



Residential Market Activity and MLS[®] Home Price Index Report

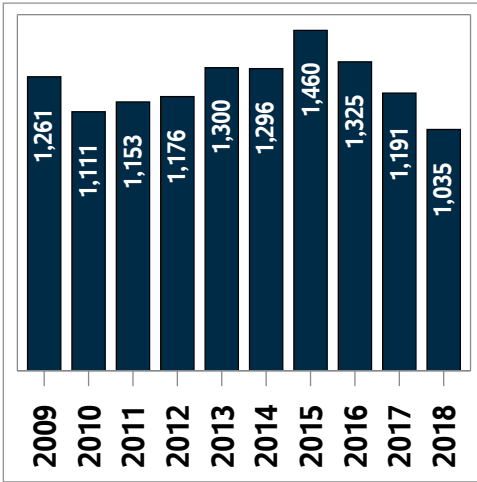
October 2018



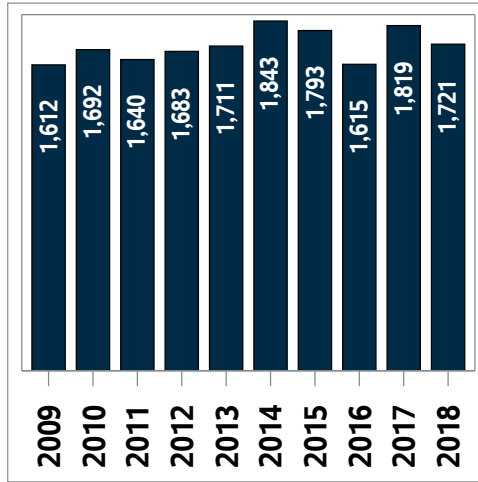
Prepared for the REALTORS[®] Association of Hamilton-Burlington
by the Canadian Real Estate Association

REALTORS® Association of Hamilton-Burlington MLS® Residential Market Activity

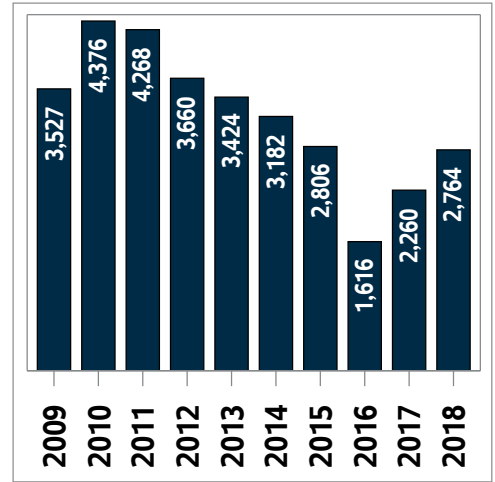
Sales Activity
(October only)



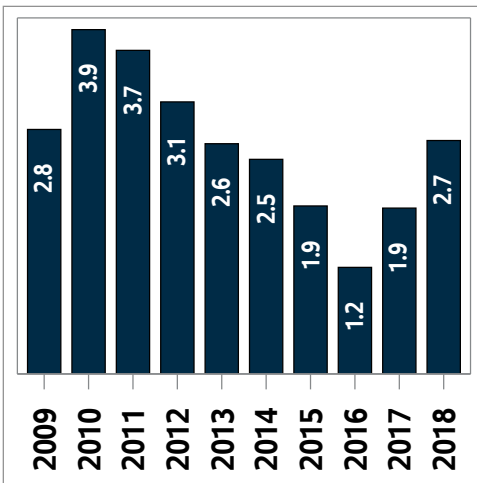
New Listings
(October only)



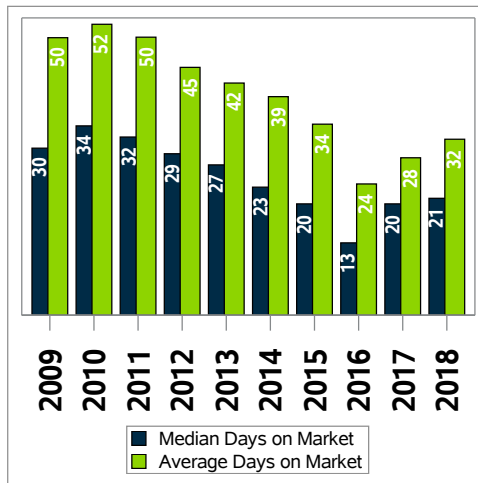
Active Listings
(October only)



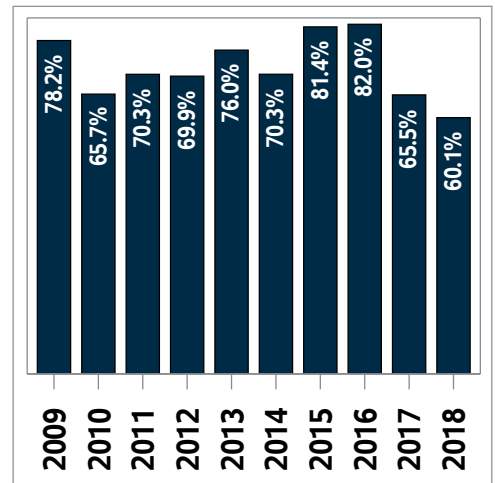
Months of Inventory
(October only)



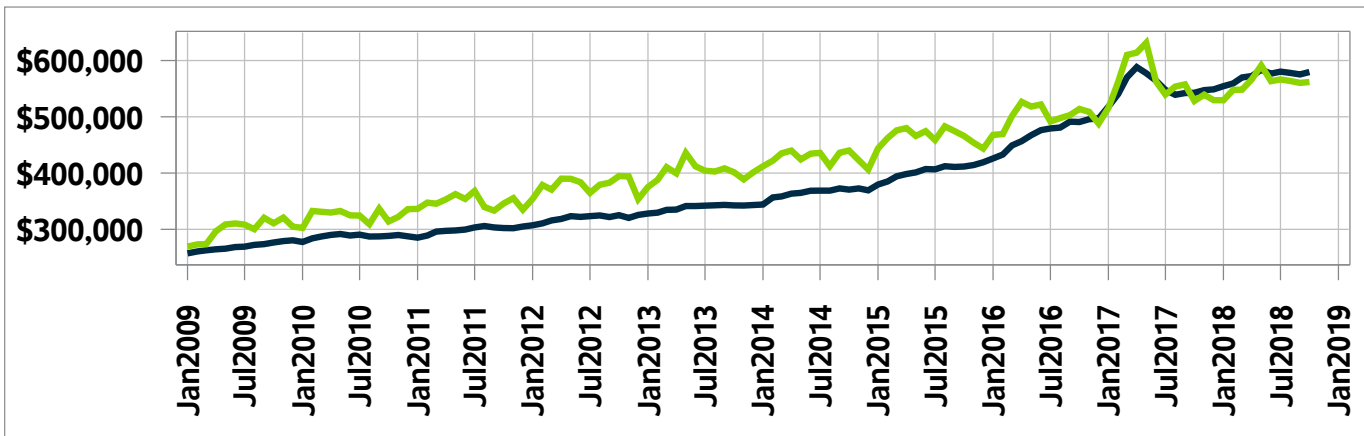
Days on Market
(October only)



Sales to New Listings Ratio
(October only)

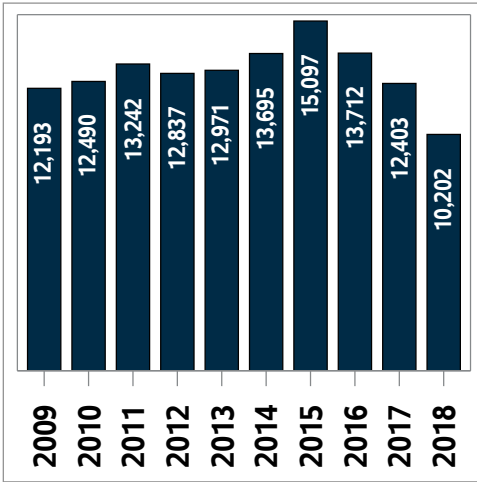


MLS® HPI Composite Benchmark Price and Average Price

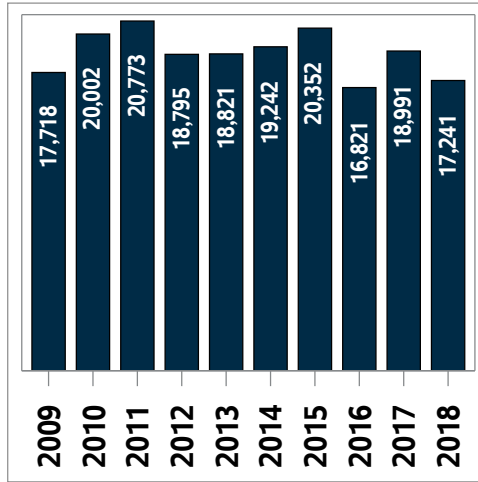


REALTORS® Association of Hamilton-Burlington MLS® Residential Market Activity

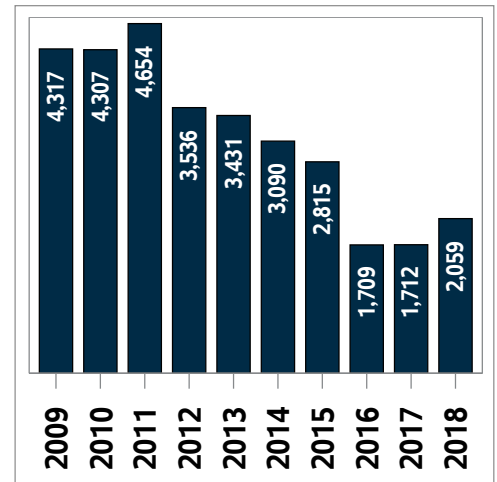
Sales Activity
(October Year-to-date)



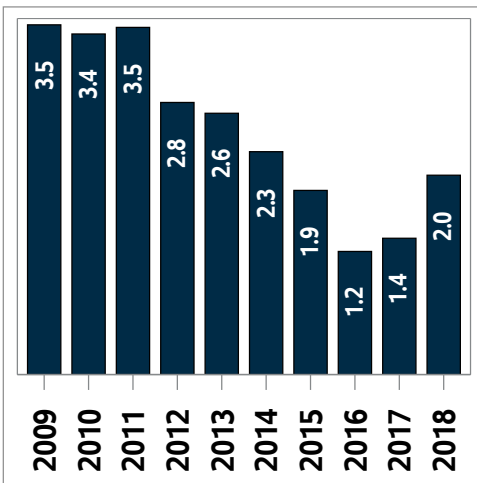
New Listings
(October Year-to-date)



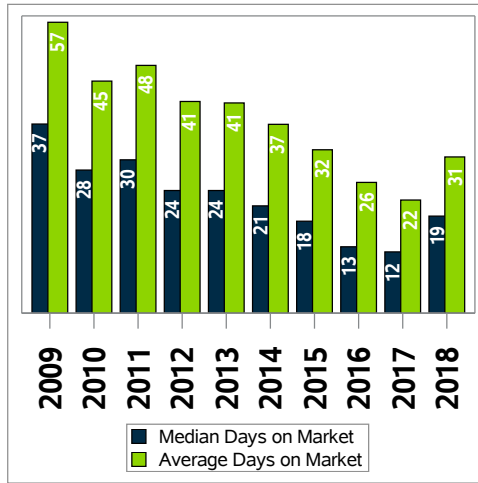
Active Listings¹
(October Year-to-date)



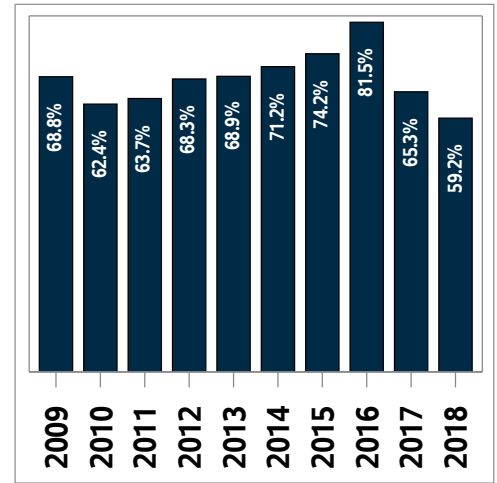
Months of Inventory²
(October Year-to-date)



Days on Market
(October Year-to-date)



Sales to New Listings Ratio
(October Year-to-date)



¹ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year

² Average active listings January to the current month/average of sales January to the current month

REALTORS® Association of Hamilton-Burlington MLS® Residential Market Activity

Actual	October 2018	Compared to ⁶					
		October 2017	October 2016	October 2015	October 2013	October 2011	October 2008
Sales Activity	1,035	-13.1	-21.9	-29.1	-20.4	-10.2	8.7
Dollar Volume	\$581,564,528	-7.5	-14.6	-14.5	11.4	45.8	123.4
New Listings	1,721	-5.4	6.6	-4.0	0.6	4.9	-7.3
Active Listings	2,764	22.3	71.0	-1.5	-19.3	-35.2	-45.5
Sales to New Listings Ratio ¹	60.1	65.5	82.0	81.4	76.0	70.3	51.3
Months of Inventory ²	2.7	1.9	1.2	1.9	2.6	3.7	5.3
Average Price	\$561,898	6.4	9.3	20.6	40.0	62.4	105.5
Median Price	\$490,000	4.5	14.6	25.6	42.0	62.8	104.2
Sales to List Price Ratio	98.2	98.0	100.8	97.9	96.9	97.2	94.6
Median Days on Market	21.0	20.0	13.0	20.0	27.0	32.0	38.0
Average Days on Market	31.6	28.3	23.6	34.3	41.7	49.9	56.0

Year-to-date	October 2018	Compared to ⁶					
		October 2017	October 2016	October 2015	October 2013	October 2011	October 2008
Sales Activity	10,202	-17.7	-25.6	-32.4	-21.3	-23.0	-15.5
Dollar Volume	\$5,732,665,633	-19.4	-17.1	-19.2	8.9	23.7	60.0
New Listings	17,241	-9.2	2.5	-15.3	-8.4	-17.0	-15.1
Active Listings ³	2,059	20.3	20.5	-26.8	-40.0	-55.8	-53.8
Sales to New Listings Ratio ⁴	59.2	65.3	81.5	74.2	68.9	63.7	59.4
Months of Inventory ⁵	2.0	1.4	1.2	1.9	2.6	3.5	3.7
Average Price	\$561,916	-2.0	11.4	19.6	38.5	60.6	89.2
Median Price	\$499,894	-0.0	16.3	25.0	43.9	63.9	92.3
Sales to List Price Ratio	98.4	102.7	100.8	98.6	97.3	97.0	96.5
Median Days on Market	19.0	12.0	13.0	18.0	24.0	30.0	33.0
Average Days on Market	30.6	22.1	25.6	32.0	41.1	48.5	48.7

¹ Sales / new listings * 100; Compared to levels from previous periods

² Active listings at month end / monthly sales; Compared to levels from previous periods

³ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year

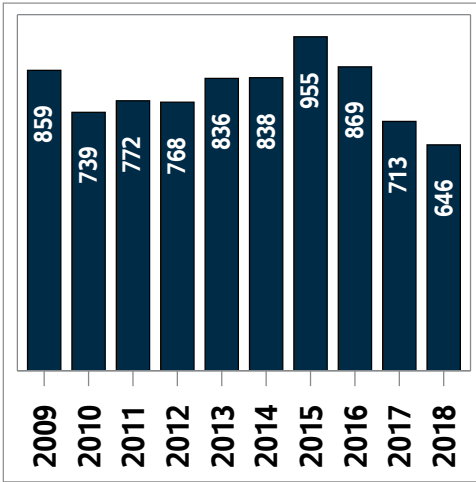
⁴ Sum of sales from January to current month / sum of new listings from January to current month

⁵ The year-to-date months of inventory figure is calculated as: average active listings from January to current month / average sales from January to current month

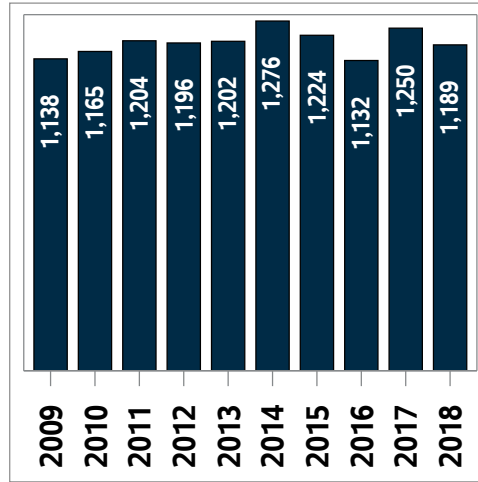
⁶ Sales to new listings ratio and months of inventory shown as levels; all others calculated as percentage changes

REALTORS® Association of Hamilton-Burlington MLS® Single Family Market Activity

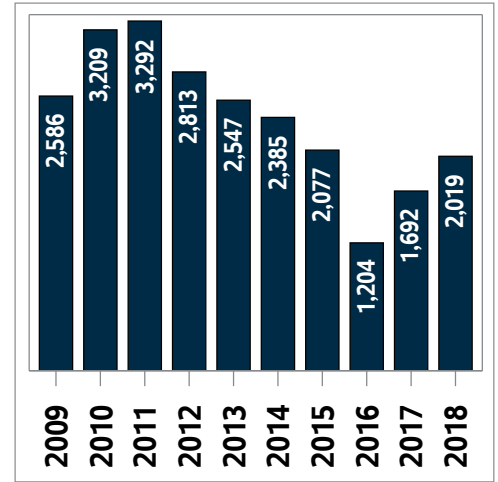
Sales Activity
(October only)



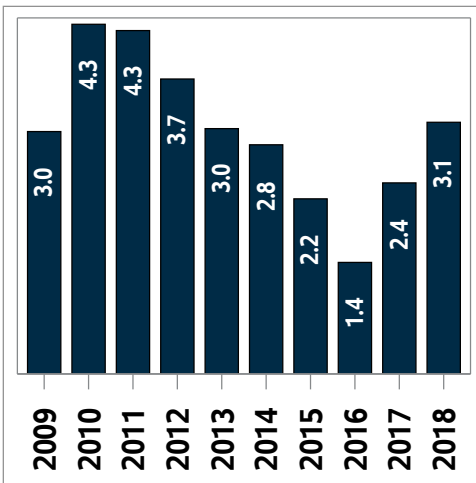
New Listings
(October only)



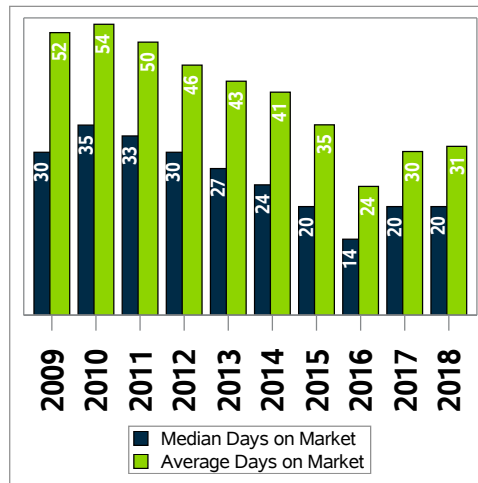
Active Listings
(October only)



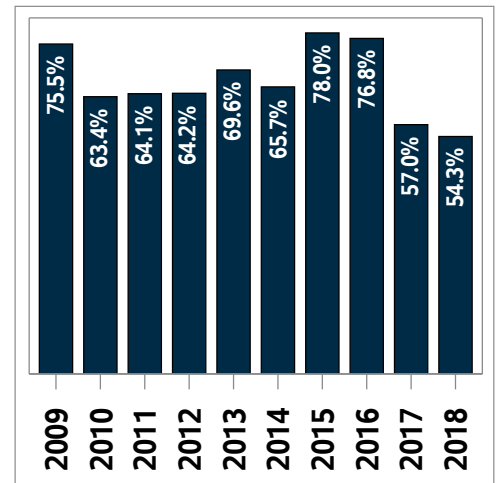
Months of Inventory
(October only)



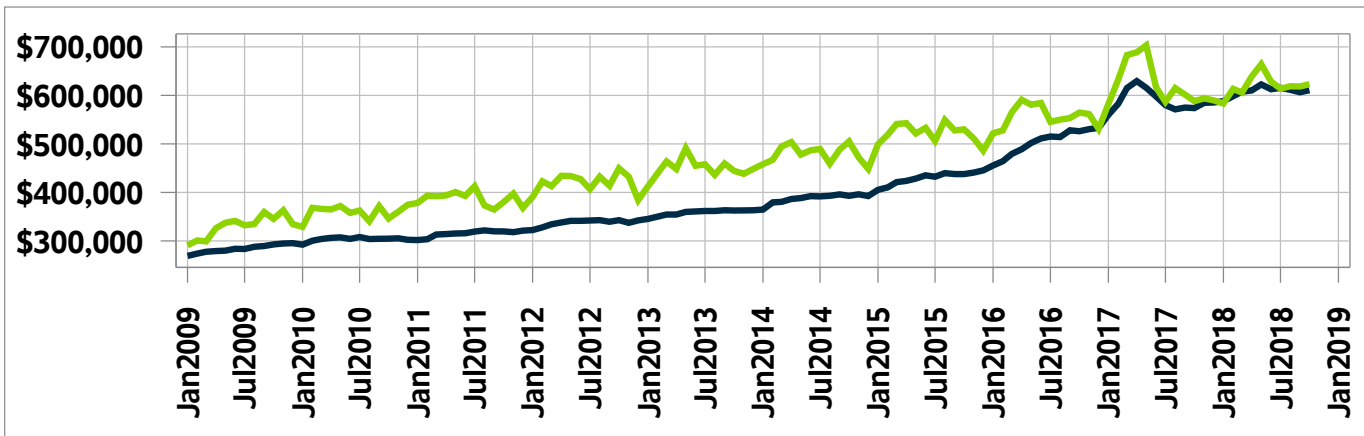
Days on Market
(October only)



Sales to New Listings Ratio
(October only)

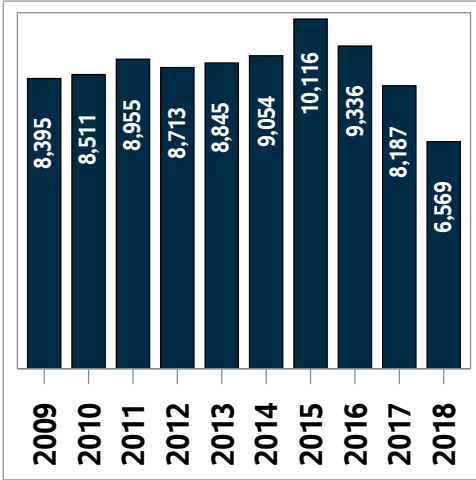


MLS® HPI Single Family Benchmark Price and Average Price

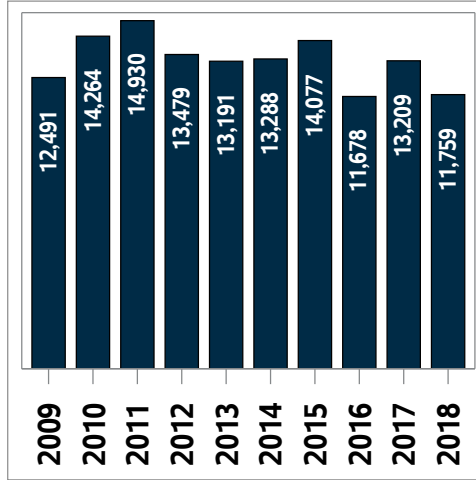


REALTORS® Association of Hamilton-Burlington MLS® Single Family Market Activity

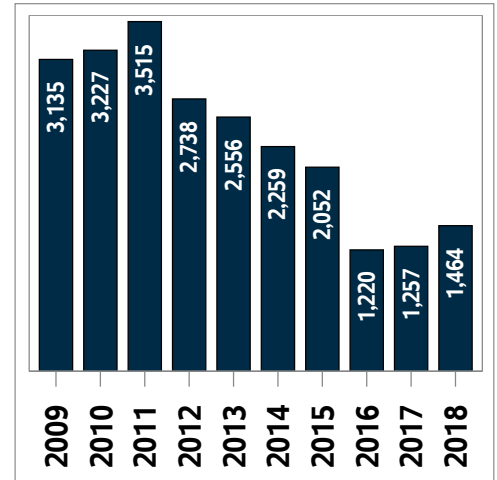
Sales Activity
(October Year-to-date)



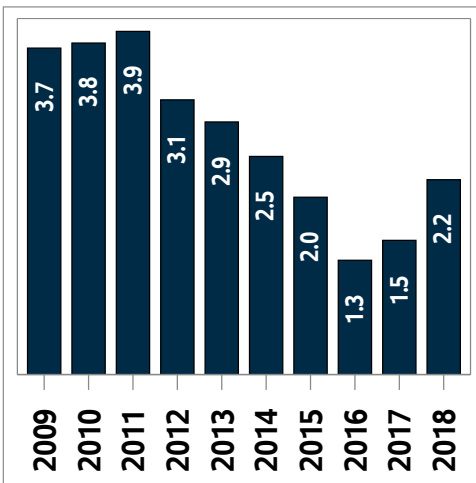
New Listings
(October Year-to-date)



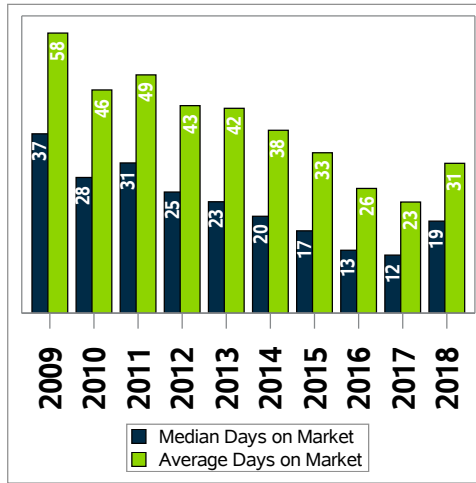
Active Listings¹
(October Year-to-date)



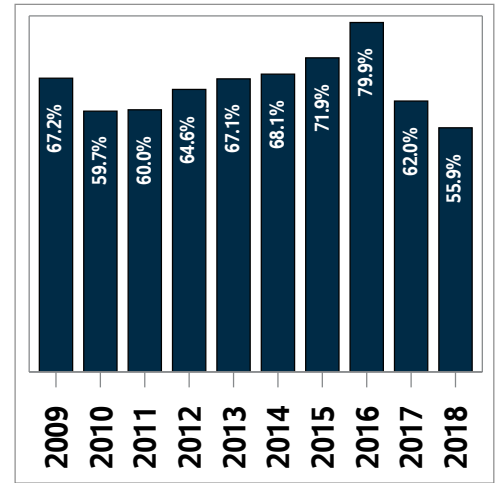
Months of Inventory²
(October Year-to-date)



Days on Market
(October Year-to-date)



Sales to New Listings Ratio
(October Year-to-date)



¹ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year
² Average active listings January to the current month/average of sales January to the current month

REALTORS® Association of Hamilton-Burlington

MLS® Single Family Market Activity

Actual	October 2018	Compared to ⁶					
		October 2017	October 2016	October 2015	October 2013	October 2011	October 2008
Sales Activity	646	-9.4	-25.7	-32.4	-22.7	-16.3	-0.3
Dollar Volume	\$402,469,400	-4.0	-18.0	-20.5	8.3	37.1	108.4
New Listings	1,189	-4.9	5.0	-2.9	-1.1	-1.2	-8.7
Active Listings	2,019	19.3	67.7	-2.8	-20.7	-38.7	-46.6
Sales to New Listings Ratio ¹	54.3	57.0	76.8	78.0	69.6	64.1	49.8
Months of Inventory ²	3.1	2.4	1.4	2.2	3.0	4.3	5.8
Average Price	\$623,018	5.9	10.3	17.6	40.2	63.9	109.1
Median Price	\$542,250	2.7	15.4	19.6	37.3	59.5	105.8
Sales to List Price Ratio	98.1	97.8	100.8	97.7	96.9	97.0	95.3
Median Days on Market	20.0	20.0	14.0	20.0	27.0	33.0	38.0
Average Days on Market	31.1	30.1	23.7	35.0	43.1	50.3	58.3

Year-to-date	October 2018	Compared to ⁶					
		October 2017	October 2016	October 2015	October 2013	October 2011	October 2008
Sales Activity	6,569	-19.8	-29.6	-35.1	-25.7	-26.6	-19.5
Dollar Volume	\$4,097,291,176	-21.8	-22.0	-23.3	2.0	17.4	52.4
New Listings	11,759	-11.0	0.7	-16.5	-10.9	-21.2	-18.8
Active Listings ³	1,464	16.5	20.0	-28.6	-42.7	-58.4	-56.2
Sales to New Listings Ratio ⁴	55.9	62.0	79.9	71.9	67.1	60.0	56.3
Months of Inventory ⁵	2.2	1.5	1.3	2.0	2.9	3.9	4.1
Average Price	\$623,731	-2.5	10.8	18.0	37.4	60.0	89.3
Median Price	\$559,000	-0.5	14.3	21.2	41.5	63.9	93.9
Sales to List Price Ratio	98.3	102.7	101.0	98.7	97.3	96.9	96.6
Median Days on Market	19.0	12.0	13.0	17.0	23.0	31.0	34.0
Average Days on Market	30.9	22.9	25.7	33.1	42.3	49.2	50.2

¹ Sales / new listings * 100; Compared to levels from previous periods

² Active listings at month end / monthly sales; Compared to levels from previous periods

³ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year

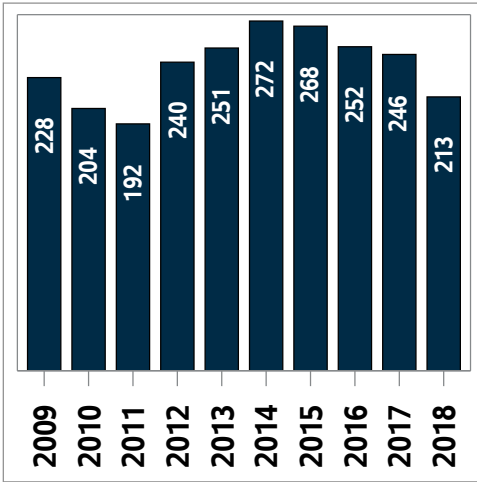
⁴ Sum of sales from January to current month / sum of new listings from January to current month

⁵ The year-to-date months of inventory figure is calculated as: average active listings from January to current month / average sales from January to current month

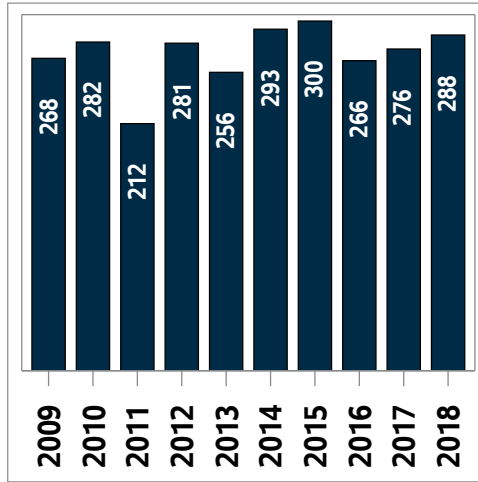
⁶ Sales to new listings ratio and months of inventory shown as levels; all others calculated as percentage changes

REALTORS® Association of Hamilton-Burlington MLS® Townhouse Market Activity

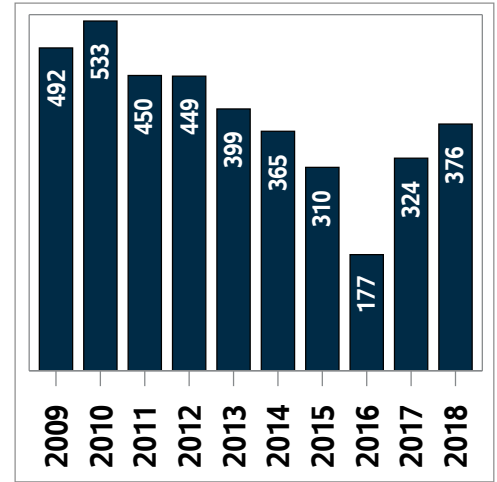
Sales Activity
(October only)



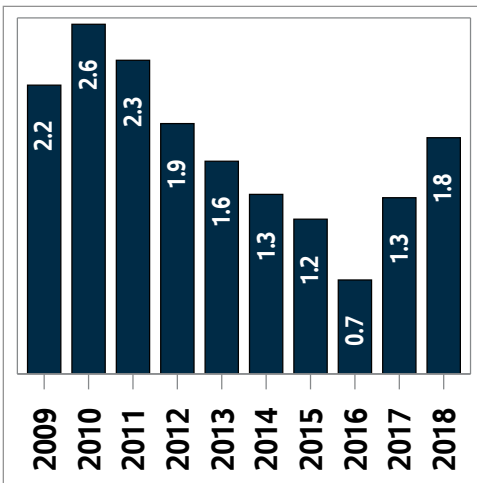
New Listings
(October only)



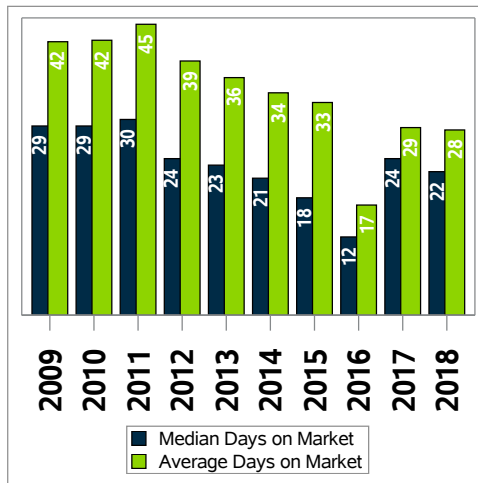
Active Listings
(October only)



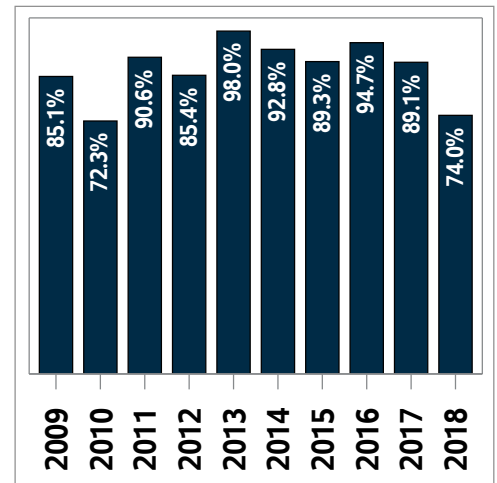
Months of Inventory
(October only)



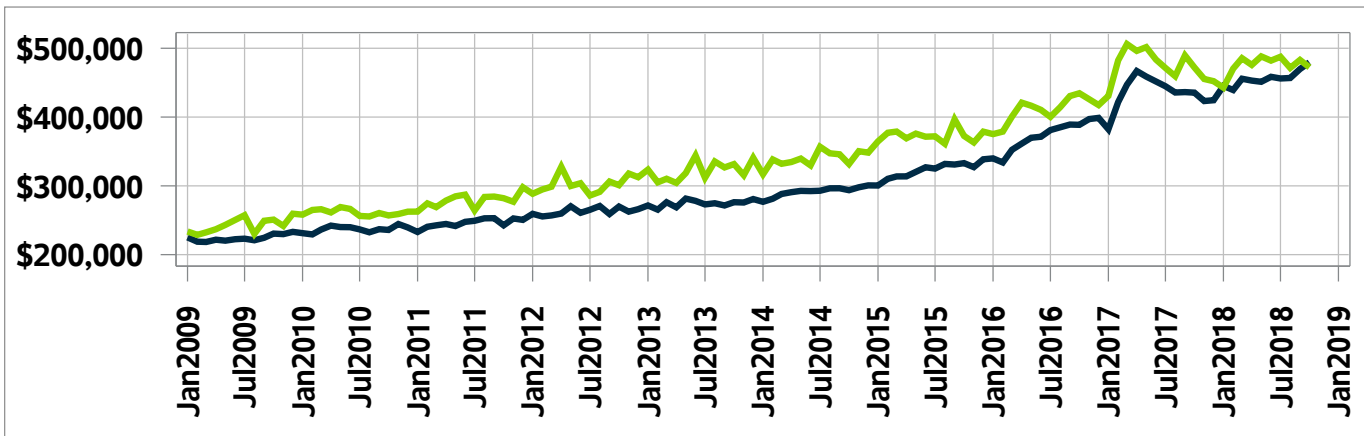
Days on Market
(October only)



Sales to New Listings Ratio
(October only)

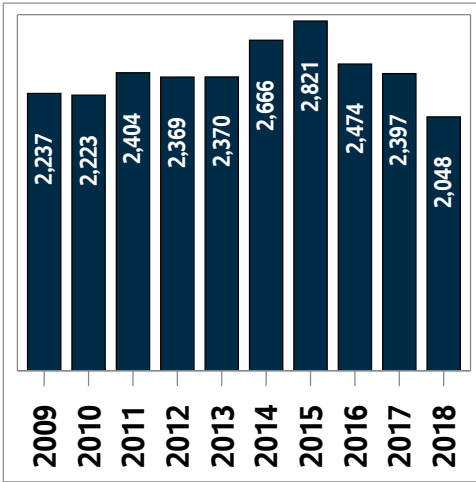


MLS® HPI Townhouse Benchmark Price and Average Price

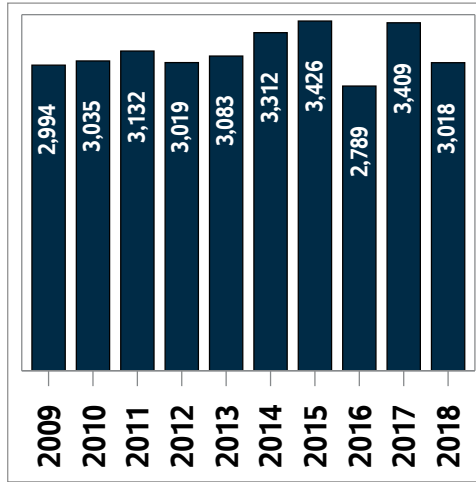


REALTORS® Association of Hamilton-Burlington MLS® Townhouse Market Activity

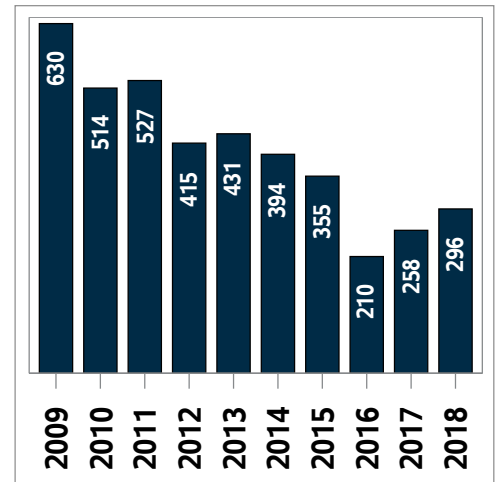
Sales Activity
(October Year-to-date)



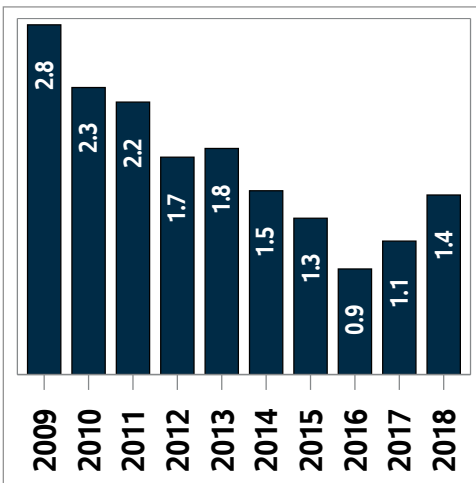
New Listings
(October Year-to-date)



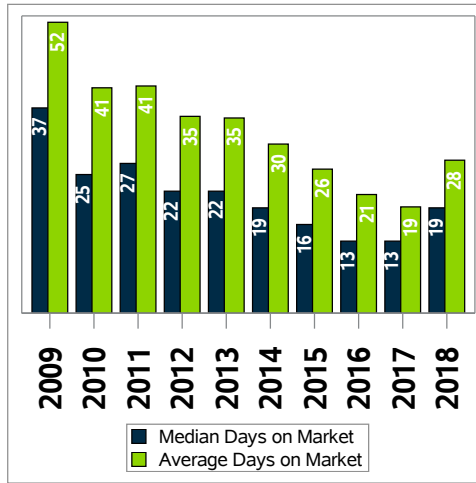
Active Listings¹
(October Year-to-date)



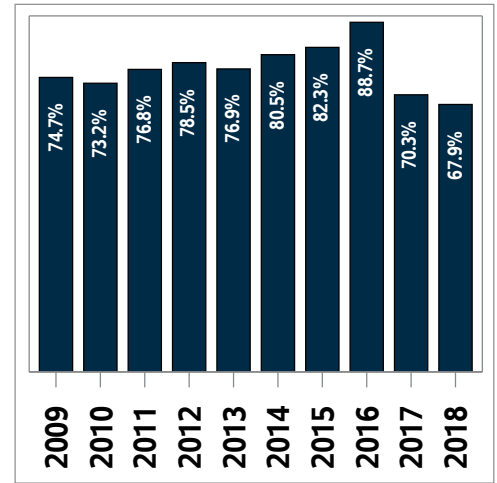
Months of Inventory²
(October Year-to-date)



Days on Market
(October Year-to-date)



Sales to New Listings Ratio
(October Year-to-date)



¹ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year

² Average active listings January to the current month/average of sales January to the current month

REALTORS® Association of Hamilton-Burlington MLS® Townhouse Market Activity

Actual	October 2018	Compared to ⁶					
		October 2017	October 2016	October 2015	October 2013	October 2011	October 2008
Sales Activity	213	-13.4	-15.5	-20.5	-15.1	10.9	18.3
Dollar Volume	\$100,591,348	-13.4	-8.2	0.8	20.8	85.8	165.3
New Listings	288	4.3	8.3	-4.0	12.5	35.8	-11.7
Active Listings	376	16.0	112.4	21.3	-5.8	-16.4	-48.7
Sales to New Listings Ratio ¹	74.0	89.1	94.7	89.3	98.0	90.6	55.2
Months of Inventory ²	1.8	1.3	0.7	1.2	1.6	2.3	4.1
Average Price	\$472,260	0.0	8.7	26.8	42.4	67.4	124.2
Median Price	\$460,000	2.2	11.0	30.7	48.9	69.0	105.4
Sales to List Price Ratio	98.5	97.9	101.8	98.9	97.2	98.1	91.4
Median Days on Market	22.0	24.0	12.0	18.0	23.0	30.0	37.5
Average Days on Market	28.4	28.8	16.9	32.6	36.4	44.6	51.6

Year-to-date	October 2018	Compared to ⁶					
		October 2017	October 2016	October 2015	October 2013	October 2011	October 2008
Sales Activity	2,048	-14.6	-17.2	-27.4	-13.6	-14.8	-9.5
Dollar Volume	\$978,392,352	-15.4	-3.7	-7.4	28.5	46.5	80.8
New Listings	3,018	-11.5	8.2	-11.9	-2.1	-3.6	-10.5
Active Listings ³	296	15.0	40.8	-16.6	-31.4	-43.9	-51.6
Sales to New Listings Ratio ⁴	67.9	70.3	88.7	82.3	76.9	76.8	67.1
Months of Inventory ⁵	1.4	1.1	0.9	1.3	1.8	2.2	2.7
Average Price	\$477,731	-1.0	16.3	27.6	48.7	72.0	99.7
Median Price	\$470,000	0.1	19.7	32.4	54.6	76.0	100.0
Sales to List Price Ratio	98.5	102.9	101.5	99.1	97.6	97.5	96.3
Median Days on Market	19.0	13.0	13.0	16.0	22.0	27.0	30.0
Average Days on Market	27.6	19.2	21.4	26.0	35.2	41.0	43.8

¹ Sales / new listings * 100; Compared to levels from previous periods

² Active listings at month end / monthly sales; Compared to levels from previous periods

³ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year

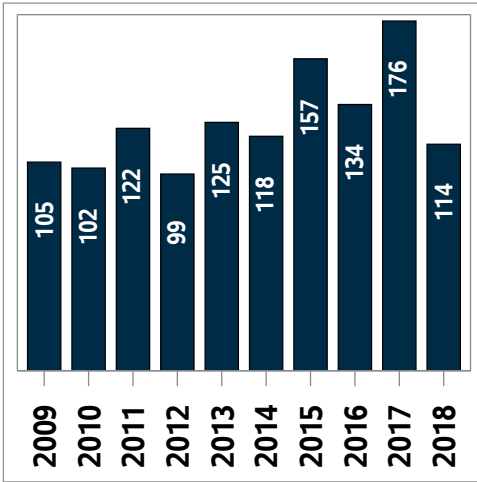
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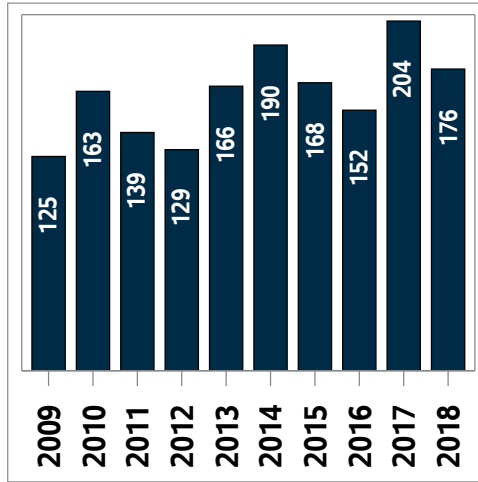
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REALTORS® Association of Hamilton-Burlington MLS® Apartment-Style Market Activity

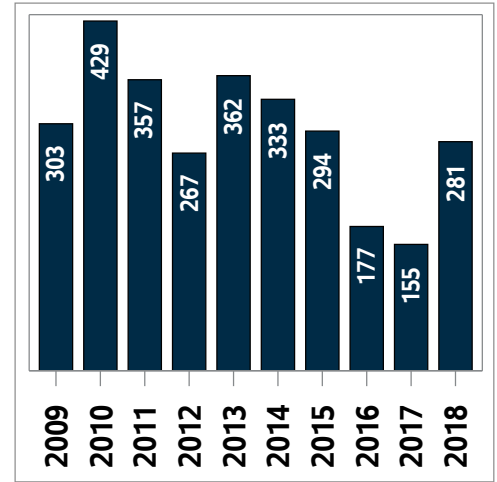
Sales Activity
(October only)



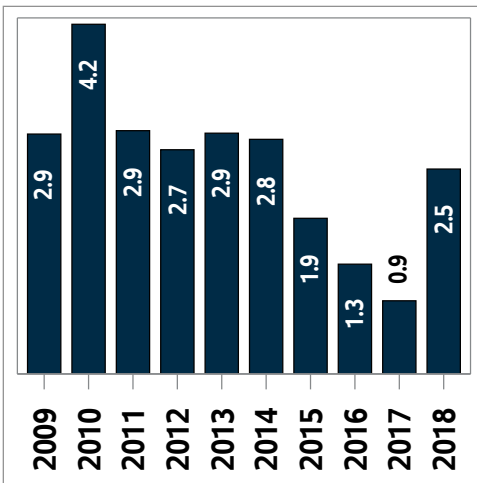
New Listings
(October only)



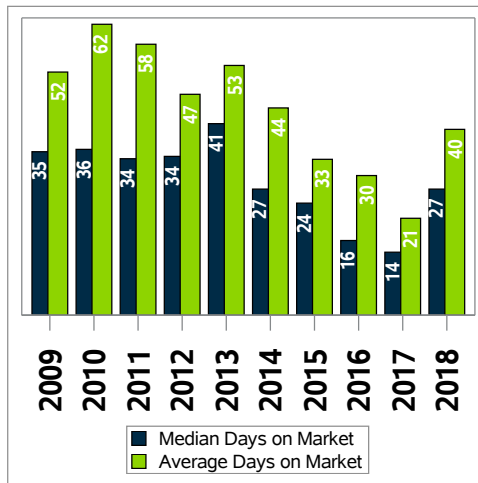
Active Listings
(October only)



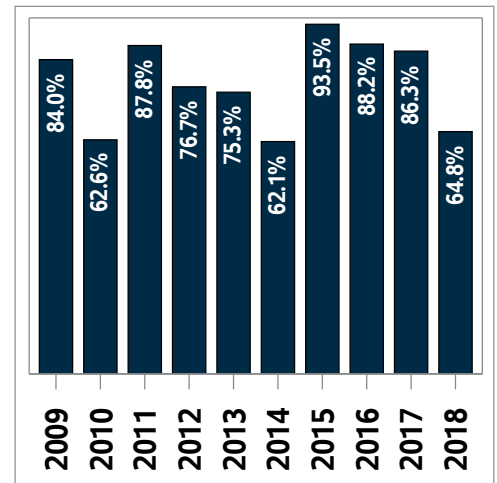
Months of Inventory
(October only)



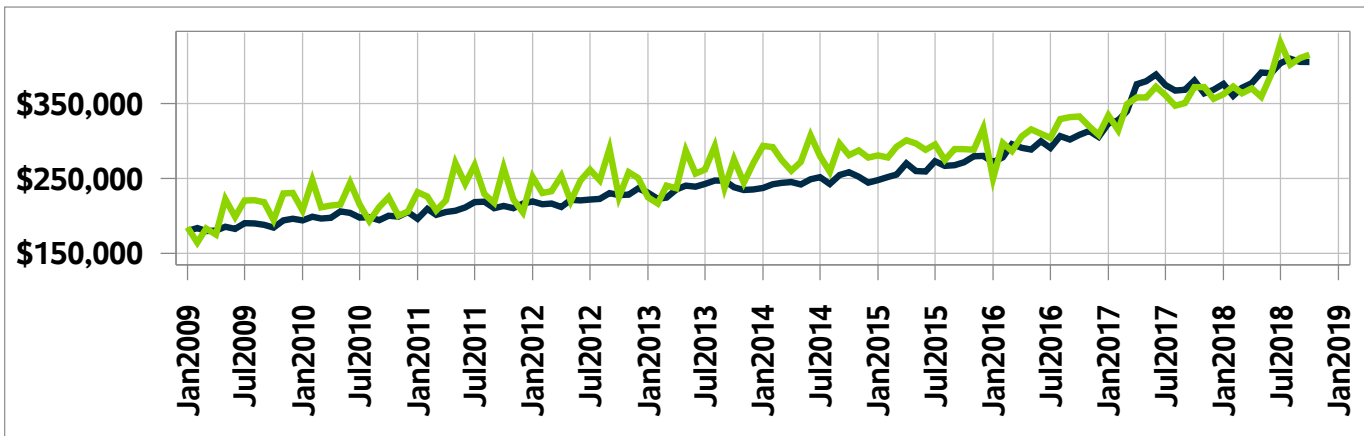
Days on Market
(October only)



Sales to New Listings Ratio
(October only)

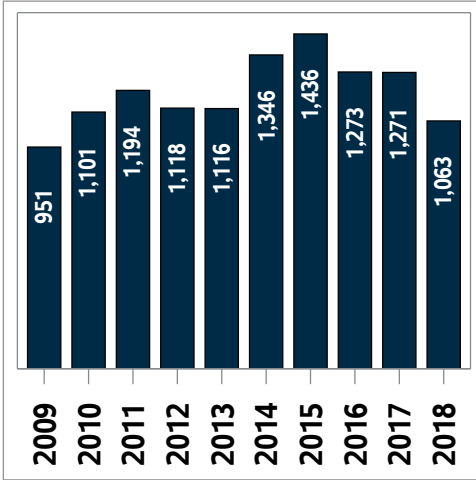


MLS® HPI Apartment-Style Benchmark Price and Average Price

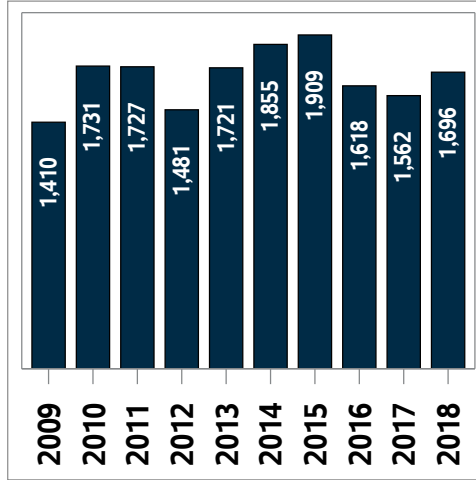


REALTORS® Association of Hamilton-Burlington MLS® Apartment-Style Market Activity

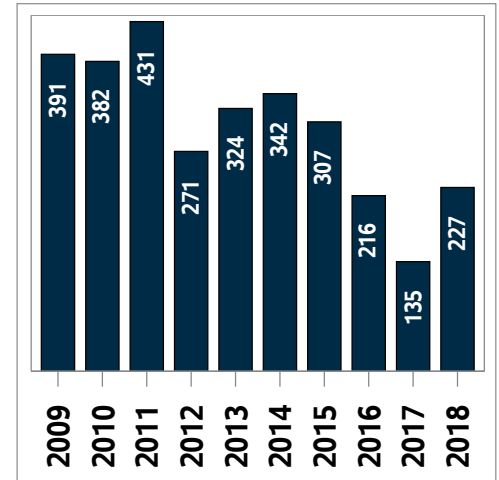
Sales Activity
(October Year-to-date)



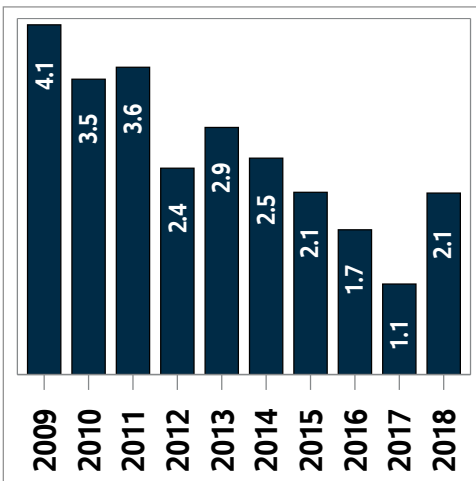
New Listings
(October Year-to-date)



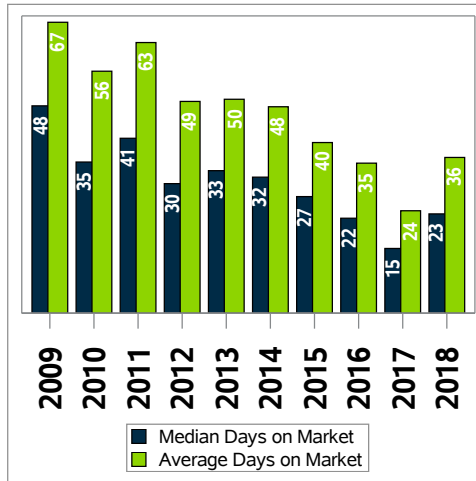
Active Listings¹
(October Year-to-date)



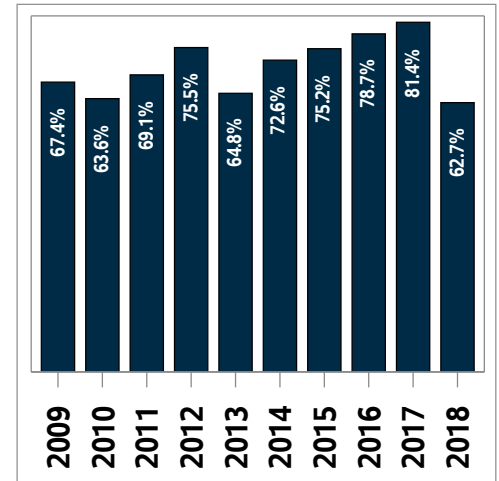
Months of Inventory²
(October Year-to-date)



Days on Market
(October Year-to-date)



Sales to New Listings Ratio
(October Year-to-date)



¹ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year
² Average active listings January to the current month/average of sales January to the current month

REALTORS® Association of Hamilton-Burlington

MLS® Apartment-Style Market Activity

Actual	October 2018	Compared to ⁶					
		October 2017	October 2016	October 2015	October 2013	October 2011	October 2008
Sales Activity	114	-35.2	-14.9	-27.4	-8.8	-6.6	42.5
Dollar Volume	\$47,331,231	-27.7	6.1	4.3	37.4	46.6	160.8
New Listings	176	-13.7	15.8	4.8	6.0	26.6	19.7
Active Listings	281	81.3	58.8	-4.4	-22.4	-21.3	-19.9
Sales to New Listings Ratio ¹	64.8	86.3	88.2	93.5	75.3	87.8	54.4
Months of Inventory ²	2.5	0.9	1.3	1.9	2.9	2.9	4.4
Average Price	\$415,186	11.6	24.8	43.6	50.7	56.9	83.0
Median Price	\$378,060	7.7	25.6	42.7	49.8	72.6	101.6
Sales to List Price Ratio	97.9	98.8	99.5	97.8	95.4	96.4	95.3
Median Days on Market	27.0	13.5	16.0	24.0	41.0	33.5	38.5
Average Days on Market	39.8	20.8	29.9	33.4	53.5	58.0	46.8

Year-to-date	October 2018	Compared to ⁶					
		October 2017	October 2016	October 2015	October 2013	October 2011	October 2008
Sales Activity	1,063	-16.4	-16.5	-26.0	-4.7	-11.0	5.1
Dollar Volume	\$410,367,331	-8.5	4.4	-1.4	44.0	44.0	98.7
New Listings	1,696	8.6	4.8	-11.2	-1.5	-1.8	14.7
Active Listings ³	227	67.7	4.7	-26.3	-30.0	-47.4	-30.4
Sales to New Listings Ratio ⁴	62.7	81.4	78.7	75.2	64.8	69.1	68.4
Months of Inventory ⁵	2.1	1.1	1.7	2.1	2.9	3.6	3.2
Average Price	\$386,046	9.4	25.0	33.2	51.2	61.8	89.0
Median Price	\$355,000	6.0	26.3	35.2	50.7	63.0	87.4
Sales to List Price Ratio	98.3	101.7	97.9	97.1	96.1	96.1	96.0
Median Days on Market	23.0	15.0	22.0	27.0	33.0	40.5	38.0
Average Days on Market	36.1	23.7	34.7	39.5	49.5	62.6	53.6

¹ Sales / new listings * 100; Compared to levels from previous periods

² Active listings at month end / monthly sales; Compared to levels from previous periods

³ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year

⁴ Sum of sales from January to current month / sum of new listings from January to current month

⁵ The year-to-date months of inventory figure is calculated as: average active listings from January to current month / average sales from January to current month

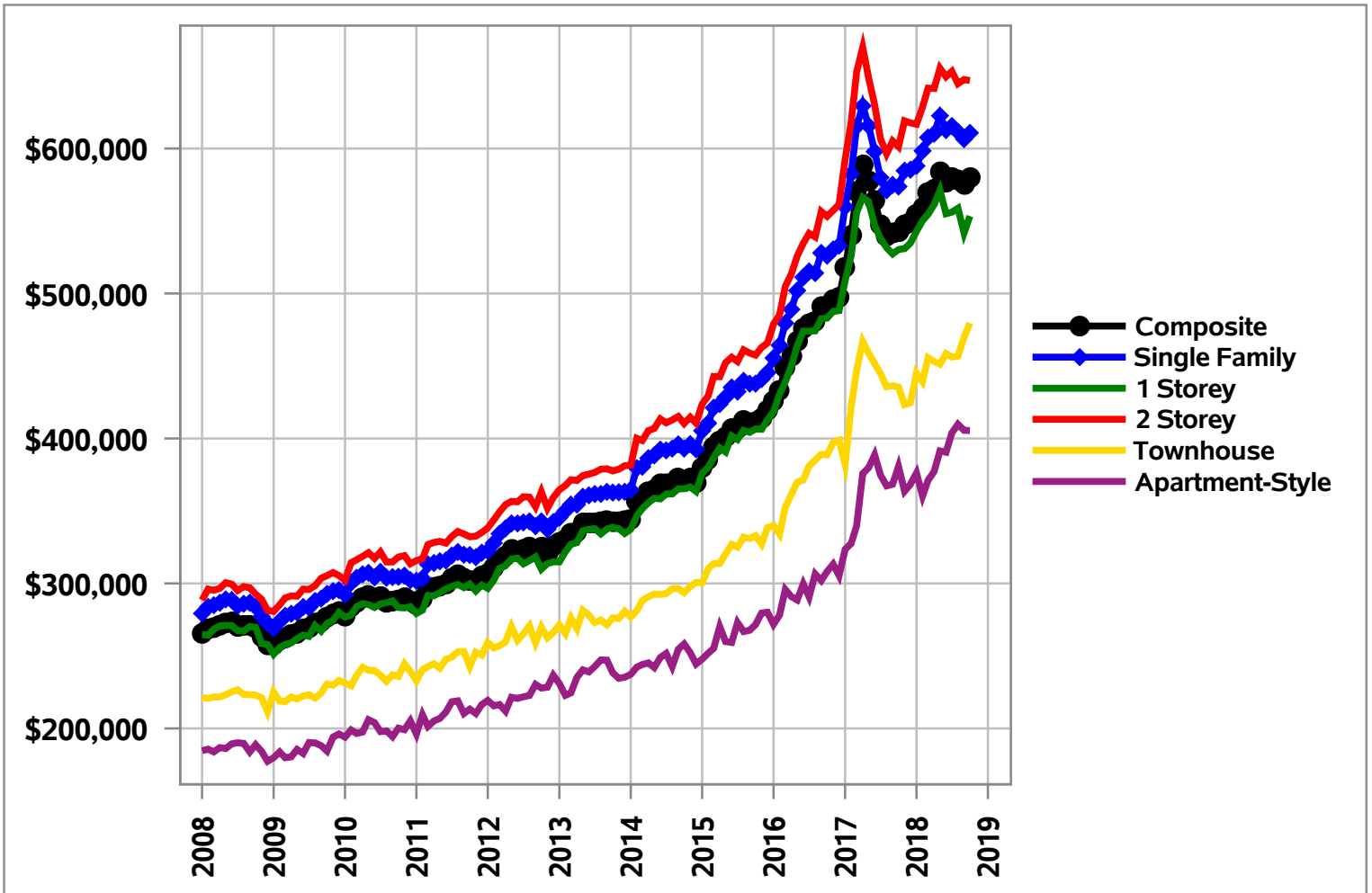
⁶ Sales to new listings ratio and months of inventory shown as levels; all others calculated as percentage changes

REALTORS® Association of Hamilton-Burlington MLS® HPI Benchmark Price

MLS® Home Price Index Benchmark Price

Benchmark Type:	October 2018	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$579,600	0.7	-0.1	1.3	6.8	40.8	69.2
Single Family	\$610,800	0.7	-0.8	0.1	6.4	39.5	68.4
One Storey	\$553,400	2.2	-0.5	-1.4	4.4	36.1	63.4
Two Storey	\$646,900	-0.1	-1.0	0.9	7.6	41.4	71.3
Townhouse	\$479,500	2.1	5.1	5.8	10.1	44.0	73.6
Apartment-Style	\$405,500	-0.0	0.4	7.5	6.5	49.3	70.2

MLS® HPI Benchmark Price



REALTORS® Association of Hamilton-Burlington

MLS® HPI Benchmark Descriptions

Composite

Features	Value
Above Ground Bedrooms	3
Age Category	51 to 99
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1345
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	0
Total Number Of Rooms	8
Type Of Foundation	Basement, Poured concrete
Wastewater Disposal	Municipal sewers

Single Family

Features	Value
Above Ground Bedrooms	3
Age Category	51 to 99
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1405
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	4612
Number of Fireplaces	1
Total Number Of Rooms	8
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers

REALTORS® Association of Hamilton-Burlington MLS® HPI Benchmark Descriptions

1 Storey

Features	Value
Above Ground Bedrooms	3
Age Category	51 to 99
Basement Finish	Totally finished
Bedrooms	4
Below Ground Bedrooms	1
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1234
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	5610
Number of Fireplaces	1
Total Number Of Rooms	8
Type Of Foundation	Basement, Concrete blocs
Type of Property	Detached
Wastewater Disposal	Municipal sewers

2 Storey

Features	Value
Above Ground Bedrooms	3
Age Category	51 to 99
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1589
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	3924
Number of Fireplaces	1
Total Number Of Rooms	8
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers

REALTORS® Association of Hamilton-Burlington

MLS® HPI Benchmark Descriptions

Townhouse

Features	Value
Above Ground Bedrooms	3
Age Category	6 to 15
Attached Specification	Row
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1246
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	0
Total Number Of Rooms	7
Type Of Foundation	Basement, Poured concrete
Wastewater Disposal	Municipal sewers

Apartment-Style

Features	Value
Above Ground Bedrooms	2
Age Category	6 to 15
Basement Finish	Unfinished
Bedrooms	2
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	1
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1043
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	0
Total Number Of Rooms	6
Wastewater Disposal	Municipal sewers