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

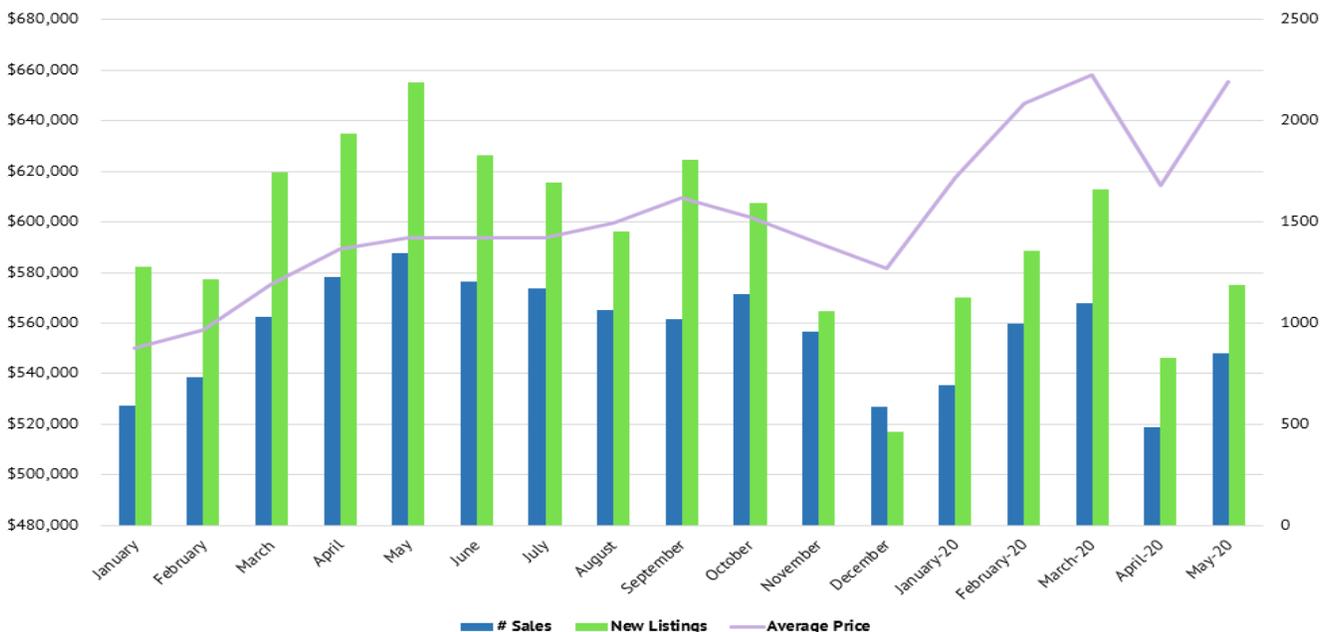
FOR IMMEDIATE RELEASE

# COVID-19 KEEPS ACTIVITY LOW FOR MAY 2020, BUT MARKET IMPROVES OVER APRIL

Hamilton, ON (June 2, 2020) - **The REALTORS<sup>®</sup> Association of Hamilton-Burlington (RAHB)** reported 852 sales of residential properties located within the RAHB market area were processed through the Multiple Listing Service<sup>®</sup> (MLS<sup>®</sup>) System in May 2020. Sales are down 42.2 per cent over May 2019, and up 43.4 per cent over last month. The average price for residential properties was \$655,418, which is up 10 per cent from May last year, and up 6.3 per cent from last month.

“New listings and sales are understandably down compared to May 2019; however, the average sale price has held fairly steady week-over-week during COVID-19 due to a balance of buyers and sellers,” says RAHB President Kathy Della-Nebbia. “The province moving safely into phase one of re-opening has improved consumer confidence, leading to an increase in activity compared to April. If progress continues and the weather cooperates, we should expect higher activity in June.”

2019/2020 Residential Sales Activity, News Listings & Average Price  
For RAHB Market Area

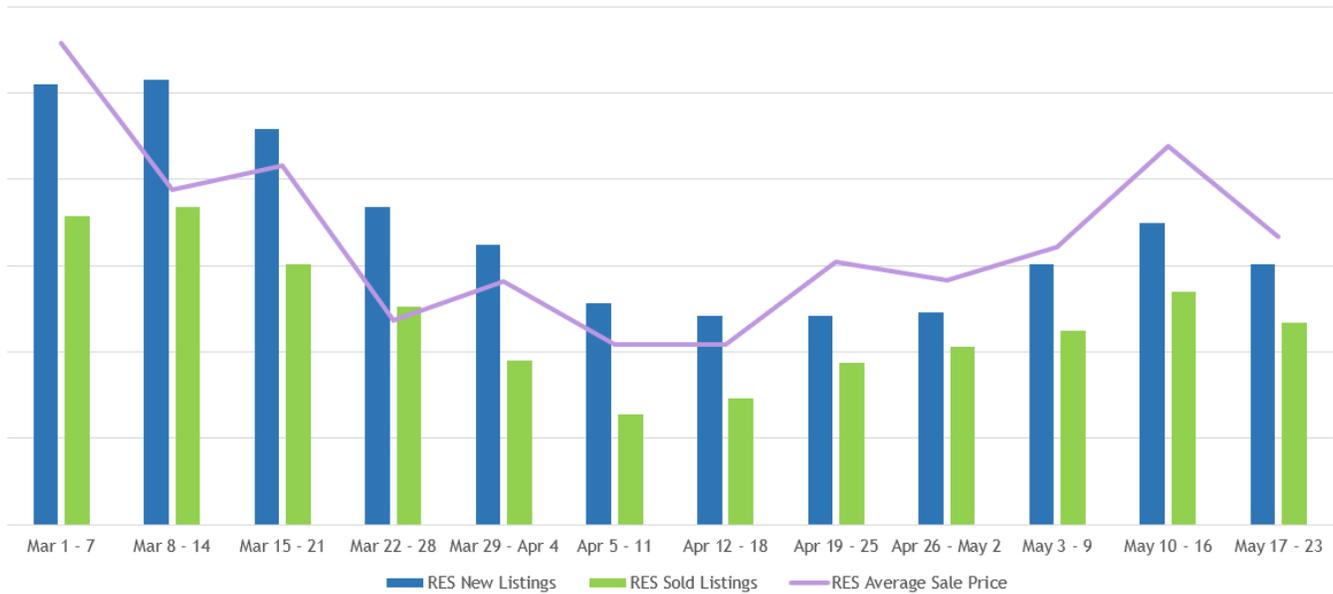


The number of sales for single family properties within the entire RAHB market decreased by 42.5 per cent compared to the same month last year, and the average sale price increased by 11.6 per cent. Townhouse sales activity across the entire RAHB market area decreased from May 2019 by 42.1 per cent, and the

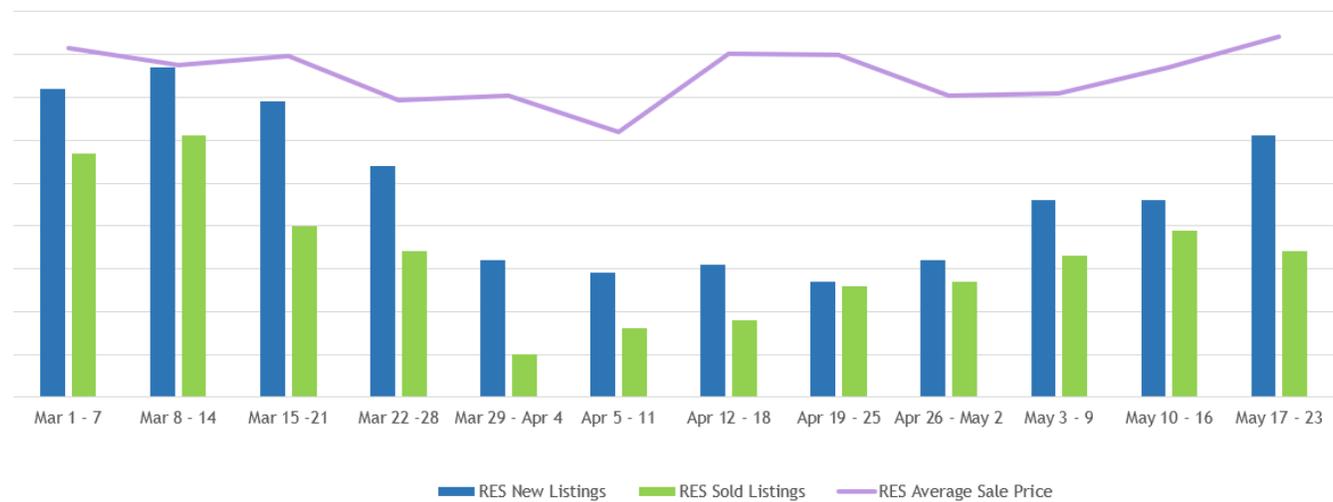
average townhouse sale price increased by 9.3 per cent to \$555,716. Apartment-style property sales decreased by 35.1 per cent from May 2019, and the average price decreased by 6.4 per cent.

“COVID-19 is unprecedented and changes from week-to-week, and residential real estate activity within the RAHB market has responded accordingly,” says Della-Nebbia. “If you are buying or selling a property during this time, local RAHB REALTORS® have the information and resources to do so virtually, as well as keep you healthy should there need to be an in-person showing. They know the data trends, have the experience and know our communities to help you be successful with your transaction.”

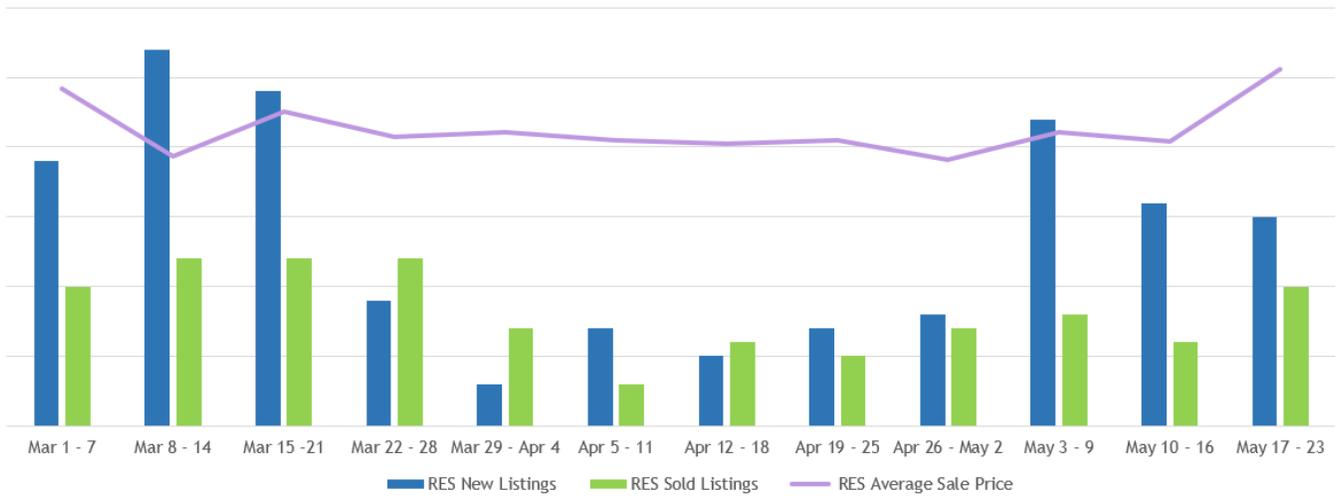
RAHB Weekly Hamilton Residential Data Trends



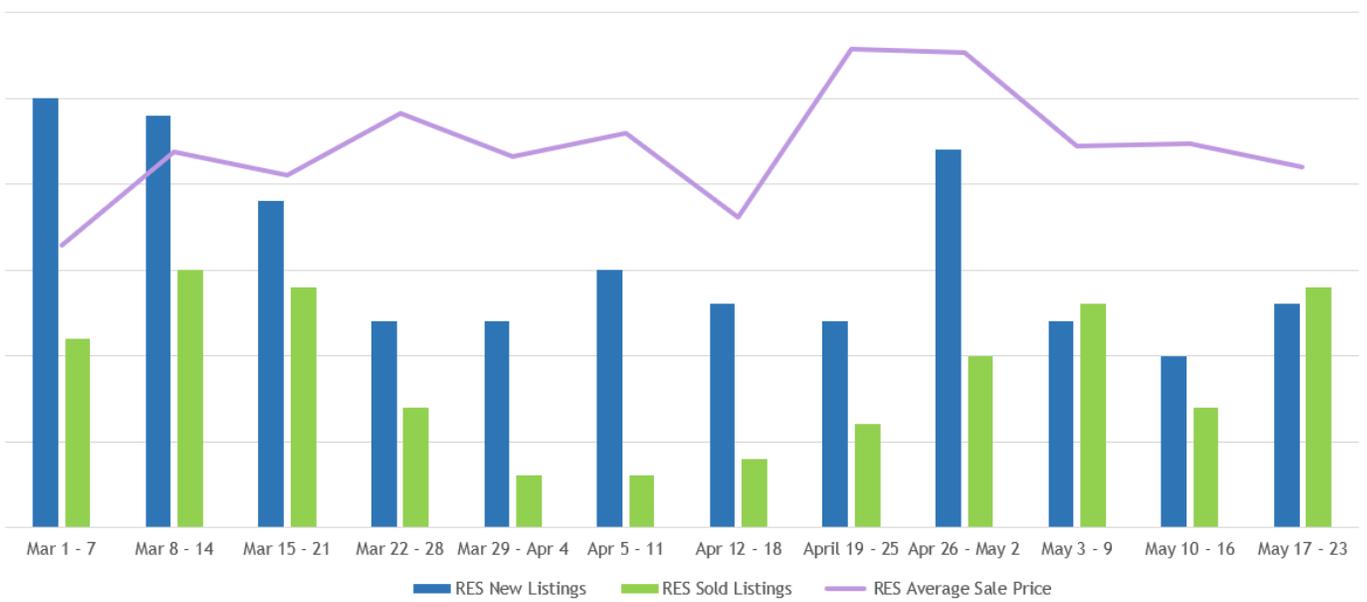
RAHB Weekly Burlington Residential Data Trends



### RAHB Weekly Haldimand Residential Data Trends



### RAHB Weekly Niagara North Residential Data Trends



\* Weekly trends are calculated from data collected through RAHB's MLS®.



### MLS® RAHB All Residential Comparison at a Glance - (May 2020)

	Average Sale Price		New Listings		Average Days On Market	
	2020	2019	2020	2019	2020	2019
Burlington	\$834,808	\$744,748	283	557	28.5	24.8
Haldimand County	\$555,993	\$475,651	65	122	48.0	44.1
Hamilton	\$604,578	\$550,456	762	1,530	28.9	25.6
Niagara North	\$636,905	\$582,537	76	125	36.0	33.9

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

	Detached		Semi/Town/Row/Link		Apartment-Style	
	2020	2019	2020	2019	2020	2019
Hamilton	\$667,694	\$605,953	\$538,623	\$470,940	\$380,026	\$340,501
Burlington	\$1,080,604	\$971,177	\$631,434	\$608,628	\$482,744	\$457,133
Haldimand County	\$567,290	\$492,700	0	\$282,475	0	0
Niagara North	\$764,076	\$674,598	\$486,498	\$457,091	\$396,625	\$334,063

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

	Detached		Semi/Town/Row/Link		Apartment-Style	
	2020	2019	2020	2019	2020	2019
Hamilton	505	1,127	132	246	91	95
Burlington	133	307	64	126	78	90
Haldimand County	61	112	1	7	1	0
Niagara North	40	77	19	31	15	11

### MLS® RAHB All Residential Comparison - Average days on Market by property style

	Detached		Semi/Town/Row/Link		Apartment-Style	
	2020	2019	2020	2019	2020	2019
Hamilton	30	25	24	27	30	30
Burlington	36	26	21	19	19	30
Haldimand County	49	43	0	59	0	0
Niagara North	34	40	39	23	34	26

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.

**MLS® Residential Market Activity for RAHB Areas - (May 2020)**

	Number of Sales		Average Sale Price	
	2020	2019	2020	2019
Hamilton West	52	74	\$530,538	\$495,506
Hamilton East	44	103	\$464,062	\$410,164
Hamilton Centre	78	126	\$435,159	\$393,437
Hamilton Mountain	132	245	\$561,221	\$503,693
Flamborough	19	29	\$837,679	\$891,317
Dundas	20	42	\$782,825	\$639,901
Ancaster	58	75	\$806,662	\$770,904
Waterdown	32	56	\$716,431	\$708,859
Stoney Creek	103	135	\$650,559	\$583,488
Glanbrook	30	63	\$621,580	\$600,711
Burlington	189	364	\$834,808	\$744,748
Dunnville	15	20	\$496,396	\$393,076
Cayuga	3	12	\$613,300	\$504,042
Caledonia	10	15	\$598,690	\$479,700
Hagersville	2	7	\$339,000	\$409,271
Oneida	0	1	0	\$605,000
Seneca	4	5	\$739,750	\$827,800
Rainham	4	9	\$554,500	\$456,167
Grimsby	39	56	\$639,430	\$584,123
Smithville	11	12	\$567,217	\$518,900
West Lincoln	1	4	\$1305000	\$751,250

\*Please note: The overall RAHB residential average price is calculated by dividing the sum of all residential sale prices by the total number of residential sales.

\*\*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®.

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#### About the REALTORS® Association of Hamilton-Burlington

Established in 1921, the REALTORS® Association of Hamilton-Burlington (RAHB) represents over 3,200 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).