



Residential Market Activity

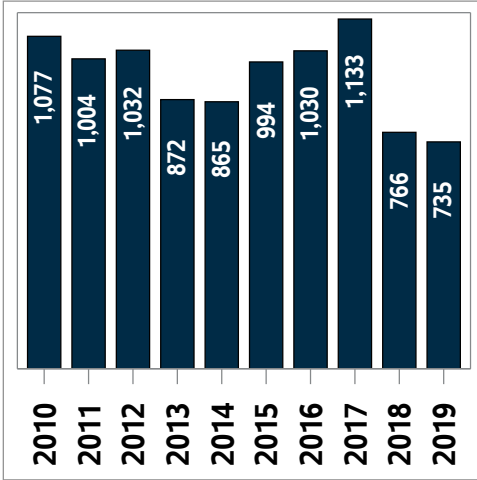
February 2019



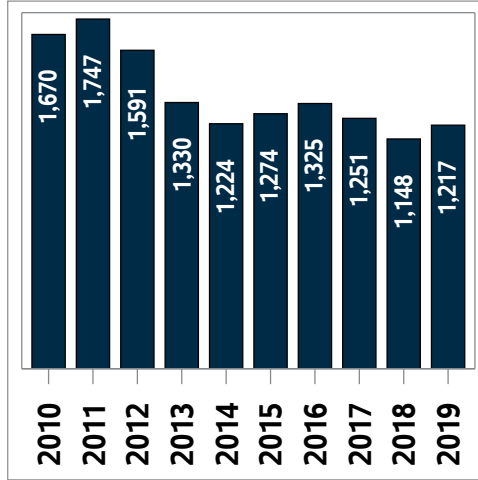
Prepared for the REALTORS[®] Association of Hamilton-Burlington
by the Canadian Real Estate Association

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

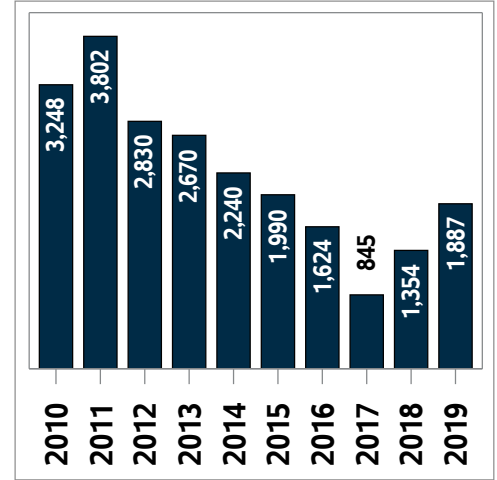
Sales Activity
(February only)



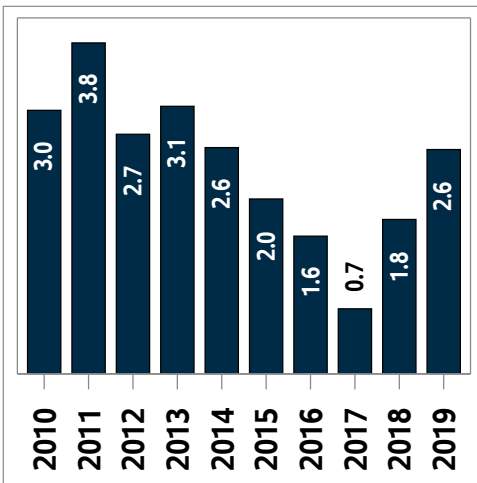
New Listings
(February only)



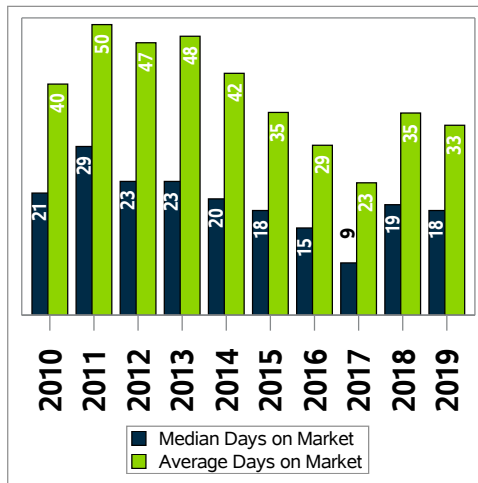
Active Listings
(February only)



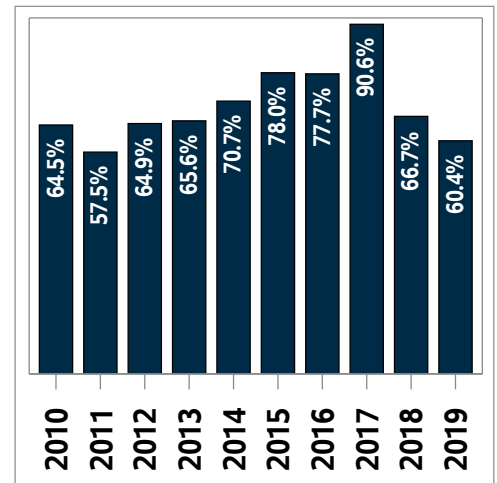
Months of Inventory
(February only)



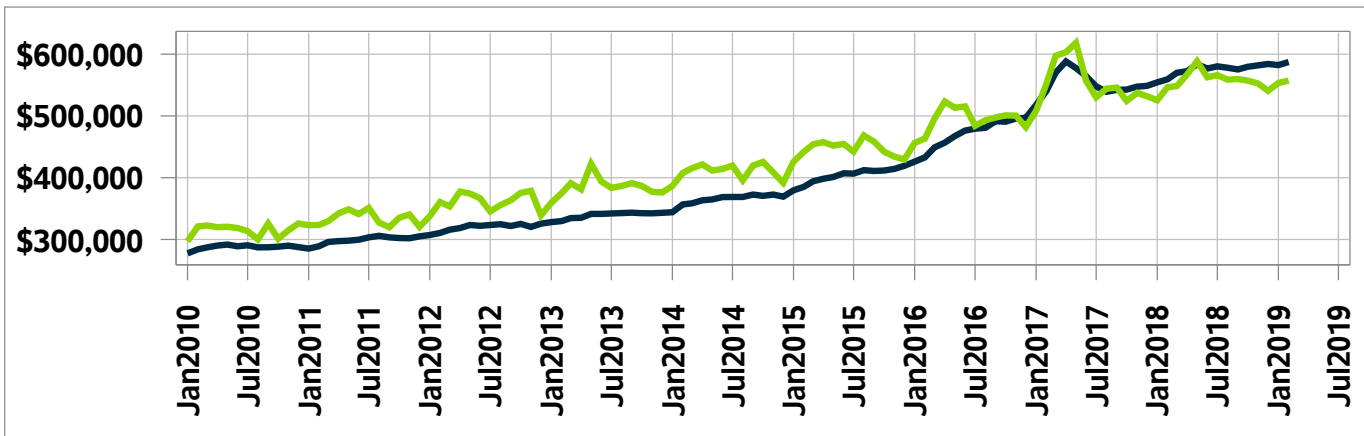
Days on Market
(February only)



Sales to New Listings Ratio
(February only)

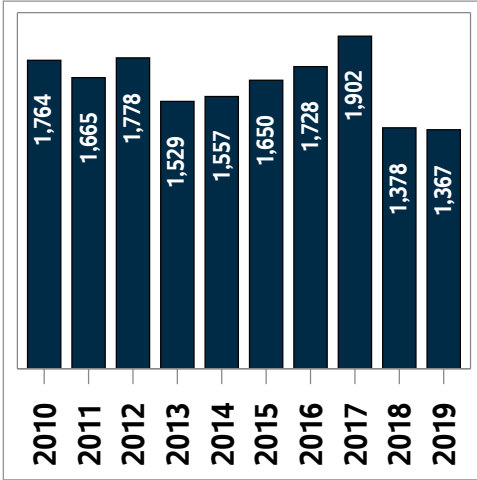


MLS® HPI Composite Benchmark Price and Average Price

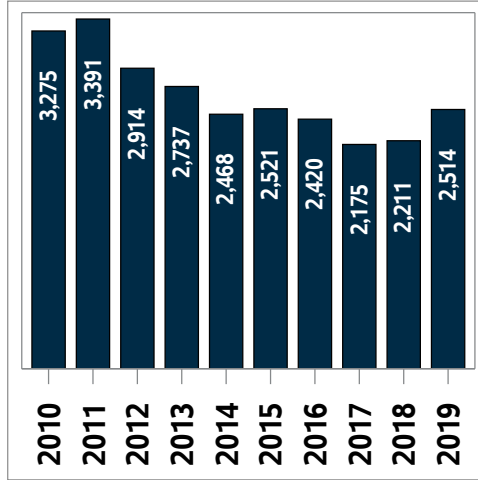


REALTORS® Association of Hamilton-Burlington MLS® Residential Market Activity

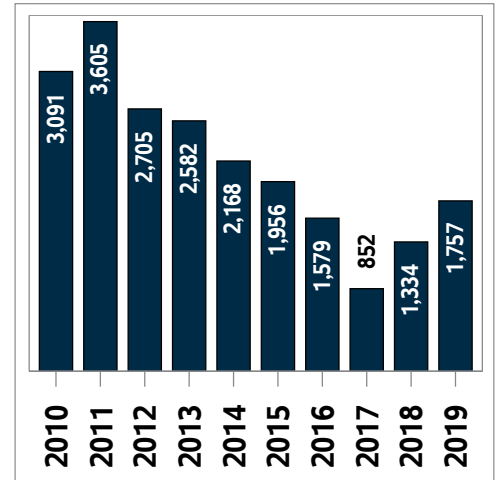
Sales Activity
(February Year-to-date)



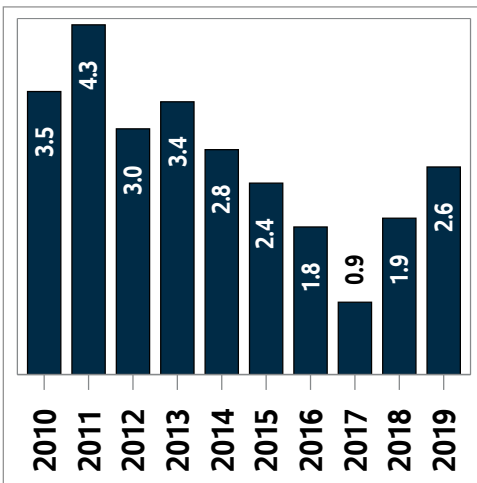
New Listings
(February Year-to-date)



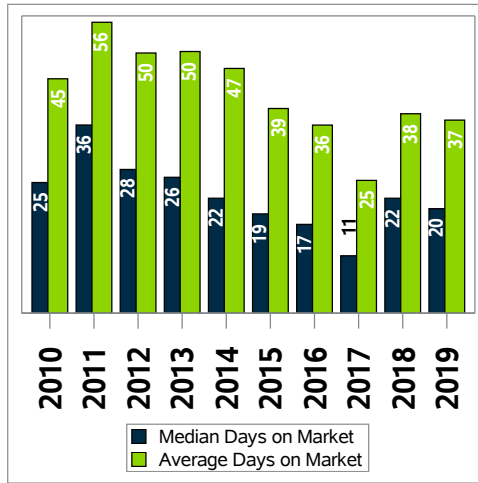
Active Listings¹
(February Year-to-date)



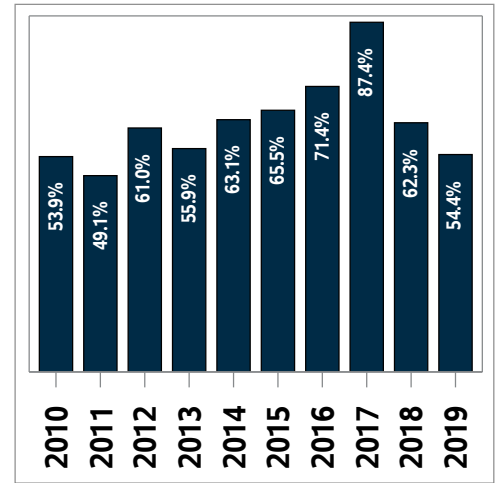
Months of Inventory²
(February Year-to-date)



Days on Market
(February Year-to-date)



Sales to New Listings Ratio
(February 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	February 2019	Compared to ⁶					
		February 2018	February 2017	February 2016	February 2014	February 2012	February 2009
Sales Activity	735	-4.0	-35.1	-28.6	-15.0	-28.8	1.8
Dollar Volume	\$409,493,996	-2.2	-34.5	-14.2	16.2	10.0	114.5
New Listings	1,217	6.0	-2.7	-8.2	-0.6	-23.5	-14.4
Active Listings	1,887	39.4	123.3	16.2	-15.8	-33.3	-54.3
Sales to New Listings Ratio ¹	60.4	66.7	90.6	77.7	70.7	64.9	50.8
Months of Inventory ²	2.6	1.8	0.7	1.6	2.6	2.7	5.7
Average Price	\$557,135	1.9	0.9	20.2	36.7	54.5	110.7
Median Price	\$507,500	2.5	5.7	29.1	46.0	69.2	105.5
Sales to List Price Ratio	98.7	98.5	104.2	99.2	97.9	97.3	95.3
Median Days on Market	18.0	19.0	9.0	15.0	20.0	23.0	41.0
Average Days on Market	32.6	34.8	22.8	29.2	41.6	46.8	65.8

Year-to-date	February 2019	Compared to ⁶					
		February 2018	February 2017	February 2016	February 2014	February 2012	February 2009
Sales Activity	1,367	-0.8	-28.1	-20.9	-12.2	-23.1	18.9
Dollar Volume	\$758,298,270	2.6	-25.4	-4.7	22.3	21.8	150.6
New Listings	2,514	13.7	15.6	3.9	1.9	-13.7	-13.1
Active Listings ³	1,757	31.7	106.2	11.3	-19.0	-35.0	-56.1
Sales to New Listings Ratio ⁴	54.4	62.3	87.4	71.4	63.1	61.0	39.7
Months of Inventory ⁵	2.6	1.9	0.9	1.8	2.8	3.0	7.0
Average Price	\$554,717	3.4	3.8	20.5	39.3	58.4	110.8
Median Price	\$500,000	3.1	9.5	28.2	46.6	68.9	103.3
Sales to List Price Ratio	98.5	98.2	103.0	99.0	97.8	97.2	94.7
Median Days on Market	20.0	22.0	11.0	17.0	22.0	27.5	56.0
Average Days on Market	36.9	38.2	25.4	36.0	46.8	49.8	68.5

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

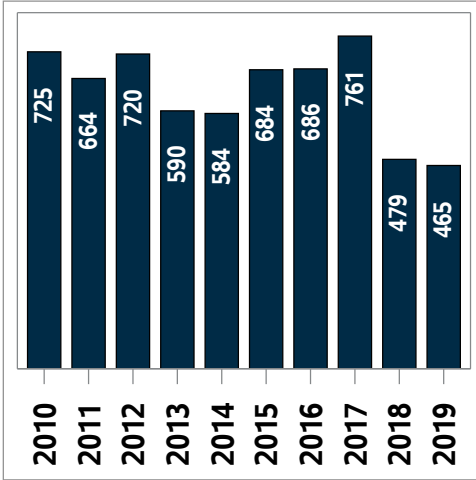
⁴ Sum of sales from January to current month / sum of new listings from January to current month

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

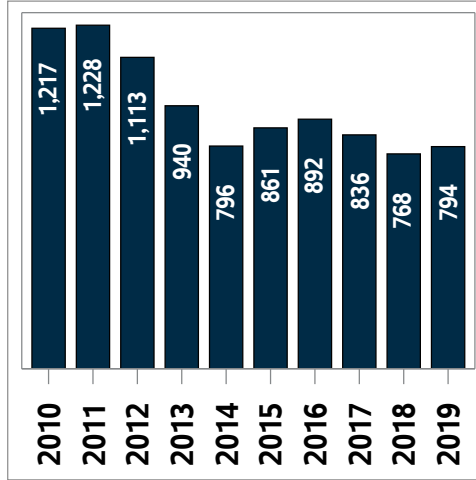
⁶ Sales to new listings ratio and months of inventory shown as levels; all others calculated as percentage changes

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

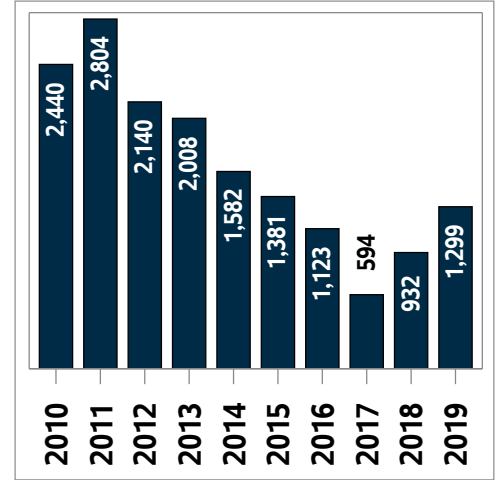
Sales Activity
(February only)



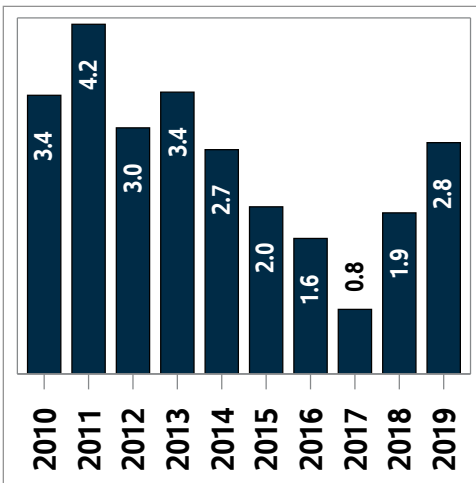
New Listings
(February only)



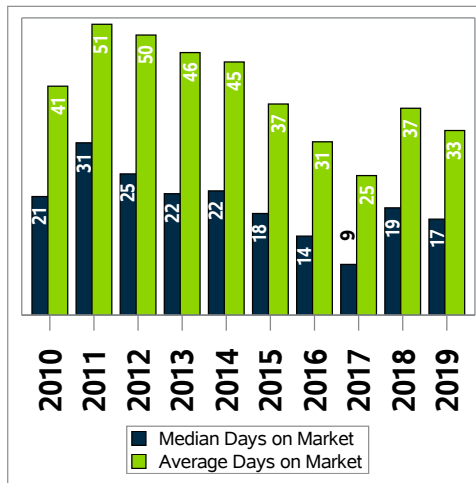
Active Listings
(February only)



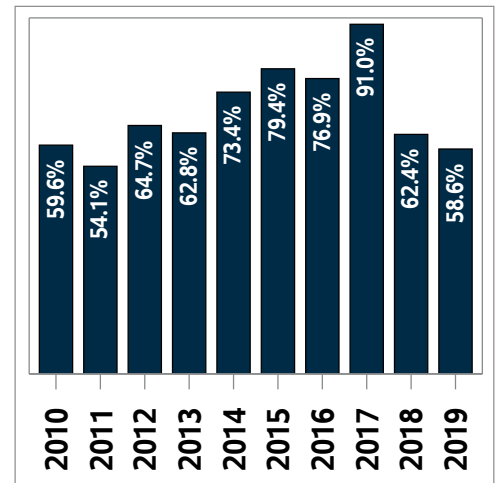
Months of Inventory
(February only)



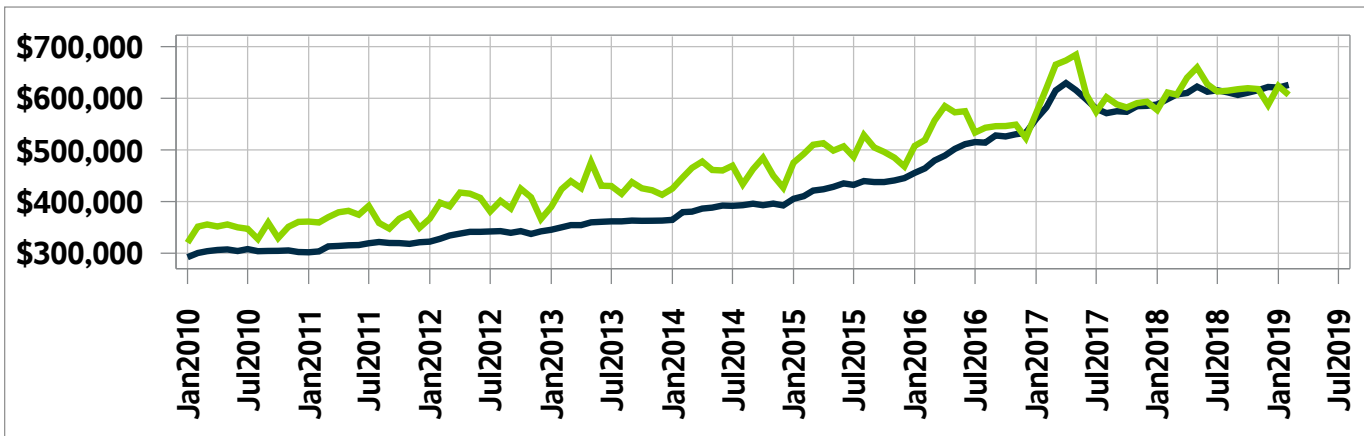
Days on Market
(February only)



Sales to New Listings Ratio
(February only)

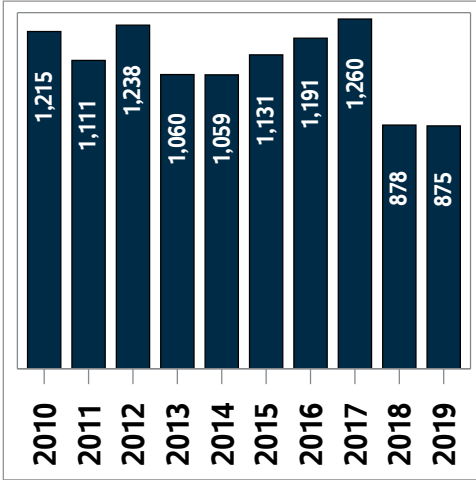


MLS® HPI Single Family Benchmark Price and Average Price

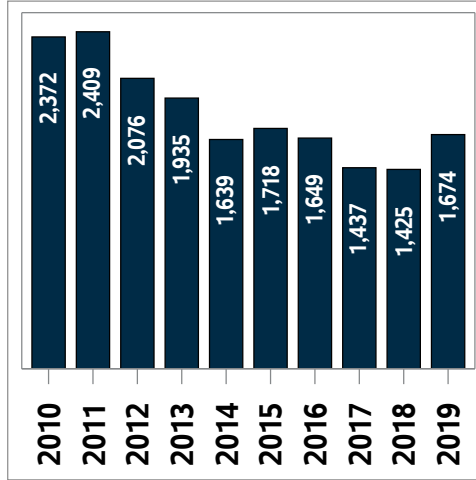


REALTORS® Association of Hamilton-Burlington MLS® Single Family Market Activity

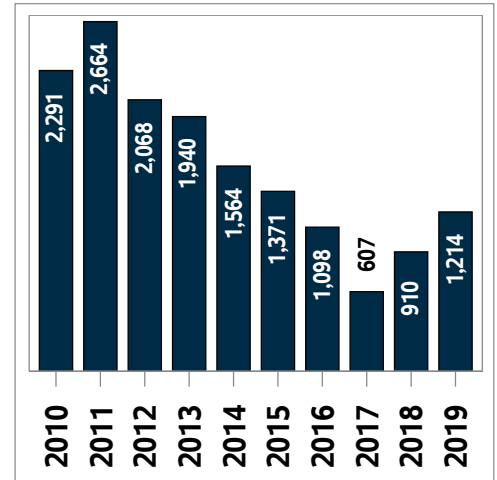
Sales Activity
(February Year-to-date)



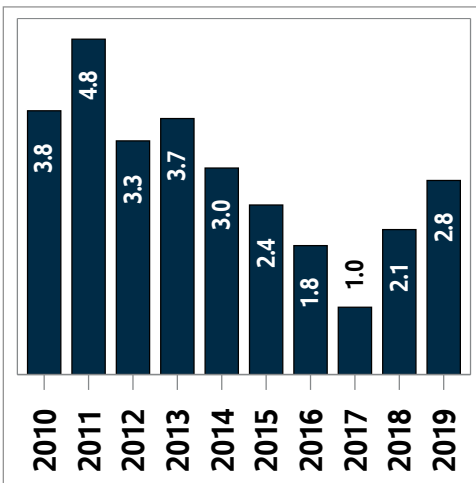
New Listings
(February Year-to-date)



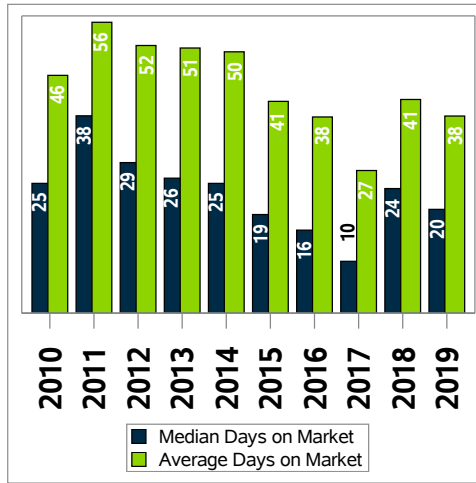
Active Listings¹
(February Year-to-date)



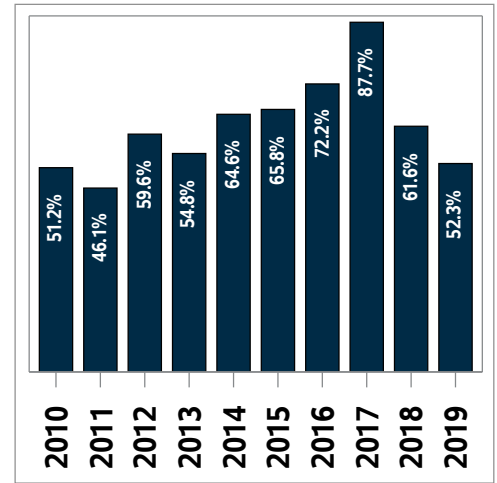
Months of Inventory²
(February Year-to-date)



Days on Market
(February Year-to-date)



Sales to New Listings Ratio
(February 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	February 2019	Compared to ⁶					
		February 2018	February 2017	February 2016	February 2014	February 2012	February 2009
Sales Activity	465	-2.9	-38.9	-32.2	-20.4	-35.4	-4.7
Dollar Volume	\$282,073,860	-3.6	-40.2	-20.8	8.1	-1.6	98.2
New Listings	794	3.4	-5.0	-11.0	-0.3	-28.7	-20.0
Active Listings	1,299	39.4	118.7	15.7	-17.9	-39.3	-57.0
Sales to New Listings Ratio ¹	58.6	62.4	91.0	76.9	73.4	64.7	49.2
Months of Inventory ²	2.8	1.9	0.8	1.6	2.7	3.0	6.2
Average Price	\$606,610	-0.7	-2.1	16.8	35.8	52.4	108.1
Median Price	\$555,900	-3.3	3.9	27.4	43.4	69.5	101.4
Sales to List Price Ratio	98.5	98.5	104.1	99.4	97.9	97.1	95.6
Median Days on Market	17.0	19.0	9.0	14.0	22.0	25.0	45.0
Average Days on Market	32.7	36.6	24.7	30.7	44.8	49.6	69.6

Year-to-date	February 2019	Compared to ⁶					
		February 2018	February 2017	February 2016	February 2014	February 2012	February 2009
Sales Activity	875	-0.3	-30.6	-26.5	-17.4	-29.3	11.7
Dollar Volume	\$537,854,255	2.8	-28.9	-12.2	16.2	12.8	138.8
New Listings	1,674	17.5	16.5	1.5	2.1	-19.4	-17.5
Active Listings ³	1,214	33.4	100.2	10.6	-22.4	-41.3	-58.6
Sales to New Listings Ratio ⁴	52.3	61.6	87.7	72.2	64.6	59.6	38.6
Months of Inventory ⁵	2.8	2.1	1.0	1.8	3.0	3.3	7.5
Average Price	\$614,691	3.2	2.4	19.5	40.7	59.6	113.7
Median Price	\$570,000	3.8	10.9	28.4	50.0	75.4	109.2
Sales to List Price Ratio	98.4	98.2	102.9	99.1	97.9	97.1	95.2
Median Days on Market	20.0	24.0	10.0	16.0	25.0	29.0	63.0
Average Days on Market	38.0	41.1	27.5	37.8	50.3	51.5	73.0

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

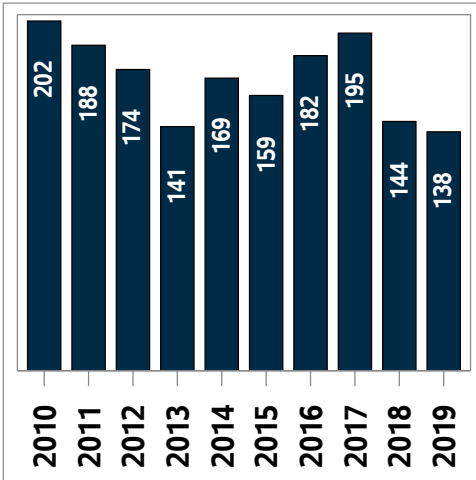
⁴ Sum of sales from January to current month / sum of new listings from January to current month

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

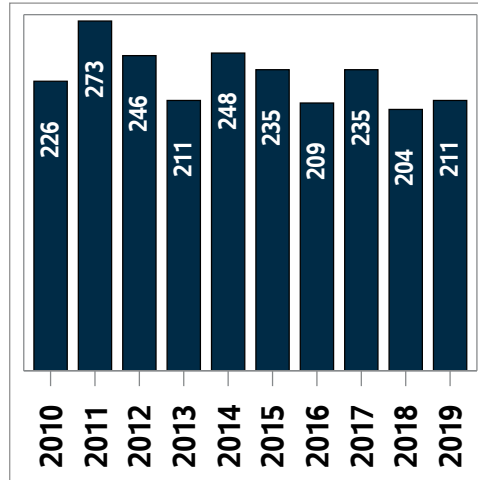
⁶ Sales to new listings ratio and months of inventory shown as levels; all others calculated as percentage changes

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

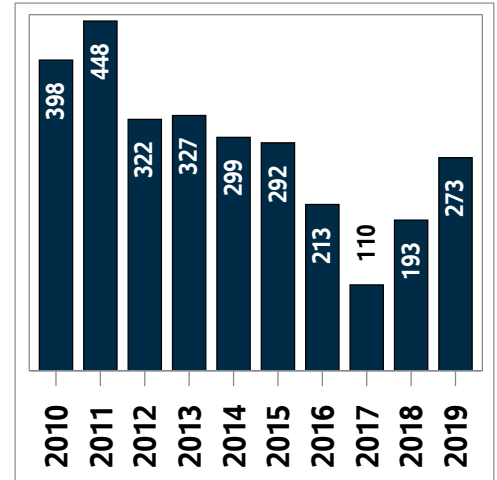
Sales Activity
(February only)



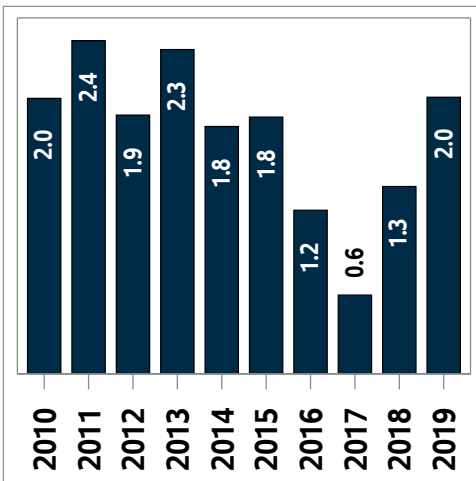
New Listings
(February only)



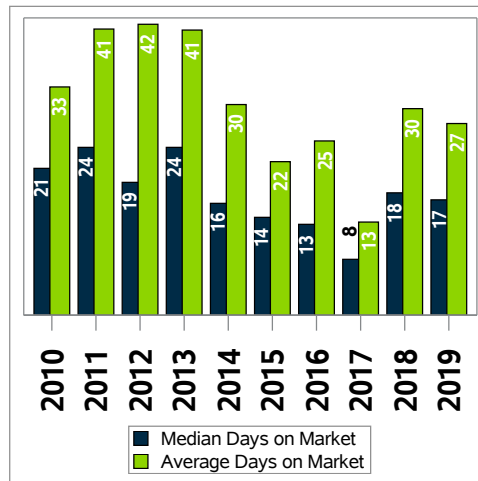
Active Listings
(February only)



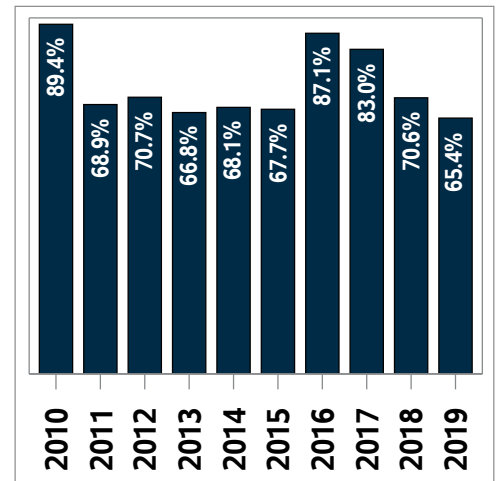
Months of Inventory
(February only)



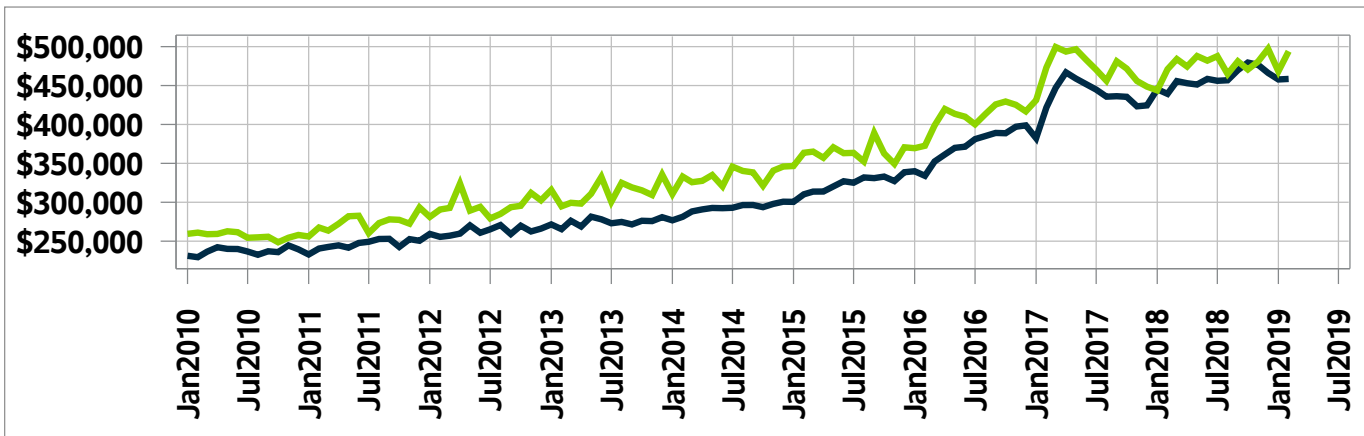
Days on Market
(February only)



Sales to New Listings Ratio
(February only)

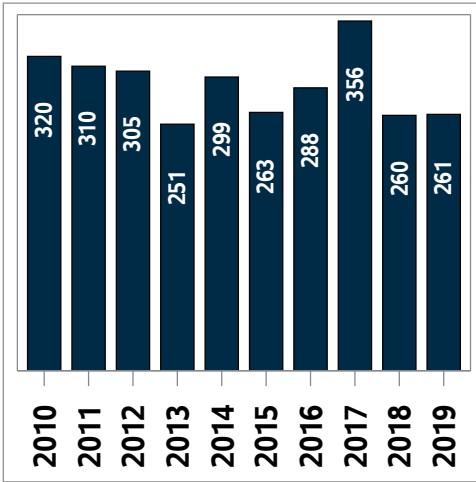


MLS® HPI Townhouse Benchmark Price and Average Price

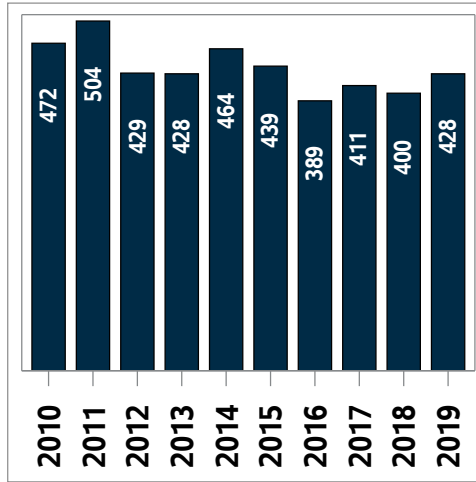


REALTORS® Association of Hamilton-Burlington MLS® Townhouse Market Activity

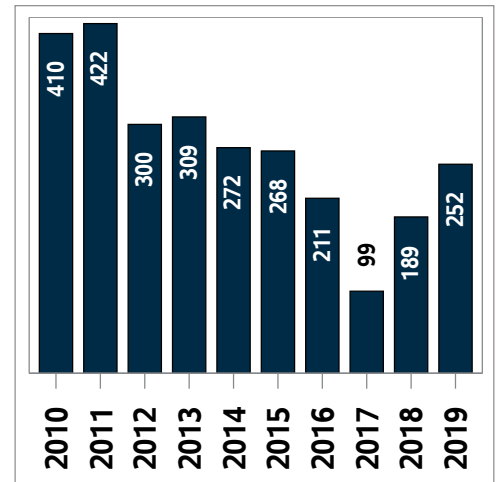
Sales Activity
(February Year-to-date)



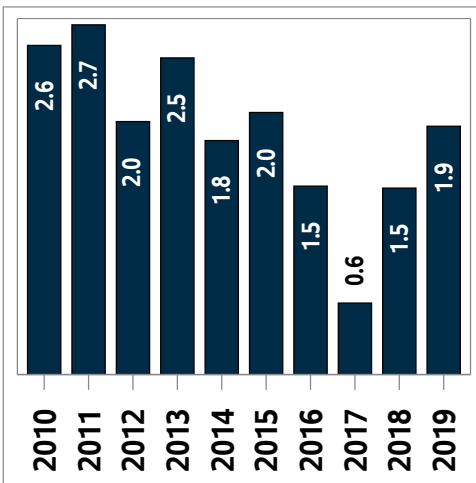
New Listings
(February Year-to-date)



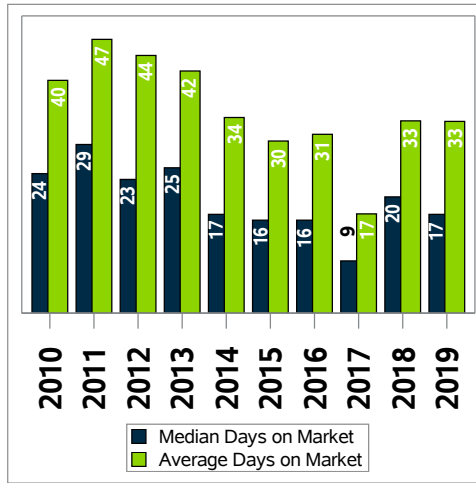
Active Listings¹
(February Year-to-date)



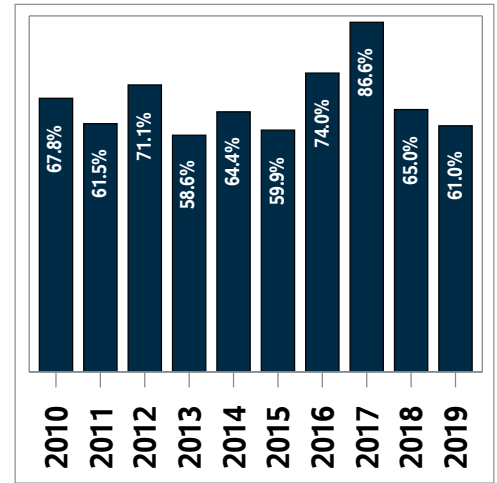
Months of Inventory²
(February Year-to-date)



Days on Market
(February Year-to-date)



Sales to New Listings Ratio
(February 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	February 2019	Compared to ⁶					
		February 2018	February 2017	February 2016	February 2014	February 2012	February 2009
Sales Activity	138	-4.2	-29.2	-24.2	-18.3	-20.7	-2.1
Dollar Volume	\$68,176,276	0.5	-26.1	0.5	21.1	34.8	113.0
New Listings	211	3.4	-10.2	1.0	-14.9	-14.2	-18.2
Active Listings	273	41.5	148.2	28.2	-8.7	-15.2	-56.9
Sales to New Listings Ratio ¹	65.4	70.6	83.0	87.1	68.1	70.7	54.7
Months of Inventory ²	2.0	1.3	0.6	1.2	1.8	1.9	4.5
Average Price	\$494,031	4.9	4.4	32.6	48.4	70.0	117.6
Median Price	\$484,000	3.0	7.5	34.7	50.5	71.1	106.0
Sales to List Price Ratio	99.0	98.2	106.5	100.2	98.7	97.7	95.1
Median Days on Market	16.5	17.5	8.0	13.0	16.0	19.0	38.0
Average Days on Market	27.4	29.5	13.3	24.9	30.1	41.6	56.1

Year-to-date	February 2019	Compared to ⁶					
		February 2018	February 2017	February 2016	February 2014	February 2012	February 2009
Sales Activity	261	0.4	-26.7	-9.4	-12.7	-14.4	14.5
Dollar Volume	\$125,767,616	5.4	-22.2	17.6	30.1	43.9	143.3
New Listings	428	7.0	4.1	10.0	-7.8	-0.2	-16.4
Active Listings ³	252	33.7	154.5	19.4	-7.4	-16.0	-58.6
Sales to New Listings Ratio ⁴	61.0	65.0	86.6	74.0	64.4	71.1	44.5
Months of Inventory ⁵	1.9	1.5	0.6	1.5	1.8	2.0	5.3
Average Price	\$481,868	5.0	6.1	29.7	49.1	68.2	112.5
Median Price	\$475,000	5.6	6.5	35.7	53.2	68.4	102.8
Sales to List Price Ratio	98.8	98.4	104.7	99.7	98.4	97.4	93.7
Median Days on Market	17.0	20.0	9.0	16.0	17.0	23.0	50.5
Average Days on Market	33.0	33.1	17.1	30.8	33.6	44.3	60.4

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

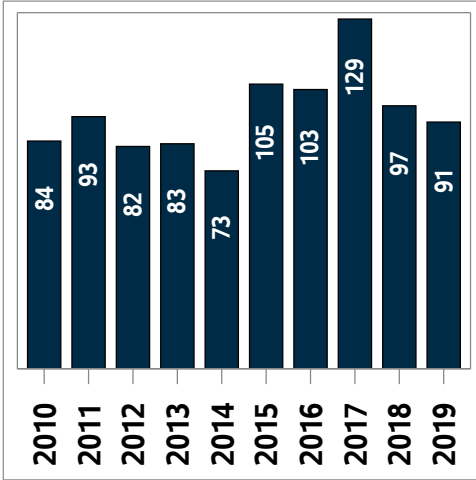
⁴ Sum of sales from January to current month / sum of new listings from January to current month

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

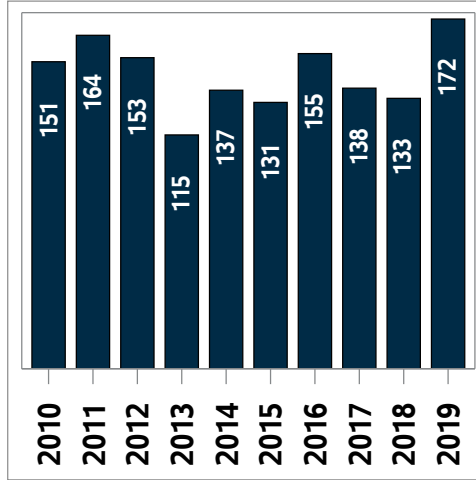
⁶ Sales to new listings ratio and months of inventory shown as levels; all others calculated as percentage changes

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

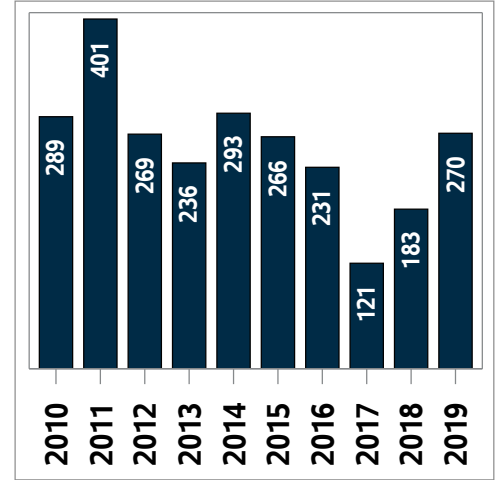
Sales Activity
(February only)



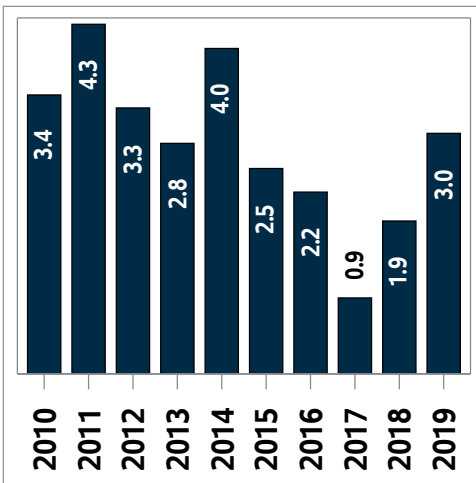
New Listings
(February only)



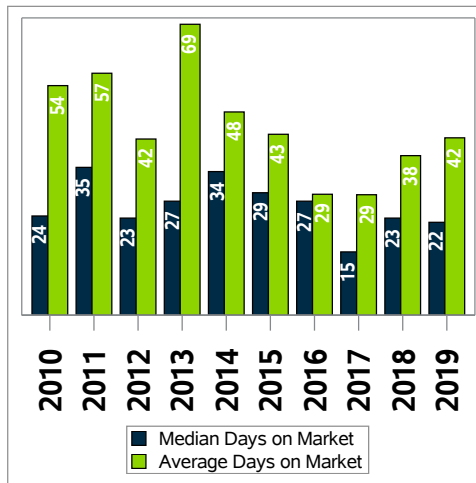
Active Listings
(February only)



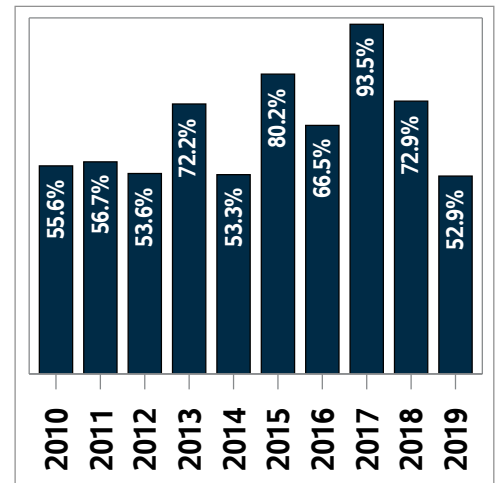
Months of Inventory
(February only)



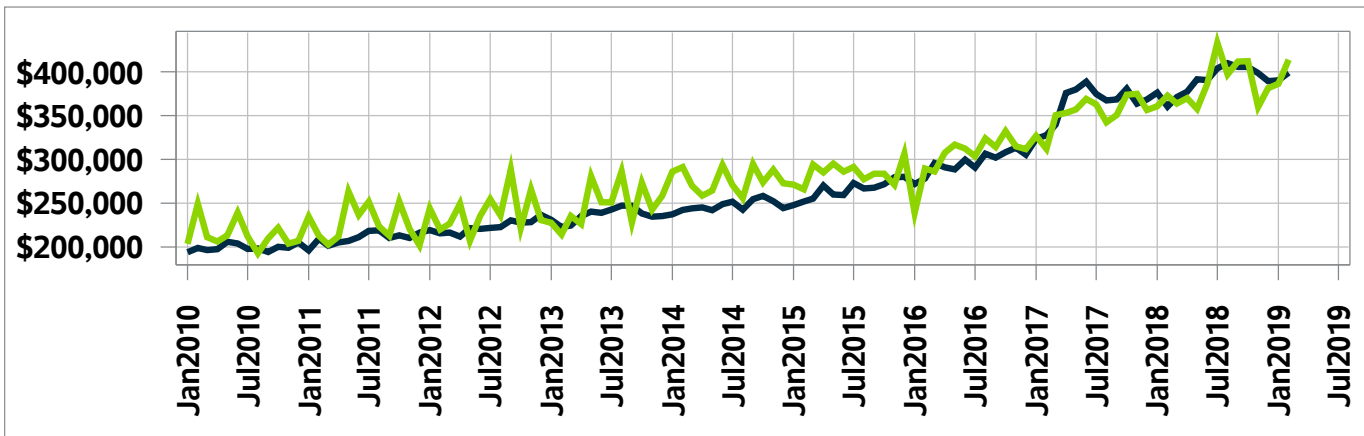
Days on Market
(February only)



Sales to New Listings Ratio
(February only)

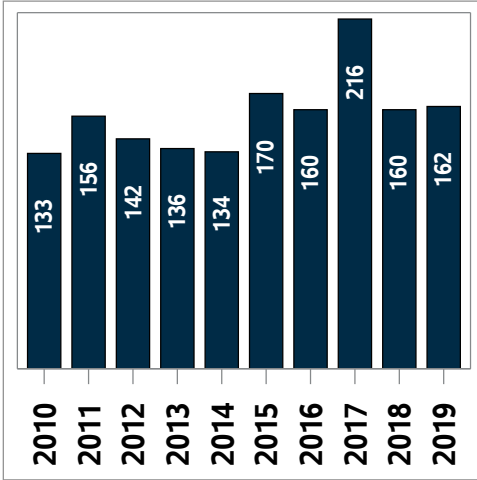


MLS® HPI Apartment-Style Benchmark Price and Average Price

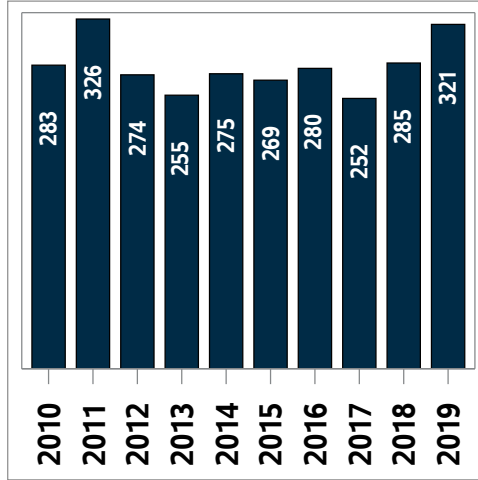


REALTORS® Association of Hamilton-Burlington MLS® Apartment-Style Market Activity

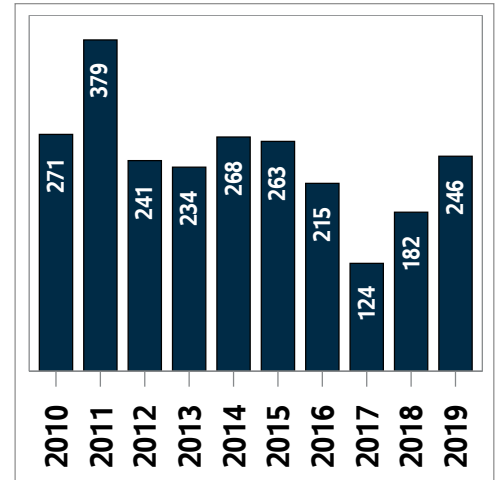
Sales Activity
(February Year-to-date)



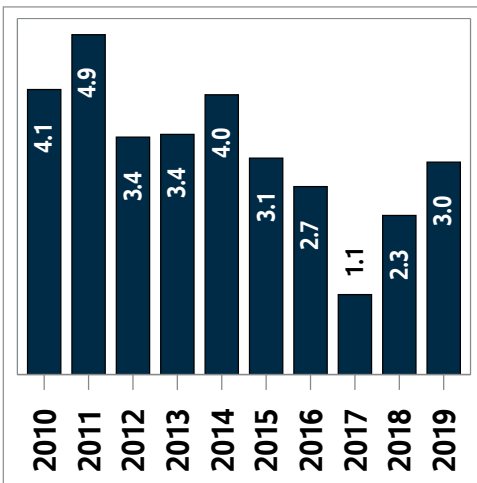
New Listings
(February Year-to-date)



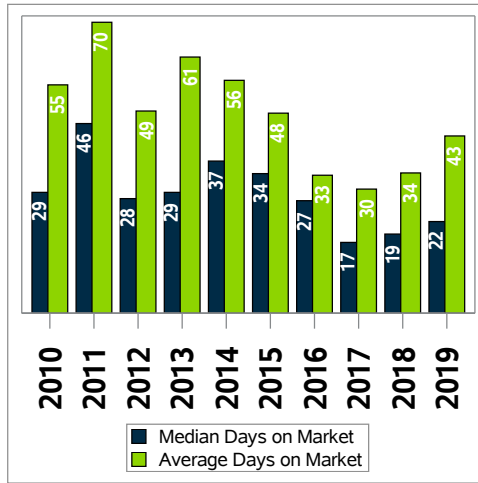
Active Listings¹
(February Year-to-date)



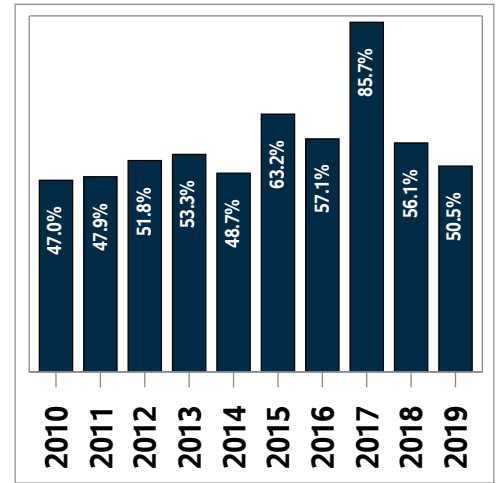
Months of Inventory²
(February Year-to-date)



Days on Market
(February Year-to-date)



Sales to New Listings Ratio
(February 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	February 2019	Compared to ⁶					
		February 2018	February 2017	February 2016	February 2014	February 2012	February 2009
Sales Activity	91	-6.2	-29.5	-11.7	24.7	11.0	106.8
Dollar Volume	\$37,655,860	4.1	-6.5	26.2	77.1	108.8	452.8
New Listings	172	29.3	24.6	11.0	25.5	12.4	50.9
Active Listings	270	47.5	123.1	16.9	-7.8	0.4	-19.9
Sales to New Listings Ratio ¹	52.9	72.9	93.5	66.5	53.3	53.6	38.6
Months of Inventory ²	3.0	1.9	0.9	2.2	4.0	3.3	7.7
Average Price	\$413,801	11.0	32.6	42.9	42.1	88.1	167.3
Median Price	\$360,000	0.0	16.1	32.4	39.5	68.3	112.7
Sales to List Price Ratio	98.3	98.5	100.6	96.0	96.0	97.3	93.7
Median Days on Market	22.0	23.0	15.0	27.0	34.0	23.0	34.0
Average Days on Market	42.0	37.8	28.5	28.6	48.1	41.7	52.7

Year-to-date	February 2019	Compared to ⁶					
		February 2018	February 2017	February 2016	February 2014	February 2012	February 2009
Sales Activity	162	1.2	-25.0	1.2	20.9	14.1	128.2
Dollar Volume	\$65,079,277	10.5	-5.3	49.8	68.1	99.1	454.8
New Listings	321	12.6	27.4	14.6	16.7	17.2	38.4
Active Listings ³	246	35.2	99.2	14.4	-8.2	2.1	-22.4
Sales to New Listings Ratio ⁴	50.5	56.1	85.7	57.1	48.7	51.8	30.6
Months of Inventory ⁵	3.0	2.3	1.1	2.7	4.0	3.4	8.9
Average Price	\$401,724	9.2	26.3	47.9	39.1	74.6	143.1
Median Price	\$360,500	1.0	18.0	38.7	39.7	67.7	109.6
Sales to List Price Ratio	98.1	98.3	100.3	96.7	95.9	97.2	91.9
Median Days on Market	22.0	19.0	17.0	27.0	36.5	27.5	44.0
Average Days on Market	42.5	33.7	29.8	33.1	55.9	48.5	57.6

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

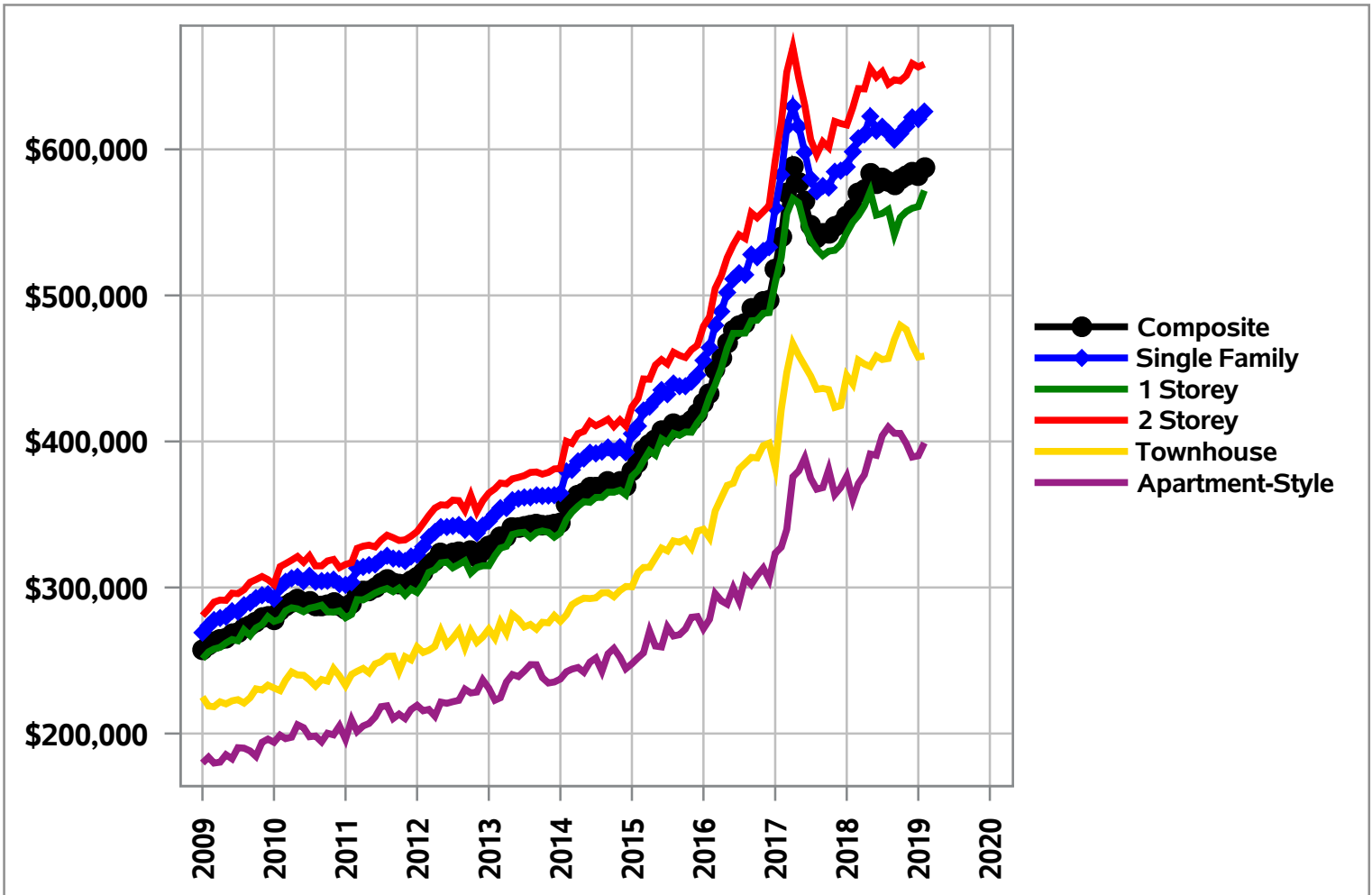
⁶ Sales to new listings ratio and months of inventory shown as levels; all others calculated as percentage changes

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

MLS® Home Price Index Benchmark Price

Benchmark Type:	February 2019	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$587,300	0.9	0.9	1.6	5.0	35.7	64.6
Single Family	\$625,900	0.8	1.7	2.4	4.6	34.8	64.9
One Storey	\$571,800	2.0	2.6	2.3	3.9	32.8	65.0
Two Storey	\$658,300	0.3	1.2	2.1	4.7	35.6	64.5
Townhouse	\$458,500	0.2	-3.8	0.4	4.4	37.3	63.0
Apartment-Style	\$399,000	2.3	0.1	-2.6	10.7	43.4	64.7

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