


## Burlington Real Estate Sales Update – August 2021

For Burlington, the actual number of homes sold this past month is down 34%....but the sale prices are up 20% vs the August 2020 stats. The number of homes sold was down last month as well...but new listings coming on the market are also down 9%. The inventory of homes available for purchase remains quite low. This is in line with seasonal trends, July and August tend to have fewer new listings and sales which is exactly the case. People have been in lockdown, homeschooling, working from home...and people are just enjoying the summer as they usually do...vacation, camping, family, swimming, cottage, etc. Overall the same story continues and that is that the level of inventory remains at critically low levels.



**BURLINGTON  
REAL ESTATE STATS  
AUGUST 2021 VS 2020**

	2021	2020	
NUMBER OF HOMES SOLD	233	344	-32.3%
AVERAGE SELLING PRICE	\$1,046,652	\$867,501	+20.7%
AVERAGE DAYS ON MARKET	15.6	18.2	-14.3%
AVERAGE SALE PRICE DETACHED HOMES	\$1,342,024	\$1,185,886	+13.2%
AVERAGE SALE PRICE TOWN/SEMI/LINK	\$855,467	\$702,424	+21.8%
AVERAGE SALE PRICE CONDO	\$598,884	\$519,992	+15.2%

The trend that is worrying may be in the townhouse sector, which has the lowest level of inventory. We saw a sharp decrease in active listings for townhomes over last month, and the sale prices went up. Condo properties are showing better inventory levels than any of the other property types yet are still well below normal levels. For condos, Burlington had a 15% increase in sale price over August 2020, and Hamilton 27% increase.

If you have any real estate questions or are thinking about buying or selling, feel free to reach out to us at [thompsonhart@royallepage.ca](mailto:thompsonhart@royallepage.ca) - No Great Secret, Just Great Service!

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