



**REALTORS<sup>®</sup>**  
**ASSOCIATION**  
of Hamilton-Burlington  
~ Since 1921 ~

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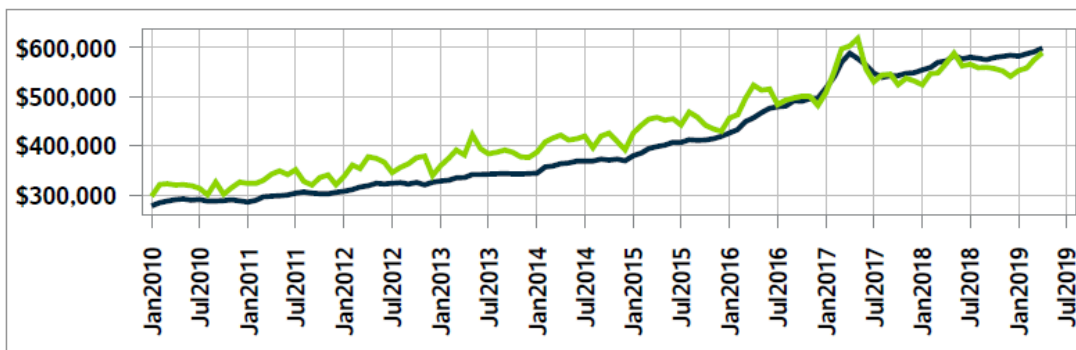
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# RAHB REALTORS<sup>®</sup> RELEASE APRIL 2019 STATISTICS

Hamilton, ON (May 1, 2019) - **The REALTORS<sup>®</sup> Association of Hamilton-Burlington (RAHB)** reported 1,226 sales of residential properties located within the RAHB market area were processed through the Multiple Listing Service<sup>®</sup> (MLS<sup>®</sup>) System in April, 2019. This is a 6.3 per cent increase from April last year, as well as an 18.8 per cent increase over March 2019 and a 66.8 per cent increase over February 2019. The average price for residential properties increased by 3.9 per cent from April 2018 to \$589,324.

“It’s encouraging to see the overall number of sales increase since last year when the market balanced out from 2016 and 2017,” says RAHB President Bob Van de Vrande. “Paired with a consistent increase in new listings month over month, Hamilton, Burlington and the outlying areas provide choice for buyers and a healthy market for sellers.”

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 8.2 per cent compared to the same month last year, and the average sale price increased by 2.3 per cent. Townhouse sales activity across the entire RAHB market area decreased from April 2018 by 0.4 per cent, while the average townhouse sale price rose by 6 per cent. Apartment-style property sales increased by 17.9 per cent over April 2018, and the average price increased by 10.6 per cent to \$409,104.

“When we look at our entire market area, we can see that there are variances in the number of sales and listings, as well as average price, from community to community,” adds Van de Vrande.

“That’s why it’s so important for consumers and sellers to use a local REALTOR® who knows the trends within their community – especially heading into a healthy spring market.”

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

	Average Sale Price		New Listings		Average Days On Market	
	2019	2018	2019	2018	2019	2018
Burlington	\$752,459	\$723,039	498	532	25.1	23.2
Haldimand County	\$429,960	\$445,582	103	75	40.7	29.6
Hamilton	\$525,330	\$511,238	1,227	1,205	24.6	25.5
Niagara North	\$575,201	\$563,695	111	113	35.3	27.8

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

	Detached		Semi/Town/Row/Link		Apartment-Style	
	2019	2018	2019	2018	2019	2018
Hamilton	\$574,974	\$563,136	\$473,769	\$447,658	\$353,252	\$303,452
Burlington	\$940,717	\$943,174	\$573,309	\$549,290	\$489,401	\$432,345
Haldimand County	\$450,688	\$467,124	\$258,225	\$312,300	0	\$303,500
Niagara North	\$639,470	\$655,532	\$495,306	\$424,707	\$349,083	\$450,660

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

	Detached		Semi/Town/Row/Link		Apartment-Style	
	2019	2018	2019	2018	2019	2018
Hamilton	882	853	182	208	99	88
Burlington	303	294	86	122	79	86
Haldimand County	96	69	5	2	0	1
Niagara North	74	68	27	30	9	13

### 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	24.6	25.4	25.3	22.6	28.3	35.8
Burlington	22.4	22.9	21.2	20.6	41.1	29.6
Haldimand County	44.7	29.8	12.8	41.0	0	46.5
Niagara North	38.6	29.6	29.1	16.8	29.0	40.2

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 - (April 2019)

	Number of Sales		Average Sale Price	
	2019	2018	2019	2018
Hamilton West	80	55	\$506,007	\$478,771
Hamilton East	84	93	\$409,952	\$374,448
Hamilton Centre	121	88	\$394,337	\$361,620
Hamilton Mountain	177	191	\$512,043	\$474,730
Flamborough	19	18	\$899,337	\$848,833
Dundas	24	27	\$557,409	\$644,607
Ancaster	42	57	\$710,293	\$774,946
Waterdown	44	45	\$737,121	\$668,070
Stoney Creek	117	101	\$542,523	\$514,784
Glanbrook	55	46	\$570,143	\$566,057
Burlington	343	304	\$752,459	\$723,039
Dunnville	18	13	\$425,715	\$451,754
Cayuga	6	10	\$480,167	\$424,250
Caledonia	11	17	\$497,364	\$444,094
Hagersville	10	2	\$384,760	\$288,000
Oneida	2	2	\$271,500	\$490,000
Seneca	2	4	\$444,750	\$691,875
Rainham	2	6	\$316,500	\$345,500
Grimsby	46	47	\$553,572	\$582,339
Smithville	13	10	\$585,644	\$472,190
West Lincoln	4	1	\$790,000	\$602,500

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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).