



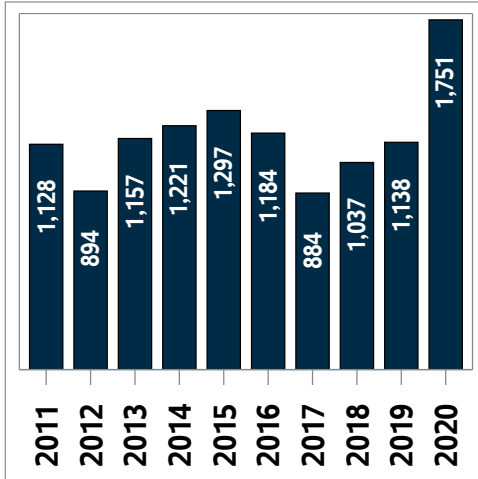
**REALTORS® Association of Hamilton
Burlington
Residential Market Activity and MLS®
HPI Report
September 2020**



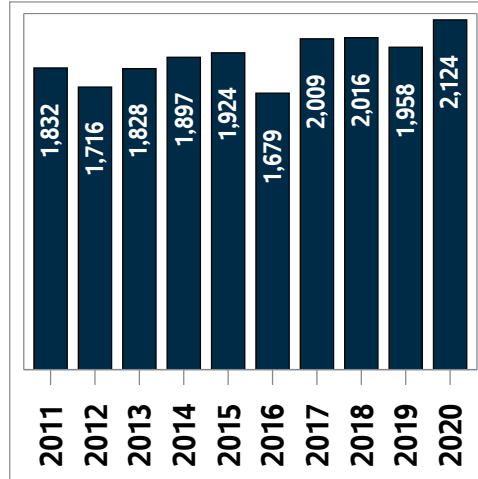
Prepared for the REALTORS® Association of Hamilton Burlington by the Canadian Real Estate Association

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

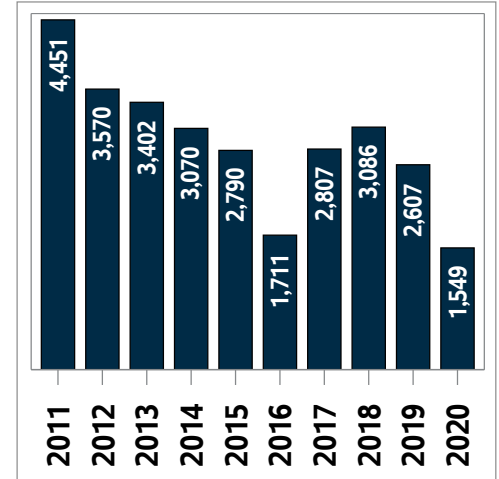
**Sales Activity
(September only)**



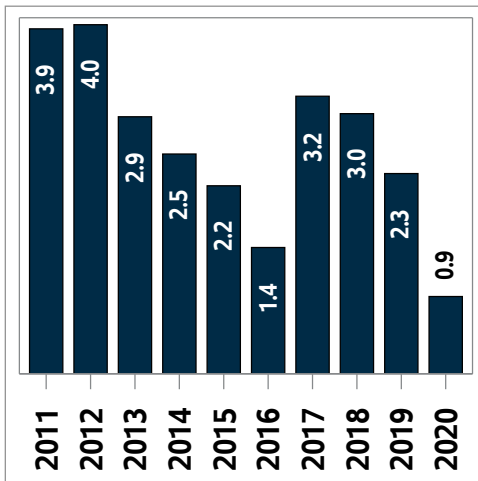
**New Listings
(September only)**



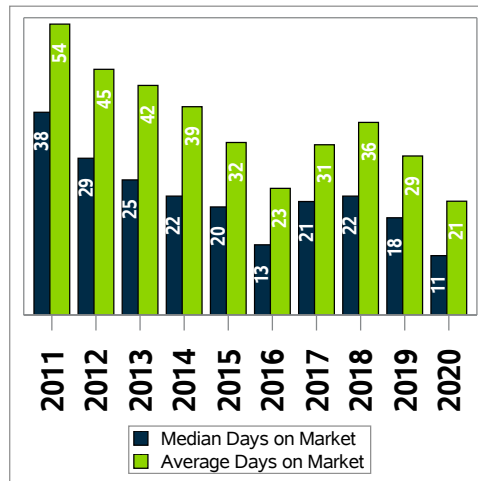
**Active Listings
(September only)**



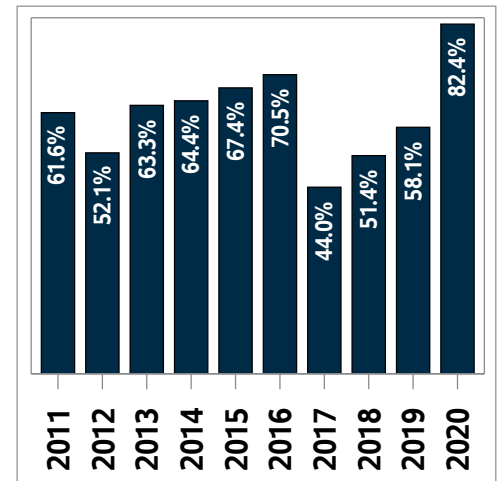
**Months of Inventory
(September only)**



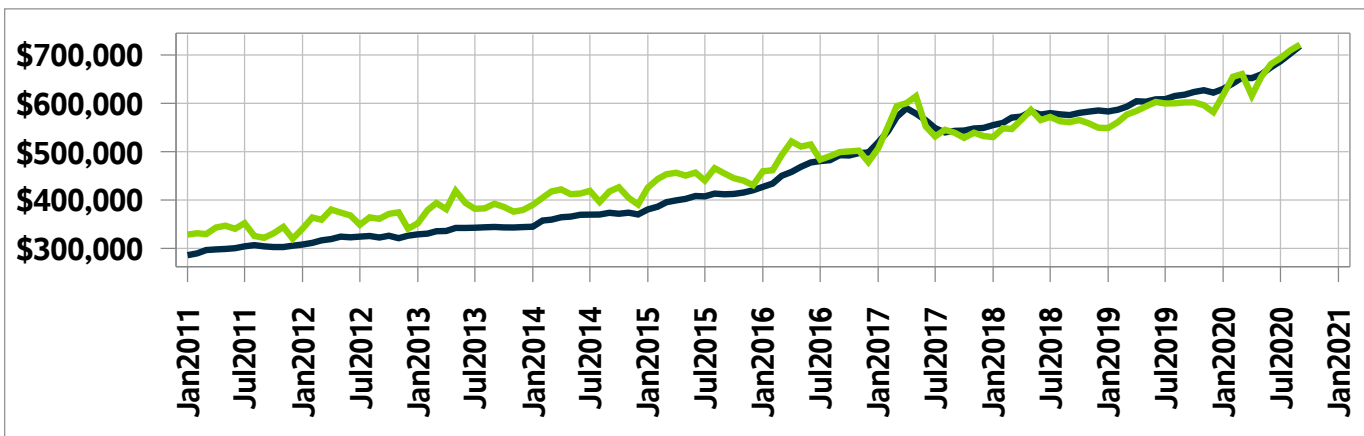
**Days on Market
(September only)**



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

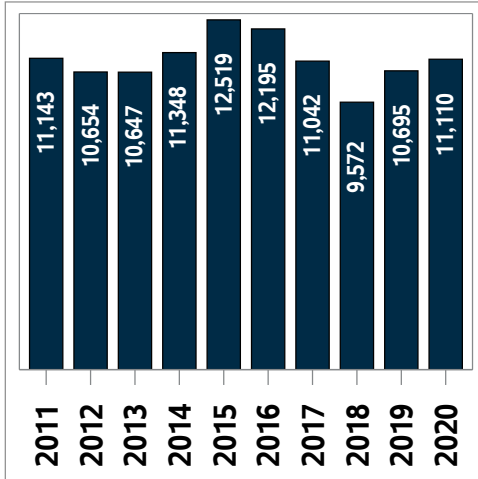


MLS® HPI Composite Benchmark Price and Average Price

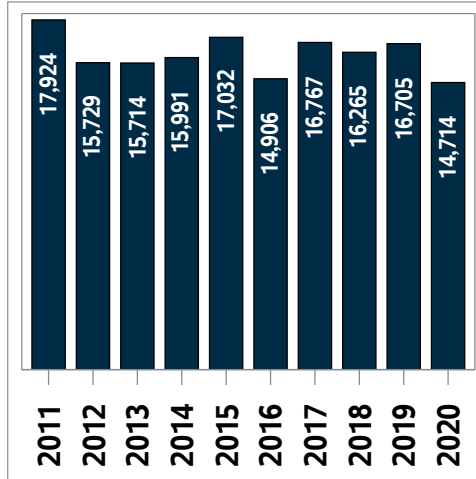


REALTORS® Association of Hamilton-Burlington MLS® Residential Market Activity

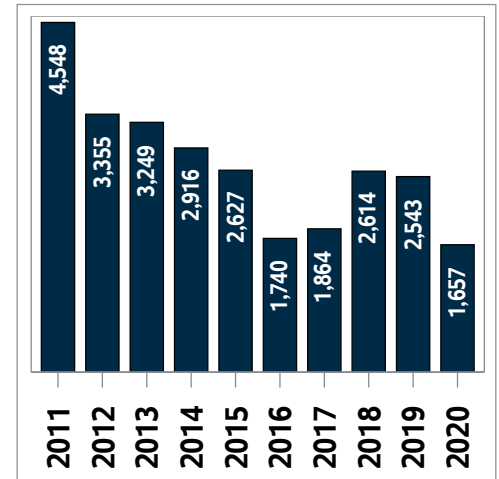
Sales Activity
(September Year-to-date)



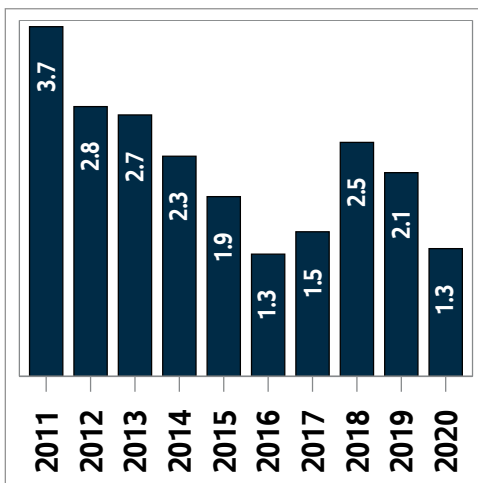
New Listings
(September Year-to-date)



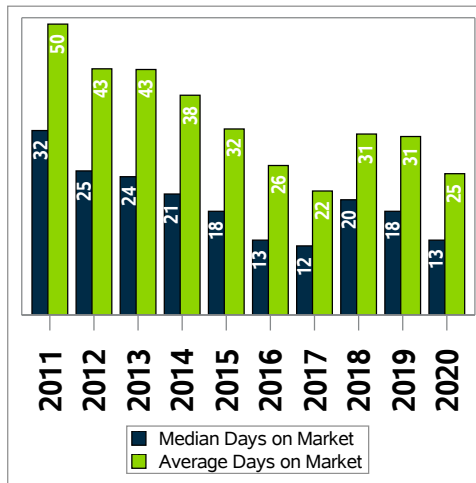
Active Listings¹
(September Year-to-date)



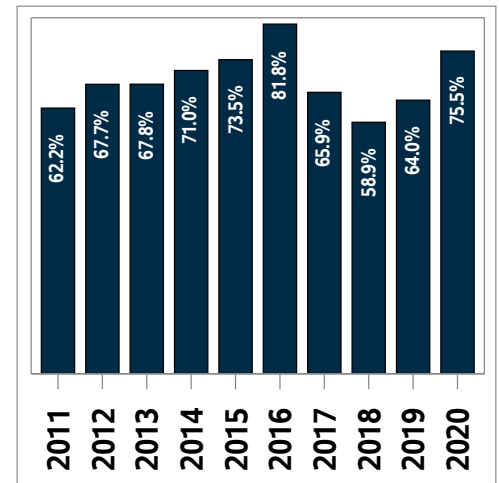
Months of Inventory²
(September Year-to-date)



Days on Market
(September Year-to-date)



Sales to New Listings Ratio
(September 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	September 2020	Compared to ⁶					
		September 2019	September 2018	September 2017	September 2015	September 2013	September 2010
Sales Activity	1,751	53.9	68.9	98.1	35.0	51.3	66.9
Dollar Volume	\$1,263,090,96	84.4	117.1	165.0	114.0	178.3	274.2
New Listings	2,124	8.5	5.4	5.7	10.4	16.2	13.3
Active Listings	1,549	-40.6	-49.8	-44.8	-44.5	-54.5	-64.8
Sales to New Listings Ratio ¹	82.4	58.1	51.4	44.0	67.4	63.3	56.0
Months of Inventory ²	0.9	2.3	3.0	3.2	2.2	2.9	4.2
Average Price	\$721,354	19.9	28.6	33.8	58.5	83.9	124.2
Median Price	\$641,900	20.0	28.4	36.6	66.7	94.5	134.3
Sales to List Price Ratio	102.5	98.6	98.0	98.3	98.5	96.8	96.1
Median Days on Market	11.0	18.0	22.0	21.0	20.0	25.0	35.0
Average Days on Market	21.1	29.4	35.6	31.5	31.9	42.5	52.6

Year-to-date	September 2020	Compared to ⁶					
		September 2019	September 2018	September 2017	September 2015	September 2013	September 2010
Sales Activity	11,110	3.9	16.1	0.6	-11.3	4.3	1.5
Dollar Volume	\$7,541,420,872	19.8	40.0	20.4	33.5	82.1	117.9
New Listings	14,714	-11.9	-9.5	-12.2	-13.6	-6.4	-16.9
Active Listings ³	1,657	-34.9	-36.6	-11.1	-36.9	-49.0	-61.3
Sales to New Listings Ratio ⁴	75.5	64.0	58.9	65.9	73.5	67.8	61.8
Months of Inventory ⁵	1.3	2.1	2.5	1.5	1.9	2.7	3.5
Average Price	\$678,796	15.3	20.6	19.7	50.4	74.5	114.6
Median Price	\$610,000	15.7	22.0	22.0	60.5	86.0	117.9
Sales to List Price Ratio	101.0	98.8	98.4	103.1	98.7	97.2	96.8
Median Days on Market	13.0	18.0	20.0	12.0	18.0	24.0	28.0
Average Days on Market	24.5	31.0	31.4	21.5	32.3	42.6	46.0

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

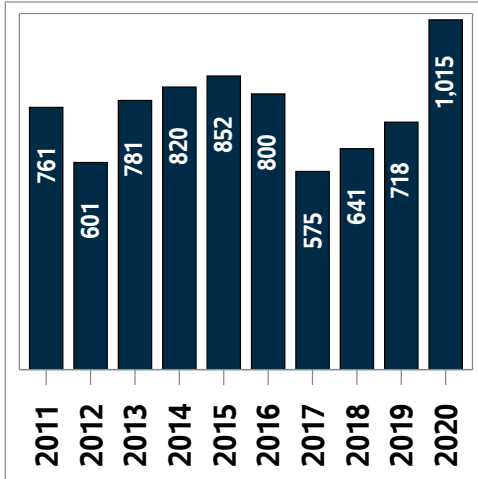
⁴ Sum of sales from January to current month / sum of new listings from January to current month

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

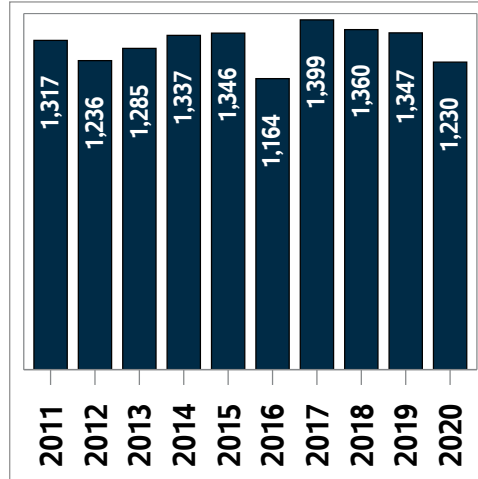
⁶ Sales to new listings ratio and months of inventory shown as levels; all others calculated as percentage changes

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

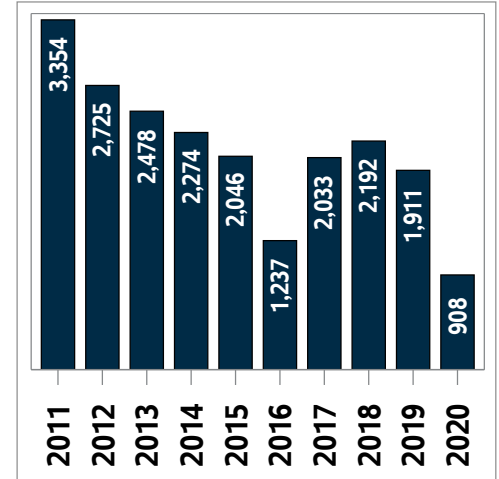
**Sales Activity
(September only)**



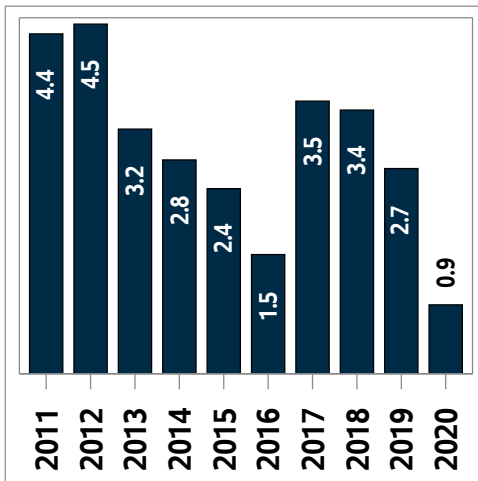
**New Listings
(September only)**



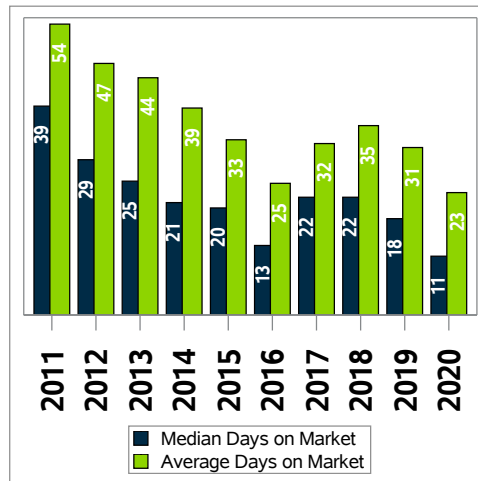
**Active Listings
(September only)**



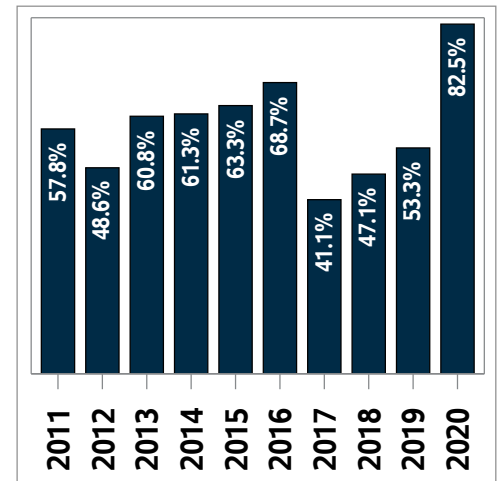
**Months of Inventory
(September only)**



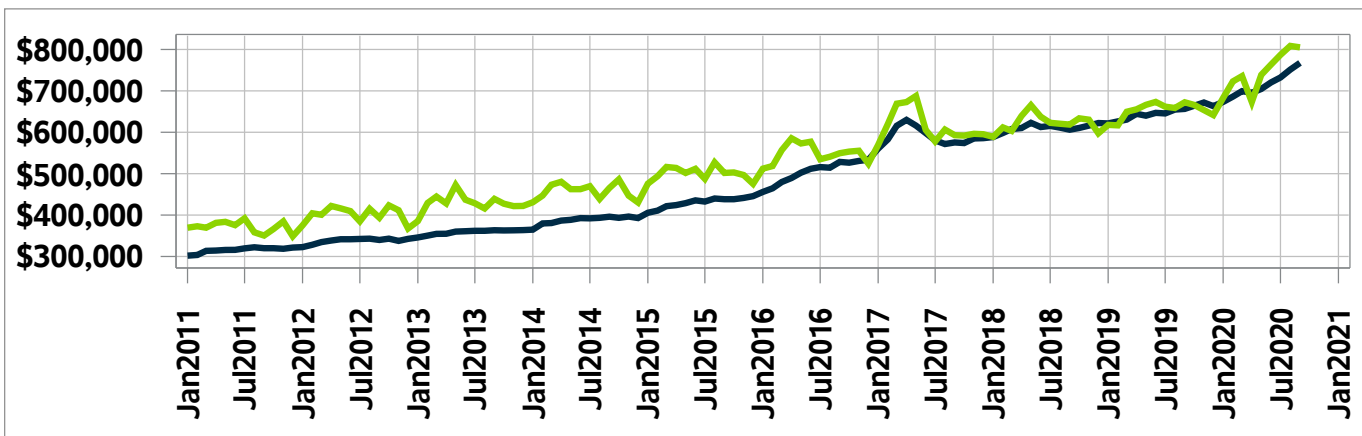
**Days on Market
(September only)**



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

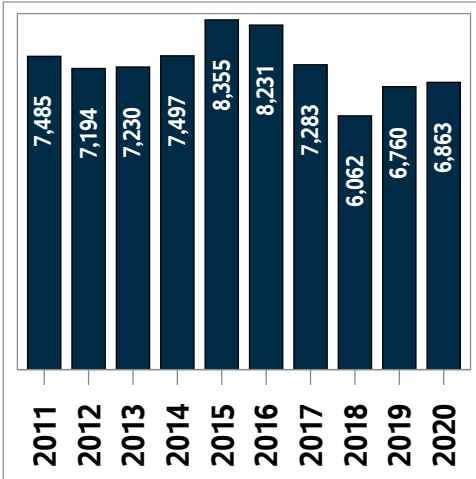


MLS® HPI Single Family Benchmark Price and Average Price

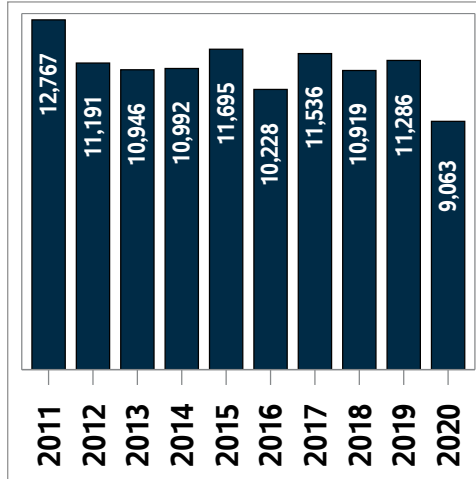


REALTORS® Association of Hamilton-Burlington MLS® Single Family Market Activity

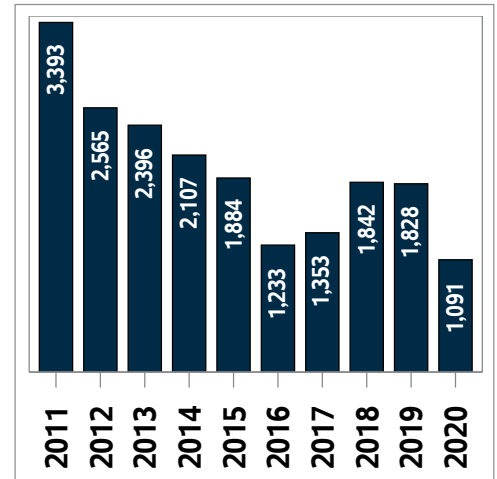
Sales Activity
(September Year-to-date)



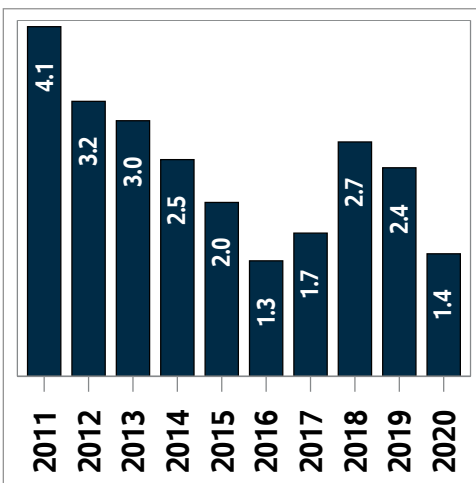
New Listings
(September Year-to-date)



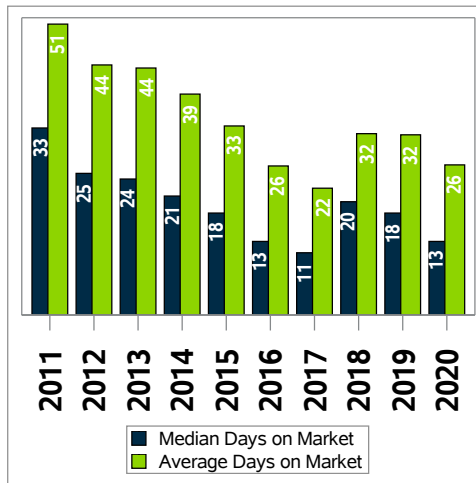
Active Listings¹
(September Year-to-date)



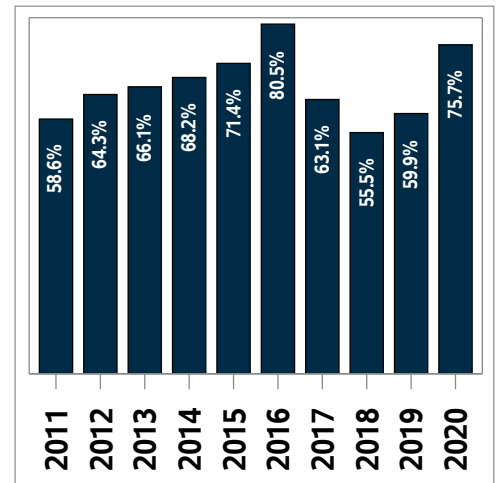
Months of Inventory²
(September Year-to-date)



Days on Market
(September Year-to-date)



Sales to New Listings Ratio
(September 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	September 2020	Compared to ⁶					
		September 2019	September 2018	September 2017	September 2015	September 2013	September 2010
Sales Activity	1,015	41.4	58.3	76.5	19.1	30.0	41.6
Dollar Volume	\$817,116,428	69.3	106.1	139.7	91.1	138.3	218.8
New Listings	1,230	-8.7	-9.6	-12.1	-8.6	-4.3	-6.7
Active Listings	908	-52.5	-58.6	-55.3	-55.6	-63.4	-72.0
Sales to New Listings Ratio ¹	82.5	53.3	47.1	41.1	63.3	60.8	54.4
Months of Inventory ²	0.9	2.7	3.4	3.5	2.4	3.2	4.5
Average Price	\$805,041	19.7	30.1	35.8	60.4	83.3	125.2
Median Price	\$730,000	22.5	30.4	46.0	71.4	92.9	134.0
Sales to List Price Ratio	103.0	98.3	97.8	98.3	98.5	96.8	96.0
Median Days on Market	11.0	18.0	22.0	22.0	20.0	25.0	38.0
Average Days on Market	22.9	31.3	35.4	32.0	32.7	44.3	55.1

Year-to-date	September 2020	Compared to ⁶					
		September 2019	September 2018	September 2017	September 2015	September 2013	September 2010
Sales Activity	6,863	1.5	13.2	-5.8	-17.9	-5.1	-6.5
Dollar Volume	\$5,214,246,284	17.5	37.2	13.2	23.6	65.9	103.2
New Listings	9,063	-19.7	-17.0	-21.4	-22.5	-17.2	-27.6
Active Listings ³	1,091	-40.3	-40.8	-19.4	-42.1	-54.5	-65.6
Sales to New Listings Ratio ⁴	75.7	59.9	55.5	63.1	71.4	66.1	58.7
Months of Inventory ⁵	1.4	2.4	2.7	1.7	2.0	3.0	3.9
Average Price	\$759,762	15.7	21.2	20.2	50.4	74.8	117.3
Median Price	\$685,000	16.1	21.2	23.4	59.3	85.1	117.5
Sales to List Price Ratio	100.9	98.7	98.4	103.1	98.8	97.3	96.8
Median Days on Market	13.0	18.0	20.0	11.0	18.0	24.0	29.0
Average Days on Market	26.5	31.8	32.0	22.4	33.4	43.6	46.8

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

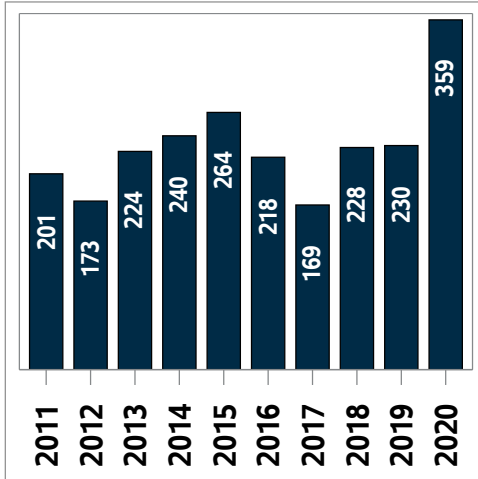
⁴ Sum of sales from January to current month / sum of new listings from January to current month

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

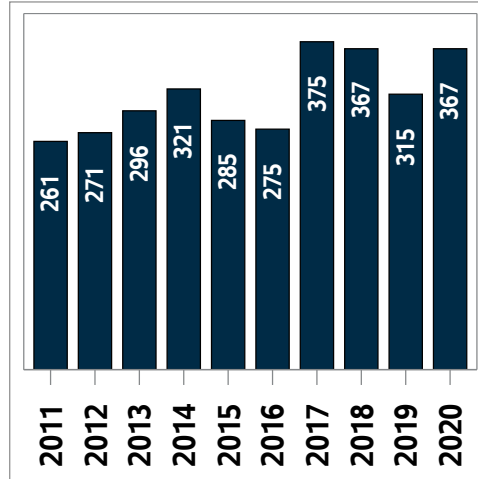
⁶ Sales to new listings ratio and months of inventory shown as levels; all others calculated as percentage changes

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

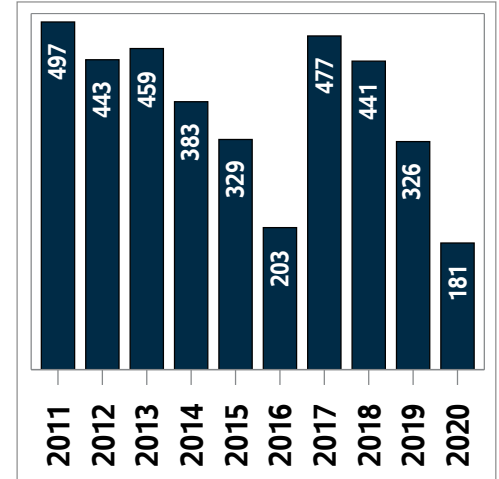
**Sales Activity
(September only)**



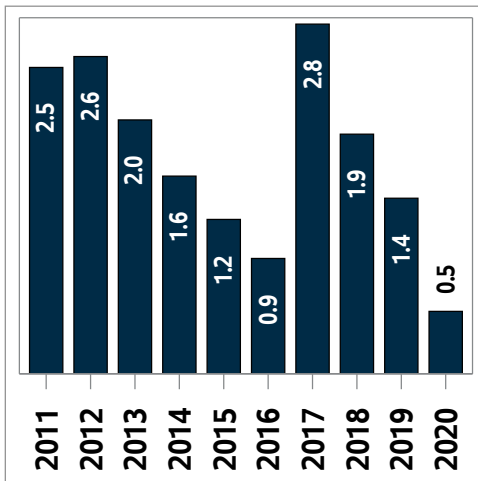
**New Listings
(September only)**



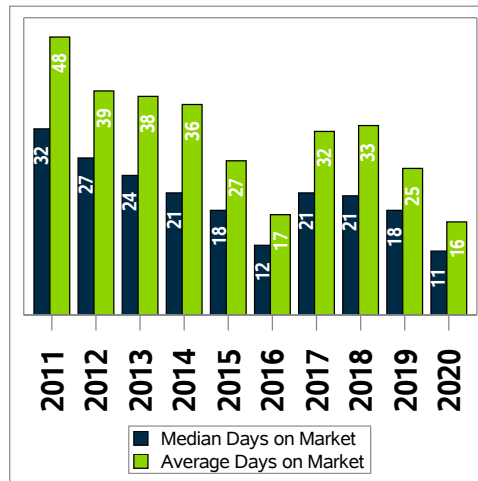
**Active Listings
(September only)**



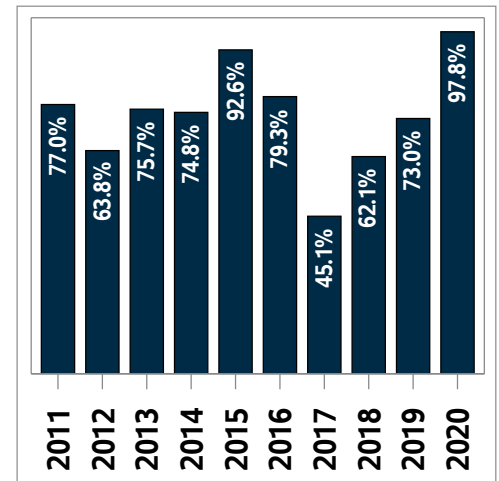
**Months of Inventory
(September only)**



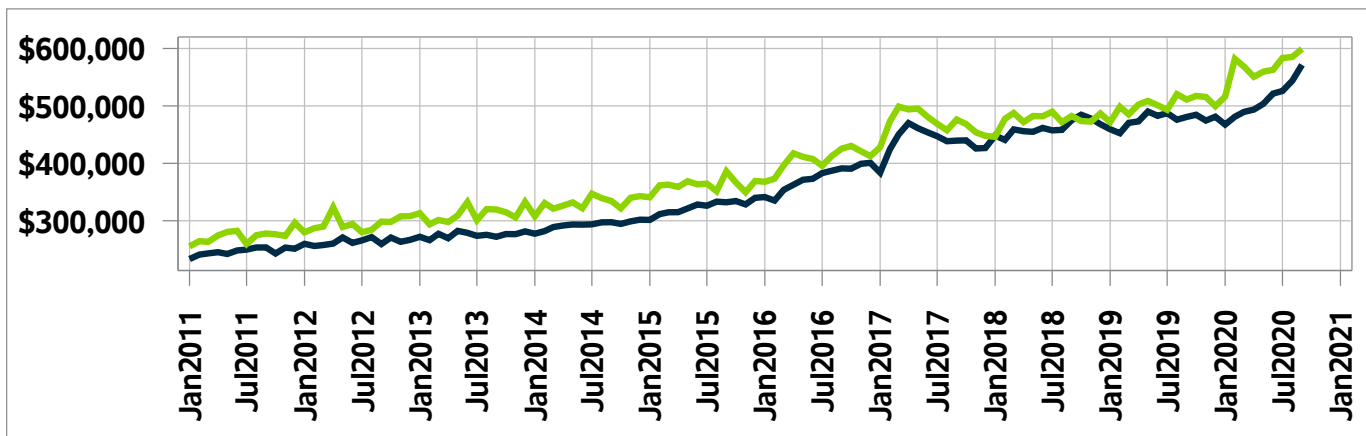
**Days on Market
(September only)**



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

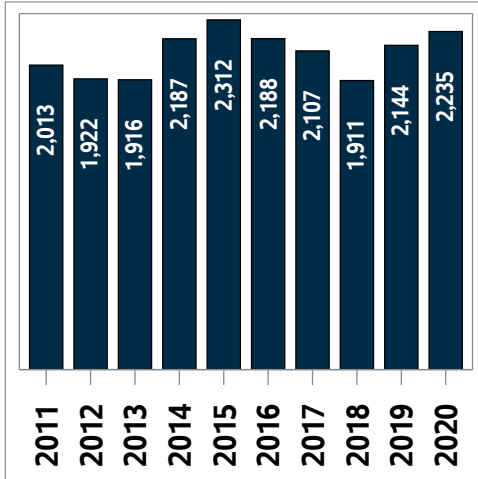


MLS® HPI Townhouse Benchmark Price and Average Price

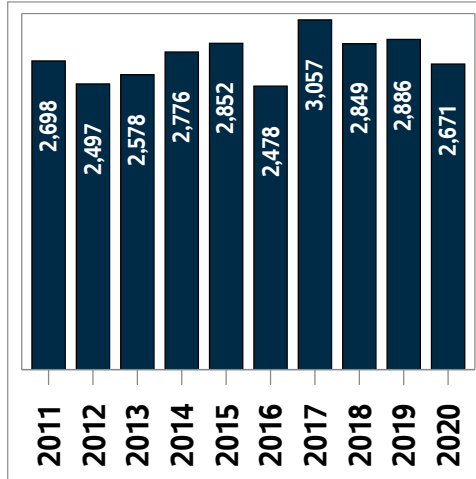


REALTORS® Association of Hamilton-Burlington MLS® Townhouse Market Activity

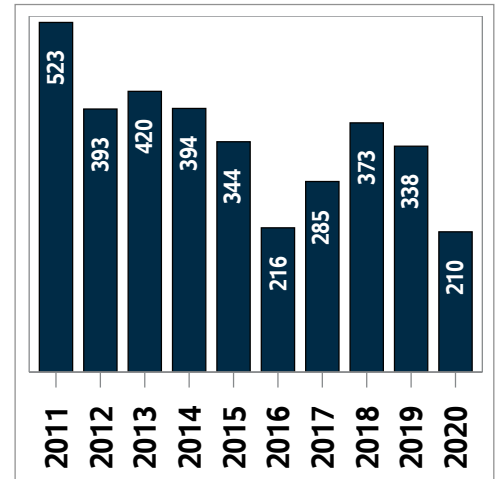
Sales Activity
(September Year-to-date)



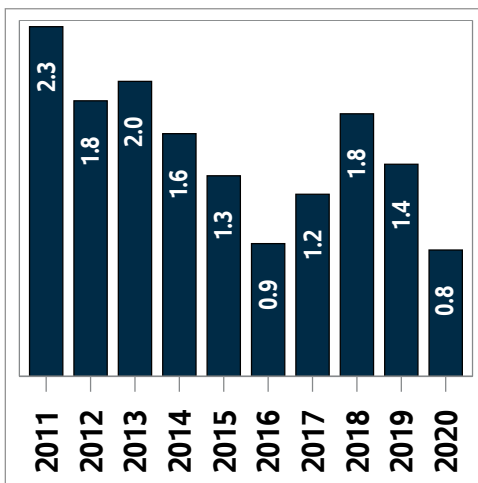
New Listings
(September Year-to-date)



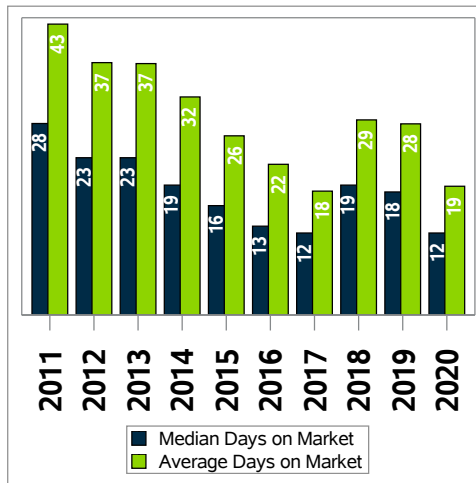
Active Listings¹
(September Year-to-date)



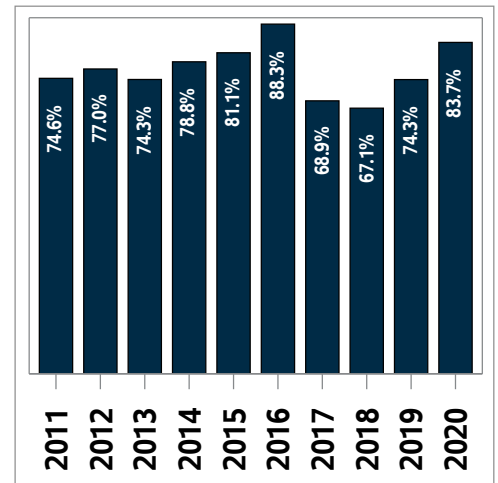
Months of Inventory²
(September Year-to-date)



Days on Market
(September Year-to-date)



Sales to New Listings Ratio
(September 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	September 2020	Compared to ⁶					
		September 2019	September 2018	September 2017	September 2015	September 2013	September 2010
Sales Activity	359	56.1	57.5	112.4	36.0	60.3	88.9
Dollar Volume	\$215,173,001	83.0	95.6	167.4	111.1	200.6	343.7
New Listings	367	16.5	0.0	-2.1	28.8	24.0	31.5
Active Listings	181	-44.5	-59.0	-62.1	-45.0	-60.6	-64.9
Sales to New Listings Ratio ¹	97.8	73.0	62.1	45.1	92.6	75.7	68.1
Months of Inventory ²	0.5	1.4	1.9	2.8	1.2	2.0	2.7
Average Price	\$599,368	17.3	24.3	25.9	55.2	87.5	134.8
Median Price	\$595,000	20.6	25.3	29.3	63.8	101.7	134.3
Sales to List Price Ratio	102.6	99.2	98.2	98.2	98.8	96.8	96.2
Median Days on Market	11.0	18.0	20.5	21.0	18.0	24.0	27.5
Average Days on Market	16.0	25.2	32.6	31.6	26.5	37.6	41.1

Year-to-date	September 2020	Compared to ⁶					
		September 2019	September 2018	September 2017	September 2015	September 2013	September 2010
Sales Activity	2,235	4.2	17.0	6.1	-3.3	16.6	15.6
Dollar Volume	\$1,283,133,846	19.4	40.3	27.3	52.5	116.0	157.3
New Listings	2,671	-7.4	-6.2	-12.6	-6.3	3.6	0.5
Active Listings ³	210	-37.9	-43.7	-26.4	-39.1	-50.0	-60.5
Sales to New Listings Ratio ⁴	83.7	74.3	67.1	68.9	81.1	74.3	72.7
Months of Inventory ⁵	0.8	1.4	1.8	1.2	1.3	2.0	2.5
Average Price	\$574,109	14.6	20.0	20.0	57.7	85.2	122.5
Median Price	\$563,000	13.7	19.8	21.1	64.6	94.1	125.2
Sales to List Price Ratio	101.3	99.0	98.5	103.4	99.0	97.6	97.1
Median Days on Market	12.0	18.0	19.0	12.0	16.0	23.0	27.0
Average Days on Market	18.8	27.9	28.5	18.1	26.2	36.8	41.9

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

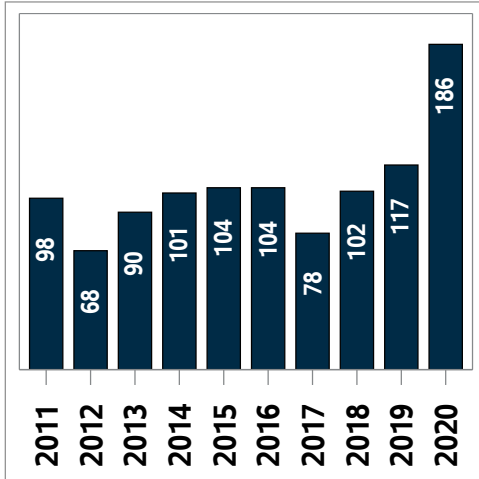
⁴ Sum of sales from January to current month / sum of new listings from January to current month

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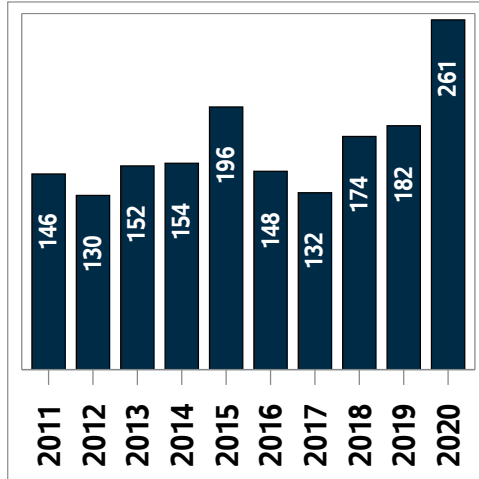
⁶ Sales to new listings ratio and months of inventory shown as levels; all others calculated as percentage changes

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

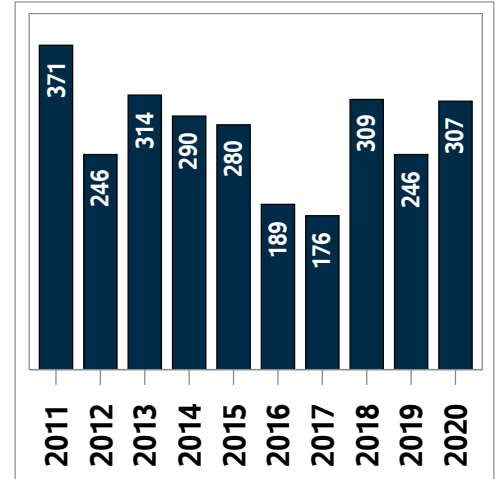
**Sales Activity
(September only)**



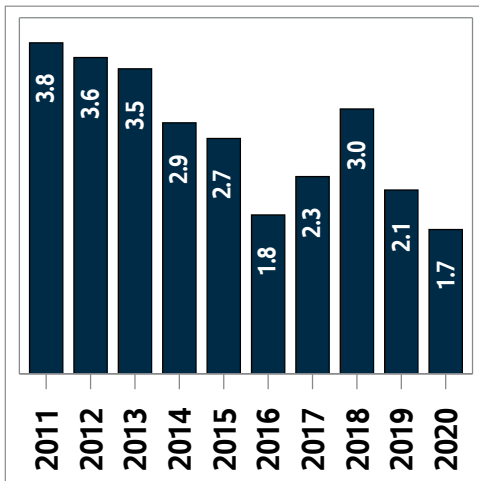
**New Listings
(September only)**



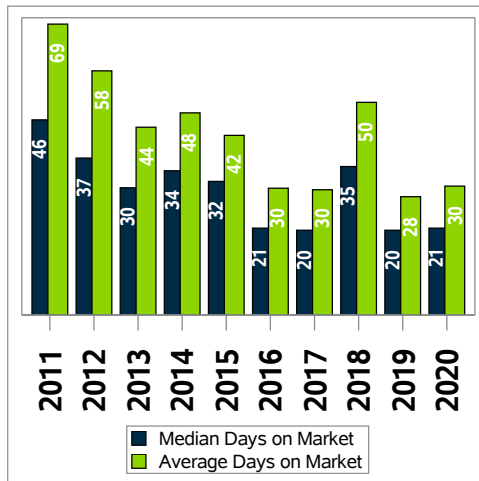
**Active Listings
(September only)**



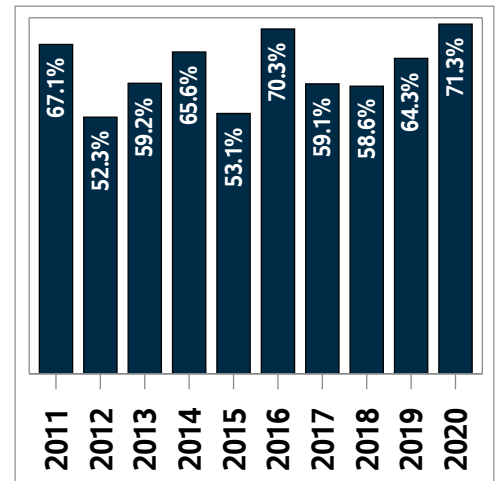
**Months of Inventory
(September only)**



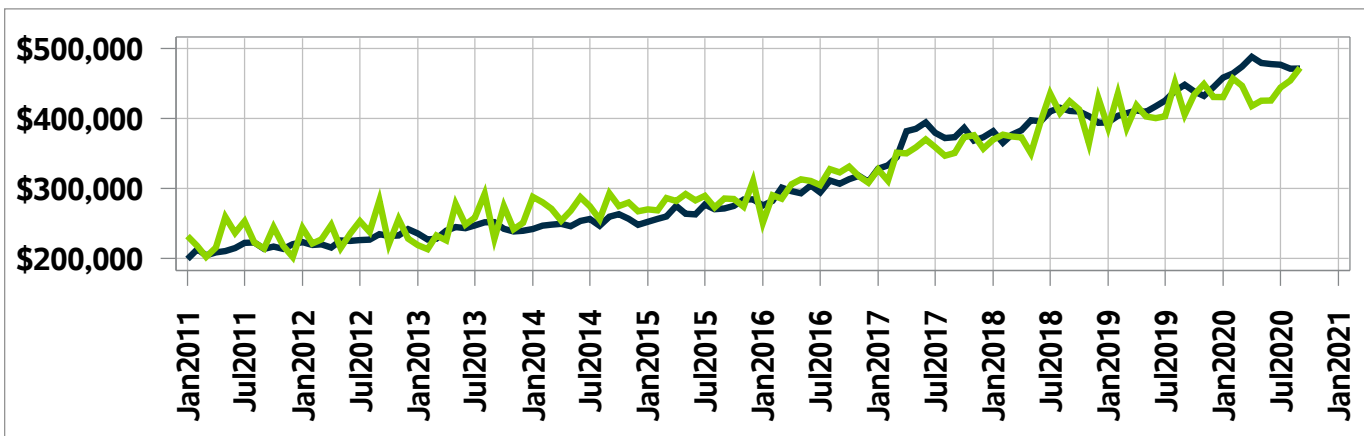
**Days on Market
(September only)**



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

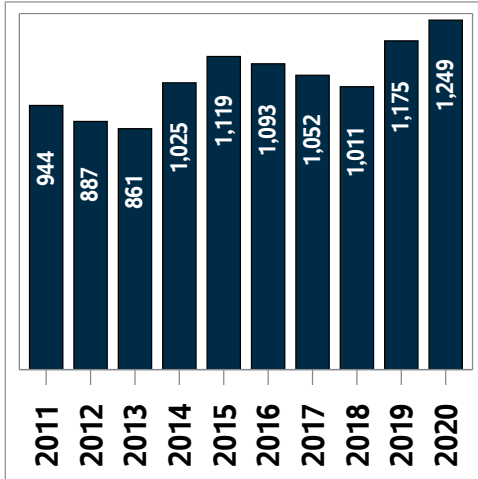


MLS® HPI Apartment-Style Benchmark Price and Average Price

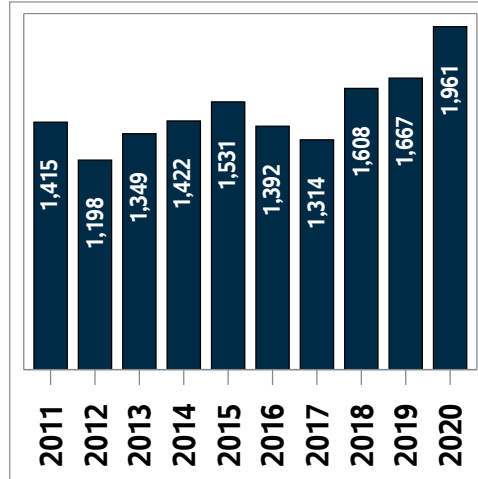


REALTORS® Association of Hamilton-Burlington MLS® Apartment-Style Market Activity

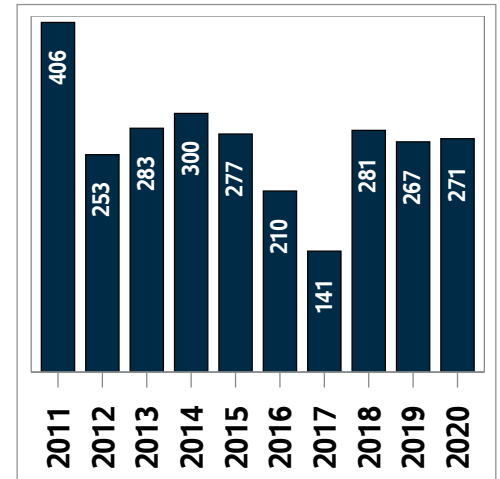
Sales Activity
(September Year-to-date)



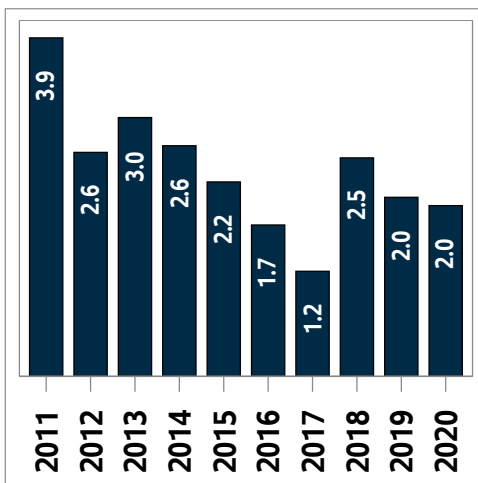
New Listings
(September Year-to-date)



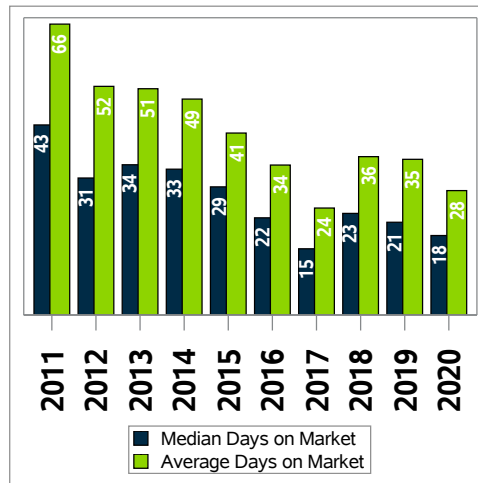
Active Listings¹
(September Year-to-date)



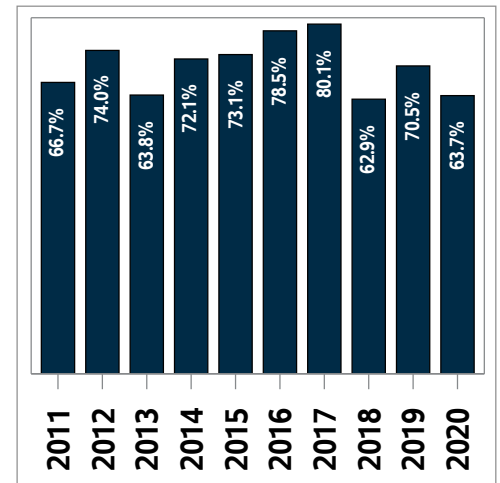
Months of Inventory²
(September Year-to-date)



Days on Market
(September Year-to-date)



Sales to New Listings Ratio
(September 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	September 2020	Compared to ⁶					
		September 2019	September 2018	September 2017	September 2015	September 2013	September 2010
Sales Activity	186	59.0	82.4	138.5	78.8	106.7	124.1
Dollar Volume	\$87,858,694	85.2	102.9	221.2	195.8	328.0	407.1
New Listings	261	43.4	50.0	97.7	33.2	71.7	50.9
Active Listings	307	24.8	-0.6	74.4	9.6	-2.2	-24.2
Sales to New Listings Ratio ¹	71.3	64.3	58.6	59.1	53.1	59.2	48.0
Months of Inventory ²	1.7	2.1	3.0	2.3	2.7	3.5	4.9
Average Price	\$472,359	16.5	11.3	34.7	65.4	107.1	126.3
Median Price	\$420,000	5.0	9.1	29.2	63.3	79.7	111.1
Sales to List Price Ratio	99.6	99.2	98.2	98.6	97.7	96.2	95.7
Median Days on Market	20.5	20.0	35.0	20.0	31.5	30.0	48.0
Average Days on Market	30.4	27.9	50.1	29.5	42.3	44.3	64.4

Year-to-date	September 2020	Compared to ⁶					
		September 2019	September 2018	September 2017	September 2015	September 2013	September 2010
Sales Activity	1,249	6.3	23.5	18.7	11.6	45.1	32.2
Dollar Volume	\$556,567,692	15.5	42.0	52.2	76.1	163.0	172.8
New Listings	1,961	17.6	22.0	49.2	28.1	45.4	32.0
Active Listings ³	271	1.4	-3.4	92.9	-2.0	-4.3	-25.3
Sales to New Listings Ratio ⁴	63.7	70.5	62.9	80.1	73.1	63.8	63.6
Months of Inventory ⁵	2.0	2.0	2.5	1.2	2.2	3.0	3.5
Average Price	\$445,611	8.6	14.9	28.2	57.8	81.3	106.4
Median Price	\$420,000	10.5	16.7	28.0	63.5	82.6	113.7
Sales to List Price Ratio	99.6	98.7	98.4	102.1	96.8	95.9	96.3
Median Days on Market	18.0	21.0	23.0	15.0	29.0	34.0	35.0
Average Days on Market	28.2	35.2	35.8	24.2	41.2	51.2	56.6

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

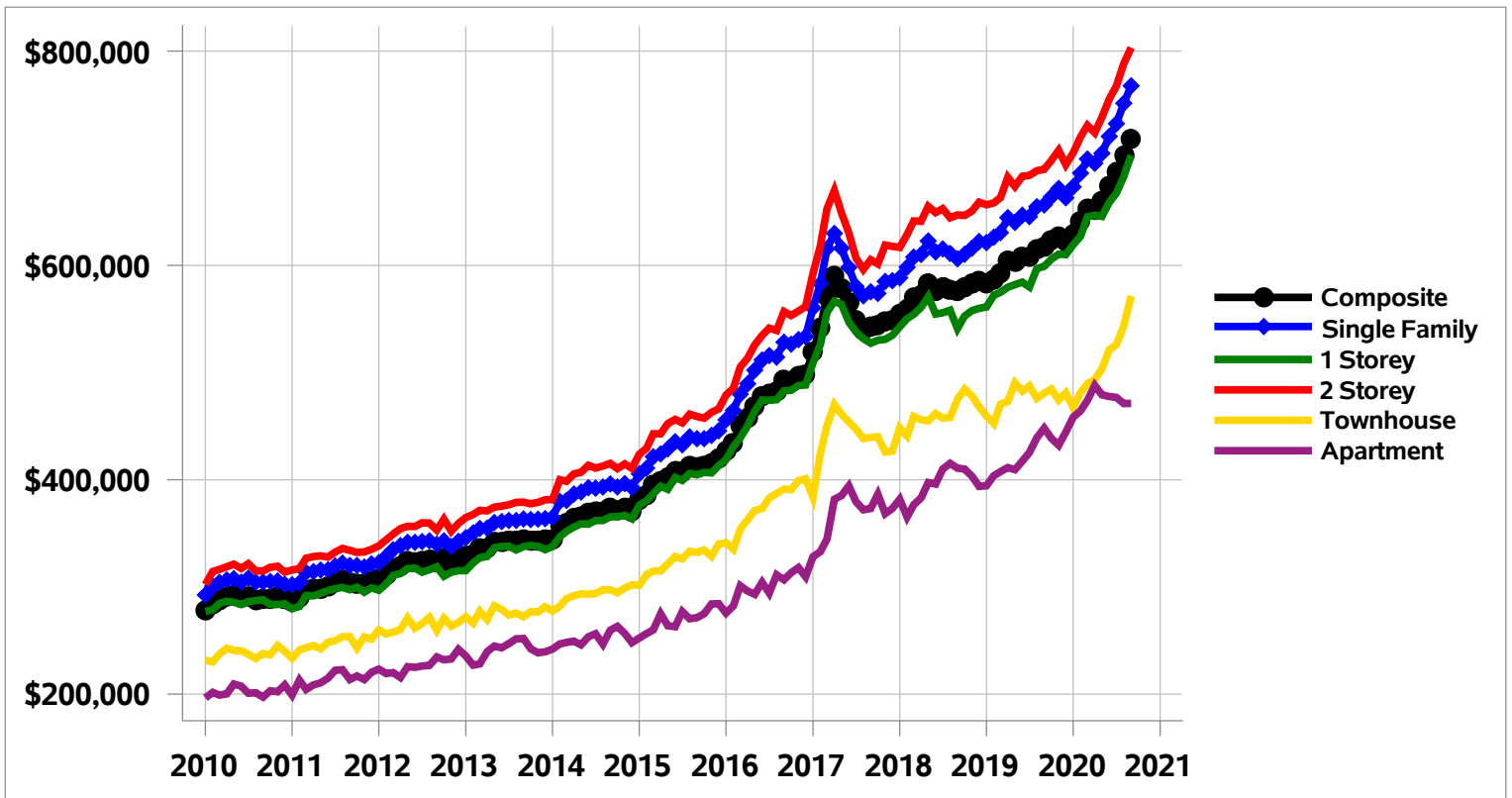
⁶ Sales to new listings ratio and months of inventory shown as levels; all others calculated as percentage changes

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

MLS® Home Price Index Benchmark Price

Benchmark Type:	September 2020	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$718,600	2.3	6.5	10.0	16.3	32.3	74.5
Single Family	\$767,600	2.2	6.6	9.8	16.9	33.4	75.1
One Storey	\$702,900	2.9	6.7	8.9	17.3	33.3	73.7
Two Storey	\$803,200	1.9	6.3	9.9	16.5	32.7	75.0
Townhouse	\$571,500	5.1	9.6	16.7	18.9	30.0	72.0
Apartment-Style	\$471,300	0.0	-1.3	-0.6	5.2	26.3	73.7

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® 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.)	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