



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

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

Hamilton, ON (November 4, 2019) - **The REALTORS<sup>®</sup> Association of Hamilton-Burlington (RAHB)** reported 1,145 sales of residential properties located within the RAHB market area were processed through the Multiple Listing Service<sup>®</sup> (MLS<sup>®</sup>) System in October 2019. October sales are up from September and August, as well as up from October 2018 by 6.4 per cent. The average price for residential properties increased by 7.1 per cent from October 2018 to \$602,029.

"The RAHB market area experienced more activity in October with an increase in number of sales from last month, as well as from the previous year, which is good news for sellers," says RAHB President Bob Van de Vrande. "The number of new listings dropped by eight per cent compared to October 2018, and by nearly 12 per cent since last month, so there was less choice for buyers."

**2019 Sales Activity, New Listings & Average Price  
for RAHB Market Area**



The number of sales for detached single family properties within the entire RAHB market increased by 10.9 per cent compared to the same month last year, and the average sale price increased by 6.6 per cent. Townhouse sales activity across the entire RAHB market area also increased from October 2018 by 6.8 per cent, and the average townhouse sale price increased by 8.7 per cent to \$514,438. Apartment-style

property sales decreased by 4.2 per cent from October 2018, and the average price increased by 3.4 per cent.

“Historically, a move toward colder weather means activity slows. This October saw an increase in sales over September, which could be attributed to many different factors,” says RAHB CEO Carol Ann Burrell. “Market statistics can be tricky to analyze – working with a local RAHB REALTOR® will help you navigate the numbers, as well as the communities they serve.”

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

	Average Sale Price		New Listings		Average Days On Market	
	2019	2018	2019	2018	2019	2018
Burlington	\$787,529	\$755,916	341	418	27.0	28.5
Haldimand County	\$464,424	\$431,488	74	77	51.0	41.9
Hamilton	\$544,980	\$499,598	1,103	1,174	30.1	30.9
Niagara North	\$653,278	\$491,017	94	92	32.7	39.5

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

	Detached		Semi/Town/Row/Link		Apartment-Style	
	2019	2018	2019	2018	2019	2018
Hamilton	\$593,796	\$542,360	\$472,826	\$445,999	\$347,635	\$305,749
Burlington	\$1,001,232	\$999,260	\$606,184	\$560,862	\$513,168	\$493,134
Haldimand County	\$478,971	\$444,435	\$199,500	\$375,700	0	\$309,900
Niagara North	\$761,689	\$556,383	\$557,483	\$416,463	\$427,000	\$356,667

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

	Detached		Semi/Town/Row/Link		Apartment-Style	
	2019	2018	2019	2018	2019	2018
Hamilton	803	874	176	171	75	78
Burlington	196	210	77	99	57	90
Haldimand County	67	71	1	5	2	1
Niagara North	59	59	29	20	5	10

#### 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	31.8	30.2	24.6	28.4	31.4	43.0
Burlington	33.4	28.4	17.8	23.1	25.3	34.3
Haldimand County	52.5	43.1	37.5	19.6	0	86.0
Niagara North	39.7	40.2	22.8	43.0	47.0	42.0

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 - (October 2019)

	Number of Sales		Average Sale Price	
	2019	2018	2019	2018
Hamilton West	53	47	\$514,435	\$523,372
Hamilton East	92	91	\$414,671	\$381,679
Hamilton Centre	118	97	\$398,287	\$373,324
Hamilton Mountain	198	177	\$514,152	\$460,626
Flamborough	37	20	\$745,778	\$723,345
Dundas	26	31	\$642,846	\$621,466
Ancaster	57	49	\$859,582	\$701,233
Waterdown	39	29	\$695,769	\$663,100
Stoney Creek	92	103	\$553,039	\$542,809
Glanbrook	37	40	\$621,943	\$509,893
Burlington	268	278	\$787,529	\$754,679
Dunnville	24	20	\$405,049	\$407,022
Cayuga	8	2	\$442,988	\$470,000
Caledonia	19	20	\$516,071	\$432,920
Hagersville	7	8	\$379,490	\$379,438
Oneida	0	0	0	0
Seneca	5	2	\$816,980	\$830,000
Rainham	5	4	\$419,580	\$432,250
Grimsby	49	40	\$665,088	\$502,913
Smithville	3	9	\$517,500	\$467,489
West Lincoln	3	3	\$596,167	\$403,000

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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).