



# Residential Market Activity and MLS® Home Price Index Report

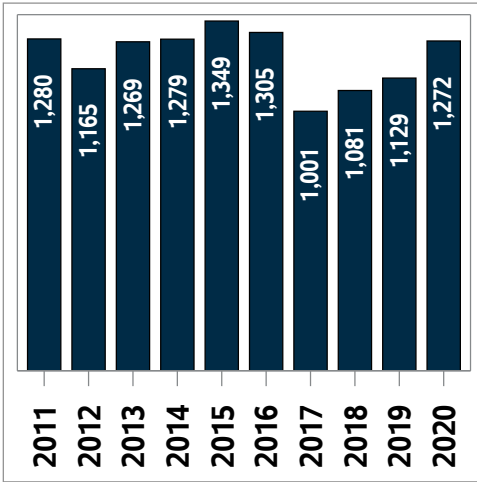
August 2020



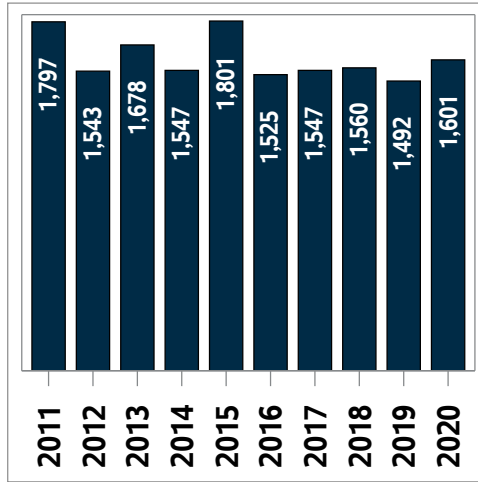
Prepared for the REALTORS® Association of Hamilton-Burlington  
by the Canadian Real Estate Association

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

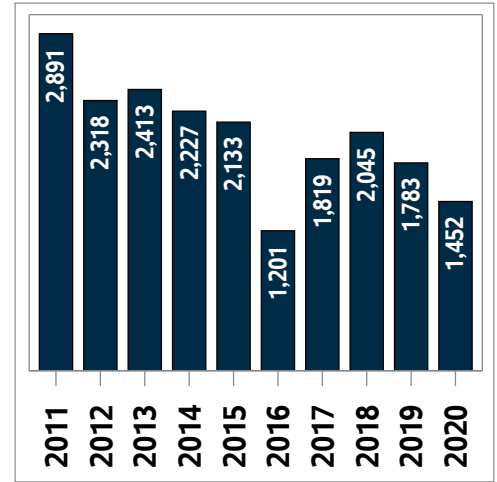
Sales Activity  
(August only)



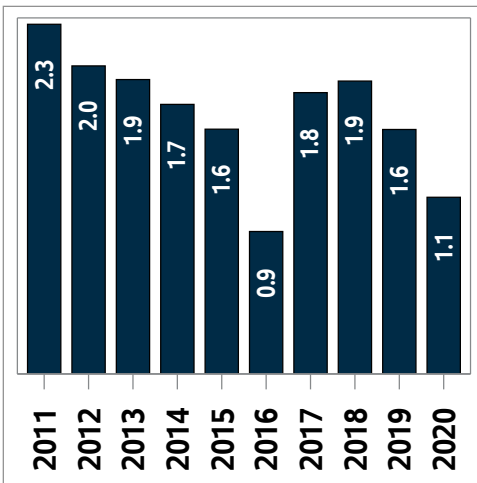
New Listings  
(August only)



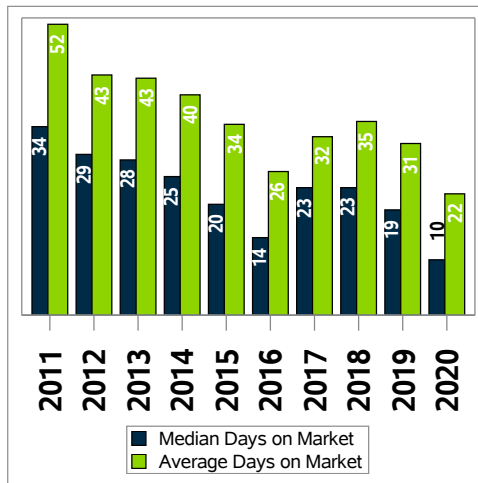
Active Listings  
(August only)



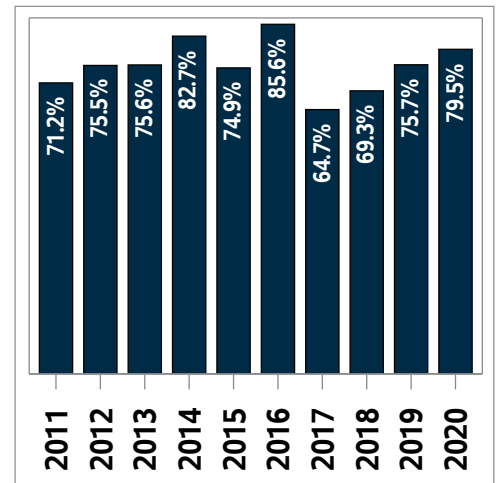
Months of Inventory  
(August only)



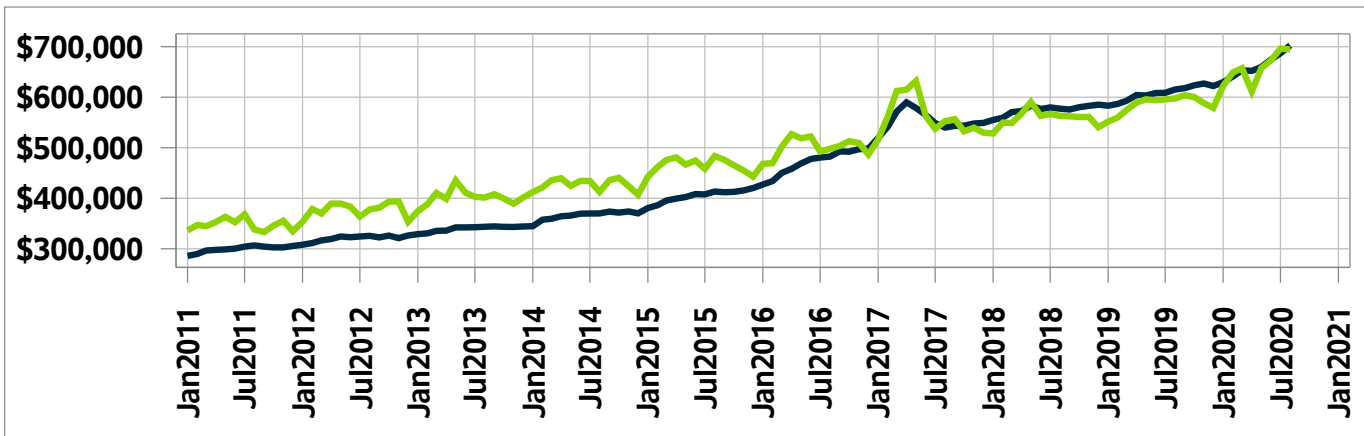
Days on Market  
(August only)



Sales to New Listings Ratio  
(August only)

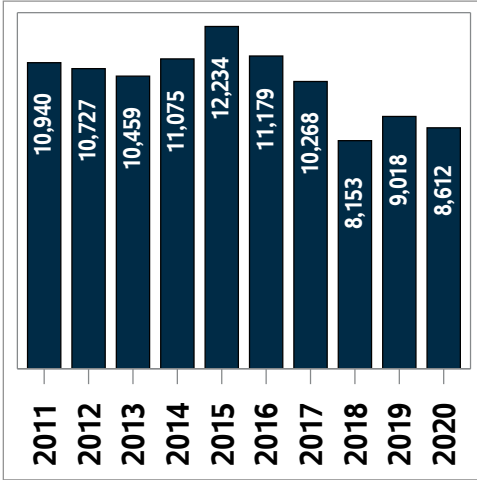


MLS® HPI Composite Benchmark Price and Average Price

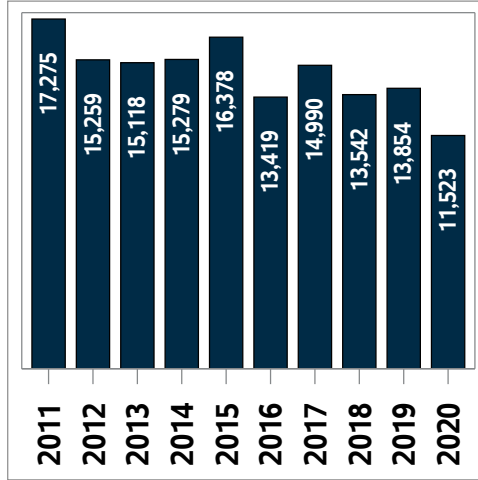


# REALTORS® Association of Hamilton-Burlington MLS® Residential Market Activity

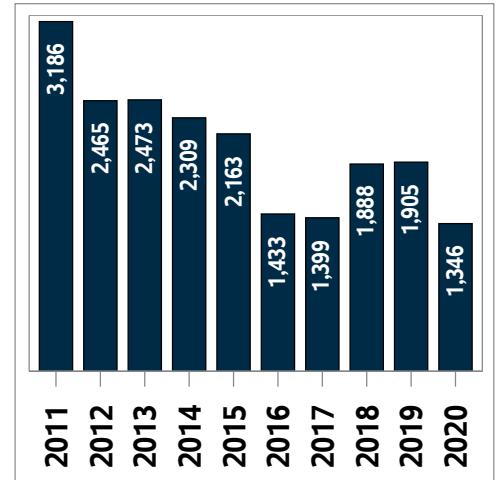
**Sales Activity**  
(August Year-to-date)



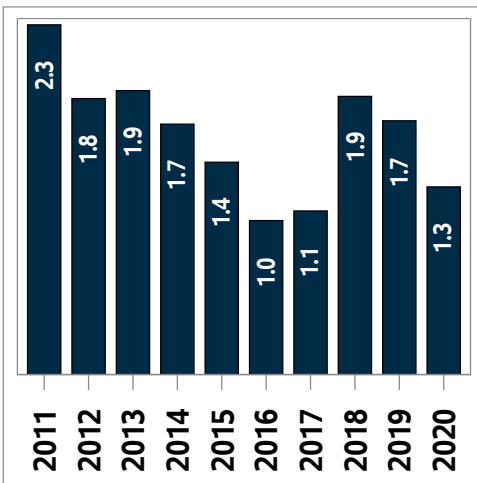
**New Listings**  
(August Year-to-date)



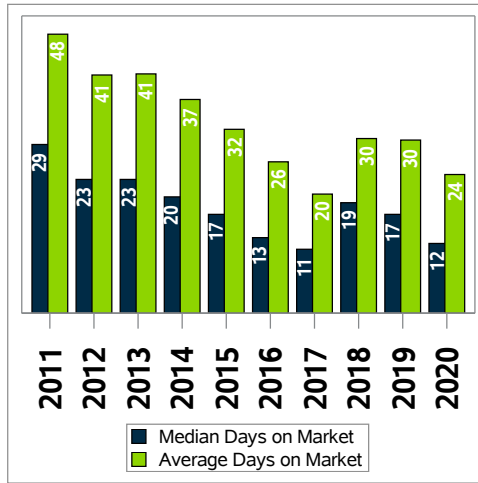
**Active Listings**<sup>1</sup>  
(August Year-to-date)



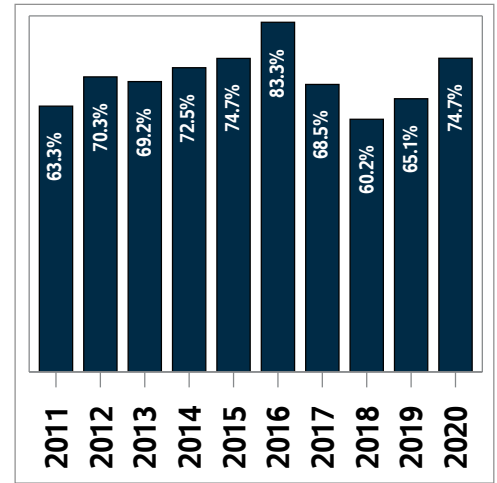
**Months of Inventory**<sup>2</sup>  
(August Year-to-date)



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



**Sales to New Listings Ratio**  
(August 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	August 2020	Compared to <sup>6</sup>					
		August 2019	August 2018	August 2017	August 2015	August 2013	August 2010
Sales Activity	1,272	12.7	17.7	27.1	-5.7	0.2	17.9
Dollar Volume	\$883,645,306	31.0	45.2	59.8	35.5	73.5	164.6
New Listings	1,601	7.3	2.6	3.5	-11.1	-4.6	-0.9
Active Listings	1,452	-18.6	-29.0	-20.2	-31.9	-39.8	-47.2
Sales to New Listings Ratio <sup>1</sup>	79.5	75.7	69.3	64.7	74.9	75.6	66.8
Months of Inventory <sup>2</sup>	1.1	1.6	1.9	1.8	1.6	1.9	2.6
Average Price	\$694,690	16.3	23.4	25.7	43.7	73.1	124.4
Median Price	\$625,000	15.9	26.3	27.3	60.3	81.2	123.2
Sales to List Price Ratio	102.1	98.7	98.0	98.0	97.9	97.4	95.7
Median Days on Market	10.0	19.0	23.0	23.0	20.0	28.0	41.0
Average Days on Market	21.9	31.0	34.9	32.2	34.4	42.7	57.6

Year-to-date	August 2020	Compared to <sup>6</sup>					
		August 2019	August 2018	August 2017	August 2015	August 2013	August 2010
Sales Activity	8,612	-4.5	5.6	-16.1	-29.6	-17.7	-16.6
Dollar Volume	\$5,733,988,670	8.7	25.1	-3.8	-0.2	35.3	70.7
New Listings	11,523	-16.8	-14.9	-23.1	-29.6	-23.8	-29.7
Active Listings <sup>3</sup>	1,346	-29.4	-28.7	-3.8	-37.8	-45.6	-53.4
Sales to New Listings Ratio <sup>4</sup>	74.7	65.1	60.2	68.5	74.7	69.2	63.0
Months of Inventory <sup>5</sup>	1.3	1.7	1.9	1.1	1.4	1.9	2.2
Average Price	\$665,814	13.8	18.4	14.6	41.8	64.3	104.7
Median Price	\$600,000	14.3	20.0	18.1	49.7	72.9	107.0
Sales to List Price Ratio	100.7	98.8	98.5	103.6	98.7	97.4	97.0
Median Days on Market	12.0	17.0	19.0	11.0	17.0	23.0	27.0
Average Days on Market	23.8	29.8	30.0	20.5	31.6	41.1	44.2

<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

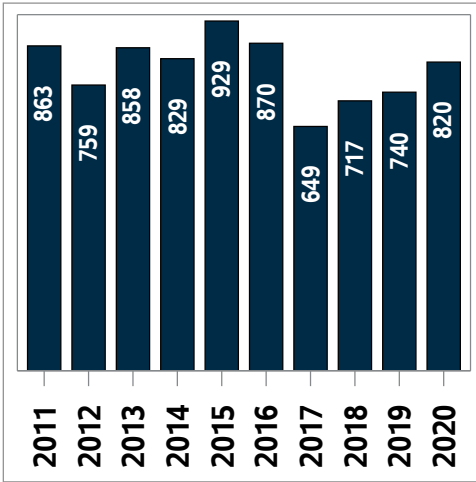
<sup>4</sup> Sum of sales from January to current month / sum of new listings from January to current month

<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

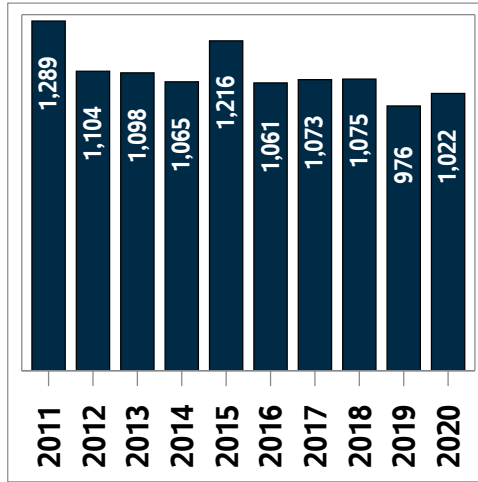
<sup>6</sup> Sales to new listings ratio and months of inventory shown as levels; all others calculated as percentage changes

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

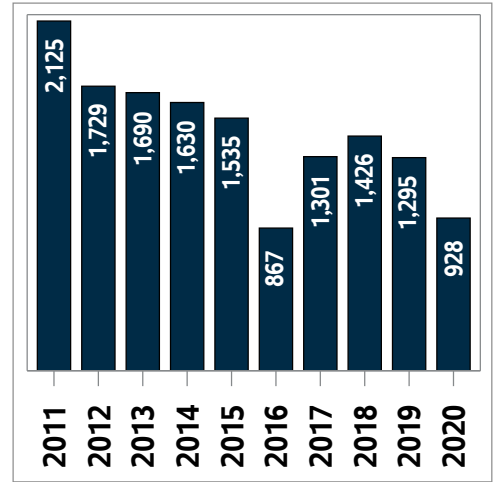
Sales Activity  
(August only)



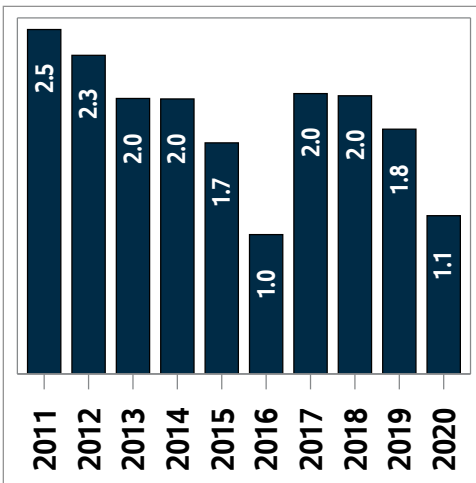
New Listings  
(August only)



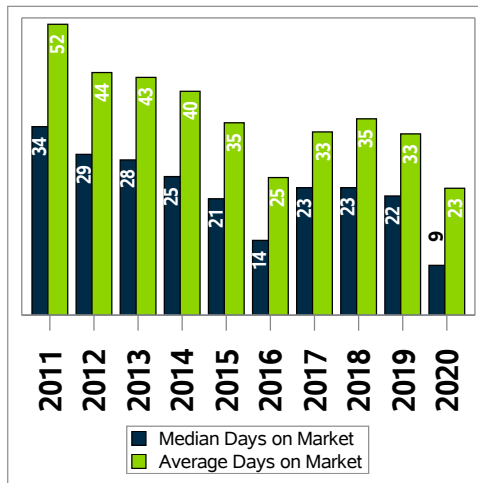
Active Listings  
(August only)



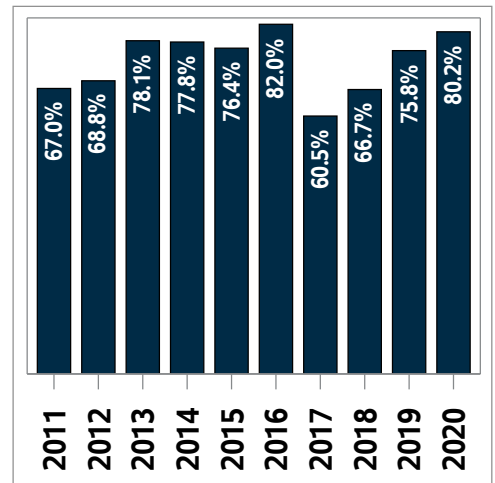
Months of Inventory  
(August only)



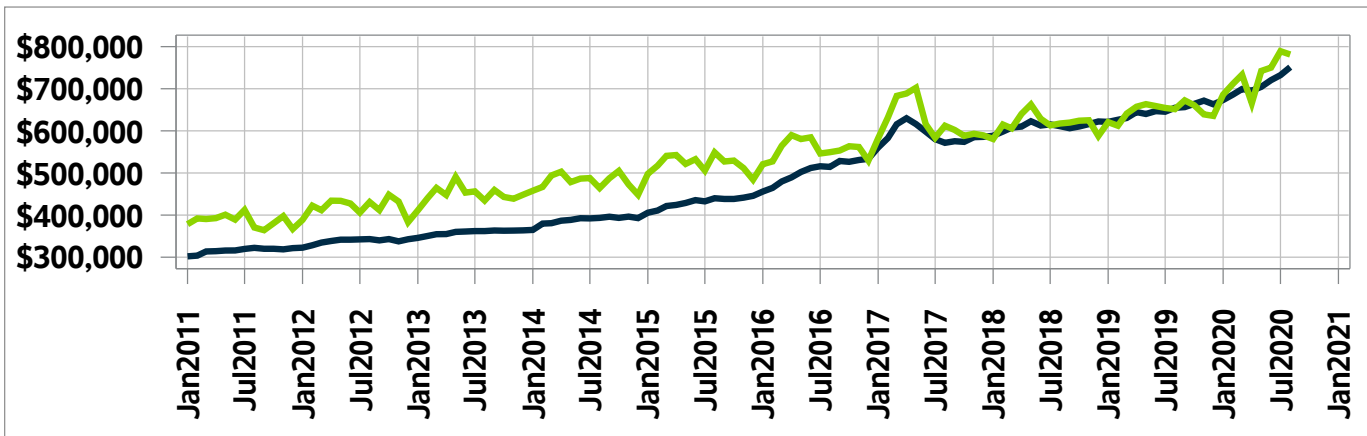
Days on Market  
(August only)



Sales to New Listings Ratio  
(August only)

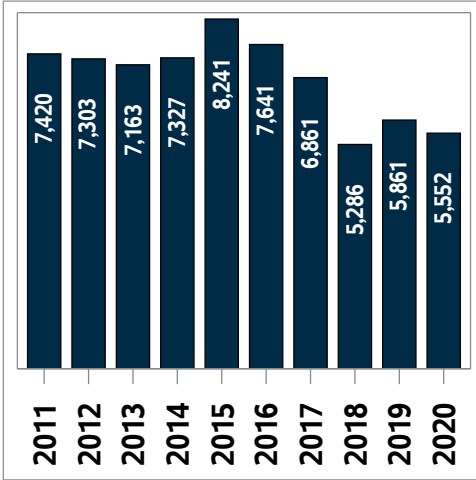


MLS® HPI Single Family Benchmark Price and Average Price

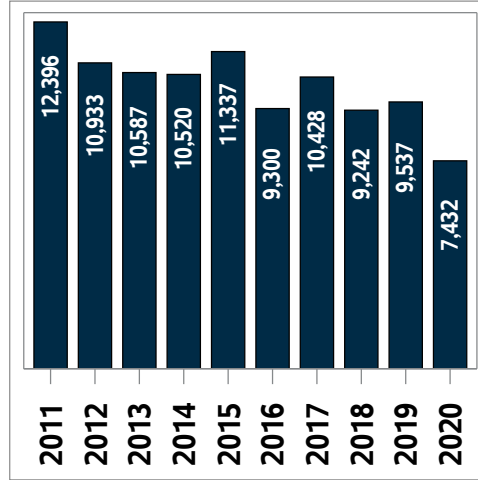


# REALTORS® Association of Hamilton-Burlington MLS® Single Family Market Activity

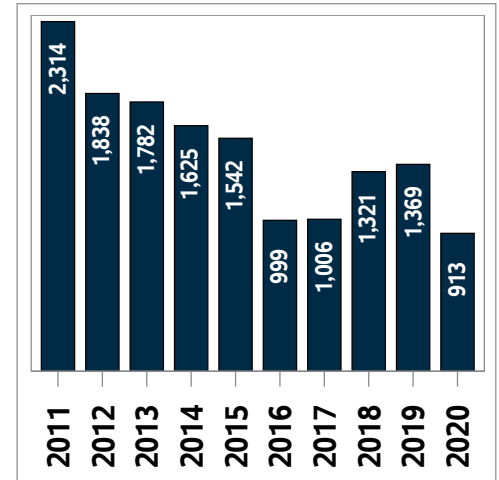
**Sales Activity**  
(August Year-to-date)



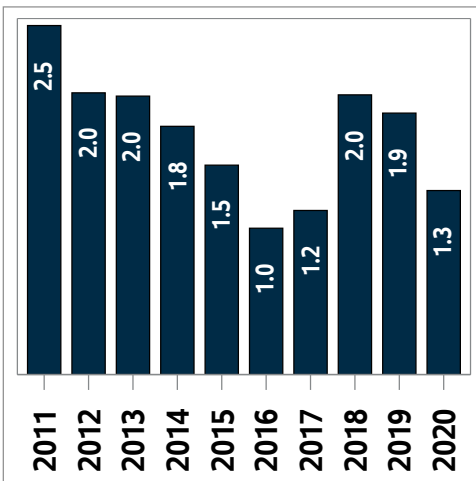
**New Listings**  
(August Year-to-date)



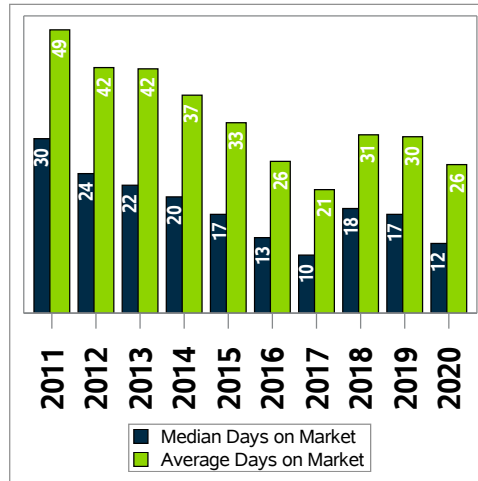
**Active Listings**<sup>1</sup>  
(August Year-to-date)



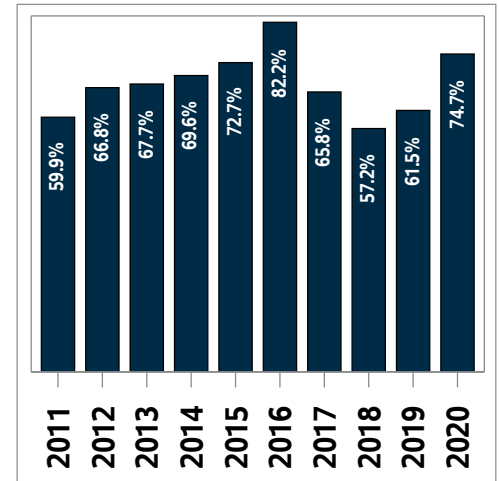
**Months of Inventory**<sup>2</sup>  
(August Year-to-date)



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



**Sales to New Listings Ratio**  
(August 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	August 2020	Compared to <sup>6</sup>					
		August 2019	August 2018	August 2017	August 2015	August 2013	August 2010
Sales Activity	820	10.8	14.4	26.3	-11.7	-4.4	11.6
Dollar Volume	\$640,680,752	32.9	44.7	61.2	25.7	71.8	156.3
New Listings	1,022	4.7	-4.9	-4.8	-16.0	-6.9	-10.7
Active Listings	928	-28.3	-34.9	-28.7	-39.5	-45.1	-54.1
Sales to New Listings Ratio <sup>1</sup>	80.2	75.8	66.7	60.5	76.4	78.1	64.2
Months of Inventory <sup>2</sup>	1.1	1.8	2.0	2.0	1.7	2.0	2.7
Average Price	\$781,318	19.9	26.5	27.6	42.4	79.8	129.7
Median Price	\$714,000	19.9	28.2	28.6	55.2	87.9	134.1
Sales to List Price Ratio	102.4	98.4	97.9	97.9	98.1	97.3	95.6
Median Days on Market	9.0	21.5	23.0	23.0	21.0	28.0	40.0
Average Days on Market	22.9	32.7	35.4	33.0	34.7	42.9	55.1

Year-to-date	August 2020	Compared to <sup>6</sup>					
		August 2019	August 2018	August 2017	August 2015	August 2013	August 2010
Sales Activity	5,552	-5.3	5.0	-19.1	-32.6	-22.5	-21.1
Dollar Volume	\$4,130,082,695	8.7	25.2	-7.1	-5.1	27.1	63.1
New Listings	7,432	-22.1	-19.6	-28.7	-34.4	-29.8	-36.8
Active Listings <sup>3</sup>	913	-33.3	-30.9	-9.2	-40.8	-48.8	-56.7
Sales to New Listings Ratio <sup>4</sup>	74.7	61.5	57.2	65.8	72.7	67.7	59.9
Months of Inventory <sup>5</sup>	1.3	1.9	2.0	1.2	1.5	2.0	2.4
Average Price	\$743,891	14.7	19.2	14.9	40.9	64.0	106.8
Median Price	\$675,000	15.4	20.5	18.4	45.2	70.9	107.7
Sales to List Price Ratio	100.7	98.8	98.4	103.6	98.8	97.4	97.0
Median Days on Market	12.0	17.0	18.0	10.0	17.0	22.0	27.0
Average Days on Market	25.5	30.3	30.7	21.2	32.7	42.0	44.5

<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

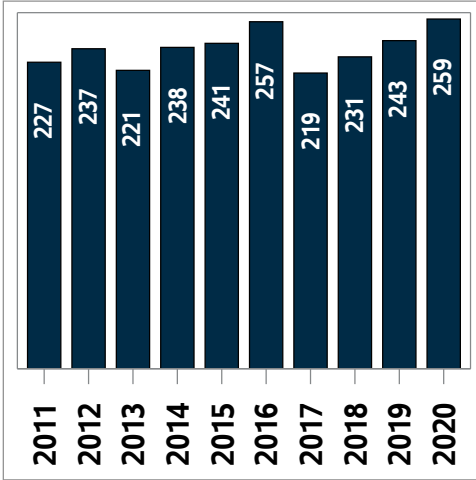
<sup>4</sup> Sum of sales from January to current month / sum of new listings from January to current month

<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

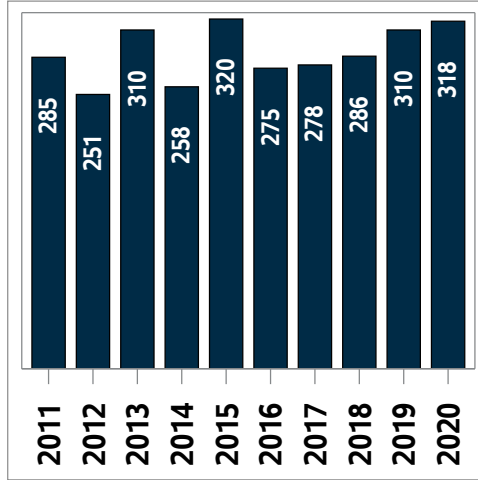
<sup>6</sup> Sales to new listings ratio and months of inventory shown as levels; all others calculated as percentage changes

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

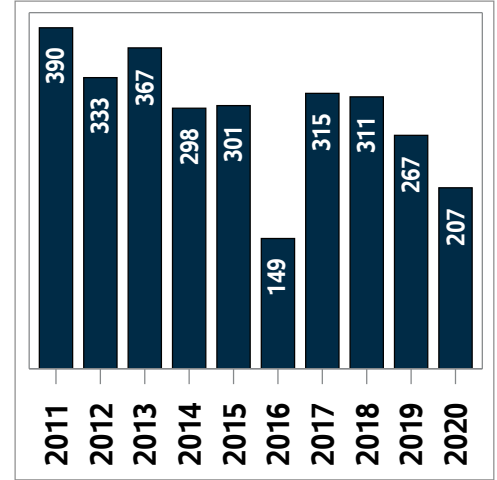
Sales Activity  
(August only)



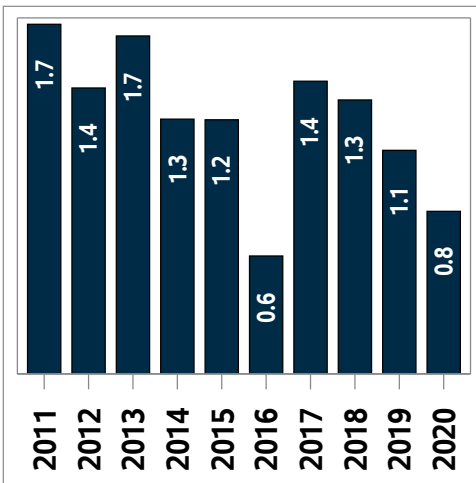
New Listings  
(August only)



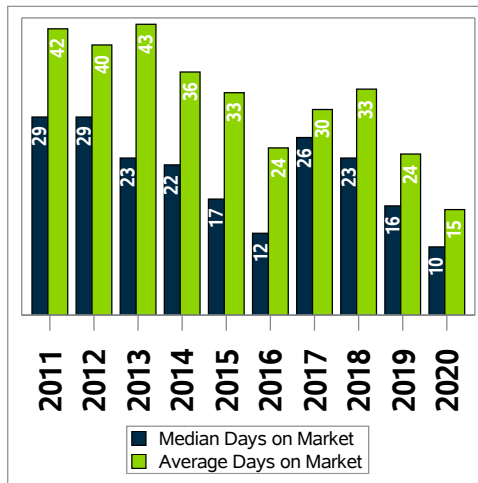
Active Listings  
(August only)



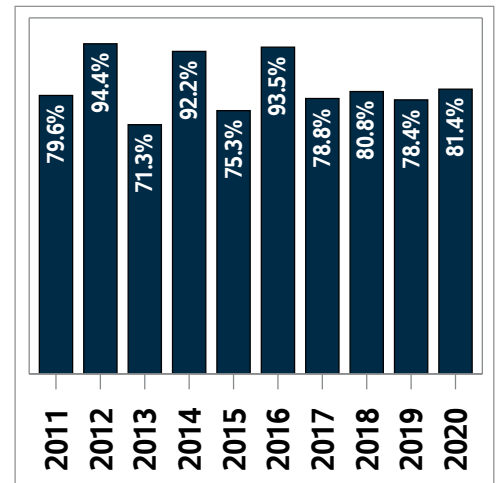
Months of Inventory  
(August only)



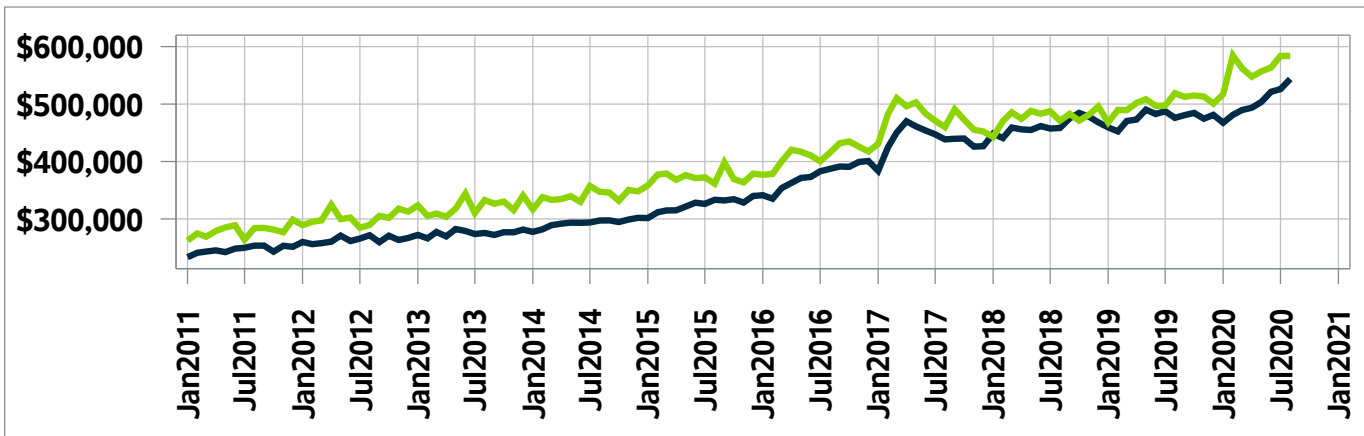
Days on Market  
(August only)



Sales to New Listings Ratio  
(August only)



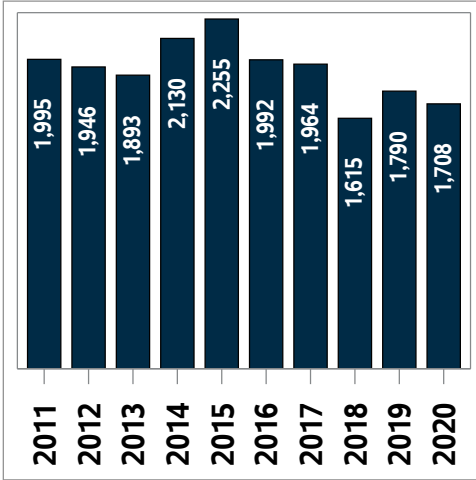
MLS® HPI Townhouse Benchmark Price and Average Price



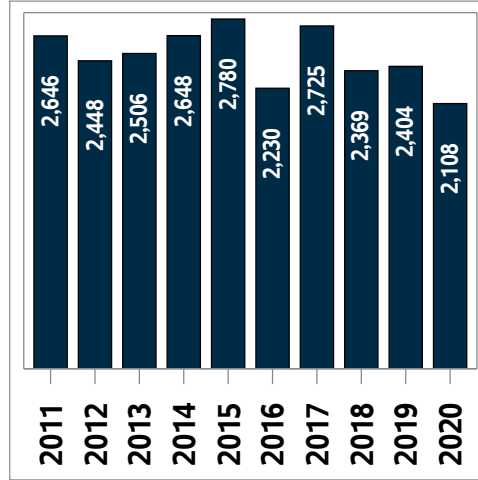


# REALTORS® Association of Hamilton-Burlington MLS® Townhouse Market Activity

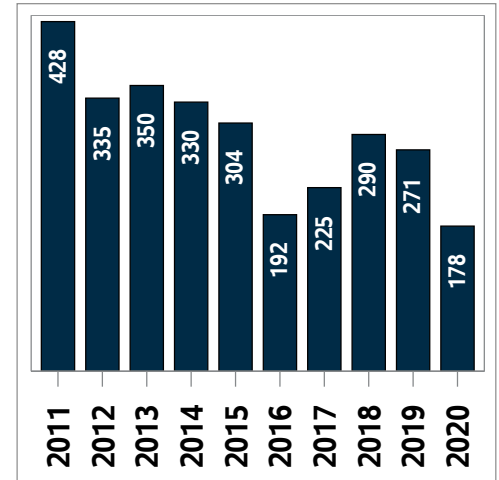
**Sales Activity**  
(August Year-to-date)



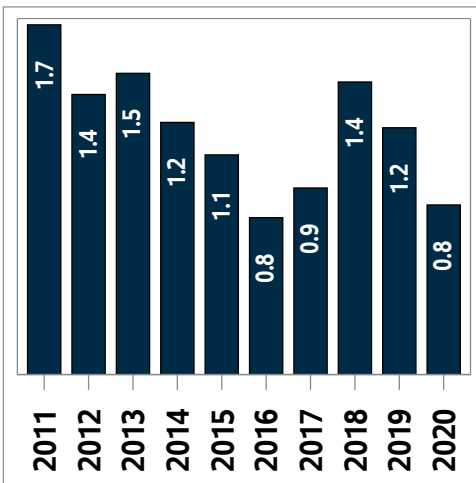
**New Listings**  
(August Year-to-date)



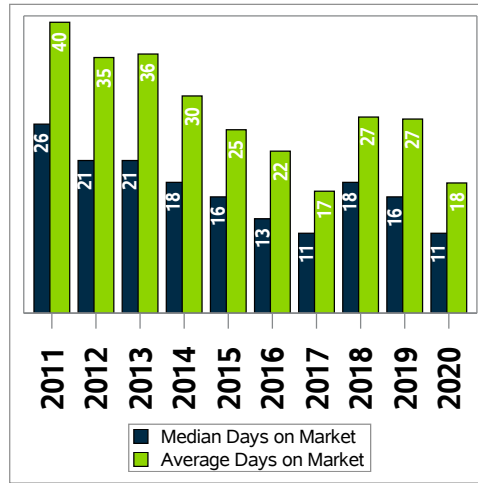
**Active Listings**<sup>1</sup>  
(August Year-to-date)



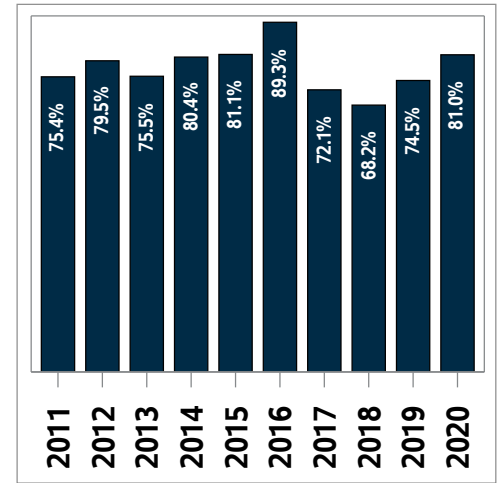
**Months of Inventory**<sup>2</sup>  
(August Year-to-date)



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



**Sales to New Listings Ratio**  
(August 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	August 2020	Compared to <sup>6</sup>					
		August 2019	August 2018	August 2017	August 2015	August 2013	August 2010
Sales Activity	259	6.6	12.1	18.3	7.5	17.2	26.3
Dollar Volume	\$151,194,234	19.9	39.0	50.1	73.5	105.5	187.1
New Listings	318	2.6	11.2	14.4	-0.6	2.6	18.7
Active Listings	207	-22.5	-33.4	-34.3	-31.2	-43.6	-46.4
Sales to New Listings Ratio <sup>1</sup>	81.4	78.4	80.8	78.8	75.3	71.3	76.5
Months of Inventory <sup>2</sup>	0.8	1.1	1.3	1.4	1.2	1.7	1.9
Average Price	\$583,762	12.5	23.9	26.9	61.4	75.4	127.2
Median Price	\$575,000	14.5	25.0	23.7	66.7	82.5	132.3
Sales to List Price Ratio	102.4	99.4	97.9	98.1	98.0	97.9	96.0
Median Days on Market	10.0	16.0	23.0	26.0	17.0	23.0	36.0
Average Days on Market	15.5	23.6	33.1	30.1	32.6	42.6	61.7

Year-to-date	August 2020	Compared to <sup>6</sup>					
		August 2019	August 2018	August 2017	August 2015	August 2013	August 2010
Sales Activity	1,708	-4.6	5.8	-13.0	-24.3	-9.8	-6.7
Dollar Volume	\$969,165,458	8.5	25.7	1.9	15.7	60.8	101.4
New Listings	2,108	-12.3	-11.0	-22.6	-24.2	-15.9	-15.2
Active Listings <sup>3</sup>	178	-34.4	-38.7	-20.9	-41.5	-49.2	-56.3
Sales to New Listings Ratio <sup>4</sup>	81.0	74.5	68.2	72.1	81.1	75.5	73.6
Months of Inventory <sup>5</sup>	0.8	1.2	1.4	0.9	1.1	1.5	1.8
Average Price	\$567,427	13.7	18.8	17.2	52.8	78.3	115.8
Median Price	\$556,750	12.5	18.3	18.3	58.2	85.6	118.7
Sales to List Price Ratio	101.1	99.0	98.5	104.0	99.1	97.8	97.3
Median Days on Market	11.0	16.0	18.0	11.0	16.0	21.0	25.0
Average Days on Market	17.9	26.7	27.0	16.8	25.2	35.6	40.5

<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

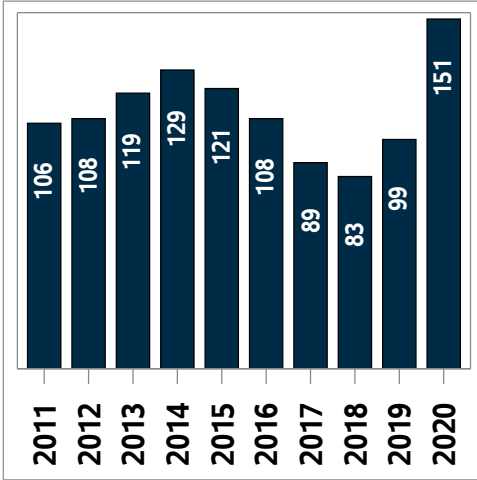
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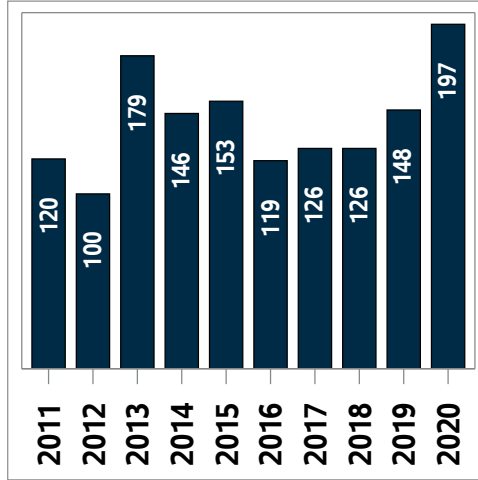
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# REALTORS® Association of Hamilton-Burlington MLS® Apartment-Style Market Activity

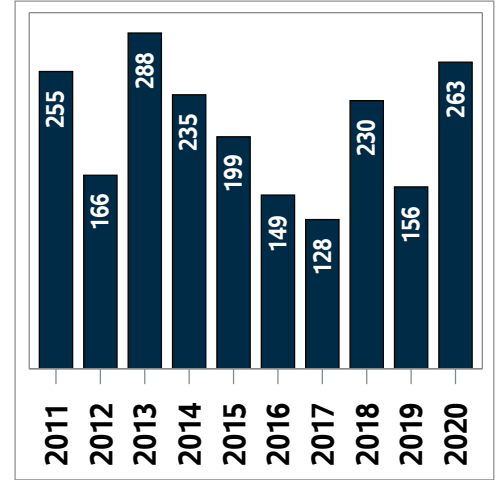
Sales Activity  
(August only)



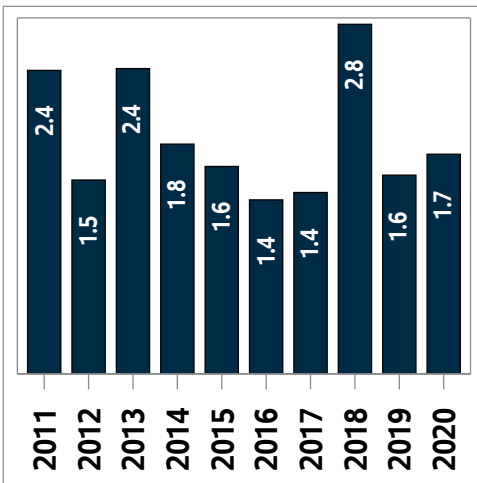
New Listings  
(August only)



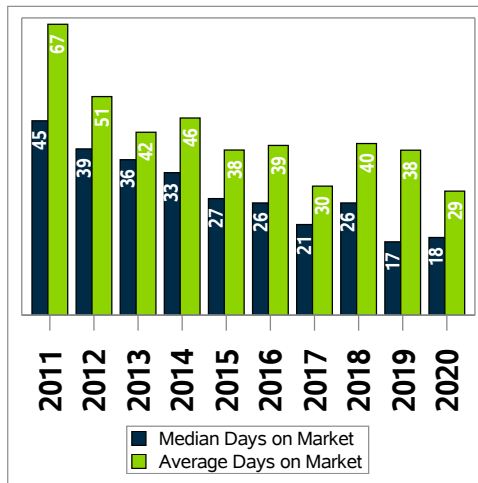
Active Listings  
(August only)



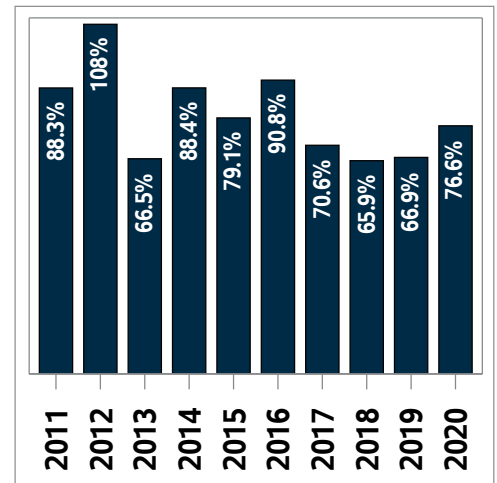
Months of Inventory  
(August only)



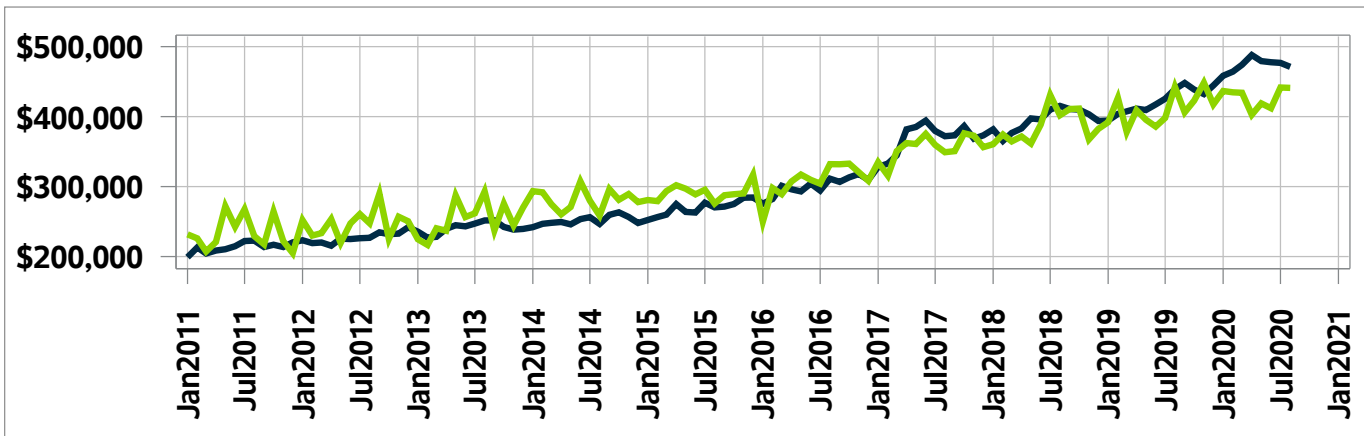
Days on Market  
(August only)



Sales to New Listings Ratio  
(August only)

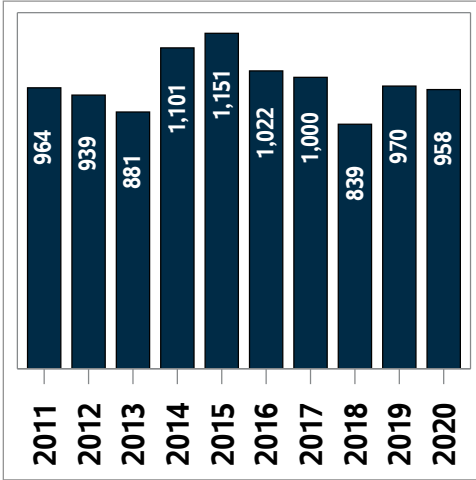


MLS® HPI Apartment-Style Benchmark Price and Average Price

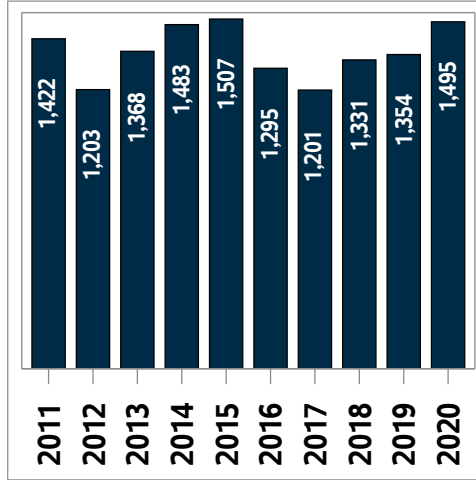


# REALTORS® Association of Hamilton-Burlington MLS® Apartment-Style Market Activity

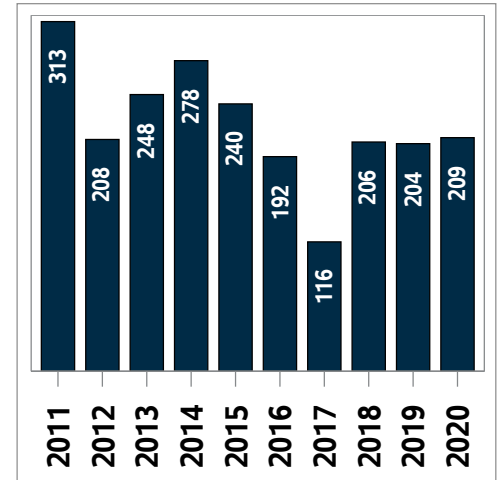
**Sales Activity**  
(August Year-to-date)



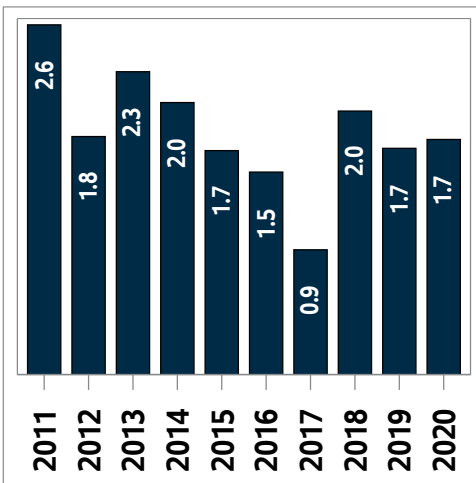
**New Listings**  
(August Year-to-date)



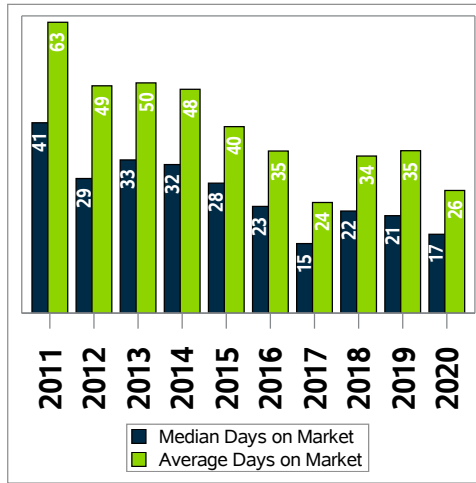
**Active Listings**<sup>1</sup>  
(August Year-to-date)



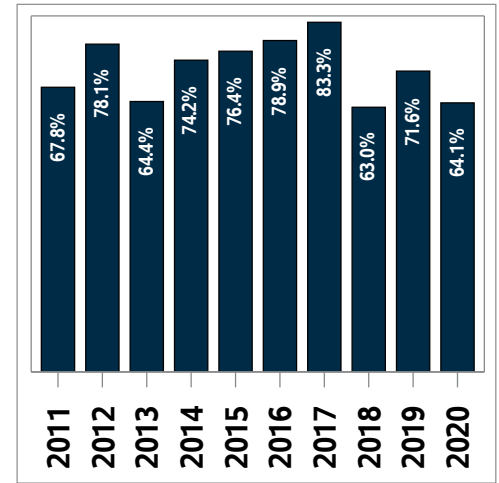
**Months of Inventory**<sup>2</sup>  
(August Year-to-date)



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



**Sales to New Listings Ratio**  
(August 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	August 2020	Compared to <sup>6</sup>					
		August 2019	August 2018	August 2017	August 2015	August 2013	August 2010
Sales Activity	151	52.5	81.9	69.7	24.8	26.9	75.6
Dollar Volume	\$66,600,420	52.0	99.6	114.4	99.6	91.0	300.8
New Listings	197	33.1	56.3	56.3	28.8	10.1	50.4
Active Listings	263	68.6	14.3	105.5	32.2	-8.7	17.4
Sales to New Listings Ratio <sup>1</sup>	76.6	66.9	65.9	70.6	79.1	66.5	65.6
Months of Inventory <sup>2</sup>	1.7	1.6	2.8	1.4	1.6	2.4	2.6
Average Price	\$441,062	-0.4	9.7	26.3	59.9	50.5	128.2
Median Price	\$425,000	3.4	22.1	21.4	63.4	74.5	127.6
Sales to List Price Ratio	99.6	99.4	98.3	98.8	96.6	95.6	94.7
Median Days on Market	18.0	17.0	26.0	21.0	27.0	36.0	53.0
Average Days on Market	28.7	38.2	39.7	29.9	38.2	42.4	71.4

Year-to-date	August 2020	Compared to <sup>6</sup>					
		August 2019	August 2018	August 2017	August 2015	August 2013	August 2010
Sales Activity	958	-1.2	14.2	-4.2	-16.8	8.7	5.3
Dollar Volume	\$412,793,259	5.9	29.4	17.5	23.4	83.9	106.6
New Listings	1,495	10.4	12.3	24.5	-0.8	9.3	10.2
Active Listings <sup>3</sup>	209	2.6	1.9	80.5	-12.6	-15.6	-17.1
Sales to New Listings Ratio <sup>4</sup>	64.1	71.6	63.0	83.3	76.4	64.4	67.1
Months of Inventory <sup>5</sup>	1.7	1.7	2.0	0.9	1.7	2.3	2.2
Average Price	\$430,891	7.3	13.4	22.6	48.3	69.1	96.2
Median Price	\$415,000	10.7	18.6	24.6	58.1	78.1	107.6
Sales to List Price Ratio	99.5	98.6	98.4	102.3	96.9	96.1	96.3
Median Days on Market	17.0	21.0	22.0	15.0	28.0	33.0	34.0
Average Days on Market	26.4	35.0	33.8	23.8	40.2	49.6	54.8

<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

<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

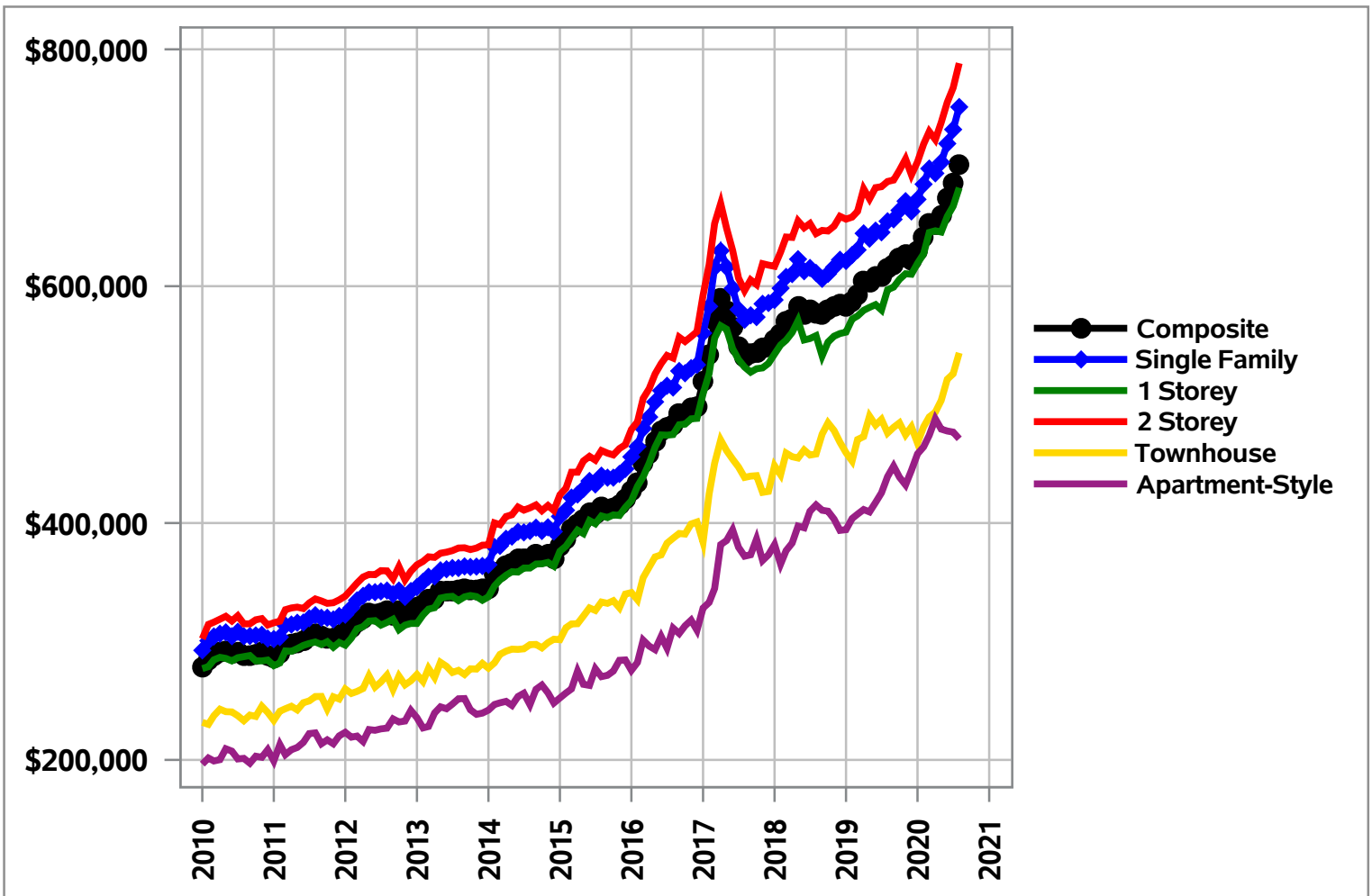
<sup>6</sup> Sales to new listings ratio and months of inventory shown as levels; all others calculated as percentage changes

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

## MLS® Home Price Index Benchmark Price

Benchmark Type:	August 2020	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$702,600	2.3	6.5	9.6	14.2	30.1	70.0
Single Family	\$751,300	2.6	6.6	9.5	14.7	31.4	70.8
One Storey	\$683,100	2.3	5.8	8.9	14.4	28.5	68.3
Two Storey	\$788,300	2.7	6.8	9.5	14.5	32.2	70.9
Townhouse	\$543,700	3.4	8.0	13.0	14.2	24.0	63.1
Apartment-Style	\$471,100	-1.2	-1.7	1.5	7.3	26.6	74.3

## 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