

# THE ARCADIAN

## REALTY TEAM NEWSLETTER

DECEMBER 2025 | Burlington Edition



### Thinking Of Making A Move? The Numbers Finally Favour Buyers

According to the Cornerstone Association of REALTORS® November 2025 Market Statistics, today's market offers something buyers haven't

had in years: choice, time, and leverage. Inventory remains elevated, homes are taking longer to sell, and prices have moderated from recent peaks—creating real opportunities not only for first-time buyers, but for those looking to move up the property ladder without the pressure of bidding wars. For buyers who have been waiting on the sidelines, this is a market that rewards preparation and decisive action, allowing you to secure the right home while maximizing the value of your next move.

Read the full market report here, or contact us if you'd like a straightforward review of what the current market conditions could mean for your home.

Scan QR Code to Continue Reading

Source: rahb.ca



### Housing Market Shows Signs Of Life As Borrowers Get A Bit Of Breathing Room

Finally, a bit of good news as Statistics Canada redoes its numbers

Canada's economy has managed to shake off its mid-year slump, and the housing market is showing some early signs of waking up with it. New GDP numbers from Statistics Canada point

to a modest rebound in the third quarter of 2025, with real GDP rising 0.6% after a spring decline.

Beneath that headline, though, the mix of housing activity tells a story familiar to anyone watching Canada's market: buyers are coming back, existing homeowners are repairing and upgrading, and new construction is still struggling to keep up. One of the standout numbers is the jump in ownership transfer costs, a measure tied to home resales. Those costs climbed 9.1% in the third quarter, marking the second straight increase after a rough start to the year.

Most provinces saw stronger resale activity, suggesting that lower borrowing costs and rising wages may be giving buyers a reason to return. Renovation spending also increased, which often happens when Canadians feel stuck between high prices and limited new listings. Charts in the report, including the housing investment breakdown, show a clear pattern: resale and

renovation activity are pulling more weight, even as new construction lags.

**New Construction Still In a Slump**

The biggest concern for the long-term health...

Scan QR Code to Continue Reading

Source: mpamag.com



**Have questions about your neighbourhood market? We are here to help!**

admin@arcadianrealty.ca | www.arcadianrealtyteam.ca | 9-209, Speers Rd, Oakville, ON

**CENTURY 21.**  
Miller Real Estate Ltd.  
BROKERAGE

**ARCADIAN**  
REALTY TEAM

# YOUR MARKET REPORT

## DETACHED HOMES

AREA	# OF SALES	AVG. SALE PRICE
Mountainside	6	\$897,532
Dynes	6	\$1,017,917
Millcroft	5	\$1,555,546
Headon Forest	5	\$1,108,400
Central	5	\$1,548,800
Elizabeth Gardens	5	\$1,183,398
North Burlington Rural	4	\$1,351,250
Plains	3	\$964,167
Aldershot South	3	\$2,716,667
Brant Hills	3	\$945,000
Orchard	3	\$1,325,000
Palmer	2	\$1,042,950
Tyandaga	2	\$1,561,500
Alton East	1	\$1,360,000
Maple	1	\$1,200,000
Shoreacres	1	\$2,340,000
Roseland	1	\$2,252,000
Pinedale	1	\$1,097,000
Longmoor	1	\$997,059
Aldershot Central	1	\$800,000
Aldershot West	1	\$1,400,000

## SEMI-DETACHED, TOWNHOMES, ROW AND LINKS

AREA	# OF SALES	AVG. SALE PRICE
Maple	11	\$692,391
Headon Forest	5	\$726,250
Aldershot South	4	\$543,500
Longmoor	4	\$752,500
Central	4	\$1,301,500
Elizabeth Gardens	4	\$649,500
Tansley	4	\$534,625
Mountainside	4	\$652,480
Brant Hills	4	\$804,600
Tyandaga	3	\$722,667
Pinedale	3	\$647,000
Aldershot Central	3	\$574,500
Plains	2	\$598,750
Corporate	2	\$609,000
Millcroft	2	\$915,000
Alton West	1	\$845,000
Palmer	1	\$495,500
Orchard	1	\$923,000

**CENTURY 21**  
Miller Real Estate Ltd.  
BROKERAGE

**ARCADIAN**  
REALTY TEAM

## NEIGHBOURHOOD GUIDE: HEADON



### NEIGHBOURHOOD VIBE

A family-friendly neighbourhood with easy access to major roadways.



### COMMUNITY CANVAS

A vibrant community with residents from diverse ethnic backgrounds and a mix of ages.



### PROPERTY PULSE

Headon features primarily single-detached homes on large lots, with a mix of older and newer homes.



### WHAT YOU'LL LOVE

Great schools, parks with playgrounds, and a variety of recreational facilities for outdoor activities.

Headon has a consistent population, and is popular with families with teens, people in their 20s, people in their 40s, and people in their 50s. Headon, also known as Headon Forest, is located in north Burlington and contains primarily single family detached homes on large lots. Residents enjoy quick access to major roadways including the QEW.

### People & Families in Headon

Families with kids make up 54% of households in this neighbourhood, while couples without children make up 24% of households and 18% of households are one person living alone. People in Headon come from 98 different ethnic origins, and 21% are first-generation immigrants, while 27% are second-generation immigrants.

### Having Fun in Headon

Fun is easy to find at the many parks & rec facilities here. Parks in Headon feature playgrounds for kids and sports parks. There are 5 parks in Headon, with 27 recreational facilities in total. The average number of facilities per park is 5.

Neighbourhood  
Households

4,465

Number of  
Parks

5

Neighbourhood  
Population

12,686

Number of  
Recreation Facilities

27

### Deborah Bennet

Team Leader & Sales Rep.  
deborah.bennet@century21.ca  
416-616-2484

### David Robinson

Sales Representative  
david.robinson@century21.ca  
289-339-4529

### Julie - Homestager

Vern - Handyman  
Joanna - Home Cleaning  
Lily - Client Care

