# October 2026

## Burlington

# Real Estate Monthly Report

**Market performance | Home types | Outlook**



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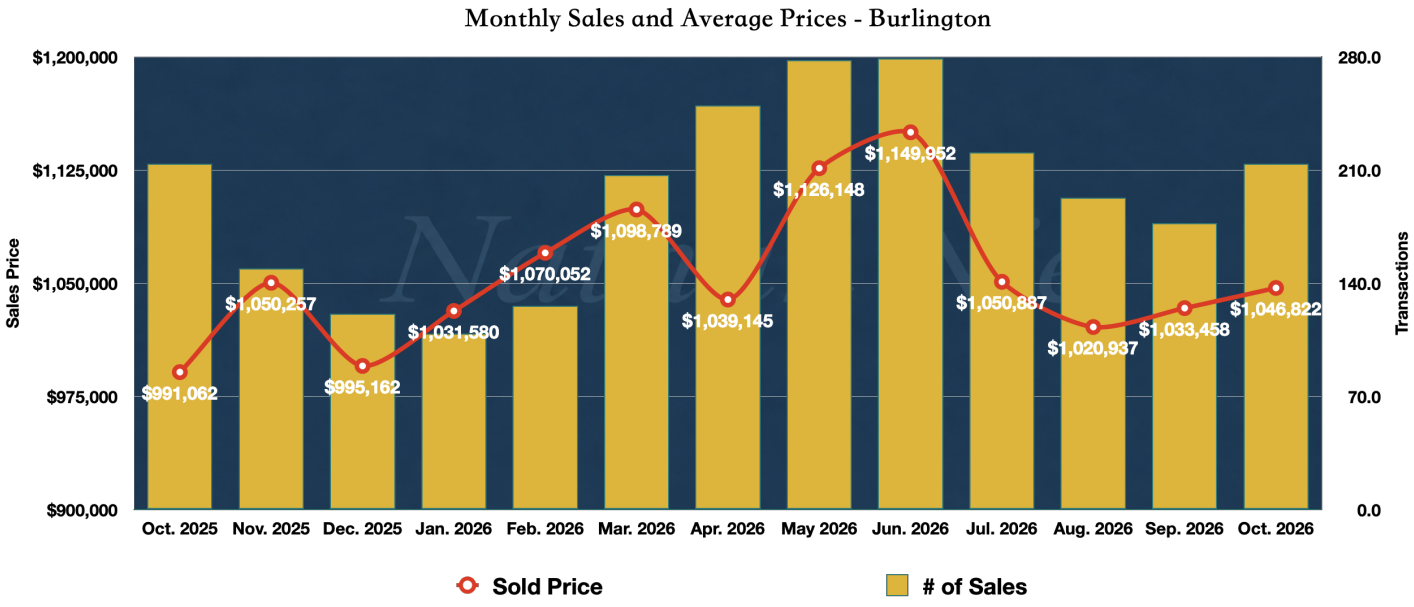
# Burlington Real Estate Monthly Report

**October 2026 | Market data: TRREB**

## Overall Market

The overall market includes detached, semi-detached, freehold townhouse, condo townhouse and condo apartment sales. The October average price was $1,046,822, up 1.3% month over month and up 5.6% year over year. Sales totalled 214, up 20.9% month over month. New listings: 417. Active listings: 712. Homes sold in an average of 32 days. Average prices and sales both improved month over month; whether that improvement lasts remains to be seen.

| Overall Market | This Month | Year over Year | | Month over Month | | Historical Records | |
|---|---|---|---|---|---|---|---|
| | Oct 2026 | Oct 2025 | Change | Sep 2026 | Change | Record High Price | Month / Year |
| Average Price | $1,046,822 | $991,062 | +5.6% | $1,033,458 | +1.3% | $1,457,249 | Feb 2022 |
| Sales | 214 | 214 | +0.0% | 177 | +20.9% | | |
| New Listings | 417 | 475 | -12.2% | 519 | -19.7% | Vs. Record High | |
| Active Listings | 712 | 815 | -12.6% | 761 | -6.4% | -28.2% | |
| Avg. Days on Market | 32 | 39 | -17.9% | 34 | -5.9% | | |




Sales were unchanged year over year. Overall inventory was approximately 3.3 months. Average-price changes also reflect the mix of homes sold and do not measure the price change of every property.

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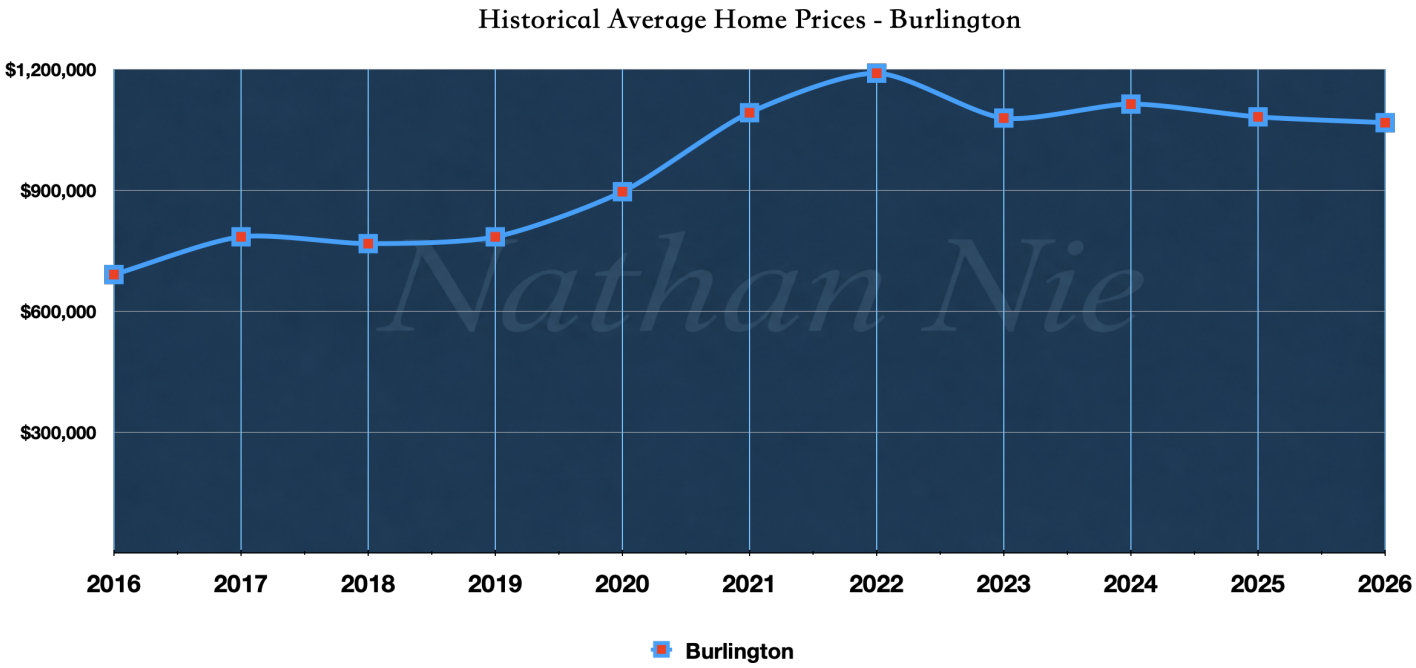


The 2026 figure is the average of monthly prices from January through October; it is neither a full-year forecast nor a sales-weighted annual average.

## Economic Context and Outlook

Market period: October 2026. Economic information checked: November 5, 2026.

**Interest rates and financing.** On October 28, the Bank of Canada raised its policy rate by 0.25 percentage points to 2.50%. This may increase payment pressure on variable-rate borrowers. Fixed mortgage rates also depend on bond yields and lender pricing; further rate cuts should not be assumed.

**Employment and the economy.** As of November 5, September was the latest Labour Force Survey: Canadian employment fell by 68,000, unemployment was 6.5% nationally and 7.0% in Ontario. October results were scheduled for November 6. These national and provincial figures are not local employment statistics for the city covered in this report.

**Trade and inflation.** The Bank of Canada's October report described inflation as higher than previously expected and the growth outlook as improved, with substantial uncertainty. Editorial assessment: trade and energy-price changes may influence housing decisions through jobs, household income and financing costs; they do not establish a specific future change in local home prices.

**Immigration policy.** The announced 2026-2028 plan set annual permanent-resident targets at 380,000 and the 2026 target for new temporary-resident arrivals at 385,000. Editorial assessment: population growth affects new housing demand, but local migration, household formation and supply by home type still require separate analysis.

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## Policy Developments and Scenarios

**Federal foreign-buyer ban.** The federal government announced an extension to January 1, 2027. Whether it ends then depends on the law in force at that time. If lifted, some overseas demand could return, but that does not establish broad price increases or a predictable gain. Ontario's separate 25% Non-Resident Speculation Tax would not automatically end with the federal ban; exemptions are assessed separately.

**Next 6-12 months: editorial scenarios.** The base case is a gradual market adjustment with differences among home types. If employment recovers, financing becomes more affordable and inventory continues to decline, sales could recover before prices. Deeper trade disruption, weaker employment or higher financing costs could pressure both. Watch sales, new listings, inventory months and days on market. These are conditional scenarios, not official forecasts.

## Detached Homes

The October average price was $1,376,964, up 1.0% month over month and up 10.8% year over year. Sales totalled 101, up 20.2% month over month. New listings: 202. Active listings: 312. Homes sold in an average of 28 days. Average prices and sales both improved month over month; whether that improvement lasts remains to be seen.

| Detached | This Month | Year over Year | | Month over Month | | Historical Records | |
|---|---|---|---|---|---|---|---|
| | Oct 2026 | Oct 2025 | Change | Sep 2026 | Change | Record High Price | Month / Year |
| Average Price | $1,376,964 | $1,242,975 | +10.8% | $1,363,803 | +1.0% | $1,827,440 | Jan 2022 |
| Sales | 101 | 103 | -1.9% | 84 | +20.2% | | |
| New Listings | 202 | 206 | -1.9% | 252 | -19.8% | Vs. Record High | |
| Active Listings | 312 | 357 | -12.6% | 325 | -4.0% | -24.7% | |
| Avg. Days on Market | 28 | 37 | -24.3% | 26 | +7.7% | | |

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## Semi-Detached

The October average price was $868,900, down 2.7% month over month and down 3.5% year over year. Sales totalled 10, up 42.9% month over month. New listings: 20. Active listings: 24. Homes sold in an average of 21 days. Average prices were lower than in the previous month. Sales and inventory trends may help indicate whether conditions are stabilizing.

| Semi-Detached | This Month | Year over Year | | Month over Month | | Historical Records | |
|---|---|---|---|---|---|---|---|
| | Oct 2026 | Oct 2025 | Change | Sep 2026 | Change | Record High Price | Month / Year |
| Average Price | $868,900 | $900,571 | -3.5% | $892,714 | -2.7% | $1,290,633 | Feb 2022 |
| Sales | 10 | 7 | +42.9% | 7 | +42.9% | | |
| New Listings | 20 | 11 | +81.8% | 16 | +25.0% | Vs. Record High | |
| Active Listings | 24 | 24 | +0.0% | 21 | +14.3% | -32.7% | |
| Avg. Days on Market | 21 | 57 | -63.2% | 14 | +50.0% | | |

## Freehold Townhouses

The October average price was $857,186, up 4.1% month over month and down 7.2% year over year. Sales totalled 21, up 23.5% month over month. New listings: 34. Active listings: 46. Homes sold in an average of 23 days. Average prices and sales both improved month over month; whether that improvement lasts remains to be seen.

| Freehold Townhouses | This Month | Year over Year | | Month over Month | | Historical Records | |
|---|---|---|---|---|---|---|---|
| | Oct 2026 | Oct 2025 | Change | Sep 2026 | Change | Record High Price | Month / Year |
| Average Price | $857,186 | $923,988 | -7.2% | $823,041 | +4.1% | $1,261,731 | Feb 2022 |
| Sales | 21 | 17 | +23.5% | 17 | +23.5% | | |
| New Listings | 34 | 43 | -20.9% | 39 | -12.8% | Vs. Record High | |
| Active Listings | 46 | 52 | -11.5% | 48 | -4.2% | -32.1% | |
| Avg. Days on Market | 23 | 27 | -14.8% | 27 | -14.8% | | |

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## Condo Townhouses

The October average price was $758,690, up 5.9% month over month and up 2.2% year over year. Sales totalled 42, down 2.3% month over month. New listings: 64. Active listings: 112. Homes sold in an average of 34 days. Higher average prices were not accompanied by more sales; changes in the mix of homes sold merit attention.

| Condo Townhouses | This Month | Year over Year | | Month over Month | | Historical Records | |
|---|---|---|---|---|---|---|---|
| | Oct 2026 | Oct 2025 | Change | Sep 2026 | Change | Record High Price | Month / Year |
| Average Price | $758,690 | $742,481 | +2.2% | $716,155 | +5.9% | $961,161 | Mar 2022 |
| Sales | 42 | 38 | +10.5% | 43 | -2.3% | | |
| New Listings | 64 | 98 | -34.7% | 88 | -27.3% | Vs. Record High | |
| Active Listings | 112 | 143 | -21.7% | 136 | -17.6% | -21.1% | |
| Avg. Days on Market | 34 | 33 | +3.0% | 39 | -12.8% | | |

## Condo Apartments

The October average price was $658,858, up 3.6% month over month and down 2.1% year over year. Sales totalled 37, up 54.2% month over month. New listings: 91. Active listings: 207. Homes sold in an average of 46 days. Average prices and sales both improved month over month; whether that improvement lasts remains to be seen.

| Condo Apartments | This Month | Year over Year | | Month over Month | | Historical Records | |
|---|---|---|---|---|---|---|---|
| | Oct 2026 | Oct 2025 | Change | Sep 2026 | Change | Record High Price | Month / Year |
| Average Price | $658,858 | $672,811 | -2.1% | $636,131 | +3.6% | $822,921 | Feb 2022 |
| Sales | 37 | 45 | -17.8% | 24 | +54.2% | | |
| New Listings | 91 | 112 | -18.8% | 115 | -20.9% | Vs. Record High | |
| Active Listings | 207 | 223 | -7.2% | 219 | -5.5% | -19.9% | |
| Avg. Days on Market | 46 | 50 | -8.0% | 66 | -30.3% | | |

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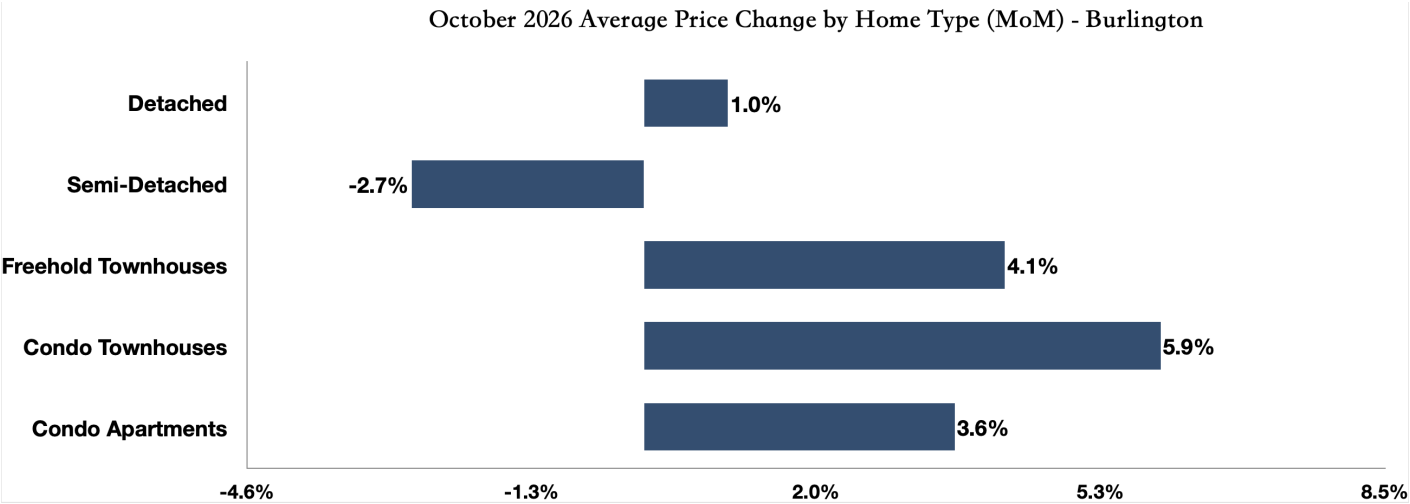
## Home Prices and Selling Times by Type

| Home Type | Average Price | YoY Change | MoM Change | Avg. Days |
|---|---|---|---|---|
| Detached | $1,376,964 | +10.8% | +1.0% | 28 |
| Semi-Detached | $868,900 | -3.5% | -2.7% | 21 |
| Freehold Townhouses | $857,186 | -7.2% | +4.1% | 23 |
| Condo Townhouses | $758,690 | +2.2% | +5.9% | 34 |
| Condo Apartments | $658,858 | -2.1% | +3.6% | 46 |




Detached: 101 sales. Average prices were up 1.0% month over month. Average selling time: 28 days.

Semi-Detached: 10 sales. Average prices were down 2.7% month over month. Average selling time: 21 days.

Freehold Townhouses: 21 sales. Average prices were up 4.1% month over month. Average selling time: 23 days.

Condo Townhouses: 42 sales. Average prices were up 5.9% month over month. Average selling time: 34 days.

Condo Apartments: 37 sales. Average prices were up 3.6% month over month. Average selling time: 46 days.

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## Sales and Inventory by Home Type

| Home Type | Sales | MoM Change | Active Listings | Avg. Days |
|---|---|---|---|---|
| Detached | 101 | +20.2% | 312 | 28 |
| Semi-Detached | 10 | +42.9% | 24 | 21 |
| Freehold Townhouses | 21 | +23.5% | 46 | 23 |
| Condo Townhouses | 42 | -2.3% | 112 | 34 |
| Condo Apartments | 37 | +54.2% | 207 | 46 |




Months of inventory equals active listings divided by the month's sales, a static measure of supply relative to demand. Overall inventory was approximately 3.3 months. Among home types with sales, condo apartments had the highest level at about 5.6 months, while freehold townhouses had the lowest at 2.2 months. This measure is not the time an individual home takes to sell.