



REALTORS[®]
ASSOCIATION
of Hamilton-Burlington
~ Since 1921 ~

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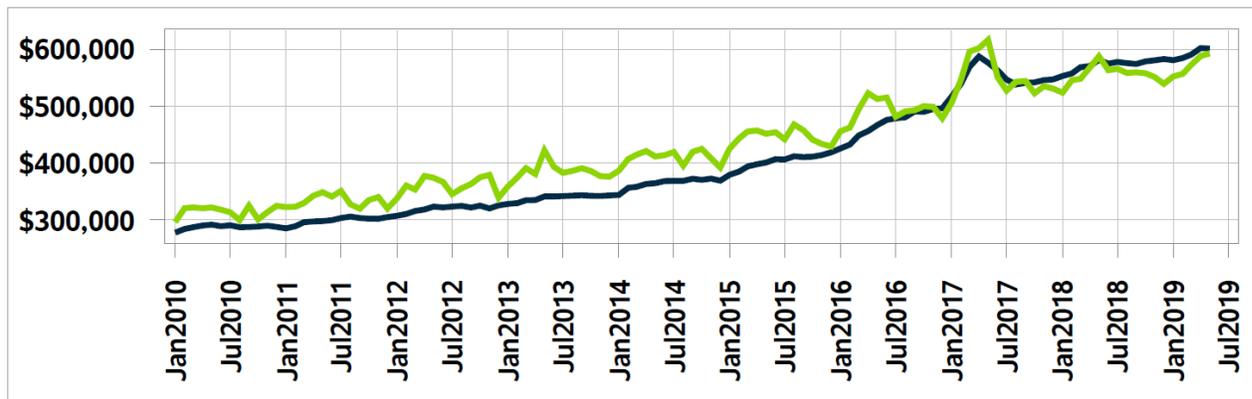
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RAHB REALTORS[®] RELEASE MAY 2019 STATISTICS

Hamilton, ON (June 3, 2019) - **The REALTORS[®] Association of Hamilton-Burlington (RAHB)** reported 1,344 sales of residential properties located within the RAHB market area were processed through the Multiple Listing Service[®] (MLS[®]) System in May 2019. This is a 10.9 per cent increase from May last year, as well as a 9.6 per cent increase over April 2019 and a 30.2 per cent increase over March 2019. The average price for residential properties increased by 0.9 per cent from May 2018 to \$593,702.

“The number of sales increased double digits over last year and the number of new listings decreased by 5.2 per cent, indicating that we are in the thick of a busy spring market for sellers,” says RAHB President Bob Van de Vrande. “And prices only increasing an average of 0.9 per cent over last year means buyers haven’t watched prices soar while they find the perfect home.”

MLS[®] HPI Composite Benchmark Price and Average Price



The number of sales for single family properties within the entire RAHB market increased by 6.3 per cent compared to the same month last year, and the average sale price increased by 0.5 per cent. Townhouse sales activity across the entire RAHB market area increased from May 2018 by 21.8 per cent, and the average townhouse sale price rose by 3.7 per cent to \$507,400. Apartment-style property sales increased by 20 per cent over May 2018, and the average price increased by 8.3 per cent.

“When we talk about the ‘RAHB market’, we’re referring to four separate communities – Hamilton, Burlington, Haldimand and Niagara North,” adds Van de Vrande. “The activity experienced in one community may not be taking place in another for a variety of reasons, and that’s why it’s so important for consumers and sellers to use a local REALTOR® who knows the trends within their area.”

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

	Average Sale Price		New Listings		Average Days On Market	
	2019	2018	2019	2018	2019	2018
Burlington	\$733,410	\$774,758	529	610	25.0	25.7
Haldimand County	\$467,246	\$443,334	111	117	43.0	31.7
Hamilton	\$546,779	\$517,446	1,430	1,438	25.7	25.4
Niagara North	\$583,366	\$539,694	119	144	36.9	22.6

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

	Detached		Semi/Town/Row/Link		Apartment-Style	
	2019	2018	2019	2018	2019	2018
Hamilton	\$602,662	\$570,732	\$470,097	\$443,055	\$341,785	\$284,735
Burlington	\$961,055	\$997,335	\$607,432	\$582,466	\$441,690	\$444,577
Haldimand County	\$479,248	\$456,401	\$270,300	\$314,600	0	0
Niagara North	\$673,569	\$614,418	\$457,418	\$429,139	\$331,667	\$318,000

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

	Detached		Semi/Town/Row/Link		Apartment-Style	
	2019	2018	2019	2018	2019	2018
Hamilton	1,041	1,025	237	242	92	103
Burlington	285	362	124	97	86	110
Haldimand County	101	107	7	7	0	0
Niagara North	74	90	29	34	9	8

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	24.8	26.5	28.6	21.6	29.9	22.4
Burlington	25.8	25.6	19.2	23.3	30.2	32.8
Haldimand County	43.7	31.0	21.3	43.8	0	0
Niagara North	41.0	25.5	31.5	17.4	13.7	29.0

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 - (May 2019)

	Number of Sales		Average Sale Price	
	2019	2018	2019	2018
Hamilton West	63	61	\$495,420	\$516,876
Hamilton East	93	106	\$397,822	\$382,366
Hamilton Centre	119	98	\$395,806	\$373,107
Hamilton Mountain	229	206	\$507,672	\$489,054
Flamborough	30	22	\$930,877	\$936,718
Dundas	35	32	\$600,128	\$590,697
Ancaster	70	40	\$772,784	\$770,411
Waterdown	46	37	\$703,853	\$668,881
Stoney Creek	125	98	\$583,387	\$570,566
Glanbrook	60	45	\$596,746	\$558,590
Burlington	337	341	\$733,410	\$774,758
Dunnville	19	16	\$395,343	\$418,581
Cayuga	11	11	\$470,773	\$534,455
Caledonia	14	15	\$470,286	\$487,160
Hagersville	5	6	\$449,200	\$366,542
Oneida	1	2	\$605,000	\$667,537
Seneca	4	2	\$801,500	\$700,750
Rainham	9	10	\$456,167	\$266,720
Grimsby	54	45	\$585,919	\$542,381
Smithville	9	9	\$493,433	\$517,553
West Lincoln	4	8	\$751,250	\$549,488

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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. More information about RAHB is available at rahb.ca.