

Monthly Indicators

Burlington



January 2026

Canadian home sales declined 2.7% from the previous month, according to the Canadian Real Estate Association (CREA), with the drop linked to slowdowns in Montreal, Vancouver, Edmonton, and Calgary. Sales were down 4.5% year-over-year on a non-seasonally adjusted basis. Despite these declines, however, demand remains strong, and with interest rates holding steady, the spring market could be more active.

New Listings decreased 23.0 percent for Single Family homes and 16.0 percent for Townhouse/Condo homes. Sales decreased 1.9 percent for Single Family homes and 36.5 percent for Townhouse/Condo homes. Inventory increased 10.5 percent for Single Family homes and 22.5 percent for Townhouse/Condo homes.

Median Sales Price decreased 9.0 percent to \$1,160,000 for Single Family homes and 6.1 percent to \$676,000 for Townhouse/Condo homes. Days on Market decreased 12.6 percent for Single Family homes and 0.5 percent for Townhouse/Condo homes. Months Supply of Inventory increased 18.8 percent for Single Family homes and 61.9 percent for Townhouse/Condo homes.

Nationally, new listings fell 2% from the previous month, marking the fourth consecutive monthly decline, according to CREA. Heading into January, there were 133,495 properties listed for sale on Canadian MLS Systems, a 7.4% increase from the same period last year, representing a 4.5-month supply at the current sales pace. The National Composite MLS Home Price Index dipped 0.3% month-over-month, with most of the decline driven by markets in the Greater Golden Horseshoe region.

Quick Facts

- 20.9%

Change in
Sales
All Properties

- 3.5%

Change in
Median Sales Price
All Properties

+ 17.5%

Change in
Homes for Sale
All Properties

This is a research tool provided by ITSO, covering the Burlington service area. Percent changes are calculated using rounded figures.

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Single Family Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Single Family properties only.



Burlington

Key Metrics	Historical Sparkbars	1-2025	1-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		135	104	- 23.0%	135	104	- 23.0%
Sales		52	51	- 1.9%	52	51	- 1.9%
Days on Market Until Sale		36	38	+ 5.6%	36	38	+ 5.6%
Median Sales Price		\$1,274,500	\$1,160,000	- 9.0%	\$1,274,500	\$1,160,000	- 9.0%
Average Sales Price		\$1,486,481	\$1,298,936	- 12.6%	\$1,486,481	\$1,298,936	- 12.6%
Percent of List Price Received		98.0%	96.6%	- 1.4%	98.0%	96.6%	- 1.4%
Housing Affordability Index		32	38	+ 18.8%	32	38	+ 18.8%
Housing Value Index		237	197	- 16.9%	—	—	—
Inventory of Homes for Sale		152	168	+ 10.5%	—	—	—
Months Supply of Inventory		1.6	1.9	+ 18.8%	—	—	—

Townhouse/Condo Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Townhouse, Condo and Semi-Detached properties only.



Burlington

Key Metrics	Historical Sparkbars	1-2025	1-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		169	142	- 16.0%	169	142	- 16.0%
Sales		63	40	- 36.5%	63	40	- 36.5%
Days on Market Until Sale		51	68	+ 33.3%	51	68	+ 33.3%
Median Sales Price		\$720,000	\$676,000	- 6.1%	\$720,000	\$676,000	- 6.1%
Average Sales Price		\$760,101	\$756,388	- 0.5%	\$760,101	\$756,388	- 0.5%
Percent of List Price Received		98.0%	96.1%	- 1.9%	98.0%	96.1%	- 1.9%
Housing Affordability Index		57	65	+ 14.0%	57	65	+ 14.0%
Housing Value Index		214	190	- 11.2%	—	—	—
Inventory of Homes for Sale		209	256	+ 22.5%	—	—	—
Months Supply of Inventory		2.1	3.4	+ 61.9%	—	—	—

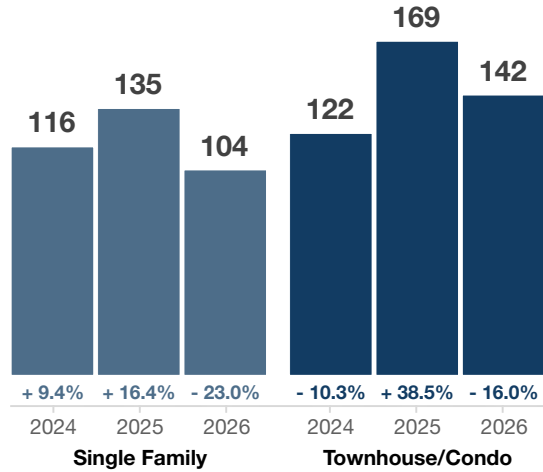
New Listings

A count of the properties that have been newly listed on the market in a given month.

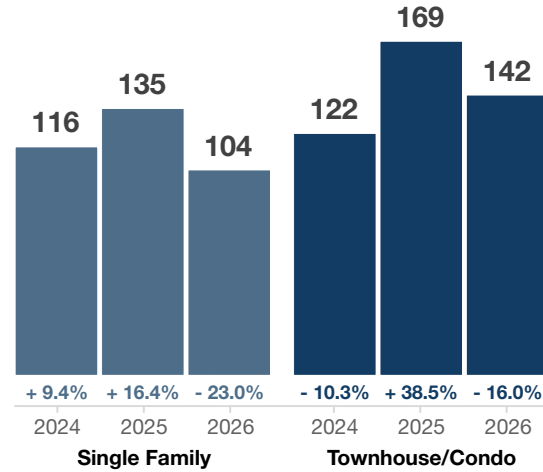


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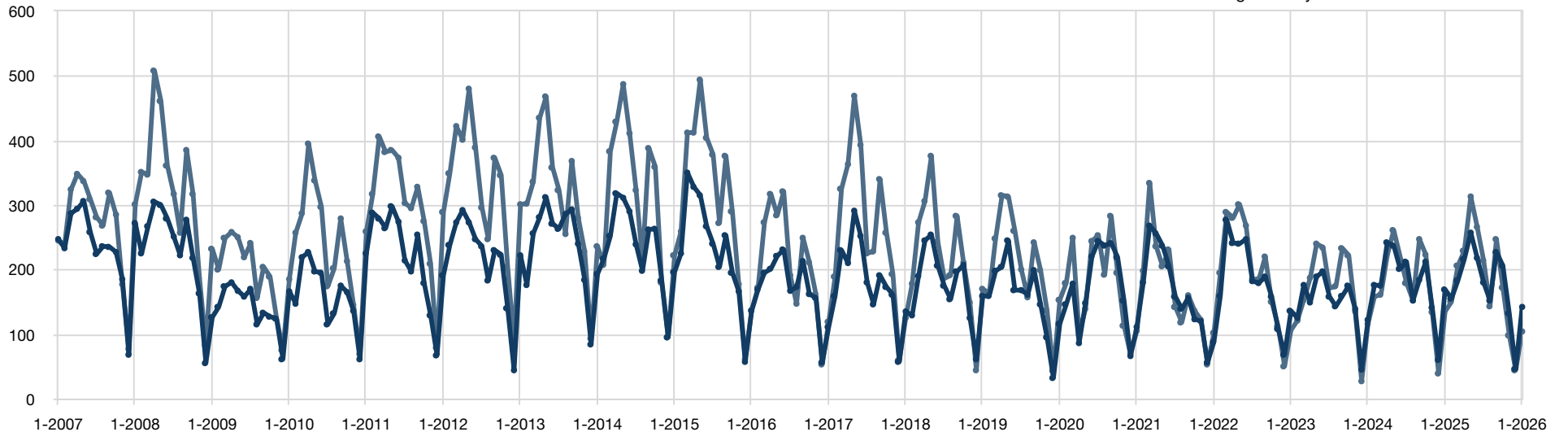


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Feb-2025	150	- 5.1%	155	- 11.9%
Mar-2025	206	+ 28.0%	183	+ 4.6%
Apr-2025	229	+ 3.2%	216	- 10.7%
May-2025	313	+ 19.9%	257	+ 8.4%
Jun-2025	266	+ 20.9%	218	+ 8.5%
Jul-2025	214	+ 19.6%	180	- 15.1%
Aug-2025	143	- 5.9%	152	0.0%
Sep-2025	247	0.0%	227	+ 23.4%
Oct-2025	172	- 22.9%	206	- 2.8%
Nov-2025	98	- 26.9%	132	- 6.4%
Dec-2025	44	+ 12.8%	46	- 23.3%
Jan-2026	104	- 23.0%	142	- 16.0%
12-Month Avg	182	+ 2.2%	176	- 2.2%

Historical New Listings by Month



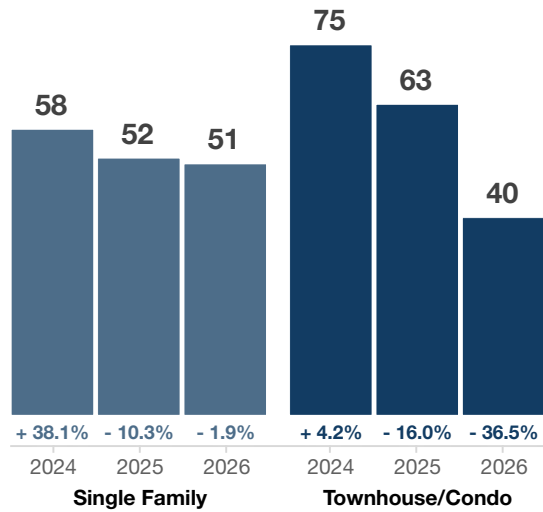
Sales

A count of the properties on which offers have been accepted in a given month.

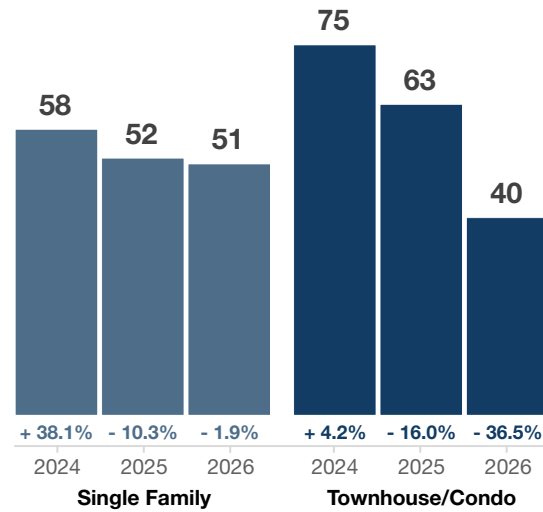


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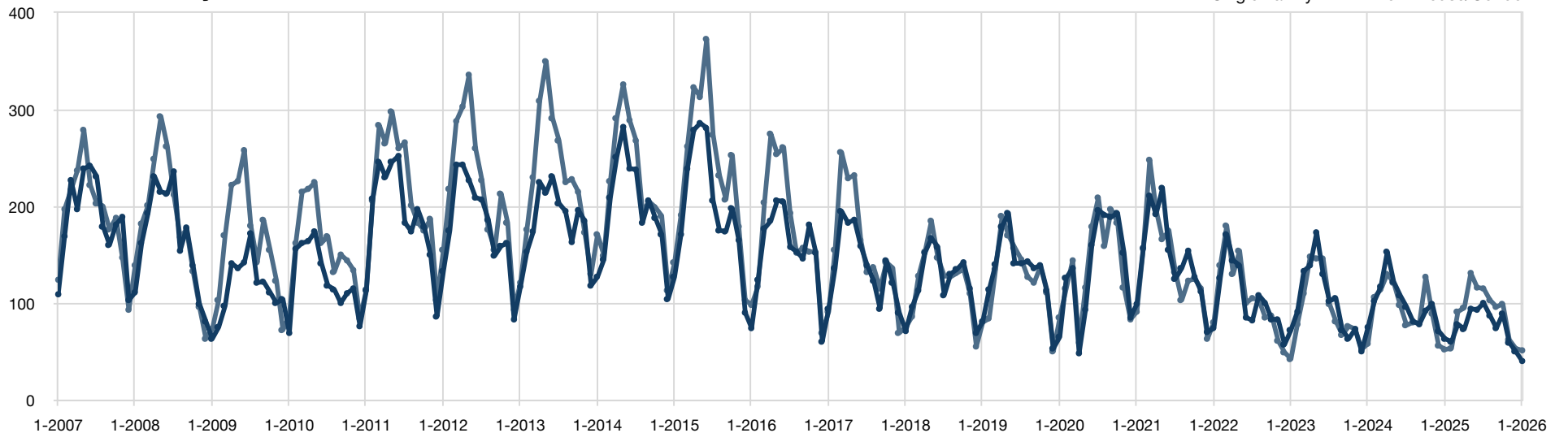


Year to Date



Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Feb-2025	53	- 50.0%	60	- 41.2%
Mar-2025	91	- 20.2%	78	- 33.3%
Apr-2025	95	- 26.9%	73	- 52.3%
May-2025	131	+ 8.3%	94	- 23.0%
Jun-2025	116	+ 18.4%	93	- 13.9%
Jul-2025	115	+ 49.4%	100	+ 4.2%
Aug-2025	103	+ 28.8%	87	+ 7.4%
Sep-2025	96	+ 21.5%	74	- 5.1%
Oct-2025	99	- 22.0%	89	- 3.3%
Nov-2025	62	- 30.3%	59	- 40.4%
Dec-2025	53	- 5.4%	50	- 29.6%
Jan-2026	51	- 1.9%	40	- 36.5%
12-Month Avg	89	- 5.3%	75	- 24.2%

Historical Sales by Month



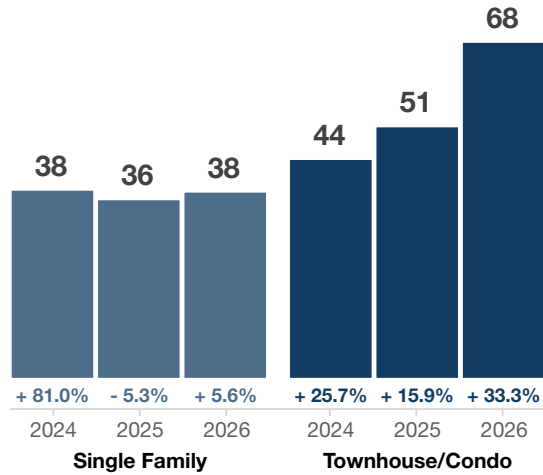
Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted in a given month.

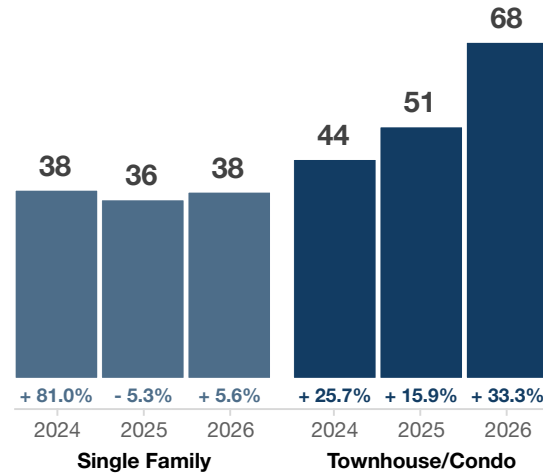


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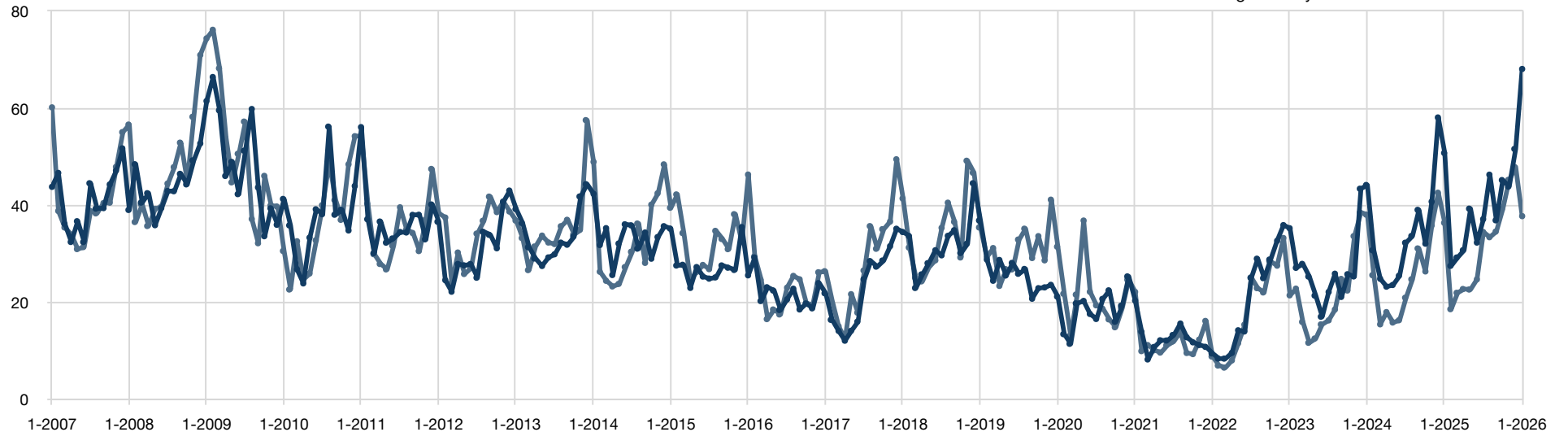
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Feb-2025	18	- 30.8%	27	- 12.9%
Mar-2025	22	+ 46.7%	29	+ 16.0%
Apr-2025	23	+ 27.8%	31	+ 34.8%
May-2025	23	+ 43.8%	39	+ 69.6%
Jun-2025	25	+ 56.3%	32	+ 28.0%
Jul-2025	34	+ 61.9%	37	+ 15.6%
Aug-2025	33	+ 32.0%	46	+ 35.3%
Sep-2025	34	+ 9.7%	37	- 5.1%
Oct-2025	39	+ 50.0%	45	+ 40.6%
Nov-2025	45	+ 25.0%	44	+ 7.3%
Dec-2025	48	+ 11.6%	52	- 10.3%
Jan-2026	38	+ 5.6%	68	+ 33.3%
12-Month Avg*	31	+ 28.3%	39	+ 21.1%

* Days on Market for all properties from February 2025 through January 2026. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month



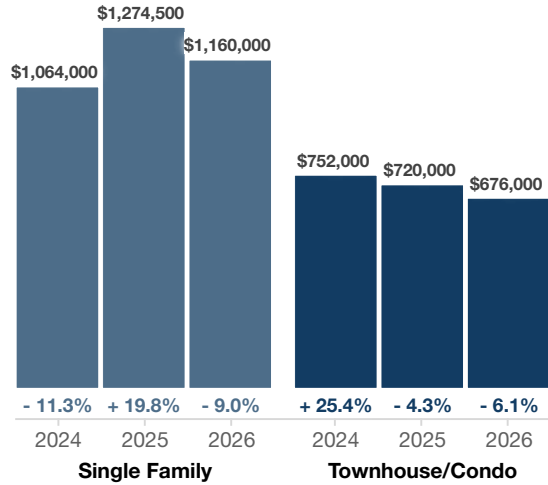
Median Sales Price

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

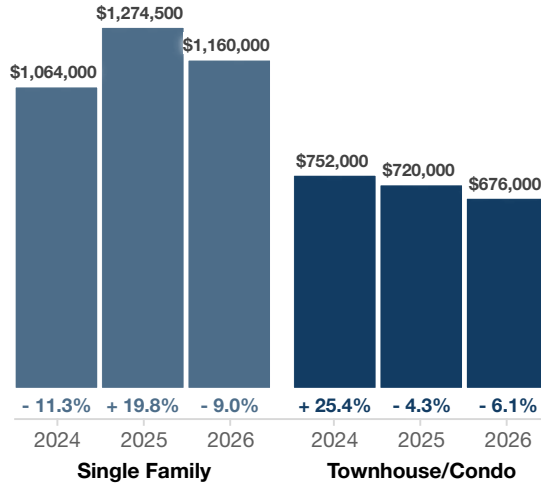


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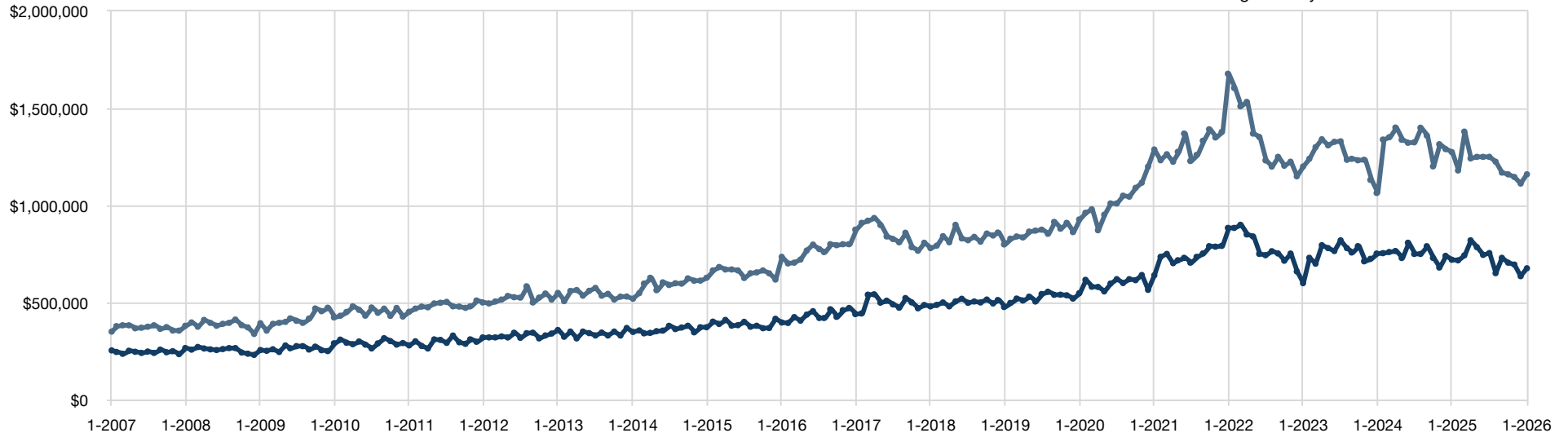
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Feb-2025	\$1,180,000	- 11.9%	\$717,000	- 4.9%
Mar-2025	\$1,380,000	+ 2.1%	\$742,500	- 2.3%
Apr-2025	\$1,242,000	- 11.3%	\$820,000	+ 7.2%
May-2025	\$1,250,000	- 6.6%	\$785,000	+ 7.6%
Jun-2025	\$1,250,000	- 5.5%	\$745,000	- 7.7%
Jul-2025	\$1,250,000	- 5.7%	\$754,375	+ 0.6%
Aug-2025	\$1,225,000	- 12.5%	\$651,000	- 13.2%
Sep-2025	\$1,169,000	- 14.0%	\$730,000	- 7.6%
Oct-2025	\$1,160,000	- 3.4%	\$705,000	- 3.4%
Nov-2025	\$1,146,250	- 12.8%	\$695,000	+ 2.2%
Dec-2025	\$1,112,500	- 13.8%	\$635,500	- 14.1%
Jan-2026	\$1,160,000	- 9.0%	\$676,000	- 6.1%
12-Month Avg*	\$1,225,000	- 7.5%	\$733,000	- 2.3%

* Median Sales Price for all properties from February 2025 through January 2026. This is not the average of the individual figures above.

Historical Median Sales Price by Month



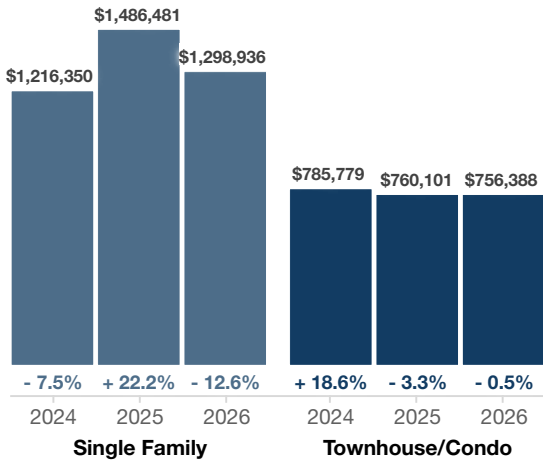
Average Sales Price

Average sales price for all closed sales, not accounting for seller concessions, in a given month.

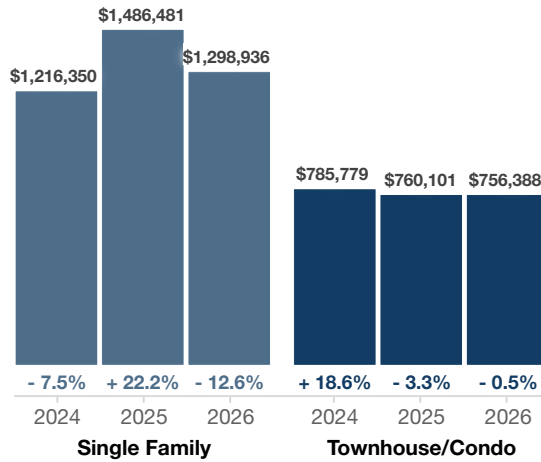


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January



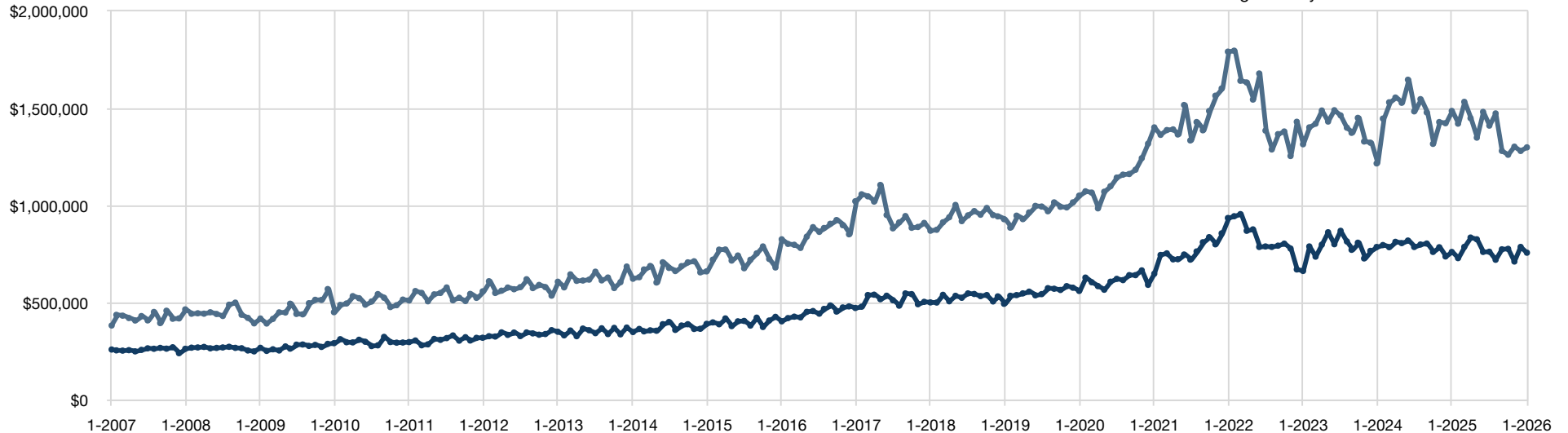
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Feb-2025	\$1,421,119	- 1.8%	\$728,500	- 8.4%
Mar-2025	\$1,533,254	+ 0.2%	\$786,253	+ 0.2%
Apr-2025	\$1,449,117	- 6.8%	\$834,250	+ 2.7%
May-2025	\$1,349,088	- 11.7%	\$825,316	+ 2.4%
Jun-2025	\$1,481,503	- 10.1%	\$760,394	- 7.1%
Jul-2025	\$1,410,991	- 4.9%	\$761,245	- 3.1%
Aug-2025	\$1,473,778	- 4.7%	\$720,000	- 9.8%
Sep-2025	\$1,280,710	- 13.4%	\$773,676	- 3.7%
Oct-2025	\$1,260,896	- 4.3%	\$776,075	+ 2.1%
Nov-2025	\$1,302,361	- 8.9%	\$710,981	- 9.4%
Dec-2025	\$1,280,454	- 10.0%	\$786,024	+ 6.7%
Jan-2026	\$1,298,936	- 12.6%	\$756,388	- 0.5%
12-Month Avg*	\$1,387,599	- 6.9%	\$770,152	- 2.6%

* Avg. Sales Price for all properties from February 2025 through January 2026. This is not the average of the individual figures above.

Historical Average Sales Price by Month



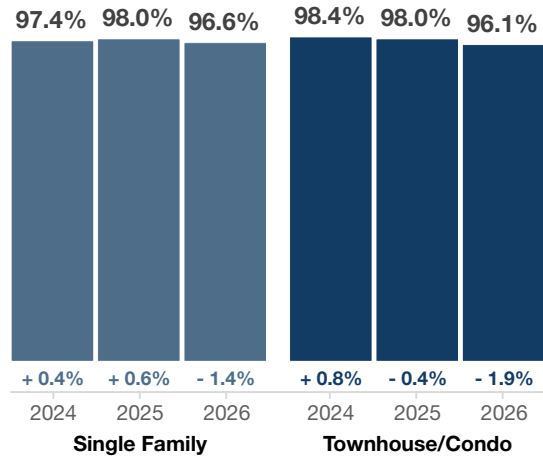
Percent of List Price Received

Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

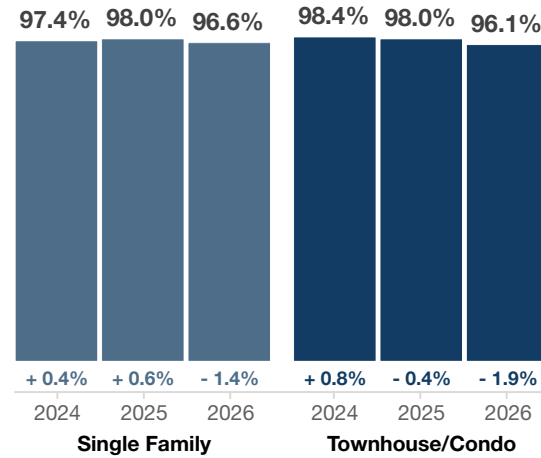


Burlington

January



Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Feb-2025	98.8%	+ 0.3%	98.2%	- 0.4%
Mar-2025	97.5%	- 3.3%	98.1%	- 0.7%
Apr-2025	98.4%	- 1.7%	98.1%	- 1.0%
May-2025	97.8%	- 1.1%	97.7%	- 1.2%
Jun-2025	96.8%	- 1.0%	98.6%	0.0%
Jul-2025	96.7%	- 1.2%	96.8%	- 1.5%
Aug-2025	96.7%	- 1.2%	97.5%	- 0.4%
Sep-2025	97.2%	- 0.1%	97.9%	+ 0.8%
Oct-2025	96.7%	- 1.2%	96.8%	- 1.5%
Nov-2025	98.0%	+ 0.3%	97.6%	0.0%
Dec-2025	96.3%	- 0.1%	96.1%	- 1.6%
Jan-2026	96.6%	- 1.4%	96.1%	- 1.9%
12-Month Avg*	97.3%	- 1.2%	97.6%	- 0.8%

* Pct. of List Price Received for all properties from February 2025 through January 2026. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month



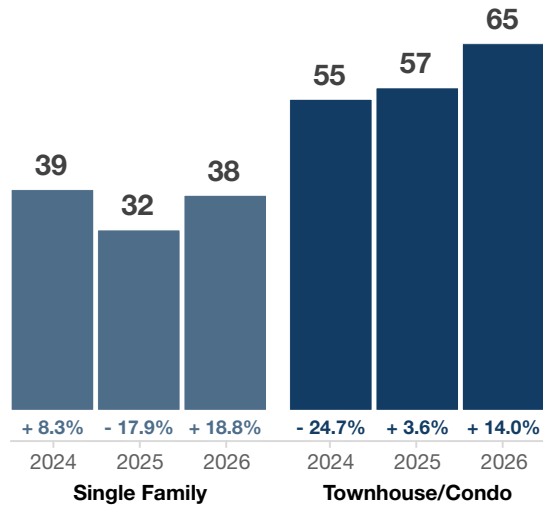
Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

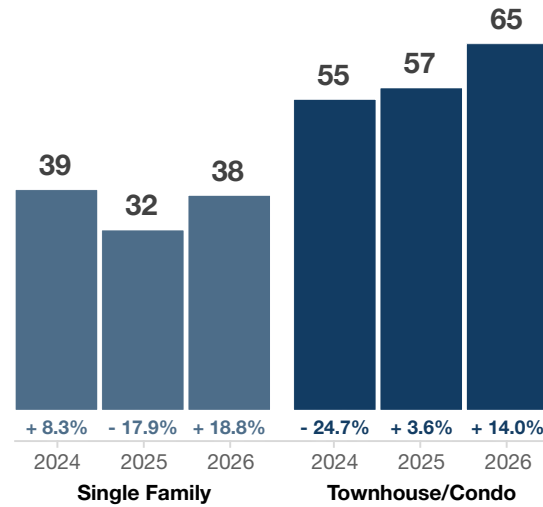


Burlington

January



Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Feb-2025	35	+ 16.7%	58	+ 7.4%
Mar-2025	30	- 3.2%	56	+ 3.7%
Apr-2025	33	+ 13.8%	50	- 3.8%
May-2025	33	+ 10.0%	52	- 7.1%
Jun-2025	33	+ 6.5%	56	+ 9.8%
Jul-2025	33	+ 6.5%	55	0.0%
Aug-2025	34	+ 9.7%	65	+ 14.0%
Sep-2025	37	+ 15.6%	59	+ 5.4%
Oct-2025	38	+ 8.6%	62	+ 6.9%
Nov-2025	38	+ 22.6%	62	+ 1.6%
Dec-2025	39	+ 21.9%	69	+ 23.2%
Jan-2026	38	+ 18.8%	65	+ 14.0%
12-Month Avg	35	+ 12.9%	59	+ 5.4%

Historical Housing Affordability Index by Month



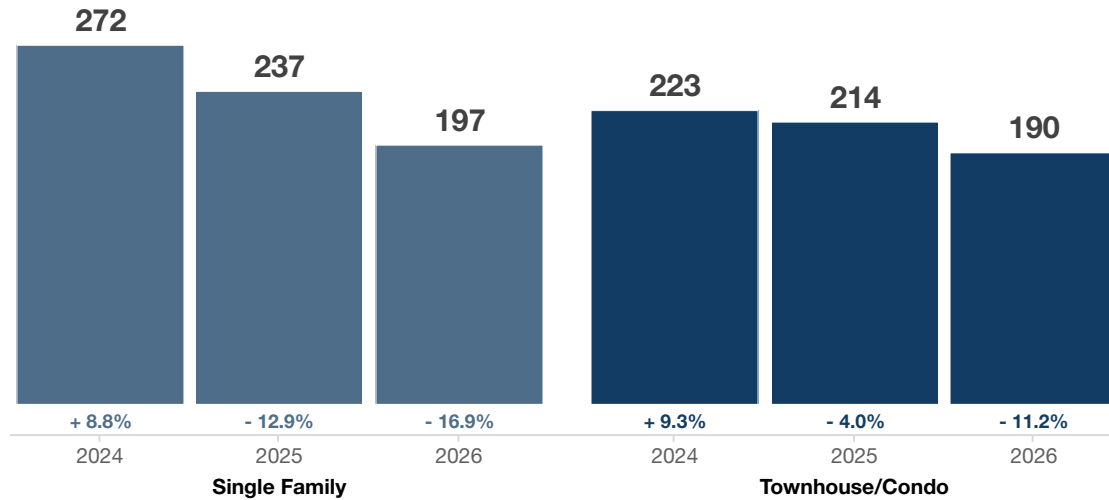
ShowingTime Housing Value Index

The value index employs a multi-variate, linear regression methodology to determine specific weights that adjust for both seasonality and segment bias to arrive at a real, constant-quality view of home values. The index is set to the median sales price in January 2008.



Burlington

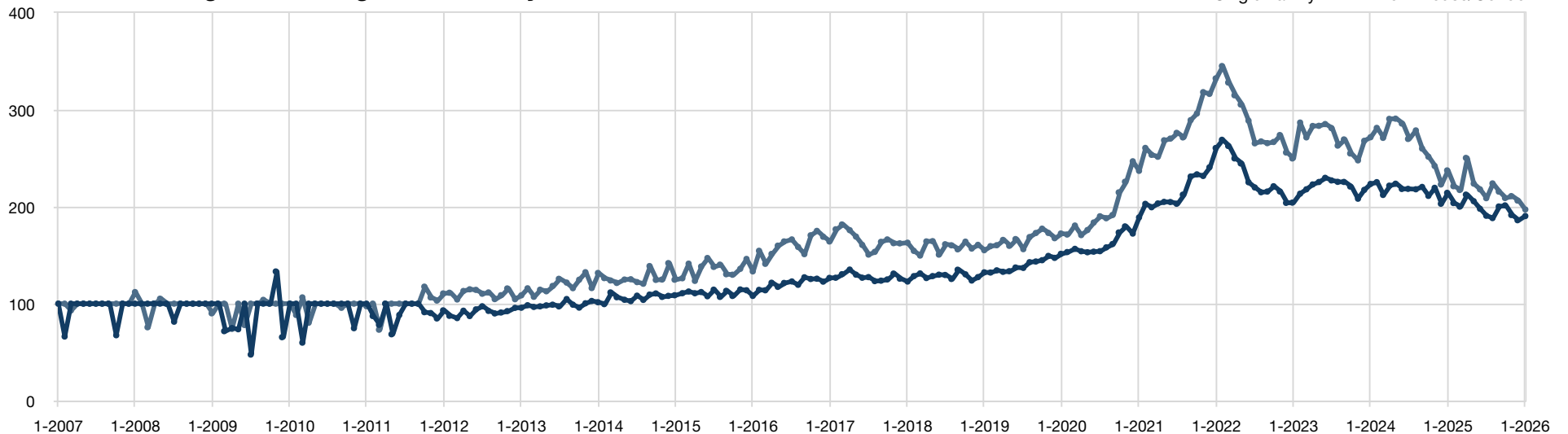
January



Housing Value Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Feb-2025	221	-21.4%	204	-9.3%
Mar-2025	217	-19.9%	200	-5.7%
Apr-2025	250	-14.1%	212	-4.5%
May-2025	224	-23.0%	206	-8.0%
Jun-2025	218	-23.8%	198	-9.2%
Jul-2025	209	-22.6%	191	-12.4%
Aug-2025	224	-19.7%	188	-13.8%
Sep-2025	216	-16.9%	200	-9.1%
Oct-2025	209	-17.1%	201	-4.7%
Nov-2025	211	-12.8%	191	-12.8%
Dec-2025	206	-7.6%	186	-8.4%
Jan-2026	197	-16.9%	190	-11.2%
12-Month Avg*	—	—	—	—

* Housing Value Index for all properties from February 2025 through January 2026. This is not the average of the individual figures above.

Historical ShowingTime Housing Value Index by Month



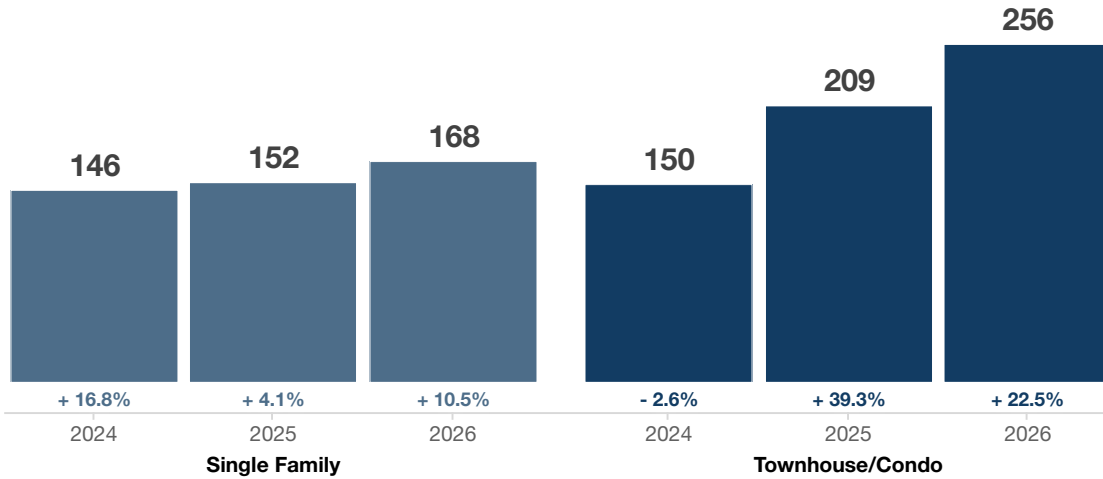
Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.



Burlington

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Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Feb-2025	198	+ 23.8%	251	+ 34.9%
Mar-2025	253	+ 51.5%	287	+ 40.0%
Apr-2025	304	+ 51.2%	346	+ 51.1%
May-2025	377	+ 47.3%	396	+ 43.0%
Jun-2025	396	+ 37.0%	396	+ 32.9%
Jul-2025	370	+ 30.3%	365	+ 19.7%
Aug-2025	319	+ 23.6%	318	+ 10.4%
Sep-2025	341	+ 6.9%	357	+ 18.6%
Oct-2025	312	+ 3.7%	347	+ 14.5%
Nov-2025	270	+ 14.9%	313	+ 28.3%
Dec-2025	166	+ 33.9%	240	+ 47.2%
Jan-2026	168	+ 10.5%	256	+ 22.5%
12-Month Avg	290	+ 26.6%	323	+ 28.7%

Historical Inventory of Homes for Sale by Month



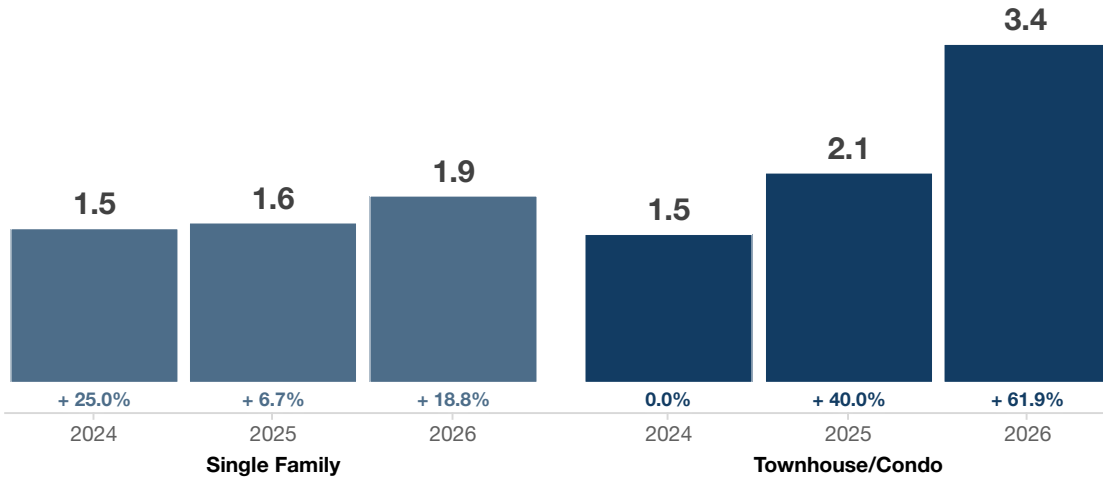
Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly closed sales from the last 12 months.



Burlington

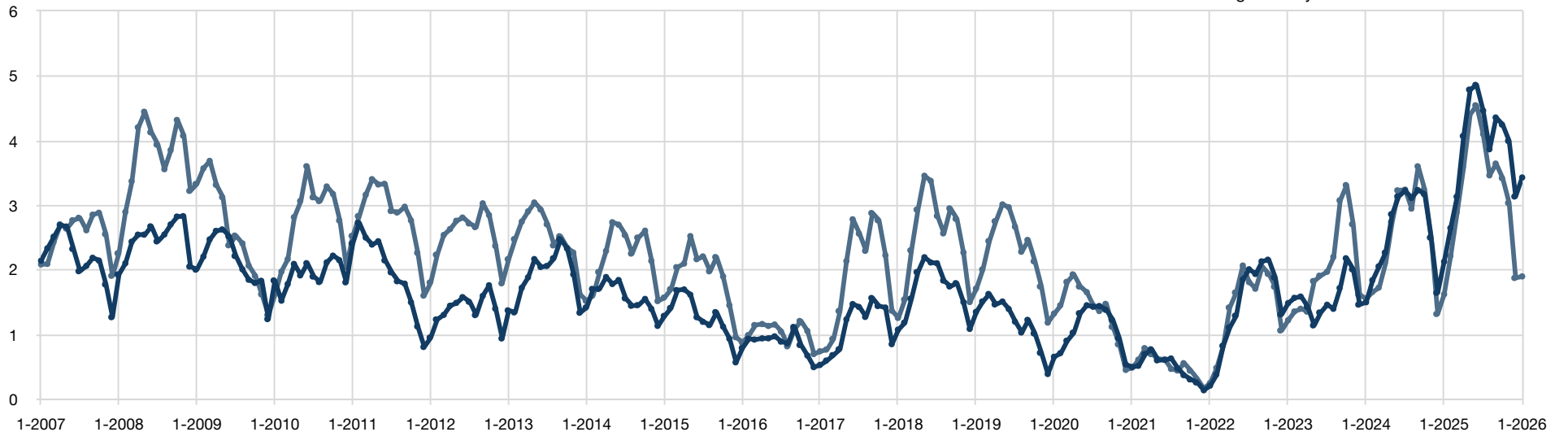
January



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Feb-2025	2.2	+ 29.4%	2.6	+ 44.4%
Mar-2025	2.9	+ 70.6%	3.1	+ 55.0%
Apr-2025	3.6	+ 71.4%	4.1	+ 78.3%
May-2025	4.4	+ 63.0%	4.8	+ 65.5%
Jun-2025	4.5	+ 40.6%	4.9	+ 58.1%
Jul-2025	4.1	+ 28.1%	4.5	+ 40.6%
Aug-2025	3.5	+ 20.7%	3.9	+ 25.8%
Sep-2025	3.6	0.0%	4.4	+ 37.5%
Oct-2025	3.4	+ 6.3%	4.2	+ 31.3%
Nov-2025	3.0	+ 20.0%	4.0	+ 60.0%
Dec-2025	1.9	+ 46.2%	3.1	+ 93.8%
Jan-2026	1.9	+ 18.8%	3.4	+ 61.9%
12-Month Avg*	3.3	+ 30.6%	3.9	+ 50.9%

* Months Supply for all properties from February 2025 through January 2026. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month



All Residential Properties Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



Burlington

Key Metrics	Historical Sparkbars	1-2025	1-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		304	246	- 19.1%	304	246	- 19.1%
Sales		115	91	- 20.9%	115	91	- 20.9%
Days on Market Until Sale		44	51	+ 15.9%	44	51	+ 15.9%
Median Sales Price		\$953,000	\$920,000	- 3.5%	\$953,000	\$920,000	- 3.5%
Average Sales Price		\$1,088,551	\$1,060,453	- 2.6%	\$1,088,551	\$1,060,453	- 2.6%
Percent of List Price Received		98.0%	96.4%	- 1.6%	98.0%	96.4%	- 1.6%
Housing Affordability Index		43	48	+ 11.6%	43	48	+ 11.6%
Housing Value Index		224	194	- 13.4%	—	—	—
Inventory of Homes for Sale		361	424	+ 17.5%	—	—	—
Months Supply of Inventory		1.9	2.6	+ 36.8%	—	—	—