



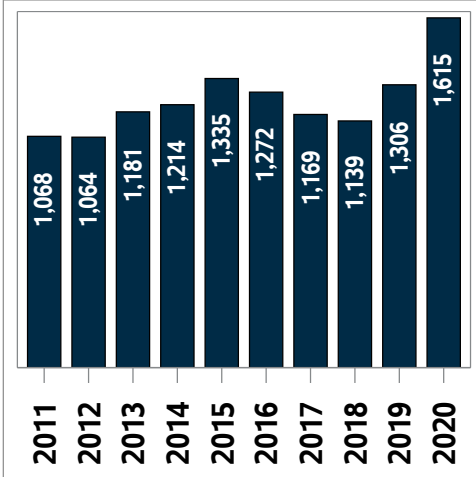
**REALTORS® Association of Hamilton  
Burlington  
Residential Market Activity and MLS®  
HPI Report  
October 2020**



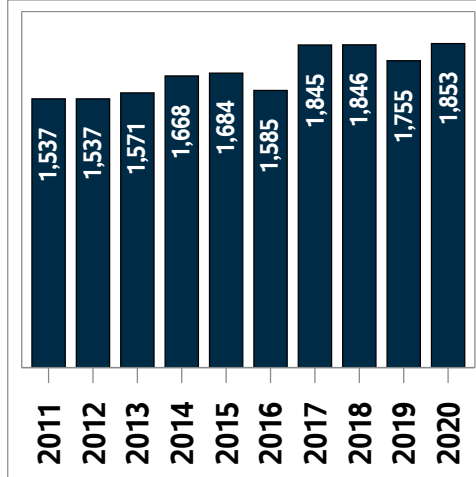
Prepared for the REALTORS® Association of Hamilton Burlington by the Canadian Real Estate Association

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

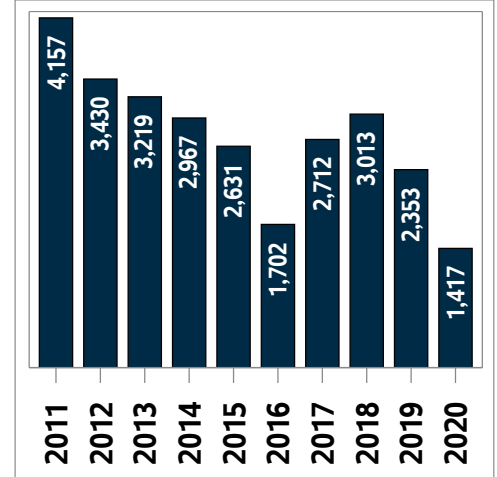
**Sales Activity  
(October only)**



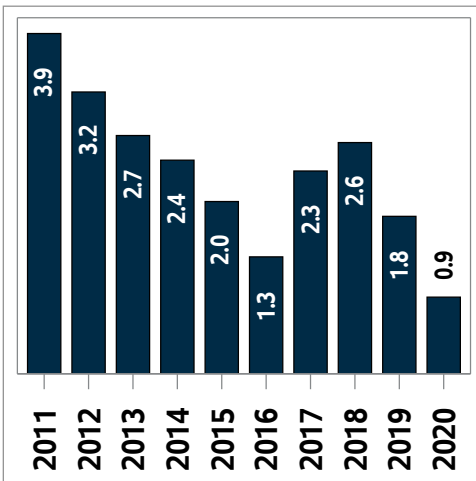
**New Listings  
(October only)**



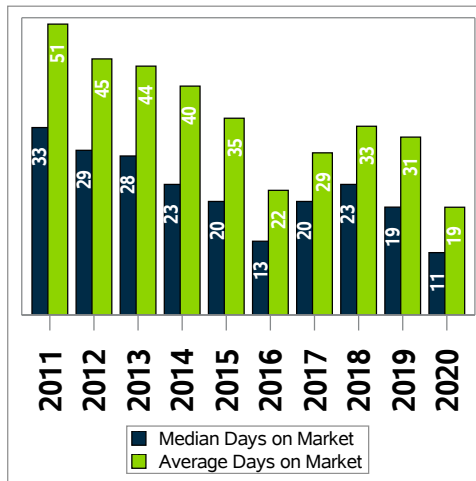
**Active Listings  
(October only)**



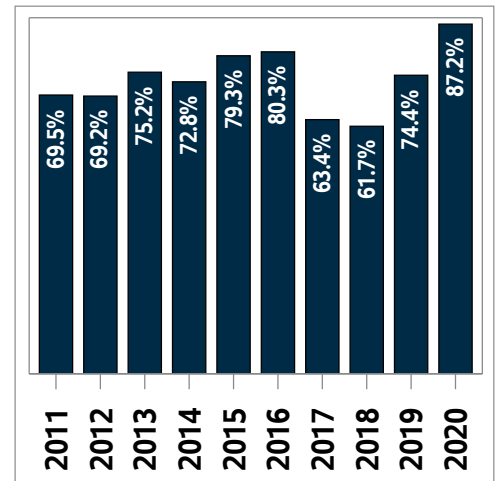
**Months of Inventory  
(October only)**



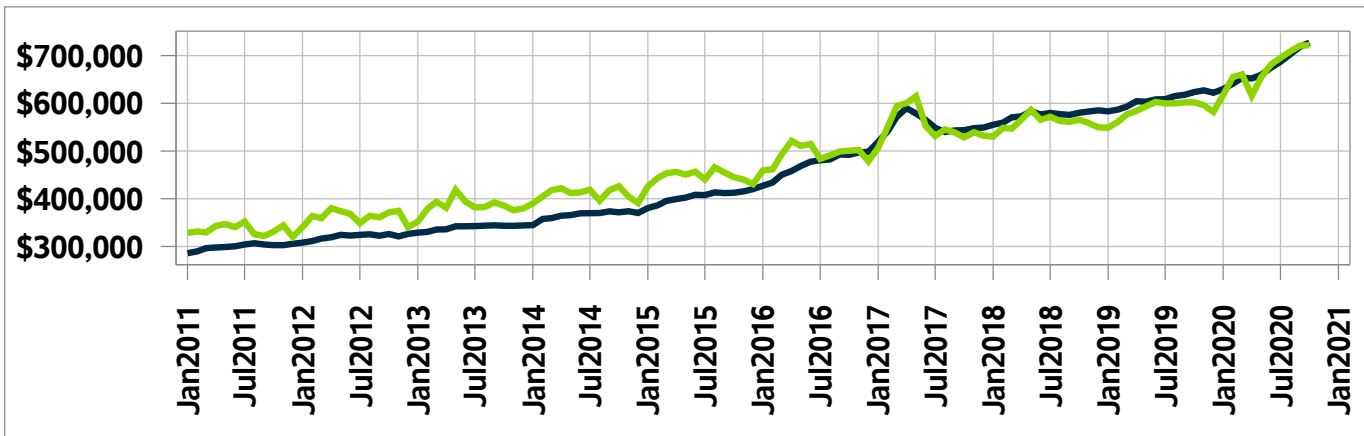
**Days on Market  
(October only)**



**Sales to New Listings Ratio  
(October only)**

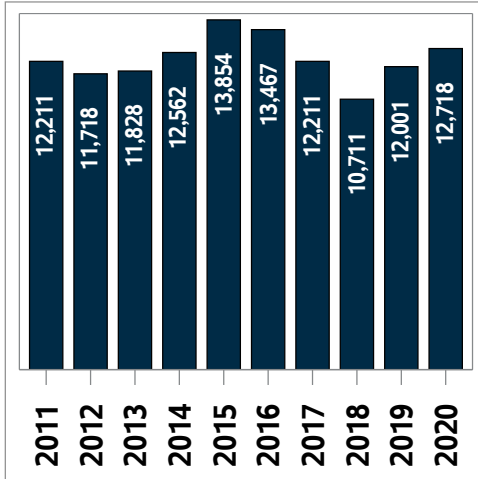


**MLS® HPI Composite Benchmark Price and Average Price**

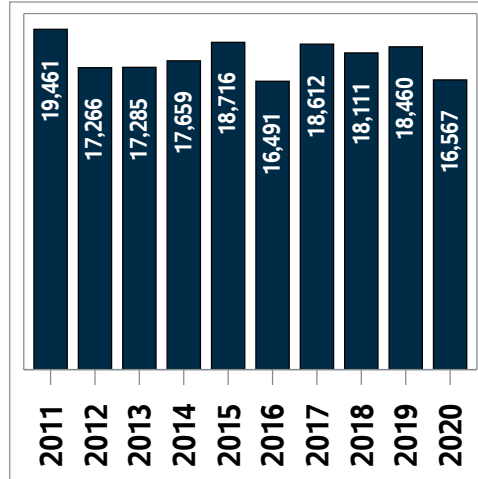


# REALTORS® Association of Hamilton-Burlington MLS® Residential Market Activity

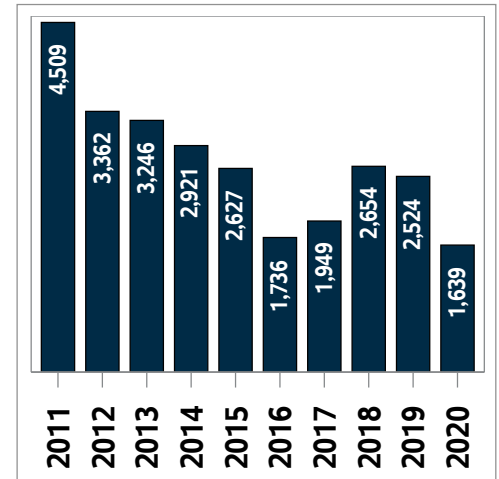
**Sales Activity**  
(October Year-to-date)



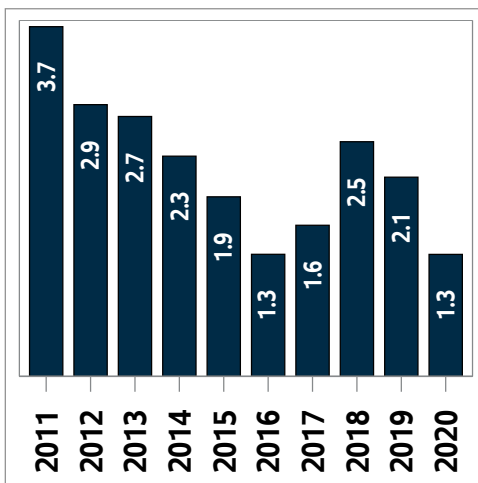
**New Listings**  
(October Year-to-date)



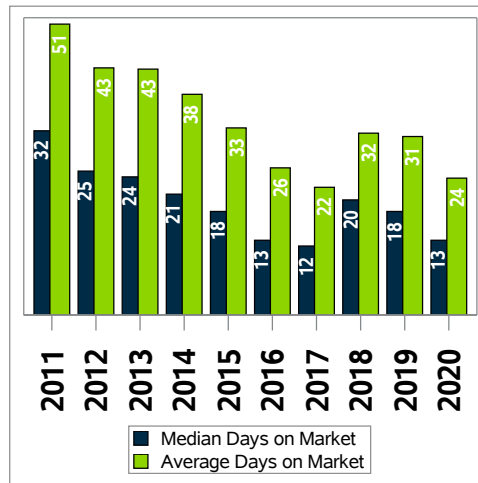
**Active Listings**<sup>1</sup>  
(October Year-to-date)



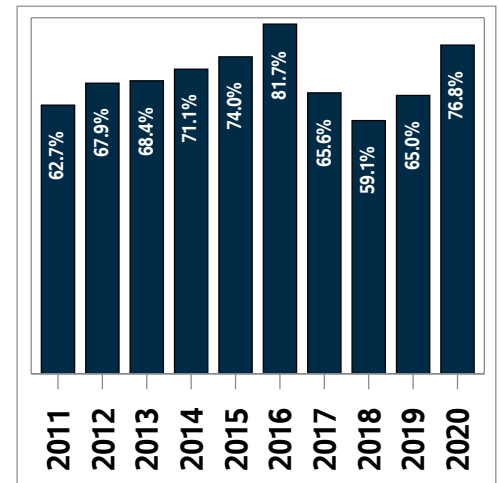
**Months of Inventory**<sup>2</sup>  
(October Year-to-date)



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



**Sales to New Listings Ratio**  
(October 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	October 2020	Compared to <sup>6</sup>					
		October 2019	October 2018	October 2017	October 2015	October 2013	October 2010
Sales Activity	1,615	23.7	41.8	38.2	21.0	36.7	54.7
Dollar Volume	\$1,165,259,85	48.2	80.9	88.6	96.1	155.8	264.4
New Listings	1,853	5.6	0.4	0.4	10.0	18.0	14.6
Active Listings	1,417	-39.8	-53.0	-47.8	-46.1	-56.0	-66.9
Sales to New Listings Ratio <sup>1</sup>	87.2	74.4	61.7	63.4	79.3	75.2	64.6
Months of Inventory <sup>2</sup>	0.9	1.8	2.6	2.3	2.0	2.7	4.1
Average Price	\$721,523	19.8	27.6	36.5	62.1	87.0	135.5
Median Price	\$650,000	20.8	31.3	39.2	73.3	103.1	141.0
Sales to List Price Ratio	102.5	98.7	98.1	98.0	97.9	96.7	95.9
Median Days on Market	11.0	19.0	23.0	20.0	20.0	28.0	34.0
Average Days on Market	19.0	31.3	33.2	28.6	34.6	43.8	53.2

Year-to-date	October 2020	Compared to <sup>6</sup>					
		October 2019	October 2018	October 2017	October 2015	October 2013	October 2010
Sales Activity	12,718	6.0	18.7	4.2	-8.2	7.5	6.1
Dollar Volume	\$8,702,810,445	22.9	44.3	26.5	39.4	89.3	130.2
New Listings	16,567	-10.3	-8.5	-11.0	-11.5	-4.2	-14.3
Active Listings <sup>3</sup>	1,639	-35.1	-38.3	-15.9	-37.6	-49.5	-61.7
Sales to New Listings Ratio <sup>4</sup>	76.8	65.0	59.1	65.6	74.0	68.4	62.0
Months of Inventory <sup>5</sup>	1.3	2.1	2.5	1.6	1.9	2.7	3.6
Average Price	\$684,291	15.9	21.6	21.4	51.8	76.1	117.0
Median Price	\$615,000	16.3	23.0	24.3	61.8	87.9	121.2
Sales to List Price Ratio	101.1	98.8	98.4	102.6	98.6	97.2	96.8
Median Days on Market	13.0	18.0	20.0	12.0	18.0	24.0	29.0
Average Days on Market	23.8	31.0	31.6	22.2	32.5	42.7	46.7

<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

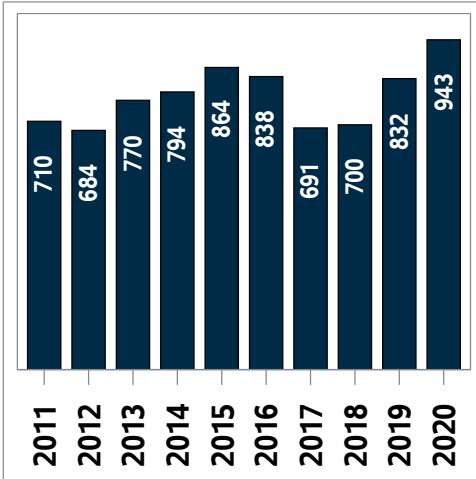
<sup>4</sup> Sum of sales from January to current month / sum of new listings from January to current month

<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

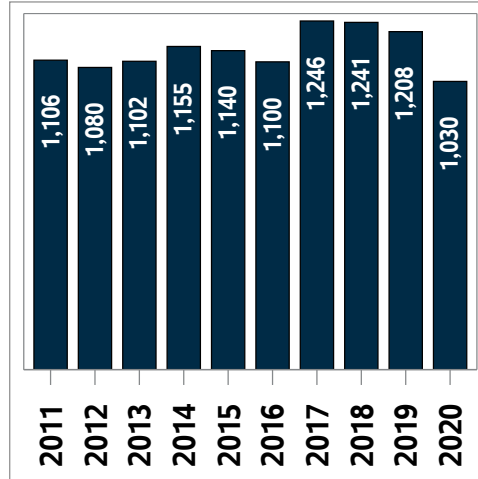
<sup>6</sup> Sales to new listings ratio and months of inventory shown as levels; all others calculated as percentage changes

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

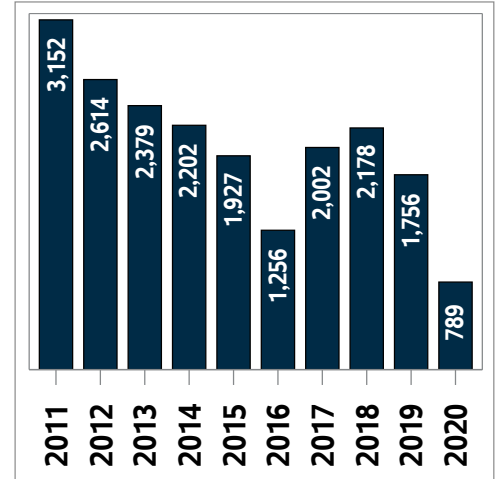
Sales Activity  
(October only)



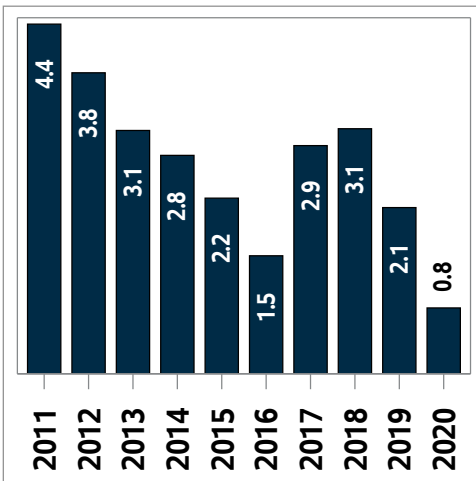
New Listings  
(October only)



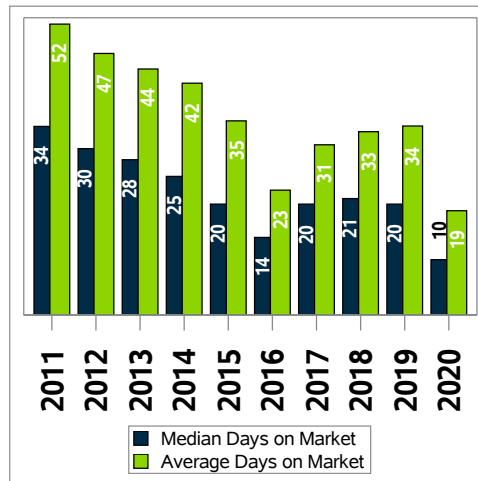
Active Listings  
(October only)



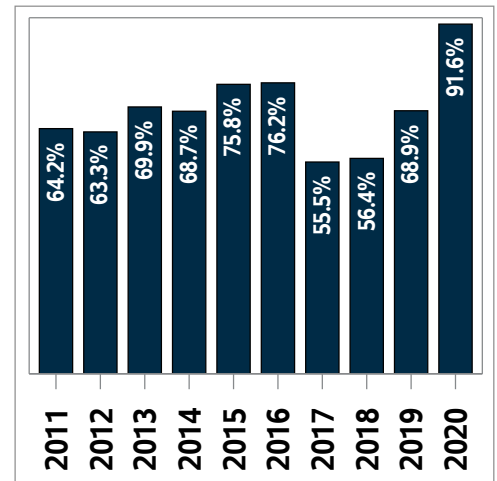
Months of Inventory  
(October only)



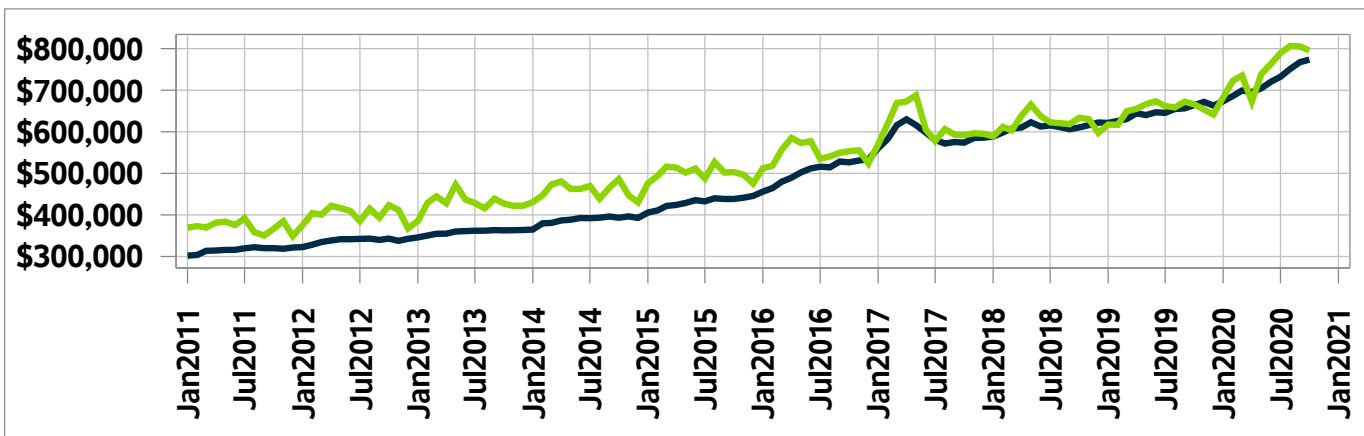
Days on Market  
(October only)



Sales to New Listings Ratio  
(October only)

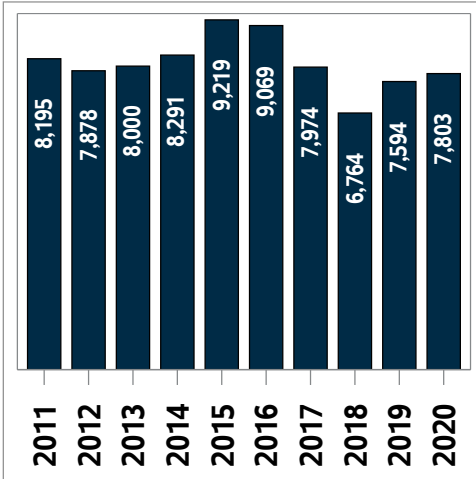


MLS® HPI Single Family Benchmark Price and Average Price

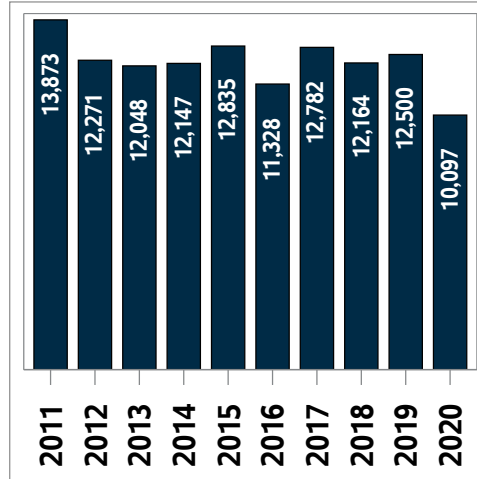


# REALTORS® Association of Hamilton-Burlington MLS® Single Family Market Activity

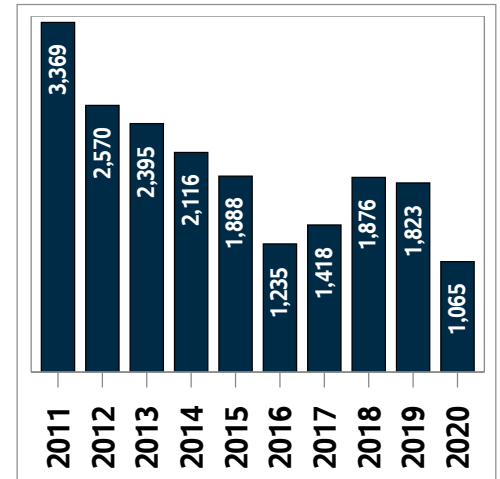
**Sales Activity**  
(October Year-to-date)



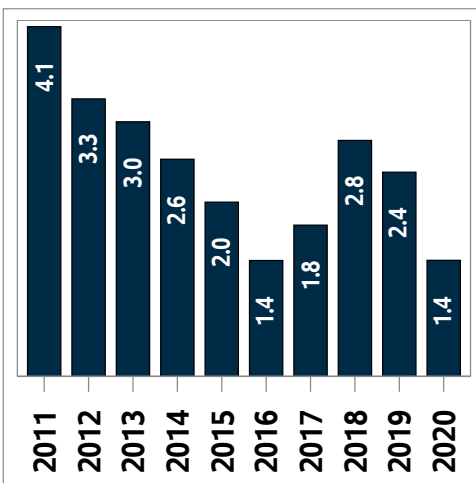
**New Listings**  
(October Year-to-date)



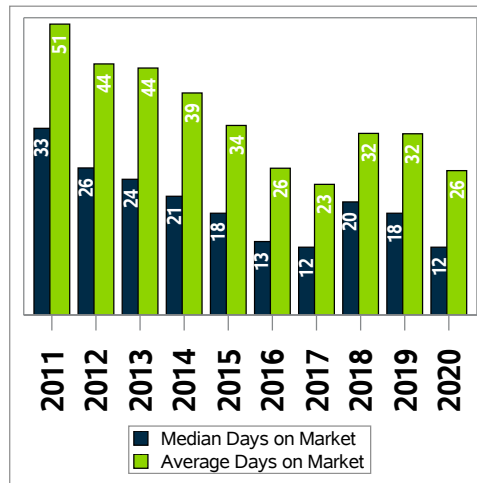
**Active Listings**<sup>1</sup>  
(October Year-to-date)



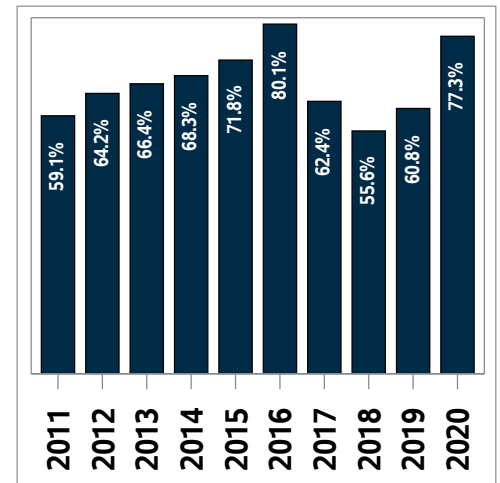
**Months of Inventory**<sup>2</sup>  
(October Year-to-date)



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



**Sales to New Listings Ratio**  
(October 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	October 2020	Compared to <sup>6</sup>					
		October 2019	October 2018	October 2017	October 2015	October 2013	October 2010
Sales Activity	943	13.3	34.7	36.5	9.1	22.5	35.7
Dollar Volume	\$750,075,958	35.3	69.1	83.4	72.6	127.9	217.8
New Listings	1,030	-14.7	-17.0	-17.3	-9.6	-6.5	-6.3
Active Listings	789	-55.1	-63.8	-60.6	-59.1	-66.8	-74.7
Sales to New Listings Ratio <sup>1</sup>	91.6	68.9	56.4	55.5	75.8	69.9	63.2
Months of Inventory <sup>2</sup>	0.8	2.1	3.1	2.9	2.2	3.1	4.5
Average Price	\$795,415	19.4	25.6	34.4	58.2	86.1	134.2
Median Price	\$725,000	21.8	32.3	36.8	70.6	97.8	141.7
Sales to List Price Ratio	103.0	98.5	98.0	97.8	97.6	96.7	96.4
Median Days on Market	10.0	20.0	21.0	20.0	20.0	28.0	36.0
Average Days on Market	18.8	34.1	33.1	30.7	35.0	44.3	54.9

Year-to-date	October 2020	Compared to <sup>6</sup>					
		October 2019	October 2018	October 2017	October 2015	October 2013	October 2010
Sales Activity	7,803	2.8	15.4	-2.1	-15.4	-2.5	-2.9
Dollar Volume	\$5,962,529,342	19.4	40.5	18.9	28.1	71.7	112.8
New Listings	10,097	-19.2	-17.0	-21.0	-21.3	-16.2	-25.8
Active Listings <sup>3</sup>	1,065	-41.6	-43.3	-24.9	-43.6	-55.5	-66.3
Sales to New Listings Ratio <sup>4</sup>	77.3	60.8	55.6	62.4	71.8	66.4	59.0
Months of Inventory <sup>5</sup>	1.4	2.4	2.8	1.8	2.0	3.0	3.9
Average Price	\$764,133	16.2	21.8	21.5	51.4	76.1	119.1
Median Price	\$690,000	16.9	22.8	25.0	60.8	86.5	120.0
Sales to List Price Ratio	101.2	98.7	98.3	102.6	98.7	97.2	96.8
Median Days on Market	12.0	18.0	20.0	12.0	18.0	24.0	29.0
Average Days on Market	25.5	32.0	32.1	23.1	33.5	43.7	47.5

<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

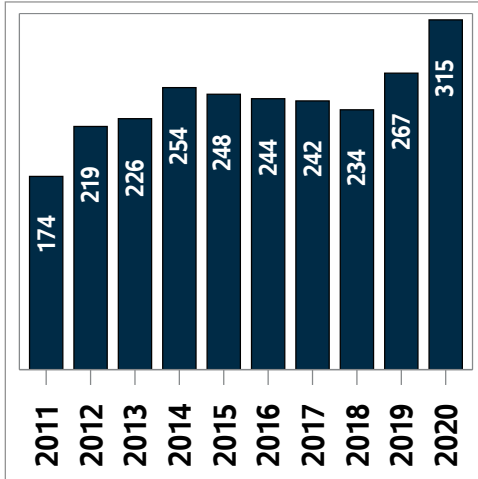
<sup>4</sup> Sum of sales from January to current month / sum of new listings from January to current month

<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

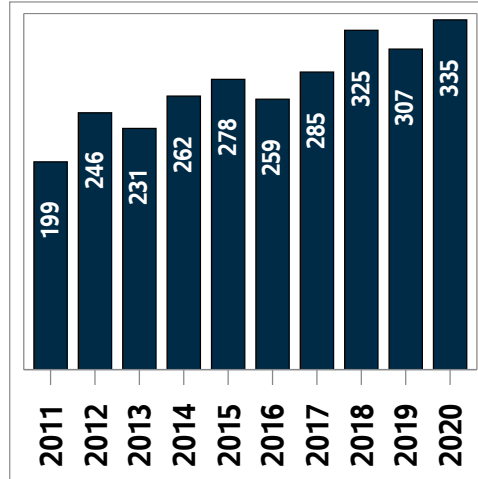
<sup>6</sup> Sales to new listings ratio and months of inventory shown as levels; all others calculated as percentage changes

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

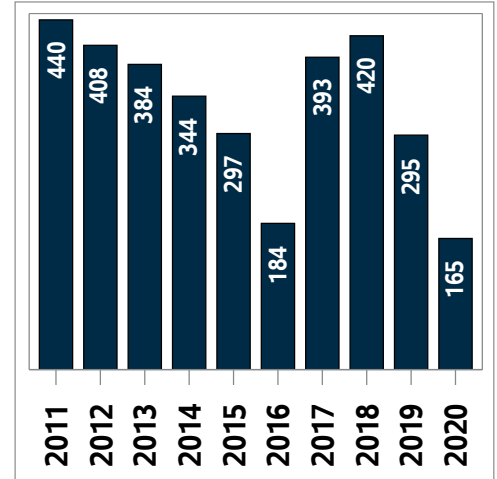
Sales Activity  
(October only)



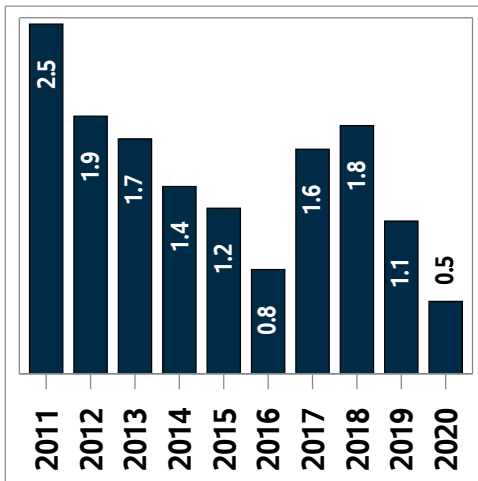
New Listings  
(October only)



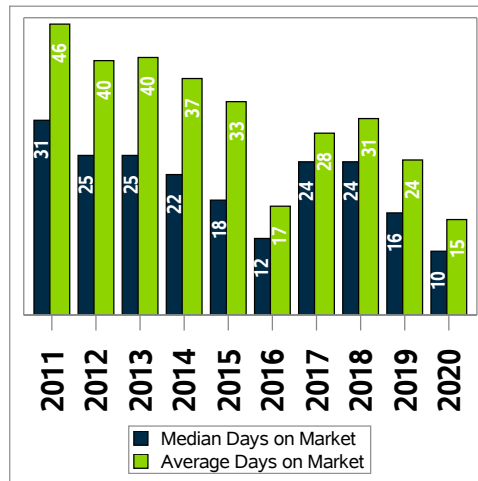
Active Listings  
(October only)



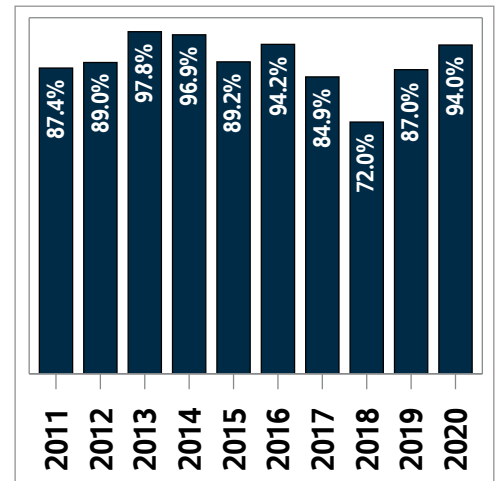
Months of Inventory  
(October only)



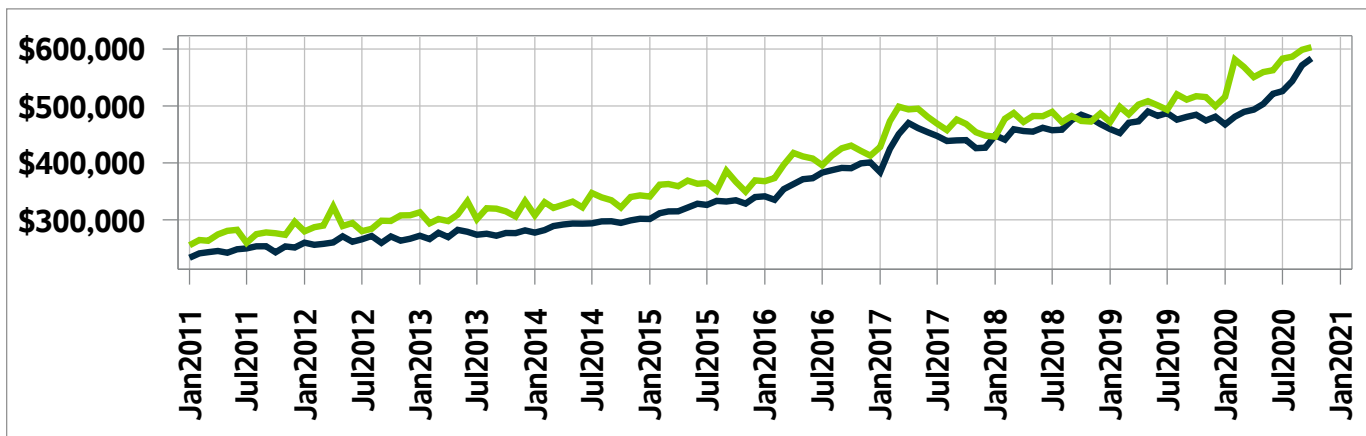
Days on Market  
(October only)



Sales to New Listings Ratio  
(October only)



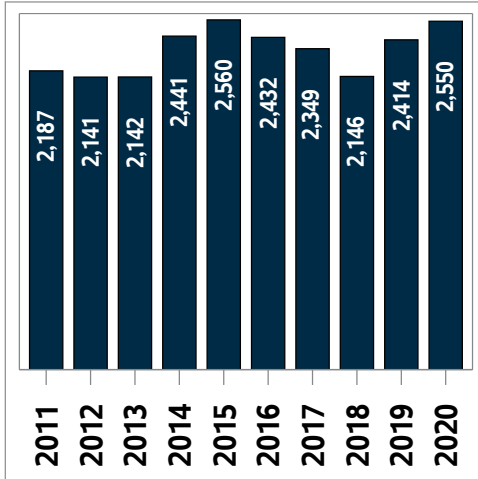
MLS® HPI Townhouse Benchmark Price and Average Price



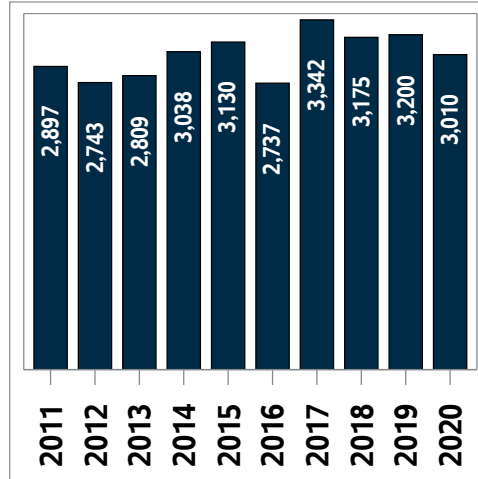


# REALTORS® Association of Hamilton-Burlington MLS® Townhouse Market Activity

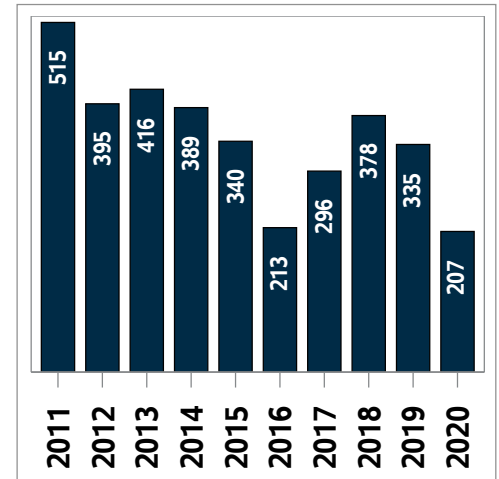
**Sales Activity**  
(October Year-to-date)



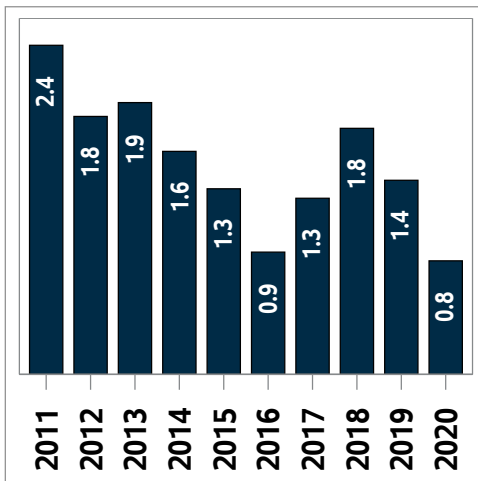
**New Listings**  
(October Year-to-date)



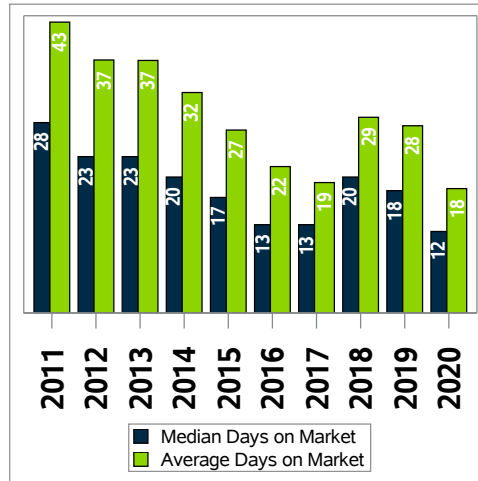
**Active Listings**<sup>1</sup>  
(October Year-to-date)



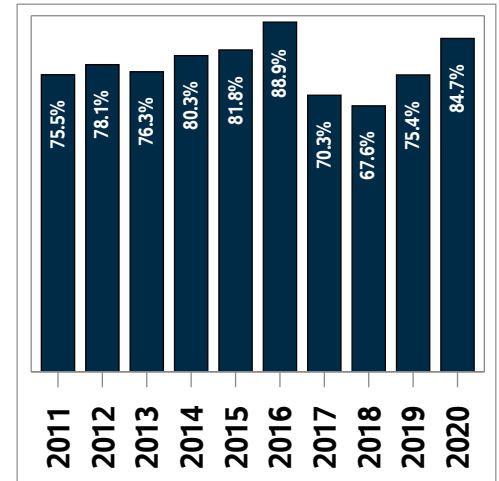
**Months of Inventory**<sup>2</sup>  
(October Year-to-date)



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



**Sales to New Listings Ratio**  
(October 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	October 2020	Compared to <sup>6</sup>					
		October 2019	October 2018	October 2017	October 2015	October 2013	October 2010
Sales Activity	315	18.0	34.6	30.2	27.0	39.4	65.8
Dollar Volume	\$190,017,243	37.6	71.4	67.6	108.9	167.0	299.2
New Listings	335	9.1	3.1	17.5	20.5	45.0	25.5
Active Listings	165	-44.1	-60.7	-58.0	-44.4	-57.0	-68.2
Sales to New Listings Ratio <sup>1</sup>	94.0	87.0	72.0	84.9	89.2	97.8	71.2
Months of Inventory <sup>2</sup>	0.5	1.1	1.8	1.6	1.2	1.7	2.7
Average Price	\$603,229	16.6	27.3	28.8	64.5	91.5	140.8
Median Price	\$599,900	18.8	30.4	34.4	73.0	101.9	138.1
Sales to List Price Ratio	102.7	99.1	98.5	97.9	98.9	97.0	95.7
Median Days on Market	10.0	16.0	24.0	24.0	18.0	25.0	29.0
Average Days on Market	15.0	24.3	30.8	28.5	33.4	40.3	42.6

Year-to-date	October 2020	Compared to <sup>6</sup>					
		October 2019	October 2018	October 2017	October 2015	October 2013	October 2010
Sales Activity	2,550	5.6	18.8	8.6	-0.4	19.0	20.1
Dollar Volume	\$1,473,170,489	21.4	43.6	31.3	58.0	121.5	169.6
New Listings	3,010	-5.9	-5.2	-9.9	-3.8	7.2	2.9
Active Listings <sup>3</sup>	207	-38.2	-45.2	-30.0	-39.1	-50.3	-61.0
Sales to New Listings Ratio <sup>4</sup>	84.7	75.4	67.6	70.3	81.8	76.3	72.6
Months of Inventory <sup>5</sup>	0.8	1.4	1.8	1.3	1.3	1.9	2.5
Average Price	\$577,714	14.9	20.9	21.0	58.6	86.0	124.5
Median Price	\$569,900	15.1	21.3	22.6	66.5	96.0	128.0
Sales to List Price Ratio	101.5	99.0	98.5	102.8	99.0	97.5	97.0
Median Days on Market	12.0	18.0	20.0	13.0	17.0	23.0	27.0
Average Days on Market	18.3	27.5	28.8	19.2	26.9	37.1	41.9

<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

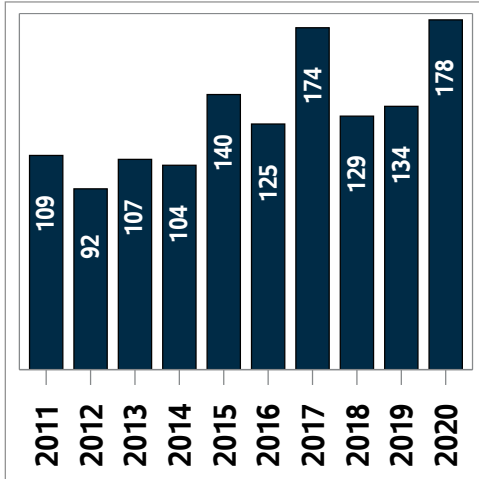
<sup>4</sup> Sum of sales from January to current month / sum of new listings from January to current month

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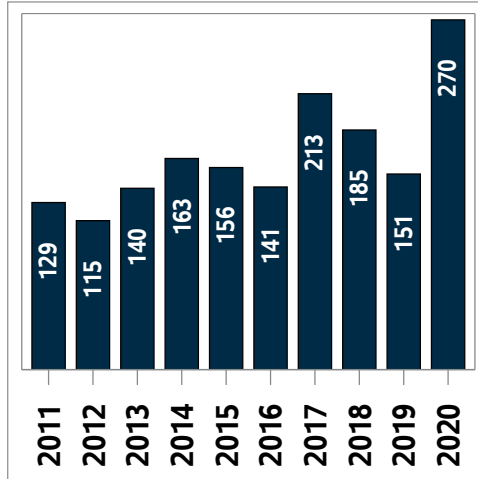
<sup>6</sup> Sales to new listings ratio and months of inventory shown as levels; all others calculated as percentage changes

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

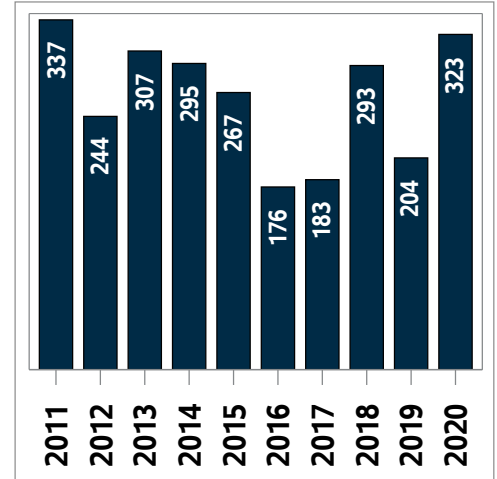
**Sales Activity  
(October only)**



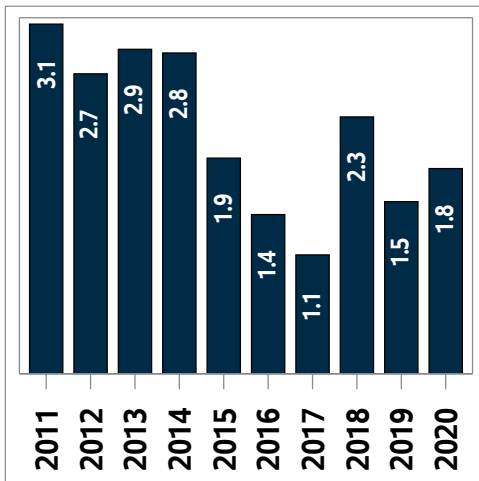
**New Listings  
(October only)**



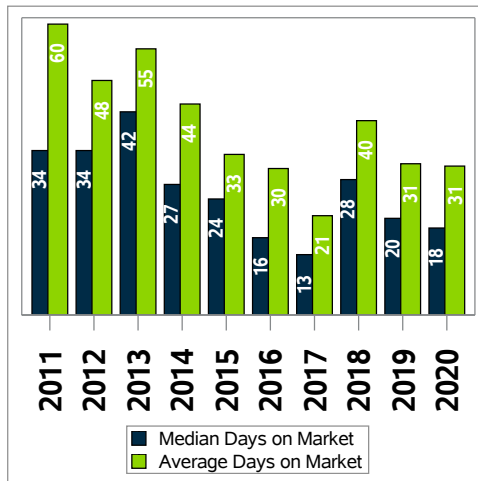
**Active Listings  
(October only)**



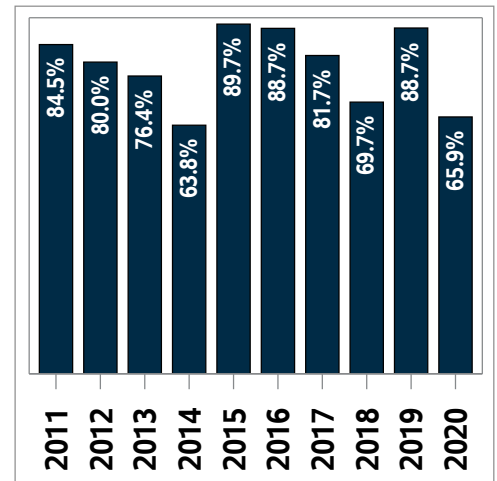
**Months of Inventory  
(October only)**



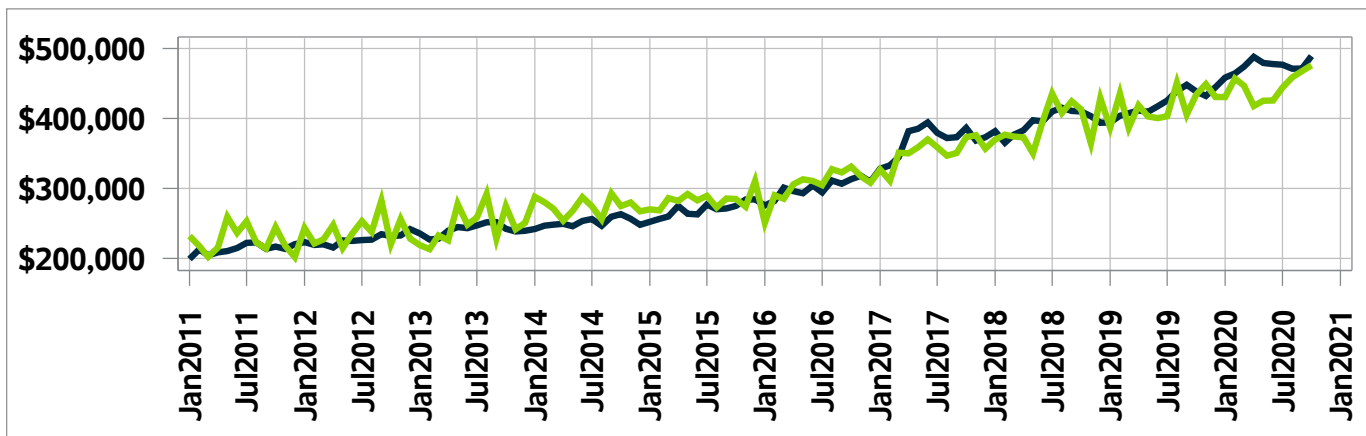
**Days on Market  
(October only)**



**Sales to New Listings Ratio  
(October only)**

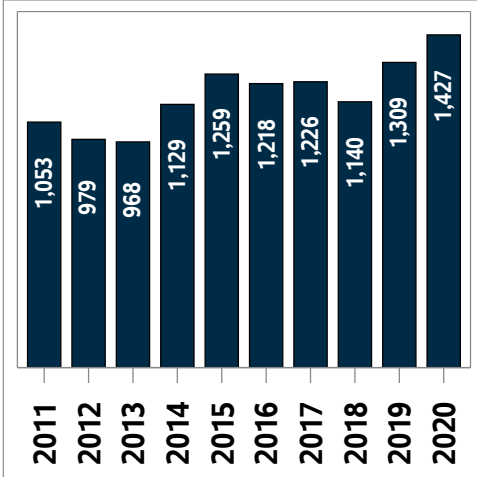


**MLS® HPI Apartment-Style Benchmark Price and Average Price**

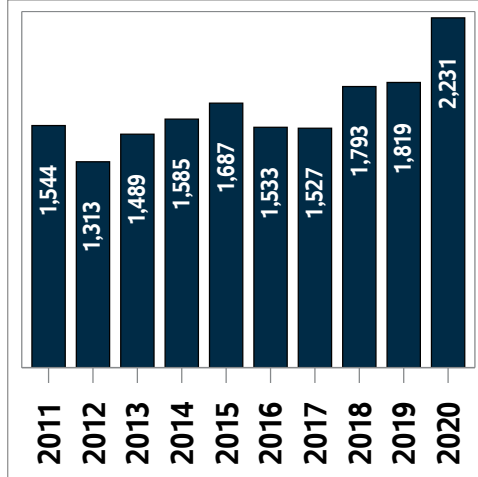


# REALTORS® Association of Hamilton-Burlington MLS® Apartment-Style Market Activity

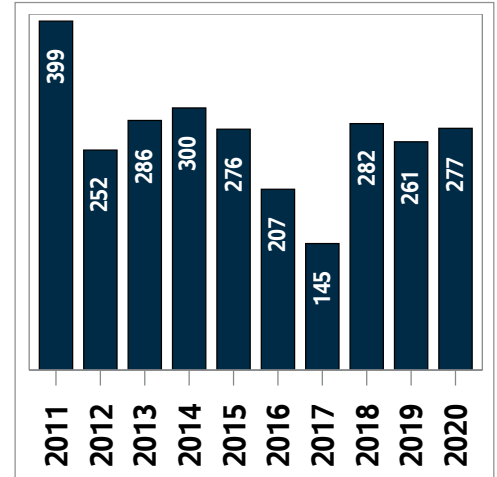
**Sales Activity**  
(October Year-to-date)



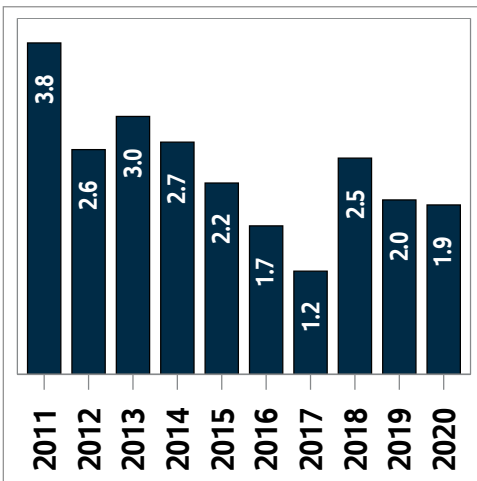
**New Listings**  
(October Year-to-date)



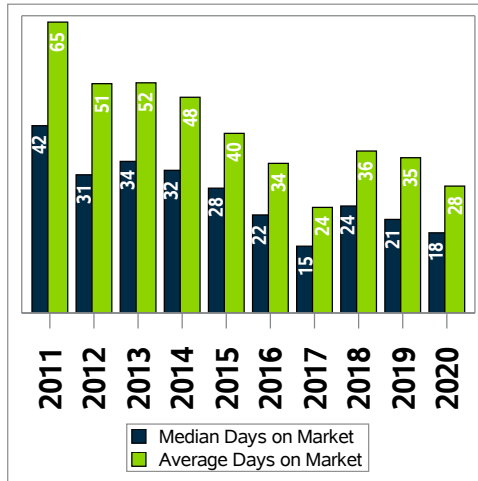
**Active Listings**<sup>1</sup>  
(October Year-to-date)



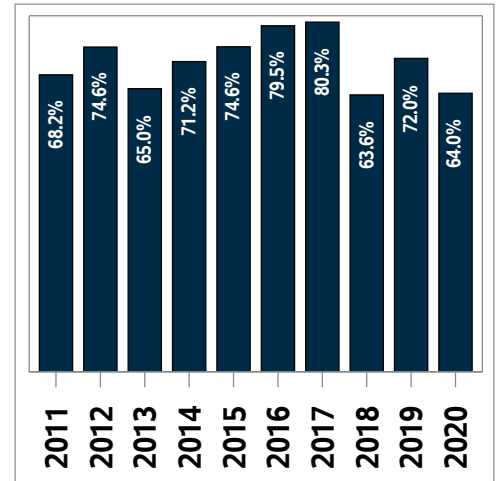
**Months of Inventory**<sup>2</sup>  
(October Year-to-date)



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



**Sales to New Listings Ratio**  
(October 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	October 2020	Compared to <sup>6</sup>					
		October 2019	October 2018	October 2017	October 2015	October 2013	October 2010
Sales Activity	178	32.8	38.0	2.3	27.1	66.4	89.4
Dollar Volume	\$84,718,276	45.7	59.1	30.5	112.4	188.2	306.1
New Listings	270	78.8	45.9	26.8	73.1	92.9	77.6
Active Listings	323	58.3	10.2	76.5	21.0	5.2	-20.6
Sales to New Listings Ratio <sup>1</sup>	65.9	88.7	69.7	81.7	89.7	76.4	61.8
Months of Inventory <sup>2</sup>	1.8	1.5	2.3	1.1	1.9	2.9	4.3
Average Price	\$475,945	9.7	15.3	27.6	67.1	73.2	114.5
Median Price	\$431,500	8.1	13.9	22.7	64.1	73.3	103.5
Sales to List Price Ratio	99.2	98.7	98.0	98.9	97.8	95.1	92.6
Median Days on Market	18.0	20.0	28.0	12.5	24.0	42.0	35.5
Average Days on Market	30.8	31.3	40.2	20.5	33.2	55.0	64.0

Year-to-date	October 2020	Compared to <sup>6</sup>					
		October 2019	October 2018	October 2017	October 2015	October 2013	October 2010
Sales Activity	1,427	9.0	25.2	16.4	13.3	47.4	37.3
Dollar Volume	\$641,285,968	18.7	44.0	48.9	80.2	166.1	185.2
New Listings	2,231	22.6	24.4	46.1	32.2	49.8	36.2
Active Listings <sup>3</sup>	277	5.9	-1.9	91.0	0.4	-3.2	-24.7
Sales to New Listings Ratio <sup>4</sup>	64.0	72.0	63.6	80.3	74.6	65.0	63.4
Months of Inventory <sup>5</sup>	1.9	2.0	2.5	1.2	2.2	3.0	3.5
Average Price	\$449,395	8.9	15.1	27.9	59.0	80.5	107.6
Median Price	\$420,000	9.4	16.7	26.2	63.4	82.6	111.8
Sales to List Price Ratio	99.5	98.7	98.4	101.7	96.9	95.8	95.9
Median Days on Market	18.0	21.0	24.0	15.0	28.0	34.0	35.0
Average Days on Market	28.5	34.8	36.3	23.7	40.3	51.6	57.3

<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

<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

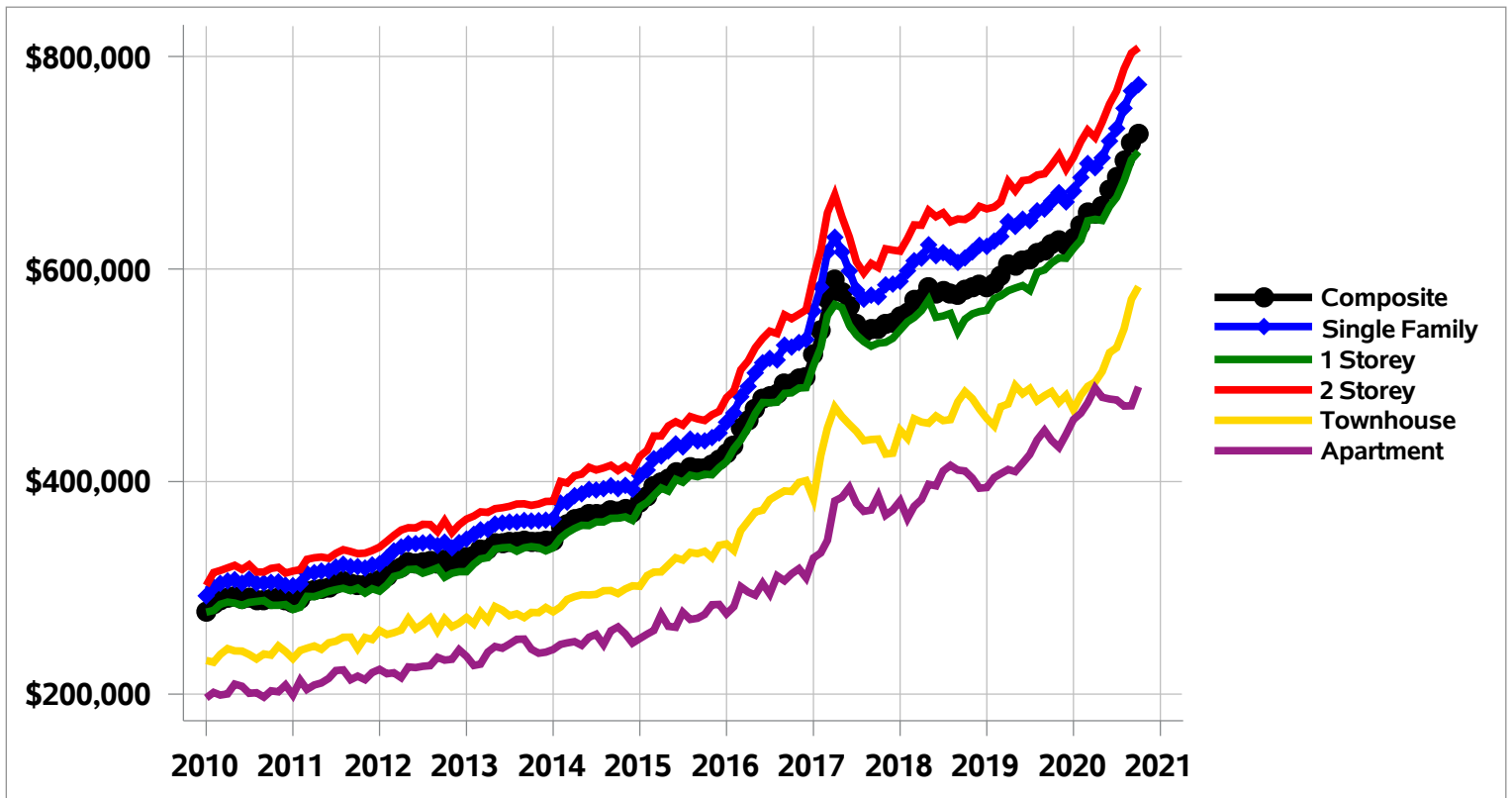
<sup>6</sup> Sales to new listings ratio and months of inventory shown as levels; all others calculated as percentage changes

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

## MLS® Home Price Index Benchmark Price

Benchmark Type:	October 2020	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$727,100	1.2	5.8	11.5	16.6	33.7	76.2
Single Family	\$773,500	0.8	5.6	11.2	16.5	34.8	76.5
One Storey	\$710,500	1.1	6.4	9.8	17.3	34.0	74.6
Two Storey	\$808,300	0.6	5.3	11.7	15.8	34.4	76.7
Townhouse	\$583,500	2.1	10.9	18.2	20.4	32.6	74.5
Apartment-Style	\$489,200	3.8	2.6	0.2	11.5	26.6	77.9

## 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.)	1349
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

## 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.)	1411
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	4624
Number of Fireplaces	0
Total Number Of Rooms	8
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers

# REALTORS<sup>®</sup> Association of Hamilton-Burlington MLS<sup>®</sup> 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.)	1222
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	5641
Number of Fireplaces	1
Total Number Of Rooms	7
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.)	1596
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	3969
Number of Fireplaces	0
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	1
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1239
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

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.)	1041
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	0
Total Number Of Rooms	5
Wastewater Disposal	Municipal sewers