



REALTORS[®]
ASSOCIATION
of Hamilton-Burlington

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

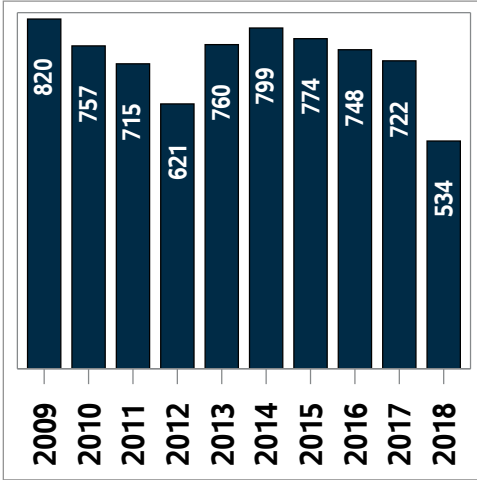
December 2018



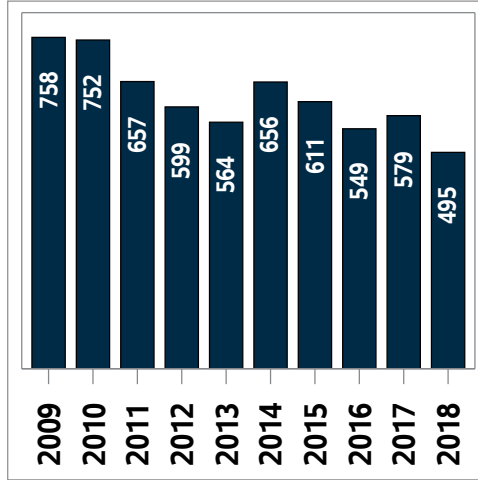
Prepared for the REALTORS[®] Association of Hamilton-Burlington
by the Canadian Real Estate Association

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

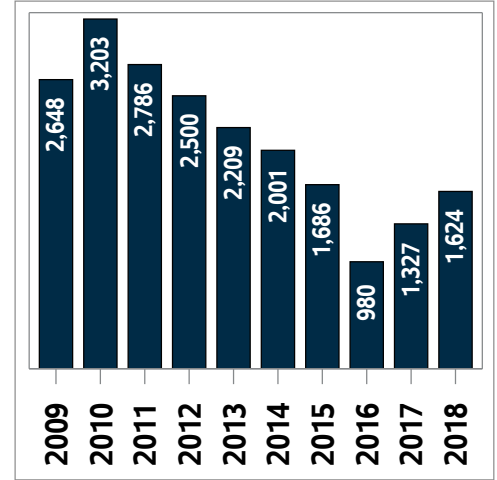
Sales Activity
(December only)



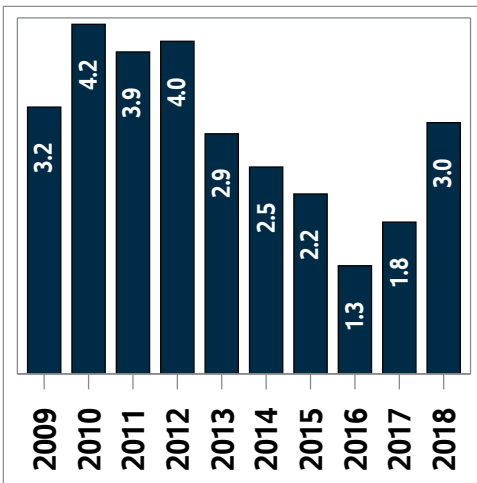
New Listings
(December only)



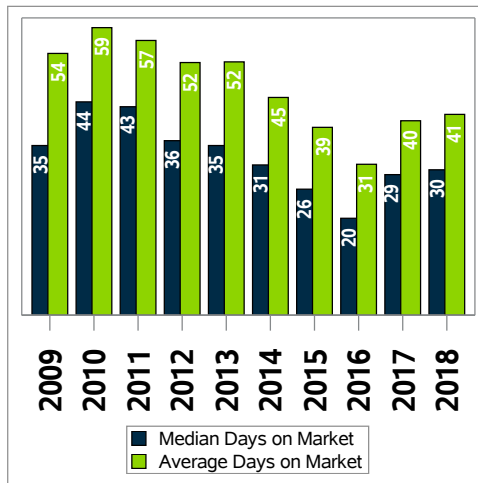
Active Listings
(December only)



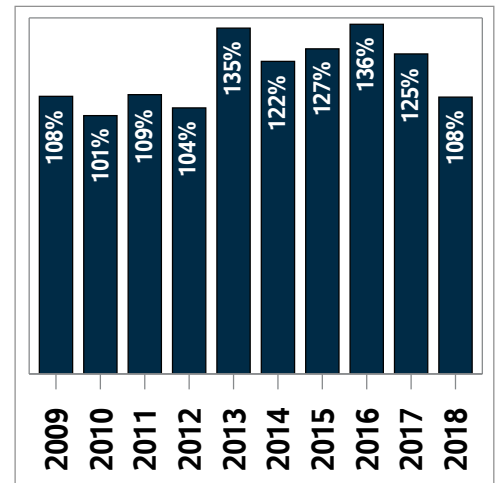
Months of Inventory
(December only)



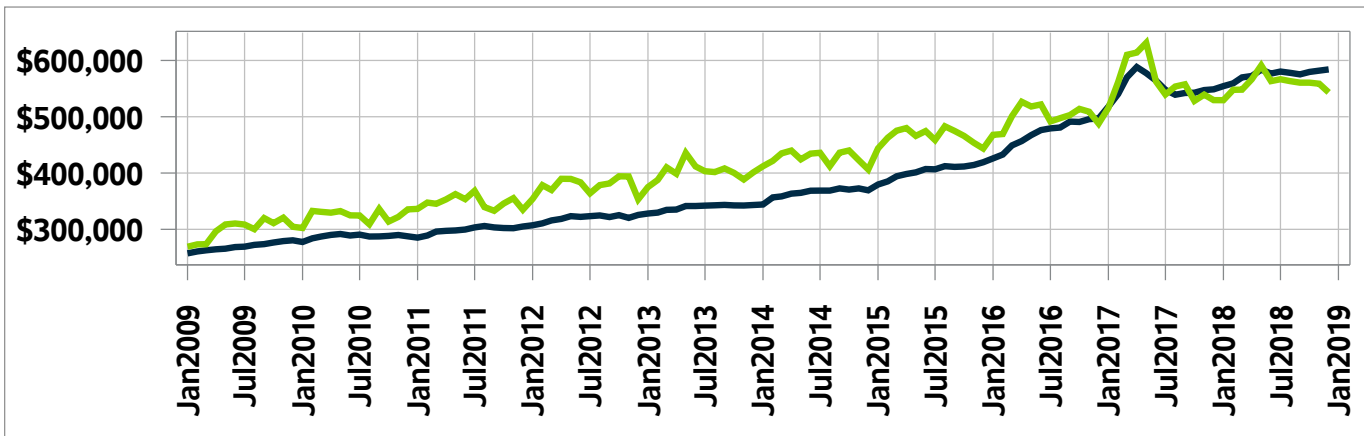
Days on Market
(December only)



Sales to New Listings Ratio
(December only)

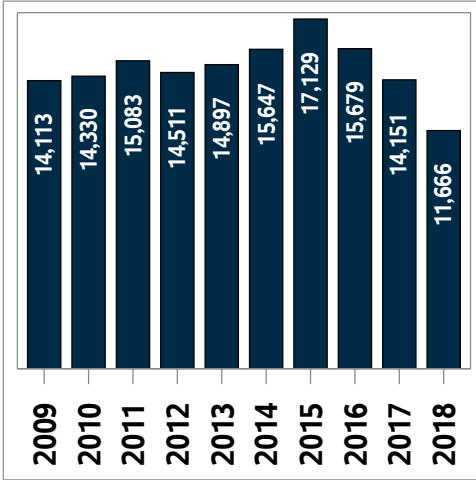


MLS® HPI Composite Benchmark Price and Average Price

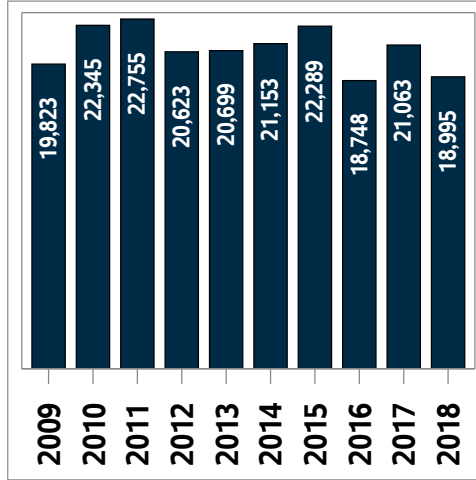


REALTORS® Association of Hamilton-Burlington MLS® Residential Market Activity

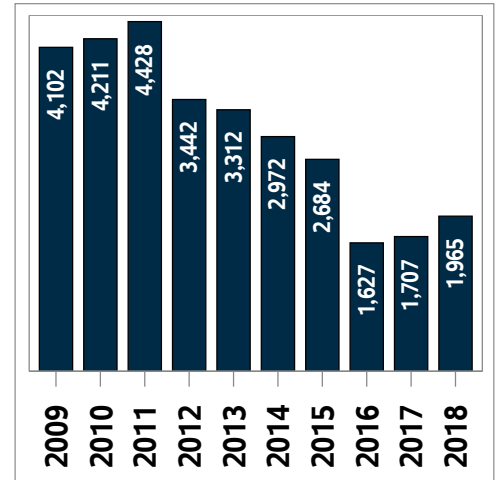
Sales Activity
(December Year-to-date)



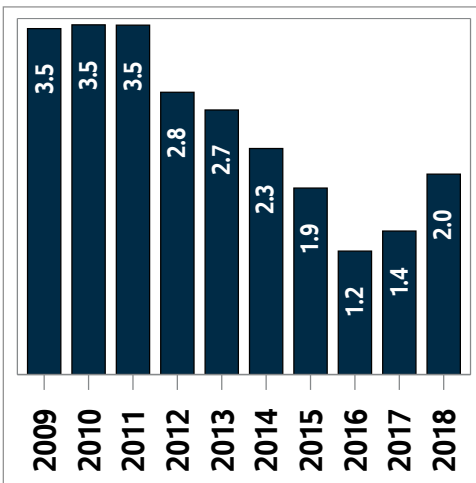
New Listings
(December Year-to-date)



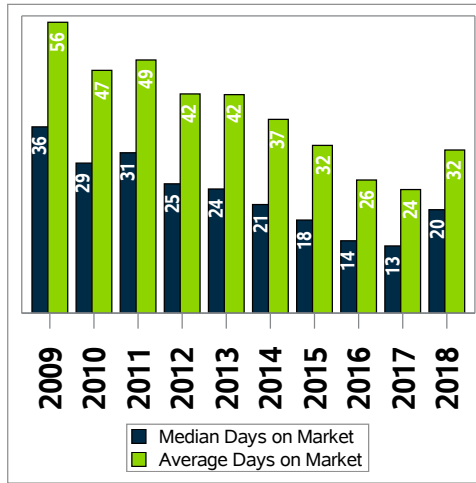
Active Listings¹
(December Year-to-date)



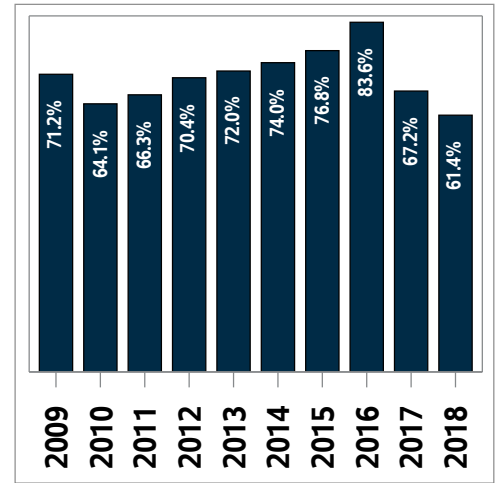
Months of Inventory²
(December Year-to-date)



Days on Market
(December Year-to-date)



Sales to New Listings Ratio
(December 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	December 2018	Compared to ⁶					
		December 2017	December 2016	December 2015	December 2013	December 2011	December 2008
Sales Activity	534	-26.0	-28.6	-31.0	-29.7	-25.3	4.9
Dollar Volume	\$290,074,332	-24.1	-20.5	-15.5	-4.8	21.1	124.2
New Listings	495	-14.5	-9.8	-19.0	-12.2	-24.7	-20.0
Active Listings	1,624	22.4	65.7	-3.7	-26.5	-41.7	-58.7
Sales to New Listings Ratio ¹	107.9	124.7	136.2	126.7	134.8	108.8	82.2
Months of Inventory ²	3.0	1.8	1.3	2.2	2.9	3.9	7.7
Average Price	\$543,210	2.6	11.4	22.5	35.5	62.2	113.7
Median Price	\$489,250	2.3	15.1	31.5	43.9	68.7	114.6
Sales to List Price Ratio	97.8	97.3	99.3	97.7	96.6	96.2	92.4
Median Days on Market	30.0	29.0	20.0	26.0	35.0	43.0	53.0
Average Days on Market	41.4	40.1	31.1	38.7	52.2	56.7	64.7

Year-to-date	December 2018	Compared to ⁶					
		December 2017	December 2016	December 2015	December 2013	December 2011	December 2008
Sales Activity	11,666	-17.6	-25.6	-31.9	-21.7	-22.7	-12.2
Dollar Volume	\$6,541,386,011	-18.7	-17.2	-18.3	8.8	24.1	66.8
New Listings	18,995	-9.8	1.3	-14.8	-8.2	-16.5	-14.9
Active Listings ³	1,965	15.1	20.8	-26.8	-40.7	-55.6	-55.9
Sales to New Listings Ratio ⁴	61.4	67.2	83.6	76.8	72.0	66.3	59.6
Months of Inventory ⁵	2.0	1.4	1.2	1.9	2.7	3.5	4.0
Average Price	\$560,722	-1.4	11.3	20.0	38.9	60.4	90.0
Median Price	\$499,000	0.4	16.0	25.4	44.6	63.6	93.4
Sales to List Price Ratio	98.3	102.0	100.7	98.6	97.2	96.9	96.2
Median Days on Market	20.0	13.0	14.0	18.0	24.0	31.0	35.0
Average Days on Market	31.5	23.9	25.7	32.4	42.2	48.9	49.9

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

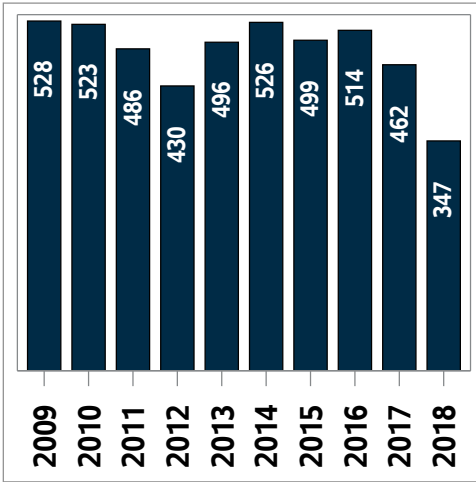
⁴ Sum of sales from January to current month / sum of new listings from January to current month

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

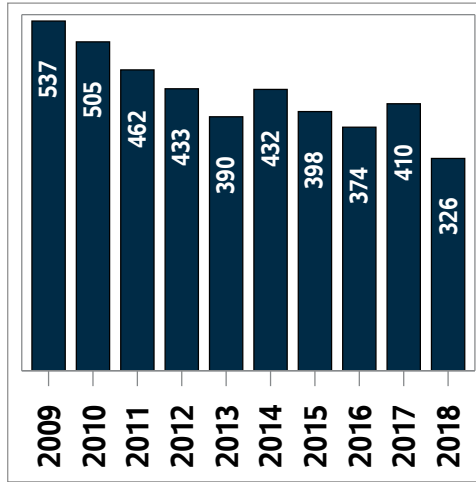
⁶ Sales to new listings ratio and months of inventory shown as levels; all others calculated as percentage changes

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

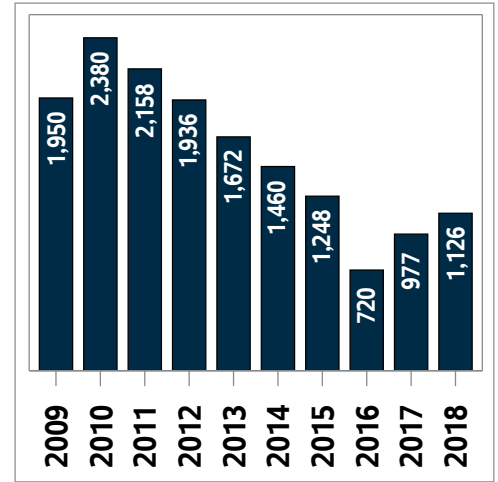
Sales Activity
(December only)



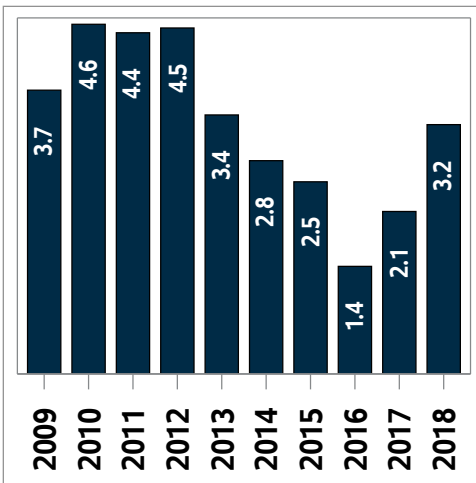
New Listings
(December only)



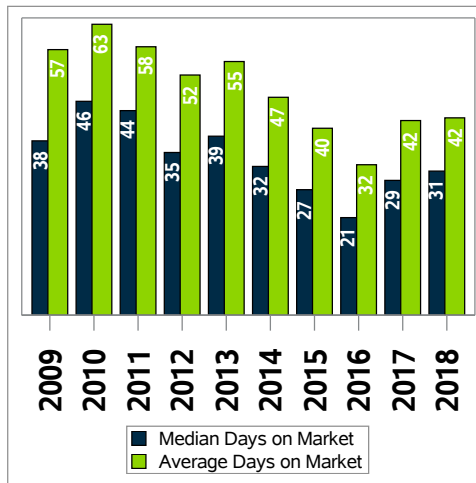
Active Listings
(December only)



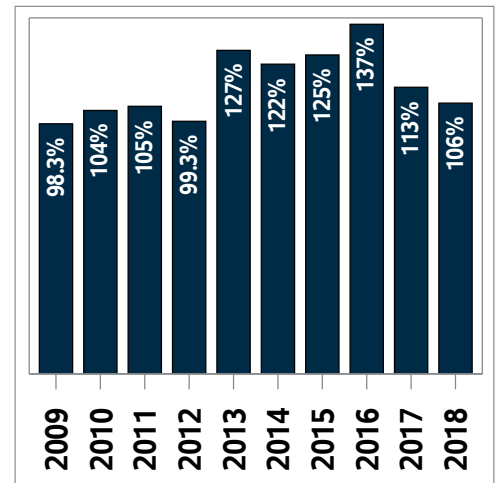
Months of Inventory
(December only)



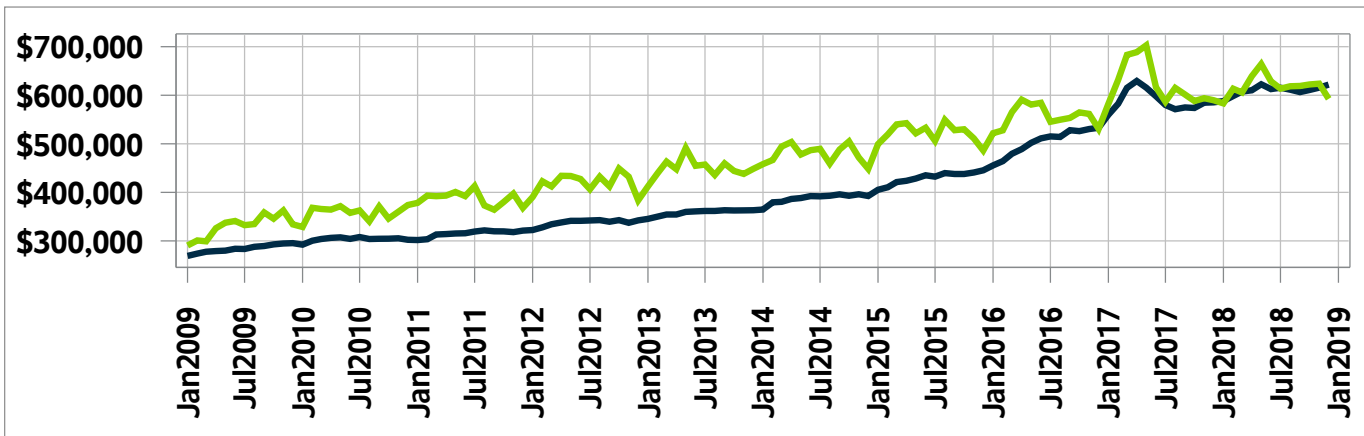
Days on Market
(December only)



Sales to New Listings Ratio
(December only)

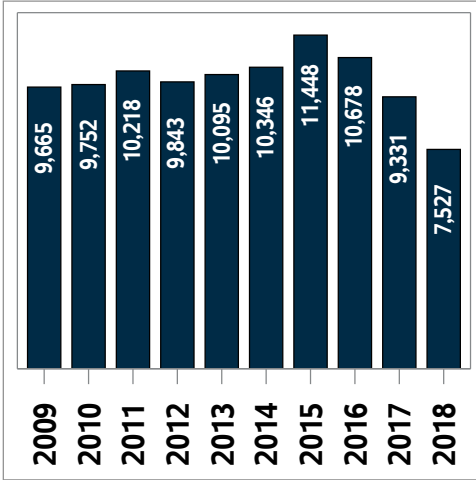


MLS® HPI Single Family Benchmark Price and Average Price

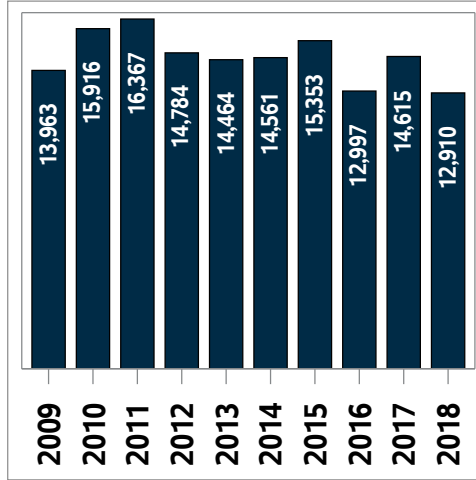


REALTORS® Association of Hamilton-Burlington MLS® Single Family Market Activity

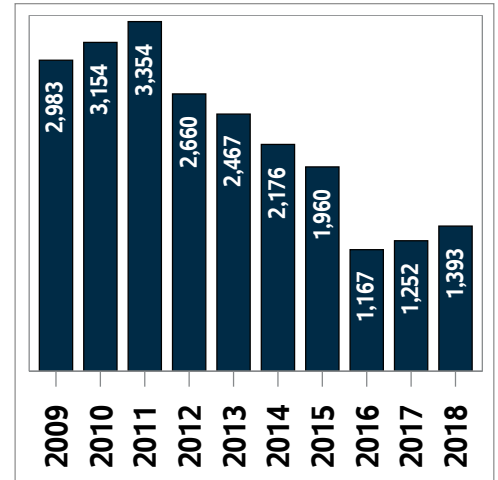
Sales Activity
(December Year-to-date)



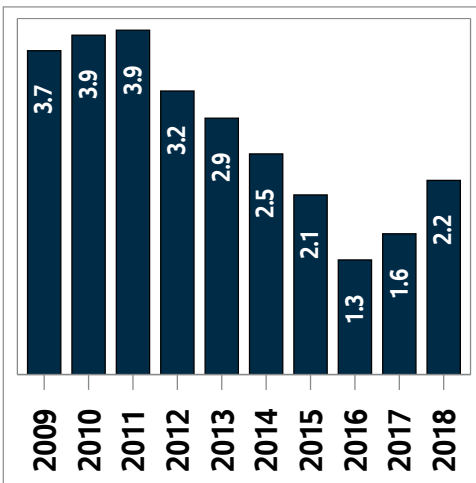
New Listings
(December Year-to-date)



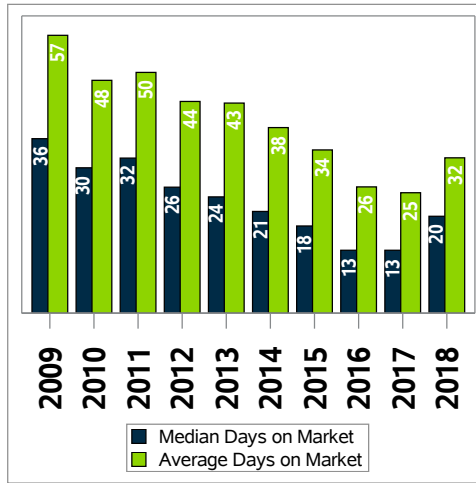
Active Listings¹
(December Year-to-date)



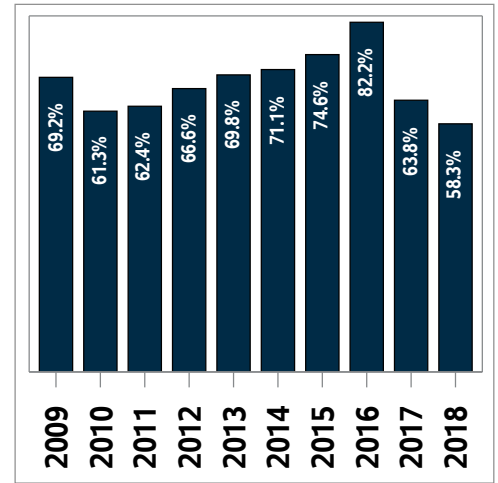
Months of Inventory²
(December Year-to-date)



Days on Market
(December Year-to-date)



Sales to New Listings Ratio
(December 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	December 2018	Compared to ⁶					
		December 2017	December 2016	December 2015	December 2013	December 2011	December 2008
Sales Activity	347	-24.9	-32.5	-30.5	-30.0	-28.6	3.6
Dollar Volume	\$205,626,833	-24.5	-24.6	-15.2	-7.5	15.0	118.8
New Listings	326	-20.5	-12.8	-18.1	-16.4	-29.4	-24.4
Active Listings	1,126	15.3	56.4	-9.8	-32.7	-47.8	-61.2
Sales to New Listings Ratio ¹	106.4	112.7	137.4	125.4	127.2	105.2	77.7
Months of Inventory ²	3.2	2.1	1.4	2.5	3.4	4.4	8.7
Average Price	\$592,585	0.5	11.6	21.9	32.2	61.0	111.2
Median Price	\$539,000	2.7	13.5	26.8	40.0	69.0	112.2
Sales to List Price Ratio	97.9	97.2	99.1	98.0	96.9	96.1	92.7
Median Days on Market	31.0	29.0	21.0	27.0	38.5	44.0	57.0
Average Days on Market	42.4	41.9	32.4	40.2	54.6	57.7	68.6

Year-to-date	December 2018	Compared to ⁶					
		December 2017	December 2016	December 2015	December 2013	December 2011	December 2008
Sales Activity	7,527	-19.3	-29.5	-34.3	-25.4	-26.3	-16.1
Dollar Volume	\$4,683,619,083	-20.8	-21.8	-22.1	2.6	17.8	59.3
New Listings	12,910	-11.7	-0.7	-15.9	-10.7	-21.1	-18.8
Active Listings ³	1,393	11.2	19.4	-28.9	-43.5	-58.5	-58.3
Sales to New Listings Ratio ⁴	58.3	63.8	82.2	74.6	69.8	62.4	56.4
Months of Inventory ⁵	2.2	1.6	1.3	2.1	2.9	3.9	4.5
Average Price	\$622,242	-1.9	10.9	18.5	37.6	59.9	89.8
Median Price	\$555,000	0.0	14.4	20.9	41.0	63.2	94.1
Sales to List Price Ratio	98.3	102.1	100.8	98.6	97.2	96.9	96.3
Median Days on Market	20.0	13.0	13.0	18.0	24.0	32.0	36.0
Average Days on Market	32.1	24.9	26.1	33.7	43.3	49.7	51.5

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

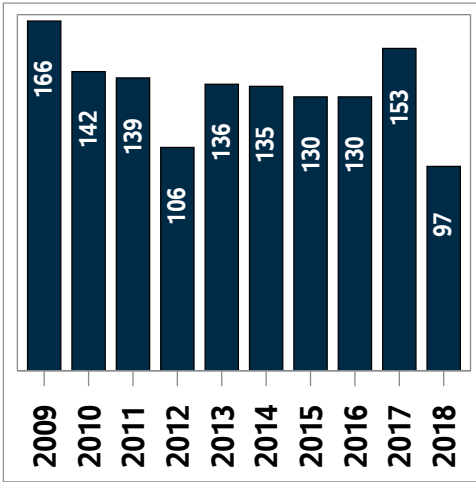
⁴ Sum of sales from January to current month / sum of new listings from January to current month

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

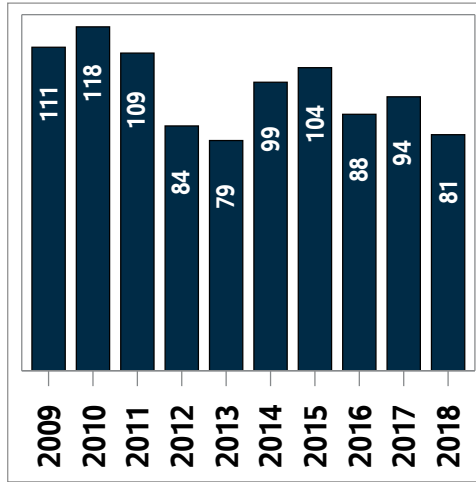
⁶ Sales to new listings ratio and months of inventory shown as levels; all others calculated as percentage changes

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

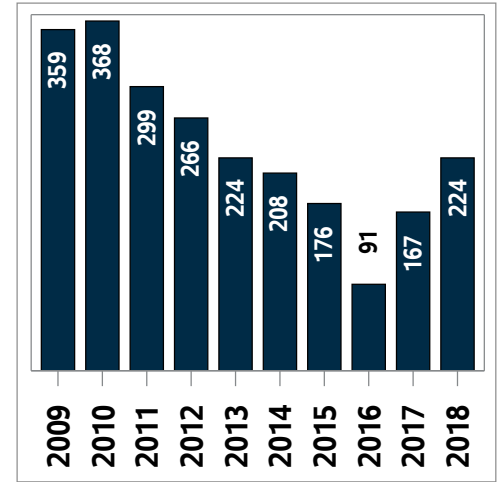
Sales Activity
(December only)



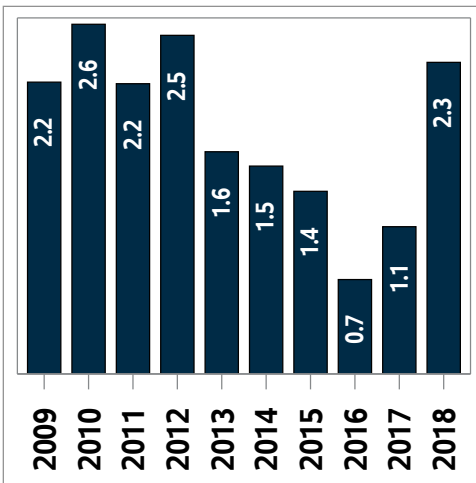
New Listings
(December only)



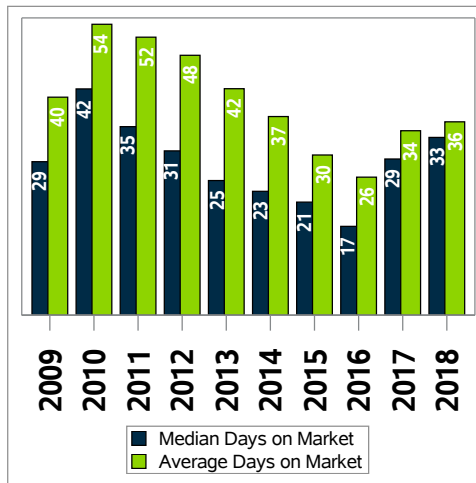
Active Listings
(December only)



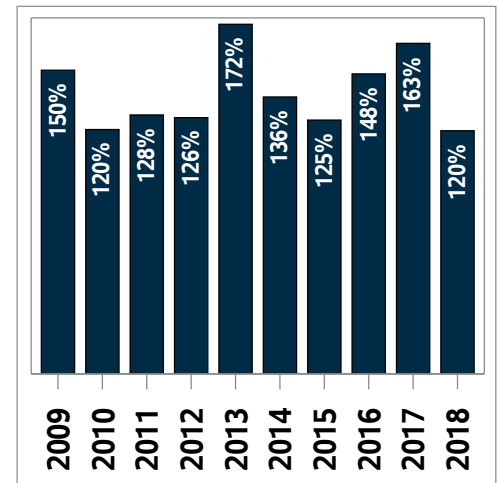
Months of Inventory
(December only)



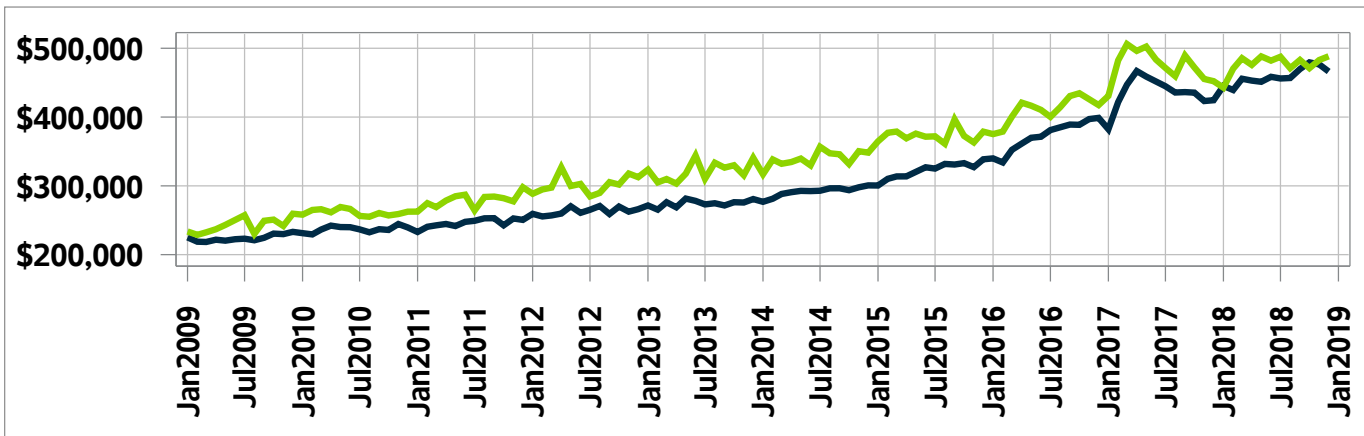
Days on Market
(December only)



Sales to New Listings Ratio
(December only)

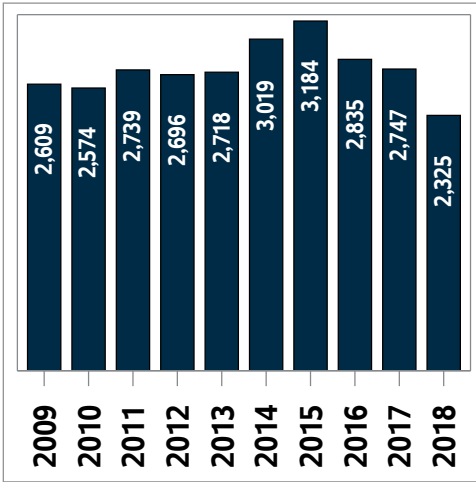


MLS® HPI Townhouse Benchmark Price and Average Price

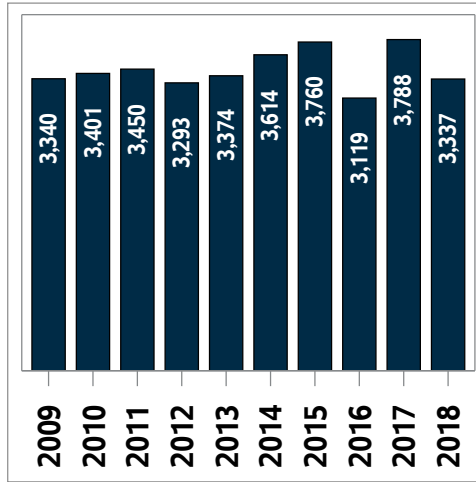


REALTORS® Association of Hamilton-Burlington MLS® Townhouse Market Activity

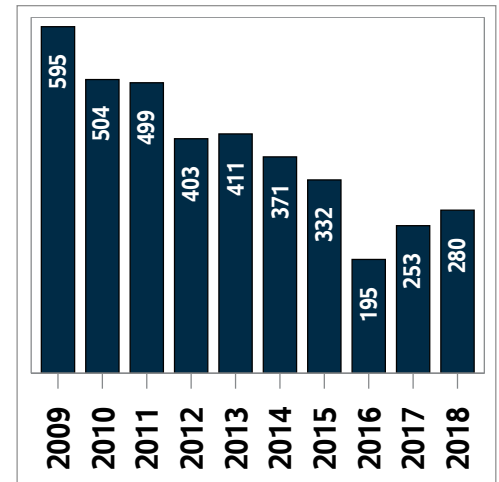
Sales Activity
(December Year-to-date)



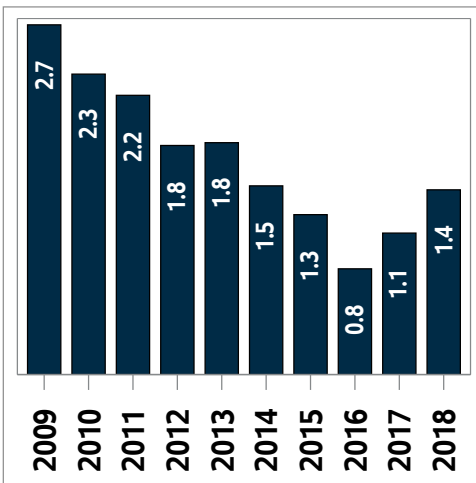
New Listings
(December Year-to-date)



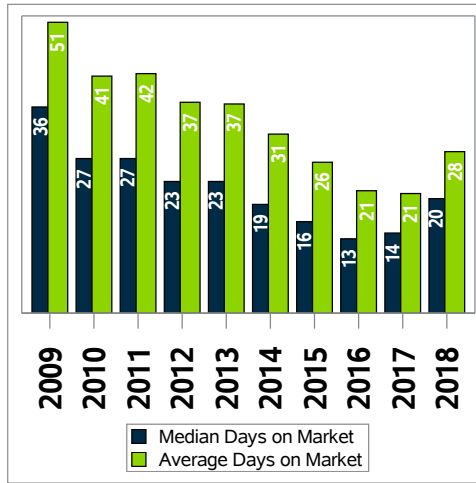
Active Listings¹
(December Year-to-date)



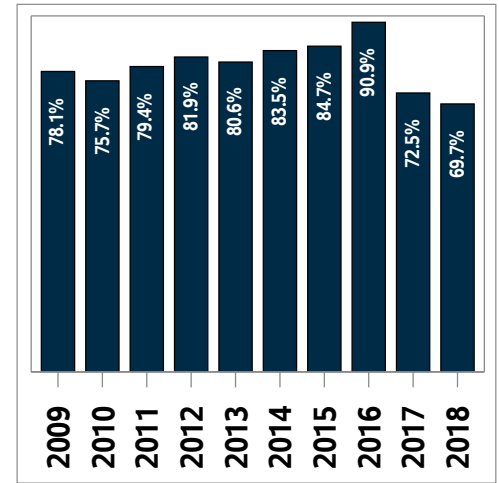
Months of Inventory²
(December Year-to-date)



Days on Market
(December Year-to-date)



Sales to New Listings Ratio
(December 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	December 2018	Compared to ⁶					
		December 2017	December 2016	December 2015	December 2013	December 2011	December 2008
Sales Activity	97	-36.6	-25.4	-25.4	-28.7	-30.2	22.8
Dollar Volume	\$47,368,251	-31.5	-12.7	-3.8	2.2	14.4	192.6
New Listings	81	-13.8	-8.0	-22.1	2.5	-25.7	-22.1
Active Listings	224	34.1	146.2	27.3	0.0	-25.1	-59.6
Sales to New Listings Ratio ¹	119.8	162.8	147.7	125.0	172.2	127.5	76.0
Months of Inventory ²	2.3	1.1	0.7	1.4	1.6	2.2	7.0
Average Price	\$488,332	8.0	17.0	28.9	43.3	63.9	138.3
Median Price	\$480,000	5.7	20.6	33.9	47.0	75.2	128.6
Sales to List Price Ratio	98.0	97.6	100.8	98.4	96.7	97.7	91.4
Median Days on Market	33.0	29.0	16.5	21.0	25.0	35.0	57.0
Average Days on Market	35.9	34.2	25.6	29.7	42.0	51.6	59.9

Year-to-date	December 2018	Compared to ⁶					
		December 2017	December 2016	December 2015	December 2013	December 2011	December 2008
Sales Activity	2,325	-15.4	-18.0	-27.0	-14.5	-15.1	-6.8
Dollar Volume	\$1,112,224,140	-15.5	-4.9	-6.6	27.4	45.6	88.0
New Listings	3,337	-11.9	7.0	-11.3	-1.1	-3.3	-9.3
Active Listings ³	280	10.5	43.2	-15.6	-31.9	-43.8	-54.4
Sales to New Listings Ratio ⁴	69.7	72.5	90.9	84.7	80.6	79.4	67.8
Months of Inventory ⁵	1.4	1.1	0.8	1.3	1.8	2.2	3.0
Average Price	\$478,376	-0.1	16.0	28.0	49.0	71.6	101.7
Median Price	\$472,000	1.1	19.5	33.3	55.3	76.8	100.9
Sales to List Price Ratio	98.4	102.2	101.5	99.0	97.6	97.5	96.0
Median Days on Market	20.0	14.0	13.0	16.0	23.0	27.0	32.0
Average Days on Market	28.2	20.9	21.4	26.4	36.5	41.8	45.2

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

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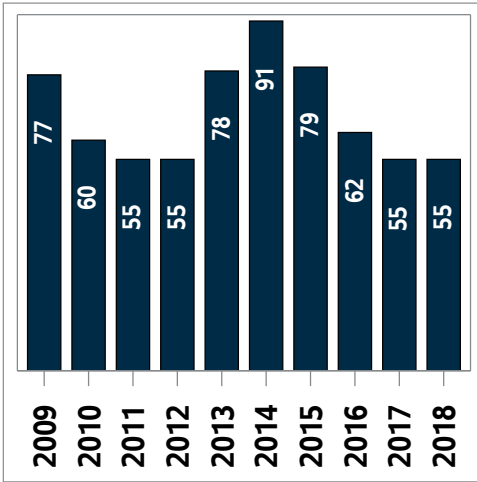
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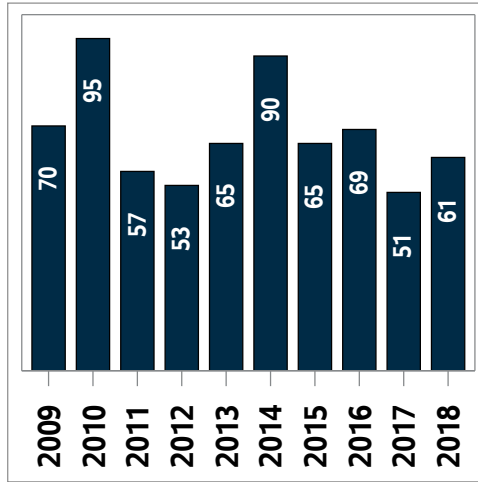
⁶ Sales to new listings ratio and months of inventory shown as levels; all others calculated as percentage changes

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

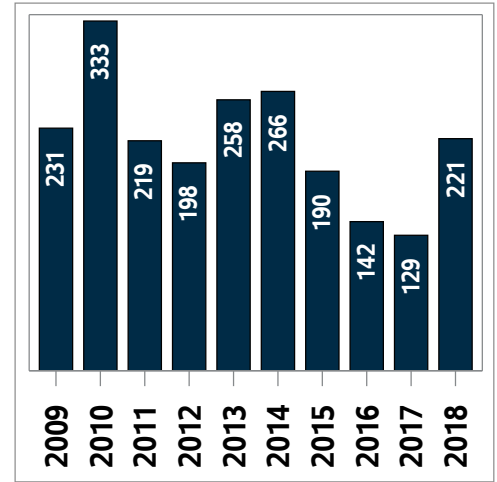
Sales Activity
(December only)



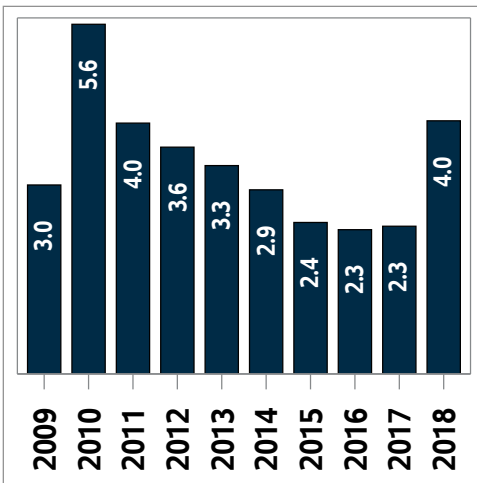
New Listings
(December only)



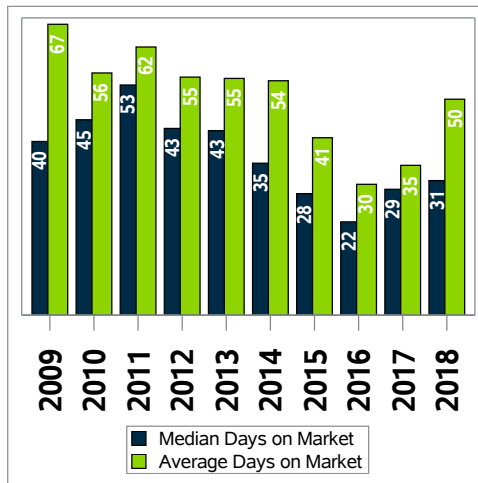
Active Listings
(December only)



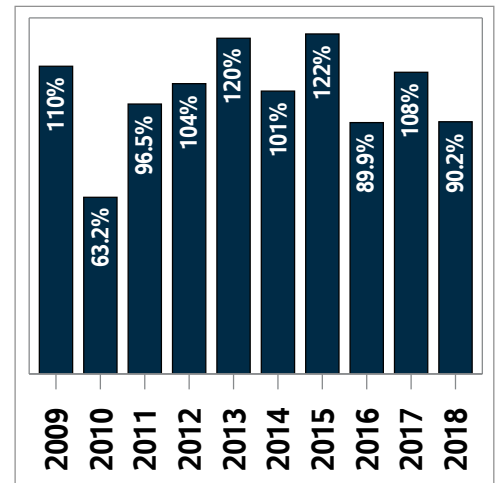
Months of Inventory
(December only)



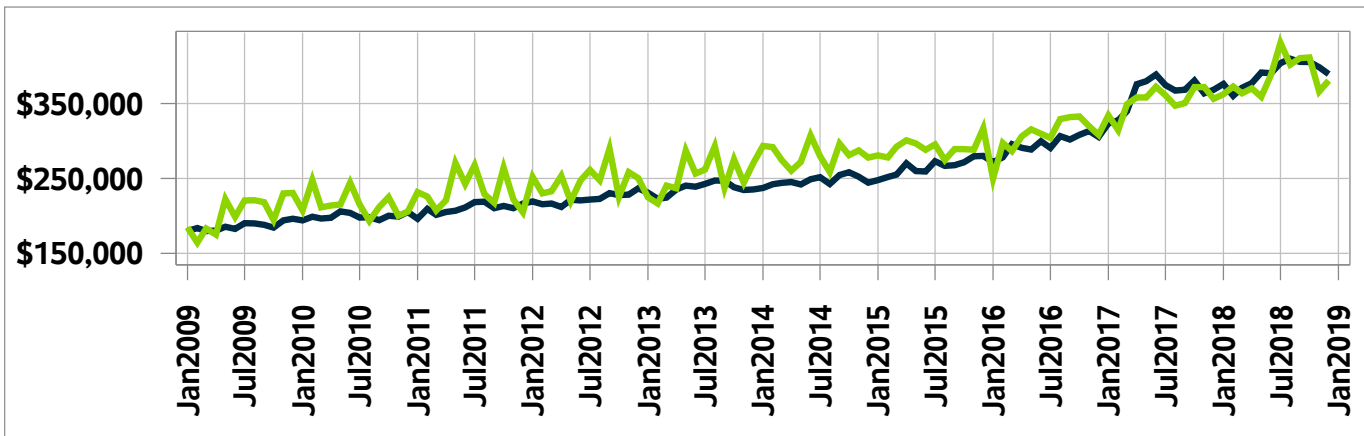
Days on Market
(December only)



Sales to New Listings Ratio
(December only)

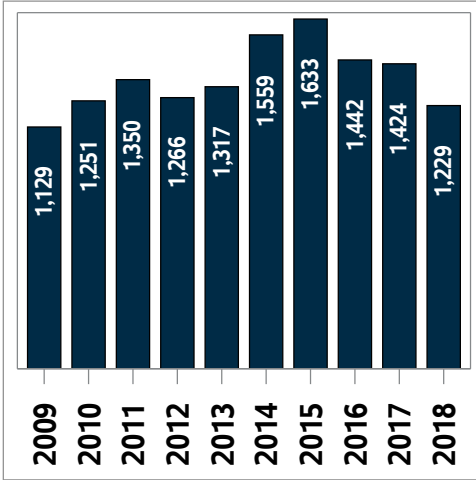


MLS® HPI Apartment-Style Benchmark Price and Average Price

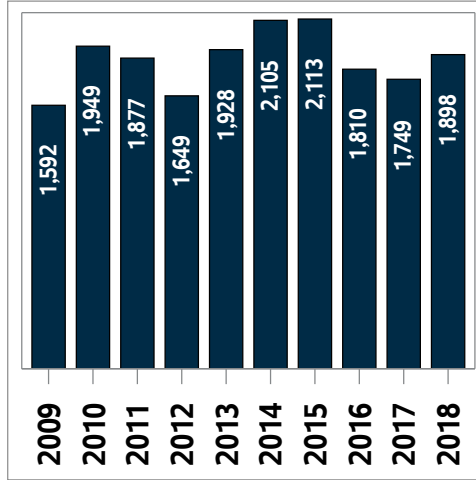


REALTORS® Association of Hamilton-Burlington MLS® Apartment-Style Market Activity

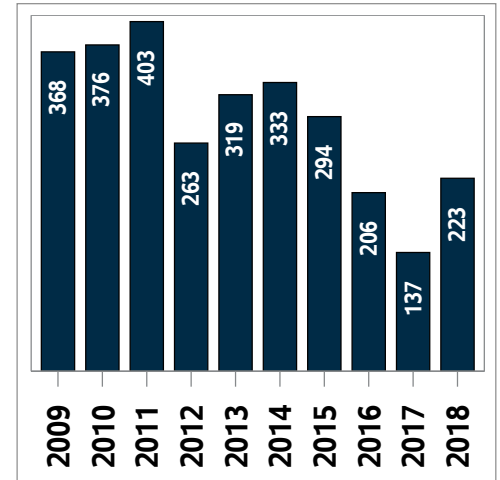
Sales Activity
(December Year-to-date)



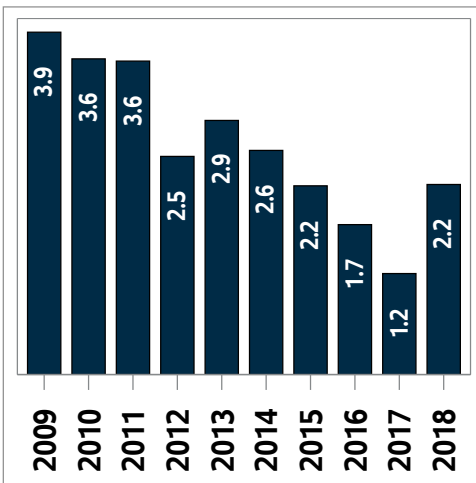
New Listings
(December Year-to-date)



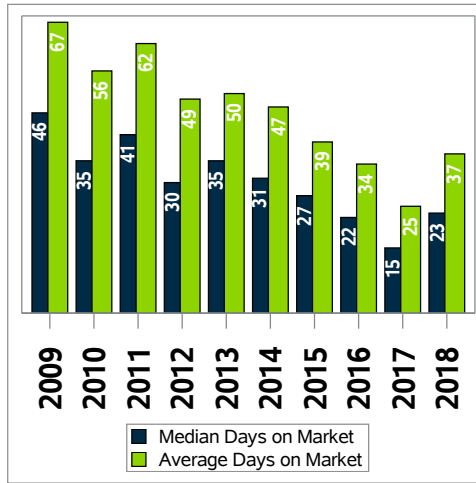
Active Listings¹
(December Year-to-date)



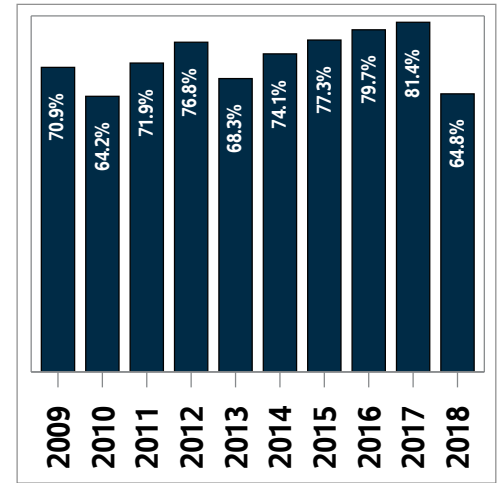
Months of Inventory²
(December Year-to-date)



Days on Market
(December Year-to-date)



Sales to New Listings Ratio
(December 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	December 2018	Compared to ⁶					
		December 2017	December 2016	December 2015	December 2013	December 2011	December 2008
Sales Activity	55	0.0	-11.3	-30.4	-29.5	0.0	14.6
Dollar Volume	\$20,937,050	6.8	9.6	-16.4	-0.7	85.8	153.9
New Listings	61	19.6	-11.6	-6.2	-6.2	7.0	27.1
Active Listings	221	71.3	55.6	16.3	-14.3	0.9	-30.1
Sales to New Listings Ratio ¹	90.2	107.8	89.9	121.5	120.0	96.5	100.0
Months of Inventory ²	4.0	2.3	2.3	2.4	3.3	4.0	6.6
Average Price	\$380,674	6.8	23.5	20.1	40.9	85.8	121.6
Median Price	\$368,000	10.5	25.8	32.9	56.3	81.3	120.0
Sales to List Price Ratio	96.8	97.9	98.4	96.2	94.8	93.0	92.2
Median Days on Market	31.0	29.0	21.5	28.0	42.5	53.0	38.5
Average Days on Market	49.7	34.5	30.1	40.9	54.5	61.7	55.1

Year-to-date	December 2018	Compared to ⁶					
		December 2017	December 2016	December 2015	December 2013	December 2011	December 2008
Sales Activity	1,229	-13.7	-14.8	-24.7	-6.7	-9.0	11.3
Dollar Volume	\$471,791,739	-6.5	5.7	-0.7	40.4	48.1	110.9
New Listings	1,898	8.5	4.9	-10.2	-1.6	1.1	16.6
Active Listings ³	223	62.4	8.0	-24.2	-30.2	-44.8	-32.1
Sales to New Listings Ratio ⁴	64.8	81.4	79.7	77.3	68.3	71.9	67.8
Months of Inventory ⁵	2.2	1.2	1.7	2.2	2.9	3.6	3.6
Average Price	\$383,883	8.4	24.0	31.9	50.4	62.7	89.4
Median Price	\$355,000	6.0	24.6	34.0	51.1	63.6	88.9
Sales to List Price Ratio	98.2	101.3	97.9	97.1	96.0	95.9	95.7
Median Days on Market	23.0	15.0	22.0	27.0	35.0	41.0	38.0
Average Days on Market	36.6	24.6	34.3	39.3	50.4	61.9	53.9

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

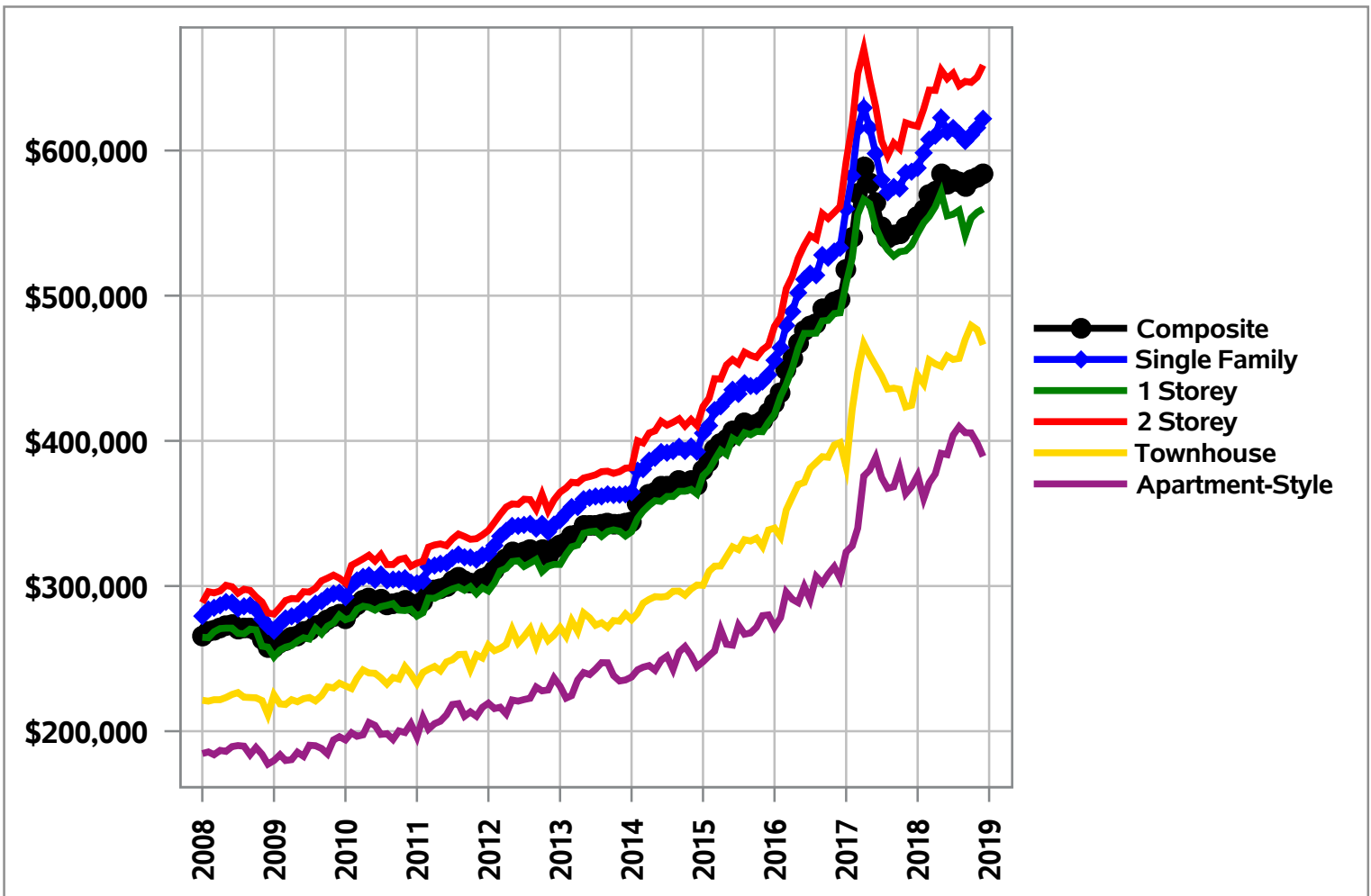
⁶ Sales to new listings ratio and months of inventory shown as levels; all others calculated as percentage changes

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

MLS® Home Price Index Benchmark Price

Benchmark Type:	December 2018	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$584,100	0.4	1.5	1.3	6.5	39.3	70.2
Single Family	\$621,900	1.0	2.5	1.5	6.2	39.6	71.2
One Storey	\$559,700	0.4	3.3	0.8	4.7	35.6	67.3
Two Storey	\$658,800	1.3	1.7	1.4	6.7	41.4	72.8
Townhouse	\$466,200	-2.2	-0.8	1.7	9.8	37.7	66.0
Apartment-Style	\$389,300	-2.3	-4.0	-0.3	5.7	39.0	65.4

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