



REALTORS[®]
ASSOCIATION
of Hamilton-Burlington

Residential Market Activity and MLS[®] Home Price Index Report

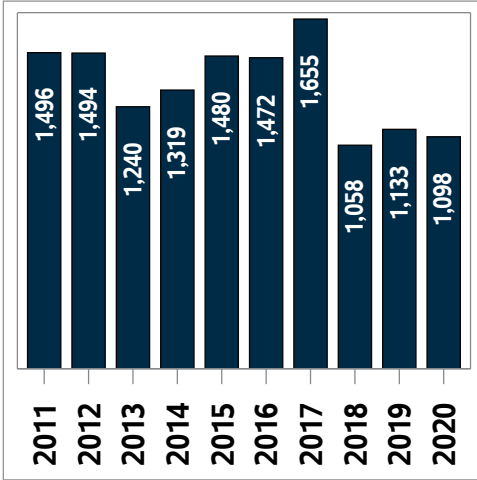
March 2020



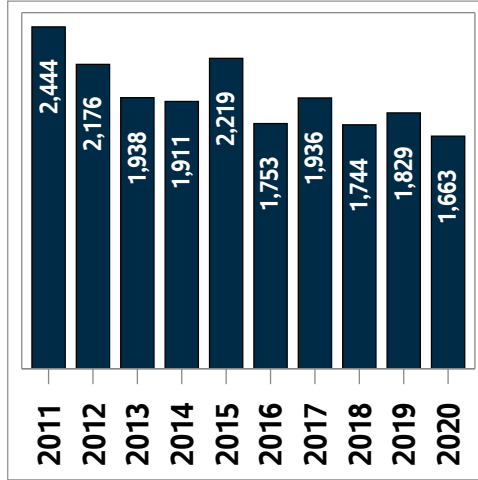
Prepared for the REALTORS[®] Association of Hamilton-Burlington
by the Canadian Real Estate Association

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

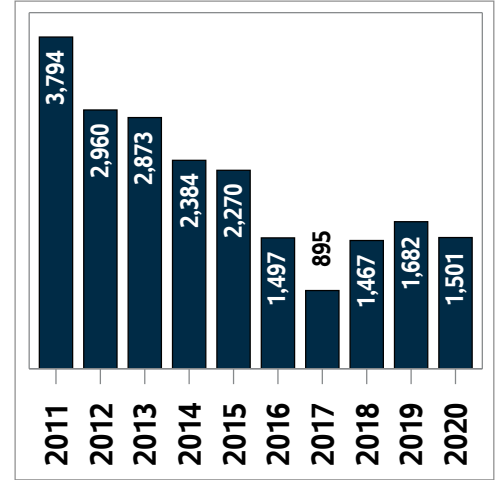
Sales Activity
(March only)



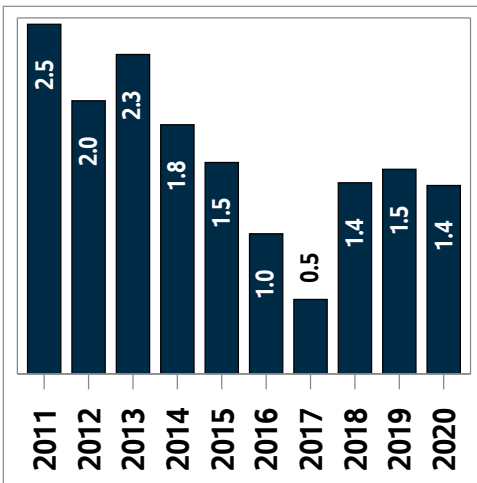
New Listings
(March only)



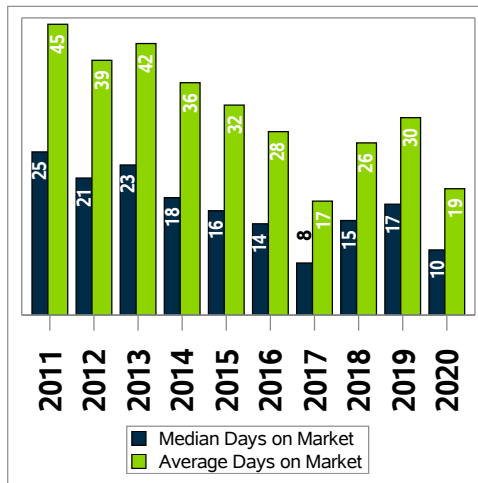
Active Listings
(March only)



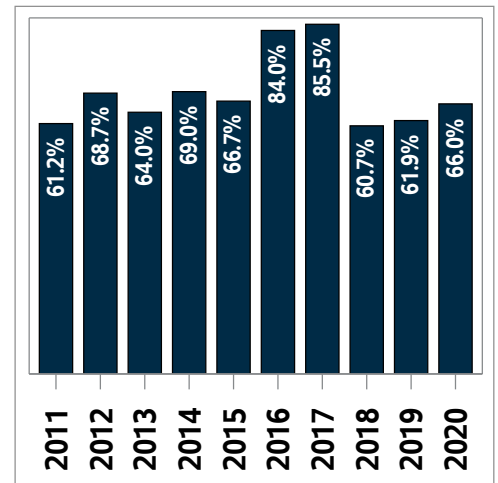
Months of Inventory
(March only)



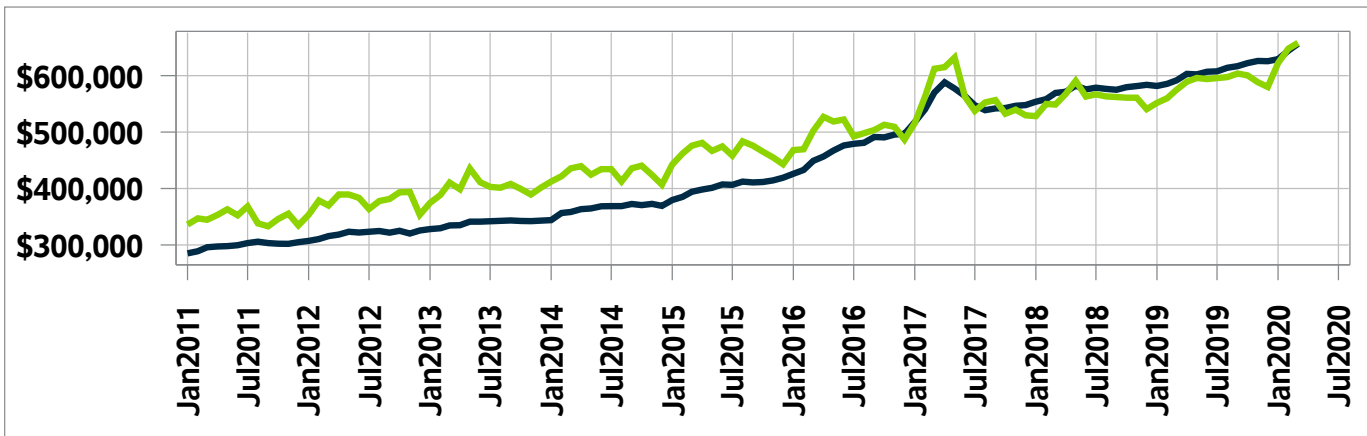
Days on Market
(March only)



Sales to New Listings Ratio
(March only)

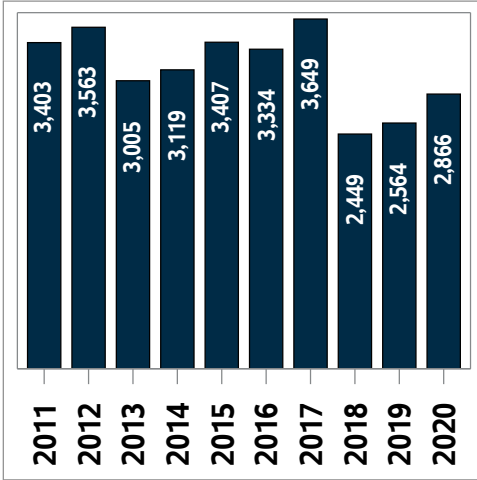


MLS® HPI Composite Benchmark Price and Average Price

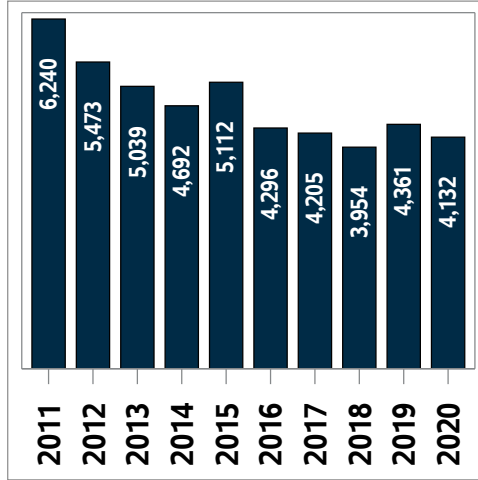


REALTORS® Association of Hamilton-Burlington MLS® Residential Market Activity

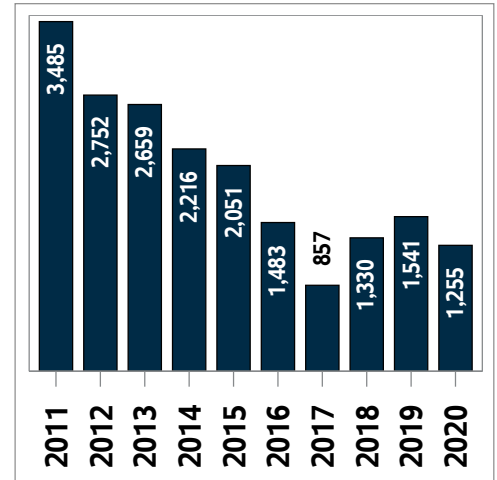
Sales Activity
(March Year-to-date)



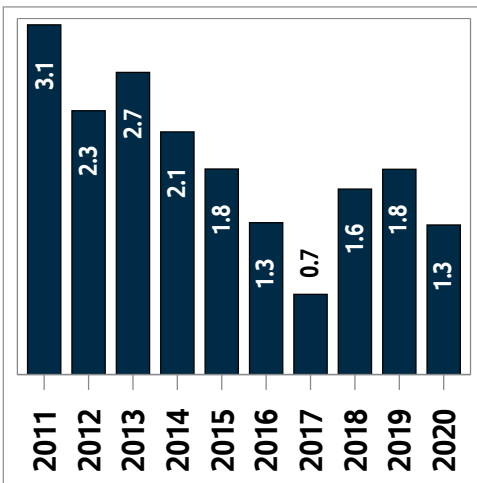
New Listings
(March Year-to-date)



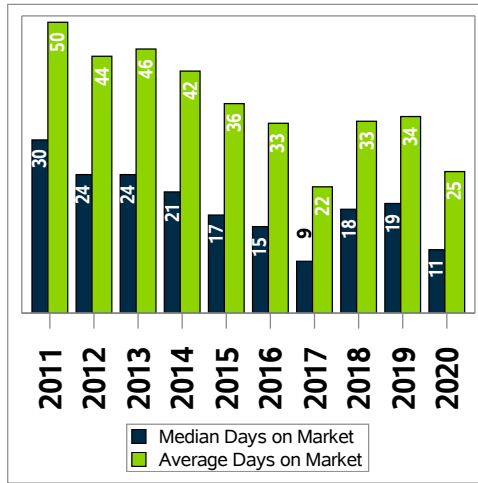
Active Listings¹
(March Year-to-date)



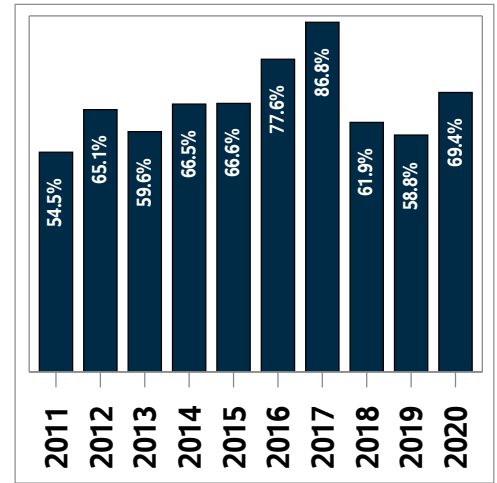
Months of Inventory²
(March Year-to-date)



Days on Market
(March Year-to-date)



Sales to New Listings Ratio
(March 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	March 2020	Compared to ⁶					
		March 2019	March 2018	March 2017	March 2015	March 2013	March 2010
Sales Activity	1,098	-3.1	3.8	-33.7	-25.8	-11.5	-28.3
Dollar Volume	\$722,660,805	10.9	24.5	-28.7	2.6	42.0	42.6
New Listings	1,663	-9.1	-4.6	-14.1	-25.1	-14.2	-29.7
Active Listings	1,501	-10.8	2.3	67.7	-33.9	-47.8	-56.9
Sales to New Listings Ratio ¹	66.0	61.9	60.7	85.5	66.7	64.0	64.7
Months of Inventory ²	1.4	1.5	1.4	0.5	1.5	2.3	2.3
Average Price	\$658,161	14.5	19.9	7.5	38.3	60.3	98.8
Median Price	\$588,250	14.2	19.4	11.2	45.2	71.7	99.7
Sales to List Price Ratio	101.4	98.9	99.0	107.0	98.8	97.3	97.4
Median Days on Market	10.0	17.0	14.5	8.0	16.0	23.0	22.0
Average Days on Market	19.4	30.2	26.4	17.5	32.2	41.6	43.0

Year-to-date	March 2020	Compared to ⁶					
		March 2019	March 2018	March 2017	March 2015	March 2013	March 2010
Sales Activity	2,866	11.8	17.0	-21.5	-15.9	-4.6	-18.0
Dollar Volume	\$1,847,766,355	27.9	38.8	-11.6	17.0	56.1	62.6
New Listings	4,132	-5.3	4.5	-1.7	-19.2	-18.0	-30.1
Active Listings ³	1,255	-18.6	-5.6	46.4	-38.8	-52.8	-60.1
Sales to New Listings Ratio ⁴	69.4	58.8	61.9	86.8	66.6	59.6	59.1
Months of Inventory ⁵	1.3	1.8	1.6	0.7	1.8	2.7	2.7
Average Price	\$644,720	14.4	18.6	12.6	39.1	63.7	98.2
Median Price	\$580,000	14.0	18.4	17.2	45.0	70.6	100.0
Sales to List Price Ratio	100.9	98.6	98.5	104.8	98.5	97.2	97.5
Median Days on Market	11.0	19.0	18.0	9.0	17.0	24.0	23.0
Average Days on Market	24.5	34.0	33.2	21.9	36.3	45.7	43.9

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

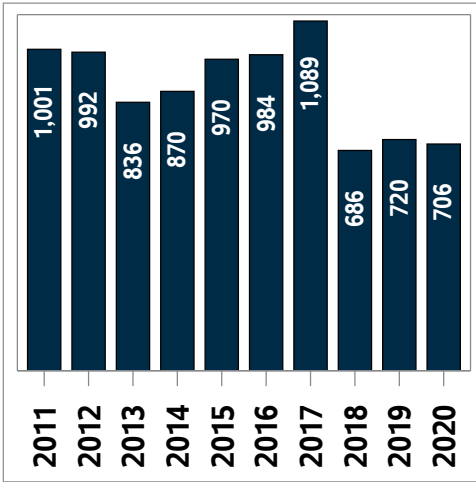
⁴ Sum of sales from January to current month / sum of new listings from January to current month

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

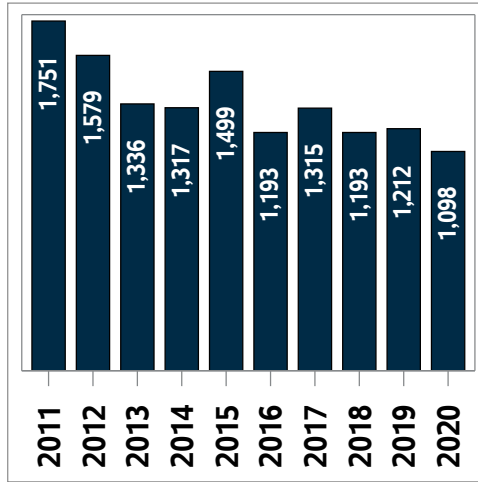
⁶ Sales to new listings ratio and months of inventory shown as levels; all others calculated as percentage changes

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

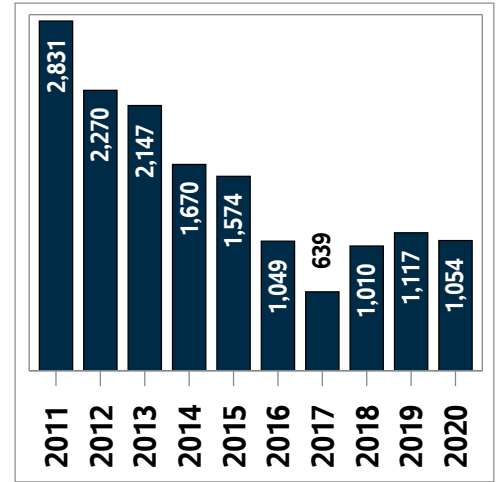
Sales Activity
(March only)



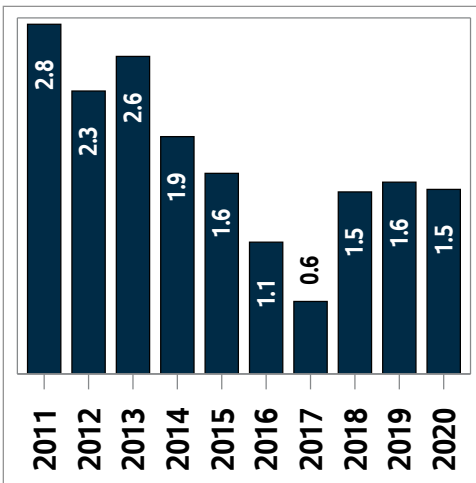
New Listings
(March only)



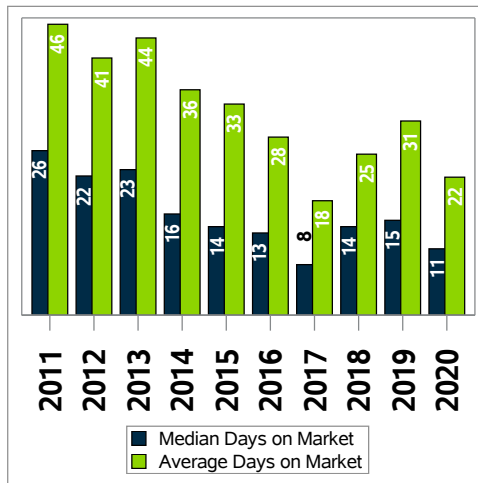
Active Listings
(March only)



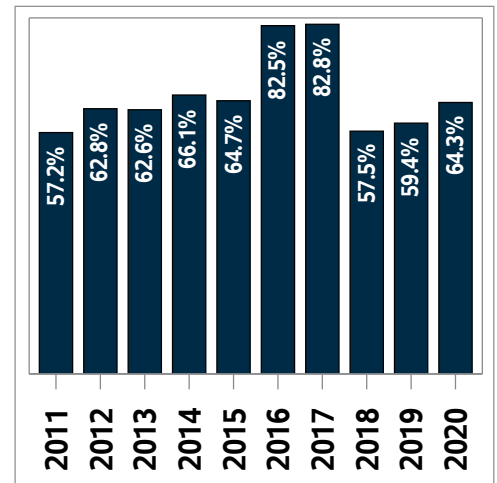
Months of Inventory
(March only)



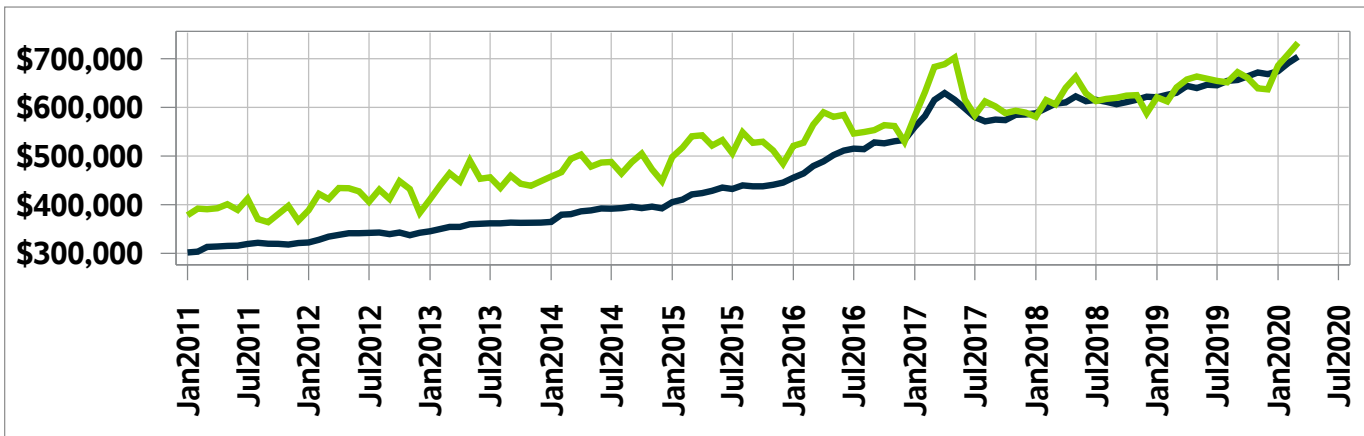
Days on Market
(March only)



Sales to New Listings Ratio
(March only)

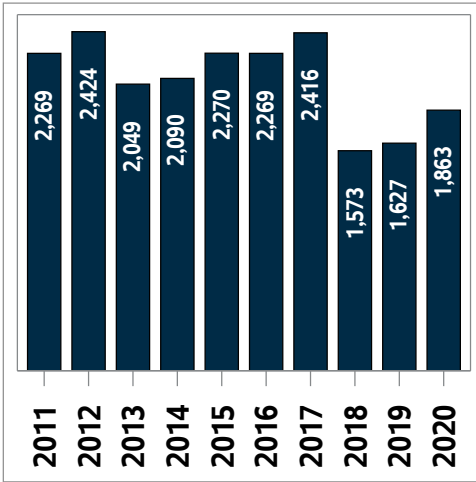


MLS® HPI Single Family Benchmark Price and Average Price

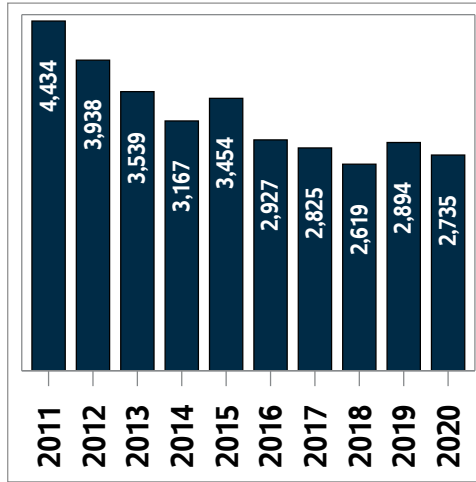


REALTORS® Association of Hamilton-Burlington MLS® Single Family Market Activity

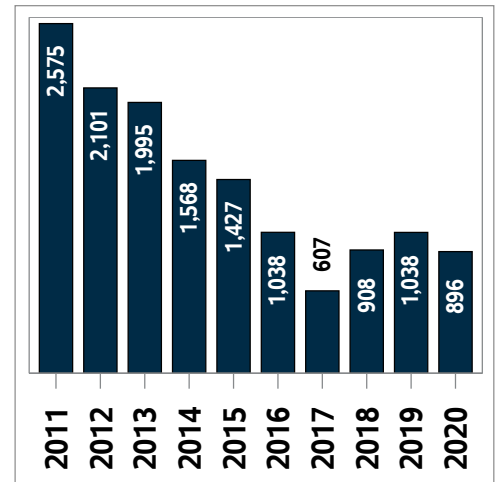
Sales Activity
(March Year-to-date)



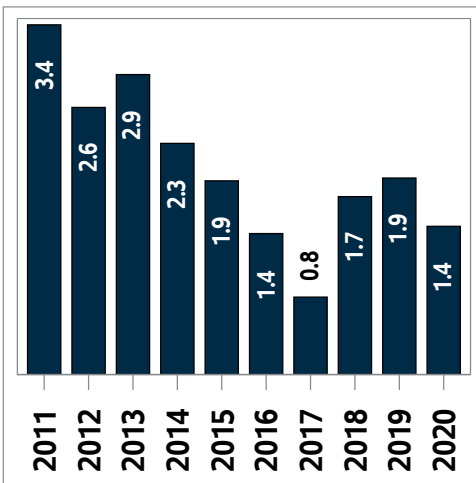
New Listings
(March Year-to-date)



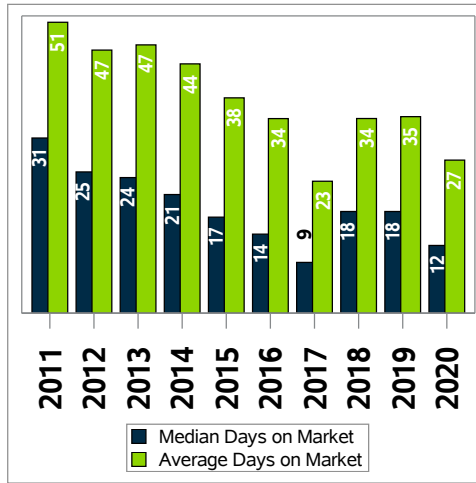
Active Listings¹
(March Year-to-date)



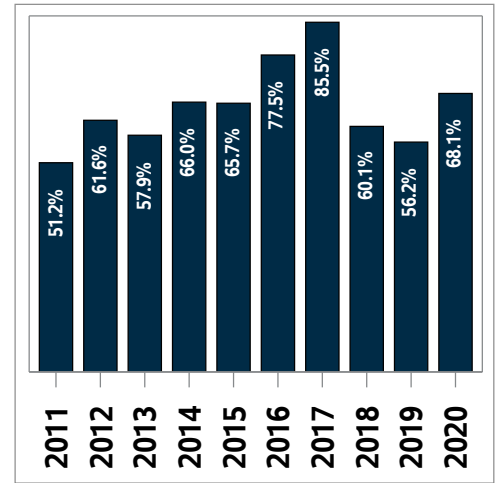
Months of Inventory²
(March Year-to-date)



Days on Market
(March Year-to-date)



Sales to New Listings Ratio
(March 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	March 2020	Compared to ⁶					
		March 2019	March 2018	March 2017	March 2015	March 2013	March 2010
Sales Activity	706	-1.9	2.9	-35.2	-27.2	-15.6	-33.1
Dollar Volume	\$517,274,834	12.1	24.4	-30.5	-1.4	33.2	34.4
New Listings	1,098	-9.4	-8.0	-16.5	-26.8	-17.8	-34.3
Active Listings	1,054	-5.6	4.4	64.9	-33.0	-50.9	-59.2
Sales to New Listings Ratio ¹	64.3	59.4	57.5	82.8	64.7	62.6	63.2
Months of Inventory ²	1.5	1.6	1.5	0.6	1.6	2.6	2.5
Average Price	\$732,684	14.3	20.9	7.3	35.5	57.7	100.8
Median Price	\$660,000	14.1	20.1	9.1	38.4	67.7	103.1
Sales to List Price Ratio	101.1	99.0	99.2	107.1	98.8	97.3	97.3
Median Days on Market	10.5	15.0	14.0	8.0	14.0	23.0	22.0
Average Days on Market	21.8	30.7	25.4	18.1	33.4	43.8	44.9

Year-to-date	March 2020	Compared to ⁶					
		March 2019	March 2018	March 2017	March 2015	March 2013	March 2010
Sales Activity	1,863	14.5	18.4	-22.9	-17.9	-9.1	-22.3
Dollar Volume	\$1,326,463,475	30.2	39.9	-14.8	11.7	46.4	54.5
New Listings	2,735	-5.5	4.4	-3.2	-20.8	-22.7	-35.6
Active Listings ³	896	-13.6	-1.3	47.6	-37.2	-55.1	-61.6
Sales to New Listings Ratio ⁴	68.1	56.2	60.1	85.5	65.7	57.9	56.5
Months of Inventory ⁵	1.4	1.9	1.7	0.8	1.9	2.9	2.9
Average Price	\$712,004	13.7	18.2	10.5	36.1	61.0	98.8
Median Price	\$640,000	11.7	16.6	14.3	39.7	68.4	96.9
Sales to List Price Ratio	100.6	98.6	98.6	104.8	98.5	97.1	97.4
Median Days on Market	12.0	18.0	18.0	9.0	17.0	24.0	23.0
Average Days on Market	27.1	34.8	34.4	23.4	38.1	47.5	45.4

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

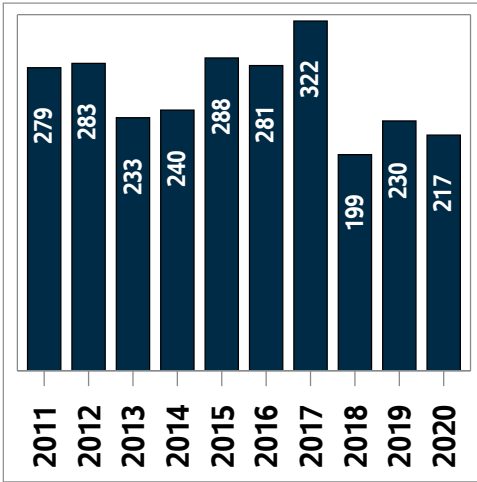
⁴ Sum of sales from January to current month / sum of new listings from January to current month

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

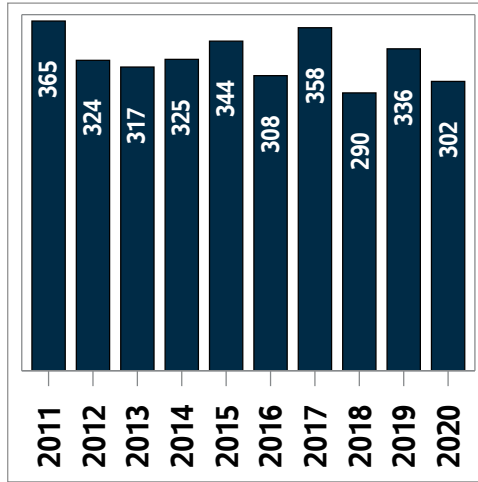
⁶ Sales to new listings ratio and months of inventory shown as levels; all others calculated as percentage changes

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

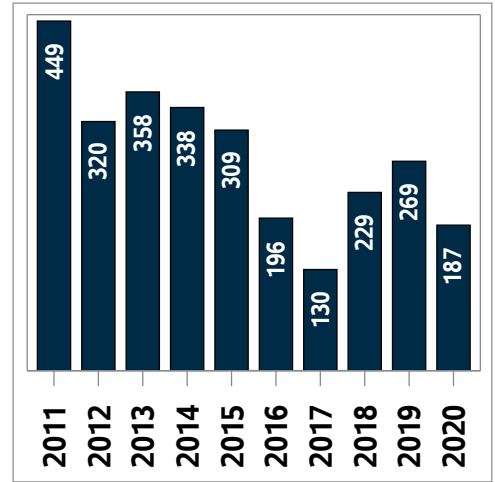
Sales Activity
(March only)



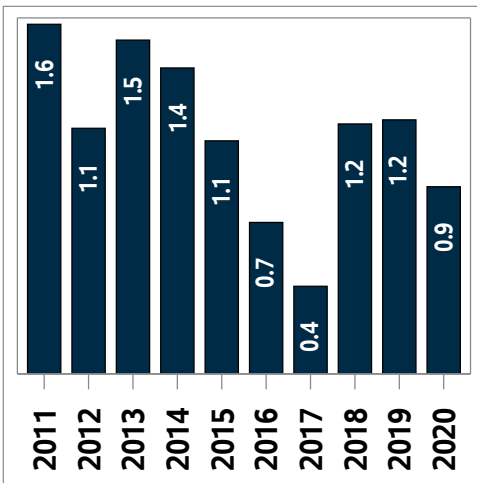
New Listings
(March only)



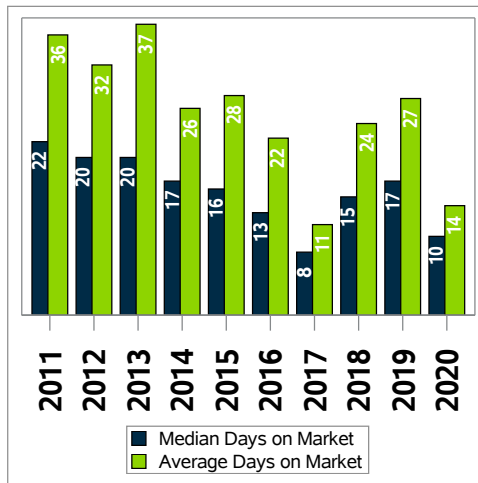
Active Listings
(March only)



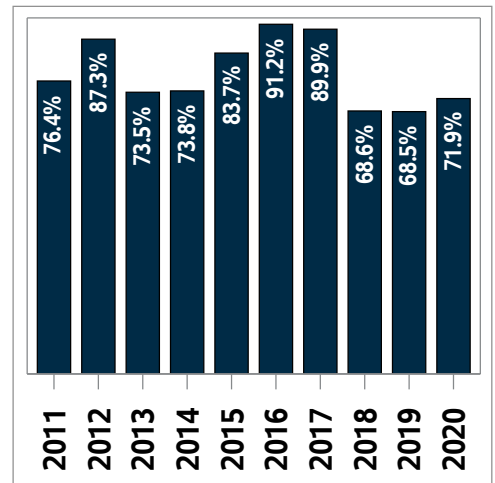
Months of Inventory
(March only)



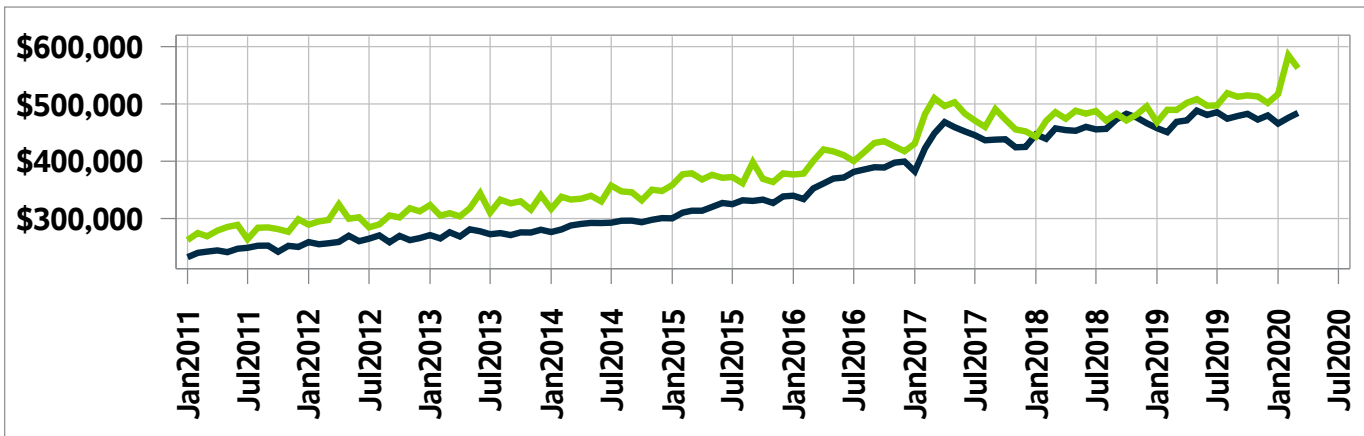
Days on Market
(March only)



Sales to New Listings Ratio
(March only)

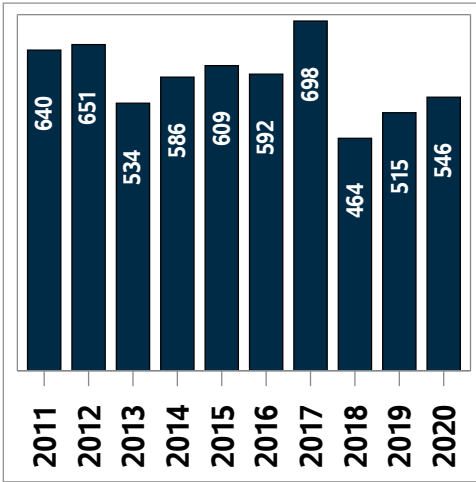


MLS® HPI Townhouse Benchmark Price and Average Price

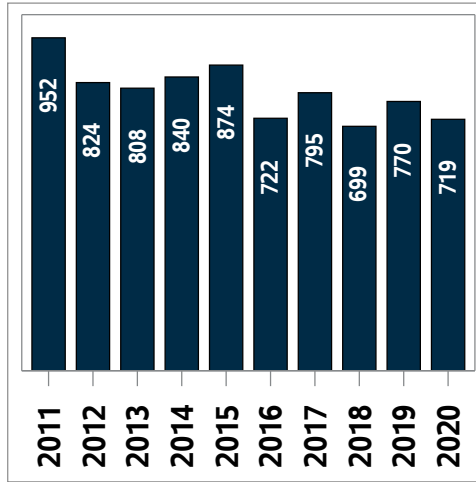


REALTORS® Association of Hamilton-Burlington MLS® Townhouse Market Activity

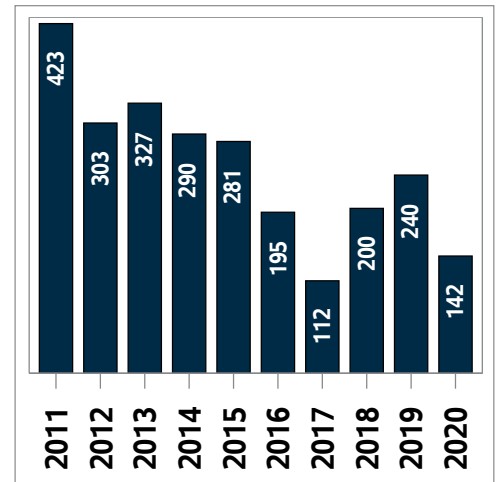
Sales Activity
(March Year-to-date)



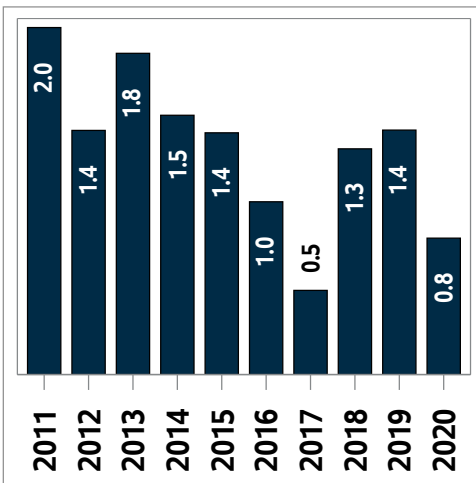
New Listings
(March Year-to-date)



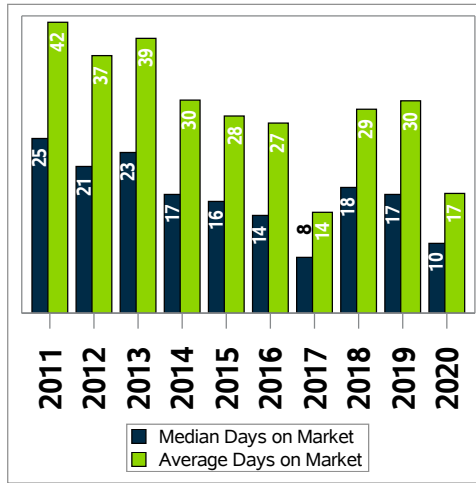
Active Listings¹
(March Year-to-date)



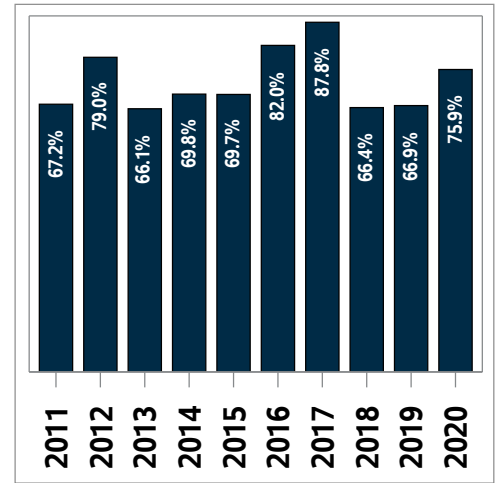
Months of Inventory²
(March Year-to-date)



Days on Market
(March Year-to-date)



Sales to New Listings Ratio
(March 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	March 2020	Compared to ⁶					
		March 2019	March 2018	March 2017	March 2015	March 2013	March 2010
Sales Activity	217	-5.7	9.0	-32.6	-24.7	-6.9	-8.1
Dollar Volume	\$122,033,421	8.4	26.3	-25.7	11.8	69.3	94.6
New Listings	302	-10.1	4.1	-15.6	-12.2	-4.7	-11.4
Active Listings	187	-30.5	-18.3	43.8	-39.5	-47.8	-56.5
Sales to New Listings Ratio ¹	71.9	68.5	68.6	89.9	83.7	73.5	69.2
Months of Inventory ²	0.9	1.2	1.2	0.4	1.1	1.5	1.8
Average Price	\$562,366	14.9	15.8	10.2	48.4	81.8	111.7
Median Price	\$549,900	12.4	14.6	9.5	50.7	89.6	116.3
Sales to List Price Ratio	102.0	99.1	98.7	108.5	99.1	96.8	98.4
Median Days on Market	10.0	17.0	15.0	8.0	16.0	20.0	21.0
Average Days on Market	13.9	27.5	24.3	11.5	27.8	36.9	30.9

Year-to-date	March 2020	Compared to ⁶					
		March 2019	March 2018	March 2017	March 2015	March 2013	March 2010
Sales Activity	546	6.0	17.7	-21.8	-10.3	2.2	-9.3
Dollar Volume	\$305,330,898	22.4	40.1	-9.4	34.0	83.5	92.5
New Listings	719	-6.6	2.9	-9.6	-17.7	-11.0	-16.4
Active Listings ³	142	-40.8	-28.9	26.8	-49.4	-56.6	-64.1
Sales to New Listings Ratio ⁴	75.9	66.9	66.4	87.8	69.7	66.1	70.0
Months of Inventory ⁵	0.8	1.4	1.3	0.5	1.4	1.8	2.0
Average Price	\$559,214	15.5	19.0	15.8	49.5	79.5	112.2
Median Price	\$540,500	12.6	15.9	16.2	50.6	85.7	114.9
Sales to List Price Ratio	101.4	98.9	98.5	106.5	99.1	97.4	97.8
Median Days on Market	10.0	17.0	18.0	8.0	16.0	23.0	23.0
Average Days on Market	17.1	30.4	29.2	14.4	28.2	39.3	36.5

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

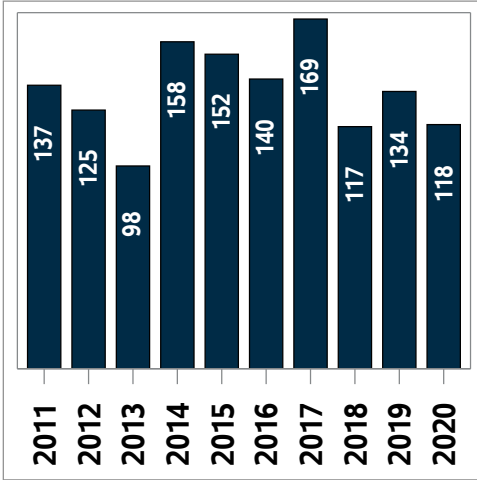
⁴ Sum of sales from January to current month / sum of new listings from January to current month

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

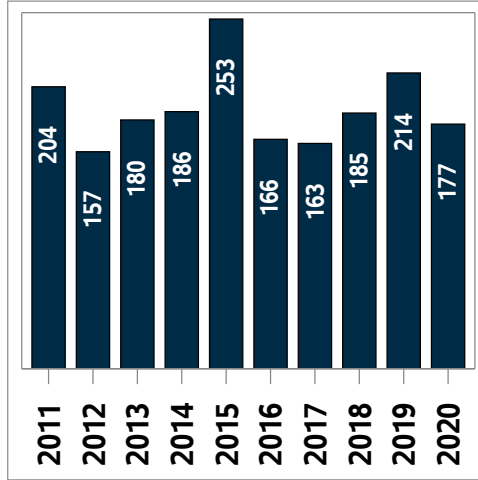
⁶ Sales to new listings ratio and months of inventory shown as levels; all others calculated as percentage changes

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

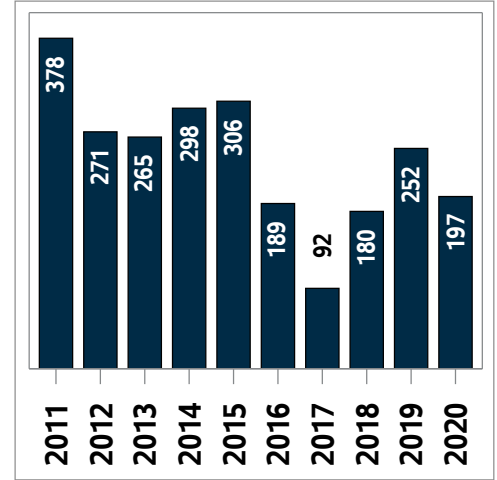
Sales Activity
(March only)



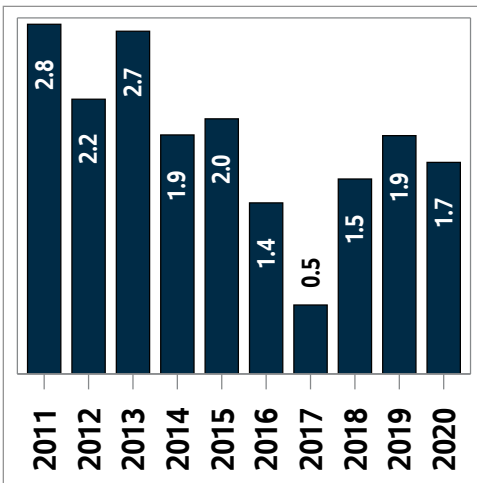
New Listings
(March only)



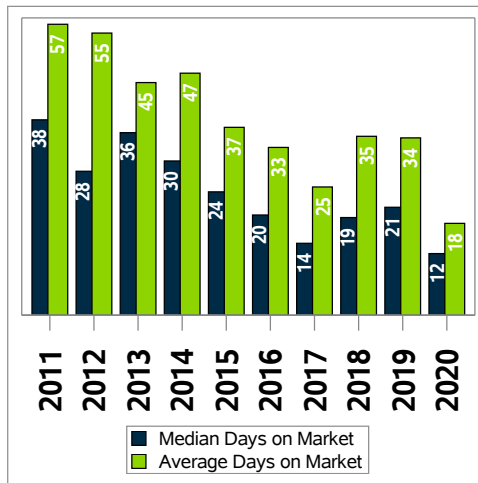
Active Listings
(March only)



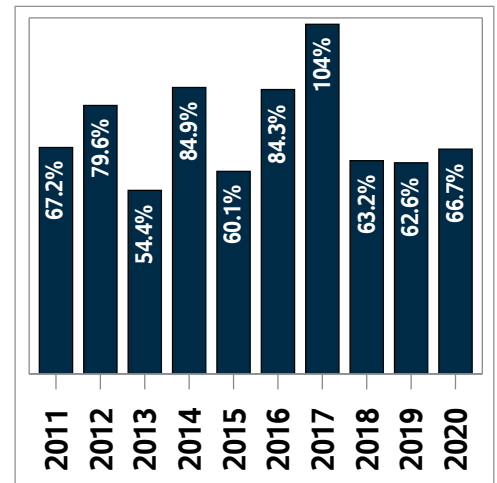
Months of Inventory
(March only)



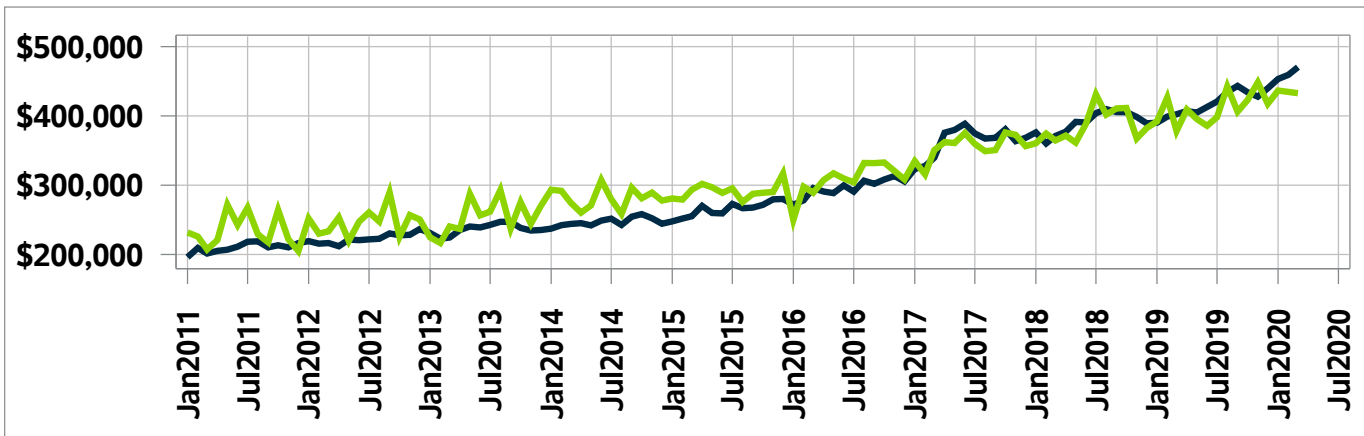
Days on Market
(March only)



Sales to New Listings Ratio
(March only)

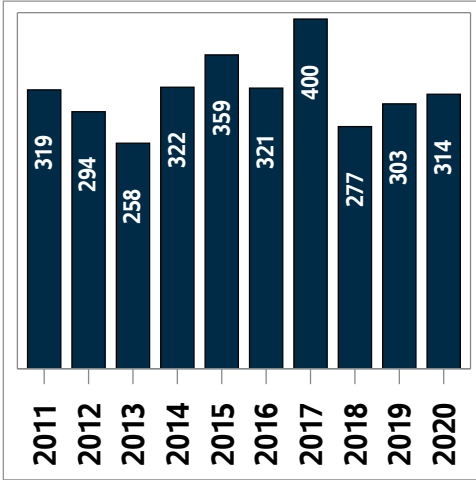


MLS® HPI Apartment-Style Benchmark Price and Average Price

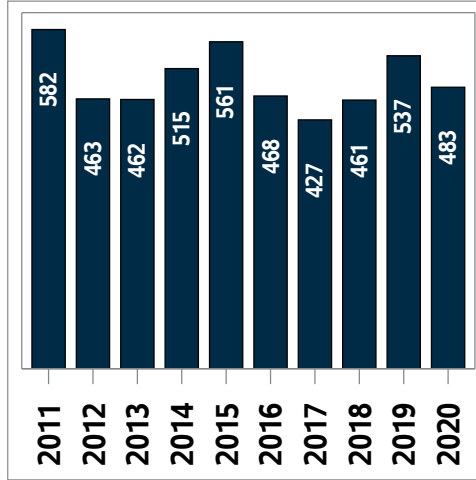


REALTORS® Association of Hamilton-Burlington MLS® Apartment-Style Market Activity

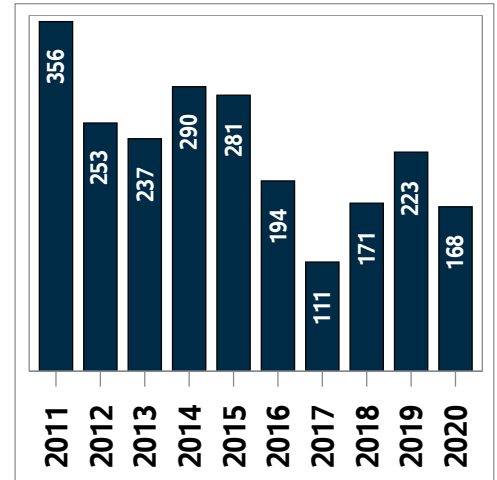
Sales Activity
(March Year-to-date)



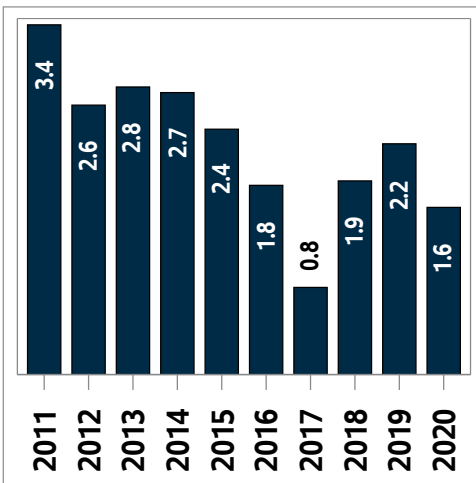
New Listings
(March Year-to-date)



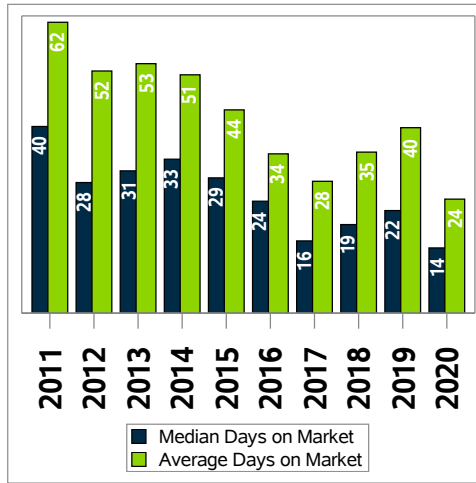
Active Listings¹
(March Year-to-date)



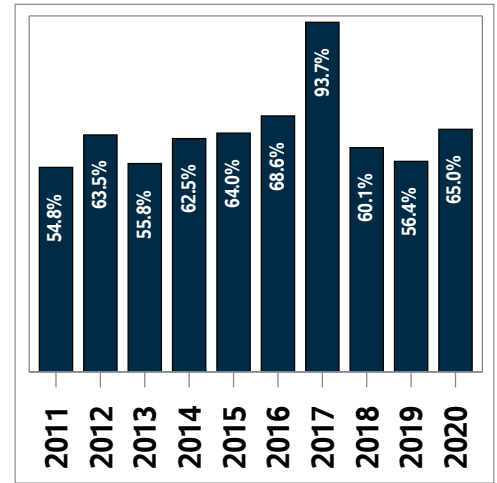
Months of Inventory²
(March Year-to-date)



Days on Market
(March Year-to-date)



Sales to New Listings Ratio
(March 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	March 2020	Compared to ⁶					
		March 2019	March 2018	March 2017	March 2015	March 2013	March 2010
Sales Activity	118	-11.9	0.9	-30.2	-22.4	20.4	-21.9
Dollar Volume	\$51,071,107	0.8	19.7	-13.8	14.5	116.8	59.9
New Listings	177	-17.3	-4.3	8.6	-30.0	-1.7	-19.2
Active Listings	197	-21.8	9.4	114.1	-35.6	-25.7	-39.2
Sales to New Listings Ratio ¹	66.7	62.6	63.2	103.7	60.1	54.4	68.9
Months of Inventory ²	1.7	1.9	1.5	0.5	2.0	2.7	2.1
Average Price	\$432,806	14.5	18.7	23.4	47.4	80.0	104.6
Median Price	\$422,500	14.6	21.8	28.0	62.5	88.6	120.1
Sales to List Price Ratio	101.5	97.9	98.4	102.7	97.8	97.8	96.6
Median Days on Market	12.0	21.0	19.0	14.0	24.0	35.5	30.0
Average Days on Market	17.9	34.5	34.8	24.9	36.5	45.2	50.9

Year-to-date	March 2020	Compared to ⁶					
		March 2019	March 2018	March 2017	March 2015	March 2013	March 2010
Sales Activity	314	3.6	13.4	-21.5	-12.5	21.7	4.3
Dollar Volume	\$136,416,268	13.8	34.1	1.8	33.0	132.2	104.1
New Listings	483	-10.1	4.8	13.1	-13.9	4.5	-7.5
Active Listings ³	168	-24.9	-2.1	50.6	-40.4	-29.3	-41.9
Sales to New Listings Ratio ⁴	65.0	56.4	60.1	93.7	64.0	55.8	57.7
Months of Inventory ⁵	1.6	2.2	1.9	0.8	2.4	2.8	2.9
Average Price	\$434,447	9.8	18.3	29.7	52.1	90.8	95.6
Median Price	\$420,000	14.4	19.3	32.2	60.0	89.0	115.5
Sales to List Price Ratio	100.6	98.0	98.3	101.2	96.6	96.8	96.9
Median Days on Market	14.0	22.0	19.0	15.5	29.0	30.5	30.0
Average Days on Market	24.4	39.7	34.5	28.3	43.6	53.5	52.9

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

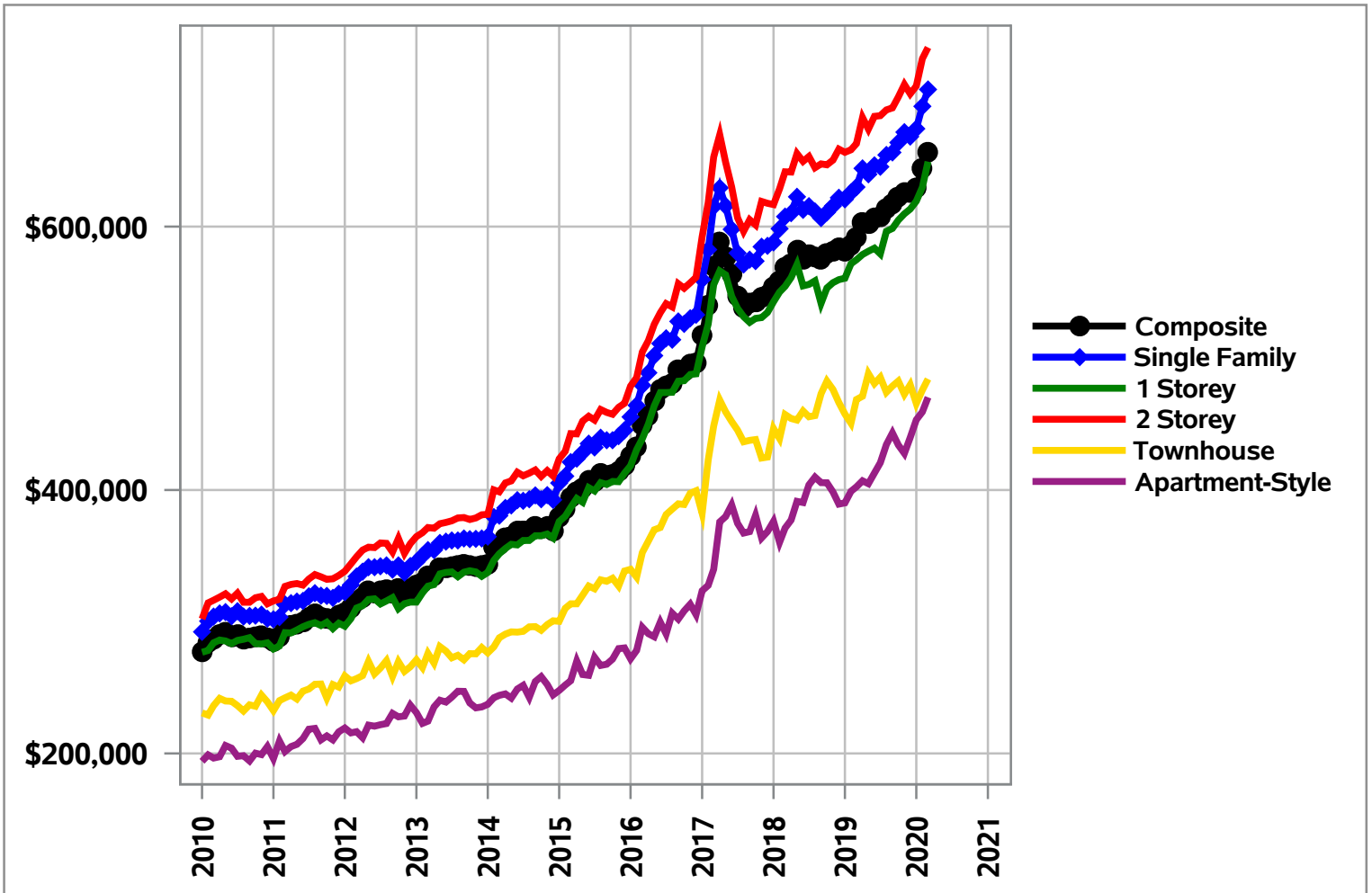
⁶ Sales to new listings ratio and months of inventory shown as levels; all others calculated as percentage changes

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

MLS® Home Price Index Benchmark Price

Benchmark Type:	March 2020	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$656,400	1.9	4.9	6.4	11.0	15.2	66.5
Single Family	\$704,100	1.9	5.4	7.3	11.8	14.5	67.2
One Storey	\$649,300	3.1	5.9	8.5	13.0	16.8	67.9
Two Storey	\$736,000	1.2	5.0	6.7	11.0	12.7	66.2
Townhouse	\$484,300	1.8	0.9	1.1	3.3	8.0	54.4
Apartment-Style	\$470,400	2.4	6.9	6.1	16.9	38.4	84.3

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