



Residential Market Activity and MLS® Home Price Index Report

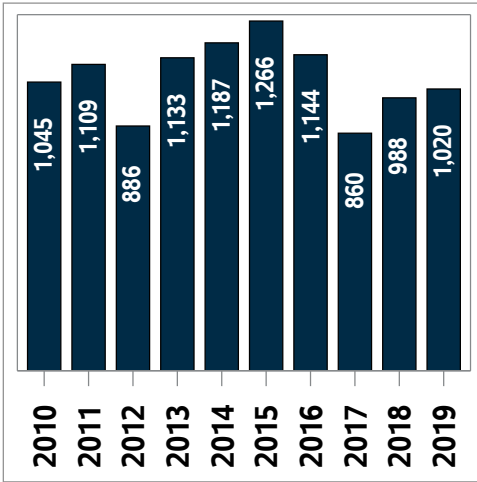
September 2019



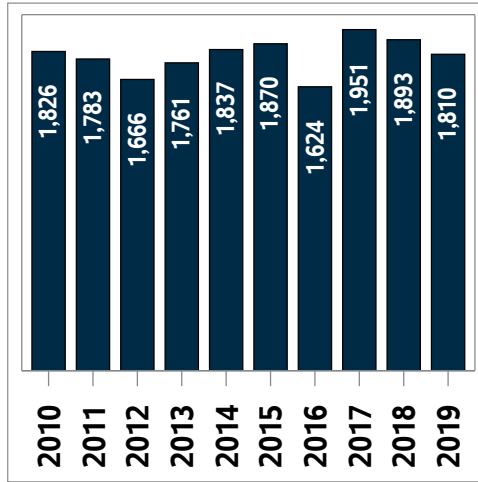
Prepared for the REALTORS® Association of Hamilton-Burlington
by the Canadian Real Estate Association

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

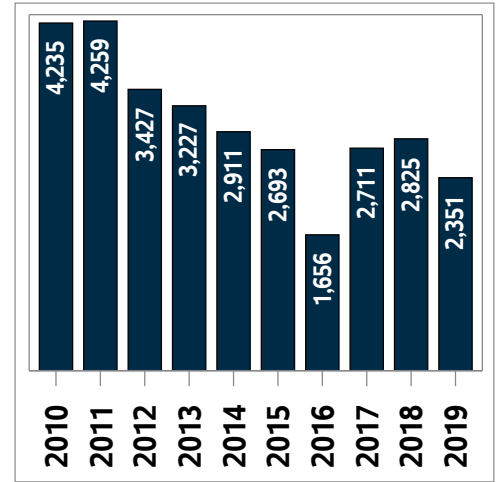
Sales Activity
(September only)



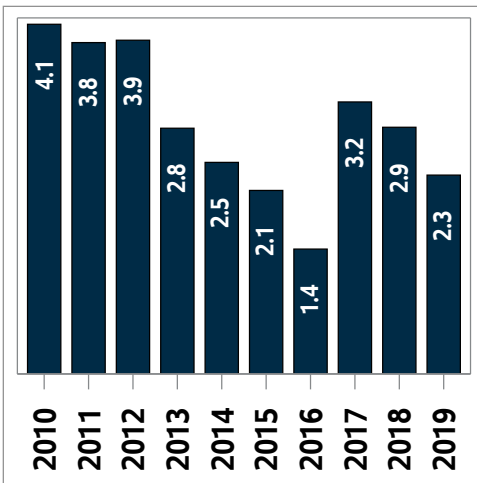
New Listings
(September only)



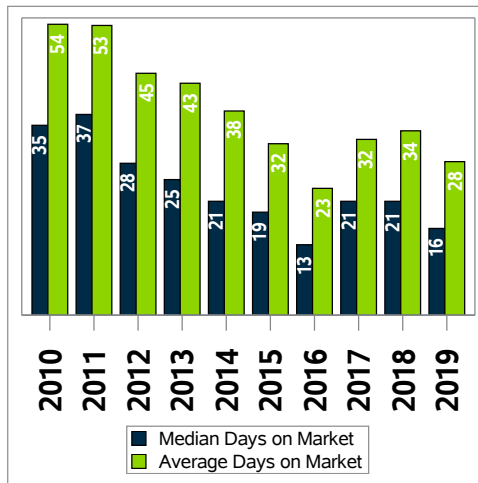
Active Listings
(September only)



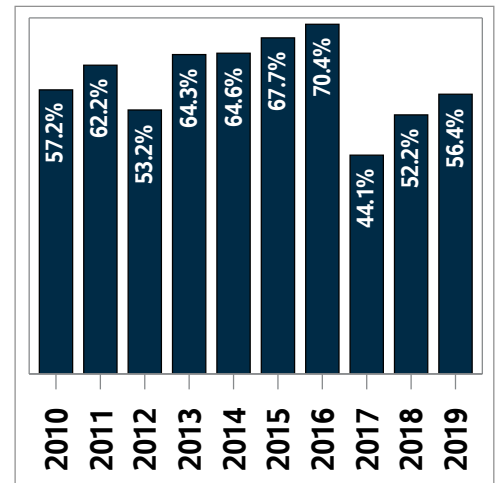
Months of Inventory
(September only)



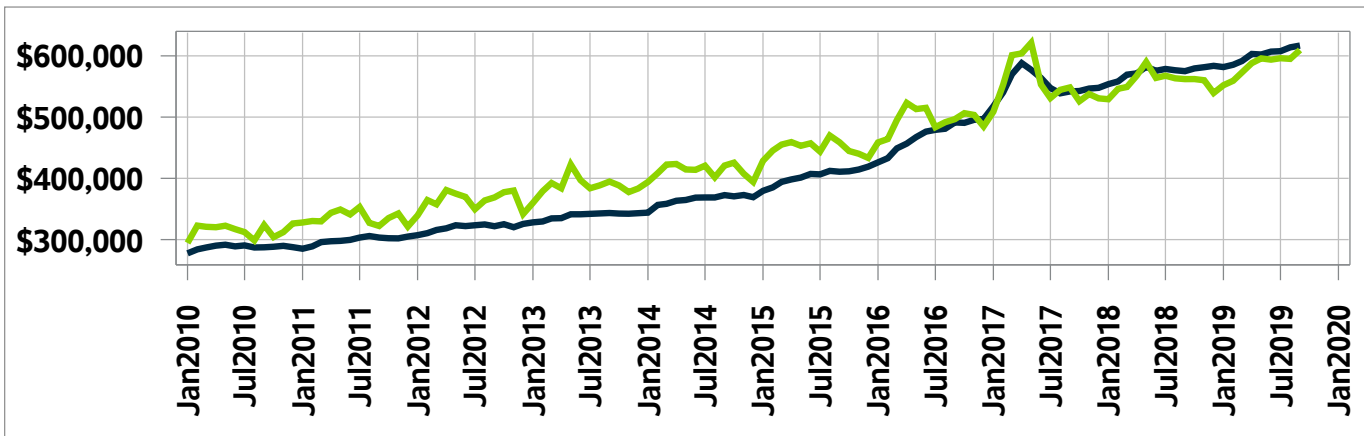
Days on Market
(September only)



Sales to New Listings Ratio
(September only)

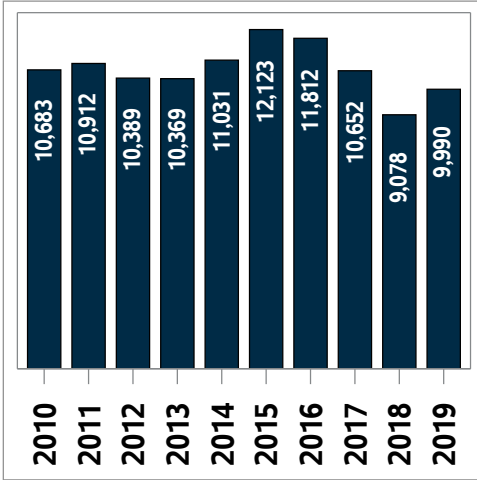


MLS® HPI Composite Benchmark Price and Average Price

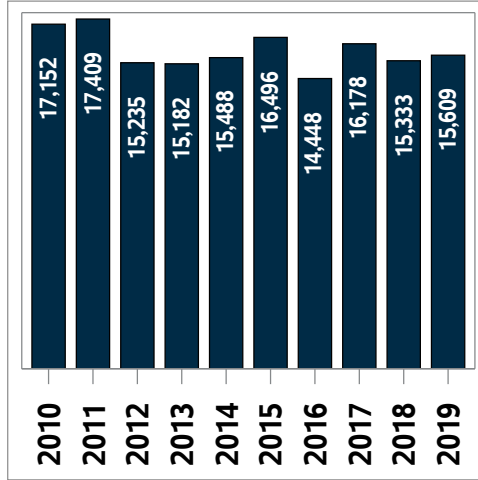


REALTORS® Association of Hamilton-Burlington MLS® Residential Market Activity

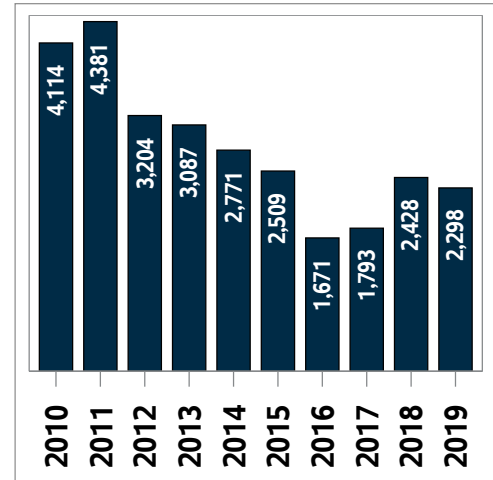
Sales Activity
(September Year-to-date)



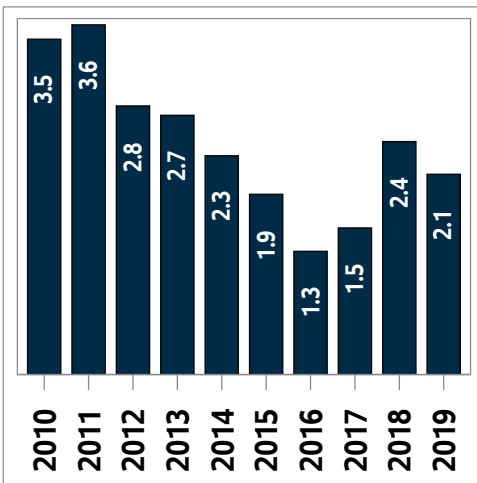
New Listings
(September Year-to-date)



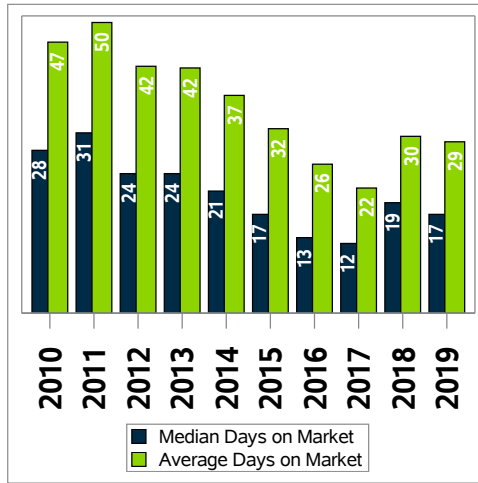
Active Listings¹
(September Year-to-date)



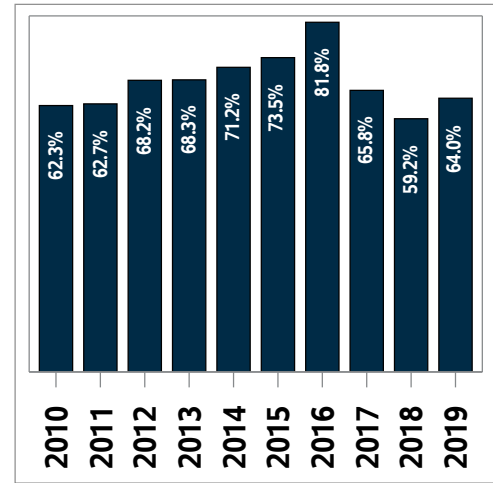
Months of Inventory²
(September Year-to-date)



Days on Market
(September Year-to-date)



Sales to New Listings Ratio
(September 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	September 2019	Compared to ⁶					
		September 2018	September 2017	September 2016	September 2014	September 2012	September 2009
Sales Activity	1,020	3.2	18.6	-10.8	-14.1	15.1	-15.6
Dollar Volume	\$621,753,710	12.0	31.8	9.4	24.4	90.2	65.9
New Listings	1,810	-4.4	-7.2	11.5	-1.5	8.6	7.4
Active Listings	2,351	-16.8	-13.3	42.0	-19.2	-31.4	-36.4
Sales to New Listings Ratio ¹	56.4	52.2	44.1	70.4	64.6	53.2	71.7
Months of Inventory ²	2.3	2.9	3.2	1.4	2.5	3.9	3.1
Average Price	\$609,562	8.5	11.1	22.7	44.8	65.2	96.4
Median Price	\$538,000	7.6	13.5	25.1	51.5	76.4	101.6
Sales to List Price Ratio	98.7	98.1	98.3	101.0	97.7	96.6	96.8
Median Days on Market	16.0	21.0	21.0	13.0	21.0	28.0	32.0
Average Days on Market	28.3	34.0	32.4	23.4	37.6	44.6	55.0

Year-to-date	September 2019	Compared to ⁶					
		September 2018	September 2017	September 2016	September 2014	September 2012	September 2009
Sales Activity	9,990	10.0	-6.2	-15.4	-9.4	-3.8	-2.3
Dollar Volume	\$5,859,619,731	14.8	-3.2	-0.3	28.3	54.9	97.3
New Listings	15,609	1.8	-3.5	8.0	0.8	2.5	2.5
Active Listings ³	2,298	-5.4	28.1	37.5	-17.1	-28.3	-45.5
Sales to New Listings Ratio ⁴	64.0	59.2	65.8	81.8	71.2	68.2	67.1
Months of Inventory ⁵	2.1	2.4	1.5	1.3	2.3	2.8	3.7
Average Price	\$586,549	4.3	3.2	17.9	41.7	61.0	101.9
Median Price	\$525,000	5.0	5.0	23.5	50.0	69.4	101.9
Sales to List Price Ratio	98.8	98.4	103.1	100.8	97.8	97.3	95.9
Median Days on Market	17.0	19.0	12.0	13.0	21.0	24.0	38.0
Average Days on Market	29.5	30.4	21.5	25.6	37.4	42.4	58.4

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

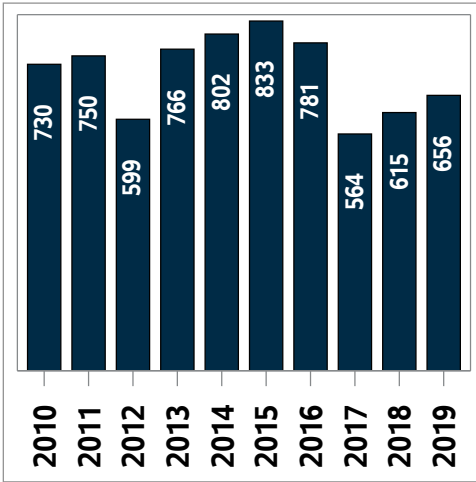
⁴ Sum of sales from January to current month / sum of new listings from January to current month

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

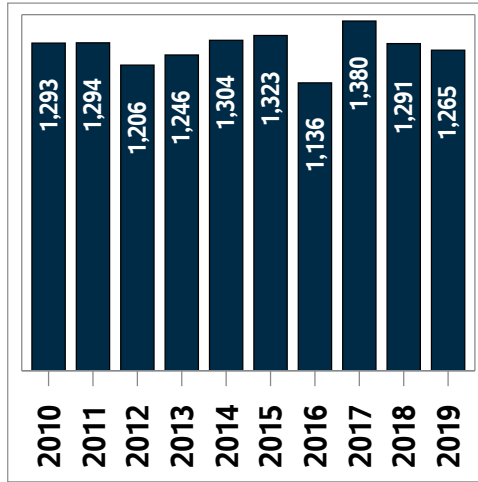
⁶ Sales to new listings ratio and months of inventory shown as levels; all others calculated as percentage changes

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

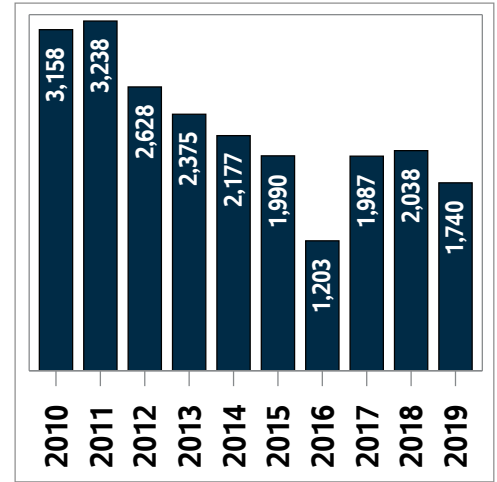
Sales Activity
(September only)



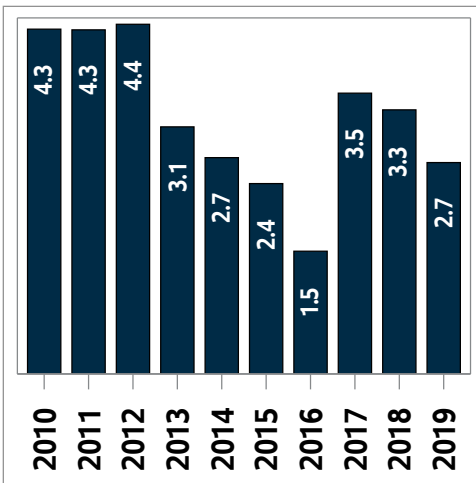
New Listings
(September only)



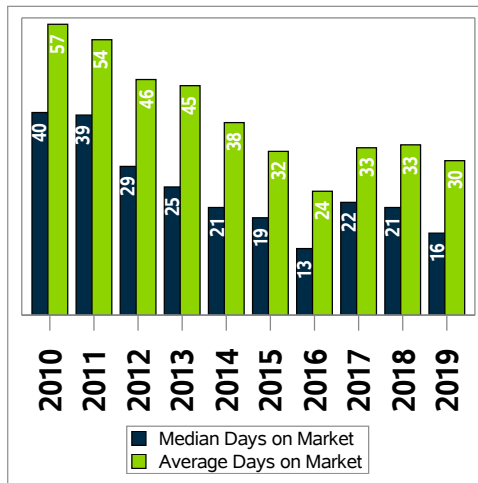
Active Listings
(September only)



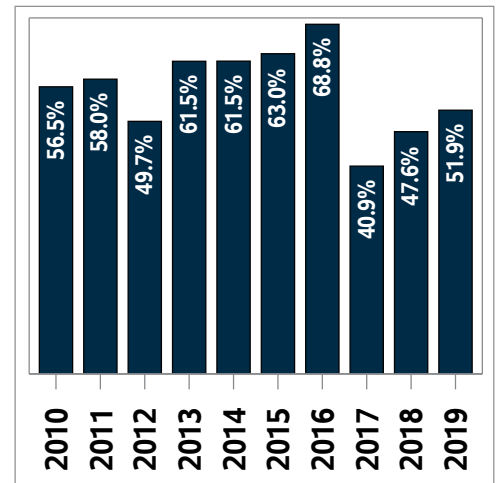
Months of Inventory
(September only)



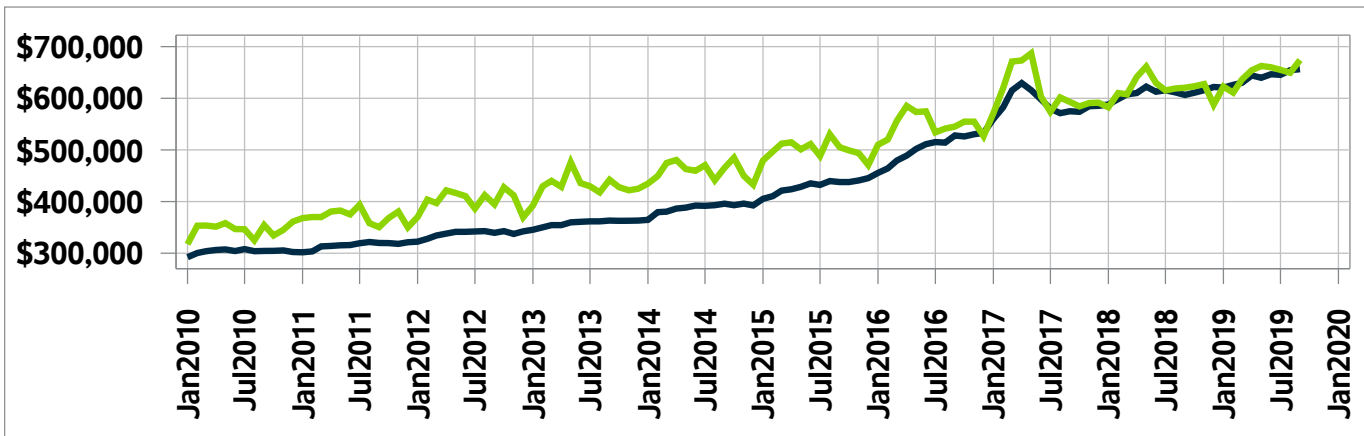
Days on Market
(September only)



Sales to New Listings Ratio
(September only)

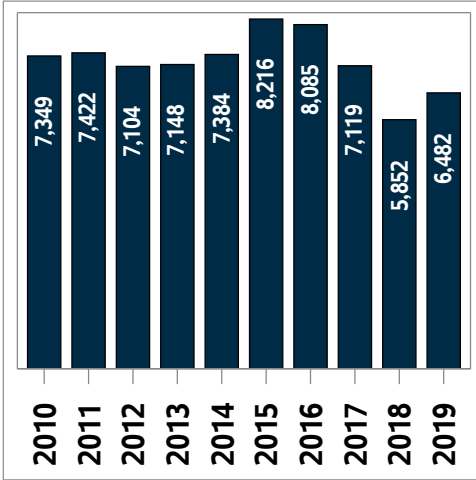


MLS® HPI Single Family Benchmark Price and Average Price

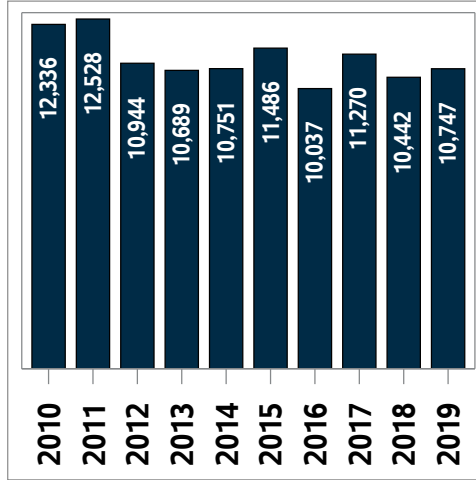


REALTORS® Association of Hamilton-Burlington MLS® Single Family Market Activity

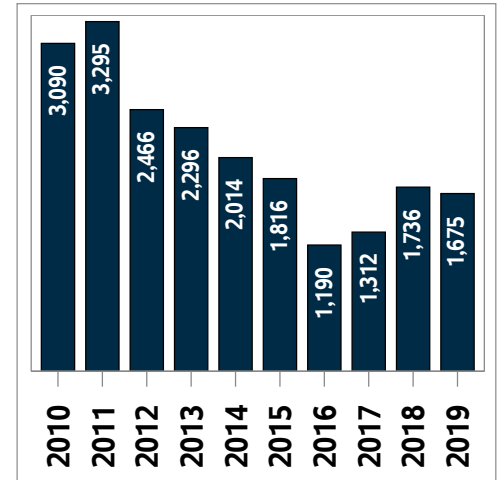
Sales Activity
(September Year-to-date)



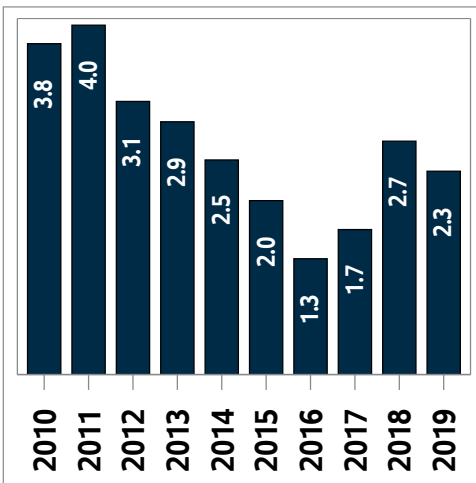
New Listings
(September Year-to-date)



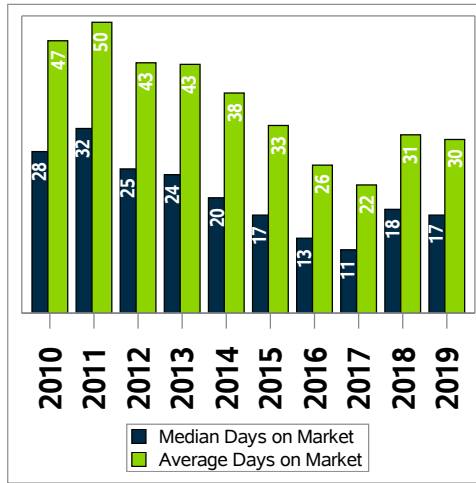
Active Listings¹
(September Year-to-date)



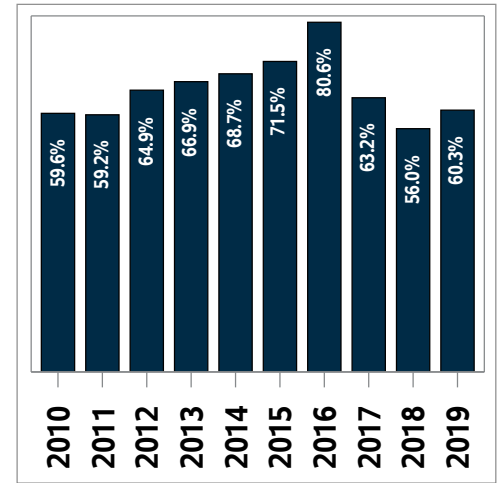
Months of Inventory²
(September Year-to-date)



Days on Market
(September Year-to-date)



Sales to New Listings Ratio
(September 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	September 2019	Compared to ⁶					
		September 2018	September 2017	September 2016	September 2014	September 2012	September 2009
Sales Activity	656	6.7	16.3	-16.0	-18.2	9.5	-20.6
Dollar Volume	\$442,245,660	15.9	32.3	3.9	18.5	87.1	55.3
New Listings	1,265	-2.0	-8.3	11.4	-3.0	4.9	3.9
Active Listings	1,740	-14.6	-12.4	44.6	-20.1	-33.8	-35.9
Sales to New Listings Ratio ¹	51.9	47.6	40.9	68.8	61.5	49.7	67.8
Months of Inventory ²	2.7	3.3	3.5	1.5	2.7	4.4	3.3
Average Price	\$674,155	8.7	13.7	23.6	44.9	70.8	95.6
Median Price	\$597,000	6.8	19.4	24.4	52.7	75.6	93.8
Sales to List Price Ratio	98.5	97.8	98.3	101.1	97.7	96.5	96.5
Median Days on Market	16.0	21.0	22.0	13.0	21.0	29.0	30.0
Average Days on Market	30.1	33.2	32.6	24.2	37.5	45.9	53.6

Year-to-date	September 2019	Compared to ⁶					
		September 2018	September 2017	September 2016	September 2014	September 2012	September 2009
Sales Activity	6,482	10.8	-8.9	-19.8	-12.2	-8.8	-8.5
Dollar Volume	\$4,216,727,282	15.4	-6.2	-5.8	23.6	47.0	87.1
New Listings	10,747	2.9	-4.6	7.1	-0.0	-1.8	-0.6
Active Listings ³	1,675	-3.5	27.7	40.8	-16.8	-32.1	-45.5
Sales to New Listings Ratio ⁴	60.3	56.0	63.2	80.6	68.7	64.9	65.5
Months of Inventory ⁵	2.3	2.7	1.7	1.3	2.5	3.1	3.9
Average Price	\$650,529	4.2	3.0	17.5	40.8	61.1	104.4
Median Price	\$585,000	4.5	5.4	21.9	49.2	69.6	102.4
Sales to List Price Ratio	98.7	98.3	103.2	101.0	97.9	97.2	96.0
Median Days on Market	17.0	18.0	11.0	13.0	20.0	25.0	38.0
Average Days on Market	30.1	30.9	22.2	25.7	38.1	43.4	58.9

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

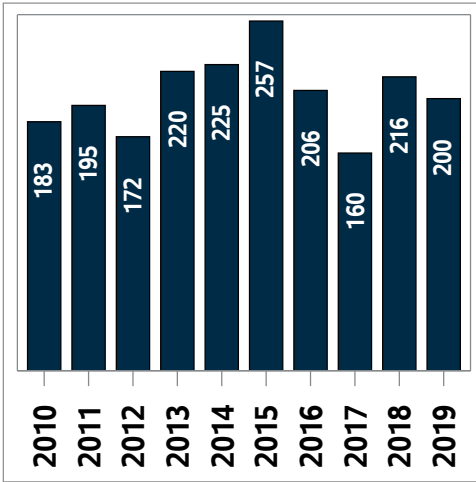
⁴ Sum of sales from January to current month / sum of new listings from January to current month

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

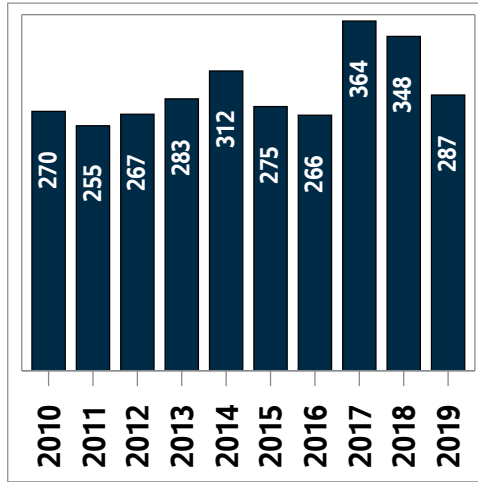
⁶ Sales to new listings ratio and months of inventory shown as levels; all others calculated as percentage changes

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

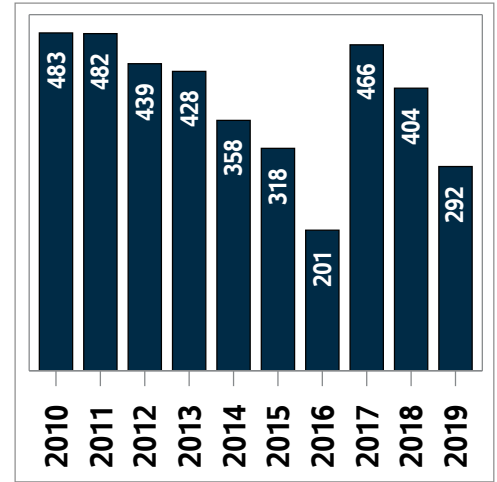
Sales Activity
(September only)



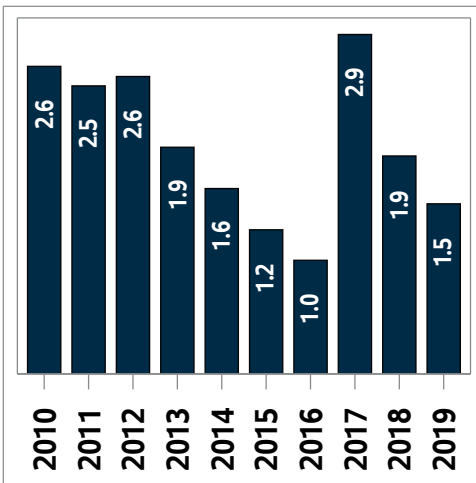
New Listings
(September only)



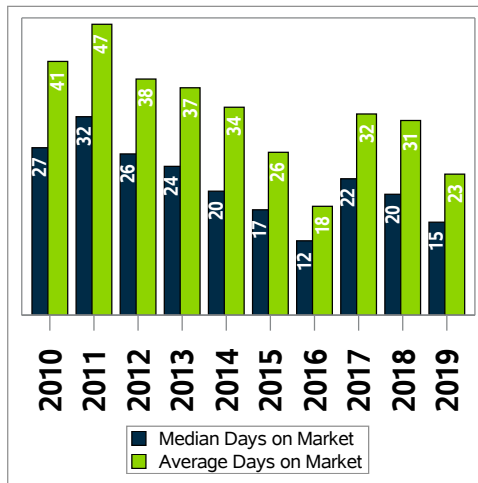
Active Listings
(September only)



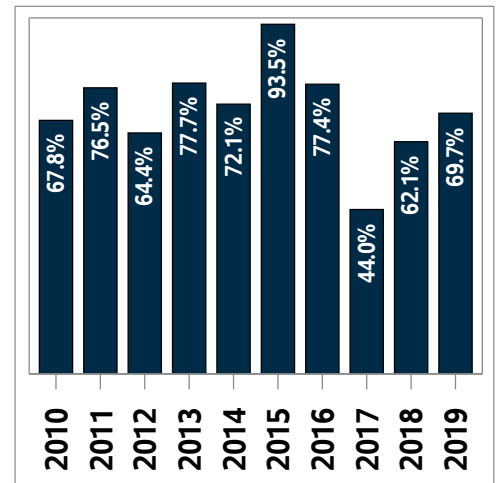
Months of Inventory
(September only)



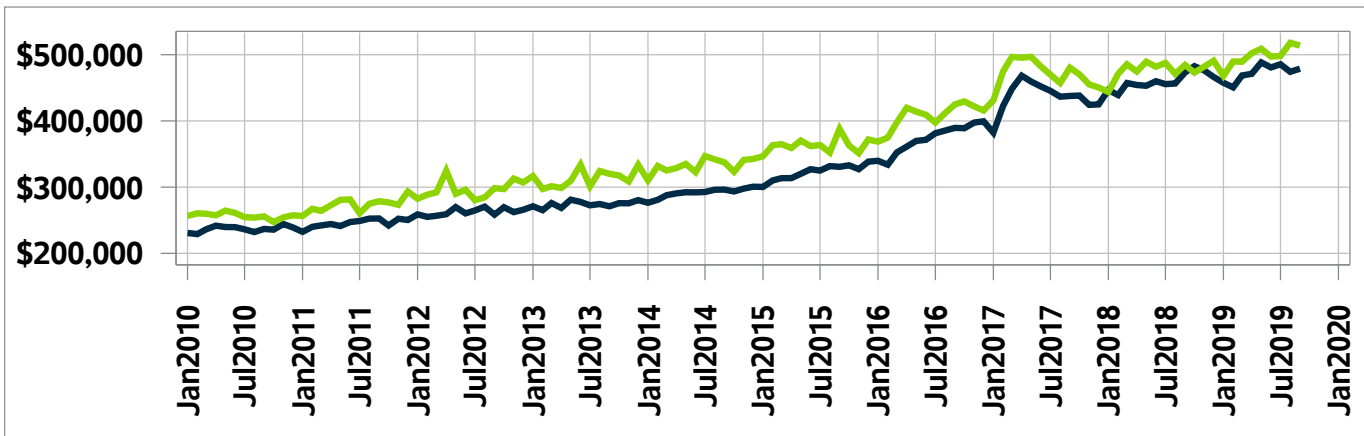
Days on Market
(September only)



Sales to New Listings Ratio
(September only)

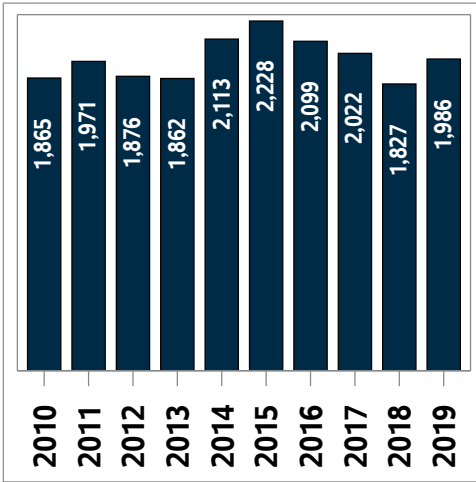


MLS® HPI Townhouse Benchmark Price and Average Price

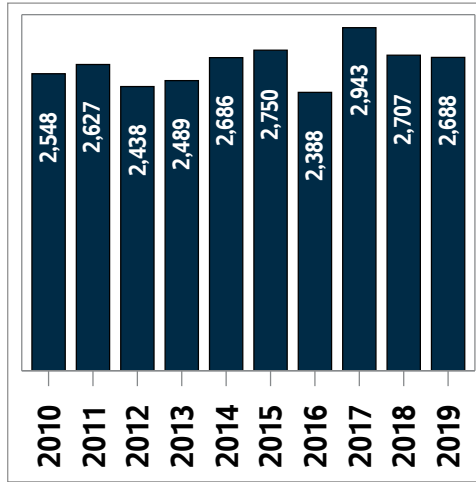


REALTORS® Association of Hamilton-Burlington MLS® Townhouse Market Activity

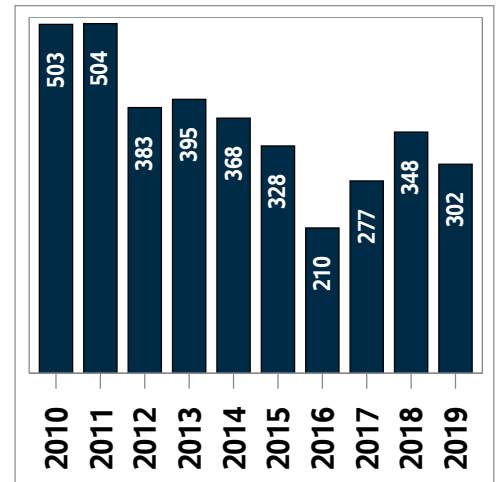
Sales Activity
(September Year-to-date)



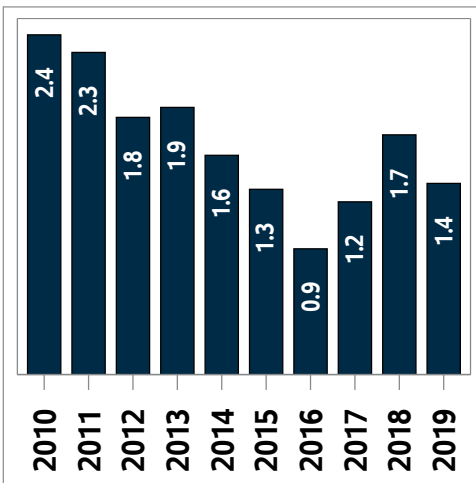
New Listings
(September Year-to-date)



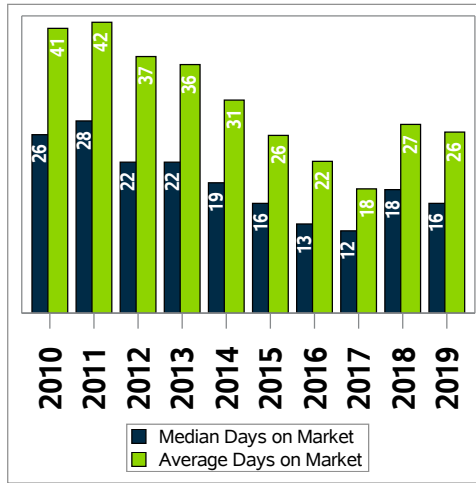
Active Listings¹
(September Year-to-date)



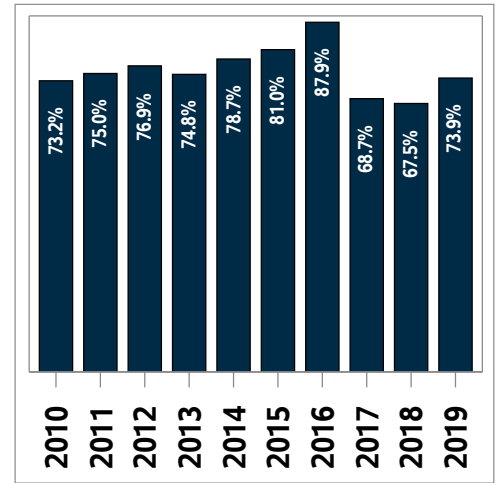
Months of Inventory²
(September Year-to-date)



Days on Market
(September Year-to-date)



Sales to New Listings Ratio
(September 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	September 2019	Compared to ⁶					
		September 2018	September 2017	September 2016	September 2014	September 2012	September 2009
Sales Activity	200	-7.4	25.0	-2.9	-11.1	16.3	-12.7
Dollar Volume	\$102,753,917	-1.8	33.7	17.4	35.4	100.1	81.9
New Listings	287	-17.5	-21.2	7.9	-8.0	7.5	10.4
Active Listings	292	-27.7	-37.3	45.3	-18.4	-33.5	-43.6
Sales to New Listings Ratio ¹	69.7	62.1	44.0	77.4	72.1	64.4	88.1
Months of Inventory ²	1.5	1.9	2.9	1.0	1.6	2.6	2.3
Average Price	\$513,770	6.0	6.9	20.9	52.3	72.1	108.3
Median Price	\$496,500	3.6	6.0	18.2	54.0	82.9	106.9
Sales to List Price Ratio	99.3	98.3	98.2	101.9	98.4	96.9	97.8
Median Days on Market	15.0	19.5	22.0	12.0	20.0	26.0	34.0
Average Days on Market	22.7	31.4	32.4	17.6	33.5	38.1	48.4

Year-to-date	September 2019	Compared to ⁶					
		September 2018	September 2017	September 2016	September 2014	September 2012	September 2009
Sales Activity	1,986	8.7	-1.8	-5.4	-6.0	5.9	8.2
Dollar Volume	\$994,124,561	13.7	2.5	16.8	41.6	80.3	127.0
New Listings	2,688	-0.7	-8.7	12.6	0.1	10.3	6.5
Active Listings ³	302	-13.3	8.7	43.8	-18.1	-21.3	-50.2
Sales to New Listings Ratio ⁴	73.9	67.5	68.7	87.9	78.7	76.9	72.7
Months of Inventory ⁵	1.4	1.7	1.2	0.9	1.6	1.8	3.0
Average Price	\$500,566	4.6	4.4	23.5	50.7	70.3	109.7
Median Price	\$495,000	4.8	5.9	27.6	57.6	76.8	110.6
Sales to List Price Ratio	99.0	98.5	103.4	101.4	98.3	97.8	95.8
Median Days on Market	16.0	18.0	12.0	13.0	19.0	22.0	39.0
Average Days on Market	26.4	27.5	18.1	22.1	31.0	37.4	54.2

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

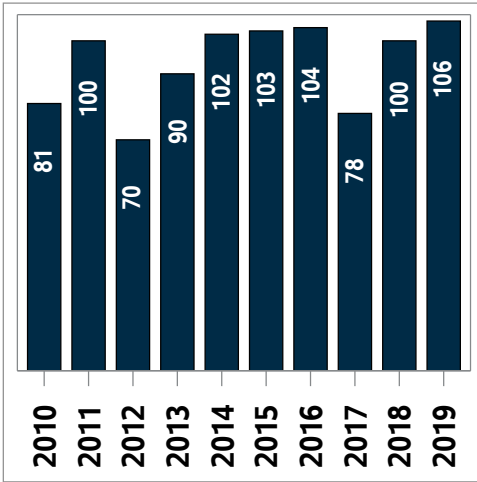
⁴ Sum of sales from January to current month / sum of new listings from January to current month

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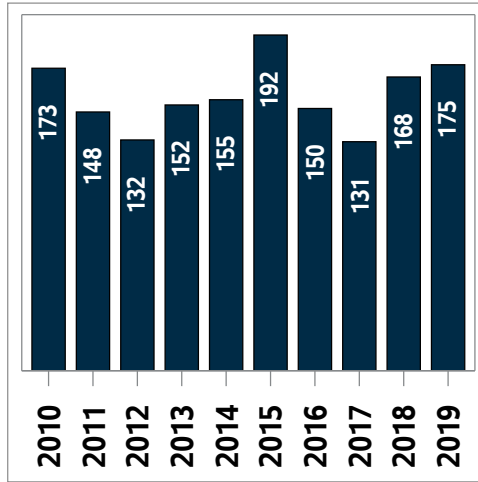
⁶ Sales to new listings ratio and months of inventory shown as levels; all others calculated as percentage changes

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

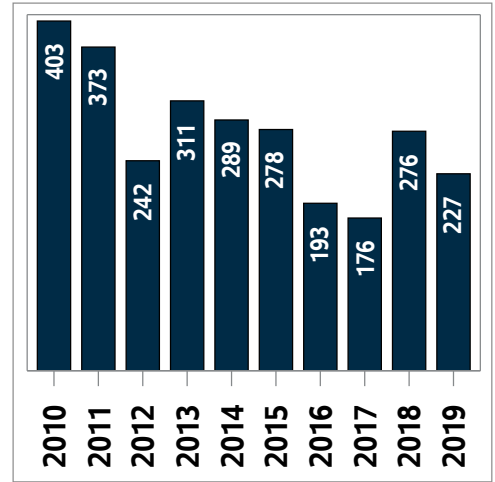
Sales Activity
(September only)



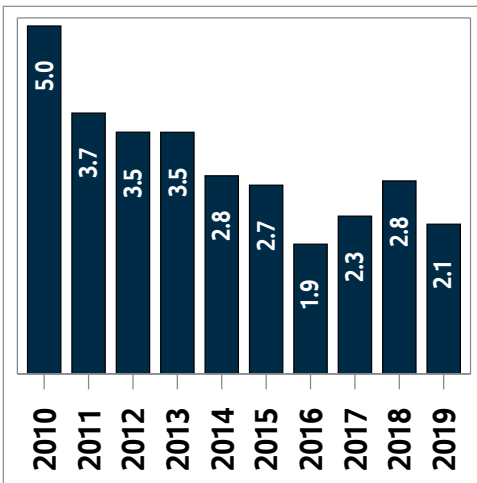
New Listings
(September only)



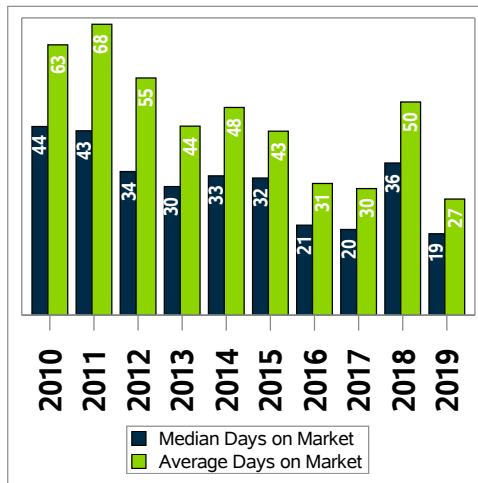
Active Listings
(September only)



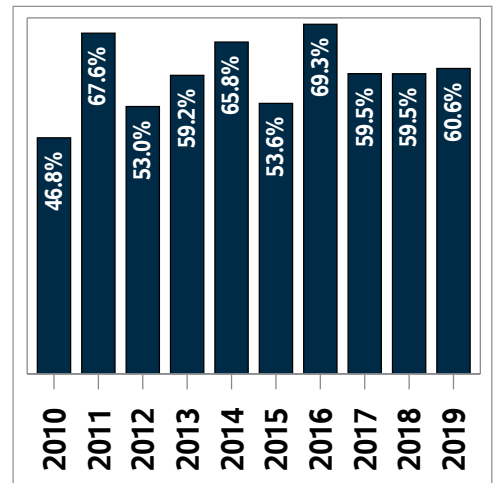
Months of Inventory
(September only)



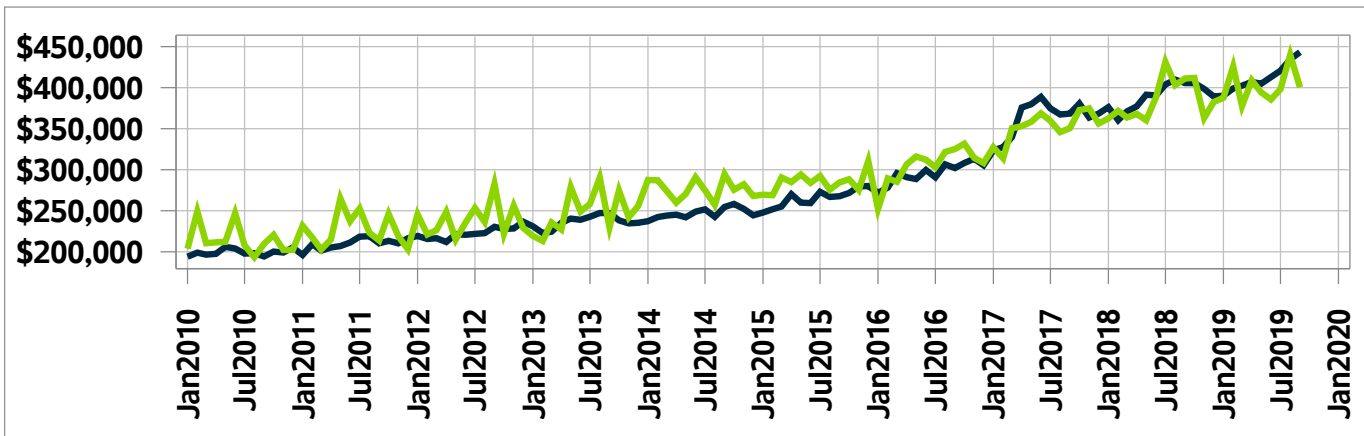
Days on Market
(September only)



Sales to New Listings Ratio
(September only)

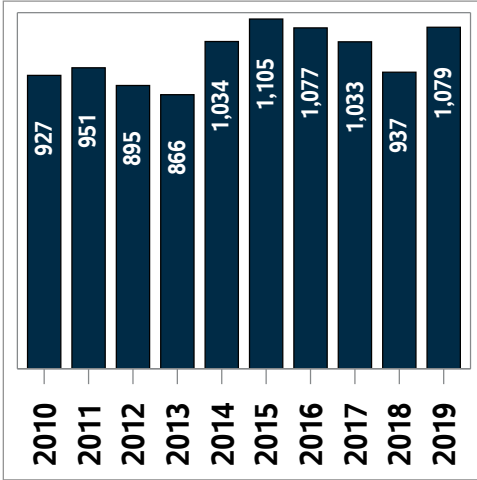


MLS® HPI Apartment-Style Benchmark Price and Average Price

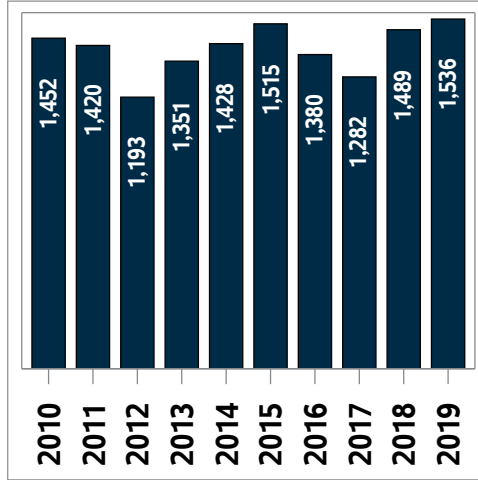


REALTORS® Association of Hamilton-Burlington MLS® Apartment-Style Market Activity

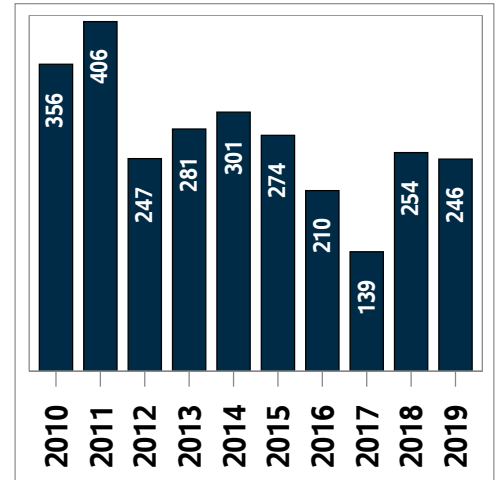
Sales Activity
(September Year-to-date)



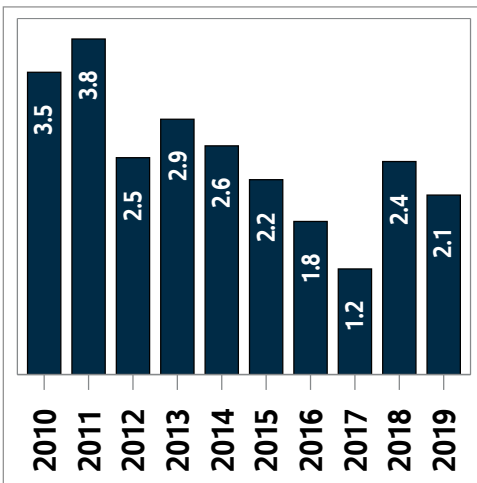
New Listings
(September Year-to-date)



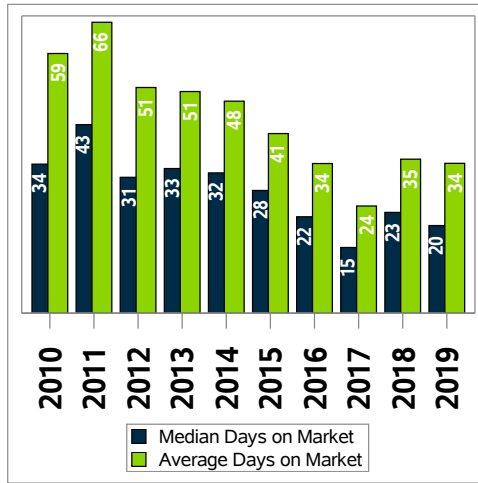
Active Listings¹
(September Year-to-date)



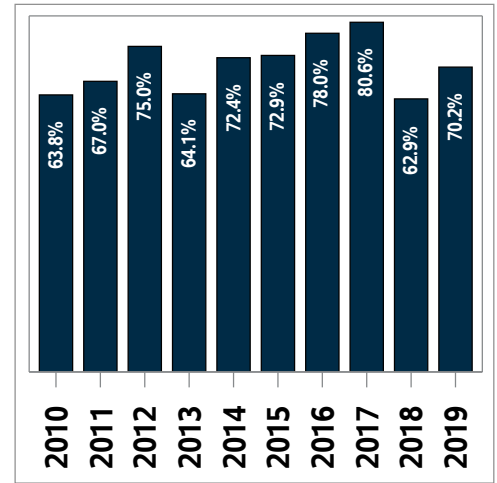
Months of Inventory²
(September Year-to-date)



Days on Market
(September Year-to-date)



Sales to New Listings Ratio
(September 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	September 2019	Compared to ⁶					
		September 2018	September 2017	September 2016	September 2014	September 2012	September 2009
Sales Activity	106	6.0	35.9	1.9	3.9	51.4	5.0
Dollar Volume	\$42,439,941	3.2	55.2	25.5	41.2	114.5	94.0
New Listings	175	4.2	33.6	16.7	12.9	32.6	40.0
Active Listings	227	-17.8	29.0	17.6	-21.5	-6.2	-28.8
Sales to New Listings Ratio ¹	60.6	59.5	59.5	69.3	65.8	53.0	80.8
Months of Inventory ²	2.1	2.8	2.3	1.9	2.8	3.5	3.2
Average Price	\$400,377	-2.6	14.2	23.1	35.9	41.6	84.9
Median Price	\$395,000	4.2	21.5	45.0	46.0	62.8	91.7
Sales to List Price Ratio	99.2	98.4	98.6	98.3	96.2	96.2	97.2
Median Days on Market	19.0	35.5	20.0	21.0	32.5	33.5	48.0
Average Days on Market	27.1	49.7	29.5	30.7	48.4	55.3	88.9

Year-to-date	September 2019	Compared to ⁶					
		September 2018	September 2017	September 2016	September 2014	September 2012	September 2009
Sales Activity	1,079	15.2	4.5	0.2	4.4	20.6	37.3
Dollar Volume	\$432,730,029	20.8	20.4	32.1	51.7	102.6	172.9
New Listings	1,536	3.2	19.8	11.3	7.6	28.8	30.1
Active Listings ³	246	-3.0	77.5	17.4	-18.1	-0.2	-34.4
Sales to New Listings Ratio ⁴	70.2	62.9	80.6	78.0	72.4	75.0	66.6
Months of Inventory ⁵	2.1	2.4	1.2	1.8	2.6	2.5	4.3
Average Price	\$401,047	4.9	15.3	31.9	45.4	68.1	98.8
Median Price	\$375,000	5.8	14.2	34.0	50.0	69.4	103.0
Sales to List Price Ratio	98.6	98.4	102.2	97.6	96.1	96.4	95.0
Median Days on Market	20.0	23.0	15.0	22.0	32.0	31.0	50.5
Average Days on Market	34.2	35.1	24.5	34.1	48.4	51.5	72.0

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

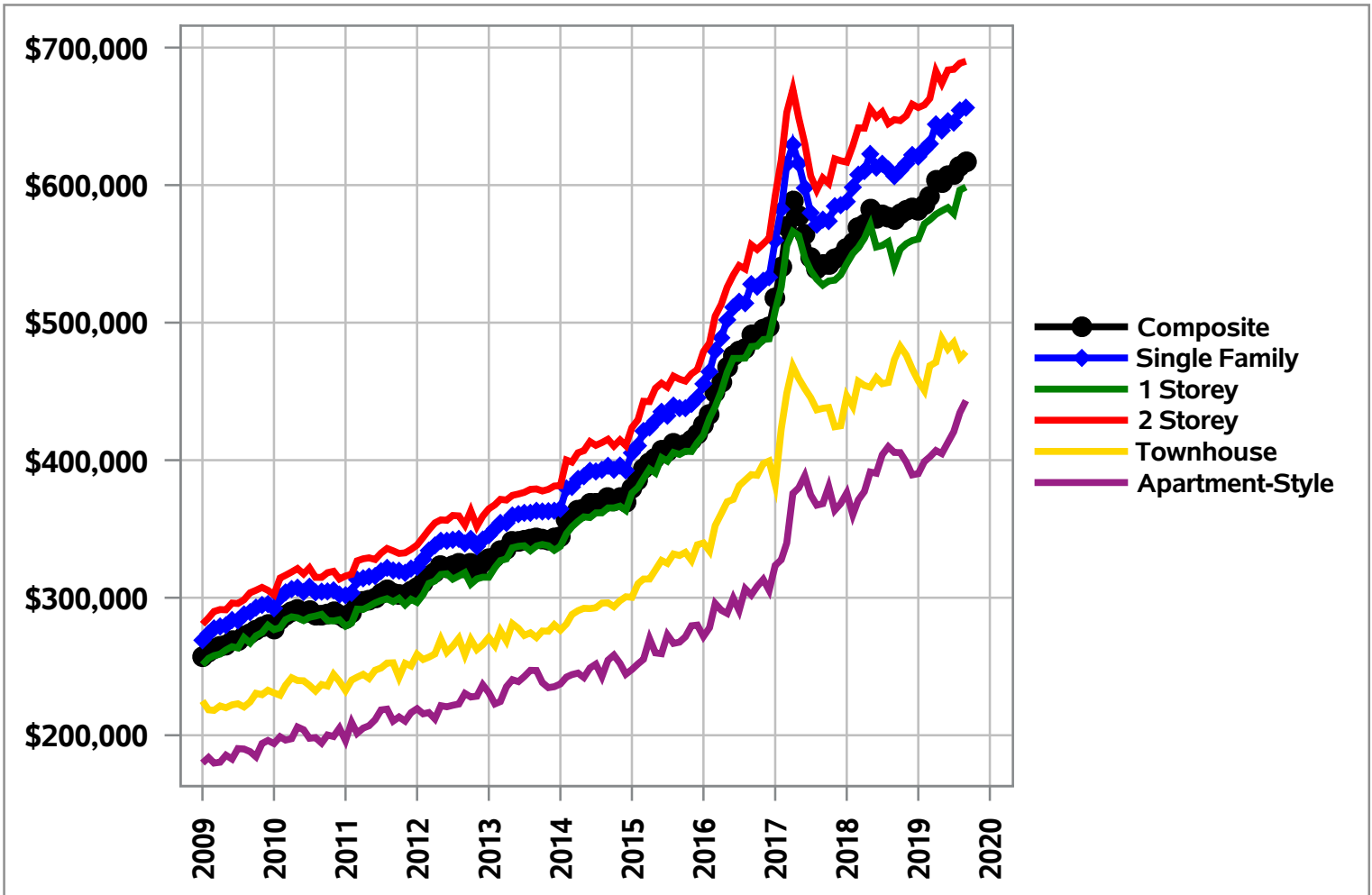
⁶ Sales to new listings ratio and months of inventory shown as levels; all others calculated as percentage changes

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

MLS® Home Price Index Benchmark Price

Benchmark Type:	September 2019	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$616,800	0.5	1.6	4.3	7.3	25.5	65.5
Single Family	\$656,300	0.3	1.5	4.2	8.2	24.3	65.8
One Storey	\$598,600	0.4	2.6	4.1	10.5	24.0	63.9
Two Storey	\$690,100	0.2	0.9	4.1	6.6	24.0	66.2
Townhouse	\$478,900	1.0	-0.4	2.2	1.2	23.0	61.6
Apartment-Style	\$443,300	2.0	7.4	10.2	9.3	46.8	74.1

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