



**REALTORS[®]
ASSOCIATION**
of Hamilton-Burlington
~ Since 1921 ~

CONTACTS

WENDY STEWART

Manager, Communications and External Relations
905.529.8101 x295
wendys@rahb.ca

LAUREN O'GRADY

Digital Communications Coordinator
905.529.8101 x235
laureno@rahb.ca

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RAHB REALTORS[®] RELEASE DECEMBER 2019 STATISTICS

Hamilton, ON (January 3, 2020) - **The REALTORS[®] Association of Hamilton-Burlington (RAHB)** reported 585 sales of residential properties located within the RAHB market area were processed through the Multiple Listing Service[®] (MLS[®]) System in December 2019. This year's December sales are up 3.9 per cent over December 2018; however, are down from both November and October of this year. The average price for residential properties increased by 7.6 per cent from December 2018 to \$581,566.

"With the holidays and cold weather, sales tend to dip in December when compared to the previous months. It's a trend we see almost every year," says RAHB President Kathy Della-Nebbia. "A decrease in new listings and an increase in sales can equal less inventory on the market. With increased competition for the properties available, this looks to be an opportune time to sell your property."

**2019 Residential Sales Activity, New Listings & Average Price
For RAHB Market Area**



The number of sales for single family properties within the entire RAHB market increased by 6.8 per cent compared to the same month last year, and the average sale price increased by 8.2 per cent. Townhouse sales activity across the entire RAHB market area decreased from December 2018 by 7.6 per cent, and the

average townhouse sale price increased by 1.4 per cent to \$502,981. Apartment-style property sales increased by 14.8 per cent from December 2018, and the average price increased by 10.2 per cent.

“For the past few months, townhouses within the RAHB market area have experienced an increase in the number of sales and a decrease in the number of listings,” says RAHB CEO Carol Ann Burrell. “This, paired with increases in average price each month of 2019, shows that this is a popular property type for buyers – most likely due to its affordable price point.”

MLS® RAHB All Residential Comparison at a Glance - (December 2019)

	Average Sale Price		New Listings		Average Days On Market	
	2019	2018	2019	2018	2019	2018
Burlington	\$802,524	\$714,049	74	105	31.0	43.0
Haldimand County	\$489,863	\$471,190	27	32	45.3	43.8
Hamilton	\$531,283	\$490,960	334	340	35.1	41.4
Niagara North	\$628,240	\$508,772	26	30	38.8	45.2

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

	Detached		Semi/Town/Row/Link		Apartment-Style	
	2019	2018	2019	2018	2019	2018
Hamilton	\$573,204	\$525,003	\$480,825	\$447,045	\$334,736	\$326,422
Burlington	\$1,040,731	\$948,424	\$624,717	\$598,474	\$549,071	\$436,663
Haldimand County	\$523,247	\$496,826	\$327,167	\$293,376	0	0
Niagara North	\$762,625	\$586,855	\$495,154	\$482,990	\$365,750	\$325,000

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

	Detached		Semi/Town/Row/Link		Apartment-Style	
	2019	2018	2019	2018	2019	2018
Hamilton	225	244	56	45	34	28
Burlington	38	43	16	27	20	30
Haldimand County	25	27	0	5	1	0
Niagara North	14	18	6	6	5	4

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

	Detached		Semi/Town/Row/Link		Apartment-Style	
	2019	2018	2019	2018	2019	2018
Hamilton	37.2	42.0	32.9	40.1	26.7	44.2
Burlington	42.5	45.8	17.3	29.6	22.1	56.8
Haldimand County	51.4	49.0	21.0	16.7	0	0
Niagara North	45.0	47.4	34.5	40.4	29.0	65.0

Specific neighbourhoods within the overall RAHB market area see results that often differ from the average of the entire RAHB market area. Because neighbourhoods vary, determining the right price and conditions when buying or selling a property can be challenging. Local RAHB REALTORS® have the experience, knowledge and tools to help buyers and sellers make those big decisions.

*Average sale price can be useful in establishing long-term trends, but should not be used as an indicator that specific properties have increased or decreased in value. Talk to your local REALTOR®.

MLS® Residential Market Activity for RAHB Areas - (December 2019)

	Number of Sales		Average Sale Price	
	2019	2018	2019	2018
Hamilton West	34	27	\$543,274	\$534,636
Hamilton East	52	52	\$421,171	\$374,032
Hamilton Centre	63	72	\$368,442	\$371,458
Hamilton Mountain	99	84	\$528,333	\$486,124
Flamborough	14	5	\$839,843	\$667,580
Dundas	18	16	\$597,628	\$529,613
Ancaster	31	24	\$691,893	\$768,692
Waterdown	15	24	\$668,233	\$629,688
Stoney Creek	66	55	\$539,885	\$524,690
Glanbrook	27	21	\$611,907	\$495,786
Burlington	102	124	\$802,524	\$714,049
Dunnville	8	8	\$412,081	\$428,750
Cayuga	2	4	\$431,400	\$368,782
Caledonia	8	8	\$482,154	\$417,375
Hagersville	4	1	\$319,625	\$468,000
Oneida	1	0	\$470,000	0
Seneca	3	2	\$747,000	\$802,500
Rainham	1	4	\$1450000	\$601,250
Grimsby	24	19	\$659,967	\$514,447
Smithville	5	5	\$471,598	\$484,960
West Lincoln	1	1	\$650,000	\$520,000

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About the REALTORS® Association of Hamilton-Burlington

Established in 1921, the REALTORS® Association of Hamilton-Burlington (RAHB) represents over 3,100 real estate brokers and sales representatives from Hamilton, Burlington and outlying areas. Members of the Association may use the REALTOR® trademark, which identifies them as real estate professionals who subscribe to a strict code of ethics. The Association operates the local Multiple Listing Service® (MLS®) System and provides ongoing professional education courses for its members. Advertisements of local MLS® property listings and information about the services provided by a REALTOR® can be found at REALTOR.ca. More information about RAHB is available at rahb.ca.