



# Residential Market Activity and MLS® Home Price Index Report

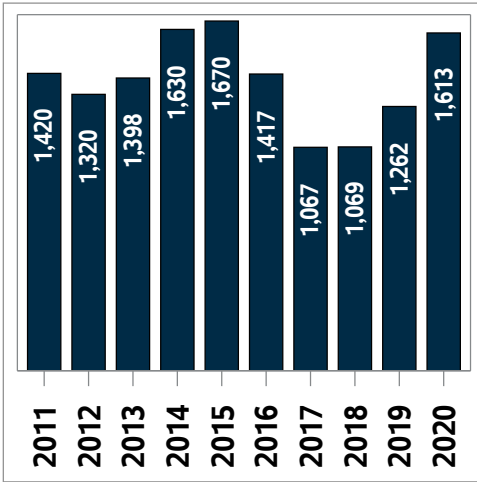
July 2020



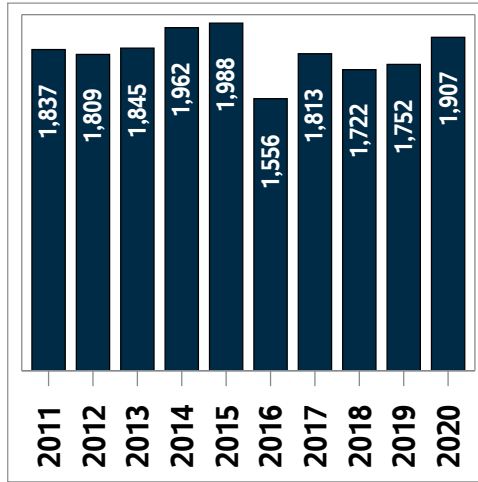
Prepared for the REALTORS® Association of Hamilton-Burlington  
by the Canadian Real Estate Association

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

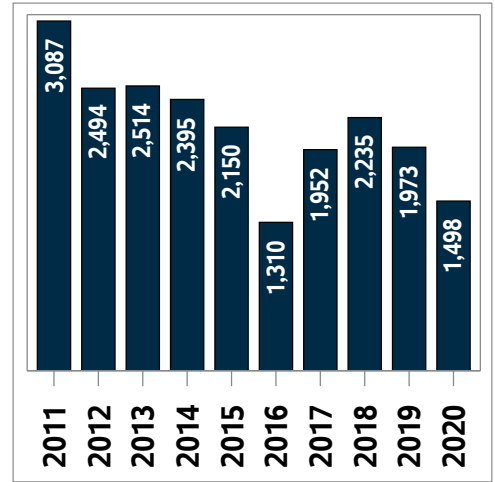
Sales Activity  
(July only)



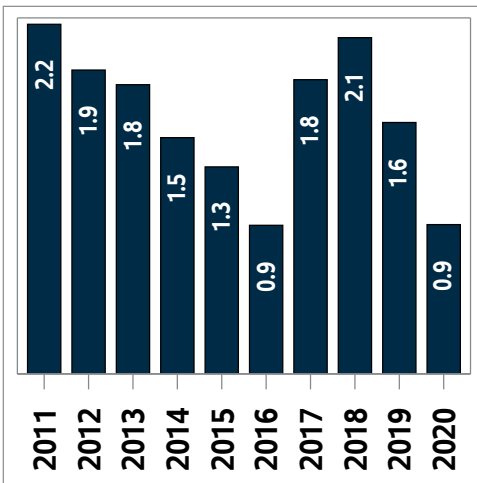
New Listings  
(July only)



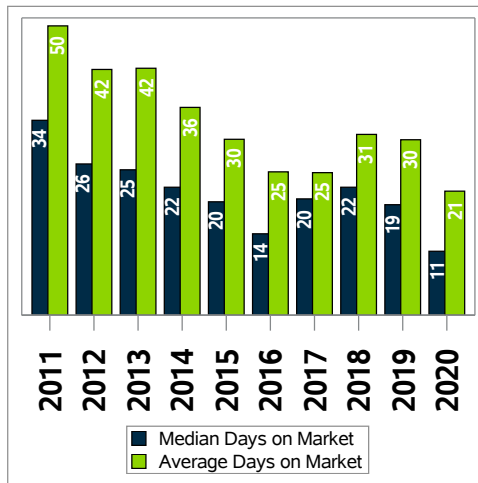
Active Listings  
(July only)



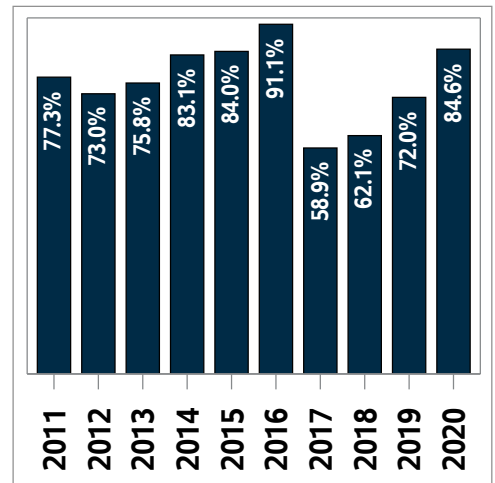
Months of Inventory  
(July only)



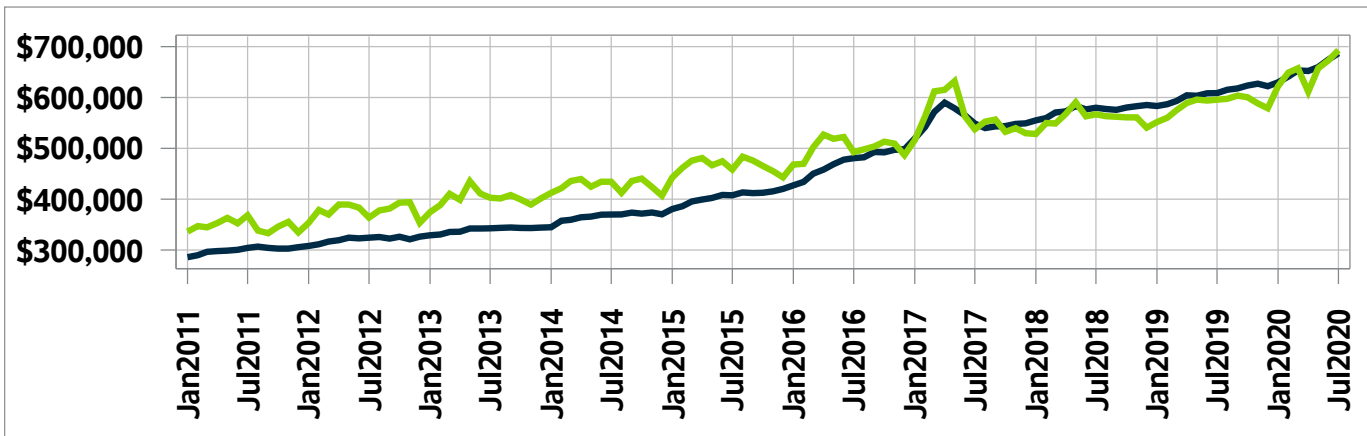
Days on Market  
(July only)



Sales to New Listings Ratio  
(July only)

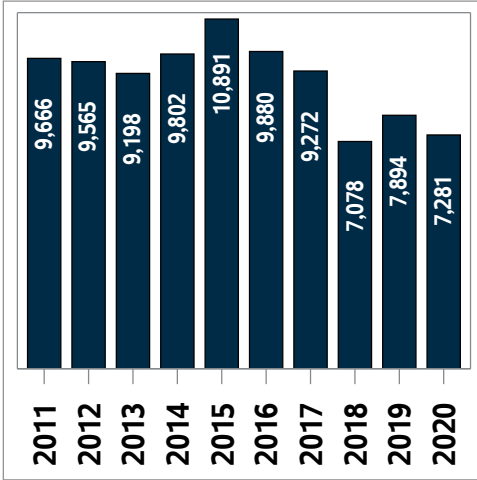


MLS® HPI Composite Benchmark Price and Average Price

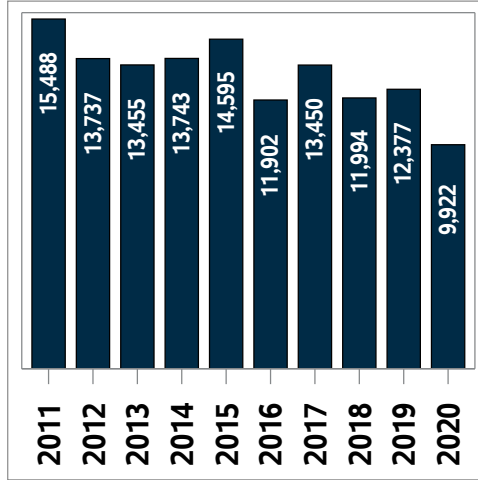


# REALTORS® Association of Hamilton-Burlington MLS® Residential Market Activity

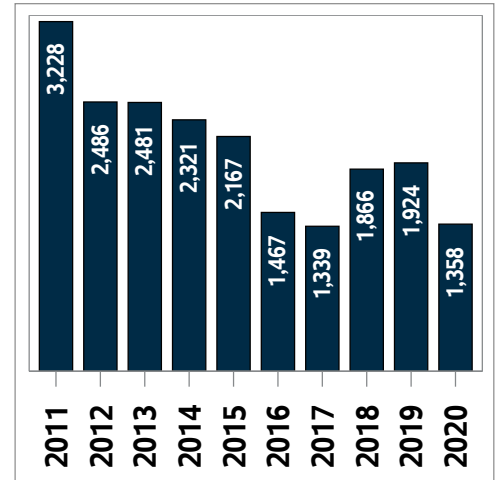
**Sales Activity**  
(July Year-to-date)



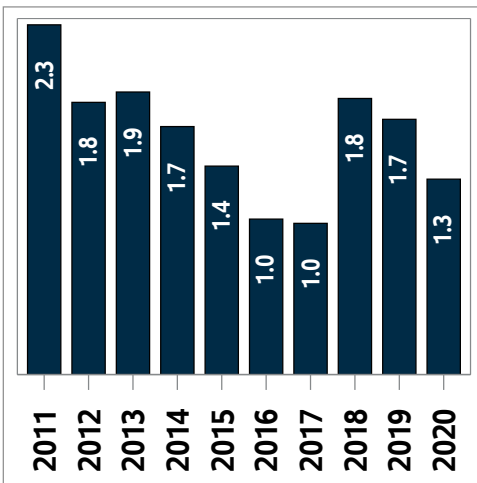
**New Listings**  
(July Year-to-date)



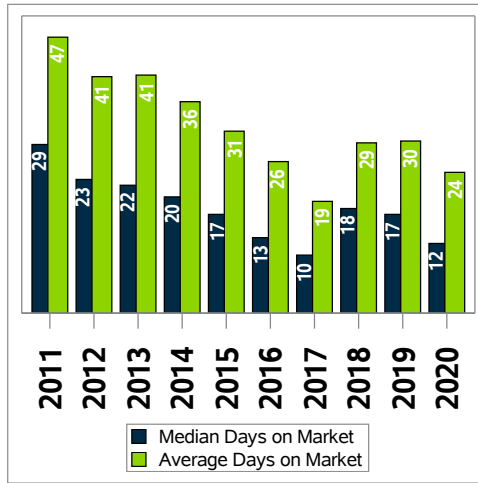
**Active Listings**<sup>1</sup>  
(July Year-to-date)



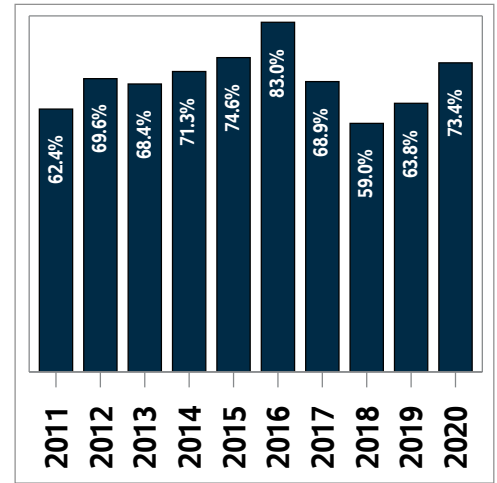
**Months of Inventory**<sup>2</sup>  
(July Year-to-date)



**Days on Market**  
(July Year-to-date)



**Sales to New Listings Ratio**  
(July Year-to-date)



<sup>1</sup> 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  
<sup>2</sup> 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	July 2020	Compared to <sup>6</sup>					
		July 2019	July 2018	July 2017	July 2015	July 2013	July 2010
Sales Activity	1,613	27.8	50.9	51.2	-3.4	15.4	45.1
Dollar Volume	\$1,117,806,76	48.7	84.5	94.9	46.1	98.5	210.0
New Listings	1,907	8.8	10.7	5.2	-4.1	3.4	18.8
Active Listings	1,498	-24.1	-33.0	-23.3	-30.3	-40.4	-48.2
Sales to New Listings Ratio <sup>1</sup>	84.6	72.0	62.1	58.9	84.0	75.8	69.3
Months of Inventory <sup>2</sup>	0.9	1.6	2.1	1.8	1.3	1.8	2.6
Average Price	\$692,999	16.3	22.2	28.9	51.2	72.0	113.7
Median Price	\$620,000	17.6	24.0	29.8	55.0	83.3	117.5
Sales to List Price Ratio	101.1	98.7	98.2	98.4	98.6	97.1	95.8
Median Days on Market	11.0	19.0	22.0	20.0	19.5	25.0	38.0
Average Days on Market	21.3	30.2	31.1	24.5	30.2	42.4	50.9

Year-to-date	July 2020	Compared to <sup>6</sup>					
		July 2019	July 2018	July 2017	July 2015	July 2013	July 2010
Sales Activity	7,281	-7.8	2.9	-21.5	-33.1	-20.8	-21.3
Dollar Volume	\$4,804,464,033	4.3	20.8	-11.3	-5.7	28.6	58.7
New Listings	9,922	-19.8	-17.3	-26.2	-32.0	-26.3	-33.0
Active Listings <sup>3</sup>	1,358	-29.4	-27.2	1.5	-37.3	-45.3	-53.3
Sales to New Listings Ratio <sup>4</sup>	73.4	63.8	59.0	68.9	74.6	68.4	62.5
Months of Inventory <sup>5</sup>	1.3	1.7	1.8	1.0	1.4	1.9	2.2
Average Price	\$659,863	13.1	17.4	13.0	41.0	62.4	101.8
Median Price	\$595,000	13.6	19.0	16.7	47.9	71.2	105.2
Sales to List Price Ratio	100.5	98.9	98.5	104.2	98.8	97.4	97.1
Median Days on Market	12.0	17.0	18.0	10.0	17.0	22.0	26.0
Average Days on Market	24.2	29.6	29.3	19.2	31.3	40.9	42.7

<sup>1</sup> Sales / new listings \* 100; Compared to levels from previous periods

<sup>2</sup> Active listings at month end / monthly sales; Compared to levels from previous periods

<sup>3</sup> 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

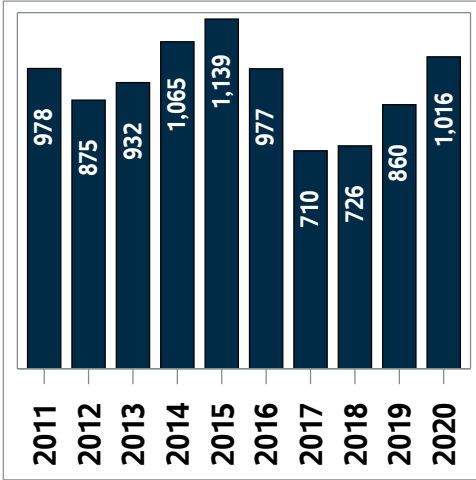
<sup>4</sup> Sum of sales from January to current month / sum of new listings from January to current month

<sup>5</sup> 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

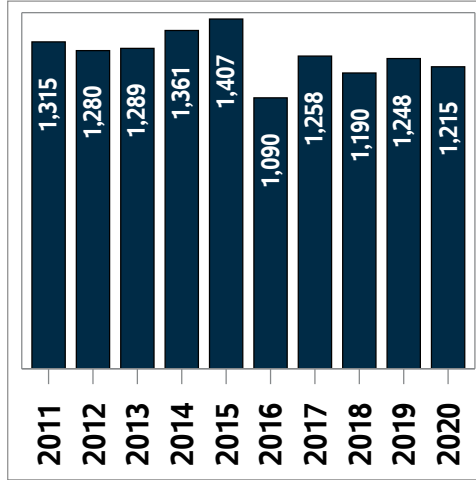
<sup>6</sup> Sales to new listings ratio and months of inventory shown as levels; all others calculated as percentage changes

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

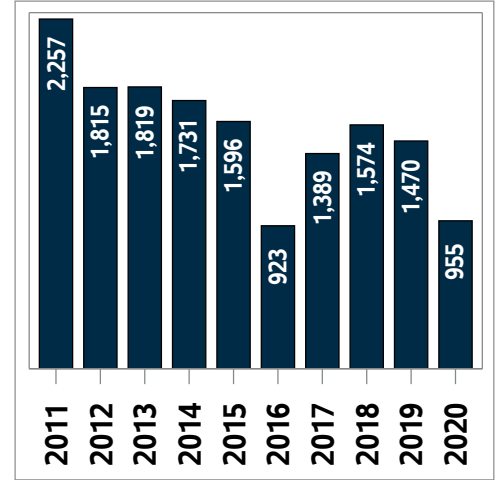
Sales Activity  
(July only)



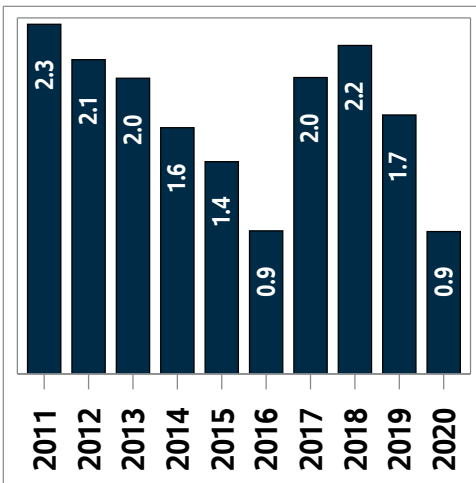
New Listings  
(July only)



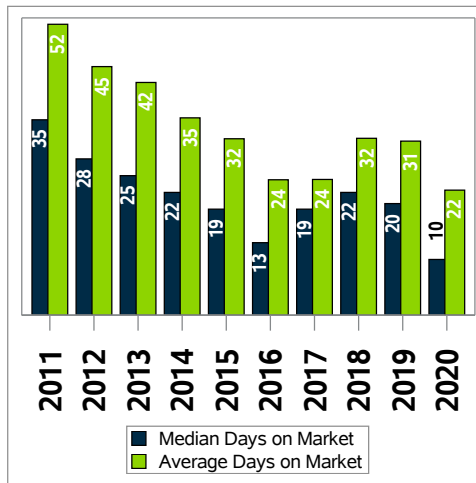
Active Listings  
(July only)



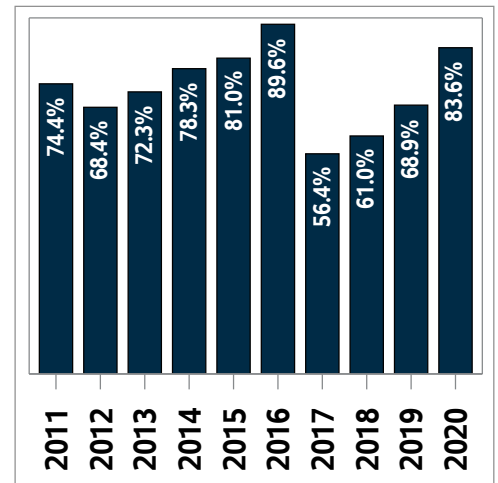
Months of Inventory  
(July only)



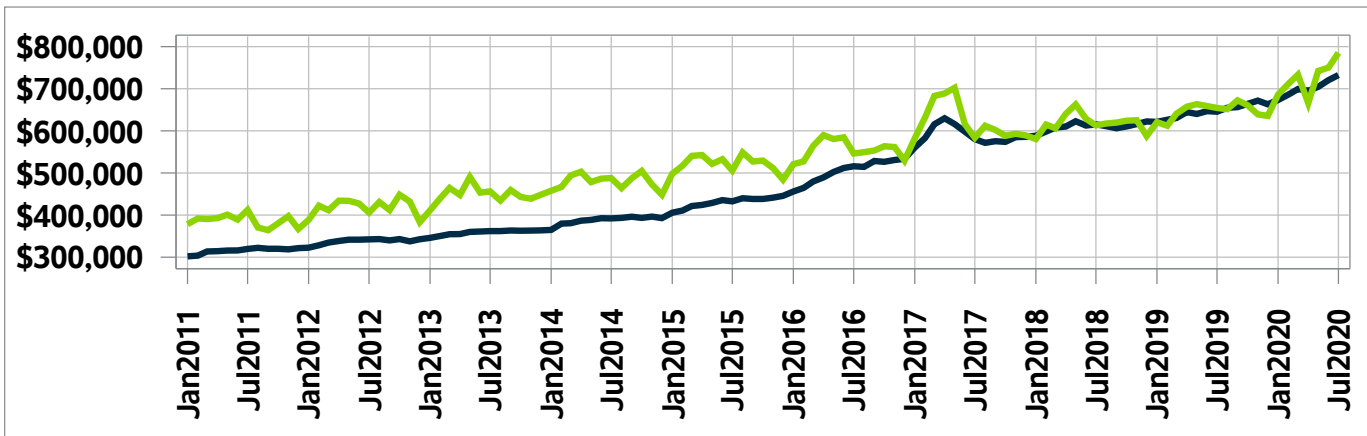
Days on Market  
(July only)



Sales to New Listings Ratio  
(July only)

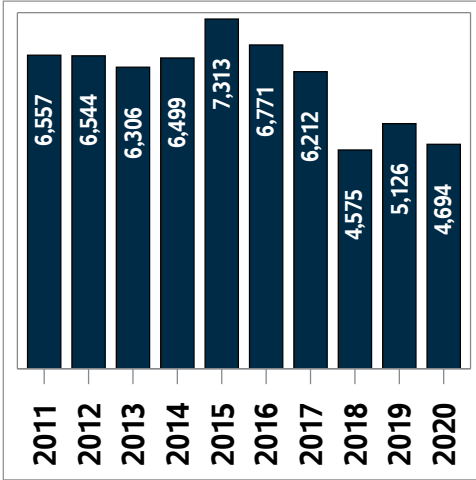


MLS® HPI Single Family Benchmark Price and Average Price

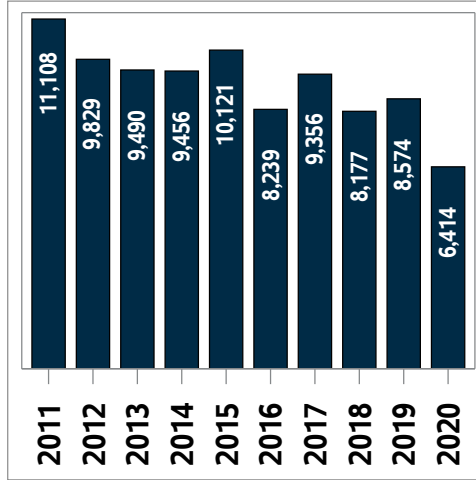


# REALTORS® Association of Hamilton-Burlington MLS® Single Family Market Activity

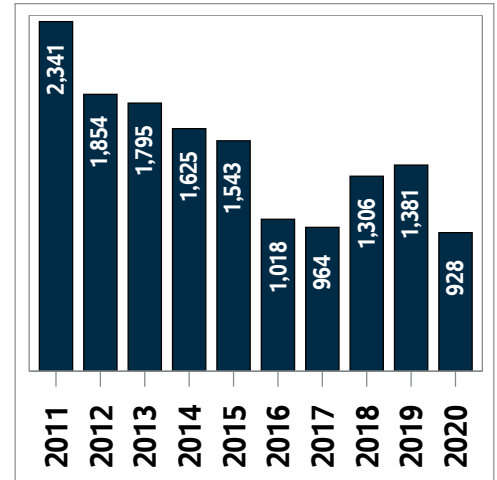
**Sales Activity**  
(July Year-to-date)



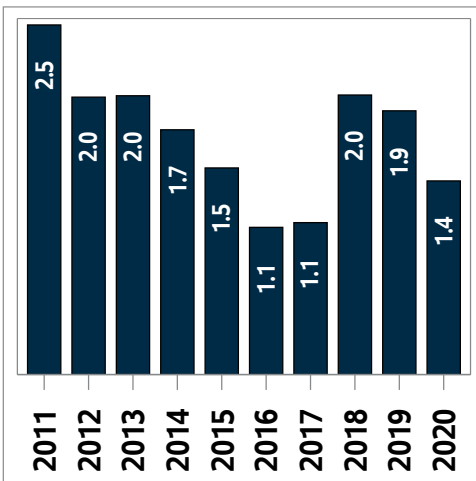
**New Listings**  
(July Year-to-date)



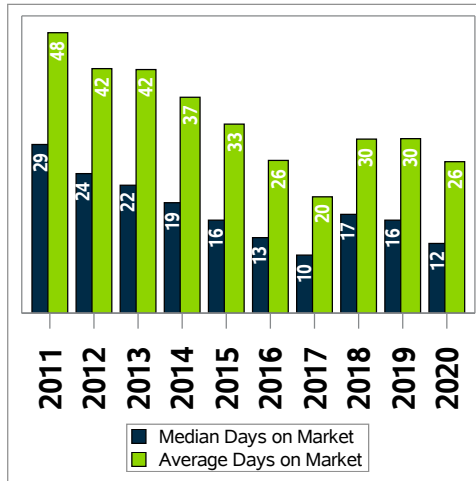
**Active Listings**<sup>1</sup>  
(July Year-to-date)



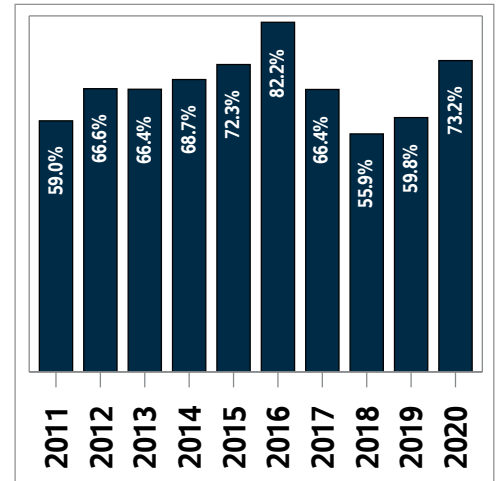
**Months of Inventory**<sup>2</sup>  
(July Year-to-date)



**Days on Market**  
(July Year-to-date)



**Sales to New Listings Ratio**  
(July Year-to-date)



<sup>1</sup> 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

<sup>2</sup> 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	July 2020	Compared to <sup>6</sup>					
		July 2019	July 2018	July 2017	July 2015	July 2013	July 2010
Sales Activity	1,016	18.1	39.9	43.1	-10.8	9.0	36.0
Dollar Volume	\$797,915,216	41.8	79.3	92.5	38.5	87.6	195.0
New Listings	1,215	-2.6	2.1	-3.4	-13.6	-5.7	6.1
Active Listings	955	-35.0	-39.3	-31.2	-40.2	-47.5	-54.8
Sales to New Listings Ratio <sup>1</sup>	83.6	68.9	61.0	56.4	81.0	72.3	65.2
Months of Inventory <sup>2</sup>	0.9	1.7	2.2	2.0	1.4	2.0	2.8
Average Price	\$785,350	20.0	28.1	34.6	55.3	72.1	116.9
Median Price	\$700,000	20.7	28.5	36.2	55.6	79.5	112.0
Sales to List Price Ratio	101.5	98.5	98.1	98.2	98.7	97.2	96.1
Median Days on Market	10.0	20.0	22.0	19.0	19.0	25.0	36.0
Average Days on Market	22.4	31.2	31.7	24.3	31.6	41.7	50.5

Year-to-date	July 2020	Compared to <sup>6</sup>					
		July 2019	July 2018	July 2017	July 2015	July 2013	July 2010
Sales Activity	4,694	-8.4	2.6	-24.4	-35.8	-25.6	-25.6
Dollar Volume	\$3,454,982,337	4.0	20.8	-14.6	-10.0	20.1	51.4
New Listings	6,414	-25.2	-21.6	-31.4	-36.6	-32.4	-39.6
Active Listings <sup>3</sup>	928	-32.8	-28.9	-3.7	-39.8	-48.3	-56.2
Sales to New Listings Ratio <sup>4</sup>	73.2	59.8	55.9	66.4	72.3	66.4	59.4
Months of Inventory <sup>5</sup>	1.4	1.9	2.0	1.1	1.5	2.0	2.4
Average Price	\$736,042	13.6	17.7	13.0	40.1	61.3	103.3
Median Price	\$666,750	14.0	19.1	17.0	43.4	68.8	103.0
Sales to List Price Ratio	100.4	98.8	98.5	104.2	98.9	97.4	97.1
Median Days on Market	12.0	16.0	17.0	10.0	16.0	22.0	26.0
Average Days on Market	26.0	30.0	29.9	20.0	32.5	41.9	43.3

<sup>1</sup> Sales / new listings \* 100; Compared to levels from previous periods

<sup>2</sup> Active listings at month end / monthly sales; Compared to levels from previous periods

<sup>3</sup> 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

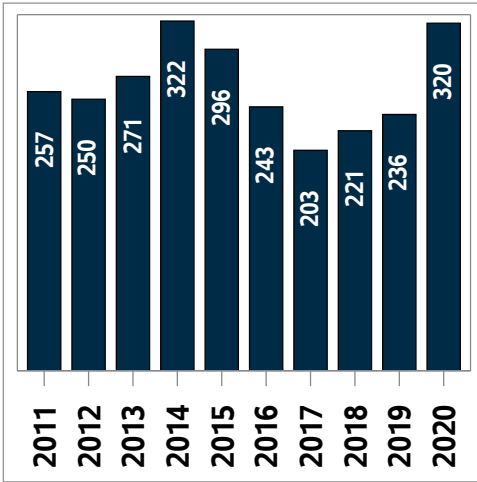
<sup>4</sup> Sum of sales from January to current month / sum of new listings from January to current month

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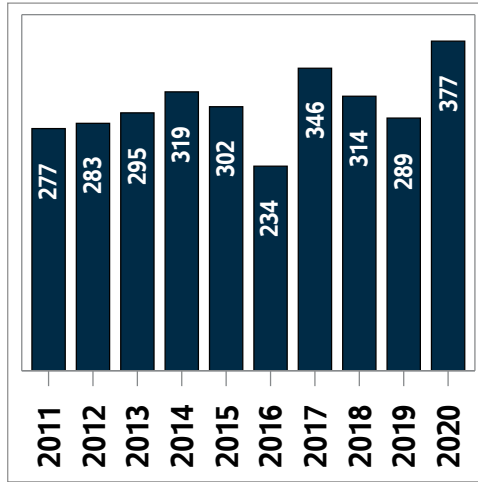
<sup>6</sup> Sales to new listings ratio and months of inventory shown as levels; all others calculated as percentage changes

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

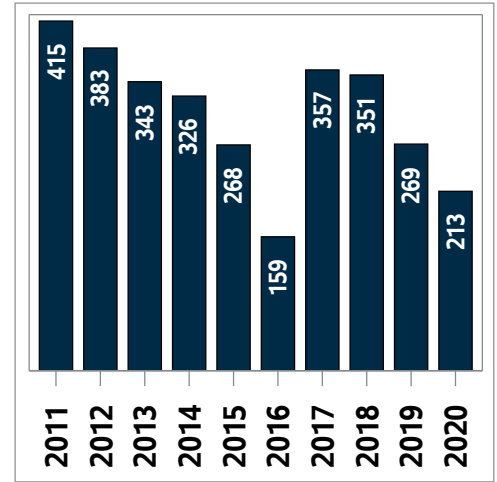
Sales Activity  
(July only)



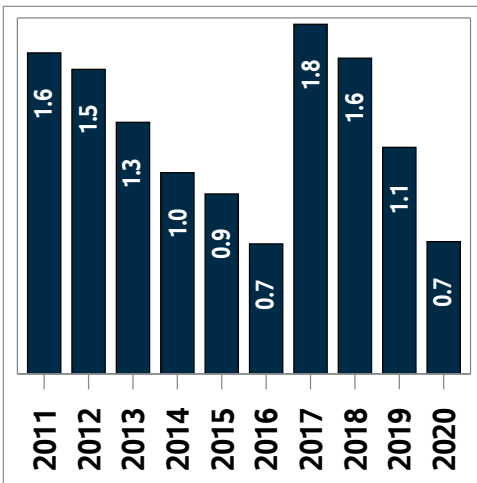
New Listings  
(July only)



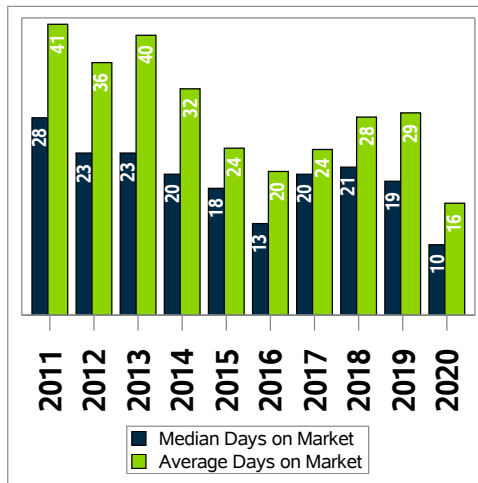
Active Listings  
(July only)



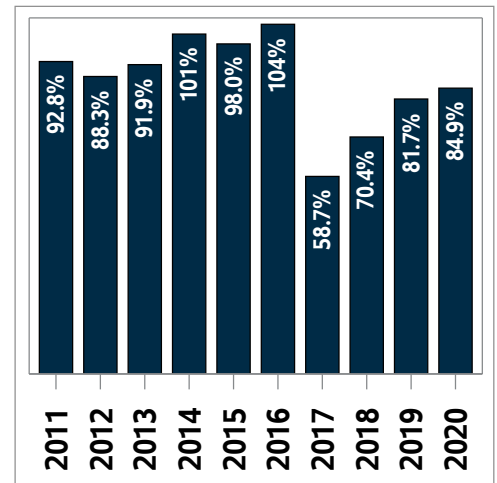
Months of Inventory  
(July only)



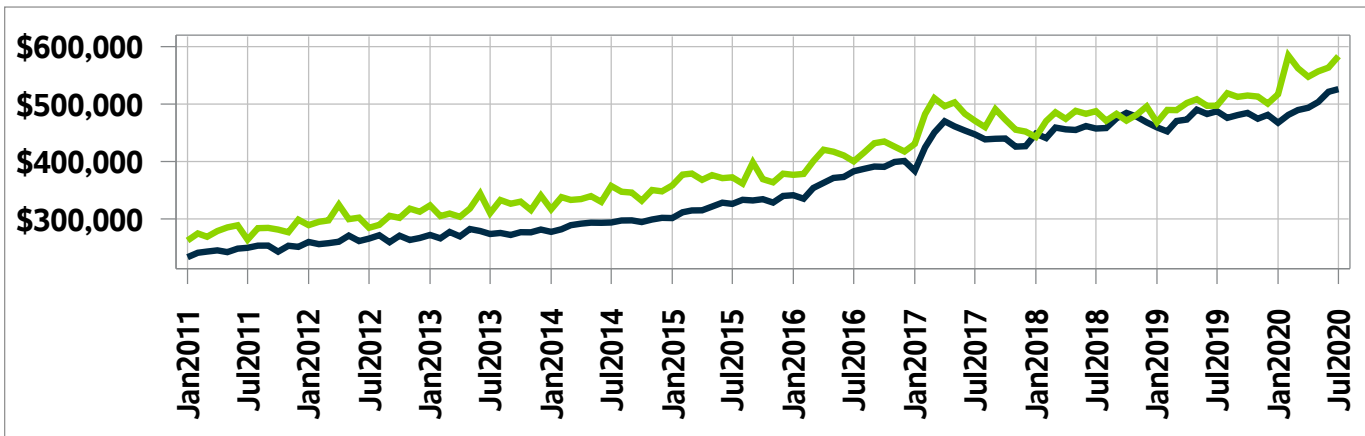
Days on Market  
(July only)



Sales to New Listings Ratio  
(July only)



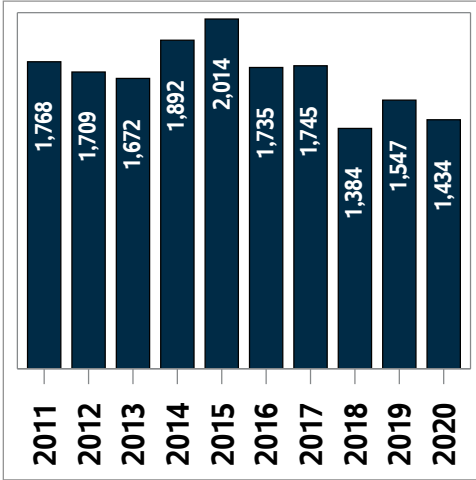
MLS® HPI Townhouse Benchmark Price and Average Price



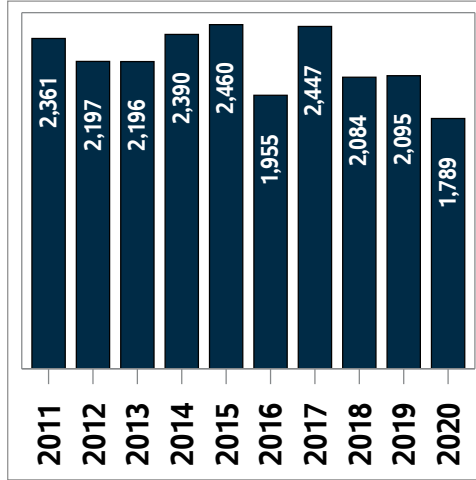


# REALTORS® Association of Hamilton-Burlington MLS® Townhouse Market Activity

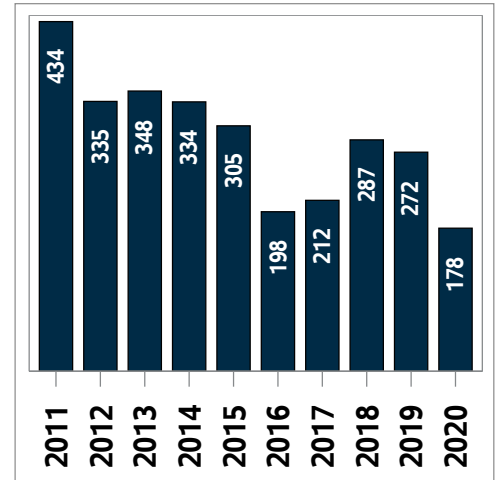
**Sales Activity**  
(July Year-to-date)



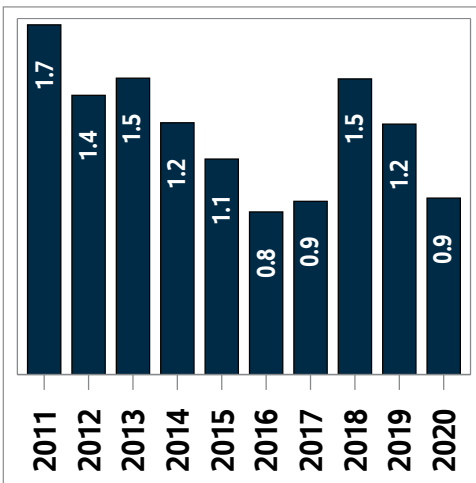
**New Listings**  
(July Year-to-date)



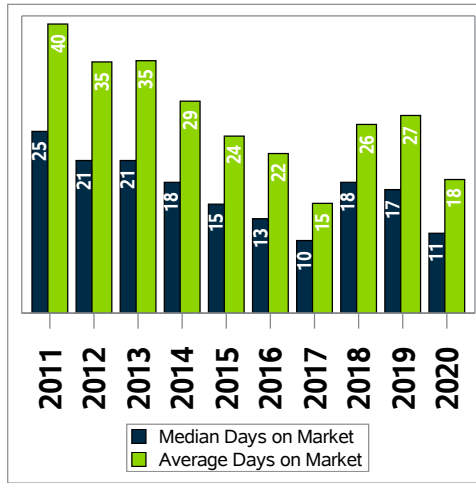
**Active Listings**<sup>1</sup>  
(July Year-to-date)



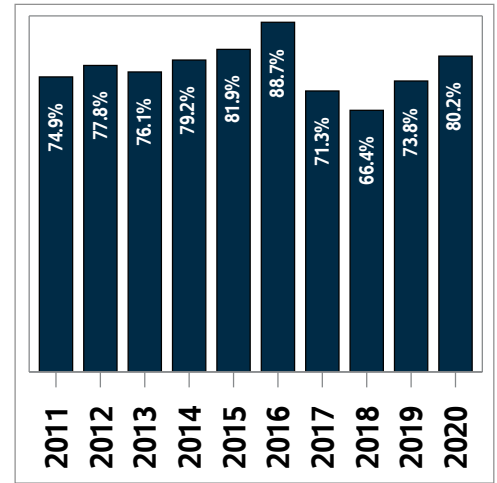
**Months of Inventory**<sup>2</sup>  
(July Year-to-date)



**Days on Market**  
(July Year-to-date)



**Sales to New Listings Ratio**  
(July Year-to-date)



<sup>1</sup> 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

<sup>2</sup> 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	July 2020	Compared to <sup>6</sup>					
		July 2019	July 2018	July 2017	July 2015	July 2013	July 2010
Sales Activity	320	35.6	44.8	57.6	8.1	18.1	54.6
Dollar Volume	\$186,672,442	59.1	73.2	95.2	69.3	122.1	251.9
New Listings	377	30.4	20.1	9.0	24.8	27.8	53.3
Active Listings	213	-20.8	-39.3	-40.3	-20.5	-37.9	-48.3
Sales to New Listings Ratio <sup>1</sup>	84.9	81.7	70.4	58.7	98.0	91.9	84.1
Months of Inventory <sup>2</sup>	0.7	1.1	1.6	1.8	0.9	1.3	2.0
Average Price	\$583,351	17.3	19.6	23.8	56.6	88.1	127.6
Median Price	\$577,250	15.5	21.5	28.3	62.6	89.3	122.0
Sales to List Price Ratio	101.1	99.2	98.3	98.9	98.9	97.7	96.0
Median Days on Market	10.0	19.0	21.0	20.0	18.0	23.0	39.0
Average Days on Market	15.9	28.7	28.1	23.5	23.7	39.7	45.8

Year-to-date	July 2020	Compared to <sup>6</sup>					
		July 2019	July 2018	July 2017	July 2015	July 2013	July 2010
Sales Activity	1,434	-7.3	3.6	-17.8	-28.8	-14.2	-11.8
Dollar Volume	\$809,076,499	5.5	22.2	-4.8	7.8	52.9	88.8
New Listings	1,789	-14.6	-14.2	-26.9	-27.3	-18.5	-19.3
Active Listings <sup>3</sup>	178	-34.7	-38.2	-16.3	-41.7	-48.9	-56.7
Sales to New Listings Ratio <sup>4</sup>	80.2	73.8	66.4	71.3	81.9	76.1	73.3
Months of Inventory <sup>5</sup>	0.9	1.2	1.5	0.9	1.1	1.5	1.8
Average Price	\$564,210	13.8	17.9	15.8	51.4	78.3	113.9
Median Price	\$555,000	12.1	17.3	16.8	56.6	85.6	117.6
Sales to List Price Ratio	100.9	98.9	98.6	104.7	99.3	97.8	97.5
Median Days on Market	11.0	17.0	18.0	10.0	15.0	21.0	24.0
Average Days on Market	18.4	27.2	26.0	15.1	24.4	34.7	37.8

<sup>1</sup> Sales / new listings \* 100; Compared to levels from previous periods

<sup>2</sup> Active listings at month end / monthly sales; Compared to levels from previous periods

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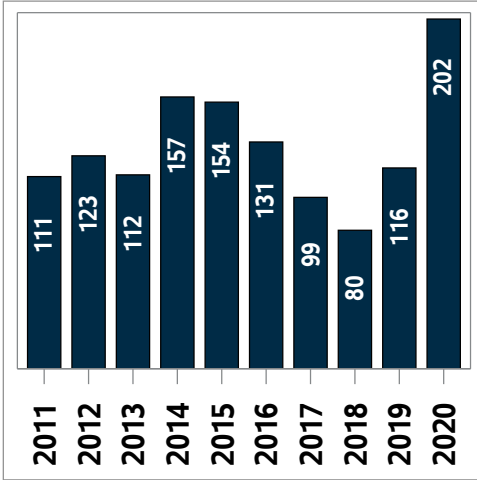
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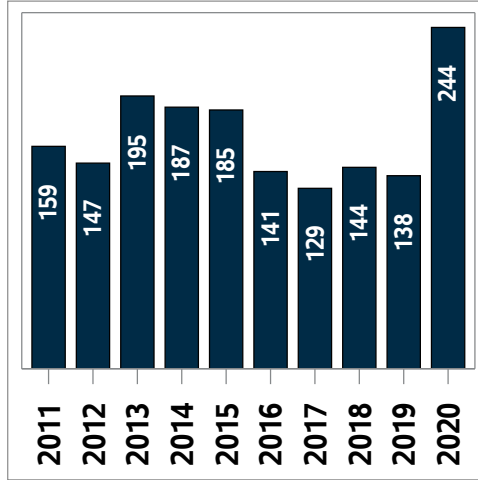
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# REALTORS® Association of Hamilton-Burlington MLS® Apartment-Style Market Activity

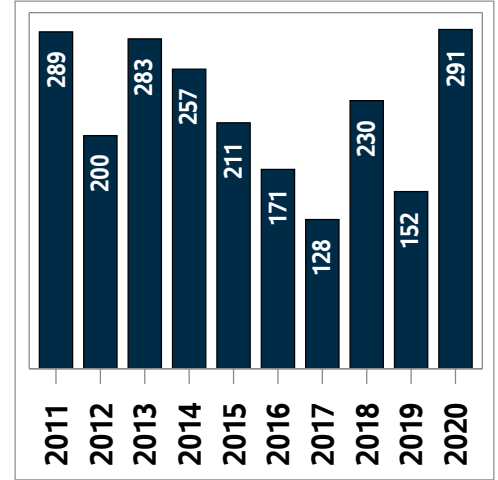
Sales Activity  
(July only)



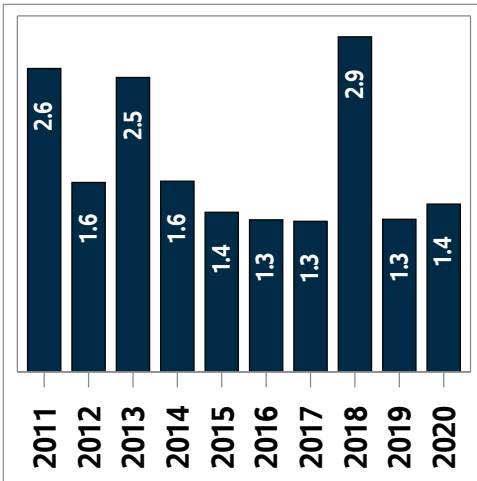
New Listings  
(July only)



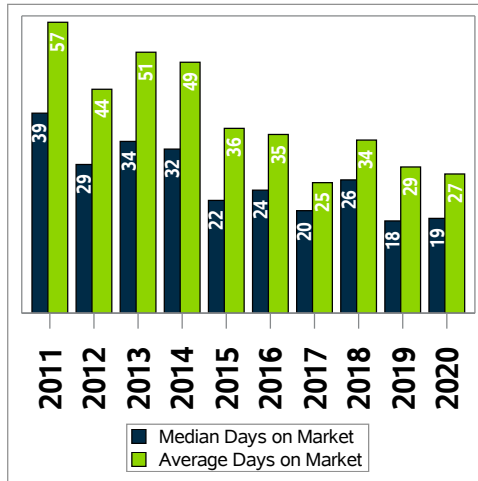
Active Listings  
(July only)



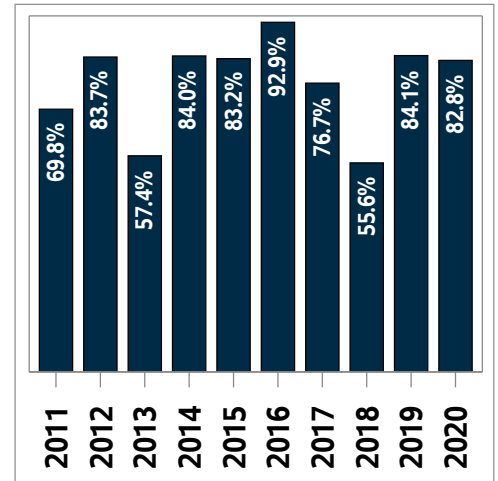
Months of Inventory  
(July only)



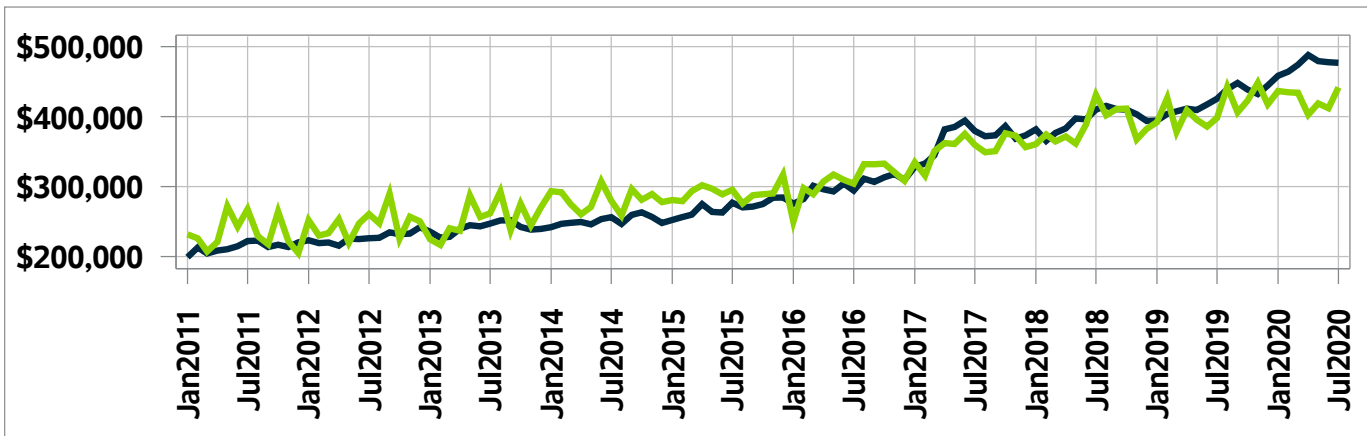
Days on Market  
(July only)



Sales to New Listings Ratio  
(July only)

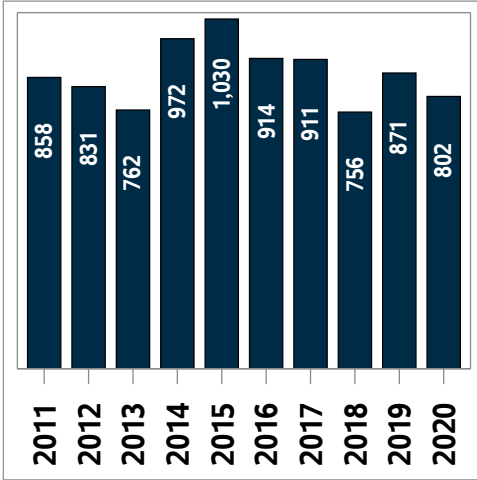


MLS® HPI Apartment-Style Benchmark Price and Average Price

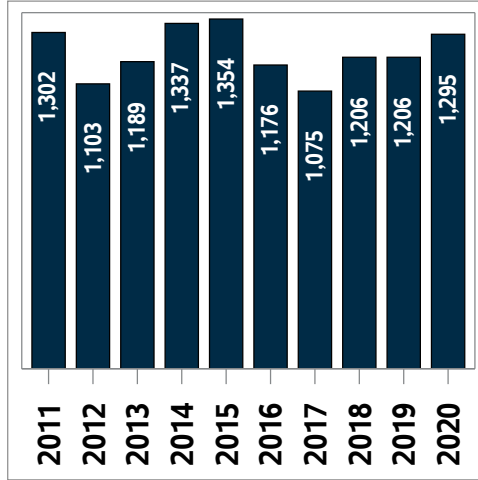


# REALTORS® Association of Hamilton-Burlington MLS® Apartment-Style Market Activity

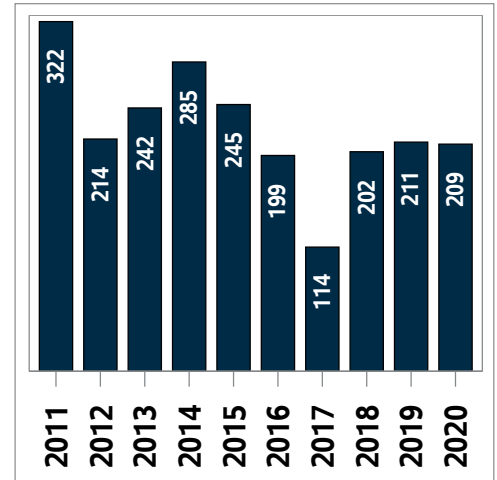
**Sales Activity**  
(July Year-to-date)



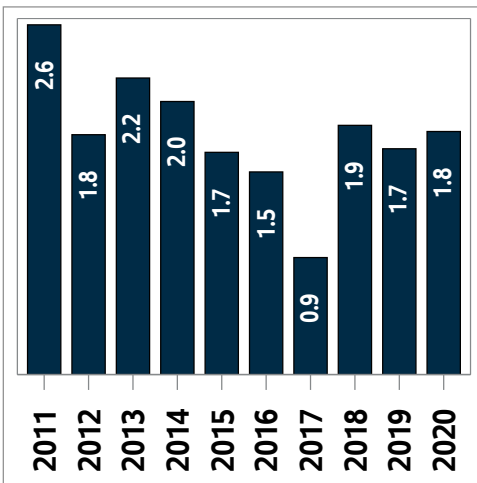
**New Listings**  
(July Year-to-date)



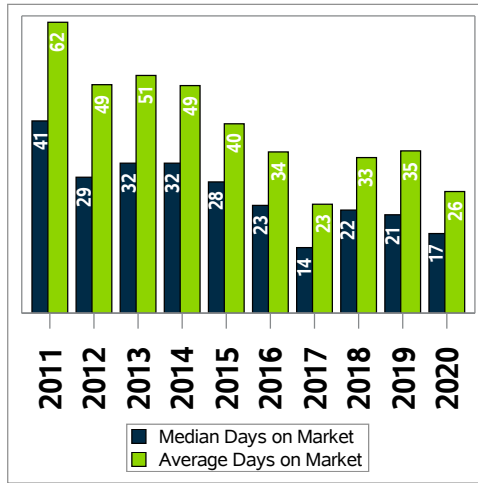
**Active Listings**<sup>1</sup>  
(July Year-to-date)



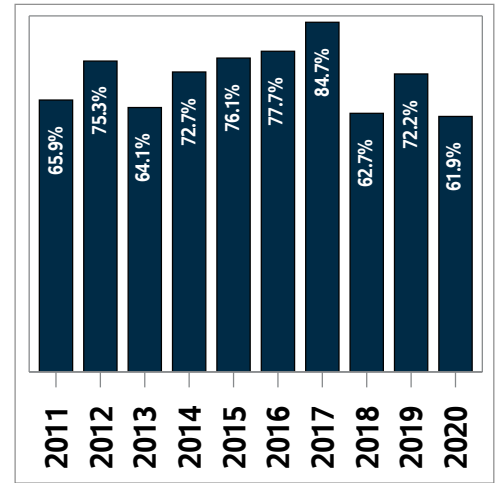
**Months of Inventory**<sup>2</sup>  
(July Year-to-date)



**Days on Market**  
(July Year-to-date)



**Sales to New Listings Ratio**  
(July Year-to-date)



<sup>1</sup> 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  
<sup>2</sup> 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	July 2020	Compared to <sup>6</sup>					
		July 2019	July 2018	July 2017	July 2015	July 2013	July 2010
Sales Activity	202	74.1	152.5	104.0	31.2	80.4	77.2
Dollar Volume	\$89,231,305	93.2	158.7	150.7	96.1	204.3	263.5
New Listings	244	76.8	69.4	89.1	31.9	25.1	80.7
Active Listings	291	91.4	26.5	127.3	37.9	2.8	24.9
Sales to New Listings Ratio <sup>1</sup>	82.8	84.1	55.6	76.7	83.2	57.4	84.4
Months of Inventory <sup>2</sup>	1.4	1.3	2.9	1.3	1.4	2.5	2.0
Average Price	\$441,739	11.0	2.5	22.9	49.5	68.7	105.2
Median Price	\$417,500	10.7	11.0	19.3	57.6	69.0	103.7
Sales to List Price Ratio	99.0	99.0	97.7	99.8	97.3	94.8	93.7
Median Days on Market	18.5	18.0	26.0	20.0	22.0	33.5	38.5
Average Days on Market	27.2	28.5	33.8	25.5	36.0	50.9	60.8

Year-to-date	July 2020	Compared to <sup>6</sup>					
		July 2019	July 2018	July 2017	July 2015	July 2013	July 2010
Sales Activity	802	-7.9	6.1	-12.0	-22.1	5.2	-2.7
Dollar Volume	\$344,017,839	-0.5	20.5	7.4	14.3	81.5	87.8
New Listings	1,295	7.4	7.4	20.5	-4.4	8.9	5.6
Active Listings <sup>3</sup>	209	-0.9	3.5	82.9	-14.8	-13.7	-18.6
Sales to New Listings Ratio <sup>4</sup>	61.9	72.2	62.7	84.7	76.1	64.1	67.2
Months of Inventory <sup>5</sup>	1.8	1.7	1.9	0.9	1.7	2.2	2.2
Average Price	\$428,950	8.0	13.6	22.0	46.8	72.4	92.9
Median Price	\$412,250	11.4	17.0	24.9	56.2	77.0	101.1
Sales to List Price Ratio	99.5	98.5	98.4	102.7	97.0	96.2	96.4
Median Days on Market	17.0	21.0	22.0	14.0	28.0	32.0	33.0
Average Days on Market	26.0	34.6	33.2	23.2	40.4	50.7	53.1

<sup>1</sup> Sales / new listings \* 100; Compared to levels from previous periods

<sup>2</sup> Active listings at month end / monthly sales; Compared to levels from previous periods

<sup>3</sup> 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

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

<sup>5</sup> 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

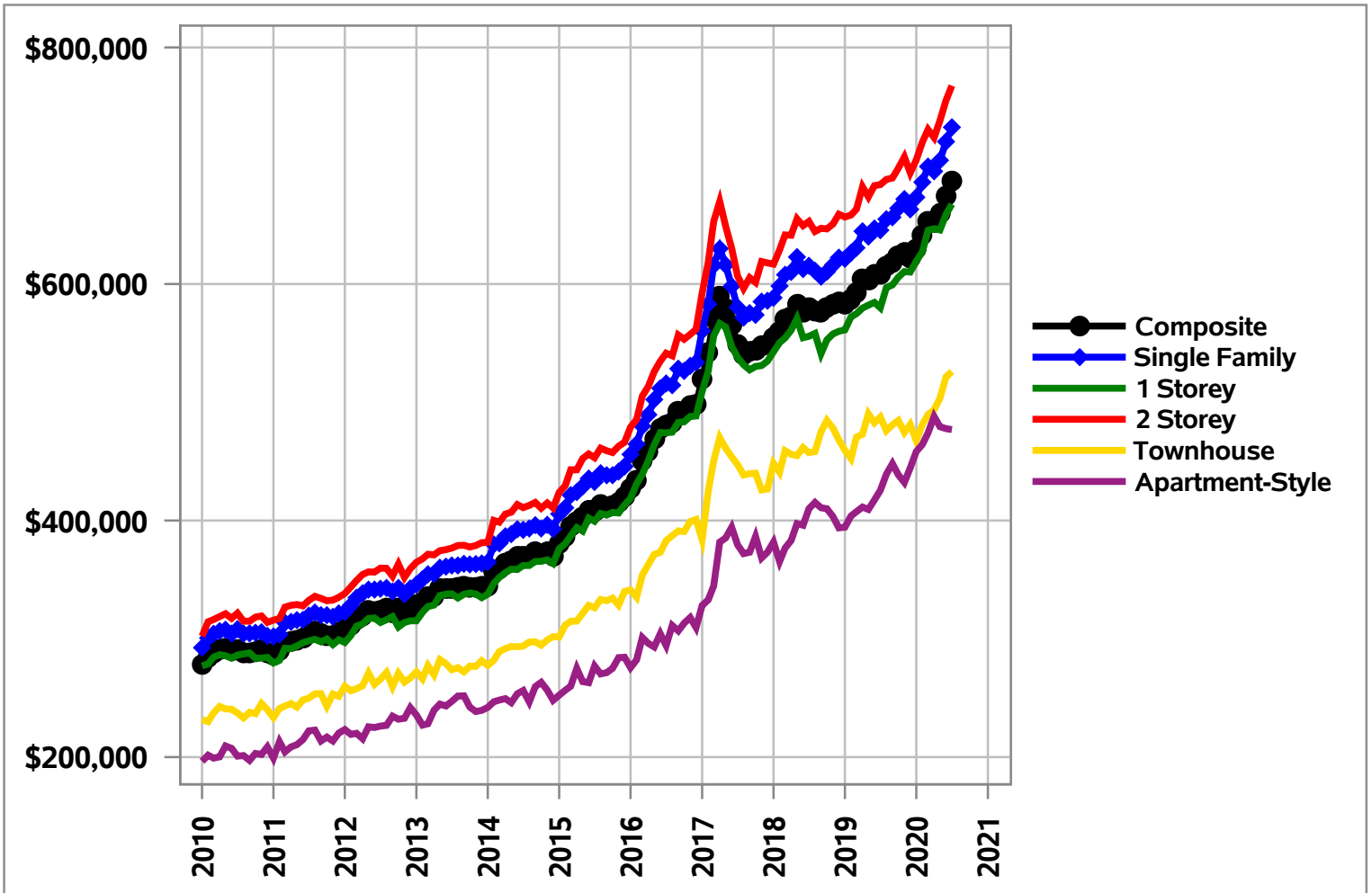
<sup>6</sup> Sales to new listings ratio and months of inventory shown as levels; all others calculated as percentage changes

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

## MLS® Home Price Index Benchmark Price

Benchmark Type:	July 2020	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$687,000	1.8	5.4	9.1	12.9	25.2	68.5
Single Family	\$732,500	1.7	5.4	8.8	13.5	26.2	69.3
One Storey	\$667,500	1.3	3.2	7.8	15.1	24.1	67.1
Two Storey	\$767,700	1.6	6.1	8.9	12.2	26.5	69.4
Townhouse	\$526,000	0.9	6.6	12.5	7.9	17.6	61.3
Apartment-Style	\$476,900	-0.2	-2.3	4.0	12.1	25.7	72.2

## 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