

Monthly Indicators

Burlington



September 2026

Canadian home sales slipped 0.7% from the previous month on a seasonally adjusted basis, with monthly activity largely unchanged since May, according to the Canadian Real Estate Association (CREA). On a non-seasonally adjusted basis, sales were down 6.9% year-over-year.

New Listings decreased 14.6 percent for Single Family homes and 22.0 percent for Townhouse/Condo homes. Sales decreased 19.8 percent for Single Family homes and 6.8 percent for Townhouse/Condo homes. Inventory decreased 19.6 percent for Single Family homes and 12.0 percent for Townhouse/Condo homes.

Median Sales Price increased 1.8 percent to \$1,190,000 for Single Family homes but decreased 8.2 percent to \$670,000 for Townhouse/Condo homes. Days on Market decreased 23.5 percent for Single Family homes but increased 13.5 percent for Townhouse/Condo homes. Months Supply of Inventory decreased 13.9 percent for Single Family homes and 4.7 percent for Townhouse/Condo homes.

New listings rose 3.3% month-over-month, easing the national sales-to-new listings ratio to 49.1% from 51.1%, compared with a long-term average of 54.7%, CREA reported. Heading into September, just under 200,000 properties were listed for sale across Canadian MLS® Systems, up 1.4% from a year earlier, representing a 4.8-month supply at the current sales pace, unchanged for a fourth consecutive month. The National Composite MLS® Home Price Index (HPI) was unchanged month-over-month and down 3% year-over-year, while the national average sale price rose 0.6% from a year earlier to \$668,219.

Quick Facts

- 14.1%	- 7.6%	- 15.8%
Change in Sales All Properties	Change in Median Sales Price All Properties	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

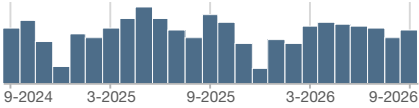
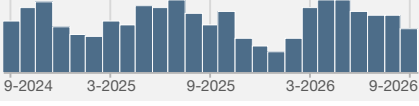
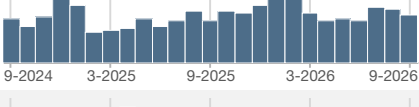
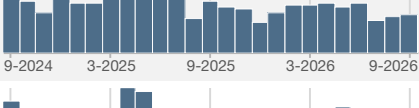
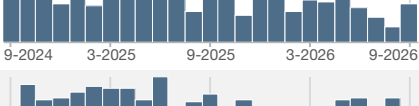
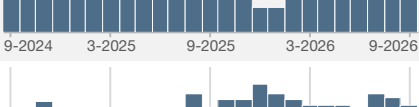
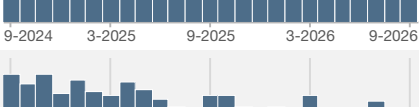
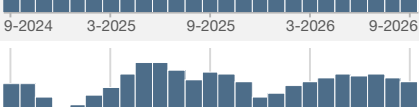
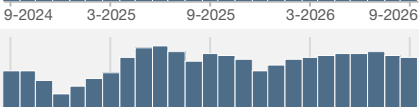
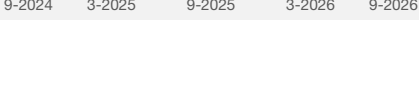
Key Metrics	Historical Sparkbars	9-2025	9-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		247	211	- 14.6%	1,903	1,584	- 16.8%
Sales		96	77	- 19.8%	851	840	- 1.3%
Days on Market Until Sale		34	26	- 23.5%	28	29	+ 3.6%
Median Sales Price		\$1,169,000	\$1,190,000	+ 1.8%	\$1,245,000	\$1,250,000	+ 0.4%
Average Sales Price		\$1,280,710	\$1,360,500	+ 6.2%	\$1,426,316	\$1,411,541	- 1.0%
Percent of List Price Received		97.2%	96.6%	- 0.6%	97.4%	97.3%	- 0.1%
Housing Affordability Index		37	34	- 8.1%	35	32	- 8.6%
Housing Value Index		214	194	- 9.3%	—	—	—
Inventory of Homes for Sale		341	274	- 19.6%	—	—	—
Months Supply of Inventory		3.6	3.1	- 13.9%	—	—	—

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	9-2025	9-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		227	177	- 22.0%	1,757	1,580	- 10.1%
Sales		74	69	- 6.8%	723	721	- 0.3%
Days on Market Until Sale		37	42	+ 13.5%	37	45	+ 21.6%
Median Sales Price		\$730,000	\$670,000	- 8.2%	\$745,000	\$690,000	- 7.4%
Average Sales Price		\$773,676	\$734,527	- 5.1%	\$773,115	\$733,290	- 5.2%
Percent of List Price Received		97.9%	97.3%	- 0.6%	97.9%	97.3%	- 0.6%
Housing Affordability Index		59	60	+ 1.7%	58	59	+ 1.7%
Housing Value Index		198	176	- 11.1%	—	—	—
Inventory of Homes for Sale		357	314	- 12.0%	—	—	—
Months Supply of Inventory		4.3	4.1	- 4.7%	—	—	—

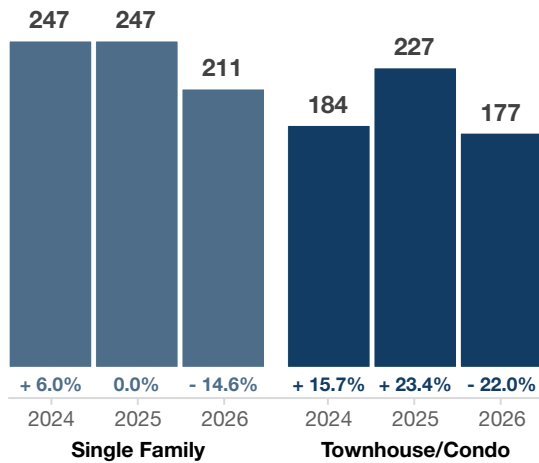
New Listings

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

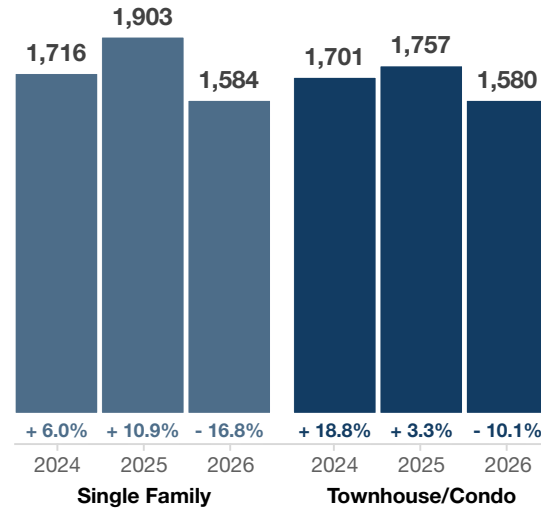


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September

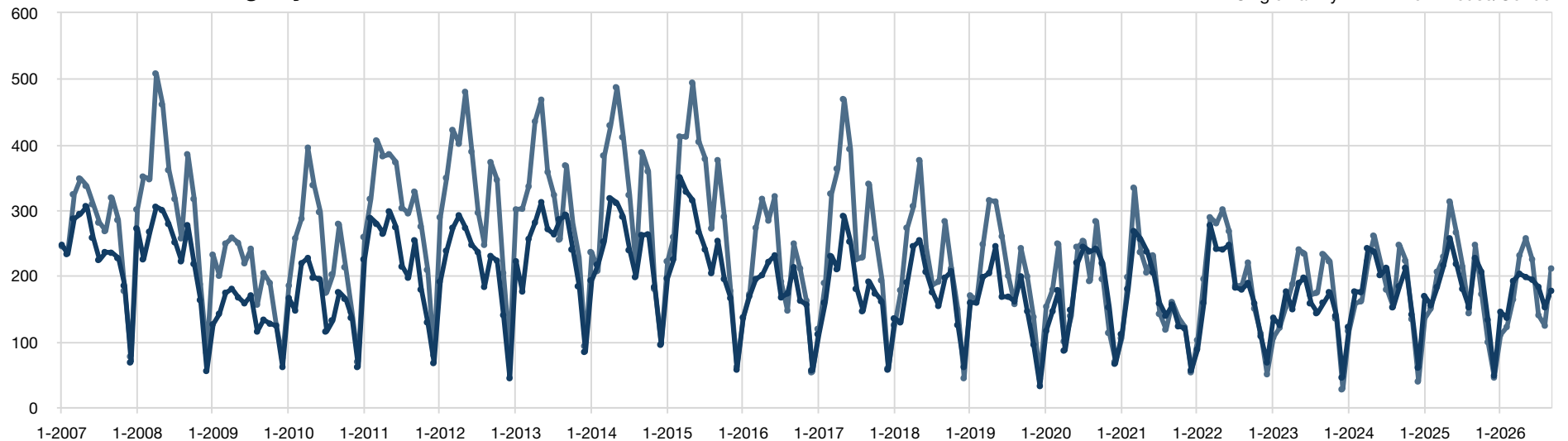


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Oct-2025	172	- 22.9%	206	- 2.8%
Nov-2025	99	- 26.1%	133	- 5.7%
Dec-2025	45	+ 15.4%	48	- 20.0%
Jan-2026	110	- 18.5%	145	- 14.2%
Feb-2026	122	- 18.7%	136	- 12.3%
Mar-2026	164	- 20.4%	192	+ 4.9%
Apr-2026	231	+ 0.9%	203	- 6.0%
May-2026	257	- 17.9%	198	- 23.0%
Jun-2026	225	- 15.4%	194	- 11.0%
Jul-2026	140	- 34.6%	183	+ 1.7%
Aug-2026	124	- 13.3%	152	0.0%
Sep-2026	211	- 14.6%	177	- 22.0%
12-Month Avg	158	- 17.7%	164	- 9.4%

Historical New Listings by Month



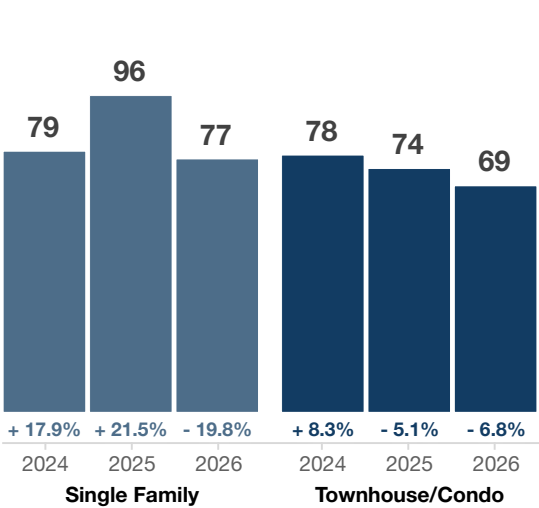
Sales

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

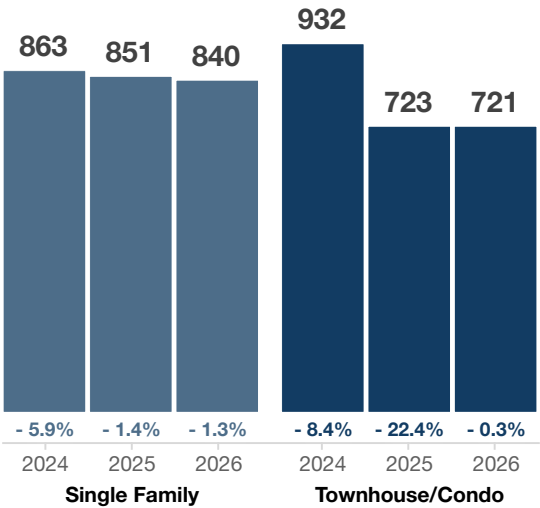


Burlington

September

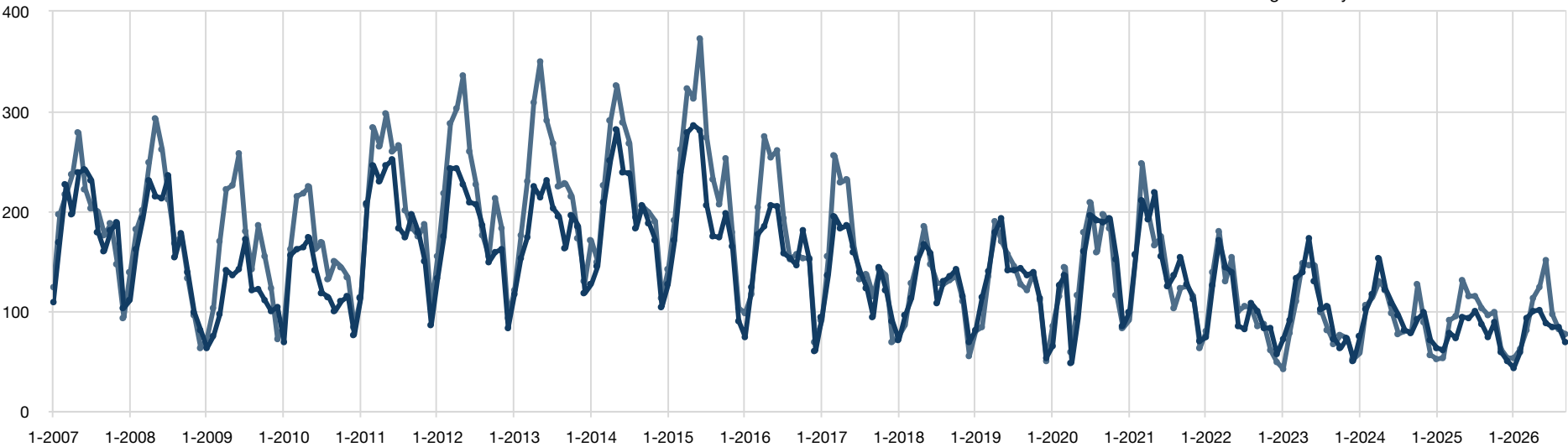


Year to Date



Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	62	+ 17.0%	59	- 3.3%
Mar-2026	81	- 11.0%	93	+ 19.2%
Apr-2026	113	+ 18.9%	100	+ 37.0%
May-2026	124	- 5.3%	101	+ 7.4%
Jun-2026	151	+ 31.3%	88	- 5.4%
Jul-2026	97	- 15.7%	84	- 16.0%
Aug-2026	82	- 20.4%	84	- 3.4%
Sep-2026	77	- 19.8%	69	- 6.8%
12-Month Avg	88	- 6.4%	77	- 6.1%

Historical Sales by Month



Days on Market Until Sale

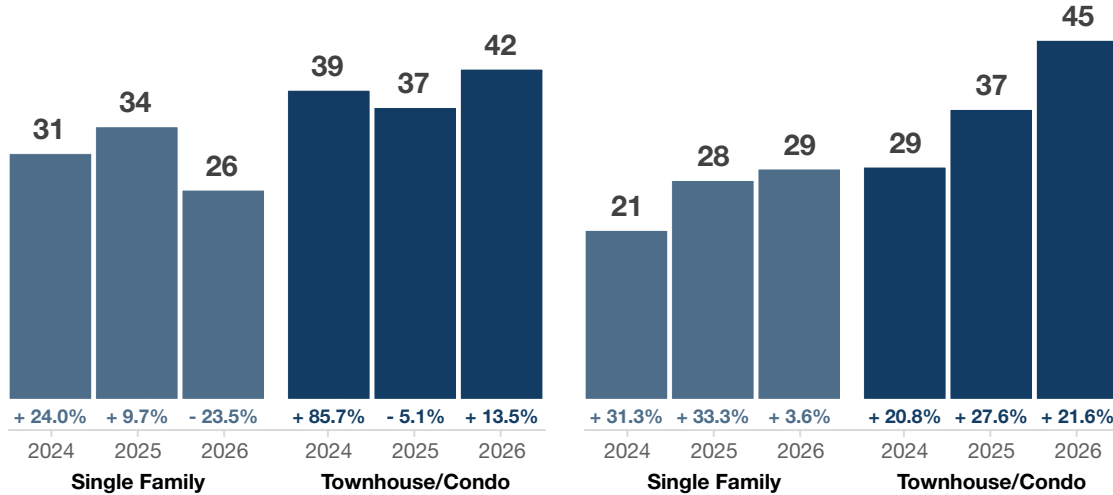
Average number of days between when a property is listed and when an offer is accepted in a given month.



Burlington

September

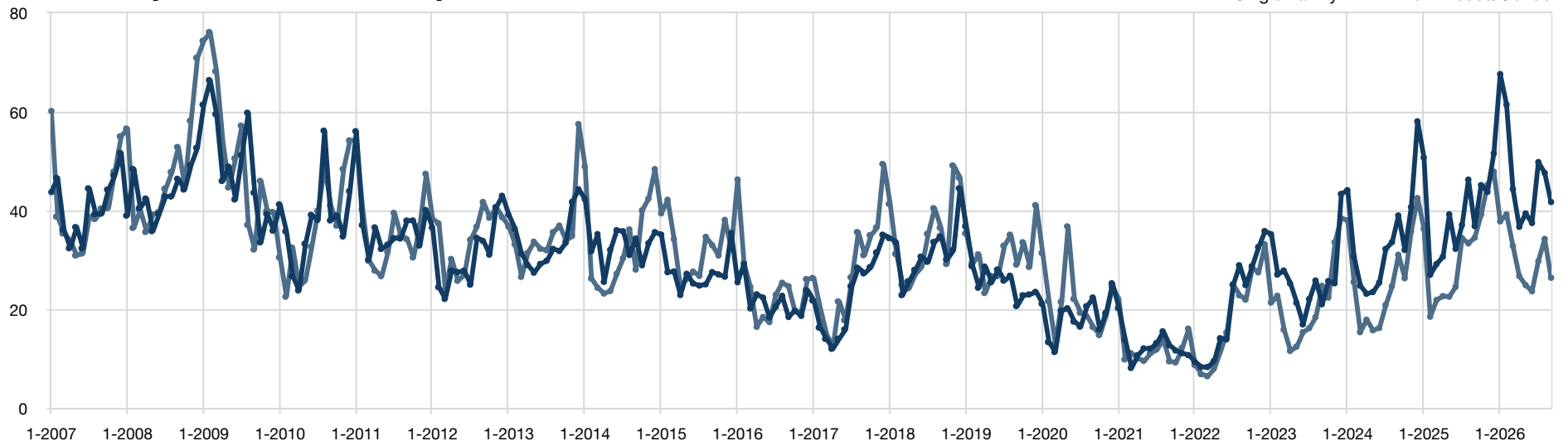
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	39	+ 116.7%	61	+ 125.9%
Mar-2026	33	+ 50.0%	44	+ 51.7%
Apr-2026	27	+ 17.4%	37	+ 19.4%
May-2026	25	+ 8.7%	39	0.0%
Jun-2026	24	- 4.0%	37	+ 15.6%
Jul-2026	30	- 11.8%	50	+ 35.1%
Aug-2026	34	+ 3.0%	48	+ 4.3%
Sep-2026	26	- 23.5%	42	+ 13.5%
12-Month Avg*	32	+ 10.9%	46	+ 19.3%

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

Historical Days on Market Until Sale by Month



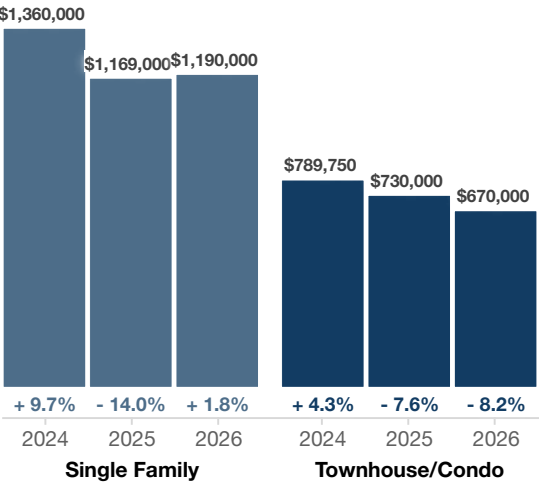
Median Sales Price

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

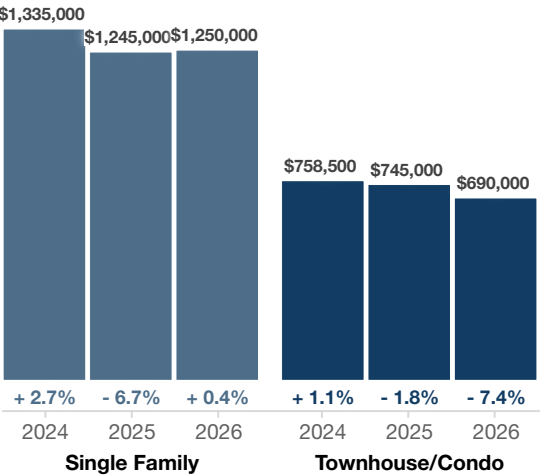


Burlington

September



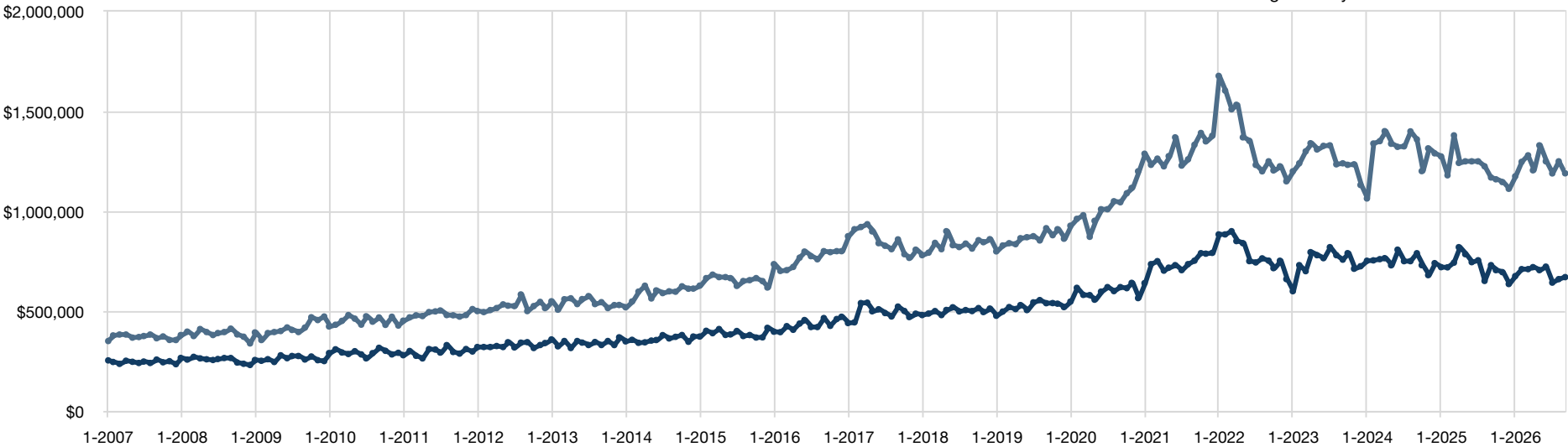
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	\$1,247,500	+ 5.7%	\$710,000	- 1.3%
Mar-2026	\$1,280,000	- 7.2%	\$710,000	- 4.4%
Apr-2026	\$1,205,000	- 3.0%	\$720,000	- 12.2%
May-2026	\$1,330,000	+ 6.4%	\$705,000	- 10.2%
Jun-2026	\$1,250,000	0.0%	\$722,500	- 3.0%
Jul-2026	\$1,189,500	- 4.8%	\$642,500	- 14.8%
Aug-2026	\$1,250,000	+ 2.0%	\$660,000	+ 1.4%
Sep-2026	\$1,190,000	+ 1.8%	\$670,000	- 8.2%
12-Month Avg*	\$1,227,500	- 1.4%	\$690,000	- 6.1%

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

Historical Median Sales Price by Month



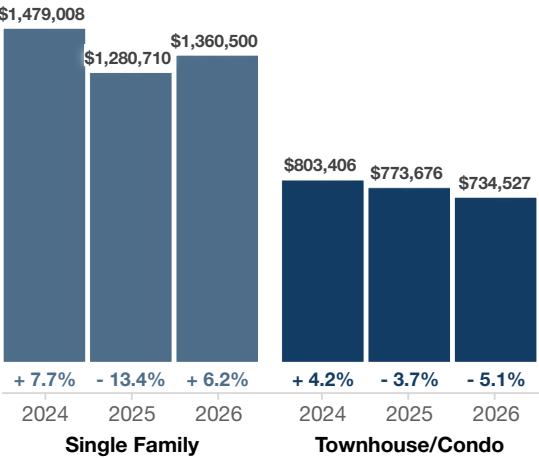
Average Sales Price

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

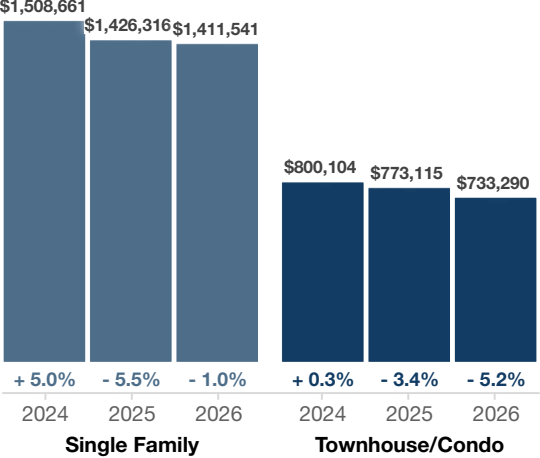


Burlington

September



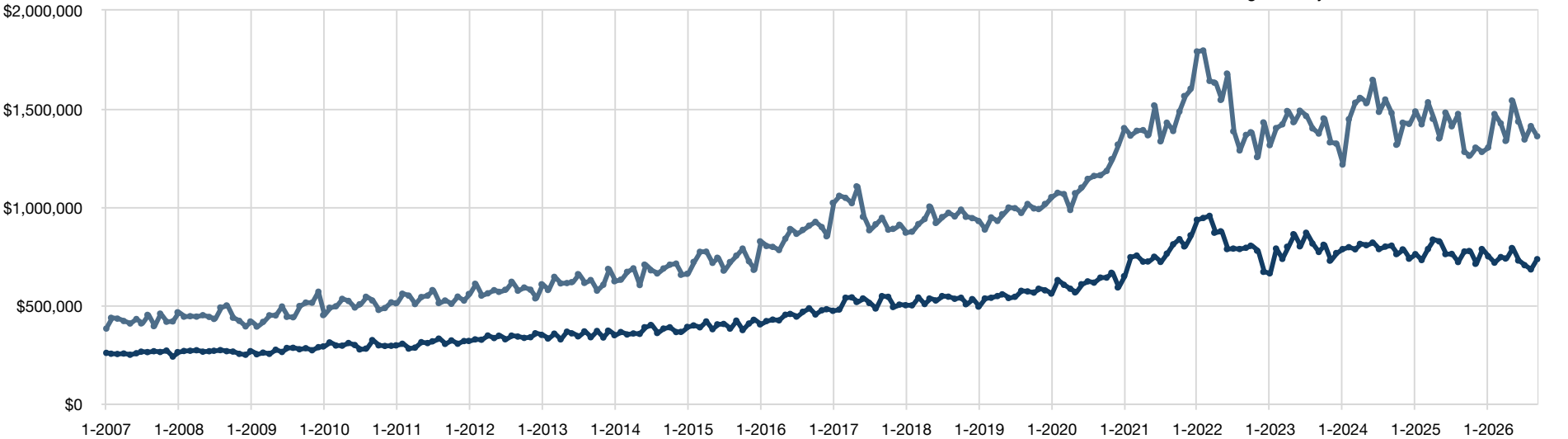
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	\$1,473,269	+ 3.7%	\$716,766	- 1.8%
Mar-2026	\$1,425,612	- 7.0%	\$745,274	- 5.2%
Apr-2026	\$1,336,659	- 7.8%	\$737,883	- 11.6%
May-2026	\$1,542,064	+ 14.3%	\$791,197	- 4.1%
Jun-2026	\$1,434,999	- 3.1%	\$727,786	- 4.3%
Jul-2026	\$1,343,715	- 4.8%	\$704,033	- 7.5%
Aug-2026	\$1,411,879	- 4.2%	\$682,456	- 5.2%
Sep-2026	\$1,360,500	+ 6.2%	\$734,527	- 5.1%
12-Month Avg*	\$1,384,377	- 2.1%	\$738,870	- 4.1%

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

Historical Average Sales Price by Month



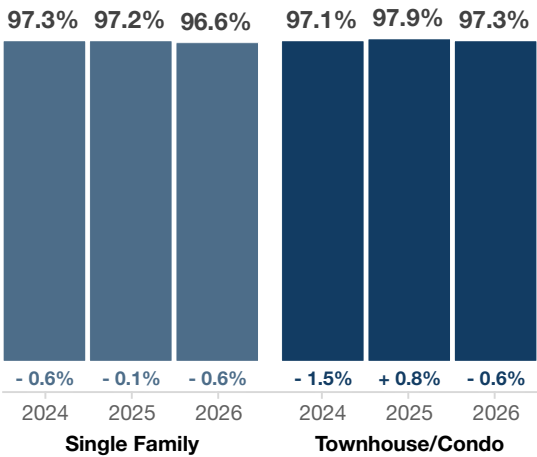
Percent of List Price Received

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.

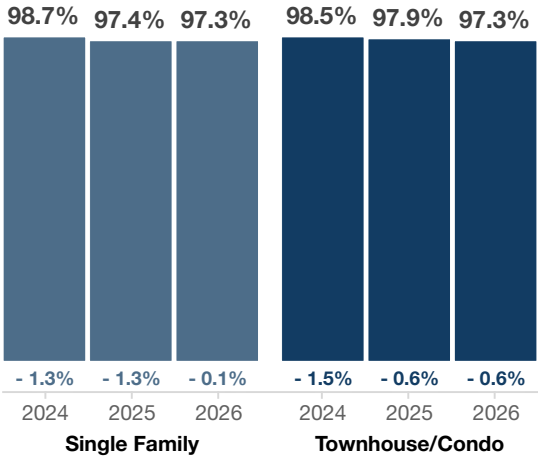


Burlington

September



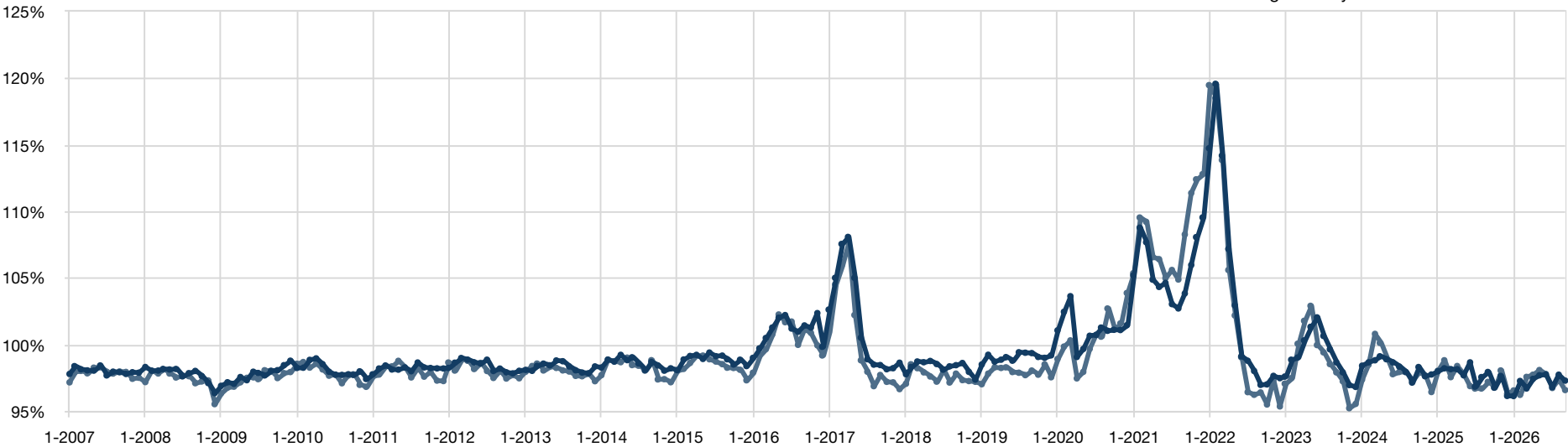
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	96.2%	- 2.6%	97.2%	- 1.0%
Mar-2026	97.6%	+ 0.1%	96.7%	- 1.4%
Apr-2026	97.7%	- 0.7%	97.4%	- 0.7%
May-2026	98.1%	+ 0.3%	97.7%	0.0%
Jun-2026	97.8%	+ 0.9%	97.7%	- 0.9%
Jul-2026	96.7%	0.0%	96.8%	0.0%
Aug-2026	97.4%	+ 0.7%	97.7%	+ 0.2%
Sep-2026	96.6%	- 0.6%	97.3%	- 0.6%
12-Month Avg*	97.3%	- 0.2%	97.2%	- 0.7%

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

Historical Percent of List Price Received by Month



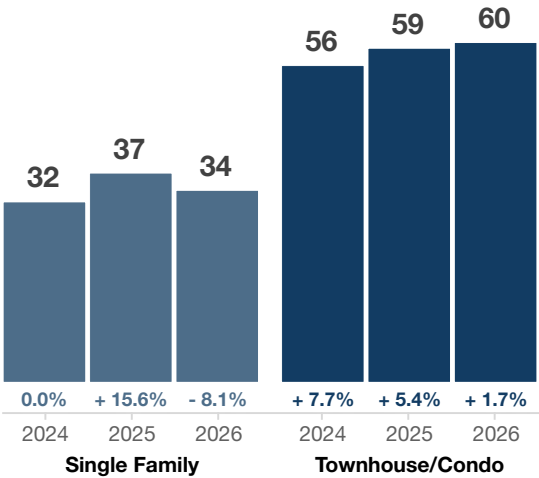
Housing Affordability Index

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.

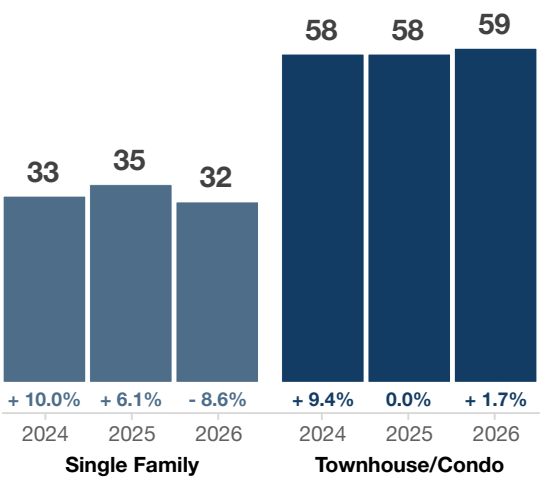


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September

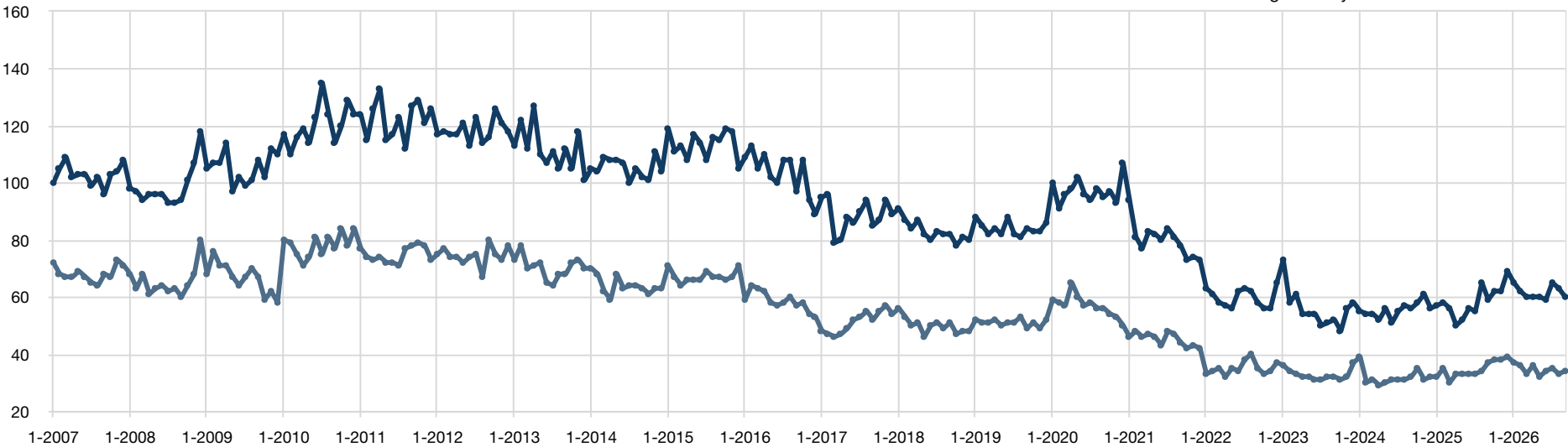


Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Mar-2026	33	+ 10.0%	60	+ 7.1%
Apr-2026	36	+ 9.1%	60	+ 20.0%
May-2026	32	- 3.0%	60	+ 15.4%
Jun-2026	34	+ 3.0%	59	+ 5.4%
Jul-2026	35	+ 6.1%	65	+ 18.2%
Aug-2026	33	- 2.9%	63	- 3.1%
Sep-2026	34	- 8.1%	60	+ 1.7%
12-Month Avg	35	+ 6.1%	62	+ 8.8%

Historical Housing Affordability Index by Month



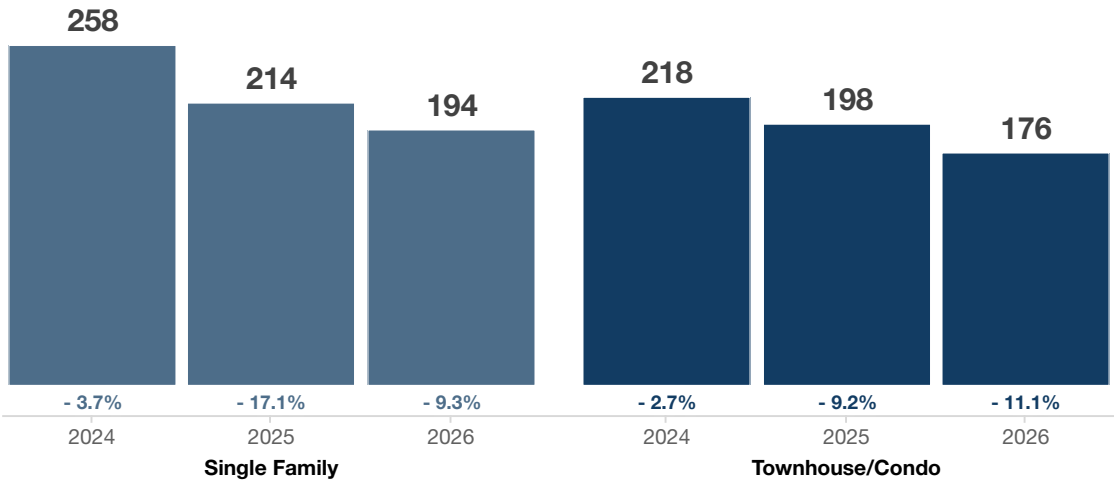
ShowingTime Housing Value Index

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

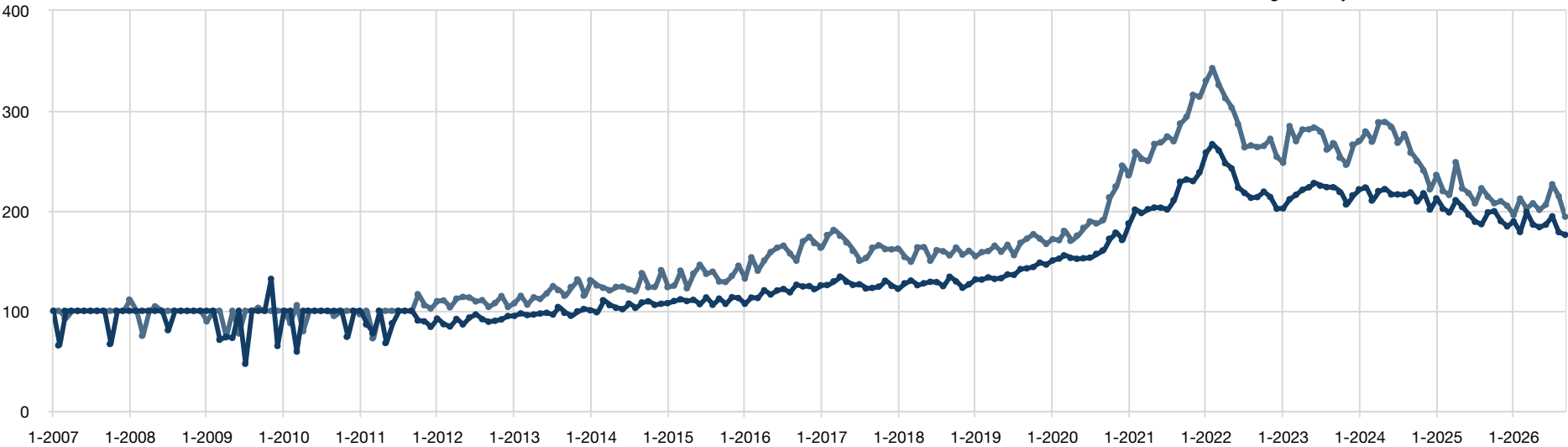
September



Housing Value Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Oct-2025	208	- 16.8%	200	- 4.3%
Nov-2025	210	- 12.5%	190	- 12.8%
Dec-2025	205	- 7.2%	184	- 8.5%
Jan-2026	196	- 16.9%	189	- 10.8%
Feb-2026	212	- 3.6%	179	- 11.4%
Mar-2026	203	- 6.0%	199	+ 0.5%
Apr-2026	208	- 16.5%	186	- 11.8%
May-2026	201	- 9.5%	184	- 9.8%
Jun-2026	206	- 5.5%	186	- 5.1%
Jul-2026	227	+ 9.7%	194	+ 2.6%
Aug-2026	215	- 3.6%	179	- 4.3%
Sep-2026	194	- 9.3%	176	- 11.1%
12-Month Avg*	—	—	—	—

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

Historical ShowingTime Housing Value Index by Month



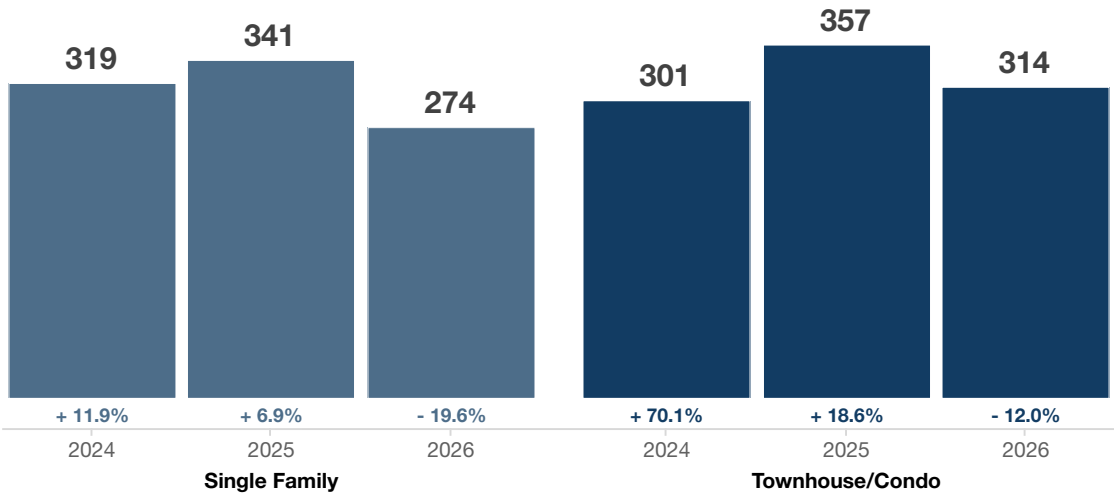
Inventory of Homes for Sale

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



Burlington

September



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Oct-2025	312	+ 3.7%	347	+ 14.5%
Nov-2025	271	+ 15.3%	314	+ 28.7%
Dec-2025	169	+ 36.3%	243	+ 49.1%
Jan-2026	178	+ 17.1%	264	+ 26.3%
Feb-2026	194	- 2.0%	293	+ 16.7%
Mar-2026	226	- 10.7%	310	+ 8.0%
Apr-2026	277	- 8.9%	329	- 4.9%
May-2026	317	- 15.9%	346	- 12.6%
Jun-2026	287	- 27.7%	341	- 13.9%
Jul-2026	242	- 34.8%	345	- 5.5%
Aug-2026	221	- 30.9%	329	+ 3.5%
Sep-2026	274	- 19.6%	314	- 12.0%
12-Month Avg	247	- 12.1%	315	+ 4.0%

Historical Inventory of Homes for Sale by Month



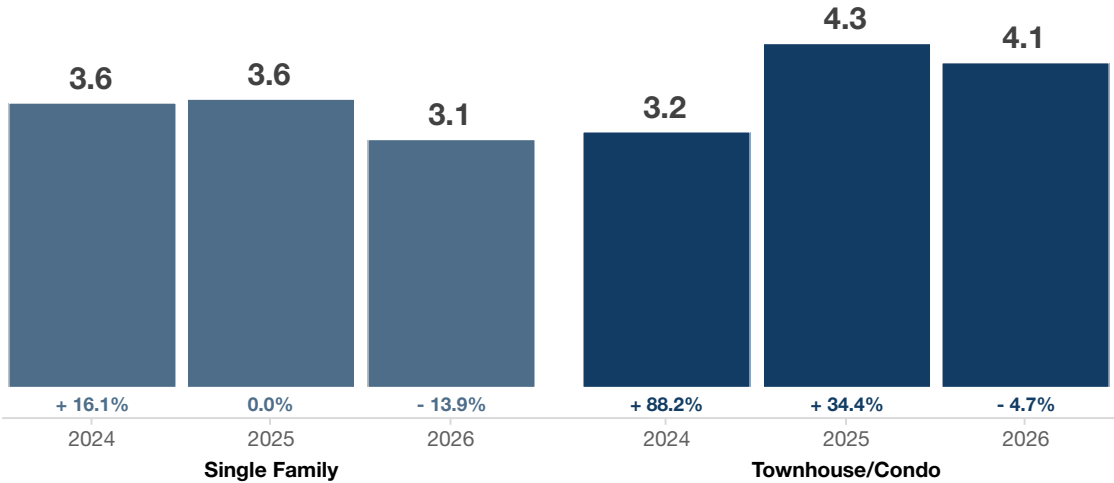
Months Supply of Inventory

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

September



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%	3.5	+ 66.7%
Feb-2026	2.2	0.0%	3.9	+ 50.0%
Mar-2026	2.5	- 13.8%	4.1	+ 32.3%
Apr-2026	3.1	- 13.9%	4.2	+ 2.4%
May-2026	3.5	- 20.5%	4.4	- 8.3%
Jun-2026	3.1	- 32.6%	4.3	- 12.2%
Jul-2026	2.7	- 34.1%	4.5	0.0%
Aug-2026	2.5	- 28.6%	4.3	+ 10.3%
Sep-2026	3.1	- 13.9%	4.1	- 4.7%
12-Month Avg*	2.8	- 12.0%	4.1	+ 17.1%

* Months Supply for all properties from October 2025 through September 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	9-2025	9-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		474	388	- 18.1%	3,660	3,164	- 13.6%
Sales		170	146	- 14.1%	1,574	1,561	- 0.8%
Days on Market Until Sale		36	34	- 5.6%	32	37	+ 15.6%
Median Sales Price		\$979,500	\$905,500	- 7.6%	\$989,332	\$950,000	- 4.0%
Average Sales Price		\$1,060,001	\$1,064,663	+ 0.4%	\$1,126,275	\$1,098,268	- 2.5%
Percent of List Price Received		97.5%	96.9%	- 0.6%	97.6%	97.3%	- 0.3%
Housing Affordability Index		44	45	+ 2.3%	44	43	- 2.3%
Housing Value Index		207	185	- 10.6%	—	—	—
Inventory of Homes for Sale		698	588	- 15.8%	—	—	—
Months Supply of Inventory		4.0	3.6	- 10.0%	—	—	—