



# Residential Market Activity and MLS<sup>®</sup> Home Price Index Report

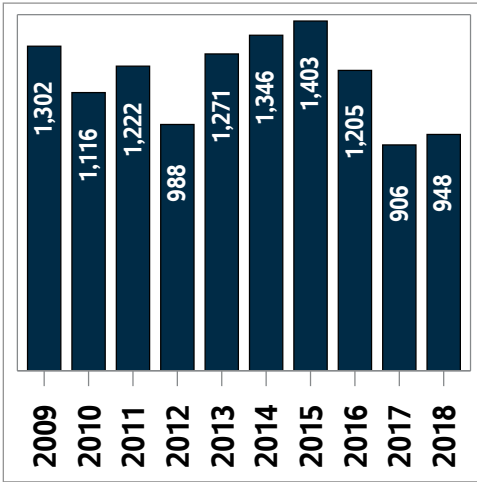
September 2018



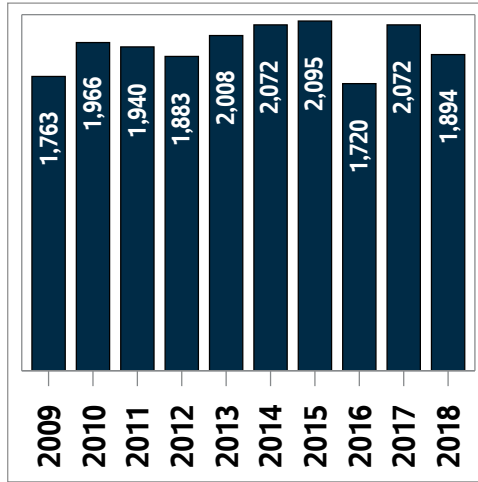
Prepared for the REALTORS<sup>®</sup> Association of Hamilton-Burlington  
by the Canadian Real Estate Association

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

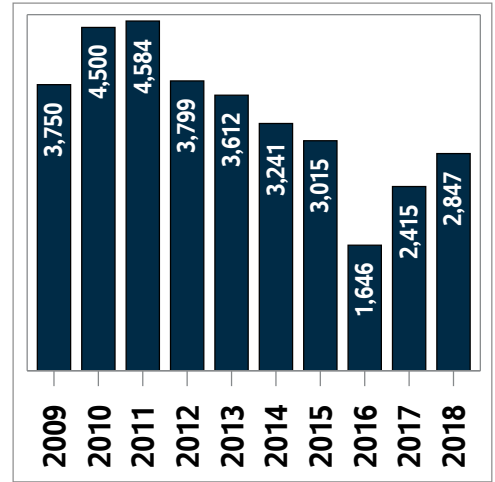
Sales Activity  
(September only)



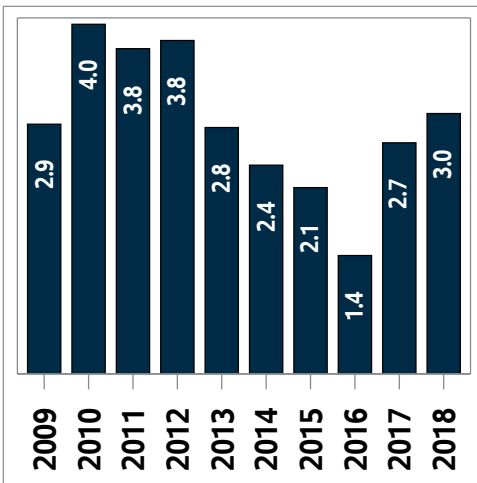
New Listings  
(September only)



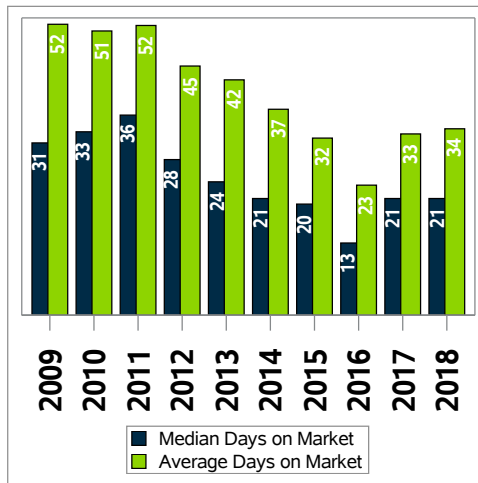
Active Listings  
(September only)



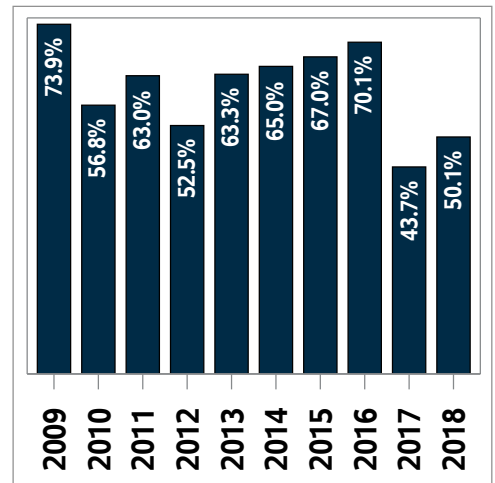
Months of Inventory  
(September only)



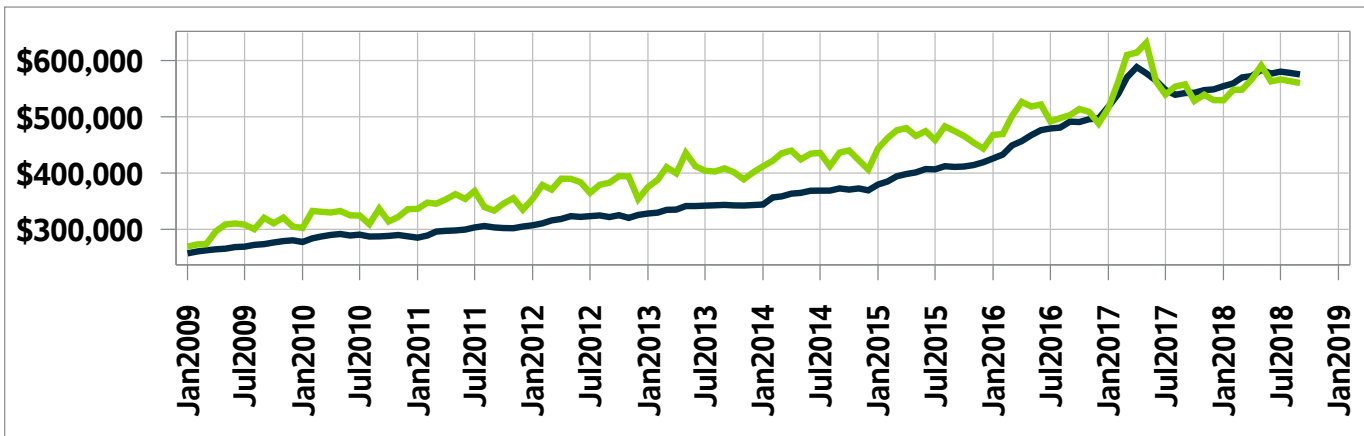
Days on Market  
(September only)



Sales to New Listings Ratio  
(September only)

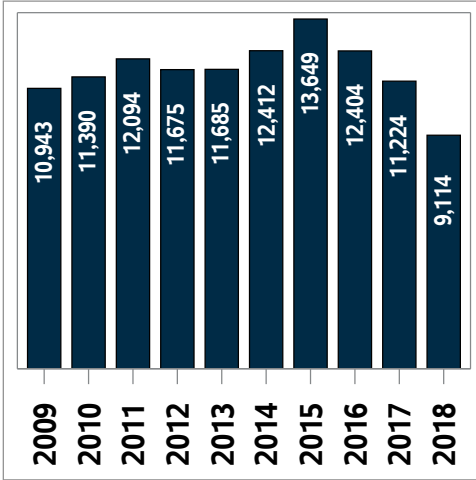


MLS® HPI Composite Benchmark Price and Average Price

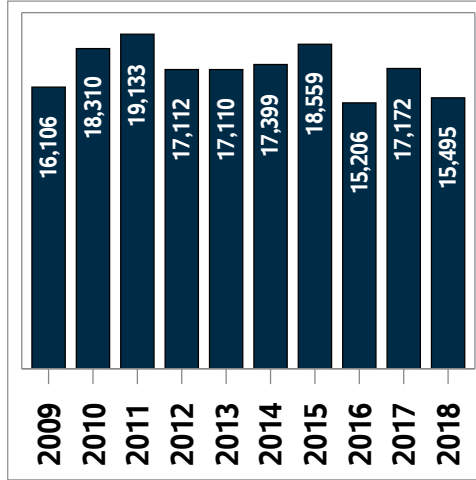


# REALTORS® Association of Hamilton-Burlington MLS® Residential Market Activity

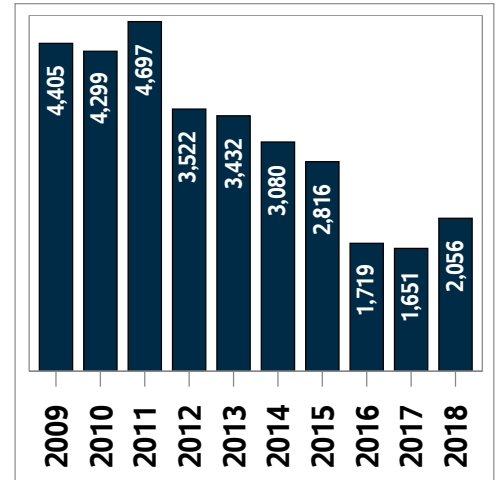
**Sales Activity**  
(September Year-to-date)



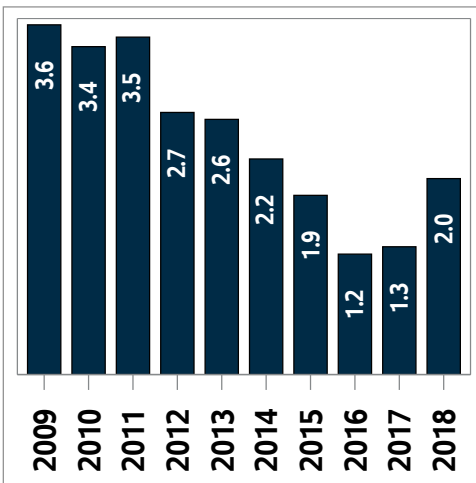
**New Listings**  
(September Year-to-date)



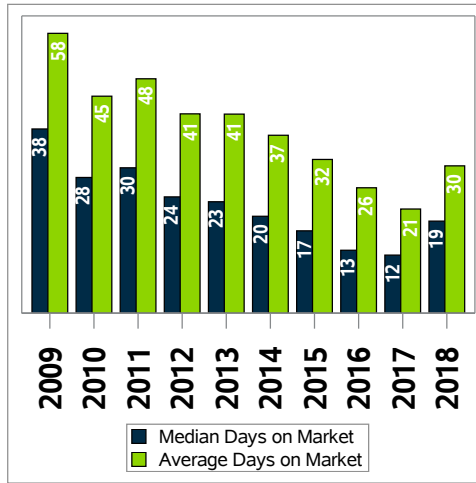
**Active Listings**<sup>1</sup>  
(September Year-to-date)



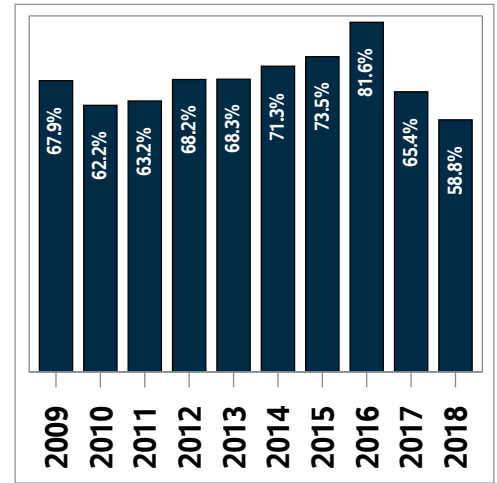
**Months of Inventory**<sup>2</sup>  
(September Year-to-date)



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



**Sales to New Listings Ratio**  
(September 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	September 2018	Compared to <sup>6</sup>					
		September 2017	September 2016	September 2015	September 2013	September 2011	September 2008
Sales Activity	948	4.6	-21.3	-32.4	-25.4	-22.4	-14.1
Dollar Volume	\$530,947,281	5.1	-12.4	-20.3	2.3	30.4	59.6
New Listings	1,894	-8.6	10.1	-9.6	-5.7	-2.4	-10.6
Active Listings	2,847	17.9	73.0	-5.6	-21.2	-37.9	-42.8
Sales to New Listings Ratio <sup>1</sup>	50.1	43.7	70.1	67.0	63.3	63.0	52.1
Months of Inventory <sup>2</sup>	3.0	2.7	1.4	2.1	2.8	3.8	4.5
Average Price	\$560,071	0.4	11.4	18.0	37.2	68.1	85.6
Median Price	\$499,950	4.2	14.9	25.0	41.0	69.5	96.8
Sales to List Price Ratio	98.2	98.3	101.0	98.5	96.9	96.9	96.2
Median Days on Market	21.0	21.0	13.0	20.0	24.0	36.0	41.0
Average Days on Market	33.5	32.6	23.4	31.9	42.3	52.1	54.3

Year-to-date	September 2018	Compared to <sup>6</sup>					
		September 2017	September 2016	September 2015	September 2013	September 2011	September 2008
Sales Activity	9,114	-18.8	-26.5	-33.2	-22.0	-24.6	-18.1
Dollar Volume	\$5,121,315,665	-21.1	-18.1	-20.2	7.8	20.9	54.0
New Listings	15,495	-9.8	1.9	-16.5	-9.4	-19.0	-16.1
Active Listings <sup>3</sup>	2,056	24.5	19.5	-27.0	-40.1	-56.2	-53.2
Sales to New Listings Ratio <sup>4</sup>	58.8	65.4	81.6	73.5	68.3	63.2	60.2
Months of Inventory <sup>5</sup>	2.0	1.3	1.2	1.9	2.6	3.5	3.6
Average Price	\$561,917	-2.8	11.5	19.5	38.3	60.4	87.9
Median Price	\$499,900	-0.6	16.3	25.0	43.6	63.4	90.8
Sales to List Price Ratio	98.4	103.2	100.8	98.7	97.3	96.9	96.7
Median Days on Market	19.0	12.0	13.0	17.0	23.0	30.0	32.0
Average Days on Market	30.4	21.5	25.9	31.7	41.1	48.3	48.1

<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

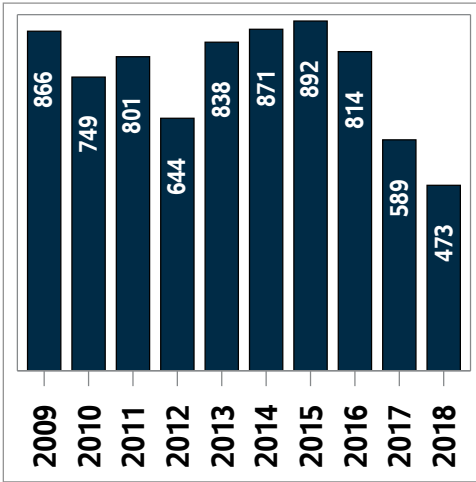
<sup>4</sup> Sum of sales from January to current month / sum of new listings from January to current month

<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

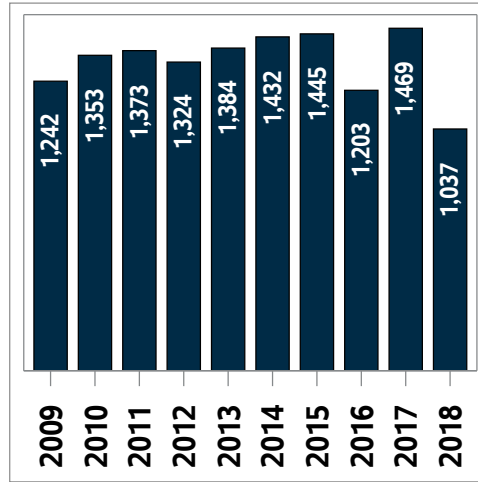
<sup>6</sup> Sales to new listings ratio and months of inventory shown as levels; all others calculated as percentage changes

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

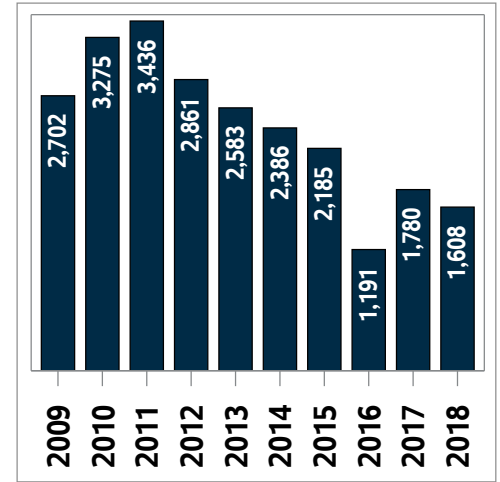
Sales Activity  
(September only)



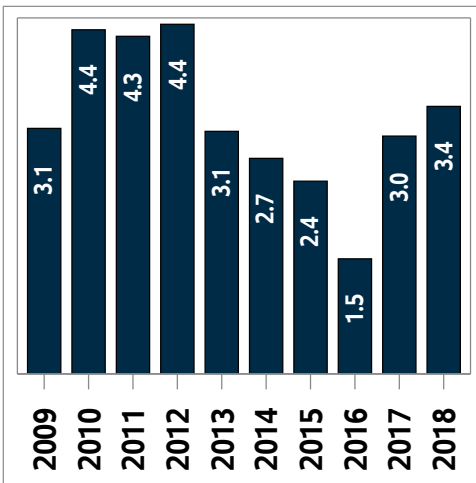
New Listings  
(September only)



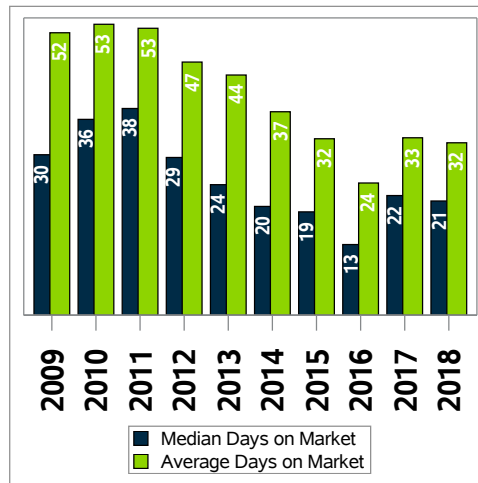
Active Listings  
(September only)



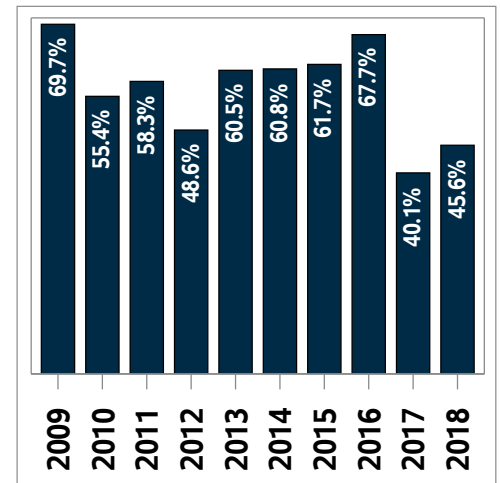
Months of Inventory  
(September only)



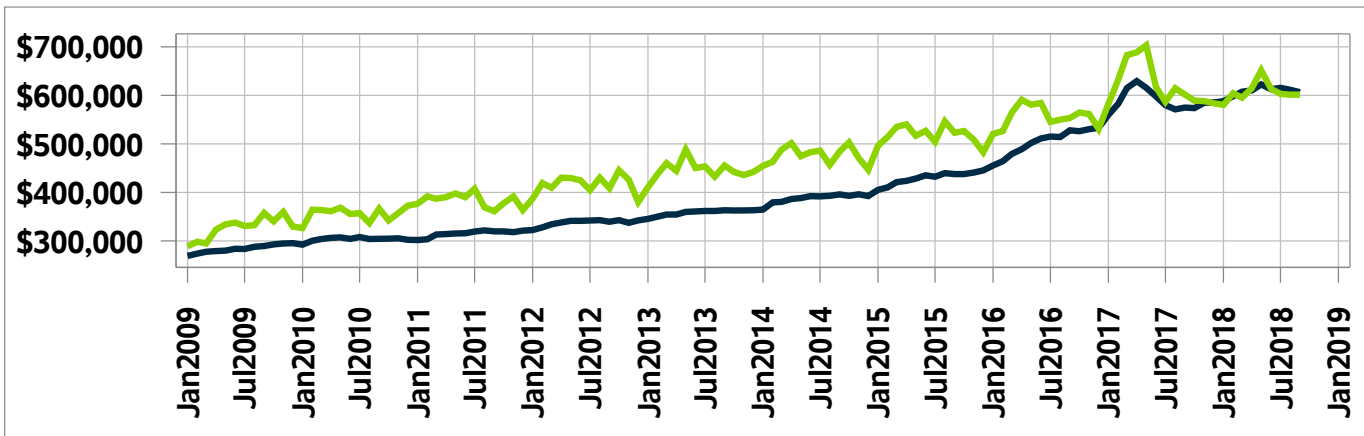
Days on Market  
(September only)



Sales to New Listings Ratio  
(September only)

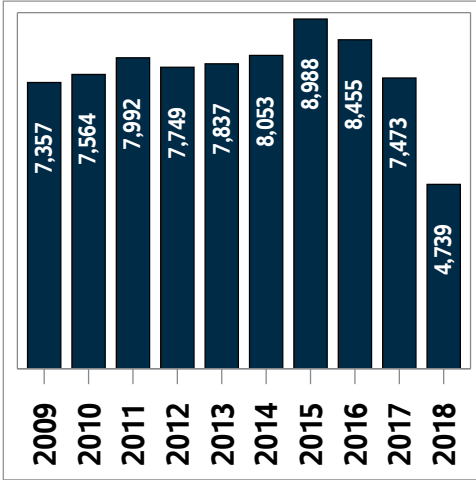


MLS® HPI Single Family Benchmark Price and Average Price

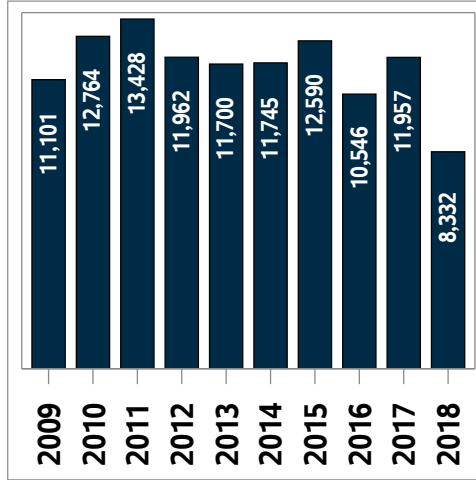


# REALTORS® Association of Hamilton-Burlington MLS® Single Family Market Activity

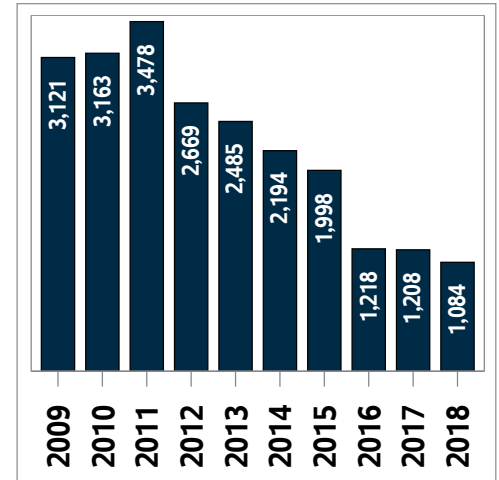
**Sales Activity**  
(September Year-to-date)



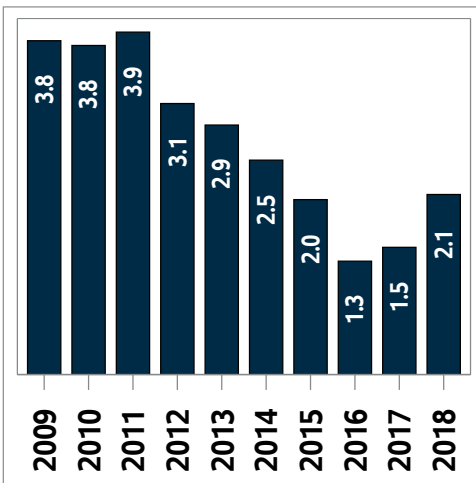
**New Listings**  
(September Year-to-date)



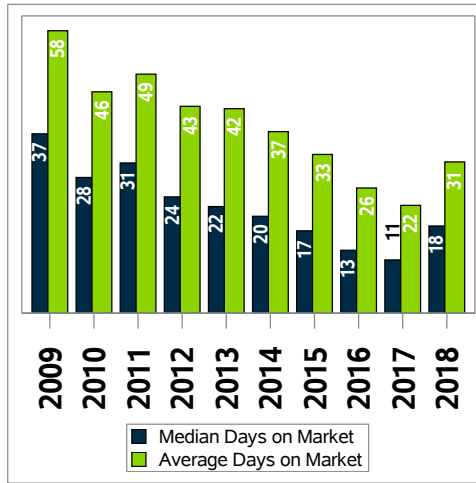
**Active Listings**<sup>1</sup>  
(September Year-to-date)



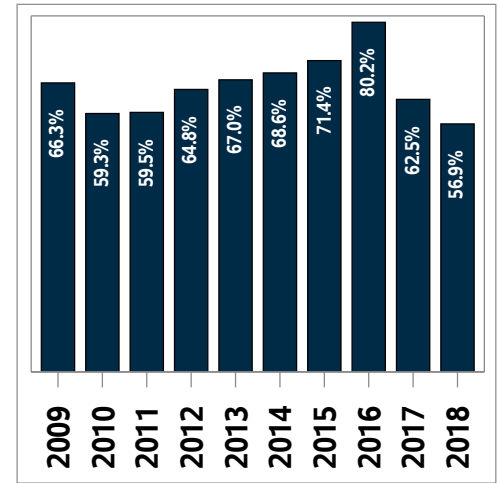
**Months of Inventory**<sup>2</sup>  
(September Year-to-date)



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



**Sales to New Listings Ratio**  
(September 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	September 2018	Compared to <sup>6</sup>					
		September 2017	September 2016	September 2015	September 2013	September 2011	September 2008
Sales Activity	473	-19.7	-41.9	-47.0	-43.6	-40.9	-33.2
Dollar Volume	\$284,552,226	-19.7	-36.8	-39.0	-25.4	-1.6	19.5
New Listings	1,037	-29.4	-13.8	-28.2	-25.1	-24.5	-29.8
Active Listings	1,608	-9.7	35.0	-26.4	-37.7	-53.2	-56.2
Sales to New Listings Ratio <sup>1</sup>	45.6	40.1	67.7	61.7	60.5	58.3	47.9
Months of Inventory <sup>2</sup>	3.4	3.0	1.5	2.4	3.1	4.3	5.2
Average Price	\$601,590	-0.0	8.7	15.0	32.1	66.6	78.9
Median Price	\$549,900	8.9	13.2	22.3	36.4	66.7	98.2
Sales to List Price Ratio	97.9	98.3	101.0	98.5	96.9	96.6	96.0
Median Days on Market	21.0	22.0	13.0	19.0	24.0	38.0	44.0
Average Days on Market	31.7	32.6	24.3	32.4	44.1	52.7	55.6

Year-to-date	September 2018	Compared to <sup>6</sup>					
		September 2017	September 2016	September 2015	September 2013	September 2011	September 2008
Sales Activity	4,739	-36.6	-44.0	-47.3	-39.5	-40.7	-35.4
Dollar Volume	\$2,889,845,532	-40.0	-39.2	-38.7	-18.3	-6.6	19.6
New Listings	8,332	-30.3	-21.0	-33.8	-28.8	-38.0	-35.0
Active Listings <sup>3</sup>	1,084	-10.3	-11.0	-45.7	-56.4	-68.8	-66.1
Sales to New Listings Ratio <sup>4</sup>	56.9	62.5	80.2	71.4	67.0	59.5	57.2
Months of Inventory <sup>5</sup>	2.1	1.5	1.3	2.0	2.9	3.9	3.9
Average Price	\$609,801	-5.4	8.4	16.3	35.1	57.5	85.1
Median Price	\$550,000	-2.7	12.2	20.4	41.0	62.7	91.6
Sales to List Price Ratio	98.4	103.2	101.0	98.8	97.3	96.9	96.7
Median Days on Market	18.0	11.0	13.0	17.0	22.0	31.0	34.0
Average Days on Market	31.2	22.3	25.8	32.8	42.2	49.3	49.5

<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

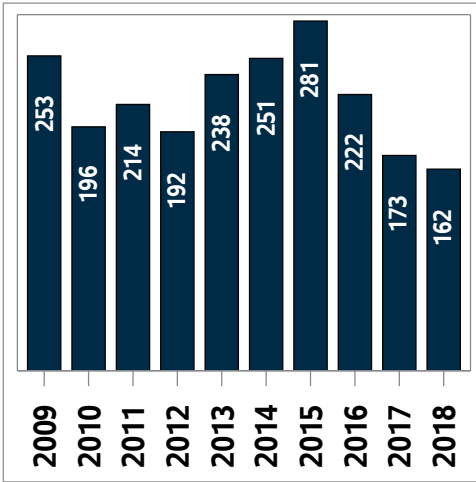
<sup>4</sup> Sum of sales from January to current month / sum of new listings from January to current month

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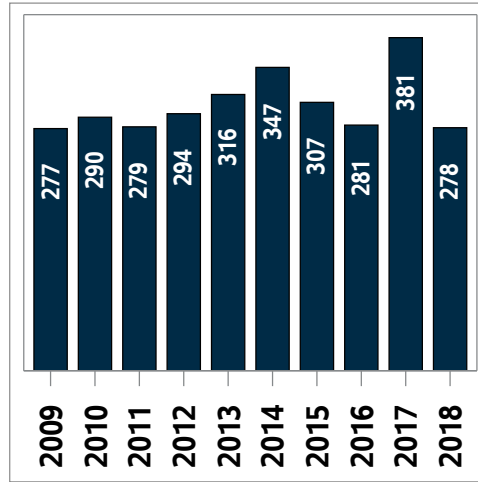
<sup>6</sup> Sales to new listings ratio and months of inventory shown as levels; all others calculated as percentage changes

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

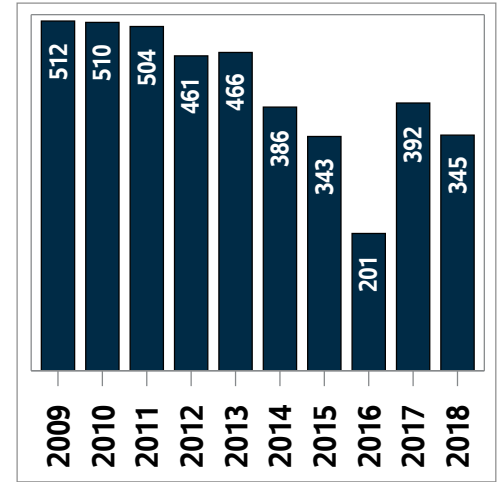
Sales Activity  
(September only)



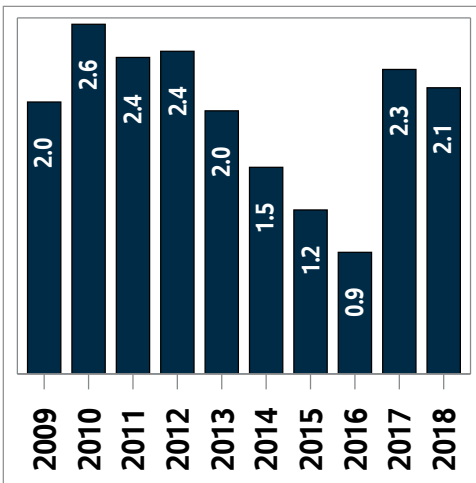
New Listings  
(September only)



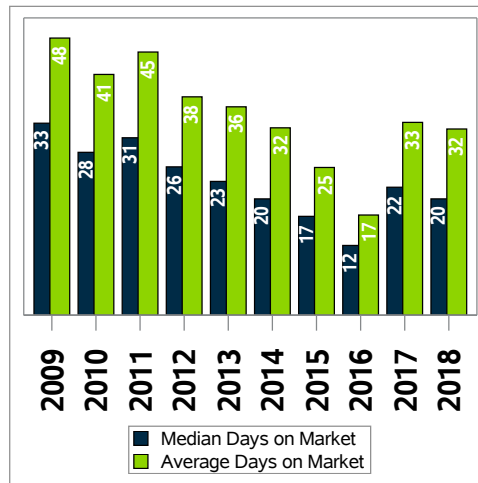
Active Listings  
(September only)



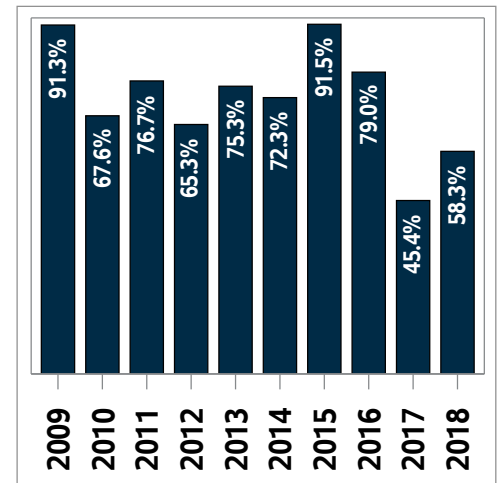
Months of Inventory  
(September only)



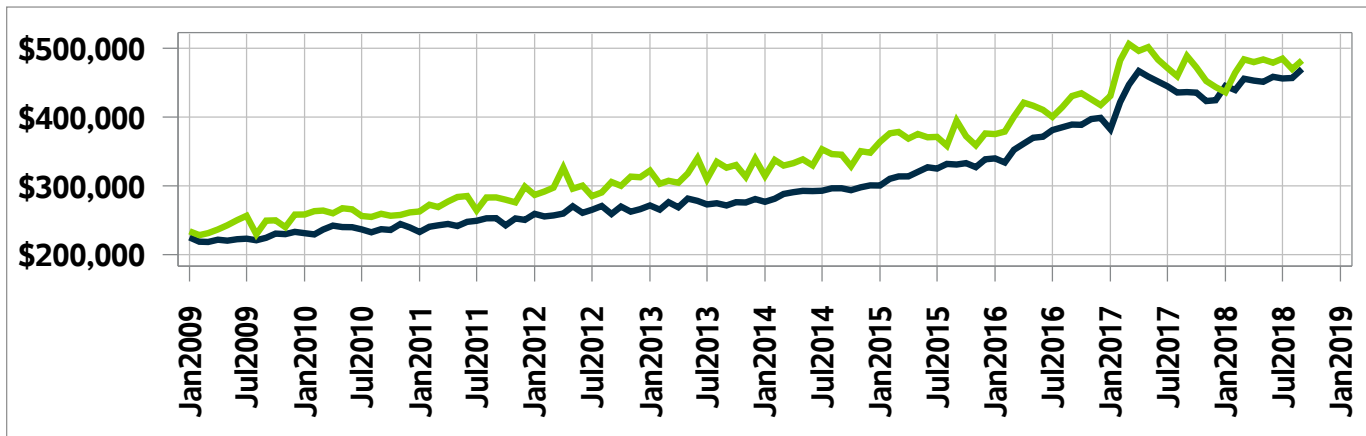
Days on Market  
(September only)



Sales to New Listings Ratio  
(September only)



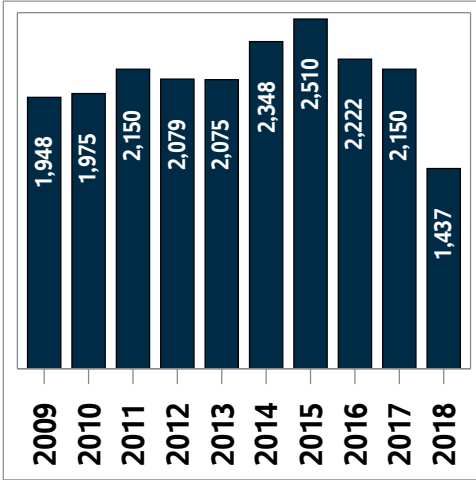
MLS® HPI Townhouse Benchmark Price and Average Price



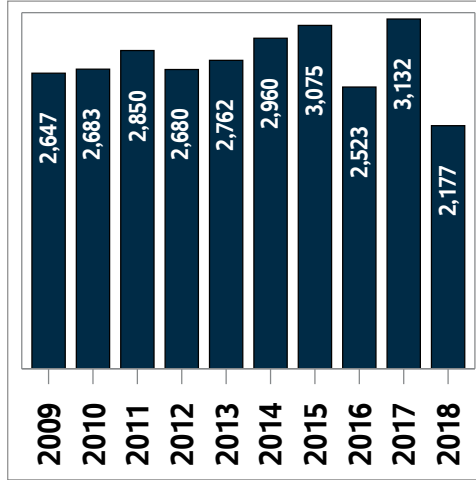


# REALTORS® Association of Hamilton-Burlington MLS® Townhouse Market Activity

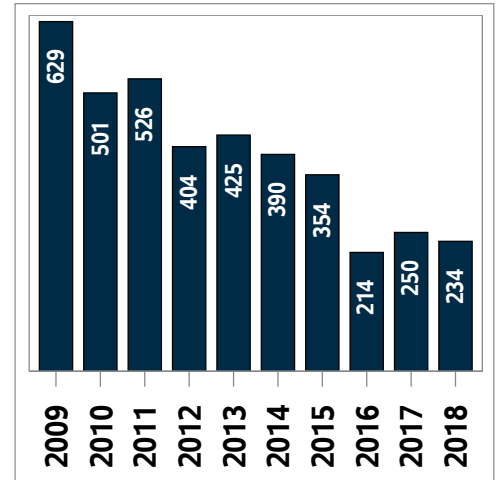
**Sales Activity**  
(September Year-to-date)



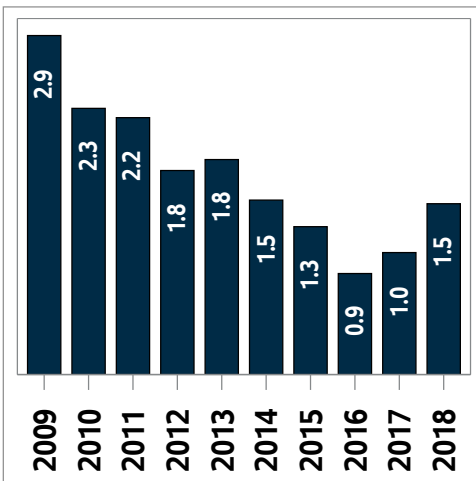
**New Listings**  
(September Year-to-date)



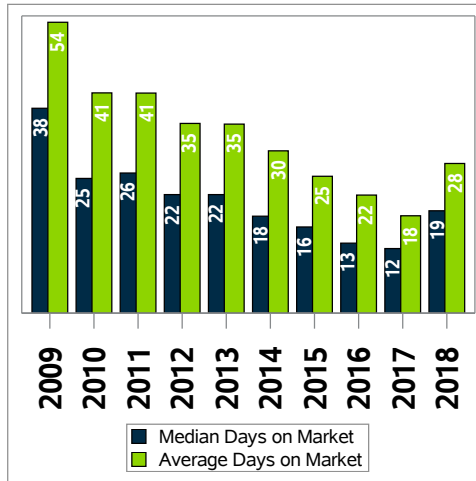
**Active Listings**<sup>1</sup>  
(September Year-to-date)



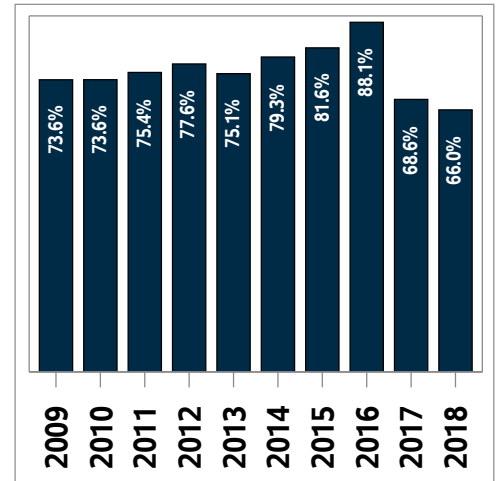
**Months of Inventory**<sup>2</sup>  
(September Year-to-date)



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



**Sales to New Listings Ratio**  
(September 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	September 2018	Compared to <sup>6</sup>					
		September 2017	September 2016	September 2015	September 2013	September 2011	September 2008
Sales Activity	162	-6.4	-27.0	-42.3	-31.9	-24.3	-20.6
Dollar Volume	\$78,131,545	-7.6	-18.3	-29.6	0.6	28.9	63.8
New Listings	278	-27.0	-1.1	-9.4	-12.0	-0.4	-17.5
Active Listings	345	-12.0	71.6	0.6	-26.0	-31.5	-48.0
Sales to New Listings Ratio <sup>1</sup>	58.3	45.4	79.0	91.5	75.3	76.7	60.5
Months of Inventory <sup>2</sup>	2.1	2.3	0.9	1.2	2.0	2.4	3.3
Average Price	\$482,293	-1.3	12.0	22.2	47.8	70.3	106.2
Median Price	\$475,000	1.1	12.8	27.7	54.5	74.0	107.4
Sales to List Price Ratio	98.3	98.2	102.0	98.9	96.9	97.8	97.4
Median Days on Market	20.0	22.0	12.0	17.0	23.0	30.5	36.0
Average Days on Market	32.0	33.1	17.2	25.4	35.8	45.2	53.4

Year-to-date	September 2018	Compared to <sup>6</sup>					
		September 2017	September 2016	September 2015	September 2013	September 2011	September 2008
Sales Activity	1,437	-33.2	-35.3	-42.7	-30.7	-33.2	-29.0
Dollar Volume	\$684,246,841	-34.2	-24.5	-27.0	3.5	15.1	40.6
New Listings	2,177	-30.5	-13.7	-29.2	-21.2	-23.6	-26.0
Active Listings <sup>3</sup>	234	-6.4	9.3	-33.9	-45.0	-55.6	-59.5
Sales to New Listings Ratio <sup>4</sup>	66.0	68.6	88.1	81.6	75.1	75.4	68.8
Months of Inventory <sup>5</sup>	1.5	1.0	0.9	1.3	1.8	2.2	2.6
Average Price	\$476,163	-1.6	16.7	27.4	49.5	72.2	98.1
Median Price	\$470,000	0.0	20.5	33.1	56.7	77.2	100.0
Sales to List Price Ratio	98.5	103.5	101.5	99.1	97.7	97.4	96.8
Median Days on Market	19.0	12.0	13.0	16.0	22.0	26.0	30.0
Average Days on Market	27.8	18.1	21.9	25.4	35.1	40.8	43.5

<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

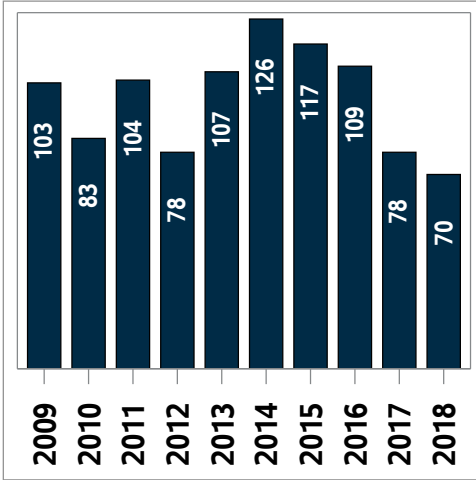
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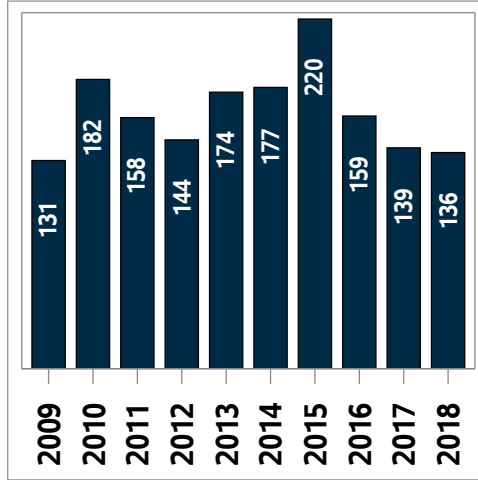
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# REALTORS® Association of Hamilton-Burlington MLS® Apartment-Style Market Activity

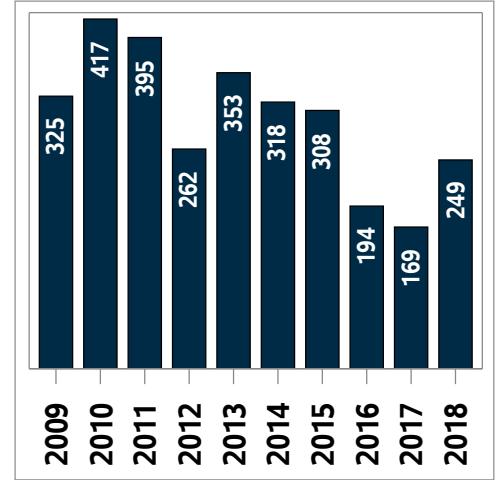
Sales Activity  
(September only)



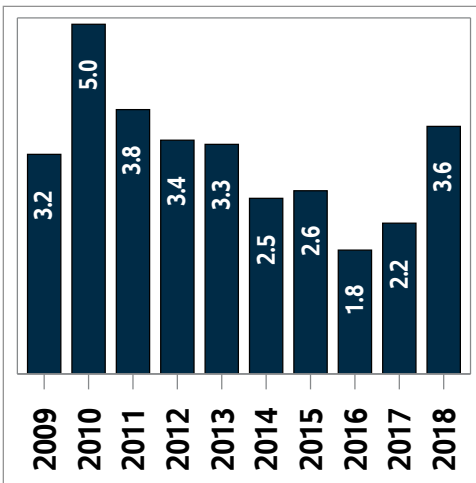
New Listings  
(September only)



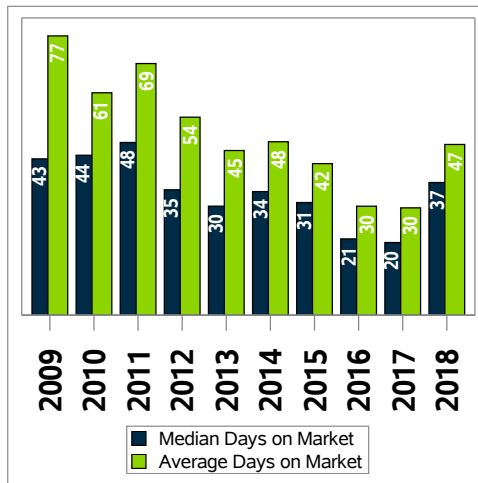
Active Listings  
(September only)



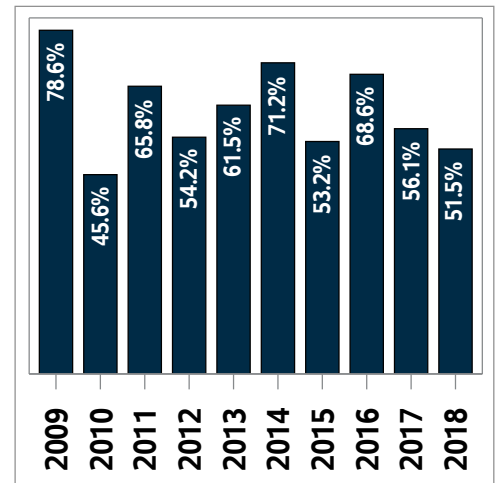
Months of Inventory  
(September only)



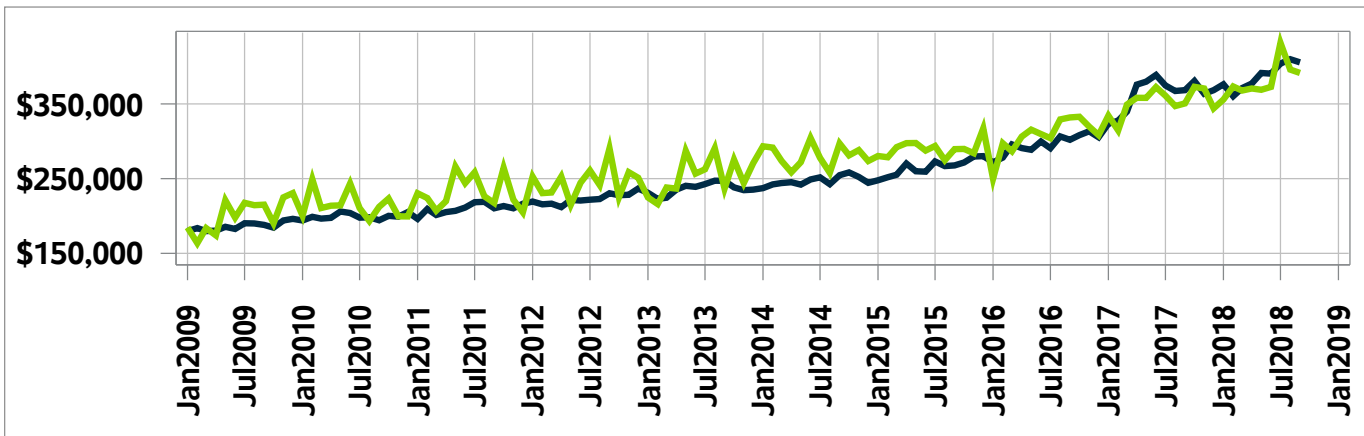
Days on Market  
(September only)



Sales to New Listings Ratio  
(September only)

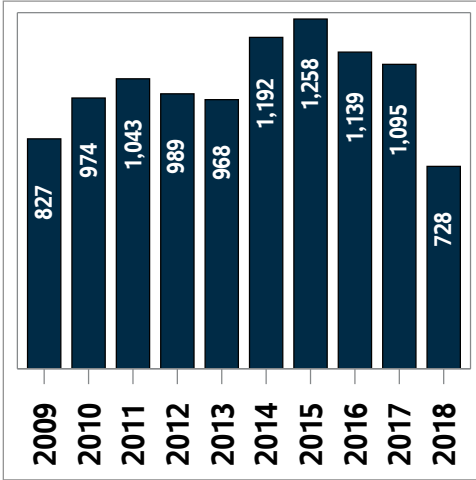


MLS® HPI Apartment-Style Benchmark Price and Average Price

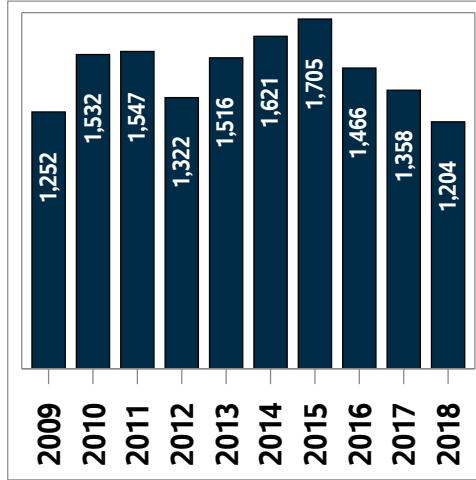


# REALTORS® Association of Hamilton-Burlington MLS® Apartment-Style Market Activity

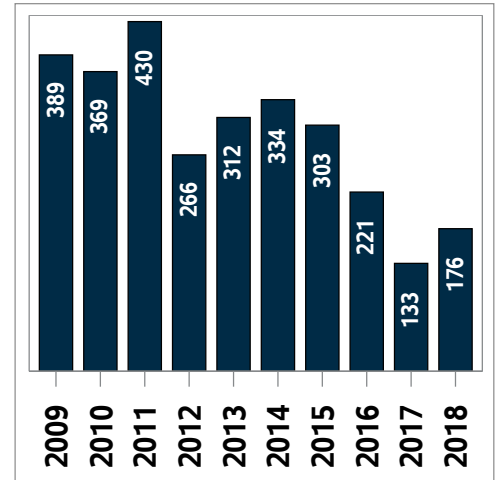
**Sales Activity**  
(September Year-to-date)



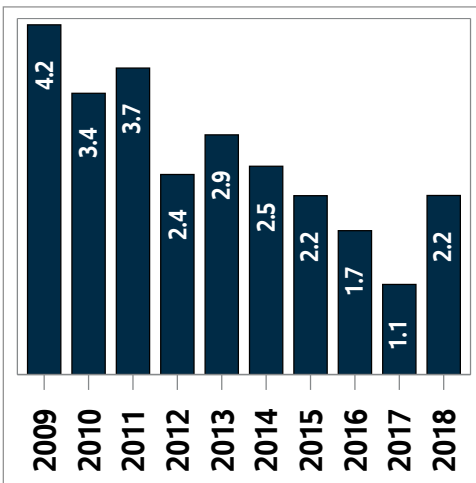
**New Listings**  
(September Year-to-date)



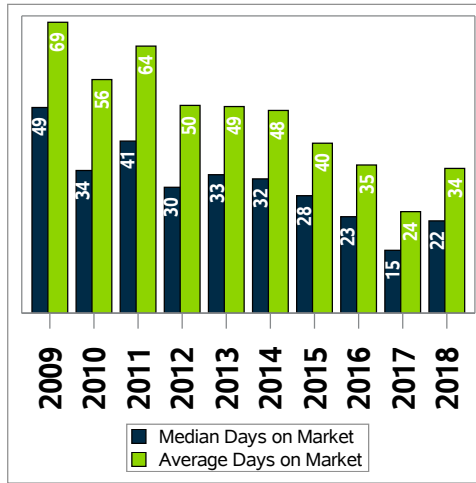
**Active Listings**<sup>1</sup>  
(September Year-to-date)



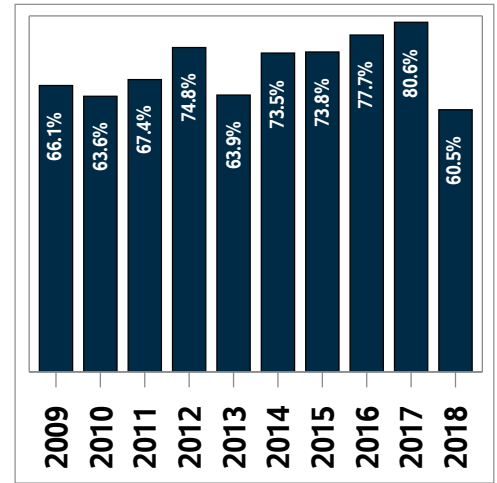
**Months of Inventory**<sup>2</sup>  
(September Year-to-date)



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



**Sales to New Listings Ratio**  
(September 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	September 2018	Compared to <sup>6</sup>					
		September 2017	September 2016	September 2015	September 2013	September 2011	September 2008
Sales Activity	70	-10.3	-35.8	-40.2	-34.6	-32.7	-28.6
Dollar Volume	\$27,400,160	0.2	-24.3	-19.1	8.2	21.2	42.7
New Listings	136	-2.2	-14.5	-38.2	-21.8	-13.9	-7.5
Active Listings	249	47.3	28.4	-19.2	-29.5	-37.0	-22.2
Sales to New Listings Ratio <sup>1</sup>	51.5	56.1	68.6	53.2	61.5	65.8	66.7
Months of Inventory <sup>2</sup>	3.6	2.2	1.8	2.6	3.3	3.8	3.3
Average Price	\$391,431	11.6	17.9	35.2	65.4	80.0	99.8
Median Price	\$367,000	12.9	33.5	41.2	51.7	72.9	93.2
Sales to List Price Ratio	98.2	98.6	98.6	97.8	96.3	97.4	95.3
Median Days on Market	36.5	20.0	21.0	31.0	30.0	47.5	35.5
Average Days on Market	47.0	29.5	30.0	41.7	45.3	69.2	55.0

Year-to-date	September 2018	Compared to <sup>6</sup>					
		September 2017	September 2016	September 2015	September 2013	September 2011	September 2008
Sales Activity	728	-33.5	-36.1	-42.1	-24.8	-30.2	-19.2
Dollar Volume	\$276,062,485	-27.9	-20.8	-24.1	13.1	13.4	51.8
New Listings	1,204	-11.3	-17.9	-29.4	-20.6	-22.2	-7.0
Active Listings <sup>3</sup>	176	32.1	-20.4	-42.1	-43.8	-59.2	-44.4
Sales to New Listings Ratio <sup>4</sup>	60.5	80.6	77.7	73.8	63.9	67.4	69.6
Months of Inventory <sup>5</sup>	2.2	1.1	1.7	2.2	2.9	3.7	3.2
Average Price	\$379,207	8.4	23.9	31.1	50.4	62.4	87.9
Median Price	\$355,000	7.6	26.8	35.9	52.4	63.6	89.8
Sales to List Price Ratio	98.5	102.2	97.7	97.0	96.1	96.0	96.0
Median Days on Market	22.0	15.0	23.0	28.0	33.0	41.0	38.0
Average Days on Market	34.5	24.2	35.3	40.5	49.2	63.6	54.4

<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

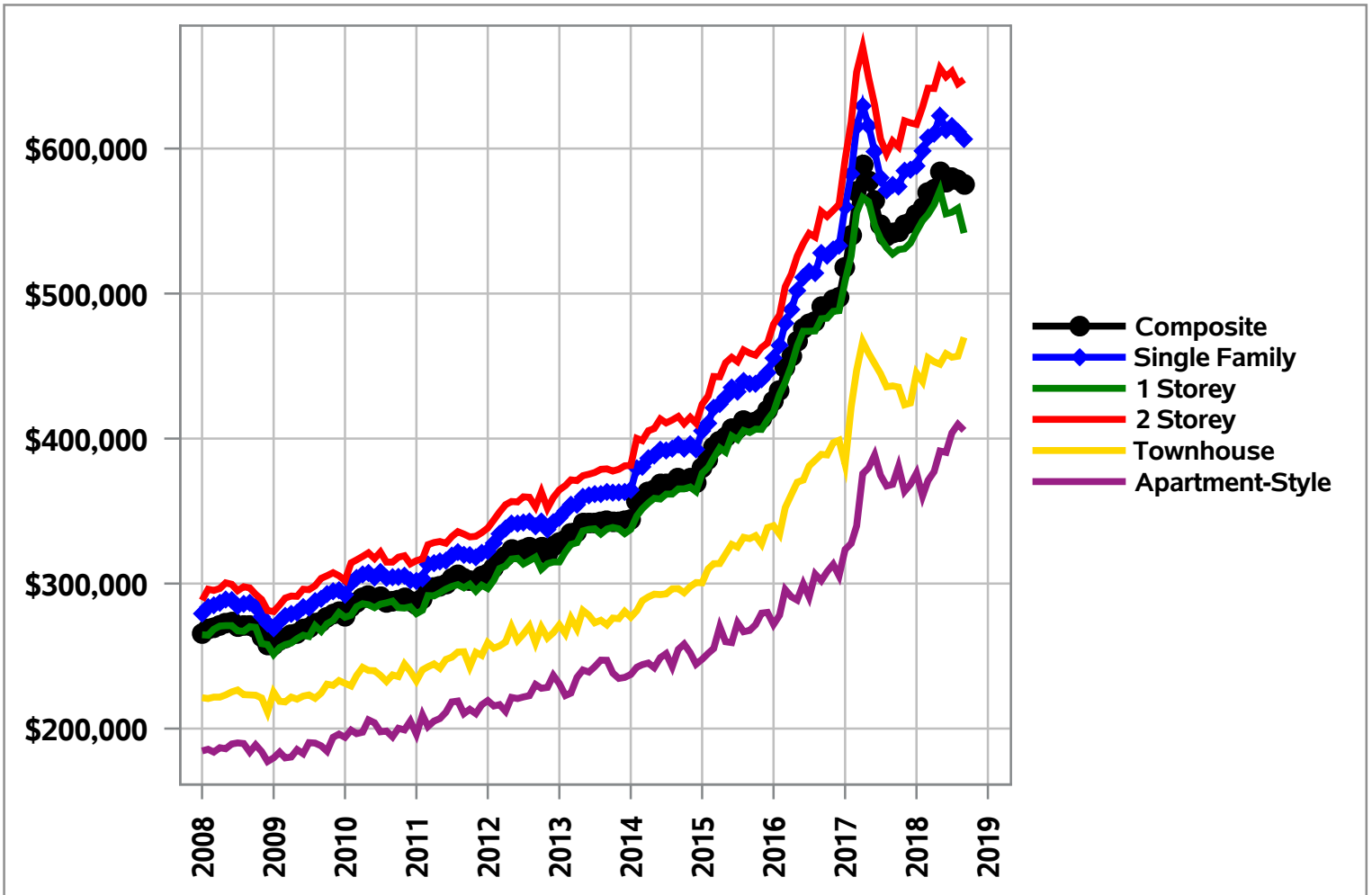
<sup>6</sup> Sales to new listings ratio and months of inventory shown as levels; all others calculated as percentage changes

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

## MLS® Home Price Index Benchmark Price

Benchmark Type:	September 2018	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$575,300	-0.5	-0.2	0.9	6.1	40.0	67.5
Single Family	\$606,500	-0.8	-1.0	-0.2	5.5	38.5	67.0
One Storey	\$541,700	-3.1	-2.4	-2.3	2.7	34.0	60.5
Two Storey	\$647,600	0.4	-0.3	0.9	7.0	41.1	70.8
Townhouse	\$469,800	2.8	2.5	3.1	7.7	41.9	73.0
Apartment-Style	\$405,600	-1.0	3.9	9.3	10.1	51.5	64.1

## 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.)	1343
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	0
Total Number Of Rooms	11
Type Of Foundation	Basement
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.)	1404
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	4602
Number of Fireplaces	1
Total Number Of Rooms	12
Type Of Foundation	Basement
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.)	1235
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	5610
Number of Fireplaces	1
Total Number Of Rooms	11
Type Of Foundation	Basement
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	3923
Number of Fireplaces	1
Total Number Of Rooms	12
Type Of Foundation	Basement
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.)	1246
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	0
Total Number Of Rooms	10
Type Of Foundation	Basement
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.)	1048
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	0
Total Number Of Rooms	8
Wastewater Disposal	Municipal sewers