



## CONTACTS

### WENDY STEWART

Manager, Communications and External Relations  
905.529.8101 x295  
[wendys@rahb.ca](mailto:wendys@rahb.ca)

### LAUREN O'GRADY

Digital Communications Coordinator  
905.529.8101 x235  
[laureno@rahb.ca](mailto:laureno@rahb.ca)

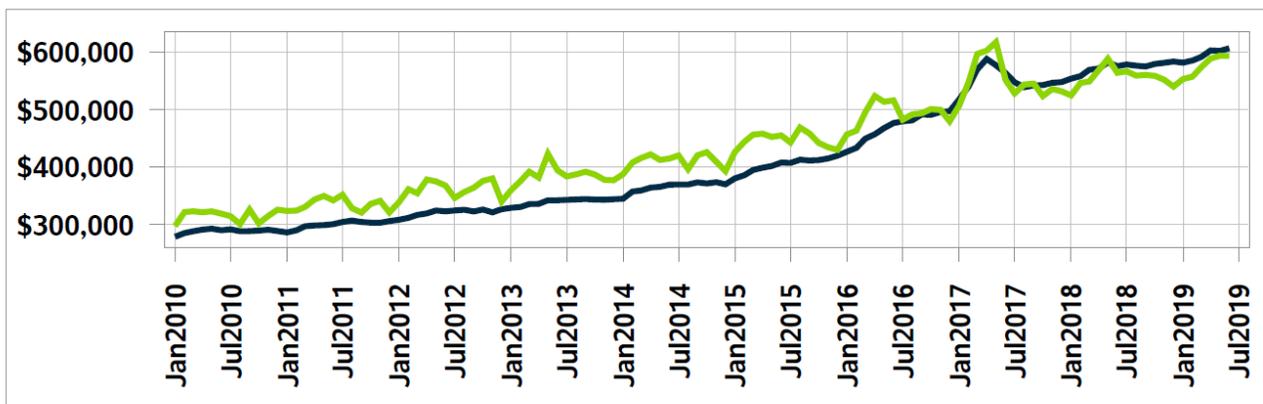
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# RAHB REALTORS<sup>®</sup> RELEASE JUNE 2019 STATISTICS

Hamilton, ON (July 2, 2019) - **The REALTORS<sup>®</sup> Association of Hamilton-Burlington (RAHB)** reported 1,203 sales of residential properties located within the RAHB market area were processed through the Multiple Listing Service<sup>®</sup> (MLS<sup>®</sup>) System in June 2019. This is a 4.2 per cent increase from June last year; however, a 10.5 per cent decrease over May 2019 and a 1.9 per cent decrease from April 2019. The average price for residential properties increased by 5.2 per cent from June 2018 to \$593,549; however, decreased from May 2019 by 0.03 per cent.

“The number of sales and average price is up over 2018, showing that the market is edging higher since it balanced out last year,” says RAHB President Bob Van de Vrande. “Sales have dropped compared to May and April of this year, but paired with a decrease of about four per cent in the number of new listings this could indicate the market is tightening.”

**MLS<sup>®</sup> HPI Composite Benchmark Price and Average Price**



The number of sales for single family properties within the entire RAHB market increased by 11.6 per cent compared to the same month last year, and the average sale price increased by 4.9 per cent. Townhouse sales activity across the entire RAHB market area decreased from June 2018 by 3.9 per cent, and the average townhouse sale price increased by 3.6 per cent to \$499,523. Apartment-style property sales decreased by 8 per cent from June 2018, and the average price also decreased by 0.3 per cent.

“Only single family or detached homes saw an increase in average price and number of sales, which bucks the trend we’ve seen over the last year – buyers choosing more affordable options.” adds Van de Vrande. “Of course, this is an overall evaluation of our entire market area, and numbers can deviate from the average when we look at smaller or individual communities.”

### MLS® RAHB All Residential Comparison at a Glance - (June 2019)

	Average Sale Price		New Listings		Average Days On Market	
	2019	2018	2019	2018	2019	2018
Burlington	\$786,667	\$715,721	414	432	25.0	28.0
Haldimand County	\$466,342	\$432,009	103	96	32.2	31.4
Hamilton	\$538,025	\$508,558	1,209	1,253	25.4	27.4
Niagara North	\$596,041	\$567,258	105	131	35.1	24.9

### MLS® RAHB All Residential Comparison - Average price by property style

	Detached		Semi/Town/Row/Link		Apartment-Style	
	2019	2018	2019	2018	2019	2018
Hamilton	\$590,147	\$562,593	\$479,648	\$459,715	\$304,660	\$312,612
Burlington	\$1,012,645	\$930,656	\$570,550	\$551,586	\$488,232	\$479,733
Haldimand County	\$476,832	\$444,594	\$371,771	\$347,610	0	\$338,675
Niagara North	\$670,339	\$639,192	\$442,855	\$424,955	\$465,271	\$387,333

### MLS® RAHB All Residential Comparison - New Listings by property style

	Detached		Semi/Town/Row/Link		Apartment-Style	
	2019	2018	2019	2018	2019	2018
Hamilton	898	927	182	201	74	77
Burlington	252	232	99	111	48	76
Haldimand County	97	87	5	5	1	0
Niagara North	68	82	30	30	7	7

### MLS® RAHB All Residential Comparison - Average days on Market by property style

	Detached		Semi/Town/Row/Link		Apartment-Style	
	2019	2018	2019	2018	2019	2018
Hamilton	25.3	28.2	24.3	24.8	31.6	28.7
Burlington	25.1	28.2	20.3	23.5	33.7	36.9
Haldimand County	32.7	26.2	23.3	15.6	0	129.8
Niagara North	28.3	25.8	20.5	21.9	92.1	41.3

Specific neighbourhoods within the overall RAHB market area see results that often differ from the average of the entire RAHB market area. Because neighbourhoods vary, determining the right price

and conditions when buying or selling a property can be challenging. Local RAHB REALTORS® have the experience, knowledge and tools to help buyers and sellers make those big decisions.

\*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. Talk to your local REALTOR®.

### MLS® Residential Market Activity for RAHB Areas - (June 2019)

	Number of Sales		Average Sale Price	
	2019	2018	2019	2018
Hamilton West	67	79	\$485,003	\$490,500
Hamilton East	109	72	\$409,384	\$362,278
Hamilton Centre	96	93	\$390,005	\$335,927
Hamilton Mountain	176	187	\$496,101	\$467,589
Flamborough	30	21	\$788,273	\$859,776
Dundas	41	35	\$688,648	\$539,006
Ancaster	72	59	\$741,216	\$776,448
Waterdown	39	31	\$688,035	\$646,303
Stoney Creek	109	96	\$566,456	\$553,567
Glanbrook	48	35	\$577,619	\$589,611
Burlington	280	297	\$786,667	\$715,721
Dunnville	23	20	\$448,887	\$386,145
Cayuga	7	6	\$483,857	\$487,942
Caledonia	29	16	\$510,129	\$427,878
Hagersville	10	13	\$366,190	\$370,538
Oneida	1	1	\$1189000	\$599,900
Seneca	3	3	\$465,000	\$950,800
Rainham	7	9	\$365,186	\$401,189
Grimsby	37	63	\$577,600	\$571,976
Smithville	9	10	\$547,777	\$530,441
West Lincoln	7	4	\$755,571	\$585,000

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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).