



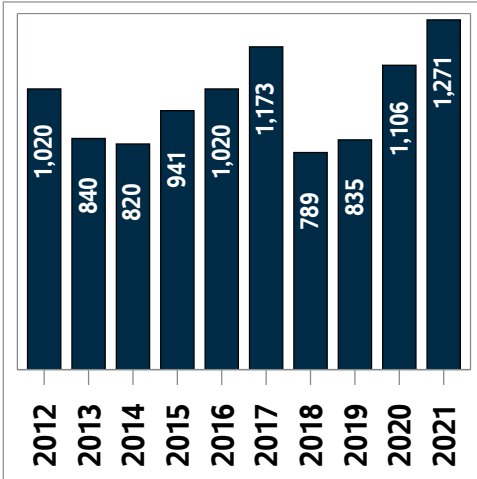
**REALTORS® Association of Hamilton  
Burlington  
Residential Market Activity and MLS®  
HPI Report  
February 2021**



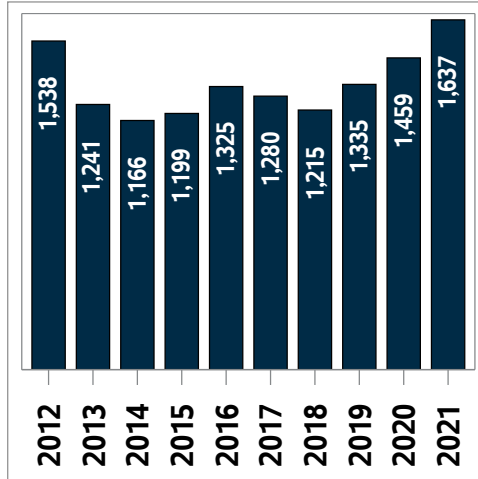
Prepared for the REALTORS® Association of Hamilton Burlington by the Canadian Real Estate Association

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

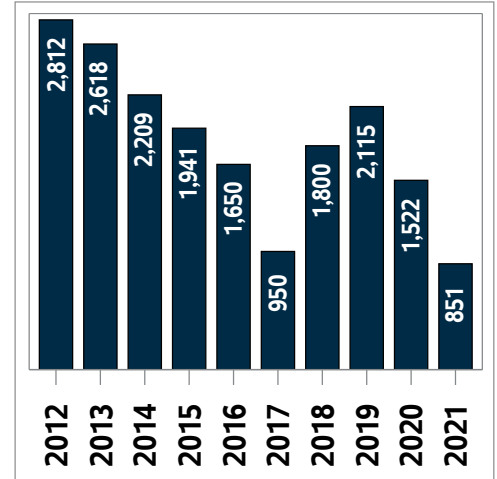
Sales Activity  
(February only)



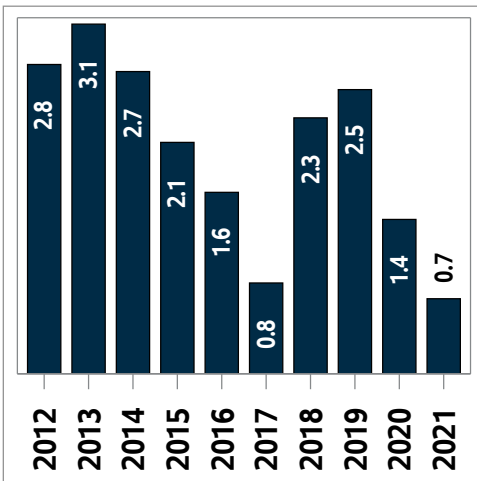
New Listings  
(February only)



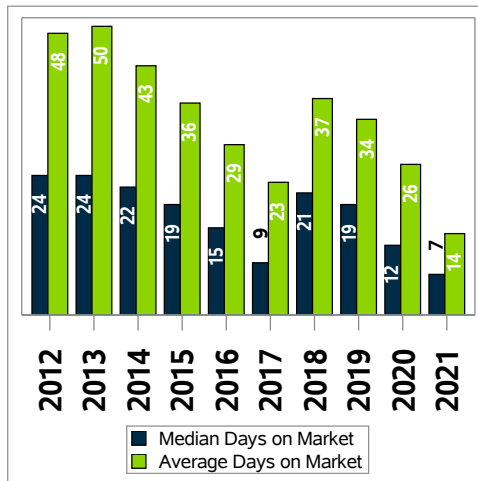
Active Listings  
(February only)



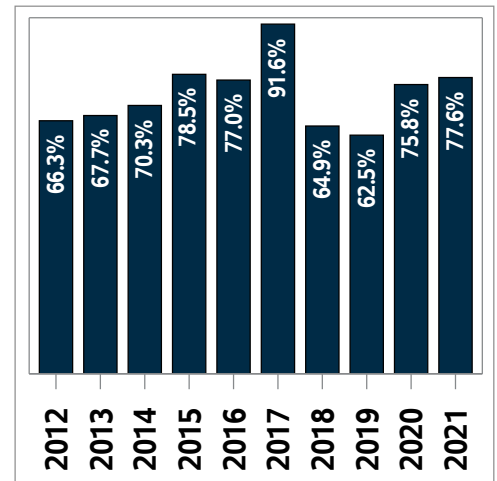
Months of Inventory  
(February only)



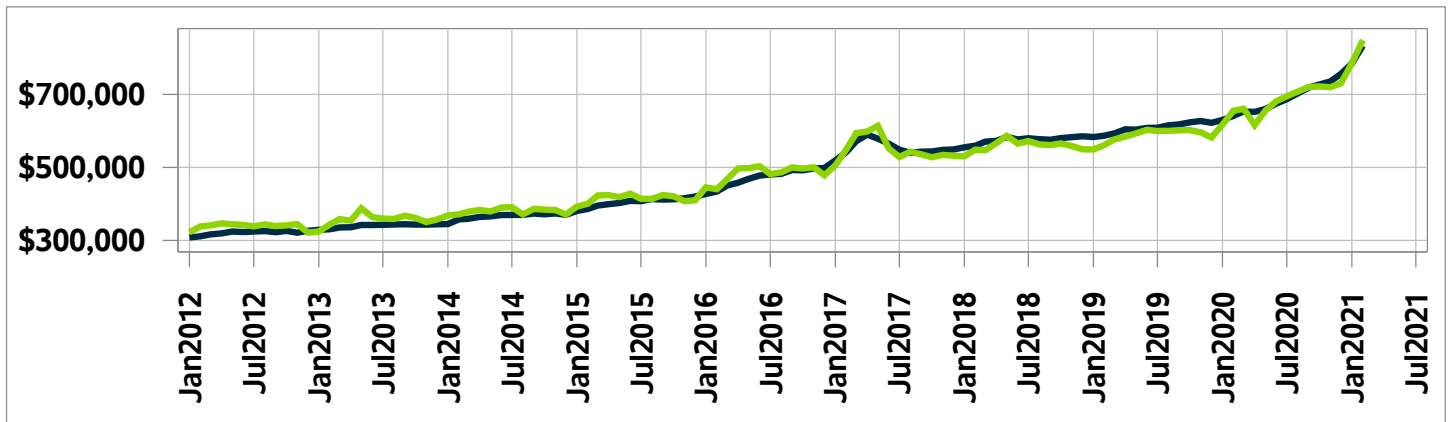
Days on Market  
(February only)



Sales to New Listings Ratio  
(February only)

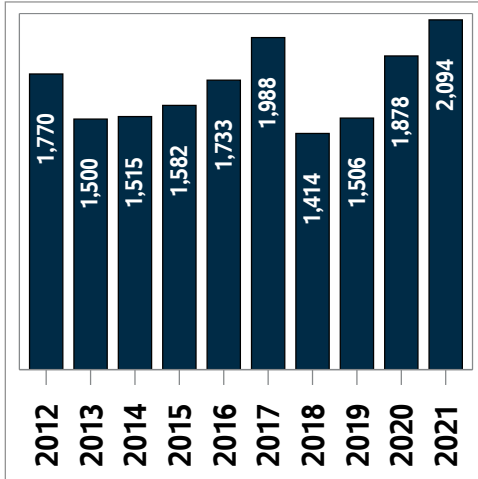


MLS® HPI Composite Benchmark Price and Average Price

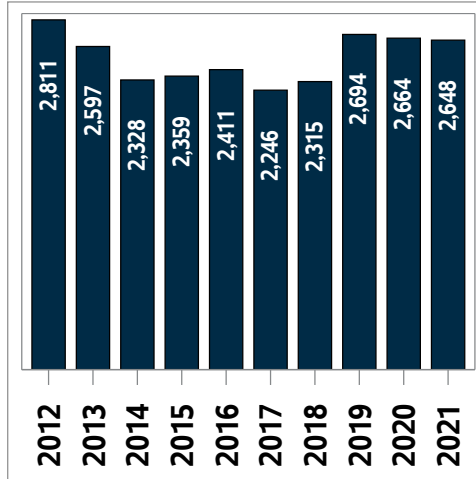


# REALTORS® Association of Hamilton-Burlington MLS® Residential Market Activity

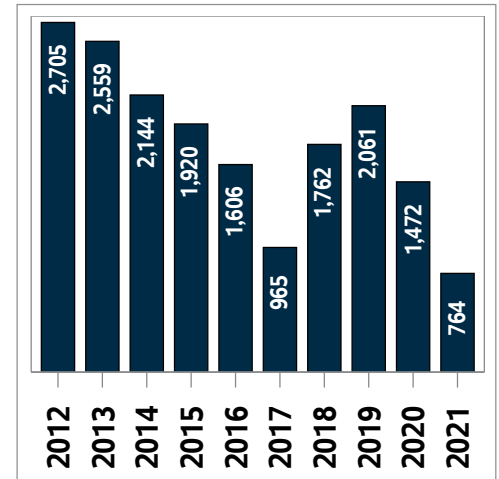
**Sales Activity**  
(February Year-to-date)



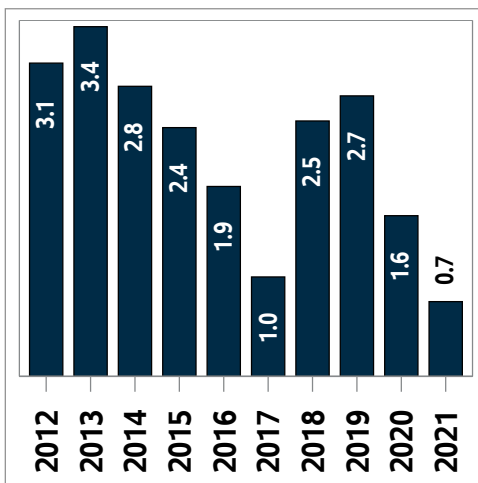
**New Listings**  
(February Year-to-date)



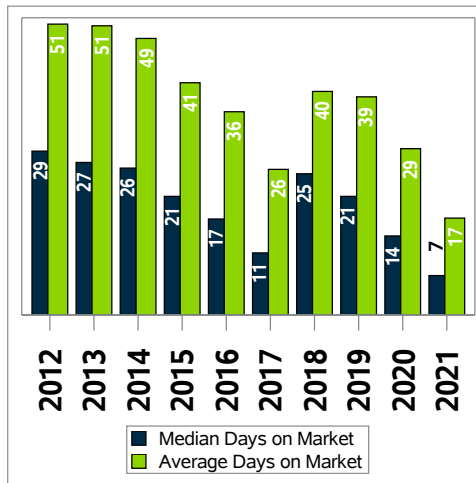
**Active Listings**<sup>1</sup>  
(February Year-to-date)



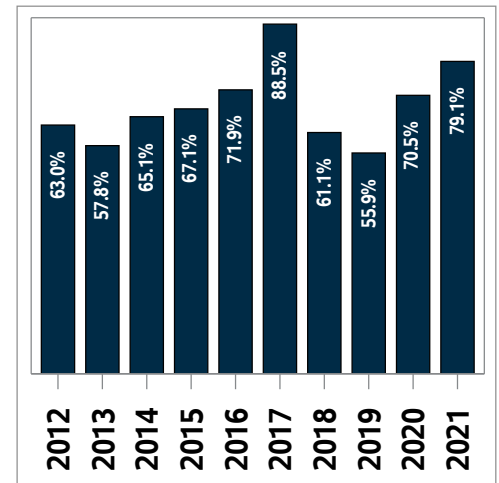
**Months of Inventory**<sup>2</sup>  
(February Year-to-date)



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



**Sales to New Listings Ratio**  
(February 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	February 2021	Compared to <sup>6</sup>					
		February 2020	February 2019	February 2018	February 2016	February 2014	February 2011
Sales Activity	1,271	14.9	52.2	61.1	24.6	55.0	28.9
Dollar Volume	\$1,078,721,71	48.8	130.2	149.2	140.2	254.2	241.3
New Listings	1,637	12.2	22.6	34.7	23.5	40.4	-4.4
Active Listings	851	-44.1	-59.8	-52.7	-48.4	-61.5	-77.5
Sales to New Listings Ratio <sup>1</sup>	77.6	75.8	62.5	64.9	77.0	70.3	57.6
Months of Inventory <sup>2</sup>	0.7	1.4	2.5	2.3	1.6	2.7	3.8
Average Price	\$848,719	29.5	51.2	54.7	92.8	128.5	164.7
Median Price	\$760,000	28.4	49.8	52.0	97.7	130.3	172.0
Sales to List Price Ratio	111.1	101.1	98.7	98.4	99.2	97.8	96.5
Median Days on Market	7.0	12.0	19.0	21.0	15.0	22.0	29.0
Average Days on Market	14.0	25.9	33.6	37.2	29.3	42.8	51.4

Year-to-date	February 2021	Compared to <sup>6</sup>					
		February 2020	February 2019	February 2018	February 2016	February 2014	February 2011
Sales Activity	2,094	11.5	39.0	48.1	20.8	38.2	27.5
Dollar Volume	\$1,725,093,522	43.6	106.1	125.7	125.1	207.7	231.8
New Listings	2,648	-0.6	-1.7	14.4	9.8	13.7	-19.7
Active Listings <sup>3</sup>	764	-48.1	-62.9	-56.6	-52.4	-64.4	-78.8
Sales to New Listings Ratio <sup>4</sup>	79.1	70.5	55.9	61.1	71.9	65.1	49.8
Months of Inventory <sup>5</sup>	0.7	1.6	2.7	2.5	1.9	2.8	4.4
Average Price	\$823,827	28.8	48.2	52.4	86.3	122.6	160.2
Median Price	\$735,065	26.8	47.0	50.0	93.4	124.1	167.3
Sales to List Price Ratio	109.2	100.5	98.4	98.2	98.9	97.7	96.2
Median Days on Market	7.0	14.0	21.0	25.0	17.0	26.0	36.5
Average Days on Market	17.2	29.4	38.6	39.6	36.0	48.9	56.9

<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

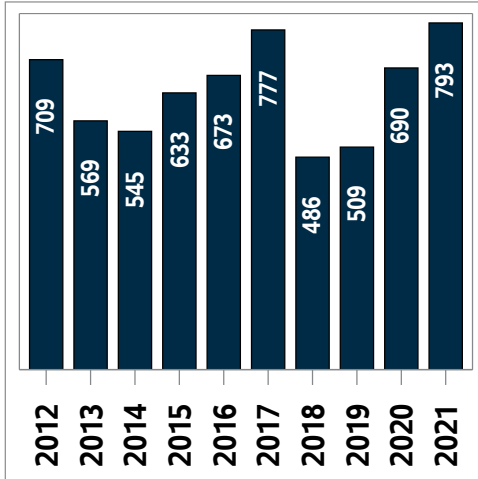
<sup>4</sup> Sum of sales from January to current month / sum of new listings from January to current month

<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

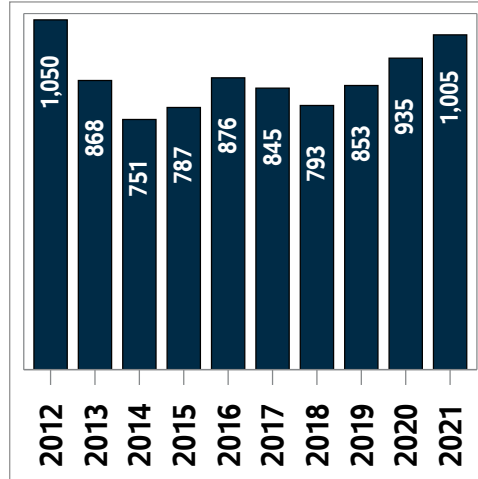
<sup>6</sup> Sales to new listings ratio and months of inventory shown as levels; all others calculated as percentage changes

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

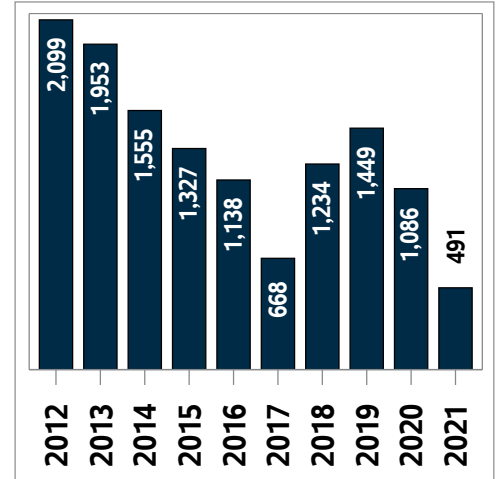
Sales Activity  
(February only)



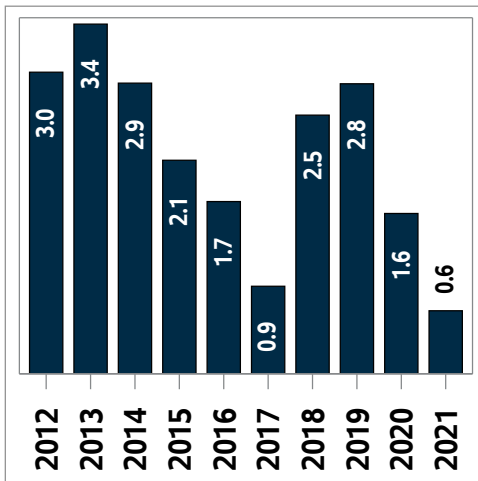
New Listings  
(February only)



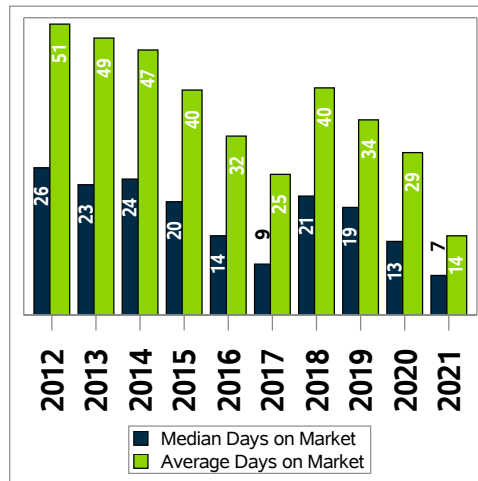
Active Listings  
(February only)



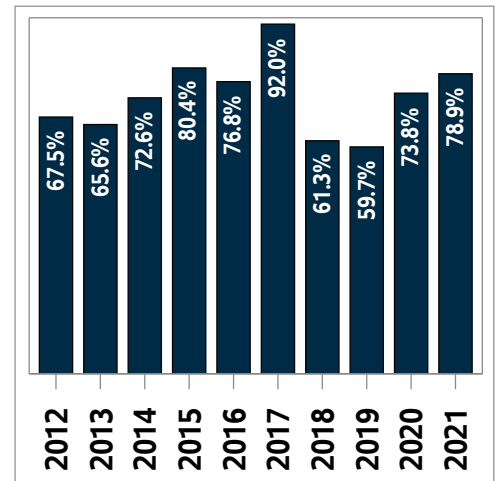
Months of Inventory  
(February only)



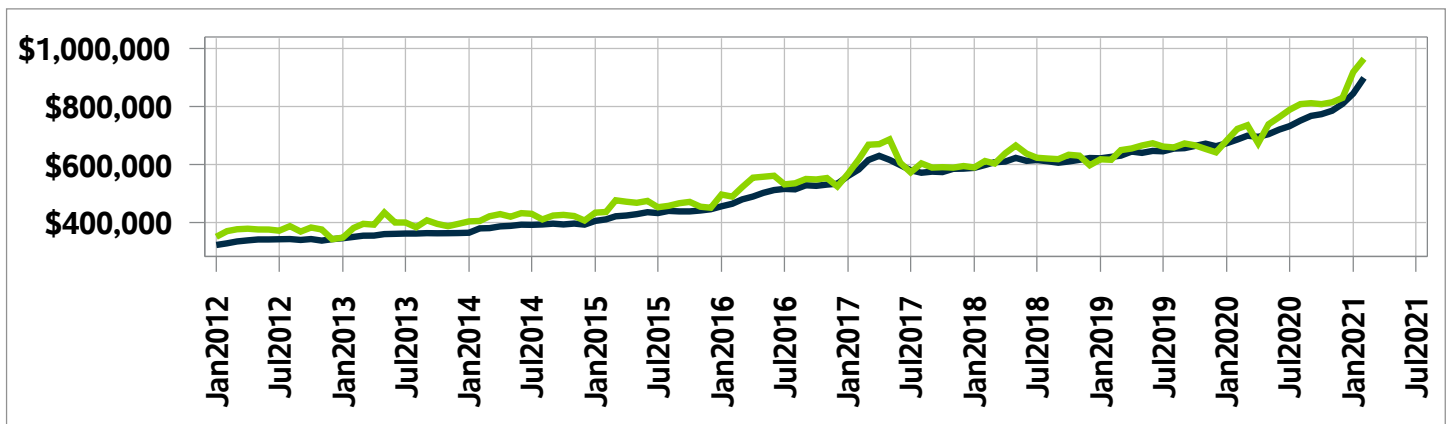
Days on Market  
(February only)



Sales to New Listings Ratio  
(February only)

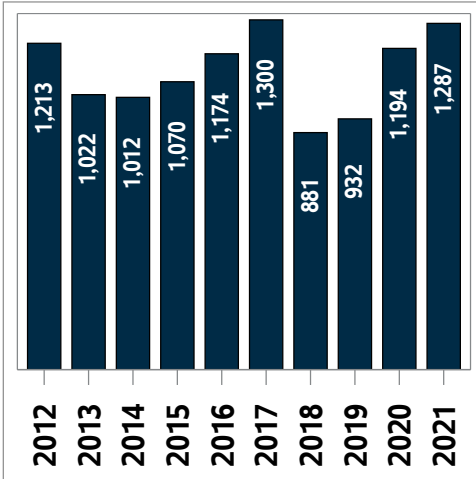


MLS® HPI Single Family Benchmark Price and Average Price

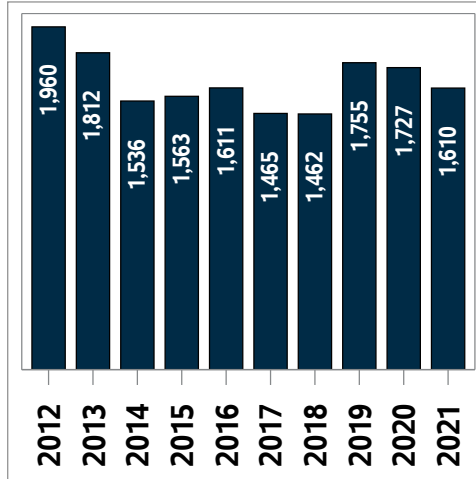


# REALTORS® Association of Hamilton-Burlington MLS® Single Family Market Activity

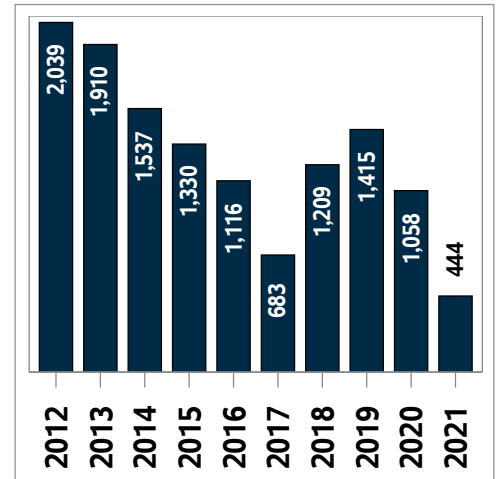
**Sales Activity**  
(February Year-to-date)



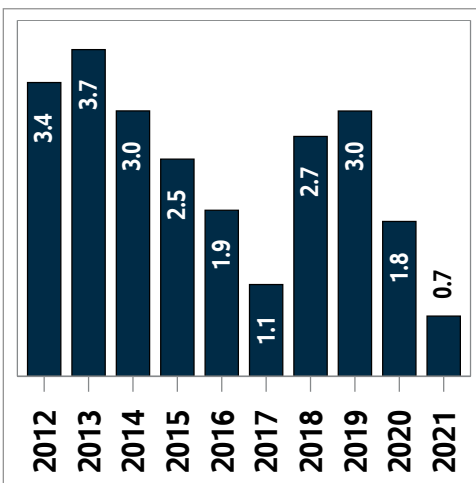
**New Listings**  
(February Year-to-date)



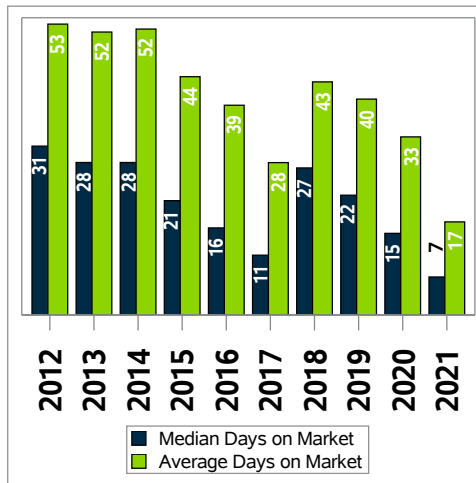
**Active Listings**<sup>1</sup>  
(February Year-to-date)



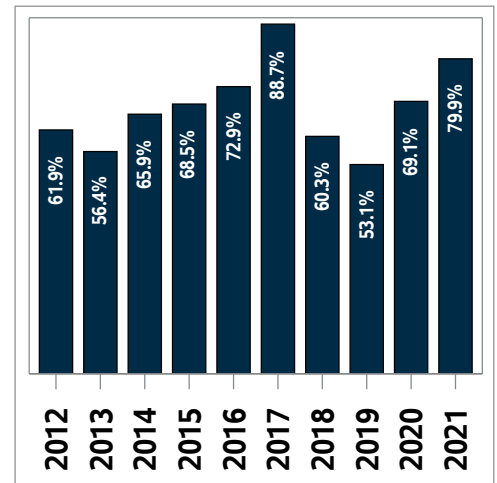
**Months of Inventory**<sup>2</sup>  
(February Year-to-date)



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



**Sales to New Listings Ratio**  
(February 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	February 2021	Compared to <sup>6</sup>					
		February 2020	February 2019	February 2018	February 2016	February 2014	February 2011
Sales Activity	793	14.9	55.8	63.2	17.8	45.5	23.7
Dollar Volume	\$764,964,165	53.4	143.9	157.2	132.3	246.2	233.1
New Listings	1,005	7.5	17.8	26.7	14.7	33.8	-15.3
Active Listings	491	-54.8	-66.1	-60.2	-56.9	-68.4	-82.4
Sales to New Listings Ratio <sup>1</sup>	78.9	73.8	59.7	61.3	76.8	72.6	54.0
Months of Inventory <sup>2</sup>	0.6	1.6	2.8	2.5	1.7	2.9	4.3
Average Price	\$964,646	33.5	56.5	57.6	97.1	138.0	169.2
Median Price	\$858,000	31.0	51.9	48.6	101.9	139.0	186.0
Sales to List Price Ratio	112.0	100.8	98.5	98.4	99.2	97.9	96.5
Median Days on Market	7.0	13.0	19.0	21.0	14.0	24.0	32.0
Average Days on Market	14.0	28.7	34.4	40.1	31.6	46.8	54.2

Year-to-date	February 2021	Compared to <sup>6</sup>					
		February 2020	February 2019	February 2018	February 2016	February 2014	February 2011
Sales Activity	1,287	7.8	38.1	46.1	9.6	27.2	19.3
Dollar Volume	\$1,218,857,210	44.6	112.0	129.8	110.9	197.6	220.4
New Listings	1,610	-6.8	-8.3	10.1	-0.1	4.8	-30.6
Active Listings <sup>3</sup>	444	-58.0	-68.6	-63.3	-60.2	-71.1	-83.3
Sales to New Listings Ratio <sup>4</sup>	79.9	69.1	53.1	60.3	72.9	65.9	46.5
Months of Inventory <sup>5</sup>	0.7	1.8	3.0	2.7	1.9	3.0	4.9
Average Price	\$947,053	34.1	53.5	57.3	92.4	134.0	168.7
Median Price	\$841,000	32.7	47.5	51.5	97.1	133.6	175.7
Sales to List Price Ratio	110.1	100.2	98.2	98.1	99.0	97.7	96.2
Median Days on Market	7.0	15.0	22.0	27.0	16.0	28.0	39.0
Average Days on Market	17.1	32.7	39.6	42.8	38.5	52.5	58.2

<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

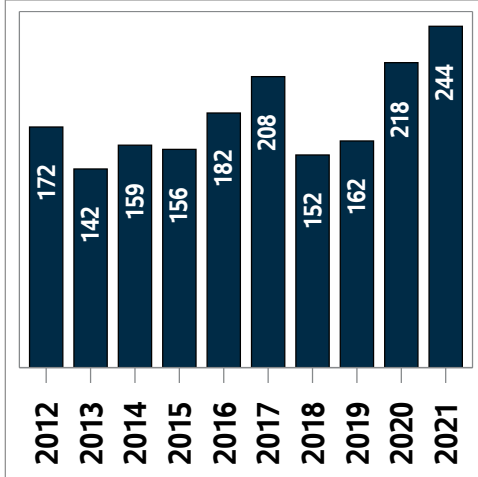
<sup>4</sup> Sum of sales from January to current month / sum of new listings from January to current month

<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

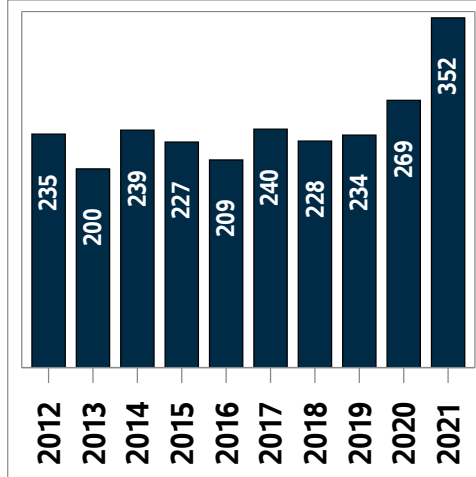
<sup>6</sup> Sales to new listings ratio and months of inventory shown as levels; all others calculated as percentage changes

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

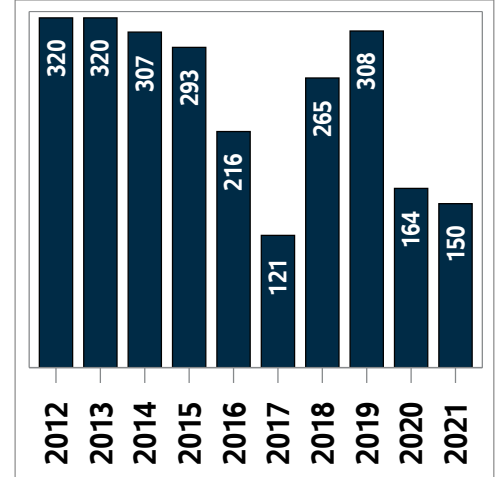
Sales Activity  
(February only)



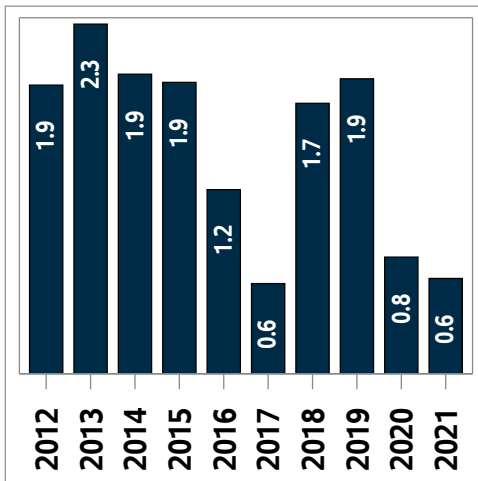
New Listings  
(February only)



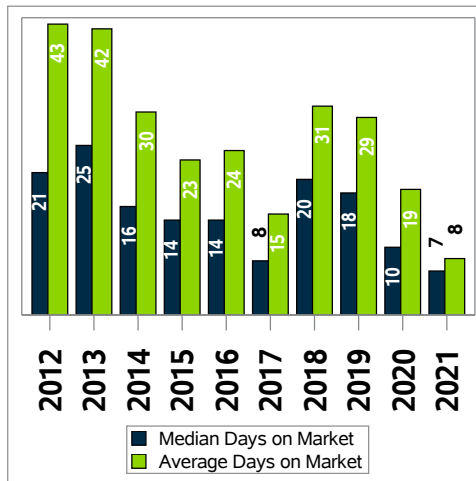
Active Listings  
(February only)



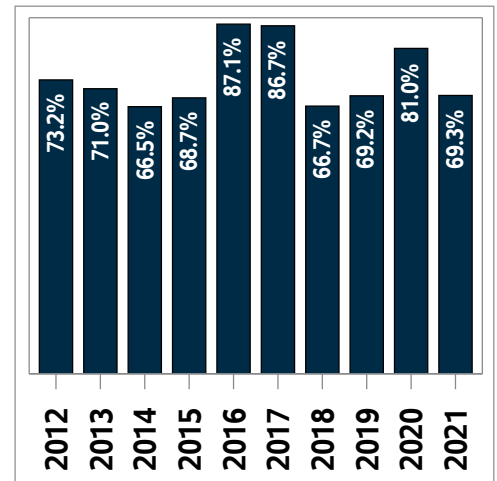
Months of Inventory  
(February only)



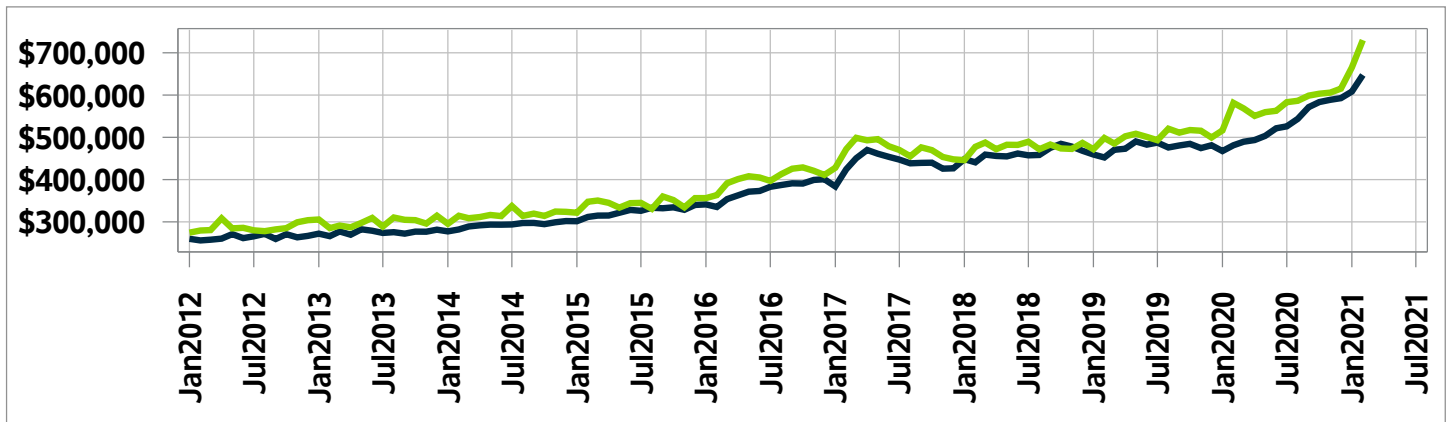
Days on Market  
(February only)



Sales to New Listings Ratio  
(February only)



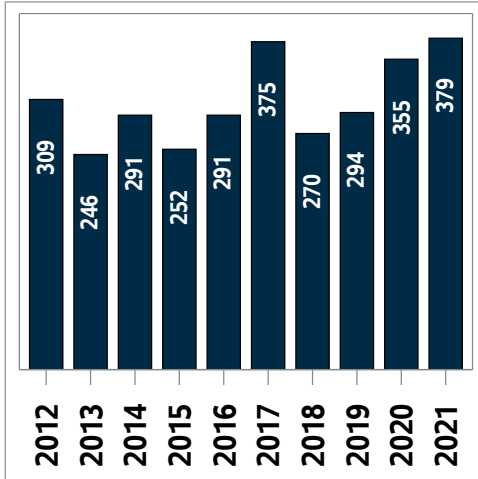
MLS® HPI Townhouse Benchmark Price and Average Price



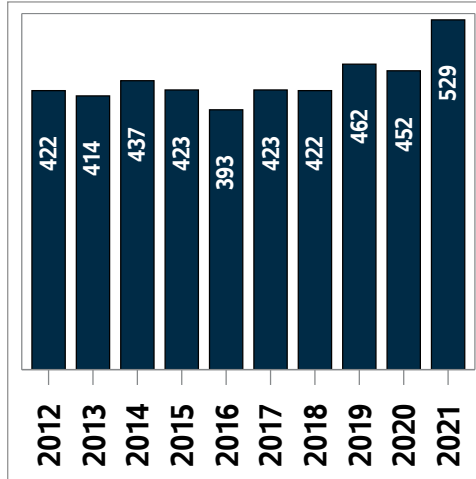


# REALTORS® Association of Hamilton-Burlington MLS® Townhouse Market Activity

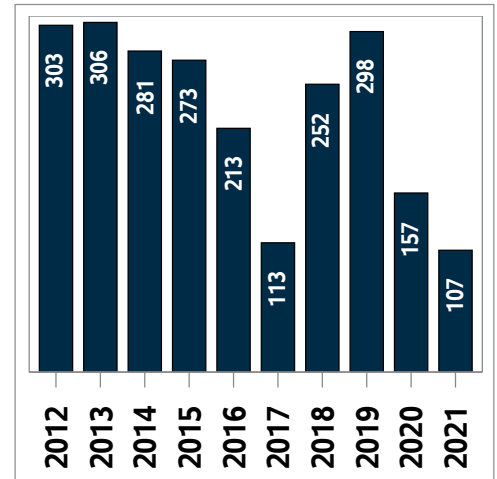
**Sales Activity**  
(February Year-to-date)



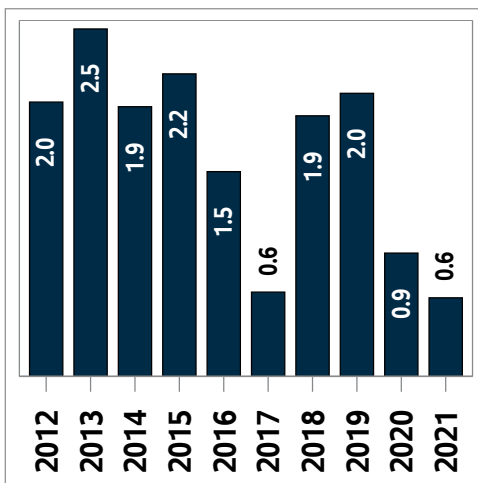
**New Listings**  
(February Year-to-date)



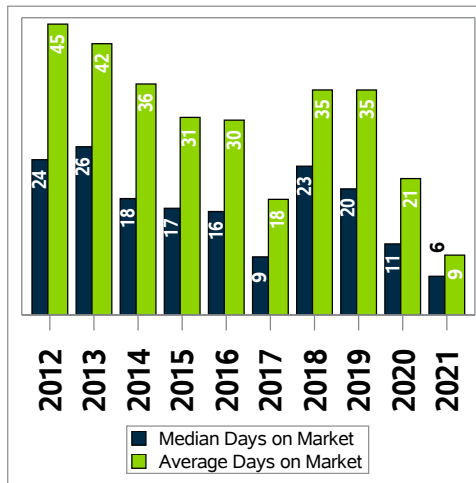
**Active Listings**<sup>1</sup>  
(February Year-to-date)



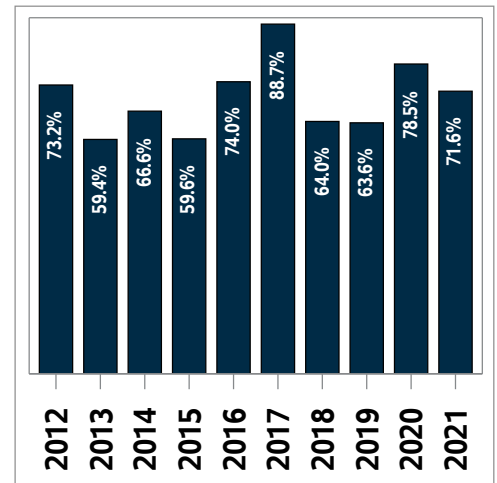
**Months of Inventory**<sup>2</sup>  
(February Year-to-date)



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



**Sales to New Listings Ratio**  
(February 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	February 2021	Compared to <sup>6</sup>					
		February 2020	February 2019	February 2018	February 2016	February 2014	February 2011
Sales Activity	244	11.9	50.6	60.5	34.1	53.5	31.2
Dollar Volume	\$178,137,841	40.5	120.6	145.4	169.4	256.3	267.5
New Listings	352	30.9	50.4	54.4	68.4	47.3	30.9
Active Listings	150	-8.5	-51.3	-43.4	-30.6	-51.1	-65.7
Sales to New Listings Ratio <sup>1</sup>	69.3	81.0	69.2	66.7	87.1	66.5	69.1
Months of Inventory <sup>2</sup>	0.6	0.8	1.9	1.7	1.2	1.9	2.3
Average Price	\$730,073	25.5	46.5	52.9	100.9	132.2	180.1
Median Price	\$720,000	30.9	48.8	51.7	106.0	132.3	191.2
Sales to List Price Ratio	113.3	101.2	98.9	98.3	100.2	98.1	97.6
Median Days on Market	6.5	10.0	18.0	20.0	14.0	16.0	24.0
Average Days on Market	8.3	18.5	29.1	30.8	24.2	29.9	40.1

Year-to-date	February 2021	Compared to <sup>6</sup>					
		February 2020	February 2019	February 2018	February 2016	February 2014	February 2011
Sales Activity	379	6.8	28.9	40.4	30.2	30.2	25.1
Dollar Volume	\$267,964,210	35.7	87.4	114.0	155.3	201.1	244.9
New Listings	529	17.0	14.5	25.4	34.6	21.1	8.6
Active Listings <sup>3</sup>	107	-31.9	-64.2	-57.7	-50.0	-62.0	-74.2
Sales to New Listings Ratio <sup>4</sup>	71.6	78.5	63.6	64.0	74.0	66.6	62.2
Months of Inventory <sup>5</sup>	0.6	0.9	2.0	1.9	1.5	1.9	2.7
Average Price	\$707,030	27.1	45.3	52.4	96.0	131.2	175.8
Median Price	\$700,000	32.1	47.2	54.5	102.9	137.3	184.6
Sales to List Price Ratio	111.7	100.9	98.6	98.4	99.6	98.1	97.1
Median Days on Market	6.0	11.0	19.5	23.0	16.0	18.0	29.0
Average Days on Market	9.3	21.1	34.8	34.8	30.1	35.7	46.9

<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

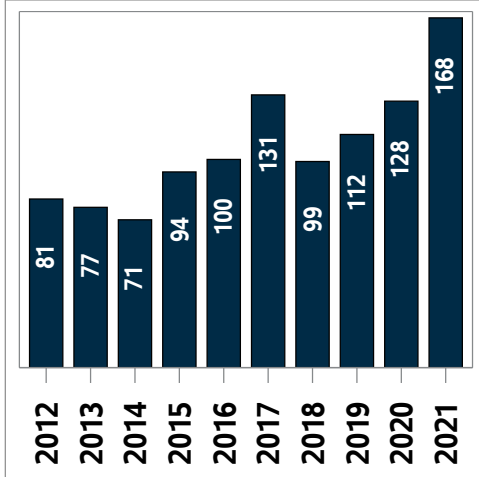
<sup>4</sup> Sum of sales from January to current month / sum of new listings from January to current month

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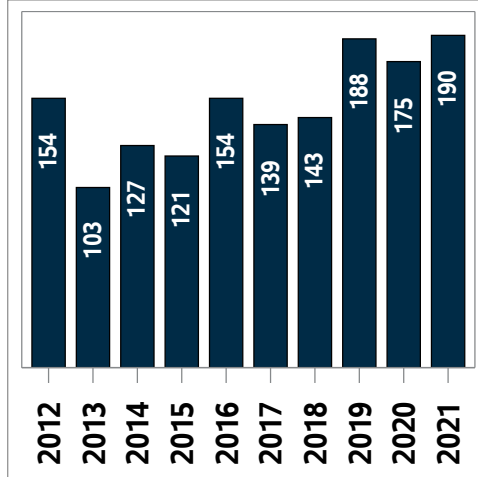
<sup>6</sup> Sales to new listings ratio and months of inventory shown as levels; all others calculated as percentage changes

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

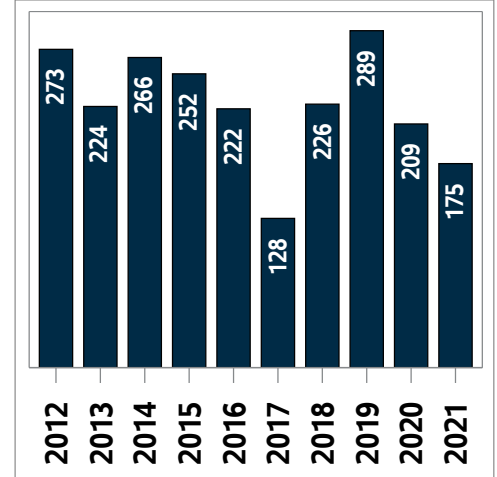
**Sales Activity  
(February only)**



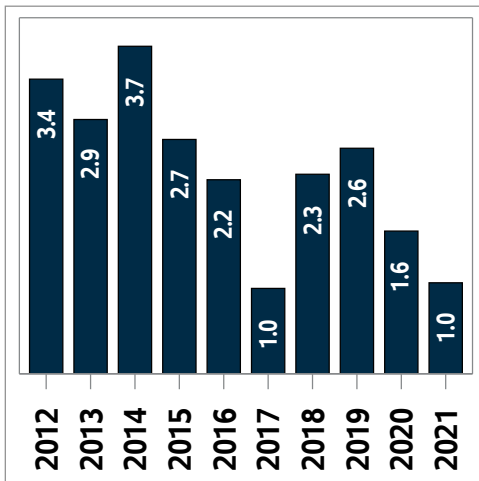
**New Listings  
(February only)**



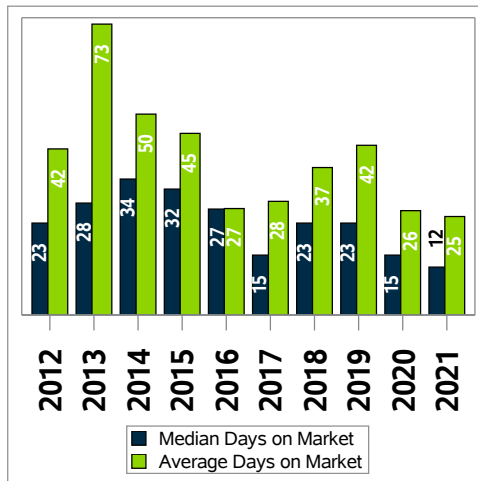
**Active Listings  
(February only)**



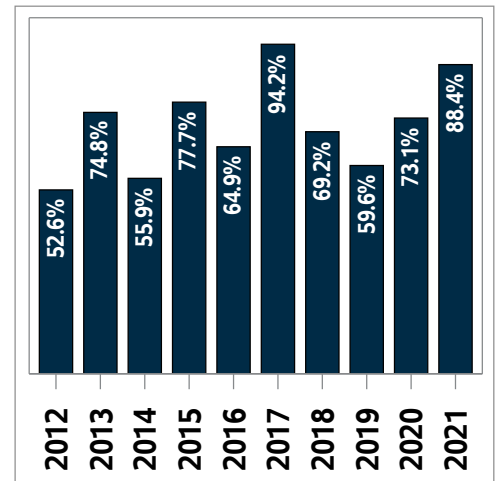
**Months of Inventory  
(February only)**



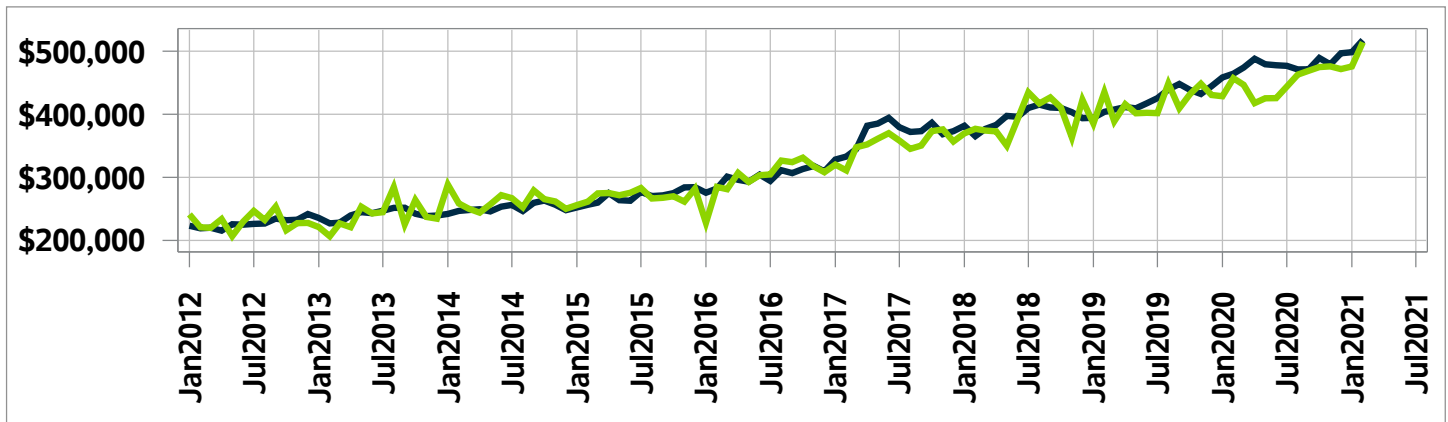
**Days on Market  
(February only)**



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

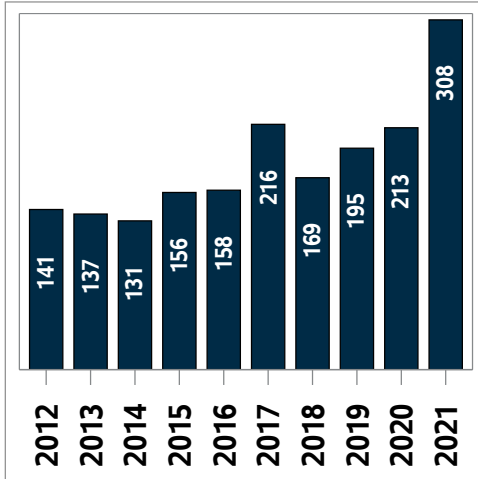


**MLS® HPI Apartment-Style Benchmark Price and Average Price**

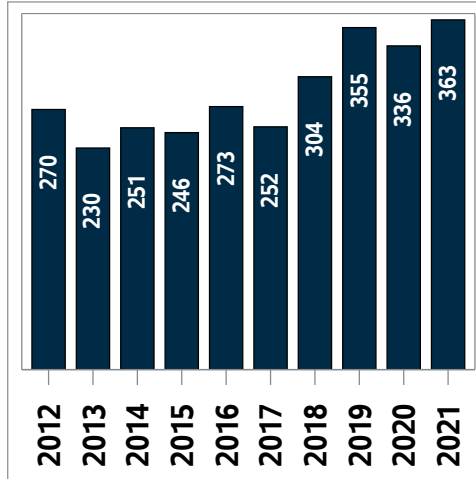


# REALTORS® Association of Hamilton-Burlington MLS® Apartment-Style Market Activity

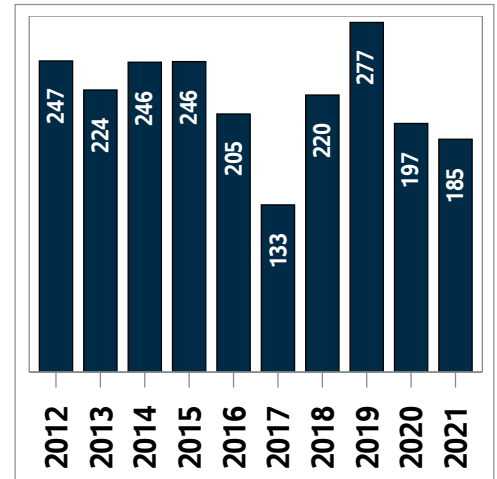
**Sales Activity**  
(February Year-to-date)



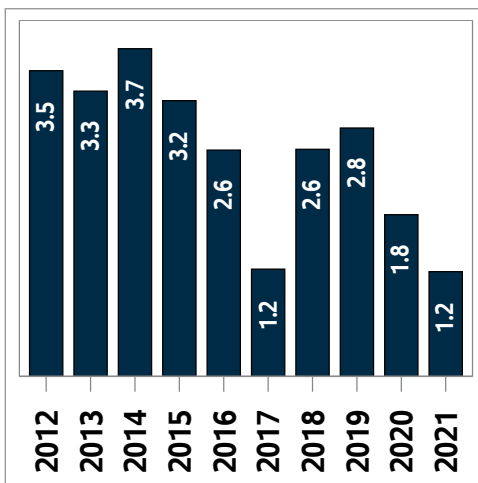
**New Listings**  
(February Year-to-date)



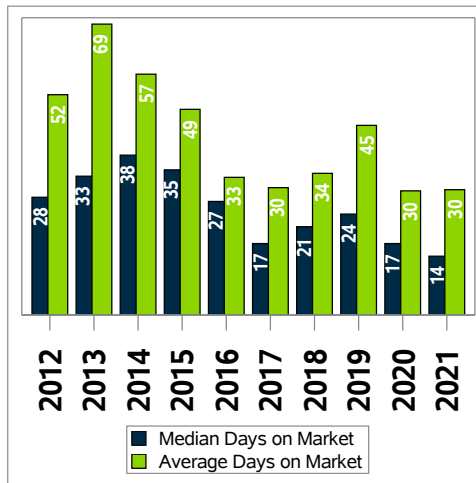
**Active Listings**<sup>1</sup>  
(February Year-to-date)



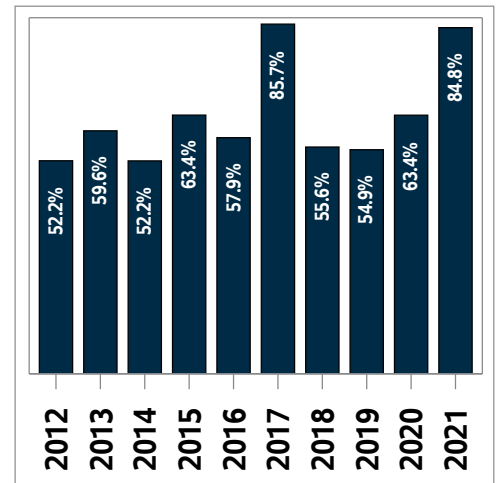
**Months of Inventory**<sup>2</sup>  
(February Year-to-date)



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



**Sales to New Listings Ratio**  
(February 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	February 2021	Compared to <sup>6</sup>					
		February 2020	February 2019	February 2018	February 2016	February 2014	February 2011
Sales Activity	168	31.3	50.0	69.7	68.0	136.6	80.6
Dollar Volume	\$86,388,421	47.6	77.3	131.5	203.3	370.6	330.4
New Listings	190	8.6	1.1	32.9	23.4	49.6	18.8
Active Listings	175	-16.3	-39.4	-22.6	-21.2	-34.2	-55.4
Sales to New Listings Ratio <sup>1</sup>	88.4	73.1	59.6	69.2	64.9	55.9	58.1
Months of Inventory <sup>2</sup>	1.0	1.6	2.6	2.3	2.2	3.7	4.2
Average Price	\$514,217	12.5	18.2	36.4	80.6	98.9	138.3
Median Price	\$480,000	12.4	27.7	33.3	78.5	94.3	130.8
Sales to List Price Ratio	102.9	101.0	98.2	98.6	96.0	95.8	94.4
Median Days on Market	12.0	15.0	23.0	23.0	26.5	34.0	35.0
Average Days on Market	24.6	26.1	42.4	36.9	26.6	50.2	57.0

Year-to-date	February 2021	Compared to <sup>6</sup>					
		February 2020	February 2019	February 2018	February 2016	February 2014	February 2011
Sales Activity	308	44.6	57.9	82.2	94.9	135.1	100.0
Dollar Volume	\$152,999,928	61.1	89.5	142.1	266.9	329.0	349.0
New Listings	363	8.0	2.3	19.4	33.0	44.6	15.6
Active Listings <sup>3</sup>	185	-6.3	-33.4	-15.9	-9.8	-24.8	-50.3
Sales to New Listings Ratio <sup>4</sup>	84.8	63.4	54.9	55.6	57.9	52.2	49.0
Months of Inventory <sup>5</sup>	1.2	1.8	2.8	2.6	2.6	3.7	4.8
Average Price	\$496,753	11.4	20.0	32.8	88.2	82.4	124.5
Median Price	\$471,525	11.9	29.2	31.0	84.9	90.9	128.3
Sales to List Price Ratio	101.6	100.4	98.0	98.3	96.7	95.8	94.4
Median Days on Market	14.0	17.0	24.0	21.0	27.0	38.0	44.0
Average Days on Market	29.8	29.5	45.1	33.7	32.7	57.2	69.4

<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

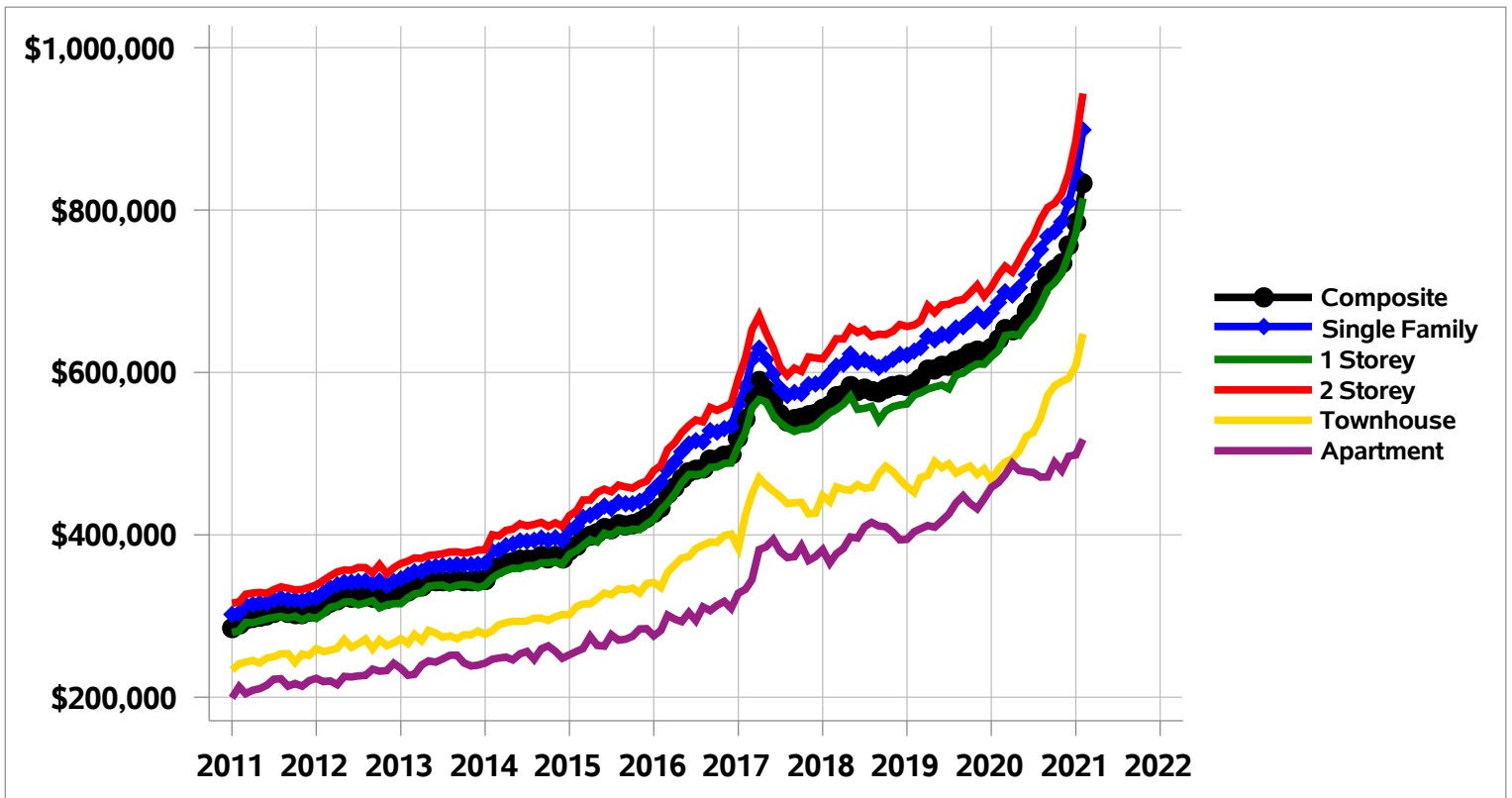
<sup>6</sup> Sales to new listings ratio and months of inventory shown as levels; all others calculated as percentage changes

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

### MLS® Home Price Index Benchmark Price

Benchmark Type:	February 2021	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$833,100	6.2	13.3	18.6	29.9	48.9	92.0
Single Family	\$898,700	6.4	14.4	19.6	31.0	50.2	93.4
One Storey	\$814,600	5.7	12.8	19.3	29.9	48.0	89.0
Two Storey	\$943,600	6.7	15.0	19.7	31.1	50.1	94.4
Townhouse	\$647,500	6.4	10.0	19.1	34.6	46.9	93.2
Apartment-Style	\$517,600	3.9	8.0	9.9	11.5	41.7	83.4

### 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