

BURLINGTON
MONTHLY
STATISTICS
PACKAGE
NOVEMBER 2022

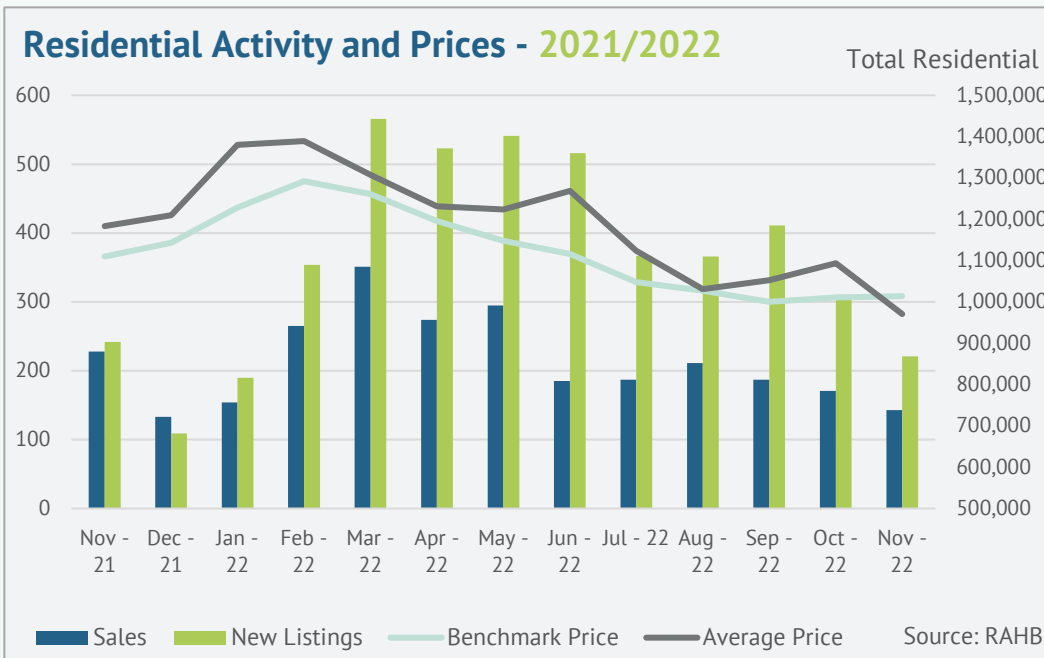


REALTORS[®] ASSOCIATION
of Hamilton-Burlington

SUMMARY

Easing sales in November were met with a decline in new listings causing inventory levels to trend down relative to levels seen earlier in the year. Adjustments in demand reflect the current lending environment and consumer confidence in the market. At the same time, sellers are holding off on their decisions to list, preventing inventories from rising above long-term trends. As a result, while inventory levels have improved over the record lows reported last November, levels still remain 24 per cent below long-term trends for this market.

The lower inventory levels in the region are likely contributing to the divergent trends in home prices. However, the benchmark price remained relatively stable for the second month in a row compared to the previous month, which is unique to the Burlington area. While November's benchmark price is still lower than this time last year, prices remain well above levels reported prior to the pandemic.



SALES

143

37.3%
YEAR/YEAR

NEW LISTINGS

221

8.7%
YEAR/YEAR

INVENTORY

385

327.8
YEAR/YEAR

MONTHS OF SUPPLY

2.7

582.1
YEAR/YEAR

RESIDENTIAL AVERAGE PRICE

\$970,726

18.0%
YEAR/YEAR

AVERAGE DOM

30.7

163.1
YEAR/YEAR

PROPERTY TYPES

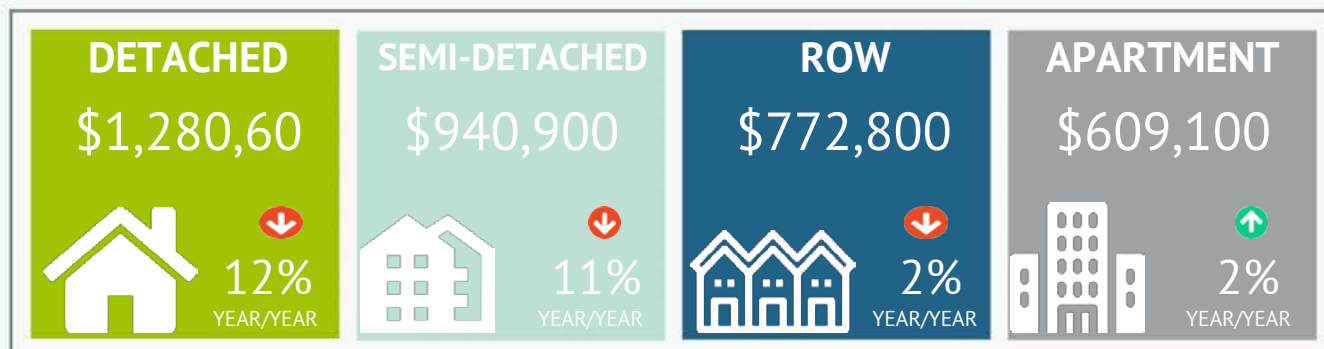
On a year-to-date basis, sales activity has slowed across all property types and is well below long-term trends for the area. Despite some recent adjustments, there has been listing growth, mostly in the detached and apartment sector of the market. The adjustments in both sales and new listings did cause inventory levels to rise from exceptionally low levels, but as of November, detached inventory levels remain over 40 per cent below the ten-year average. The only property types where inventory levels are above or consistent with long-term trends are the row and apartment sectors.

While benchmark prices have eased from peak levels reported earlier this year, benchmark prices in November stabilized across all property types relative to last month. Only apartment condominium properties reported a year-over-year gain in price in November.

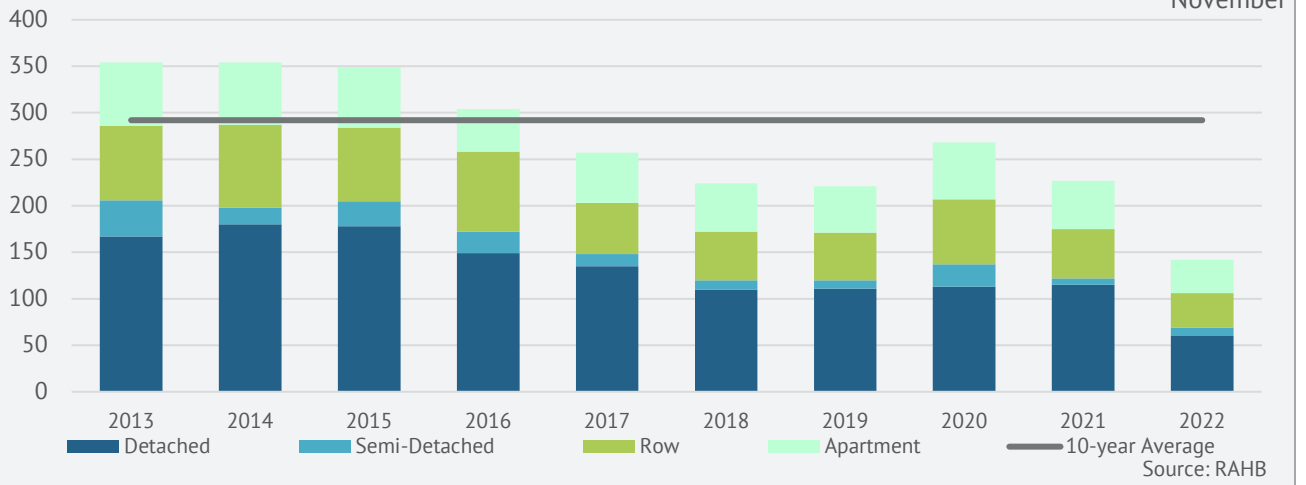
November 2022															
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Detached	60	-47.8%	111	-8.3%	184	260.8%	54%	27.9	117.6%	3.07	591.5%	\$1,251,926	-19.9%	\$1,222,500	-8.4%
Semi-Detached	9	28.6%	6	-33.3%	4	100.0%	150%	23.0	455.2%	0.44	55.6%	\$1,047,148	2.8%	\$1,040,000	4.0%
Row	37	-30.2%	47	-7.8%	72	1340.0%	79%	25.4	314.7%	1.95	1962.7%	\$800,473	-12.6%	\$775,000	-18.4%
Apartment	36	-30.8%	56	-8.2%	124	287.5%	64%	42.4	170.6%	3.44	459.7%	\$670,844	2.4%	\$594,500	0.3%
Mobile	1	0.0%	1	-	1	-	100%	42.0	147.1%	1.00	-	\$506,000	31.4%	\$506,000	31.4%
Total Residential	143	-37.3%	221	-8.7%	385	327.8%	65%	30.7	163.1%	2.69	582.1%	\$970,726	-18.0%	\$895,000	-12.9%

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	1,195	-25.6%	2,258	15.0%	177	98.6%	52.9%	14.7	29.3%	1.63	166.9%	\$1,563,254	9.8%	\$1,400,000	7.9%
Semi-Detached	146	-24.4%	208	-5.9%	12	72.2%	70.2%	13.7	70.8%	0.93	127.6%	\$1,050,848	13.9%	\$1,012,500	11.5%
Row	558	-29.8%	943	3.1%	66	127.3%	59.2%	14.3	60.1%	1.30	223.8%	\$934,476	12.7%	\$901,000	11.2%
Apartment	520	-28.1%	951	13.2%	99	96.9%	54.7%	21.0	22.8%	2.10	173.8%	\$728,652	16.6%	\$667,500	19.2%
Mobile	4	0.0%	5	25.0%	-	-	80.0%	31.3	92.3%	-	-	\$360,250	9.1%	\$352,500	5.9%
Total Residential	2,423	-27.1%	4,365	10.6%	355	101.6%	55.5%	15.9	34.5%	1.61	176.5%	\$1,206,476	12.0%	\$1,075,000	10.7%

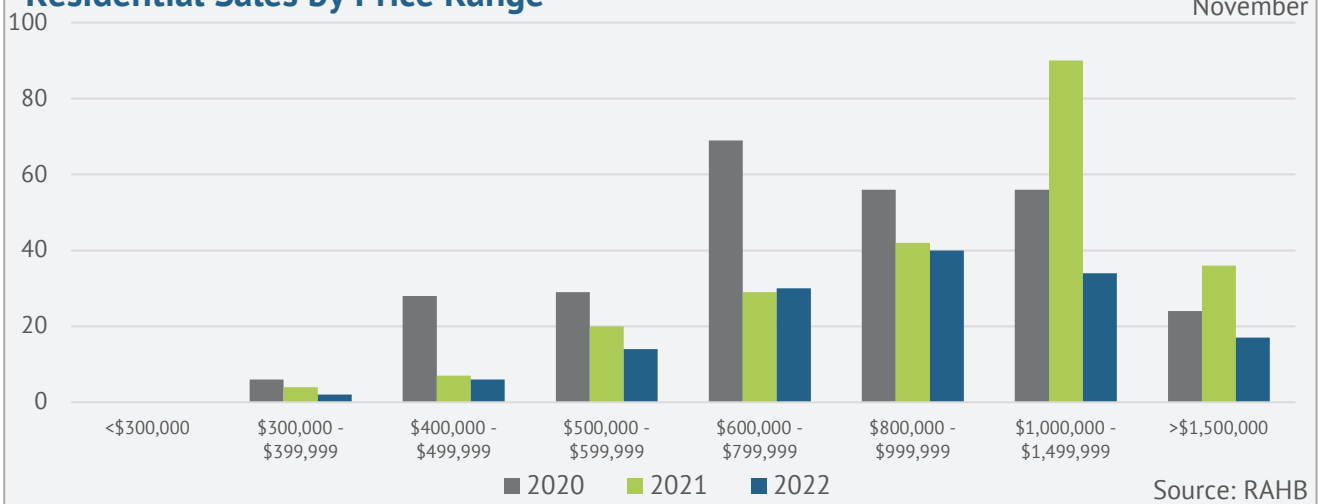
BENCHMARK PRICE



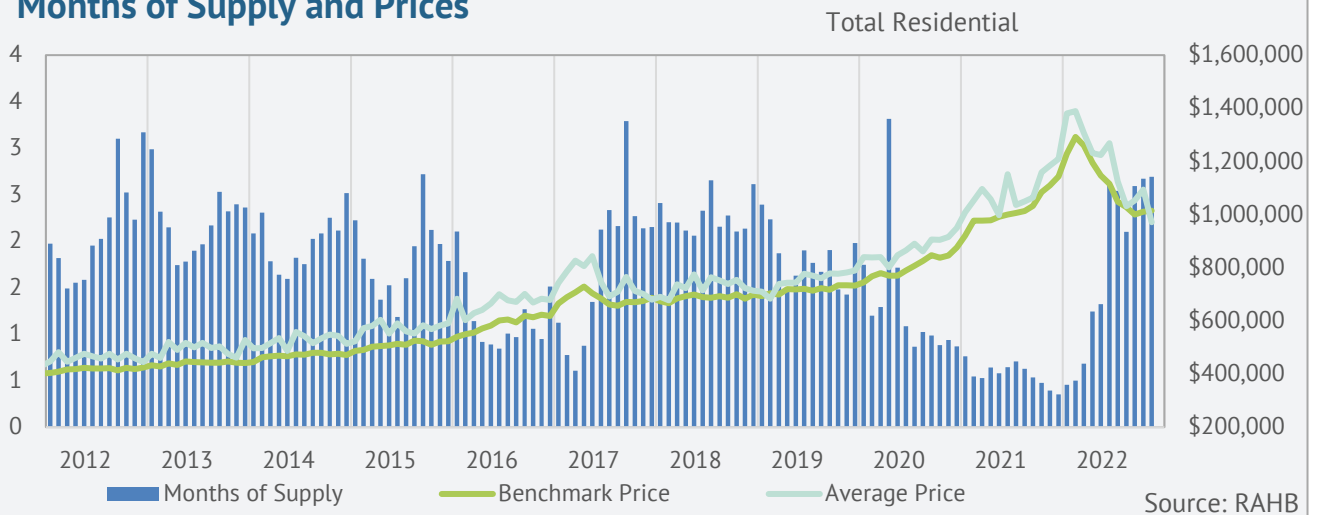
Monthly Sales Comparison



Residential Sales by Price Range



Months of Supply and Prices

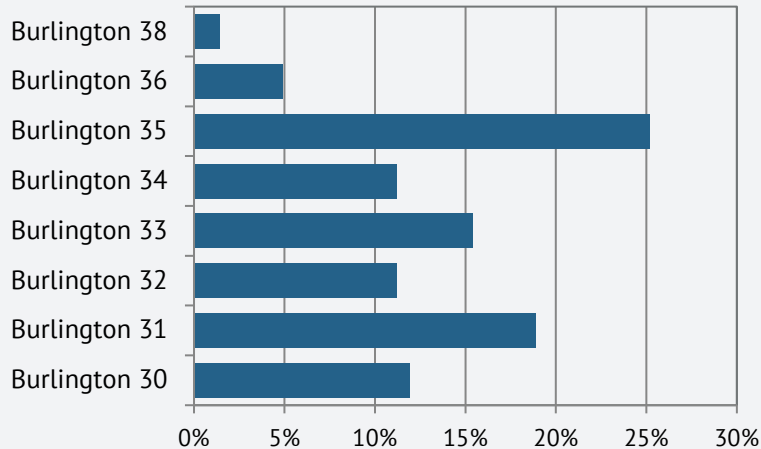


REGIONAL SUMMARY

Further easing in sales across most regions this month contributed to year-to-date declines ranging from 45 per cent in Burlington 36 to 19 per cent in Burlington 32. The easing sales did cause the months of supply to rise across all areas within the region. However, the months of supply remain well below two months in Burlington 32.

Price activity also ranged significantly across the region. Monthly benchmark prices increased compared to last month by over one per cent in the Burlington 30, 31, and 32 areas. The only area which reported a significant monthly decline was Burlington 36, which has also reported the largest spread from the months of supply relative to the

Share of Sales by District



November 2022

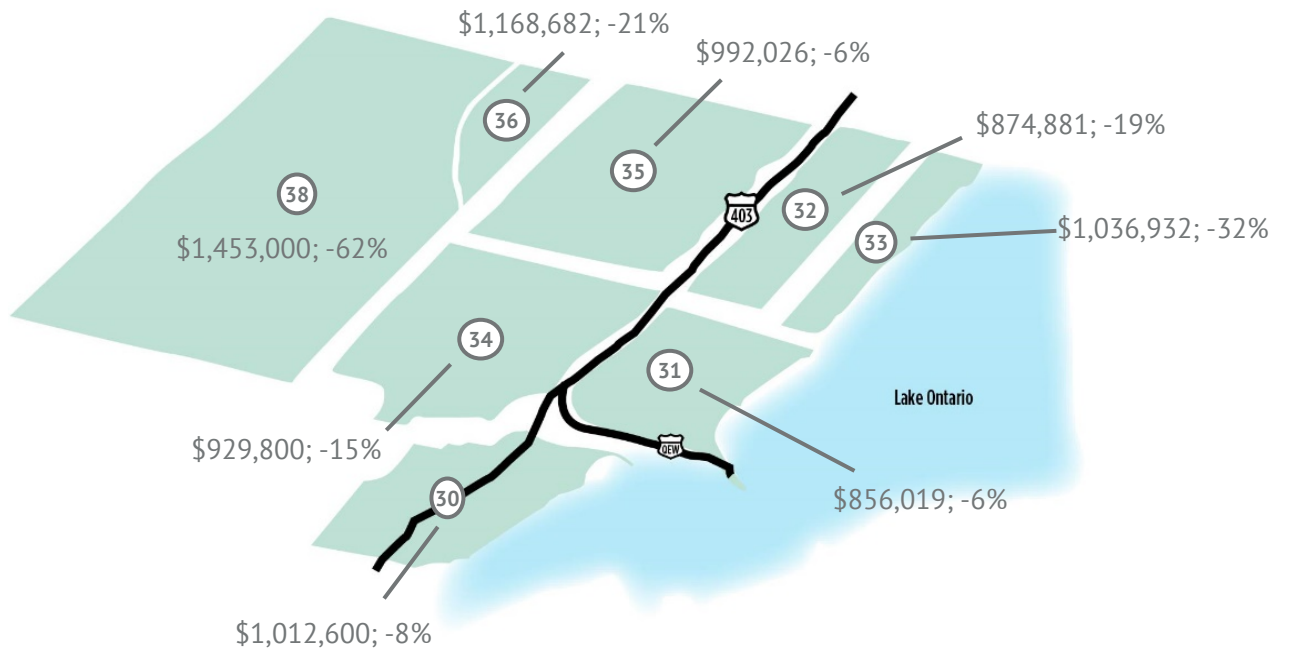
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Burlington 30	17	-26.1%	38	46.2%	68	385.7%	45%	30.4	276.1%	4.00	557.1%	\$1,012,600	-7.9%	\$900,000	-22.1%
Burlington 31	27	-38.6%	40	-25.9%	96	220.0%	68%	35.9	140.1%	3.56	421.5%	\$856,019	-5.5%	\$823,000	-4.6%
Burlington 32	16	-23.8%	19	-5.0%	22	340.0%	84%	31.6	377.8%	1.38	477.5%	\$874,881	-18.6%	\$827,500	-19.6%
Burlington 33	22	-29.0%	22	-47.6%	44	193.3%	100%	31.0	202.6%	2.00	313.3%	\$1,036,932	-31.6%	\$942,000	-32.2%
Burlington 34	16	-55.6%	16	-51.5%	38	442.9%	100%	29.6	282.8%	2.38	1121.4%	\$929,800	-14.5%	\$834,000	-17.4%
Burlington 35	36	-41.0%	61	13.0%	71	1083.3%	59%	22.6	204.2%	1.97	1905.1%	\$992,026	-6.1%	\$950,700	-11.0%
Burlington 36	7	16.7%	18	125.0%	30	900.0%	39%	44.1	501.9%	4.29	757.1%	\$1,168,682	-20.6%	\$1,200,000	-21.5%
Burlington 38	2	-66.7%	7	40.0%	16	60.0%	29%	56.5	-41.7%	8.00	380.0%	\$1,453,000	-61.6%	\$1,453,000	-53.8%
Total	143	-37.3%	221	-8.7%	385	327.8%	65%	30.7	163.1%	2.69	582.1%	\$970,726	-18.0%	\$895,000	-12.9%

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	243	-32.1%	539	20.0%	47	75.3%	45.1%	15.9	6.0%	2.13	158.2%	\$1,209,336	6.1%	\$1,030,600	-1.8%
Burlington 31	384	-30.8%	773	13.8%	78	97.2%	49.7%	19.2	14.6%	2.24	185.1%	\$1,127,499	16.6%	\$977,500	12.4%
Burlington 32	322	-19.1%	504	10.0%	33	97.3%	63.9%	15.0	56.2%	1.14	143.9%	\$1,083,655	13.1%	\$1,042,500	13.6%
Burlington 33	258	-27.5%	431	0.2%	37	112.6%	59.9%	19.0	60.2%	1.57	193.3%	\$1,469,311	1.5%	\$1,250,500	-3.8%
Burlington 34	320	-24.3%	520	5.1%	39	121.9%	61.5%	14.8	67.3%	1.33	193.3%	\$1,135,690	11.4%	\$1,047,500	10.3%
Burlington 35	749	-24.3%	1,255	13.7%	85	163.8%	59.7%	13.6	59.9%	1.25	248.3%	\$1,145,722	19.1%	\$1,078,000	17.7%
Burlington 36	98	-45.3%	241	3.4%	-	-	40.7%	16.7	73.0%	-	-	\$1,326,148	13.5%	\$1,227,500	11.6%
Burlington 38	49	-24.6%	102	4.1%	14	-13.4%	48.0%	21.6	-48.6%	3.04	14.9%	\$2,385,992	6.4%	\$2,261,000	22.2%
Total	2,423	-27.1%	4,365	10.6%	355	101.6%	55.5%	15.9	34.5%	1.61	176.5%	\$1,206,476	12.0%	\$1,075,000	10.7%

AVERAGE RESIDENTIAL PRICE BY DISTRICT

Burlington 30-36, 38



RESIDENTIAL PRICE COMPARISON

	November 2022				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	\$1,012,600	-7.9%	\$1,045,500	-9.8%	\$1,209,336	6.1%	\$1,163,055	9.3%
Burlington 31	\$856,019	-5.5%	\$815,400	-12.9%	\$1,127,499	16.6%	\$916,936	5.9%
Burlington 32	\$874,881	-18.6%	\$971,500	-9.8%	\$1,083,655	13.1%	\$1,075,518	10.0%
Burlington 33	\$1,036,932	-31.6%	\$1,182,300	-12.6%	\$1,469,311	1.5%	\$1,335,500	8.6%
Burlington 34	\$929,800	-14.5%	\$940,500	-9.8%	\$1,135,690	11.4%	\$1,050,509	10.9%
Burlington 35	\$992,026	-6.1%	\$948,300	-7.5%	\$1,145,722	19.1%	\$1,046,136	13.0%
Burlington 36	\$1,168,682	-20.6%	\$1,125,300	-11.7%	\$1,326,148	13.5%	\$1,265,836	11.3%
Burlington 38	\$1,168,682	-20.6%	\$1,125,300	-11.7%	\$1,326,148	13.5%	\$1,265,836	11.3%

DETACHED BENCHMARK HOMES

	November 2022						
	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Burlington 30	\$1,346,900	-12.3%	1.4%	2	3	1,706	7,539
Burlington 31	\$1,035,700	-11.2%	1.2%	2	3	1,369	8,300
Burlington 32	\$1,148,100	-11.7%	1.6%	2	3	1,419	5,634
Burlington 33	\$1,321,000	-13.3%	0.9%	2	3	1,504	7,525
Burlington 34	\$1,113,100	-13.1%	-0.3%	2	3	1,547	6,600
Burlington 35	\$1,282,200	-12.2%	-1.0%	2	4	1,960	5,000
Burlington 36	\$1,369,200	-13.4%	-1.3%	2	4	2,115	3,331
Burlington 38	\$1,740,100	-6.9%	-0.6%	2	3	2,221	60,000

SUMMARY STATISTICS

November 2022

	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	143	-37.3%	221	-8.7%	385	327.8%	\$895,000	-12.9%	30.7	163.1%	22.0	266.7%
Commercial	3	200.0%	1	-66.7%	147	-6.4%	\$1,050,000	30.4%	44.3	26.7%	39.0	11.4%
Farm	0	-	0	-	2	100.0%	-	-	-	-	-	-
Land	1	0.0%	0	-100.0%	19	137.5%	\$2,000,000	12.7%	2.0	-88.9%	2.0	-88.9%
Multi-Residential	0	-	0	-100.0%	5	150.0%	-	-	-	-	-	-
Total	147	-36.1%	29	-85.3%	647	99.7%	\$898,000	-12.6%	30.7	160.9%	22.0	266.7%

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	2,423	-27.1%	4,365	10.6%	355	101.6%	\$1,075,000	10.7%	15.9	34.5%	8.0	33.3%
Commercial	24	-47.8%	30	-69.1%	146	-12.1%	\$977,500	60.9%	86.5	-41.7%	73.5	-25.0%
Farm	0	-100.0%	0	-100.0%	1	-65.4%	-	-	-	-	-	-
Land	6	-64.7%	15	-59.5%	10	-41.5%	\$1,680,000	61.5%	26.3	-70.0%	28.0	-75.0%
Multi-Residential	2	-60.0%	4	-69.2%	3	77.8%	\$3,068,250	104.6%	14.0	-42.1%	14.0	55.6%
Total	2,455	-27.7%	2,237	-29.0%	564	37.8%	\$1,075,000	10.8%	16.6	16.4%	9.0	50.0%

November 2022

	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	-	0	-100.0%	-	-	0	-
Industrial	1	-	\$580,000	-	0	-100.0%	39.0	-	2	101.5
Investment	0	-	\$0	-	0	-100.0%	-	-	0	-
Land	0	-	\$0	-	0	-	-	-	0	-
Office	1	0.0%	\$1,489,000	85.0%	1	-75.0%	19.0	-45.7%	1	94.0
Retail	1	-	\$1,050,000	-	0	-100.0%	75.0	-	2	172.5

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	4	33.3%	\$647,000	51.7%	7	-36.4%	108.3	6.8%	0	-
Industrial	3	-90.6%	\$1,986,900	-96.2%	31	-56.3%	41.3	-75.4%	29	76.9
Investment	3	200.0%	\$8,425,000	665.9%	2	-60.0%	81.0	-33.6%	0	-
Land	0	-	\$0	-	0	-100.0%	-	-	0	-
Office	7	16.7%	\$7,080,014	-6.5%	29	-78.5%	58.1	-60.7%	26	97.0
Retail	7	133.3%	\$8,400,000	29.2%	19	-54.8%	124.1	205.3%	16	96.5