

Monthly Indicators

Burlington



February 2026

Canadian home sales fell 5.8% month-over-month, with the drop attributed to weather-related disruptions and softening activity in Southwestern Ontario and the Greater Golden Horseshoe region, the Canadian Real Estate Association (CREA) reported. Sales were down 16.2% year-over-year on a non-seasonally adjusted basis.

New Listings decreased 20.0 percent for Single Family homes and 14.2 percent for Townhouse/Condo homes. Sales remained flat for Single Family homes but decreased 4.9 percent for Townhouse/Condo properties. Inventory decreased 1.5 percent for Single Family homes but increased 13.5 percent for Townhouse/Condo homes.

Median Sales Price increased 5.5 percent to \$1,245,000 for Single Family homes but decreased 0.2 percent to \$717,500 for Townhouse/Condo homes. Days on Market increased 122.2 percent for Single Family homes and 122.2 percent for Townhouse/Condo homes. Months Supply of Inventory remained flat for Single Family homes but increased 46.2 percent for Townhouse/Condo properties.

Nationally, new listings rose 7.3% from the previous month, with a total of 140,680 properties listed for sale on all Canadian MLS® Systems heading into February, representing a 4.9-month supply at the current sales pace, according to CREA. The additional supply has put downward pressure on home prices, with the MLS® Home Price Index (HPI) slipping 0.9% month-over-month and 4.9% year-over-year.

Quick Facts

- 2.6%

Change in
Sales
All Properties

- 0.2%

Change in
Median Sales Price
All Properties

+ 6.9%

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.

Single Family Market Overview	2
Townhouse/Condo Market Overview	3
New Listings	4
Sales	5
Days on Market Until Sale	6
Median Sales Price	7
Average Sales Price	8
Percent of List Price Received	9
Housing Affordability Index	10
ShowingTime Housing Value Index	11
Inventory of Homes for Sale	12
Months Supply of Inventory	13
All Residential Properties Market Overview	14

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	2-2025	2-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		150	120	- 20.0%	285	229	- 19.6%
Sales		53	53	0.0%	105	106	+ 1.0%
Days on Market Until Sale		18	40	+ 122.2%	27	39	+ 44.4%
Median Sales Price		\$1,180,000	\$1,245,000	+ 5.5%	\$1,217,000	\$1,220,000	+ 0.2%
Average Sales Price		\$1,421,119	\$1,443,592	+ 1.6%	\$1,453,489	\$1,373,312	- 5.5%
Percent of List Price Received		98.8%	96.1%	- 2.7%	98.4%	96.3%	- 2.1%
Housing Affordability Index		35	36	+ 2.9%	34	36	+ 5.9%
Housing Value Index		221	217	- 1.8%	—	—	—
Inventory of Homes for Sale		198	195	- 1.5%	—	—	—
Months Supply of Inventory		2.2	2.2	0.0%	—	—	—

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	2-2025	2-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		155	133	- 14.2%	324	276	- 14.8%
Sales		61	58	- 4.9%	124	101	- 18.5%
Days on Market Until Sale		27	60	+ 122.2%	39	63	+ 61.5%
Median Sales Price		\$719,000	\$717,500	- 0.2%	\$719,500	\$685,000	- 4.8%
Average Sales Price		\$730,082	\$721,298	- 1.2%	\$745,334	\$733,127	- 1.6%
Percent of List Price Received		98.2%	97.3%	- 0.9%	98.1%	96.8%	- 1.3%
Housing Affordability Index		58	62	+ 6.9%	58	65	+ 12.1%
Housing Value Index		204	180	- 11.8%	—	—	—
Inventory of Homes for Sale		251	285	+ 13.5%	—	—	—
Months Supply of Inventory		2.6	3.8	+ 46.2%	—	—	—

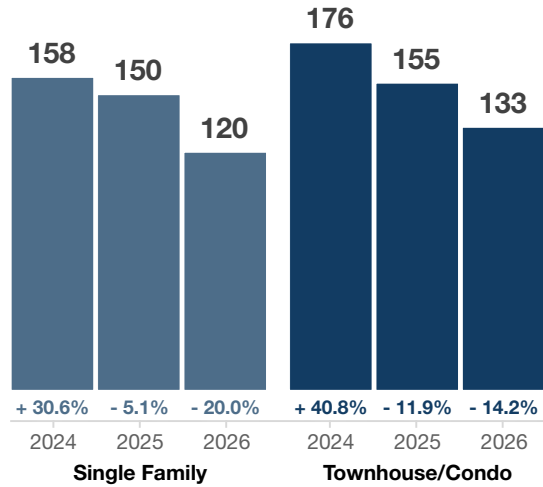
New Listings

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

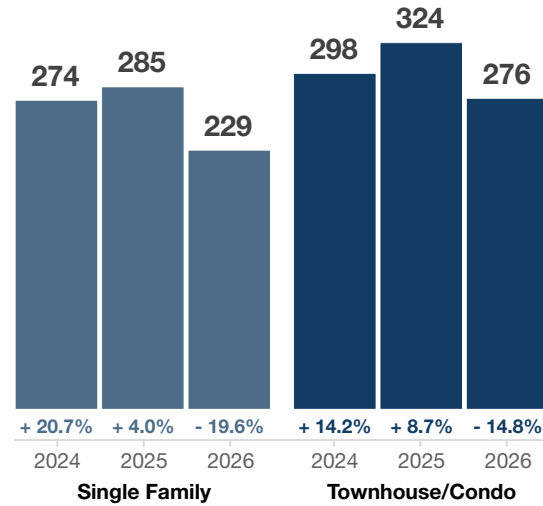


Burlington

February

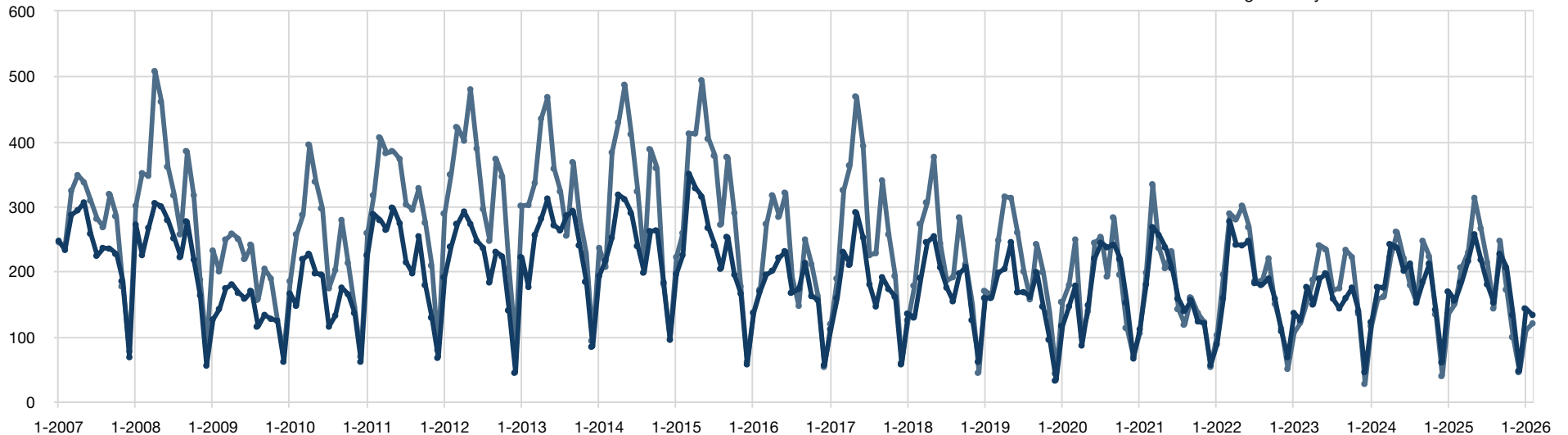


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	99	- 26.1%	133	- 5.7%
Dec-2025	45	+ 15.4%	47	- 21.7%
Jan-2026	109	- 19.3%	143	- 15.4%
Feb-2026	120	- 20.0%	133	- 14.2%
12-Month Avg	180	+ 1.7%	175	- 1.7%

Historical New Listings by Month



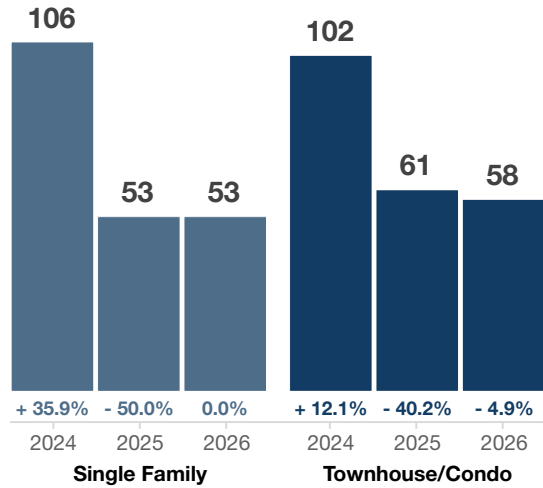
Sales

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

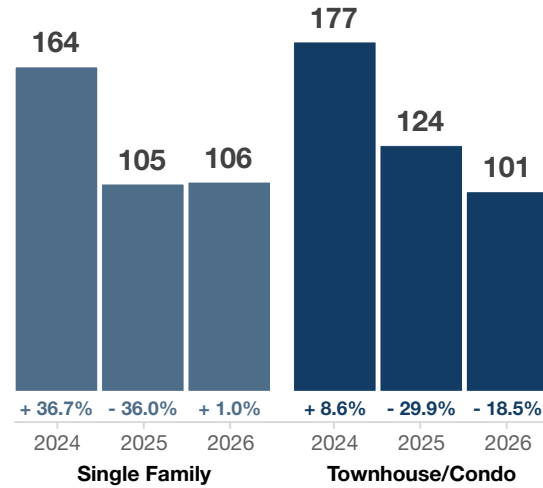


Burlington

February

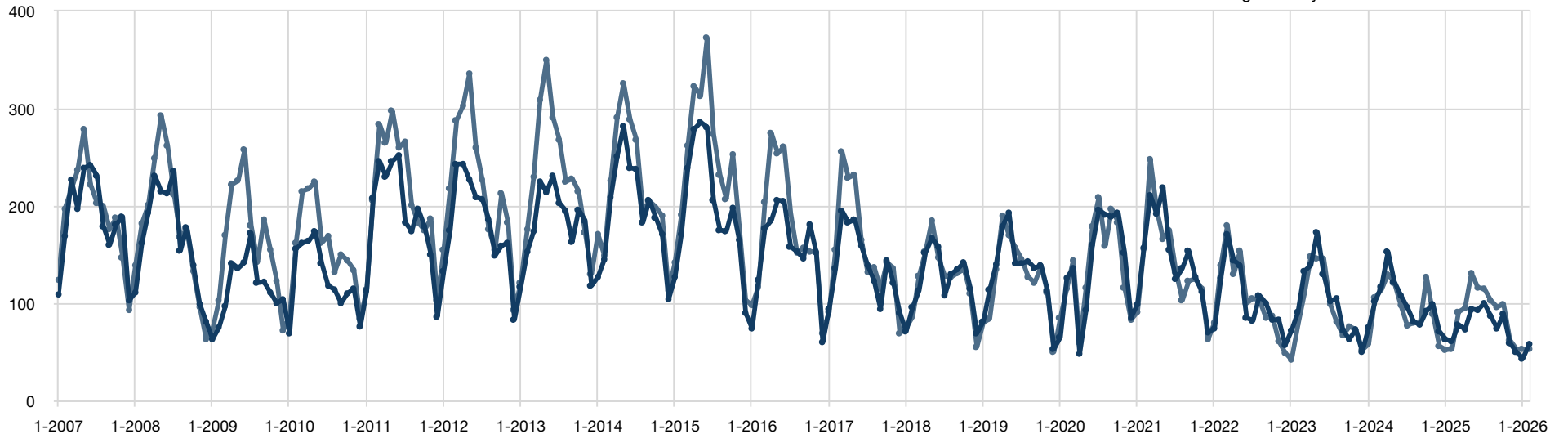


Year to Date



Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	53	+ 1.9%	43	- 31.7%
Feb-2026	53	0.0%	58	- 4.9%
12-Month Avg	89	- 1.1%	75	- 21.1%

Historical Sales by Month



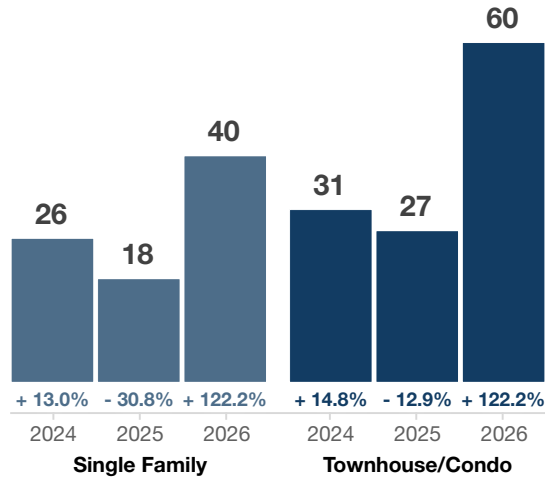
Days on Market Until Sale

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

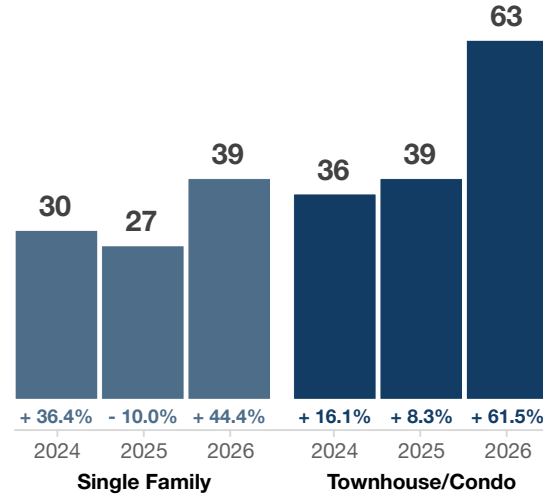


Burlington

February



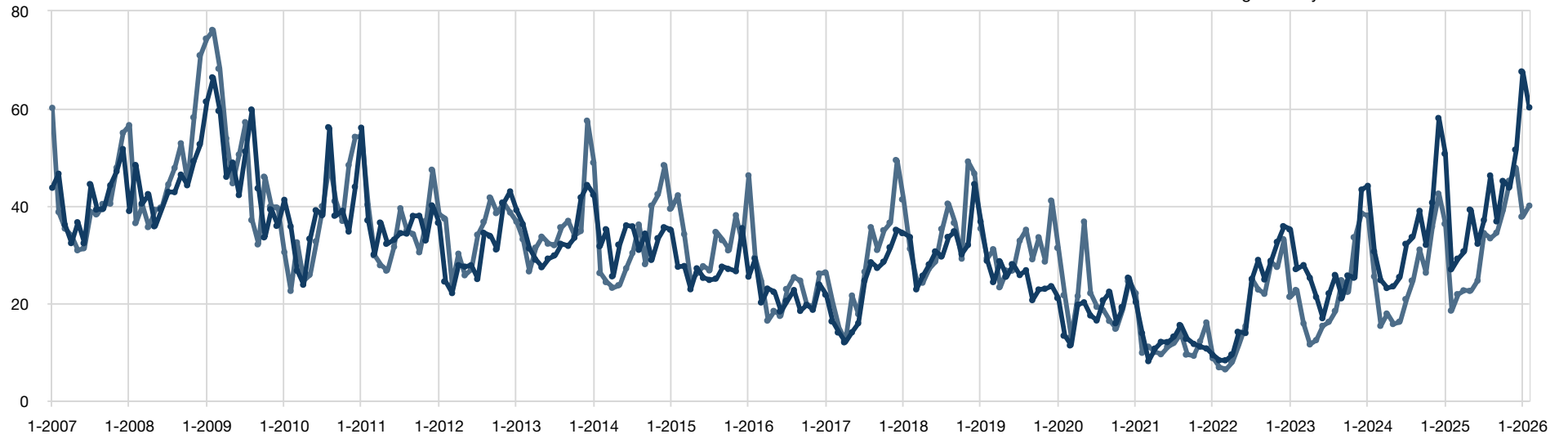
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Feb-2026	40	+ 122.2%	60	+ 122.2%
12-Month Avg*	32	+ 35.2%	41	+ 28.5%

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

Historical Days on Market Until Sale by Month



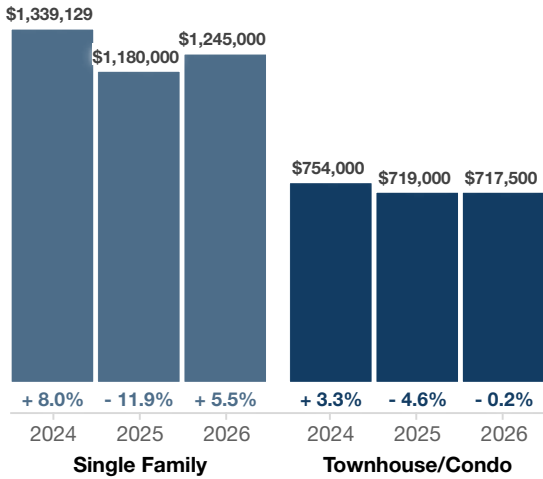
Median Sales Price

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

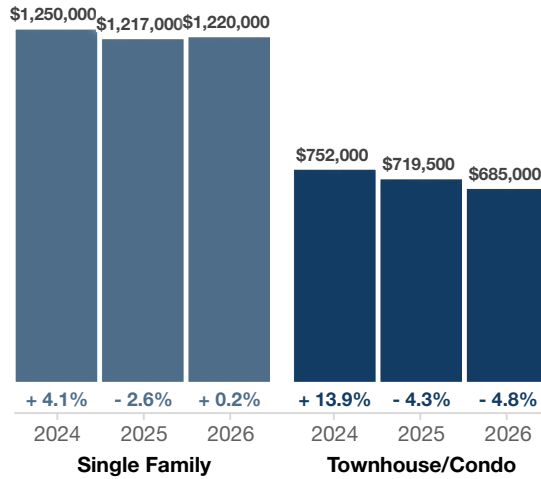


Burlington

February



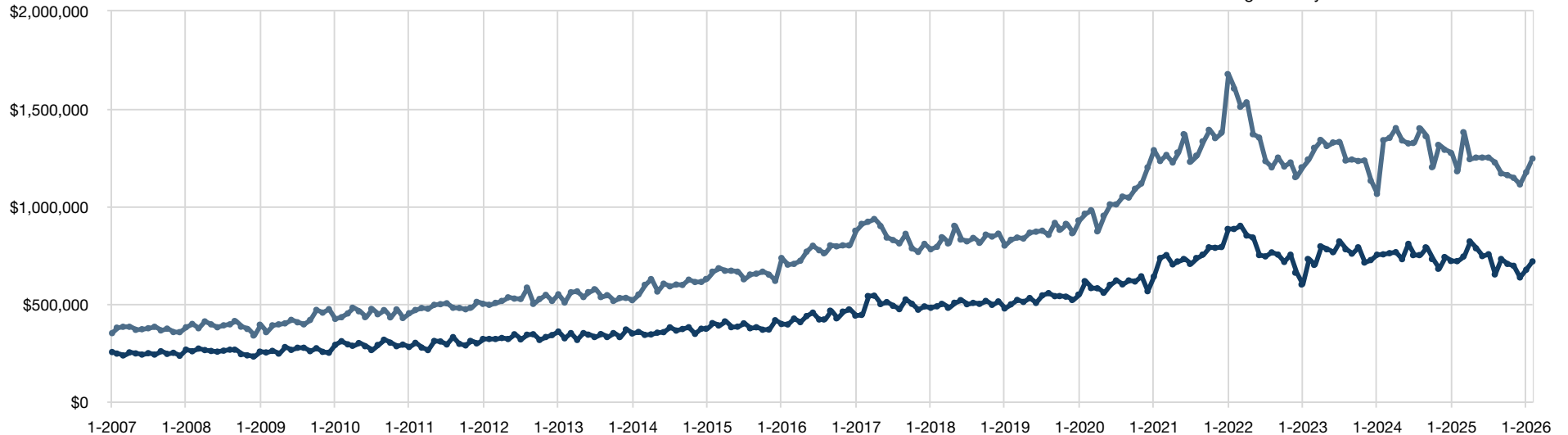
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	\$1,175,000	- 7.8%	\$675,000	- 6.3%
Feb-2026	\$1,245,000	+ 5.5%	\$717,500	- 0.2%
12-Month Avg*	\$1,230,000	- 6.5%	\$733,500	- 1.5%

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

Historical Median Sales Price by Month



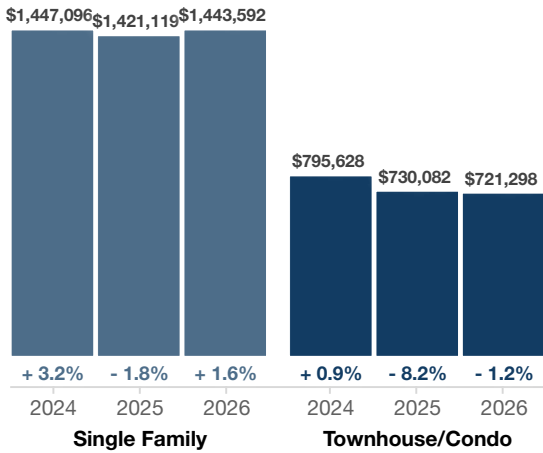
Average Sales Price

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

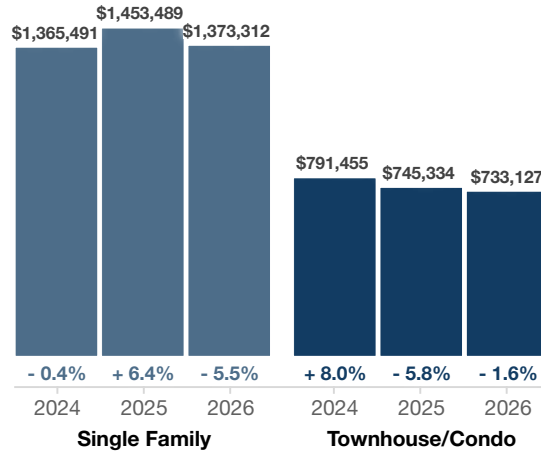


Burlington

February



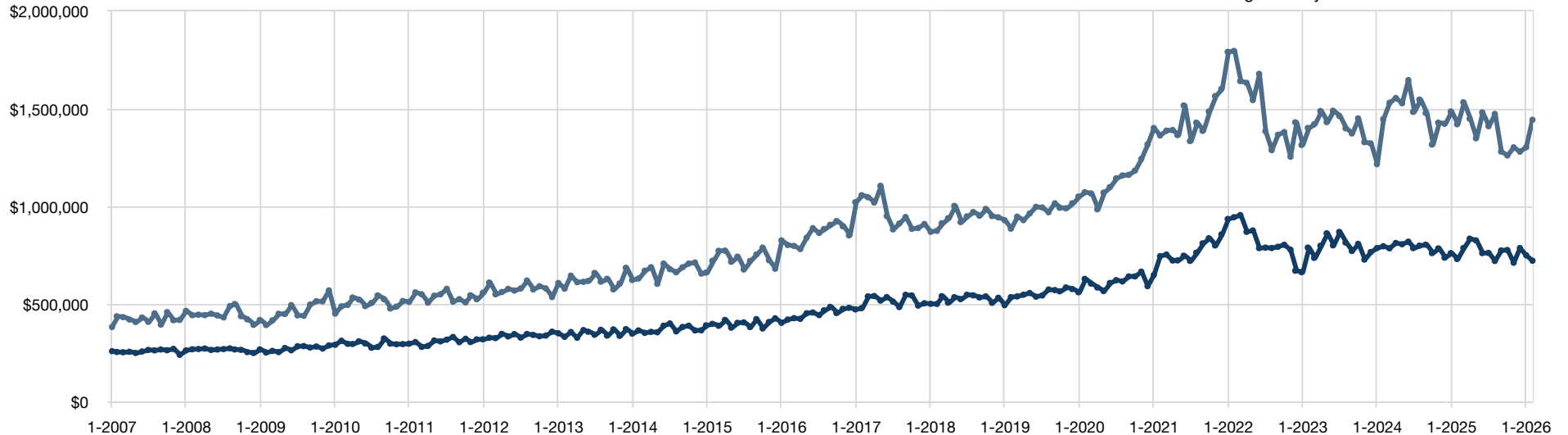
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	\$1,303,032	- 12.3%	\$749,081	- 1.4%
Feb-2026	\$1,443,592	+ 1.6%	\$721,298	- 1.2%
12-Month Avg*	\$1,388,752	- 6.9%	\$769,383	- 2.2%

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

Historical Average Sales Price by Month



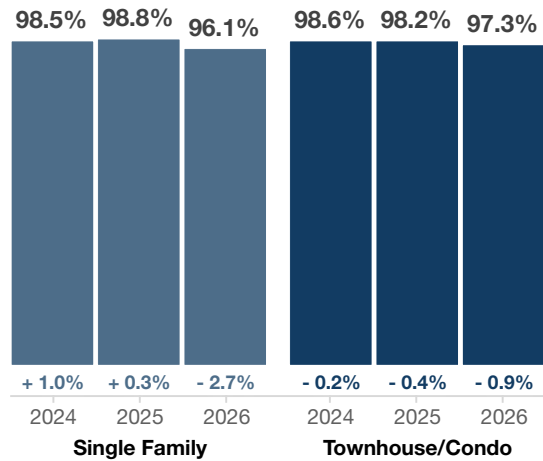
Percent of List Price Received

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.

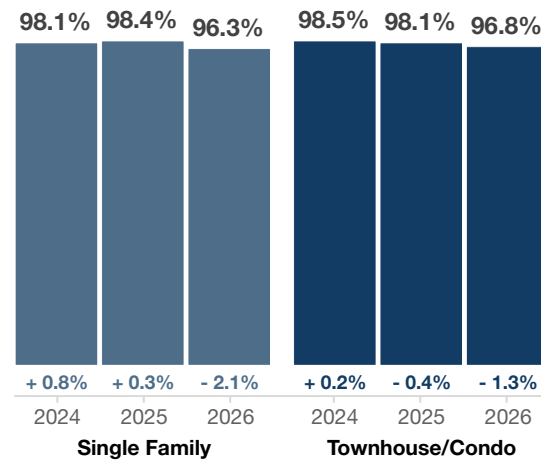


Burlington

February



Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	96.5%	- 1.5%	96.1%	- 1.9%
Feb-2026	96.1%	- 2.7%	97.3%	- 0.9%
12-Month Avg*	97.1%	- 1.4%	97.5%	- 0.9%

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

Historical Percent of List Price Received by Month



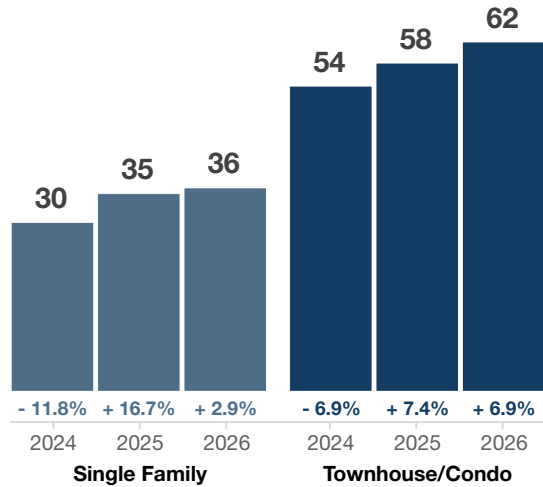
Housing Affordability Index

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.

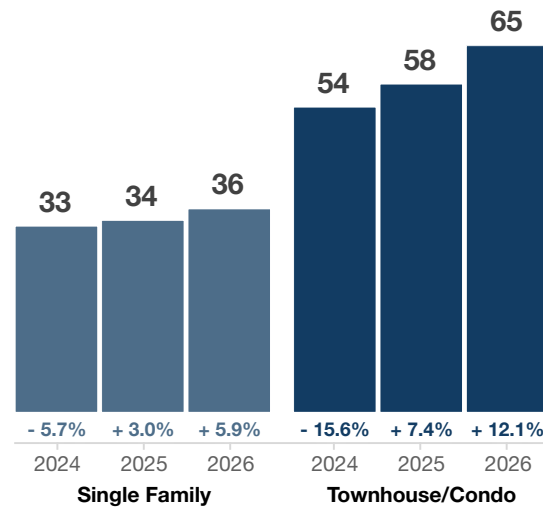


Burlington

February



Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	37	+ 15.6%	65	+ 14.0%
Feb-2026	36	+ 2.9%	62	+ 6.9%
12-Month Avg	35	+ 9.4%	59	+ 5.4%

Historical Housing Affordability Index by Month



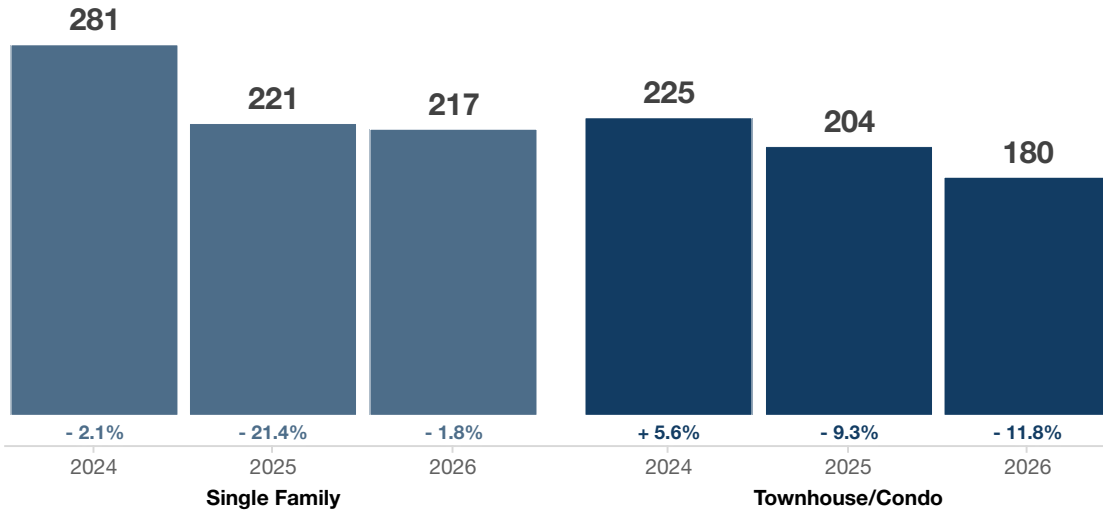
ShowingTime Housing Value Index

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

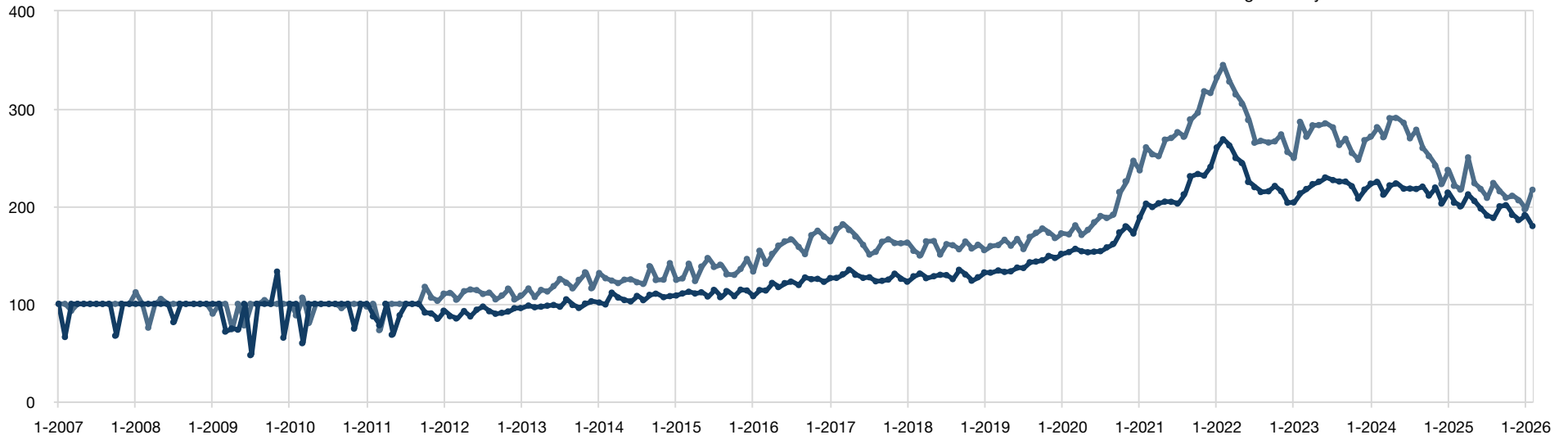
February



Housing Value Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2025	217	- 19.9%	200	- 5.7%
Apr-2025	250	- 13.8%	212	- 4.5%
May-2025	224	- 23.0%	205	- 8.5%
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	215	- 17.3%	200	- 9.1%
Oct-2025	209	- 16.7%	201	- 4.7%
Nov-2025	211	- 12.8%	191	- 12.8%
Dec-2025	206	- 7.6%	186	- 8.4%
Jan-2026	197	- 16.9%	191	- 10.7%
Feb-2026	217	- 1.8%	180	- 11.8%
12-Month Avg*	—	—	—	—

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

Historical ShowingTime Housing Value Index by Month



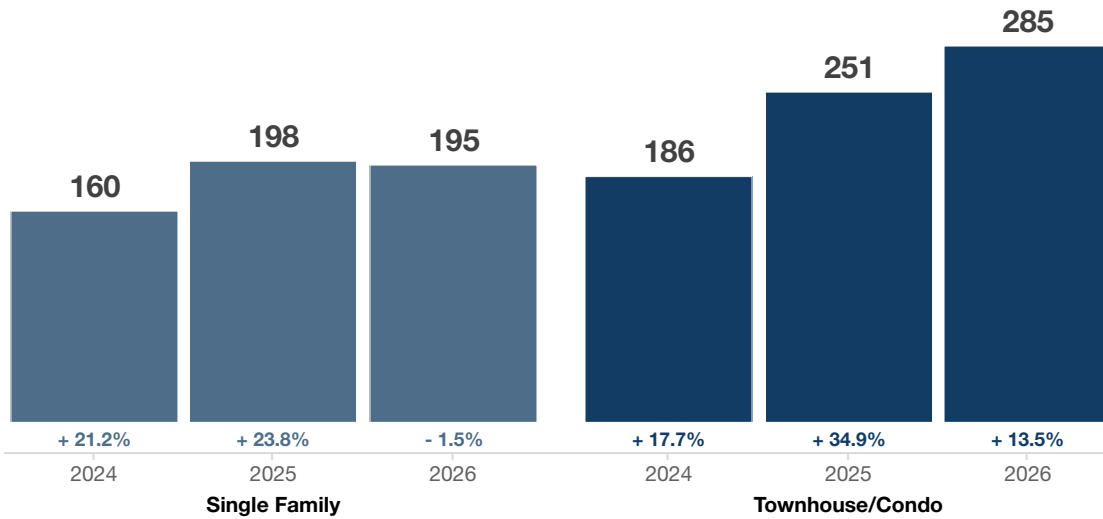
Inventory of Homes for Sale

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



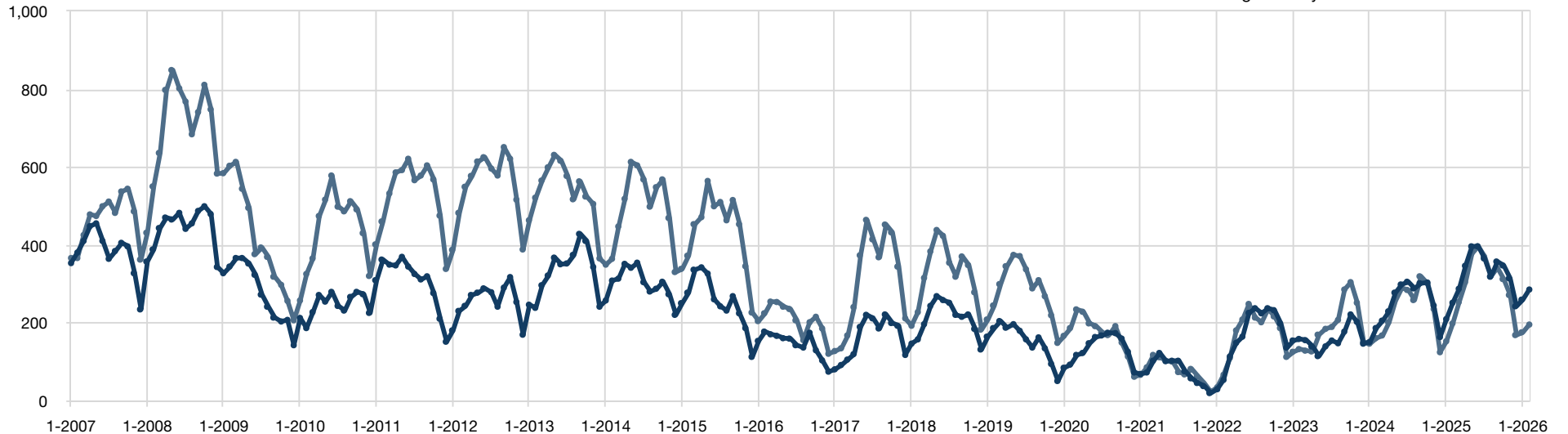
Burlington

February



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	271	+ 15.3%	314	+ 28.7%
Dec-2025	168	+ 35.5%	242	+ 48.5%
Jan-2026	175	+ 15.1%	259	+ 23.9%
Feb-2026	195	- 1.5%	285	+ 13.5%
12-Month Avg	290	+ 25.0%	326	+ 27.3%

Historical Inventory of Homes for Sale by Month



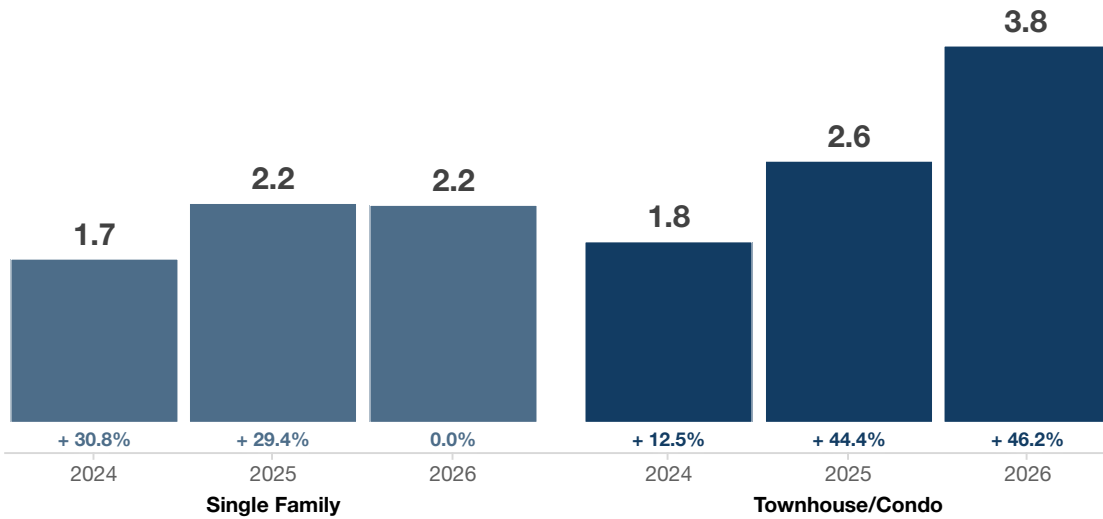
Months Supply of Inventory

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

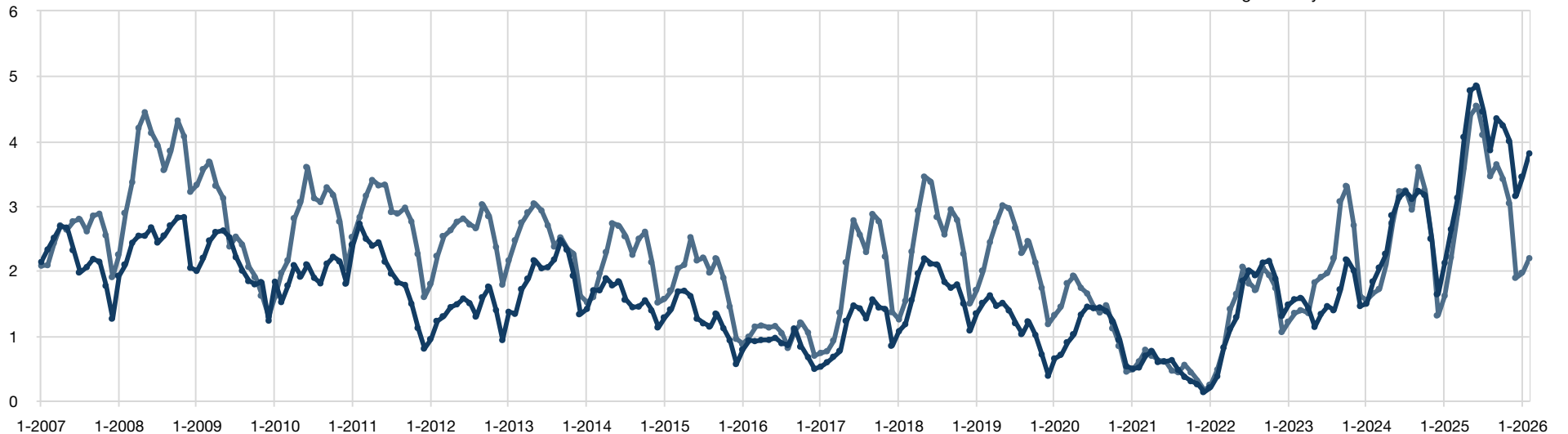
February



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%	4.3	+ 34.4%
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%	3.2	+ 100.0%
Jan-2026	2.0	+ 25.0%	3.4	+ 61.9%
Feb-2026	2.2	0.0%	3.8	+ 46.2%
12-Month Avg*	3.3	+ 28.6%	4.0	+ 50.8%

* Months Supply for all properties from March 2025 through February 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	2-2025	2-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		305	253	- 17.0%	609	505	- 17.1%
Sales		114	111	- 2.6%	229	207	- 9.6%
Days on Market Until Sale		23	51	+ 121.7%	34	51	+ 50.0%
Median Sales Price		\$943,000	\$941,000	- 0.2%	\$951,000	\$940,000	- 1.2%
Average Sales Price		\$1,051,354	\$1,066,177	+ 1.4%	\$1,070,034	\$1,060,951	- 0.8%
Percent of List Price Received		98.5%	96.7%	- 1.8%	98.2%	96.5%	- 1.7%
Housing Affordability Index		44	47	+ 6.8%	44	47	+ 6.8%
Housing Value Index		212	197	- 7.1%	—	—	—
Inventory of Homes for Sale		449	480	+ 6.9%	—	—	—
Months Supply of Inventory		2.4	2.9	+ 20.8%	—	—	—