

CONTACTS

WENDY STEWART

Manager, Communications and External Relations
905.529.8101 x295
wendys@rahb.ca

LAUREN O'GRADY

Digital Communications Coordinator
905.529.8101 x235
laureno@rahb.ca

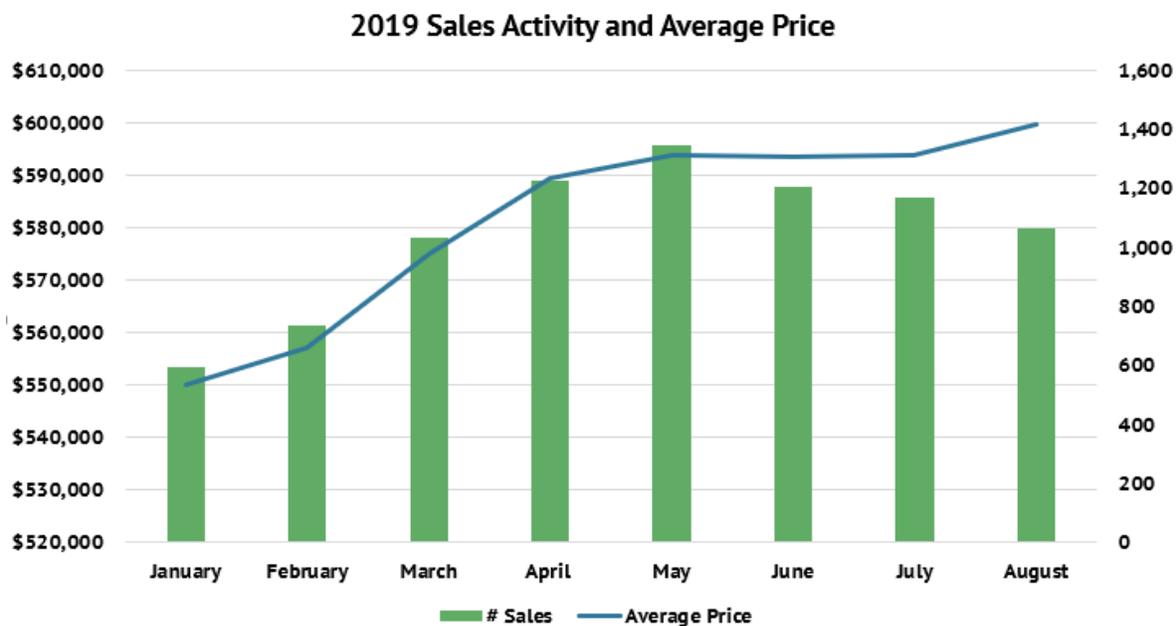


FOR IMMEDIATE RELEASE

RAHB REALTORS® RELEASE AUGUST 2019 STATISTICS

Hamilton, ON (September 3, 2019) - **The REALTORS® Association of Hamilton-Burlington (RAHB)** reported 1,067 sales of residential properties located within the RAHB market area were processed through the Multiple Listing Service® (MLS®) System in August 2019. August sales are down from July and June of this year, as well as August of 2018; however, the 2019 year-to-date number of sales is up 10.2 per cent over 2018. The average price for residential properties increased by 6.4 per cent from August 2018 to \$599,589.

“The year-to-date number of sales is higher in 2019 compared to 2018 because we had a stronger spring,” says RAHB President Bob Van de Vrande. “If the average price continues to increase and inventory stays low, we may shift out of the balanced market we’ve been experiencing over the last year and a half as we move into a busy fall.”



The number of sales for detached single family properties within the entire RAHB market decreased by 0.7 per cent compared to the same month last year, and the average sale price increased by 5.7 per cent. Townhouse sales activity across the entire RAHB market area decreased from August 2018 by 1.7 per cent, and the average townhouse sale price increased by 10.4 per cent to \$519,895. Apartment-style property sales increased by 14.6 per cent from August 2018, and the average price increased by 10.6 per cent.

“Single family homes, townhouses and apartment-style properties all saw increases in average price in each of our four main market areas in August 2019,” adds Van de Vrande. “But only apartment-style properties saw an increase in number of sales, which could indicate that buyers are continuing to choose more affordable options.”



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

	Average Sale Price		New Listings		Average Days On Market	
	2019	2018	2019	2018	2019	2018
Burlington	\$766,382	\$752,548	314	346	29.7	35.2
Haldimand County	\$485,675	\$424,749	73	80	45.3	48.1
Hamilton	\$547,855	\$507,095	973	1,008	29.1	33.6
Niagara North	\$581,326	\$538,521	94	101	38.8	35.8

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

	Detached		Semi/Town/Row/Link		Apartment-Style	
	2019	2018	2019	2018	2019	2018
Hamilton	\$592,872	\$545,756	\$480,152	\$436,799	\$352,242	\$338,876
Burlington	\$983,766	\$979,023	\$620,991	\$543,877	\$509,946	\$481,019
Haldimand County	\$496,657	\$439,790	\$475,000	\$338,750	\$325,000	\$322,425
Niagara North	\$639,092	\$609,897	\$446,691	\$432,674	\$484,686	\$362,667

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

	Detached		Semi/Town/Row/Link		Apartment-Style	
	2019	2018	2019	2018	2019	2018
Hamilton	670	718	201	194	66	51
Burlington	152	187	79	63	66	68
Haldimand County	66	72	4	5	0	2
Niagara North	58	67	16	28	16	5

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	30.6	34.0	24.9	31.5	29.9	34.9
Burlington	35.0	38.6	20.6	33.8	32.8	33.7
Haldimand County	41.1	43.4	17.0	64.5	405.0	112.8
Niagara North	33.8	33.9	31.0	36.2	88.0	65.7

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 - (August 2019)

	Number of Sales		Average Sale Price	
	2019	2018	2019	2018
Hamilton West	55	65	\$557,613	\$473,198
Hamilton East	75	78	\$424,773	\$368,251
Hamilton Centre	88	99	\$393,117	\$360,835
Hamilton Mountain	153	159	\$498,854	\$476,683
Flamborough	20	29	\$694,625	\$624,093
Dundas	24	27	\$643,766	\$559,811
Ancaster	61	49	\$778,307	\$765,432
Waterdown	41	33	\$743,879	\$670,327
Stoney Creek	113	106	\$549,488	\$563,260
Glanbrook	45	42	\$598,791	\$591,219
Burlington	256	257	\$766,382	\$752,548
Dunnville	22	23	\$453,822	\$421,035
Cayuga	4	2	\$394,750	\$772,500
Caledonia	24	14	\$541,363	\$459,479
Hagersville	2	8	\$316,250	\$416,963
Oneida	1	1	\$410,000	\$370,000
Seneca	2	1	\$703,500	\$556,113
Rainham	6	10	\$436,817	\$313,690
Grimsby	54	47	\$583,428	\$543,070
Smithville	12	12	\$501,992	\$507,125
West Lincoln	5	2	\$749,025	\$620,000

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