

BURLINGTON
MONTHLY
STATISTICS
PACKAGE
MAY 2025

Cornerstone
Association of REALTORS®

SUMMARY

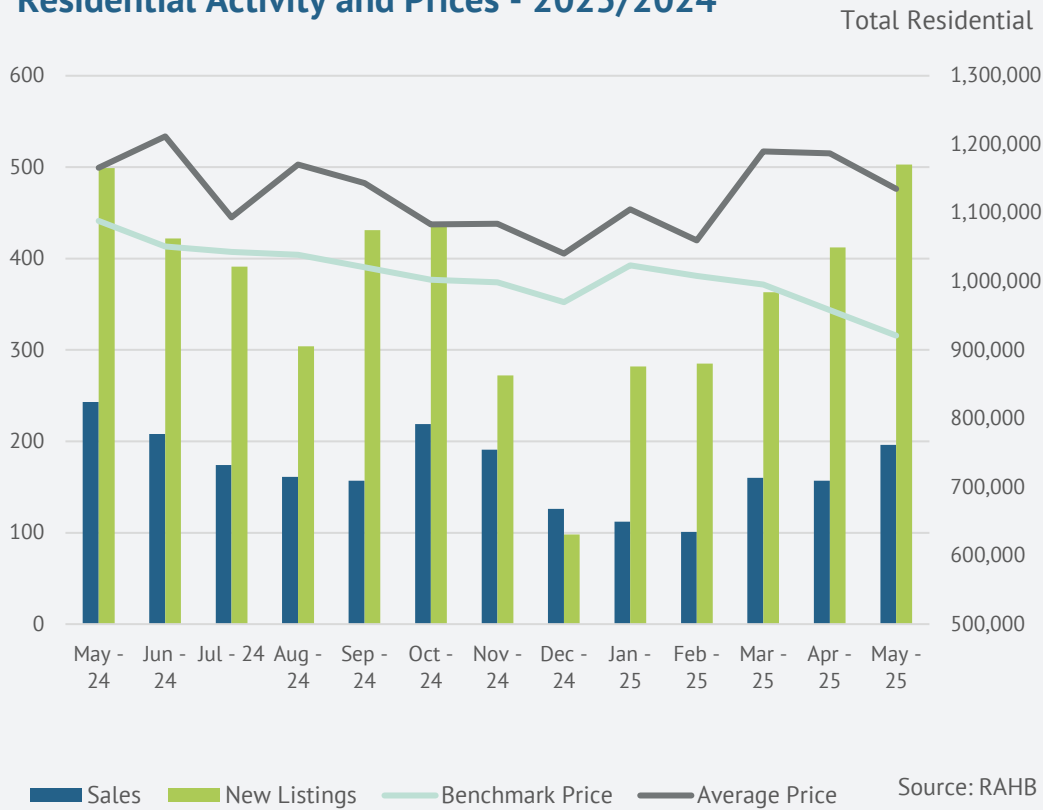
Compared to last year, May sales in Burlington fell to 196 units, marking the lowest sales levels since tracking began in 1995. Year-to-date sales are down by 34 per cent and are at half the levels typically expected after the first five months of the year. Sales have declined across all property types and regions.

In May, 503 new listings were added, similar to last year. Combined with lower sales, the sales-to-new-listings ratio was below 40 per cent for the second consecutive month, driving further inventory gains. The monthly inventory gains were not as high as the monthly rise in sales, preventing any further gains in the months of supply compared to last month. However, the 3.7 months is still higher than what we typically see in this market, placing additional downward pressure on home prices.

In May, the benchmark price was \$920,900, down from the previous month and over 15 per cent lower than last May. Year-to-date price declines have averaged over six per cent, ranging from a low of two per cent in Burlington 38 to a high of nearly ten 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

196



19.3%

YEAR/YEAR



NEW LISTINGS

503



0.8%

YEAR/YEAR



INVENTORY

722



32.5%

YEAR/YEAR



MONTHS OF SUPPLY

3.7



64.2%

YEAR/YEAR



RESIDENTIAL AVERAGE PRICE



\$1,134,994



2.6%

YEAR/YEAR

AVERAGE DOM

30.0



53.1%

YEAR/YEAR



PROPERTY TYPES

The months of supply varied by property type, with apartment condominiums reporting over seven months of supply in June. In comparison, detached homes had just over three months of supply.





May 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	109	-8.4%	274	6.2%	342	30.5%	40%	23.3	46.3%	3.14	42.5%	\$1,378,415	-10.4%	\$1,265,000	-6.3%
Semi-Detached	14	7.7%	23	21.1%	36	800.0%	61%	28.4	281.0%	2.57	735.7%	\$939,786	-9.8%	\$870,000	-11.6%
Row	44	-2.2%	101	14.8%	127	39.6%	44%	29.2	51.9%	2.89	42.7%	\$870,870	-6.9%	\$846,538	-4.9%
Apartment	29	-54.7%	104	-20.0%	215	16.2%	28%	57.3	92.8%	7.41	156.5%	\$715,048	7.3%	\$607,500	3.4%
Mobile	0	-	1	0.0%	2	-33.3%	0%	-	-	-	-	-	-	-	-
Total Residential	196	-19.3%	503	0.8%	722	32.5%	39%	30.0	53.1%	3.68	64.2%	\$1,134,994	-2.6%	\$1,013,000	-4.4%

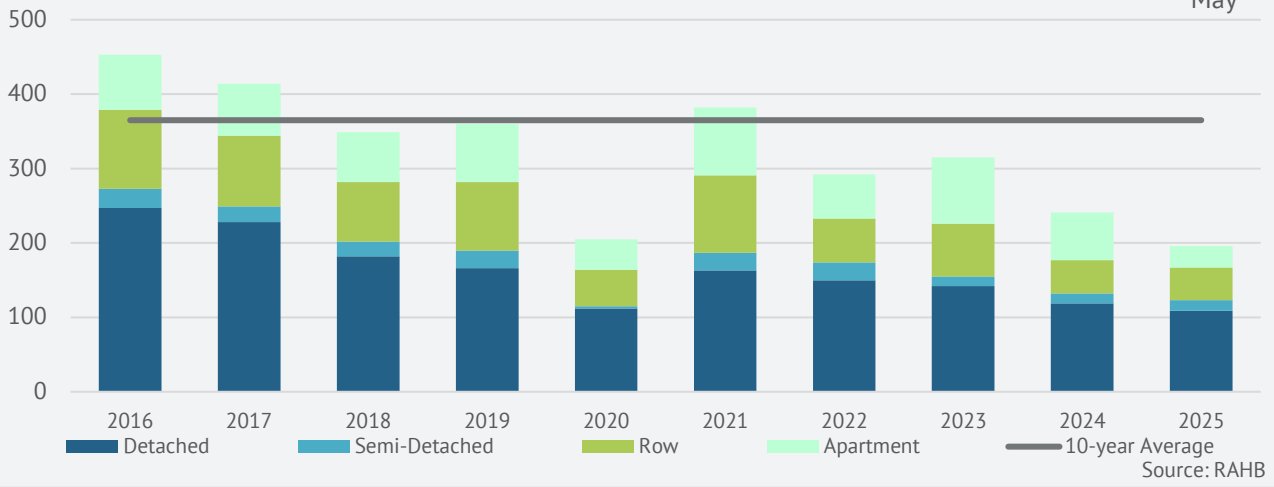
Year-to-Date

	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	378	-26.0%	922	2.3%	237	25.1%	41.0%	24.7	18.0%	3.14	69.1%	\$1,463,630	-2.5%	\$1,275,000	-5.3%
Semi-Detached	40	-11.1%	94	77.4%	23	447.6%	42.6%	23.7	61.2%	2.88	516.1%	\$933,491	-4.8%	\$912,500	-6.0%
Row	161	-38.5%	358	-4.0%	91	37.3%	45.0%	27.5	18.5%	2.81	123.4%	\$860,000	-2.8%	\$840,000	0.1%
Apartment	146	-45.1%	467	-11.9%	175	23.7%	31.3%	46.5	37.4%	6.00	125.4%	\$687,198	0.1%	\$595,000	-1.8%
Mobile	1	-66.7%	4	-20.0%	1	-57.1%	25.0%	8.0	-87.3%	6.00	28.6%	\$515,000	41.1%	\$515,000	56.1%
Total Residential	726	-34.1%	1,845	-1.7%	527	30.3%	39.3%	29.6	21.8%	3.63	97.6%	\$1,143,110	1.4%	\$1,005,000	0.7%

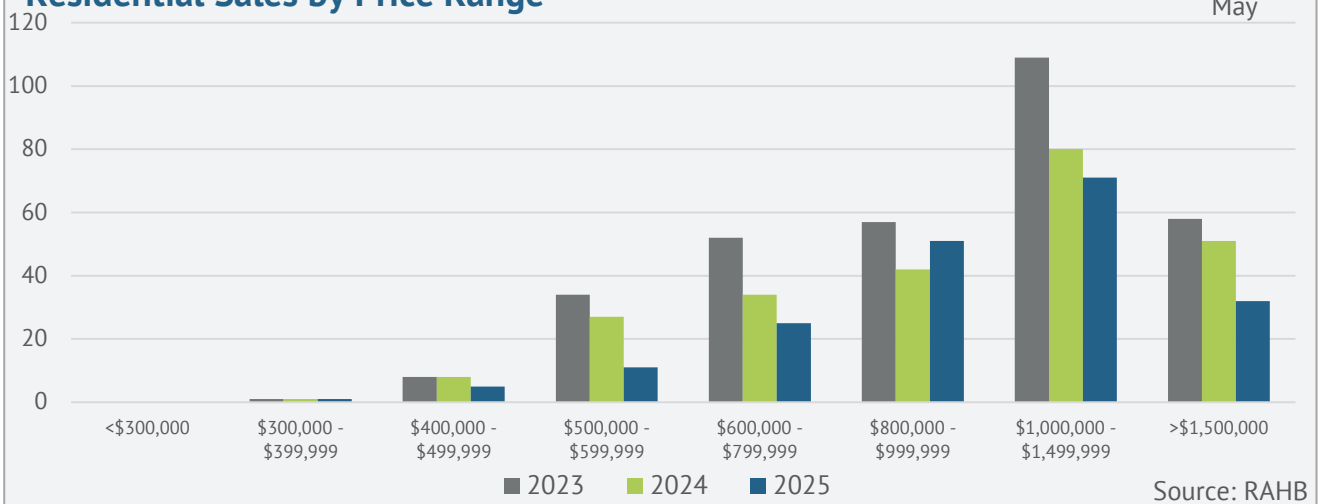
BENCHMARK PRICE

DETACHED \$1,259,20  11% YEAR/YEAR	SEMI-DETACHED \$924,700  10% YEAR/YEAR	ROW \$764,400  9% YEAR/YEAR	APARTMENT \$576,100  7% YEAR/YEAR
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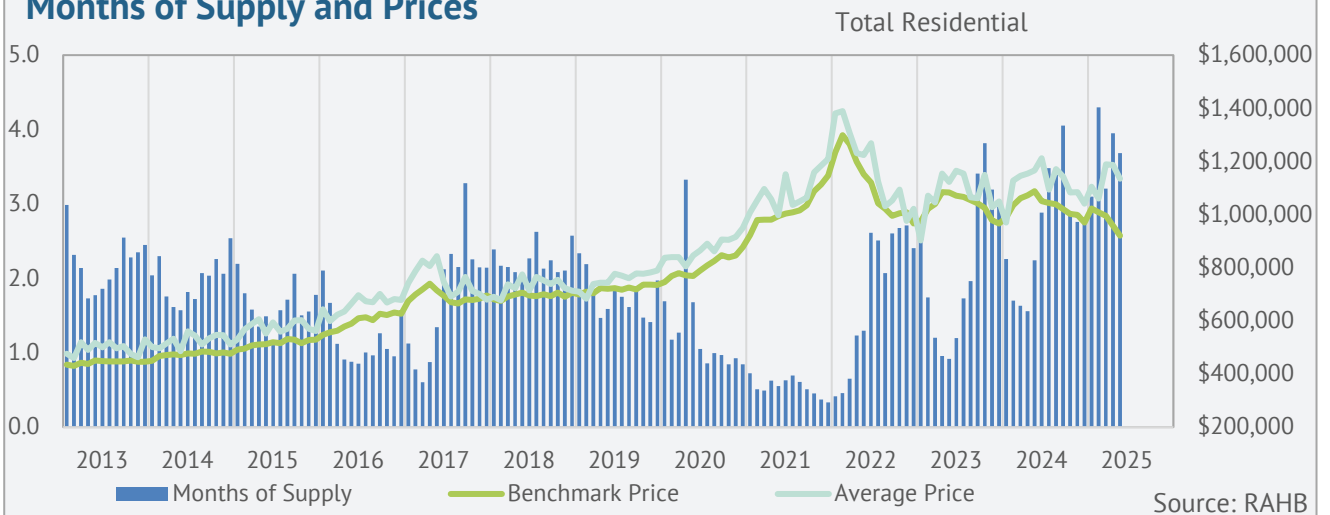
Monthly Sales Comparison



Residential Sales by Price Range

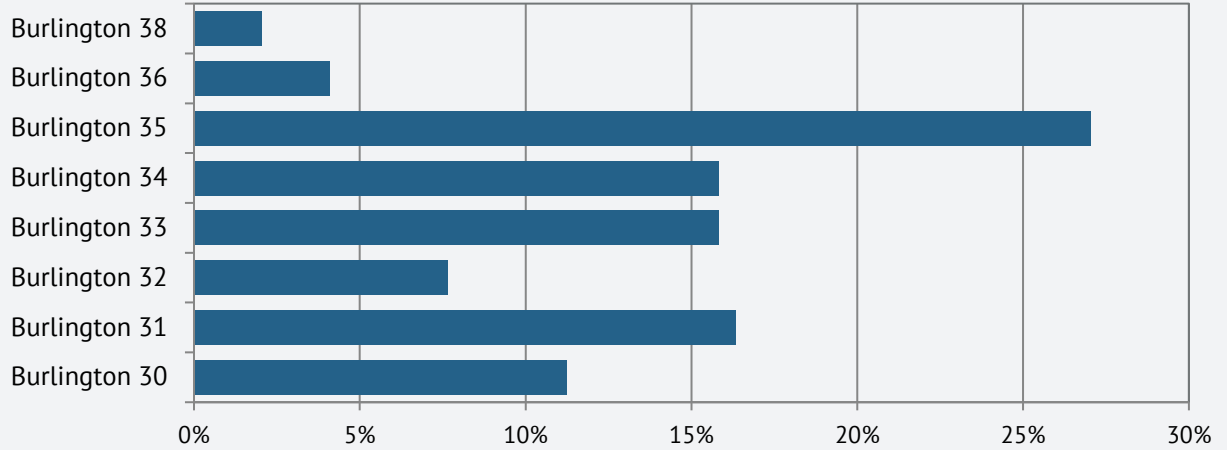


Months of Supply and Prices



REGIONAL SUMMARY

Share of Sales by District



May 2025

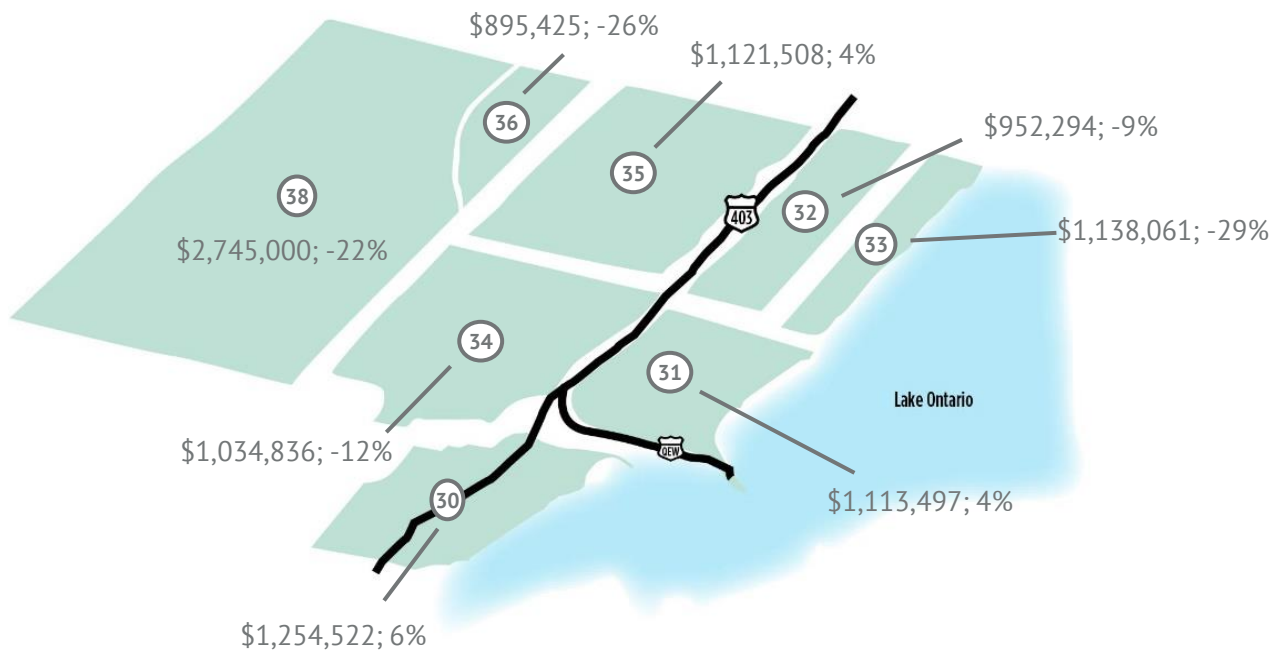
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Burlington 30	22	4.8%	78	30.0%	108	33.3%	28%	29.9	18.3%	4.91	27.3%	\$1,254,522	6.2%	\$1,165,000	45.6%
Burlington 31	32	-34.7%	75	-23.5%	129	-9.2%	43%	45.0	40.1%	4.03	39.1%	\$1,113,497	3.5%	\$987,500	-2.7%
Burlington 32	15	-54.5%	54	17.4%	72	118.2%	28%	31.1	116.8%	4.80	380.0%	\$952,294	-8.5%	\$910,000	-4.2%
Burlington 33	31	19.2%	52	-21.2%	67	-10.7%	60%	25.6	21.5%	2.16	-25.1%	\$1,138,061	-29.0%	\$1,100,000	-16.0%
Burlington 34	31	-6.1%	63	3.3%	78	73.3%	49%	25.9	90.6%	2.52	84.5%	\$1,034,836	-12.5%	\$935,000	-6.0%
Burlington 35	53	-28.4%	137	7.9%	195	99.0%	39%	26.9	96.5%	3.68	177.8%	\$1,121,508	3.9%	\$1,096,000	2.3%
Burlington 36	8	33.3%	25	0.0%	40	11.1%	32%	20.9	-11.8%	5.00	-16.7%	\$895,425	-26.4%	\$838,250	-39.8%
Burlington 38	4	300.0%	19	18.8%	33	-5.7%	21%	32.5	-7.1%	8.25	-76.4%	\$2,745,000	-21.6%	\$2,490,000	-28.9%
Total	196	-19.3%	503	0.8%	722	32.5%	39%	30.0	53.1%	3.68	64.2%	\$1,134,994	-2.6%	\$1,013,000	-4.4%

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	82	-17.2%	269	26.9%	80	39.4%	30.5%	32.1	-1.3%	4.88	68.3%	\$1,231,183	10.8%	\$1,072,500	15.3%
Burlington 31	128	-31.2%	309	-21.0%	108	-1.6%	41.4%	37.9	18.3%	4.20	42.9%	\$1,014,457	-7.4%	\$898,500	-10.2%
Burlington 32	97	-31.2%	193	7.8%	46	65.2%	50.3%	23.7	23.4%	2.35	140.2%	\$987,426	-2.5%	\$936,000	-4.5%
Burlington 33	95	-15.9%	209	-5.9%	59	9.7%	45.5%	30.7	18.3%	3.09	30.5%	\$1,511,026	1.6%	\$1,290,000	9.9%
Burlington 34	101	-35.3%	221	-3.1%	54	50.8%	45.7%	26.1	19.9%	2.67	133.0%	\$1,010,950	-8.3%	\$926,045	-2.5%
Burlington 35	187	-45.6%	499	5.3%	131	87.4%	37.5%	26.6	34.5%	3.51	244.8%	\$1,060,125	1.8%	\$1,050,000	6.8%
Burlington 36	23	-52.1%	92	-19.3%	28	6.8%	25.0%	26.5	19.5%	6.17	122.8%	\$1,010,148	-11.3%	\$990,000	-17.7%
Burlington 38	13	-7.1%	53	-5.4%	22	-10.7%	24.5%	46.4	-10.8%	8.31	-3.9%	\$2,783,077	23.2%	\$1,515,000	-32.7%
Total	726	-34.1%	1,845	-1.7%	527	30.3%	39.3%	29.6	21.8%	3.63	97.6%	\$1,143,110	1.4%	\$1,005,000	0.7%

AVERAGE RESIDENTIAL PRICE BY DISTRICT

Burlington 30-36, 38



RESIDENTIAL PRICE COMPARISON

	May 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	\$1,254,522	6.2%	\$936,900	-15.8%	\$1,231,183	10.8%	\$1,004,660	-6.3%
Burlington 31	\$1,113,497	3.5%	\$716,400	-14.9%	\$1,014,457	-7.4%	\$760,600	-6.1%
Burlington 32	\$952,294	-8.5%	\$908,900	-15.0%	\$987,426	-2.5%	\$970,500	-5.2%
Burlington 33	\$1,138,061	-29.0%	\$1,004,100	-18.2%	\$1,511,026	1.6%	\$1,083,060	-8.4%
Burlington 34	\$1,034,836	-12.5%	\$907,700	-14.3%	\$1,010,950	-8.3%	\$966,940	-4.7%
Burlington 35	\$1,121,508	3.9%	\$873,300	-14.1%	\$1,060,125	1.8%	\$922,300	-6.4%
Burlington 36	\$895,425	-26.4%	\$972,400	-16.1%	\$1,010,148	-11.3%	\$1,025,540	-9.6%
Burlington 38	\$895,425	-26.4%	\$972,400	-16.1%	\$1,010,148	-11.3%	\$1,025,540	-9.6%

DETACHED BENCHMARK HOMES

	May 2025						
	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Burlington 30	\$1,393,540	-2.9%	-4.4%	2	3	1,722	7,524
Burlington 31	\$1,068,040	-3.9%	-2.6%	2	3	1,386	8,590
Burlington 32	\$1,204,900	-2.8%	-5.6%	2	3	1,407	5,544
Burlington 33	\$1,338,020	-3.3%	-6.0%	2	3	1,475	7,362
Burlington 34	\$1,152,080	-2.2%	-5.0%	2	3	1,494	6,600
Burlington 35	\$1,287,680	-4.8%	-6.6%	2	3	1,950	4,937
Burlington 36	\$1,433,320	-2.8%	-2.5%	3	4	2,097	3,260
Burlington 38	\$1,693,760	-1.9%	-6.3%	2	3	2,156	52,924

SUMMARY STATISTICS

May 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	196	-19.3%	503	0.8%	722	32.5%	\$1,013,000	-4.4%	30.0	53.1%	21.0	50.0%
Commercial	1	-75.0%	3	-82.4%	35	-27.1%	\$730,000	-64.9%	14.0	-87.7%	14.0	-84.5%
Farm	0	-	1	-66.7%	2	-60.0%	-	-	-	-	-	-
Land	1	-	1	0.0%	17	30.8%	\$2,750,000	-	125.0	-	125.0	-
Multi-Residential	-	-	-	-	-	-	-	-	-	-	-	-
Total	199	-19.4%	520	-1.5%	951	23.0%	\$1,015,000	-4.2%	30.6	44.7%	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	726	-34.1%	1,845	-1.7%	527	30.3%	\$1,005,000	0.7%	29.6	21.8%	19.0	35.7%
Commercial	9	-18.2%	34	-34.6%	34	-5.0%	\$750,000	-9.3%	102.7	6.5%	55.0	-38.9%
Farm	3	-	4	-42.9%	1	-58.8%	\$5,900,000	-	103.0	-	38.0	-
Land	7	250.0%	19	90.0%	14	27.3%	\$900,000	-93.9%	202.0	260.7%	161.0	187.5%
Multi-Residential	4	-	11	10.0%	7	41.7%	\$2,195,000	-	111.0	-	82.0	-
Total	749	-32.8%	1,918	-2.2%	737	15.3%	\$1,005,000	1.0%	32.9	30.6%	19.0	35.7%

May 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	-66.7%	-	-	0	-
Industrial	0	-	\$0	-	0	-100.0%	-	-	0	-
Investment	0	-	\$0	-	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	-

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%	5	-58.3%	-	-	2	126.0
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	-