEAR



MONTHS OF SUPPLY
1.8


1.5%
 YEAR/YEAR





RESIDENTIAL AVERAGE PRICE

\$1,139,993

6.4%
 YEAR/YEAR

AVERAGE DOM
28.0

11.9%
 YEAR/YEAR



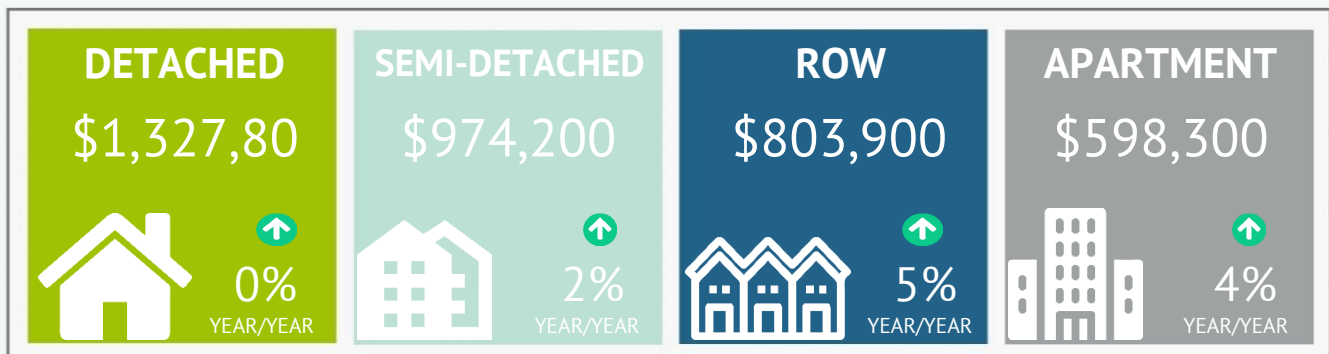
PROPERTY TYPES

Over the first two months of the year, sales growth was driven by gains in the detached, semi-detached and row sectors. Improvements in new listings occurred across most property types, supporting inventory gains. Despite inventory gains the months of supply eased over last years levels in the Detached, Semi-detached and apartment sectors, with semi-detached properties reporting the tightest conditions. Unadjusted benchmark prices rose compared to last year across all property types, with the most significant year-over-year gain occurring for row-style properties.

February 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	99	30.3%	155	30.3%	161	16.7%	64%	26.3	13.9%	1.63	-10.4%	\$1,474,396	4.5%	\$1,350,000	7.7%
Semi-Detached	12	33.3%	11	-21.4%	5	-28.6%	109%	26.4	173.3%	0.42	-46.4%	\$976,667	0.1%	\$917,500	-8.7%
Row	42	-4.5%	74	37.0%	67	48.9%	57%	22.4	18.4%	1.60	56.0%	\$913,725	15.3%	\$823,500	7.3%
Apartment	48	20.0%	92	55.9%	119	7.2%	52%	36.8	-5.5%	2.48	-10.7%	\$689,102	-8.6%	\$624,000	-2.5%
Mobile	0	-	1	-	3	50.0%	0%	-	-	-	-	-	-	-	-
Total Residential	201	18.9%	333	35.4%	355	17.2%	60%	28.0	11.9%	1.77	-1.5%	\$1,139,993	6.4%	\$1,015,000	6.8%

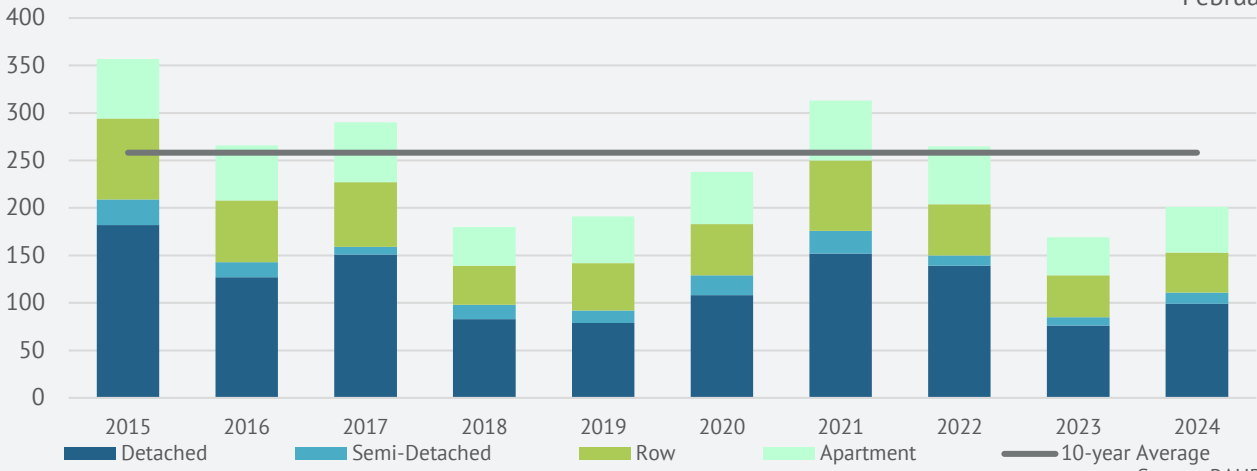
Year-to-Date															
	Sales		New Listings		Inventory		S/NL	DOM		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Detached	157	33.1%	268	19.1%	154	14.6%	58.6%	30.3	34.9%	1.96	-13.9%	\$1,380,659	0.3%	\$1,280,000	5.7%
Semi-Detached	18	38.5%	21	0.0%	7	30.0%	85.7%	25.3	61.9%	0.72	-6.1%	\$989,722	6.4%	\$980,250	5.4%
Row	80	17.6%	120	21.2%	58	29.2%	66.7%	32.4	44.8%	1.44	9.8%	\$861,504	6.5%	\$818,500	7.0%
Apartment	80	-4.8%	161	12.6%	111	0.9%	49.7%	41.8	7.0%	2.78	6.0%	\$705,893	9.0%	\$613,000	9.5%
Mobile	1	-	2	100.0%	4	75.0%	50.0%	67.0	-	7.00	-	\$475,000	-	\$475,000	-
Total Residential	336	18.7%	572	17.0%	332	12.4%	58.7%	33.4	23.4%	1.98	-5.4%	\$1,072,754	6.9%	\$967,750	7.5%

BENCHMARK PRICE



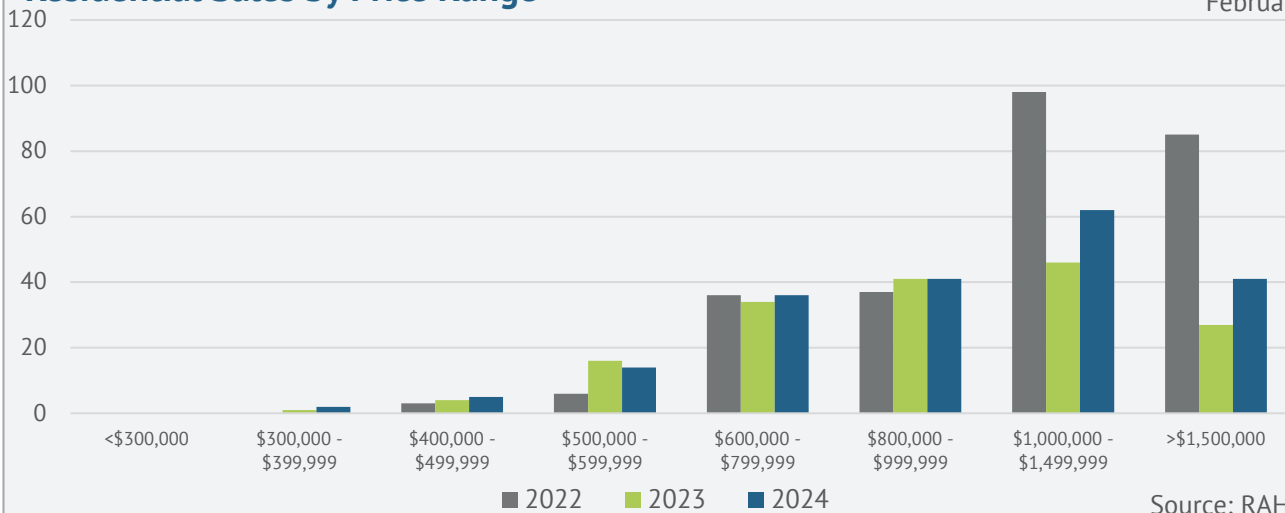
Monthly Sales Comparison

February



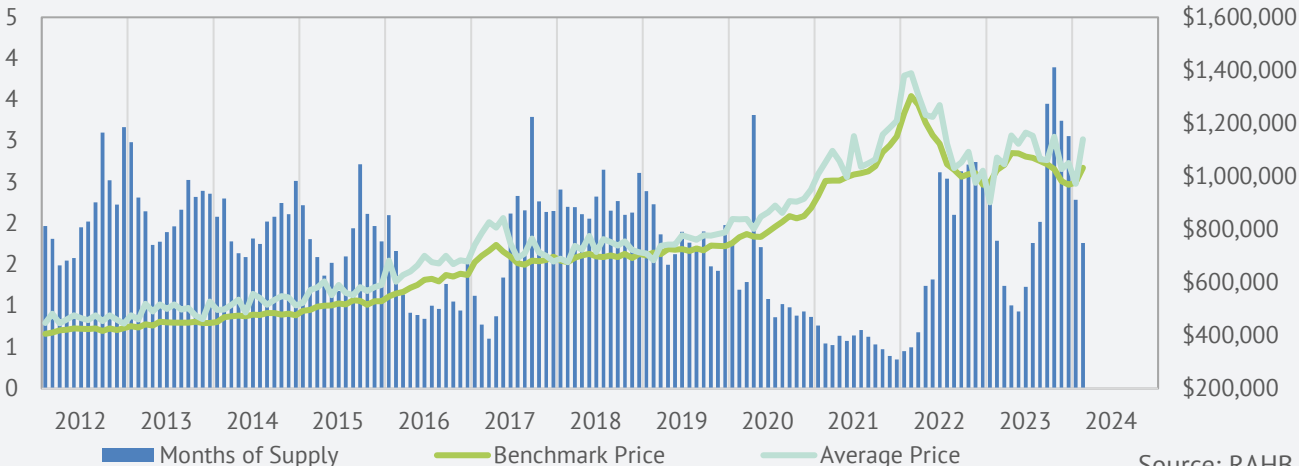
Residential Sales by Price Range

February



Months of Supply and Prices

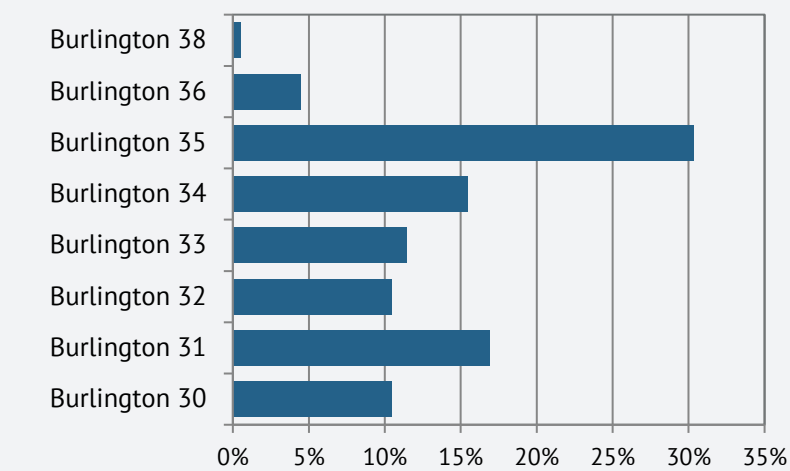
Total Residential



REGIONAL SUMMARY

Year-to-date sales activity has improved across all Burlington areas except Burlington 31. However, all regions continue to see sales levels that are below long-term trends. While inventory levels improved across most areas in the region, months of supply in February declined compared to last year in Burlington 30, 34, 35 and 36. Price movement varied across the region. Year-over-year gains in the unadjusted benchmark price were reported in Burlington 30, 32, 34, and 35, outweighing the declines in the other areas within the Burlington region.

Share of Sales by District



February 2024

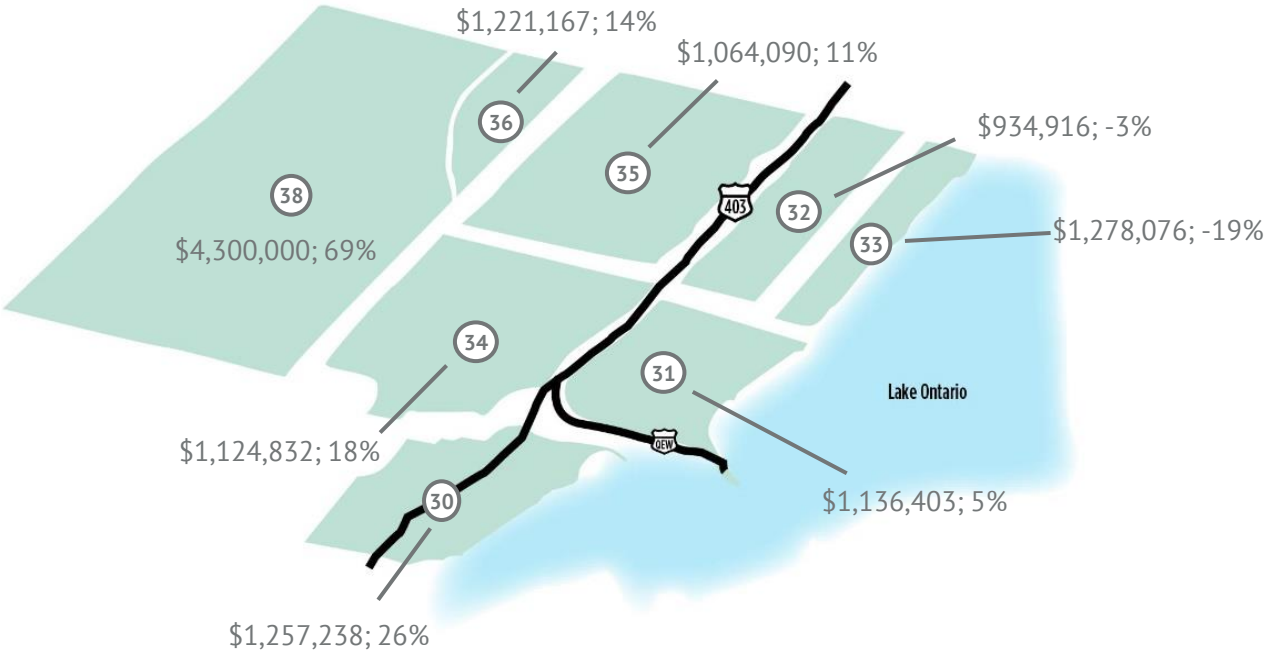
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Burlington 30	21	40.0%	32	-8.6%	51	-1.9%	66%	37.0	57.5%	2.43	-29.9%	\$1,257,238	25.8%	\$910,000	-2.2%
Burlington 31	34	-8.1%	76	52.0%	98	42.0%	45%	33.9	9.3%	2.88	54.6%	\$1,136,403	4.7%	\$1,119,000	11.9%
Burlington 32	21	10.5%	28	16.7%	25	38.9%	75%	22.3	-15.8%	1.19	25.7%	\$934,916	-2.6%	\$929,000	3.2%
Burlington 33	23	43.8%	41	57.7%	46	58.6%	56%	27.3	-8.4%	2.00	10.3%	\$1,278,076	-19.0%	\$1,250,000	-18.8%
Burlington 34	31	3.3%	41	24.2%	31	0.0%	76%	29.3	39.4%	1.00	-3.2%	\$1,124,832	18.3%	\$1,037,500	22.1%
Burlington 35	61	45.2%	87	50.0%	67	13.6%	70%	23.3	19.5%	1.10	-21.8%	\$1,064,090	10.8%	\$1,050,000	13.7%
Burlington 36	9	12.5%	17	6.3%	17	-41.4%	53%	26.2	99.8%	1.89	-47.9%	\$1,221,167	14.4%	\$1,362,500	27.9%
Burlington 38	1	-50.0%	11	175.0%	20	25.0%	9%	34.0	-64.9%	20.00	150.0%	\$4,300,000	68.7%	\$4,300,000	68.7%
Total	201	18.9%	333	35.4%	355	17.2%	60%	28.0	11.9%	1.77	-1.5%	\$1,139,993	6.4%	\$1,015,000	6.8%

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	36	20.0%	67	1.5%	50	3.1%	53.7%	39.5	41.3%	2.75	-14.1%	\$1,172,883	18.9%	\$945,000	25.6%
Burlington 31	49	-5.8%	121	24.7%	88	23.2%	40.5%	39.7	32.6%	3.57	30.8%	\$1,138,854	12.8%	\$1,040,000	13.9%
Burlington 32	38	15.2%	53	35.9%	24	54.8%	71.7%	28.9	-7.1%	1.26	34.5%	\$899,177	-2.1%	\$911,250	1.5%
Burlington 33	35	52.2%	67	26.4%	43	39.3%	52.2%	34.3	25.9%	2.43	-8.4%	\$1,245,679	-17.5%	\$1,015,000	-20.4%
Burlington 34	50	31.6%	63	1.6%	30	-6.3%	79.4%	36.3	56.2%	1.18	-28.8%	\$1,036,554	6.4%	\$957,500	8.3%
Burlington 35	104	13.0%	146	22.7%	64	18.7%	71.2%	29.3	20.0%	1.22	5.0%	\$981,028	9.7%	\$922,500	7.8%
Burlington 36	20	53.8%	38	-13.6%	17	-44.1%	52.6%	23.0	5.1%	1.65	-63.6%	\$1,128,525	17.5%	\$1,132,500	6.8%
Burlington 38	4	100.0%	17	88.9%	19	18.8%	23.5%	57.3	-41.0%	9.50	-40.6%	\$2,056,250	-19.3%	\$1,725,000	-32.3%
Total	336	18.7%	572	17.0%	332	12.4%	58.7%	33.4	23.4%	1.98	-5.4%	\$1,072,754	6.9%	\$967,750	7.5%

AVERAGE RESIDENTIAL PRICE BY DISTRICT

Burlington 30-36, 38



RESIDENTIAL PRICE COMPARISON

	February 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	\$1,257,238	25.8%	\$1,063,500	1.2%	\$1,172,883	18.9%	\$1,035,750	0.3%
Burlington 31	\$1,136,403	4.7%	\$780,700	-2.7%	\$1,138,854	12.8%	\$768,100	-3.1%
Burlington 32	\$934,916	-2.6%	\$994,600	2.1%	\$899,177	-2.1%	\$962,350	0.9%
Burlington 33	\$1,278,076	-19.0%	\$1,155,400	-3.8%	\$1,245,679	-17.5%	\$1,120,800	-4.5%
Burlington 34	\$1,124,832	18.3%	\$982,400	1.4%	\$1,036,554	6.4%	\$950,650	0.9%
Burlington 35	\$1,064,090	10.8%	\$975,500	2.2%	\$981,028	9.7%	\$953,050	2.5%
Burlington 36	\$1,221,167	14.4%	\$1,138,700	-1.2%	\$1,128,525	17.5%	\$1,112,600	0.1%
Burlington 38	\$1,221,167	14.4%	\$1,138,700	-1.2%	\$1,128,525	17.5%	\$1,112,600	0.1%

DETACHED BENCHMARK HOMES

	February 2024						
	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Burlington 30	\$1,410,200	1.1%	8.8%	2	3	1,706	7,539
Burlington 31	\$1,083,700	0.5%	8.1%	2	3	1,369	8,300
Burlington 32	\$1,195,600	1.3%	8.6%	2	3	1,419	5,634
Burlington 33	\$1,342,600	-0.7%	8.1%	2	3	1,504	7,525
Burlington 34	\$1,150,300	-0.7%	7.8%	2	3	1,547	6,600
Burlington 35	\$1,338,100	1.3%	6.7%	2	4	1,960	5,000
Burlington 36	\$1,488,100	1.0%	5.8%	2	4	2,115	3,331
Burlington 38	\$1,680,700	-5.1%	4.5%	2	3	2,221	60,000

SUMMARY STATISTICS

February 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	201	18.9%	333	35.4%	355	17.2%	\$1,015,000	6.8%	28.0	11.9%	14.0	0.0%
Commercial	3	200.0%	11	120.0%	125	-19.9%	\$910,000	21.3%	47.0	-71.3%	24.0	-85.4%
Farm	0	-	2	-	2	0.0%	-	-	-	-	-	-
Land	1	-66.7%	3	-	10	-16.7%	\$50,000	-98.3%	14.0	-78.0%	14.0	-80.0%
Multi-Residential	0	-	1	-	4	300.0%	-	-	-	-	-	-
Total	205	18.5%	352	551.9%	596	1.5%	\$1,011,000	4.9%	28.2	6.4%	14.0	0.0%

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	336	18.7%	572	17.0%	332	12.4%	\$967,750	7.5%	33.4	23.4%	17.0	21.4%
Commercial	6	500.0%	22	214.3%	128	-15.8%	\$818,500	9.1%	82.5	-49.7%	74.0	-54.9%
Farm	0	-	3	-	3	66.7%	-	-	-	-	-	-
Land	1	-66.7%	3	200.0%	10	-26.9%	\$50,000	-98.3%	14.0	-78.0%	14.0	-80.0%
Multi-Residential	0	-100.0%	4	-	4	133.3%	-	-	-	-	-	-
Total	343	18.7%	603	428.9%	588	2.6%	\$960,000	6.1%	34.2	21.0%	17.0	13.3%

February 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	-50.0%	-	-	0	-
Industrial	0	-	\$0	-	7	-	-	-	3	177.7
Investment	0	-	\$0	-	1	-	-	-	0	-
Land	0	-	\$0	-	0	-	-	-	0	-
Office	1	0.0%	\$2,325,000	210.0%	10	400.0%	13.0	-92.1%	3	169.0
Retail	1	-	\$910,000	-	5	66.7%	24.0	-	2	52.5

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	1	-	\$310,000	-	5	150.0%	87.0	-	0	-
Industrial	0	-	\$0	-	13	1200.0%	-	-	5	150.6
Investment	0	-	\$0	-	1	-	-	-	0	-
Land	0	-	\$0	-	0	-	-	-	0	-
Office	1	0.0%	\$2,325,000	210.0%	17	750.0%	13.0	-92.1%	3	169.0
Retail	1	-	\$910,000	-	12	140.0%	24.0	-	3	38.3