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# RAHB REALTORS<sup>®</sup> RELEASE JUNE STATISTICS

PRESS RELEASE – For immediate release

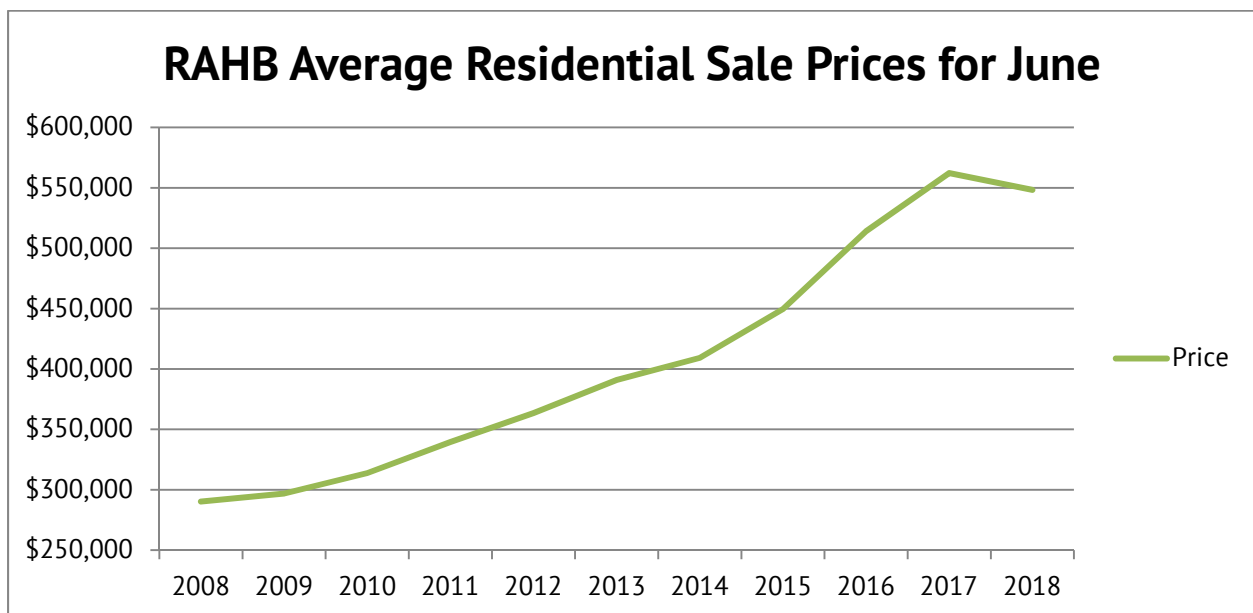
July 5, 2018 (Hamilton, Ontario)

The REALTORS<sup>®</sup> Association of Hamilton-Burlington (RAHB) reported 1,257 sales were processed through the RAHB Multiple Listing Service<sup>®</sup> (MLS<sup>®</sup>) System in June, 14.2 per cent fewer than the same month last year and 19.2 per cent fewer than the 10-year average for the month.

All property listings were 19 per cent lower than the same month last year, but 1.1 per cent higher than the 10-year average. Residential sales were 13.7 per cent lower than June of last year, with residential freehold sales 13.3 per cent lower and condominium sales 15.6 per cent lower than the same month last year.

“Having a more balanced market this year really showcases how busy the market was for the last few years,” says RAHB CEO George O’Neill. “Sales and listings are down from last year, but they’re being compared to a year impacted by government regulations. The regular spring market pattern has returned this year.”

Although the average residential sale price for June 2018 is lower compared to June 2017, prices have made healthy gains over the past five and 10 years.



There has been an increase in sales in some areas of our market, such as Hamilton West, Dundas, Grimsby and Dunnville. Some areas which were particularly active over the last few years, such as Hamilton East, Hamilton Centre and Burlington, are still experiencing fewer sales.

“The numbers show the fluctuations and distinct characteristics between our various communities,” adds O’Neill. “This is why a local RAHB REALTOR®’s professional advice is critical when buying and selling your property.”

**The numbers for the month of June 2018 compared to June 2017:**

<b>ALL PROPERTY TYPES</b>	<b>June 2018</b>	<b>June 2017</b>	<b>% Change</b>
<i>Listings</i>	2,251	2,79	-19.0%
<i>Sales</i>	1,257	1,465	-14.2%
<i>Average Sale Price</i>	\$549,906	\$569,819	-3.5%
<i>End of Month Listing Inventory</i>	3,801	3,591	5.9%

<b>RESIDENTIAL ONLY</b>	<b>June 2018</b>	<b>June 2017</b>	<b>% Change</b>
<i>Listings</i>	2,095	2,597	-19.3%
<i>Sales</i>	1,218	1,412	-13.7%
<i>Average Sale Price</i>	\$548,300	\$562,259	-2.5%
<i>Median Sale Price</i>	\$495,000	\$490,000	1.0%
<i>Average Days on Market</i>	29	18	61.1%
<i>Median Days on Market</i>	21	13	61.5%
<i>End of Month Listing Inventory</i>	3,173	2,955	7.4%

<b>FREEHOLD ONLY</b>	<b>June 2018</b>	<b>June 2017</b>	<b>% Change</b>
<i>Listings</i>	1,767	2,203	-19.8%
<i>Sales</i>	979	1,129	-13.3%
<i>Average Sale Price</i>	\$582,615	\$597,963	-2.6%
<i>Median Sale Price</i>	\$525,000	\$526,750	-0.3%
<i>Average Days on Market</i>	28	18	55.6%
<i>Median Days on Market</i>	20	13	53.9%
<i>End of Month Listing Inventory</i>	2,701	2,538	6.4%

CONDOMINIUM ONLY	June 2018	June 2017	% Change
<i>Listings</i>	328	394	-16.8%
<i>Sales</i>	239	283	-15.6%
<i>Average Sale Price</i>	\$407,741	\$419,823	-2.9%
<i>Median Sale Price</i>	\$380,000	\$399,000	-4.8%
<i>Average Days on Market</i>	30	17	76.5%
<i>Median Days on Market</i>	22	14	53.6%
<i>End of Month Listing Inventory</i>	472	417	13.2%

COMMERCIAL ONLY	June 2018	June 2017	% Change
<i>Listings</i>	156	182	-14.3%
<i>Sales</i>	39	53	-26.4%

\*Average sale price is based on the total dollar volume of all properties sold through the RAHB MLS® System. Average sale price can be useful in establishing long-term trends, but should not be used as an indicator that specific properties have increased or decreased in value.

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#### **About the REALTORS® Association of Hamilton-Burlington**

Established in 1921, the REALTORS® Association of Hamilton-Burlington (RAHB) represents over 3,100 real estate brokers and sales representatives from Hamilton, Burlington and outlying areas. Members of the Association may use the REALTOR® trademark, which identifies them as real estate professionals who subscribe to a strict code of ethics. The Association operates the local Multiple Listing Service® (MLS®) System and provides ongoing professional education courses for its members. Advertisements of local MLS® property listings and information about the services provided by a REALTOR® can be found at [REALTOR.ca](http://REALTOR.ca). More information about RAHB is available at [rahb.ca](http://rahb.ca).