

BURLINGTON
MONTHLY
STATISTICS
PACKAGE
JUNE 2023





REALTORS[®] ASSOCIATION
of Hamilton-Burlington


SUMMARY

In June, Burlington home sales were up over the previous year; however, the gains were not enough to offset the slow start to 2023. Year-to-date sales have fallen by eight per cent. New listings have also declined, keeping inventory levels relatively low. Nonetheless, inventory is up over the previous month, pushing the months-of-supply above one month.

The unadjusted benchmark price reported across the Burlington region was \$1,074,500, a one per cent decrease over May and four per cent lower than \$1,123,700 reported in June 2022.

SALES
273

47.6%
 YEAR/YEAR



NEW LISTINGS
431

16.5%
 YEAR/YEAR



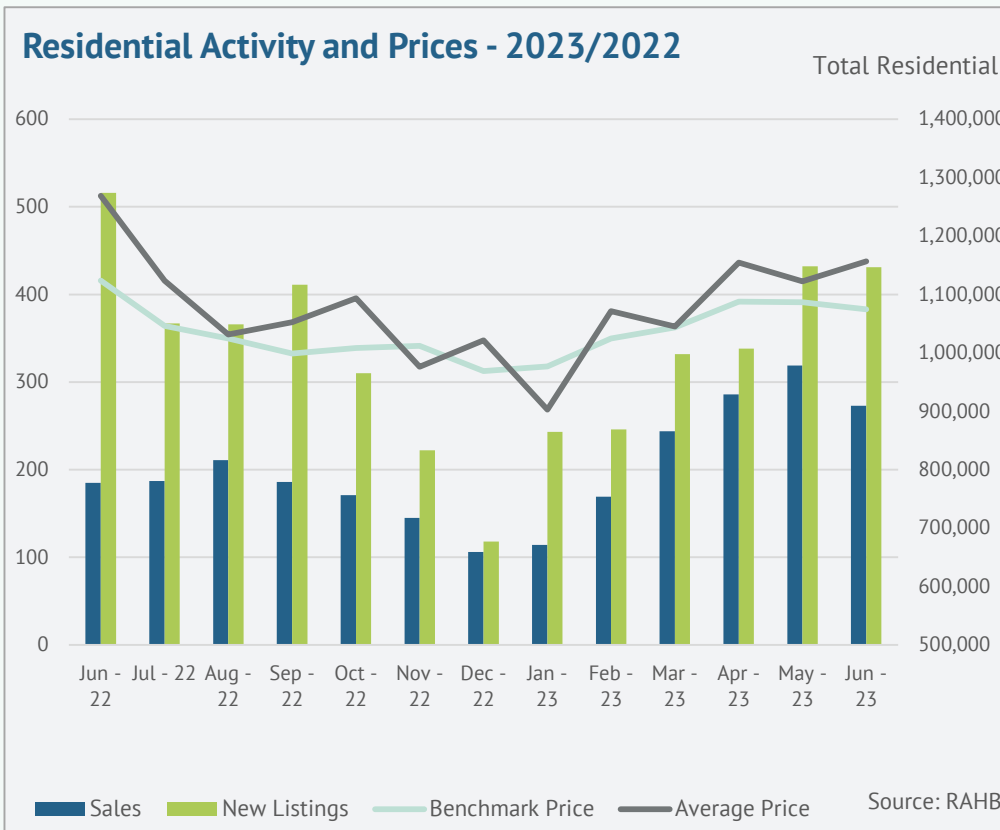
INVENTORY
335

30.9%
 YEAR/YEAR





MONTHS OF SUPPLY
1.2

53.2%
 YEAR/YEAR






RESIDENTIAL AVERAGE PRICE



\$1,156,527

8.8%
 YEAR/YEAR

AVERAGE DOM

16.2

10.5%
 YEAR/YEAR



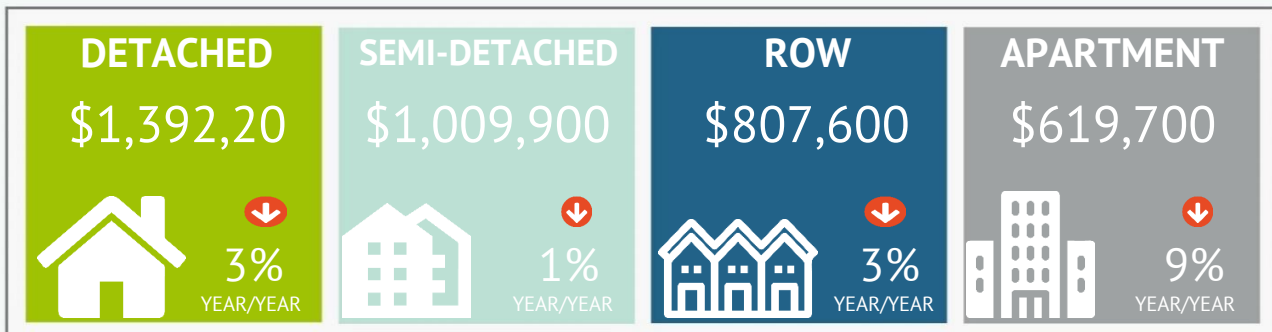
PROPERTY TYPES

As purchasers sought more affordable options, year-to-date sales improved for apartment-type properties. However, growth in this sector did not offset the pullbacks in the detached, semi-detached and row sectors. Inventory levels increased over the previous month across all property types, but June levels are well below 2022 and long-term trends.

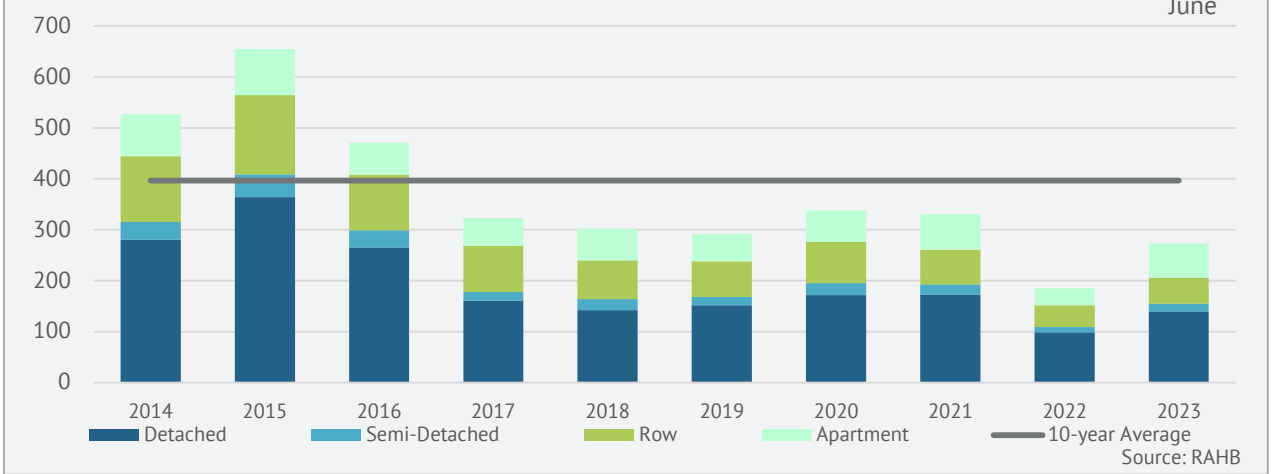
June 2023																
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price		
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	
Detached	140	41.4%	228	-14.6%	187	-26.4%	61%	15.6	1.4%	1.34	-47.9%	\$1,490,787	-11.5%	\$1,327,500	-2.0%	
Semi-Detached	15	50.0%	28	21.7%	13	-23.5%	54%	6.5	-50.9%	0.87	-49.0%	\$1,059,089	0.1%	\$999,999	1.0%	
Row	51	18.6%	82	-29.3%	49	-48.4%	62%	13.2	5.4%	0.96	-56.5%	\$876,166	2.7%	\$875,000	3.0%	
Apartment	67	103.0%	92	-16.4%	82	-31.1%	73%	21.8	39.8%	1.22	-66.1%	\$693,298	10.6%	\$655,000	4.0%	
Mobile	0	-	1	-	4	-	0%	-	-	-	-	-	-	-	-	
Total Residential	273	47.6%	431	-16.5%	335	-30.9%	63%	16.2	10.5%	1.23	-53.2%	\$1,156,527	-8.8%	\$1,050,000	2.9%	

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	658	-14.7%	1,030	-27.7%	150	1.2%	63.9%	15.3	67.7%	1.37	18.6%	\$1,451,544	-13.5%	\$1,300,000	-13.3%	
Semi-Detached	70	-24.7%	97	-31.2%	9	-29.2%	72.2%	10.9	18.1%	0.73	-5.9%	\$1,015,171	-8.1%	\$999,999	-7.5%	
Row	308	-7.5%	392	-33.2%	43	-14.0%	78.6%	16.9	98.8%	0.84	-7.0%	\$866,633	-12.3%	\$830,750	-14.8%	
Apartment	369	13.2%	495	-7.8%	96	46.1%	74.5%	33.1	166.7%	1.56	29.1%	\$677,691	-10.5%	\$595,000	-15.0%	
Mobile	0	-100.0%	8	700.0%	3	-	0.0%	-	-	-	-	-	-	-	-	
Total Residential	1,405	-7.8%	2,022	-24.8%	301	8.8%	69.5%	20.1	106.9%	1.28	18.0%	\$1,098,341	-15.2%	\$999,999	-13.8%	

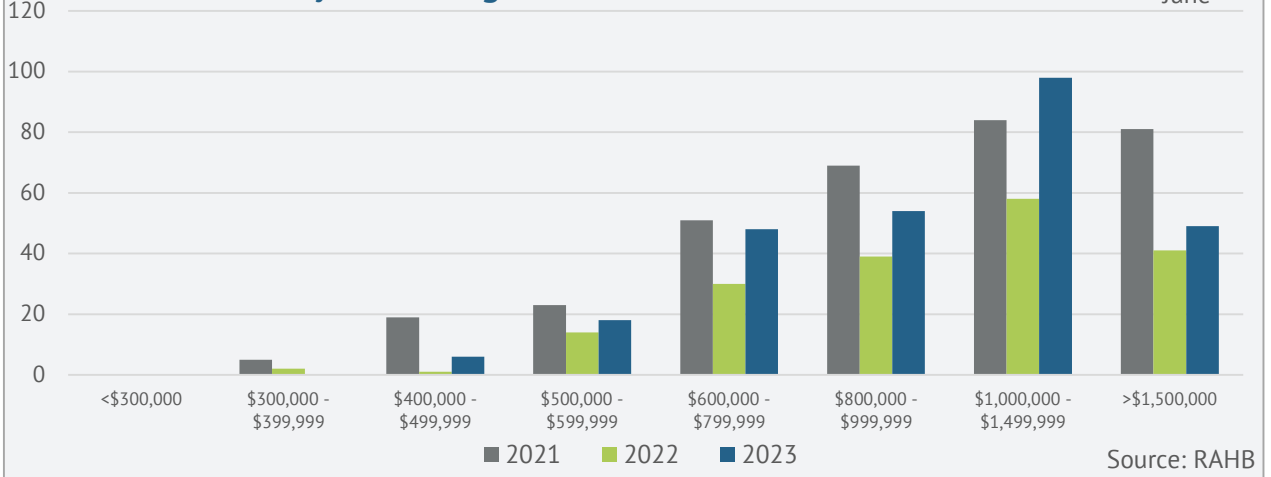
BENCHMARK PRICE



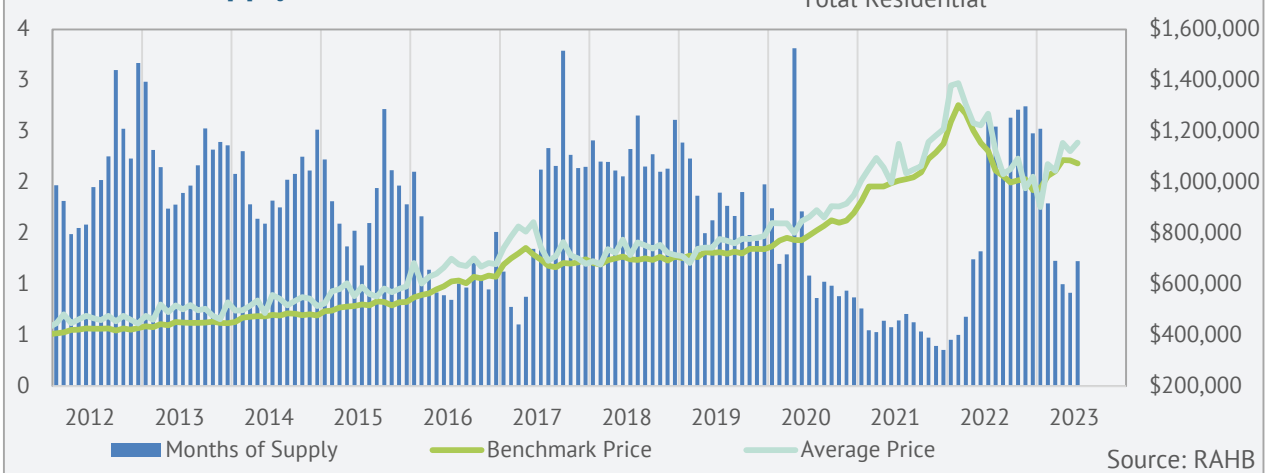
Monthly Sales Comparison



Residential Sales by Price Range



Months of Supply and Prices

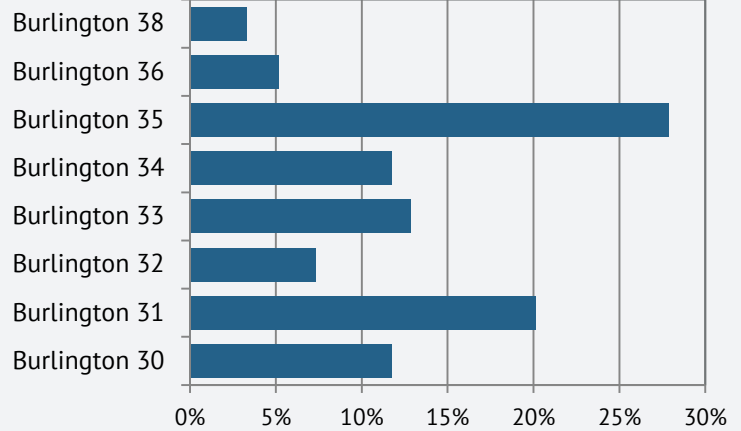


REGIONAL SUMMARY

Year-to-date sales eased across Burlington, except for Burlington 30,31, 34 and 36. A significant drop in new listings likely caused slower sales. Burlington 36 is the only area where new listing levels are similar to last year's. Adjustments in sales and inventory levels caused the months of supply to improve over the previous month across most areas. All areas except Burlington 35 are now reporting a months-of-supply of at least one month.

The unadjusted benchmark prices were down compared to last month in most areas. Prices are below last year's levels across all areas. Year-over-year price declines have ranged from 11 per cent in Burlington 38 to less than one per cent in Burlington 35 and 36.

Share of Sales by District



June 2023

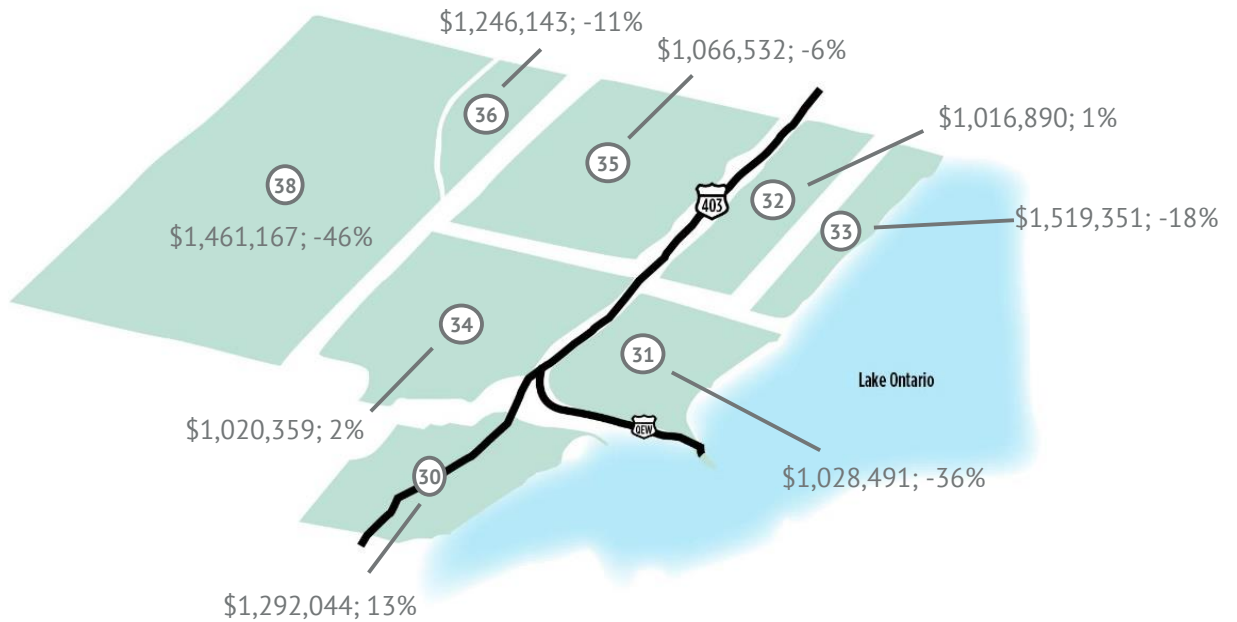
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Burlington 30	32	88.2%	63	12.5%	63	31.3%	51%	17.3	83.6%	1.97	-30.3%	\$1,292,044	13.4%	\$1,190,000	18.4%
Burlington 31	55	139.1%	75	-1.3%	72	-25.8%	73%	27.2	54.9%	1.31	-69.0%	\$1,028,491	-35.5%	\$950,000	-14.4%
Burlington 32	20	-33.3%	43	-33.8%	23	-55.8%	47%	7.8	-39.1%	1.15	-33.7%	\$1,016,890	1.0%	\$981,000	0.9%
Burlington 33	35	84.2%	50	2.0%	39	-13.3%	70%	15.1	-1.3%	1.11	-53.0%	\$1,519,351	-18.0%	\$1,275,000	-5.6%
Burlington 34	32	33.3%	49	-22.2%	32	-43.9%	65%	11.7	-20.6%	1.00	-57.9%	\$1,020,359	2.4%	\$1,010,000	14.1%
Burlington 35	76	28.8%	106	-39.1%	63	-56.3%	72%	11.7	-25.2%	0.83	-66.0%	\$1,066,532	-6.4%	\$999,750	-2.0%
Burlington 36	14	40.0%	31	14.8%	21	-27.6%	45%	10.0	-40.5%	1.50	-48.3%	\$1,246,143	-10.7%	\$1,355,000	3.2%
Burlington 38	9	200.0%	14	133.3%	22	69.2%	64%	30.7	268.0%	2.44	-43.6%	\$1,461,167	-46.2%	\$1,350,000	-61.4%
Total	273	47.6%	431	-16.5%	335	-30.9%	63%	16.2	10.5%	1.23	-53.2%	\$1,156,527	-8.8%	\$1,050,000	2.9%

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	164	4.5%	289	-4.9%	51	71.1%	56.7%	21.4	128.2%	1.88	63.8%	\$1,158,165	-8.7%	\$996,000	-5.6%
Burlington 31	239	0.0%	365	-18.5%	70	25.7%	65.5%	28.7	158.5%	1.76	25.7%	\$1,045,187	-13.3%	\$937,000	-9.5%
Burlington 32	140	-32.7%	173	-51.3%	18	-44.1%	80.9%	17.3	111.6%	0.75	-17.0%	\$998,387	-14.6%	\$992,500	-11.6%
Burlington 33	146	-8.2%	230	-9.1%	35	22.8%	63.5%	17.9	35.2%	1.44	33.7%	\$1,461,567	-6.7%	\$1,241,250	-4.5%
Burlington 34	191	2.1%	255	-22.3%	31	-4.2%	74.9%	16.5	96.9%	0.96	-6.2%	\$1,055,843	-15.0%	\$985,000	-15.1%
Burlington 35	419	-12.2%	522	-35.3%	54	-22.9%	80.3%	15.3	74.4%	0.78	-12.3%	\$994,903	-18.0%	\$912,222	-21.6%
Burlington 36	87	42.6%	140	1.4%	26	-	62.1%	28.6	160.6%	1.77	-	\$1,124,180	-21.6%	\$1,160,000	-14.7%
Burlington 38	19	-47.2%	48	-15.8%	16	63.3%	39.6%	41.0	231.7%	5.16	209.5%	\$1,785,943	-31.8%	\$1,550,000	-34.5%
Total	1,405	-7.8%	2,022	-24.8%	301	8.8%	69.5%	20.1	106.9%	1.28	18.0%	\$1,098,341	-15.2%	\$999,999	-13.8%

AVERAGE RESIDENTIAL PRICE BY DISTRICT

Burlington 30-36, 38



RESIDENTIAL PRICE COMPARISON

	June 2023				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	\$1,292,044	13.4%	\$1,099,300	-6.6%	\$1,158,165	-8.7%	\$1,076,550	-14.5%
Burlington 31	\$1,028,491	-35.5%	\$831,800	-10.2%	\$1,045,187	-13.3%	\$818,500	-17.9%
Burlington 32	\$1,016,890	1.0%	\$1,015,300	-5.1%	\$998,387	-14.6%	\$999,200	-13.5%
Burlington 33	\$1,519,351	-18.0%	\$1,233,900	-7.7%	\$1,461,567	-6.7%	\$1,219,950	-15.6%
Burlington 34	\$1,020,359	2.4%	\$1,015,500	-3.2%	\$1,055,843	-15.0%	\$992,367	-13.2%
Burlington 35	\$1,066,532	-6.4%	\$1,016,600	-0.9%	\$994,903	-18.0%	\$981,867	-12.0%
Burlington 36	\$1,246,143	-10.7%	\$1,214,900	-0.7%	\$1,124,180	-21.6%	\$1,176,267	-14.5%
Burlington 38	\$1,246,143	-10.7%	\$1,214,900	-0.7%	\$1,124,180	-21.6%	\$1,176,267	-14.5%

DETACHED BENCHMARK HOMES

	June 2023						
	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Burlington 30	\$1,461,500	-4.3%	0.3%	2	3	1,706	7,539
Burlington 31	\$1,125,000	-4.5%	0.2%	2	3	1,369	8,300
Burlington 32	\$1,230,600	-4.9%	-0.1%	2	3	1,419	5,634
Burlington 33	\$1,397,600	-6.4%	0.2%	2	3	1,504	7,525
Burlington 34	\$1,215,300	-3.0%	-0.8%	2	3	1,547	6,600
Burlington 35	\$1,417,300	2.1%	-1.7%	2	4	1,960	5,000
Burlington 36	\$1,586,200	3.6%	-1.9%	2	4	2,115	3,331
Burlington 38	\$1,782,200	-11.1%	-0.8%	2	3	2,221	60,000

SUMMARY STATISTICS

June 2023

	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	273	47.6%	431	-16.5%	335	-30.9%	\$1,050,000	2.9%	16.2	10.5%	10.0	-16.7%
Commercial	6	50.0%	1	-80.0%	141	-7.2%	\$1,132,500	248.5%	86.5	-27.6%	63.5	-31.7%
Farm	0	-	0	-	3	-	-	-	-	-	-	-
Land	0	-	1	-	20	122.2%	-	-	-	-	-	-
Multi-Residential	0	-	0	-100.0%	2	-60.0%	-	-	-	-	-	-
Total	279	47.6%	50	-74.9%	566	-18.1%	\$1,050,000	2.9%	17.7	4.9%	10.0	-16.7%

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	1,405	-7.8%	2,022	-24.8%	301	8.8%	\$999,999	-13.8%	20.1	106.9%	10.0	66.7%
Commercial	20	25.0%	14	-39.1%	145	0.8%	\$850,000	-20.9%	93.7	-3.4%	52.0	-34.6%
Farm	0	-	1	-	2	-	-	-	-	-	-	-
Land	4	33.3%	5	-37.5%	16	131.7%	\$1,861,250	23.3%	55.8	146.0%	51.0	240.0%
Multi-Residential	4	300.0%	1	-50.0%	1	-50.0%	\$1,300,000	-45.8%	46.0	360.0%	51.5	415.0%
Total	1,433	-7.2%	345	-80.4%	546	18.4%	\$999,999	-13.9%	21.3	100.1%	11.0	83.3%

June 2023

	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%	0	-	-	-	0	-
Industrial	3	-	\$2,835,000	-	0	-100.0%	102.0	-	1	43.0
Investment	0	-	\$0	-	0	-	-	-	0	-
Land	0	-	\$0	-	0	-	-	-	0	-
Office	2	100.0%	\$3,895,000	271.0%	1	-80.0%	43.0	-40.3%	1	14.0
Retail	1	-50.0%	\$575,000	-11.5%	0	-	127.0	-30.2%	1	50.0

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%	1	-85.7%	-	-	0	-
Industrial	7	600.0%	\$13,569,999	1759.2%	3	-89.7%	99.6	148.9%	12	97.5
Investment	1	-50.0%	\$410,000	-89.9%	1	-50.0%	36.0	-24.2%	0	-
Land	1	-	\$950,000	-	1	-	239.0	-	0	-
Office	6	50.0%	\$7,900,000	89.4%	7	-74.1%	58.0	-14.1%	6	127.8
Retail	5	-16.7%	\$8,070,000	9.8%	5	-58.3%	110.6	-16.4%	3	75.0