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# RAHB REALTORS® RELEASE JULY STATISTICS

PRESS RELEASE – For immediate release

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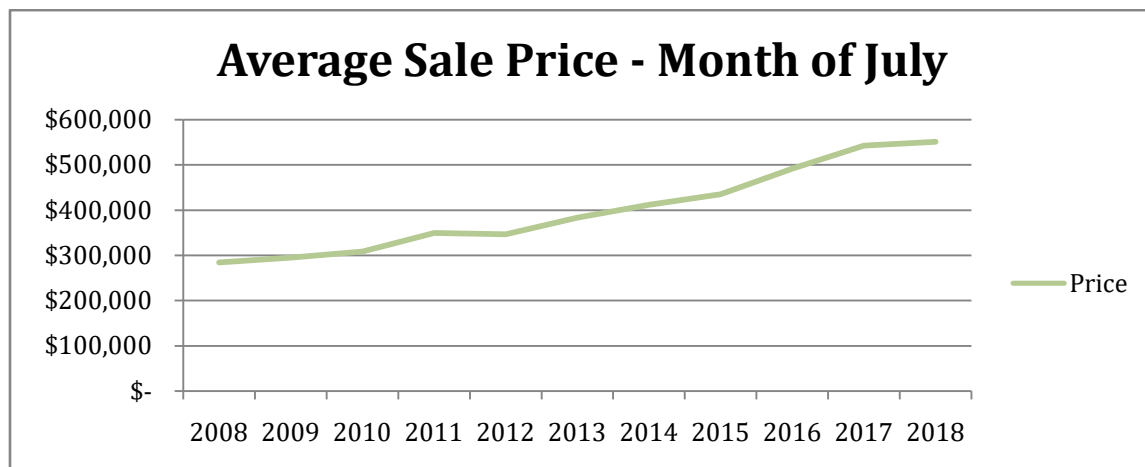
The REALTORS® Association of Hamilton-Burlington (RAHB) reported 1,072 residential sales were processed through the RAHB Multiple Listing Service® (MLS®) System in July 2018, 4.7 per cent fewer than the same month last year and 16.3 per cent fewer than the 10-year average for the month.

Residential freehold sales were 3.2 per cent lower, and condominium sales were 11.5 per cent lower, than July last year.

New residential listings were 8.4 per cent lower than the same month last year, but 1.5 per cent higher than the 10-year average.

“Comparing this July to last does not necessarily provide an accurate picture of the market, as last year’s increase in listings and prices were influenced by government regulations,” says RAHB President and local REALTOR® Jack Loft. “Right now, we are sitting on the border between a balanced market and a seller’s market.”

The average residential sale price for July 2018 was up 1.3 per cent, continuing the upwards trend for the month of July over the past 10 years.



Neighbourhoods throughout the RAHB area experience results that differ from the average of the entire RAHB market area. In July, while Hamilton Centre, Hamilton Mountain and Burlington followed the trend of significantly fewer sales compared to last year but had higher increases in average sale price, Ancaster saw an increase in sales but a dip in the average sale price compared to last year.

“Even within neighbourhoods, the real estate market differs from one street to another, from one property to another,” adds Loft. “REALTORS® know the local markets and can help buyers and sellers navigate their way to a successful home buying or home selling experience.”

#### The numbers for the month of July 2018 compared to July 2017:

ALL PROPERTY TYPES	July 2018	July 2017	% Change
Listings	1,882	2,039	-7.7%
Sales	1,118	1,176	-4.9%
Average Sale Price	\$558,295	\$557,798	0.1%
End of Month Listing Inventory	3,742	3,624	3.3%

RESIDENTIAL ONLY	July 2018	July 2017	% Change
Listings	1,736	1,895	-8.4%
Sales	1,072	1,125	-4.7%
Average Sale Price	\$550,090	\$543,032	1.3%
Median Sale Price	\$490,000	\$474,500	3.3%
Average Days on Market	31	25	24.0%
Median Days on Market	23	20	15.0%
End of Month Listing Inventory	3,116	2,994	4.1%

FREEHOLD ONLY	July 2018	July 2017	% Change
Listings	1,458	1,589	-8.2%
Sales	895	925	-3.2%
Average Sale Price	\$571,718	\$571,025	0.1%
Median Sale Price	\$510,000	\$496,000	2.8%
Average Days on Market	31	25	24.0%
Median Days on Market	22	20	10.0%
End of Month Listing Inventory	2,636	2,564	2.8%

CONDOMINIUM ONLY	July 2018	July 2017	% Change
Listings	278	306	-9.2%
Sales	177	200	-11.5%
Average Sale Price	\$440,728	\$413,565	6.6%
Median Sale Price	\$409,900	\$397,000	3.3%
Average Days on Market	33	25	32.0%
Median Days on Market	27	20	35.0%
End of Month Listing Inventory	480	430	11.6%

COMMERCIAL ONLY	July 2018	July 2017	% Change
Listings	146	144	1.4%
Sales	46	51	-9.8%

\*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).