



Hamilton-Burlington Residential Market Activity and MLS® Home Price Index Report June 2022



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

Actual	June 2022	Compared to ⁸					
		June 2021	June 2020	June 2019	June 2017	June 2015	June 2012
Sales Activity	995	-37.8	-31.7	-28.3	-24.8	-45.1	-19.6
Dollar Volume	\$941,296,310	-32.2	-5.1	12.6	28.7	21.2	121.0
New Listings	2,543	27.1	29.8	22.4	6.5	21.0	50.9
Active Listings	2,546	101.9	39.2	-13.8	1.0	-2.8	-23.3
Sales to New Listings Ratio ¹	39.1	79.9	74.3	66.7	55.4	86.2	73.5
Months of Inventory ²	2.6	0.8	1.3	2.1	1.9	1.4	2.7
Average Price	\$946,026	9.0	38.8	56.9	71.2	120.6	175.0
Median Price	\$820,000	9.3	34.2	54.7	69.1	121.6	168.9
Sale to List Price Ratio ³	101.2	105.8	100.5	99.0	100.7	99.3	97.8
Median Days on Market	13.0	8.0	12.0	18.0	13.0	17.0	24.0
Average Days on Market	17.9	14.8	25.1	27.5	17.9	29.7	39.3

Year-to-date	June 2022	Compared to ⁸					
		June 2021	June 2020	June 2019	June 2017	June 2015	June 2012
Sales Activity	7,103	-25.1	17.8	1.5	-12.4	-8.1	1.9
Dollar Volume	\$7,345,183,237	-9.2	86.1	80.1	57.0	126.9	208.0
New Listings	12,743	3.7	48.0	12.3	11.4	21.0	26.0
Active Listings ⁴	1,430	26.0	-16.0	-43.5	-4.8	-38.9	-53.4
Sales to New Listings Ratio ⁵	55.7	77.2	70.0	61.6	70.9	73.4	68.9
Months of Inventory ⁶	1.2	0.7	1.7	2.2	1.1	1.8	2.6
Average Price	\$1,034,096	21.2	58.1	77.4	79.2	146.7	202.4
Median Price	\$915,000	20.6	55.1	74.6	81.2	150.3	203.0
Sale to List Price Ratio ⁷	112.2	108.7	100.2	98.9	104.8	99.1	97.8
Median Days on Market	8.0	7.0	14.0	18.0	9.0	17.0	24.0
Average Days on Market	12.3	13.4	26.5	30.8	18.8	32.5	42.4

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 Sale price / list price * 100; average for all homes sold in the current month.

⁴ 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.

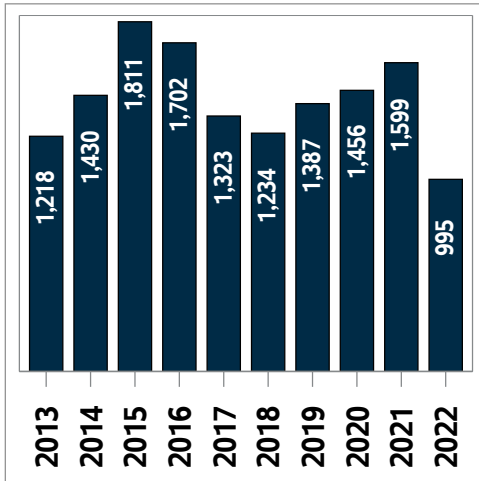
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

⁶ 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.

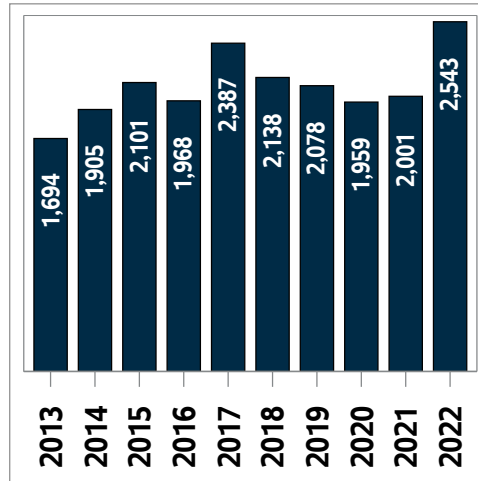
⁷ Sale price / list price * 100; average for all homes sold so far this year.

⁸ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

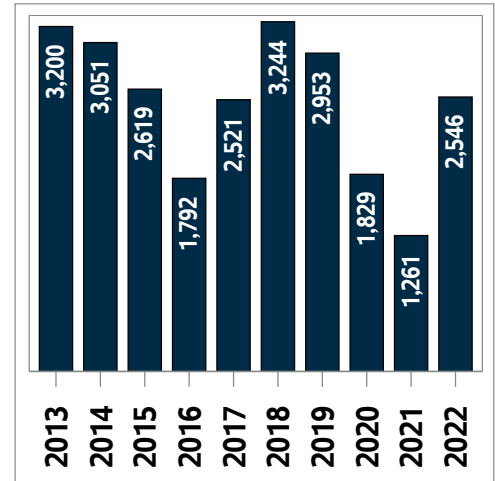
Sales Activity
(June only)



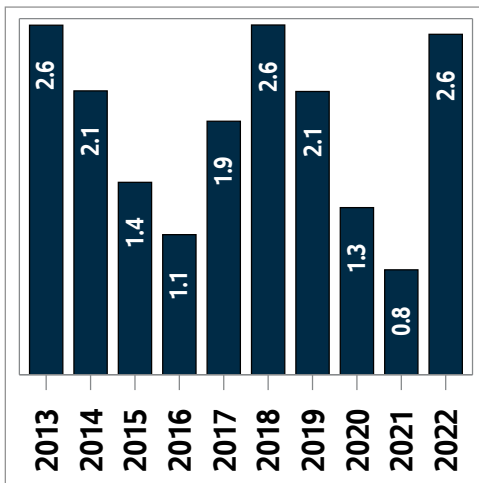
New Listings
(June only)



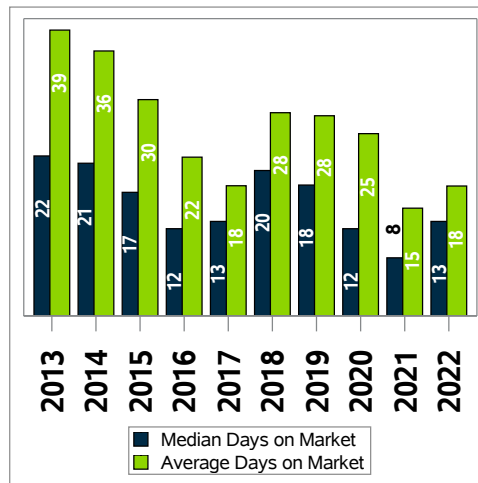
Active Listings
(June only)



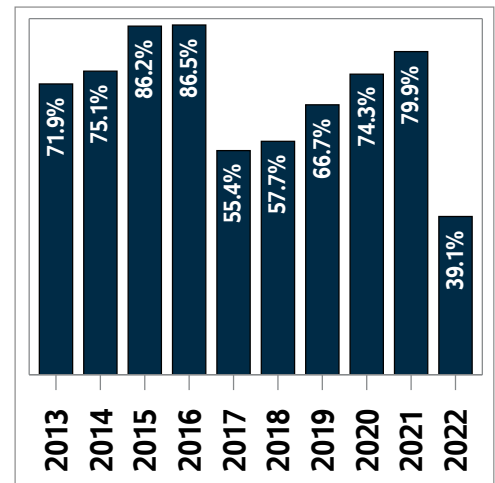
Months of Inventory
(June only)



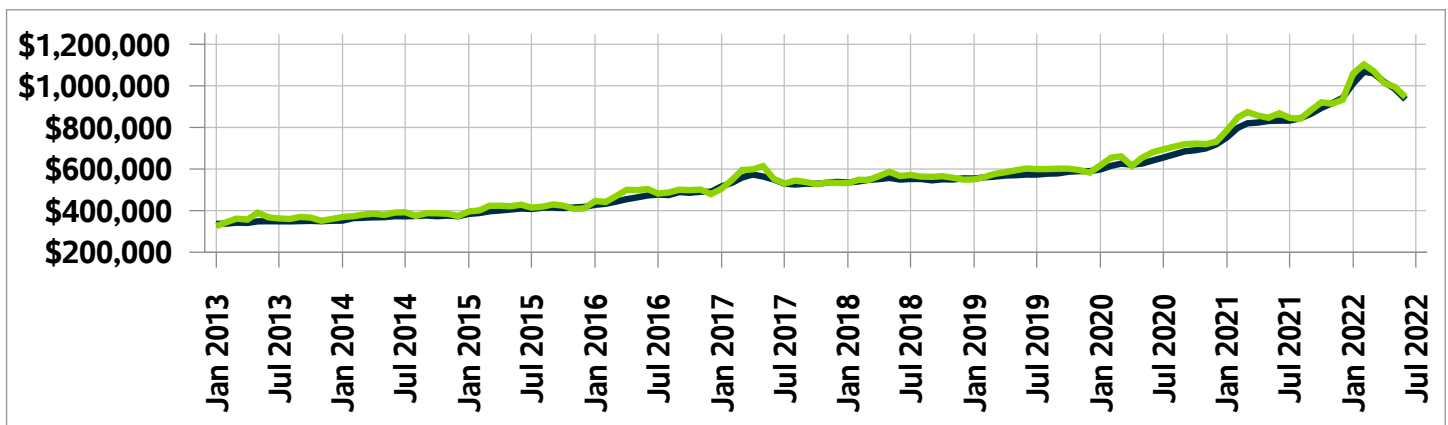
Days on Market
(June only)



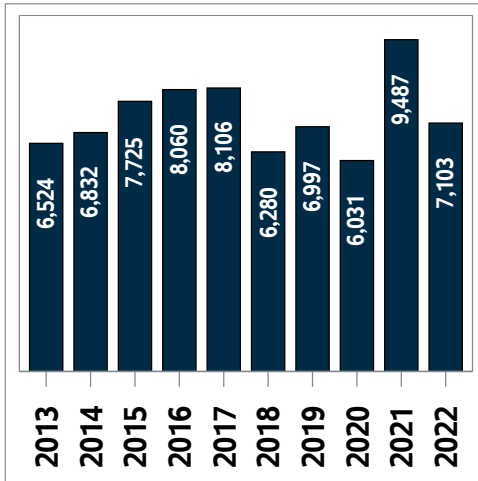
Sales to New Listings Ratio
(June only)



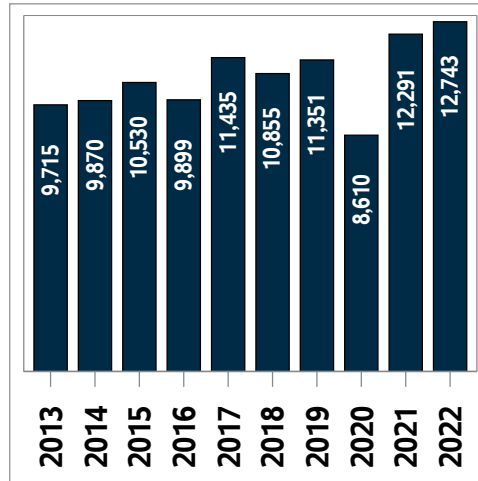
MLS® HPI Composite Benchmark Price and Average Price



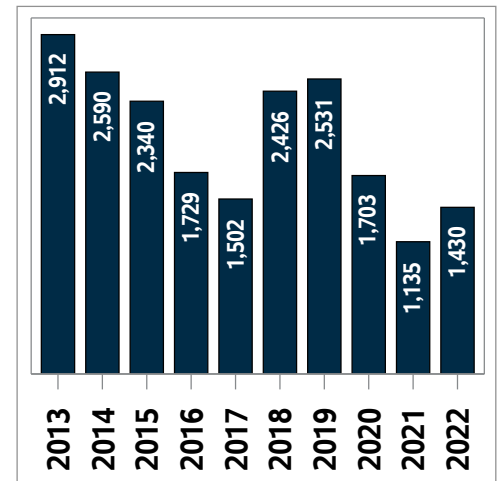
Sales Activity
(June Year-to-date)



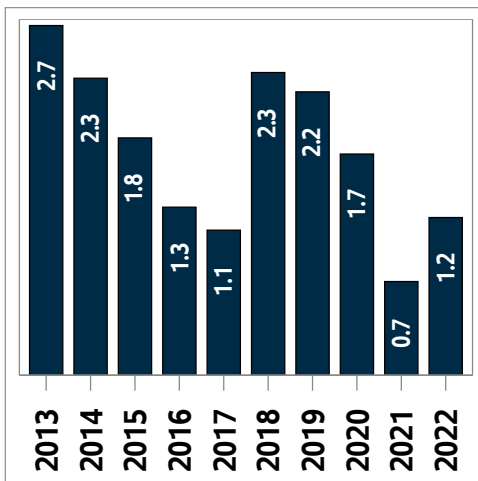
New Listings
(June Year-to-date)



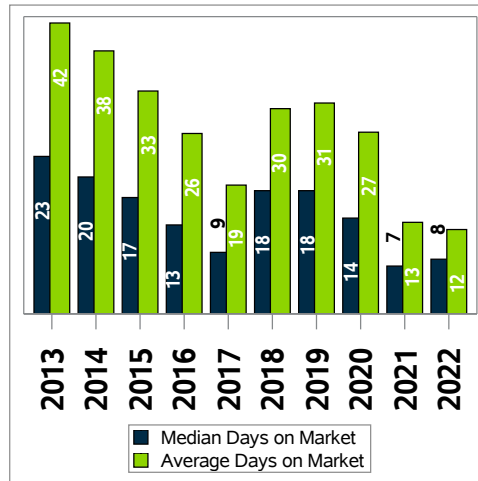
Active Listings ¹
(June Year-to-date)



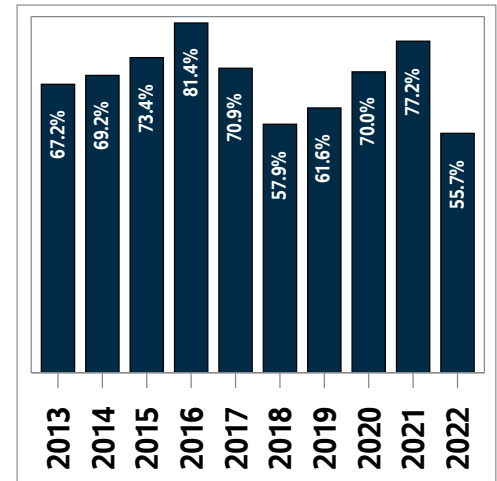
Months of Inventory ²
(June Year-to-date)



Days on Market
(June Year-to-date)



Sales to New Listings Ratio
(June 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 sales January to the current month.

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

Actual	June 2022	Compared to ⁸					
		June 2021	June 2020	June 2019	June 2017	June 2015	June 2012
Sales Activity	689	-35.3	-32.0	-28.1	-26.1	-47.7	-24.0
Dollar Volume	\$726,792,430	-30.5	-4.5	14.3	29.9	18.1	116.3
New Listings	1,793	29.6	36.8	15.9	0.4	13.0	45.4
Active Listings	1,785	100.1	45.2	-22.4	-8.3	-12.2	-30.9
Sales to New Listings Ratio ¹	38.4	77.0	77.3	61.9	52.2	83.0	73.5
Months of Inventory ²	2.6	0.8	1.2	2.4	2.1	1.5	2.8
Average Price	\$1,054,851	7.5	40.5	58.9	75.8	125.9	184.4
Median Price	\$905,000	7.2	31.2	54.7	71.4	122.8	168.5
Sale to List Price Ratio ³	101.6	106.5	100.6	99.0	100.7	99.4	97.6
Median Days on Market	12.0	8.0	12.0	16.0	12.0	16.0	24.0
Average Days on Market	16.9	13.0	26.4	27.1	18.2	30.1	40.0

Year-to-date	June 2022	Compared to ⁸					
		June 2021	June 2020	June 2019	June 2017	June 2015	June 2012
Sales Activity	4,748	-25.5	15.2	1.8	-17.1	-14.5	-7.1
Dollar Volume	\$5,498,912,686	-9.6	85.9	83.0	50.9	116.6	192.1
New Listings	8,698	3.5	48.6	7.5	4.1	12.7	14.6
Active Listings ⁴	987	31.3	-19.3	-47.2	-13.6	-43.4	-59.2
Sales to New Listings Ratio ⁵	54.6	75.8	70.4	57.7	68.6	71.9	67.3
Months of Inventory ⁶	1.2	0.7	1.8	2.4	1.2	1.9	2.8
Average Price	\$1,158,153	21.3	61.4	79.9	82.0	153.2	214.3
Median Price	\$1,030,000	21.2	57.3	77.4	85.1	154.6	212.1
Sale to List Price Ratio ⁷	113.1	109.7	100.1	99.0	104.9	99.1	97.7
Median Days on Market	8.0	7.0	14.0	16.0	9.0	16.0	23.0
Average Days on Market	11.9	12.6	28.3	30.5	19.4	33.2	42.5

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 Sale price / list price * 100; average for all homes sold in the current month.

⁴ 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.

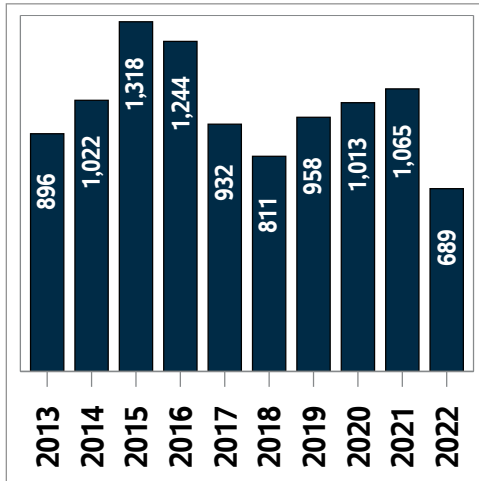
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

⁶ 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.

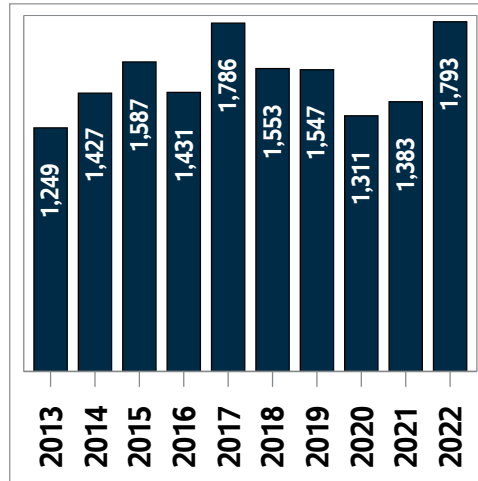
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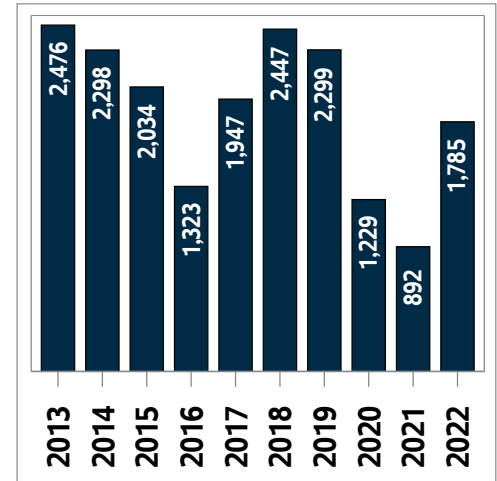
Sales Activity
(June only)



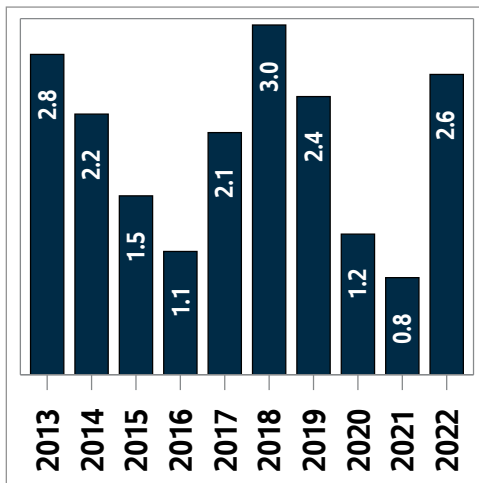
New Listings
(June only)



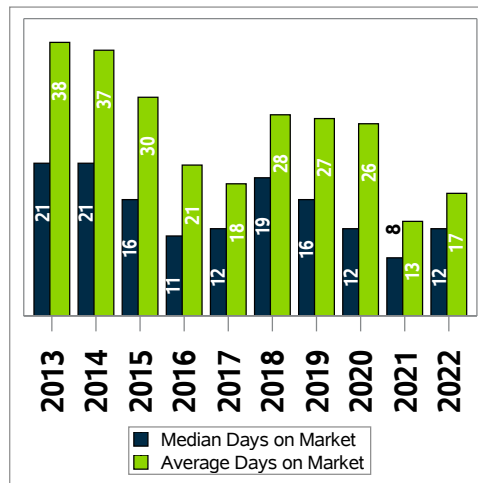
Active Listings
(June only)



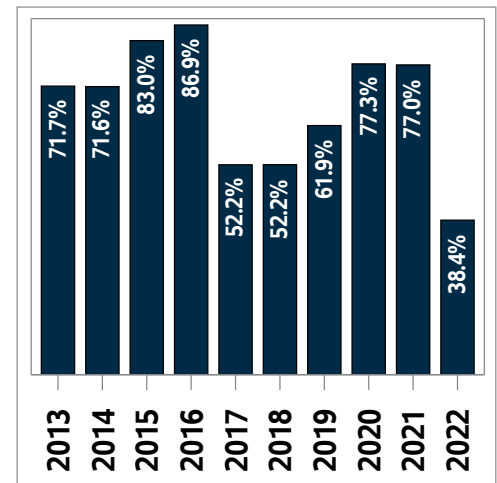
Months of Inventory
(June only)



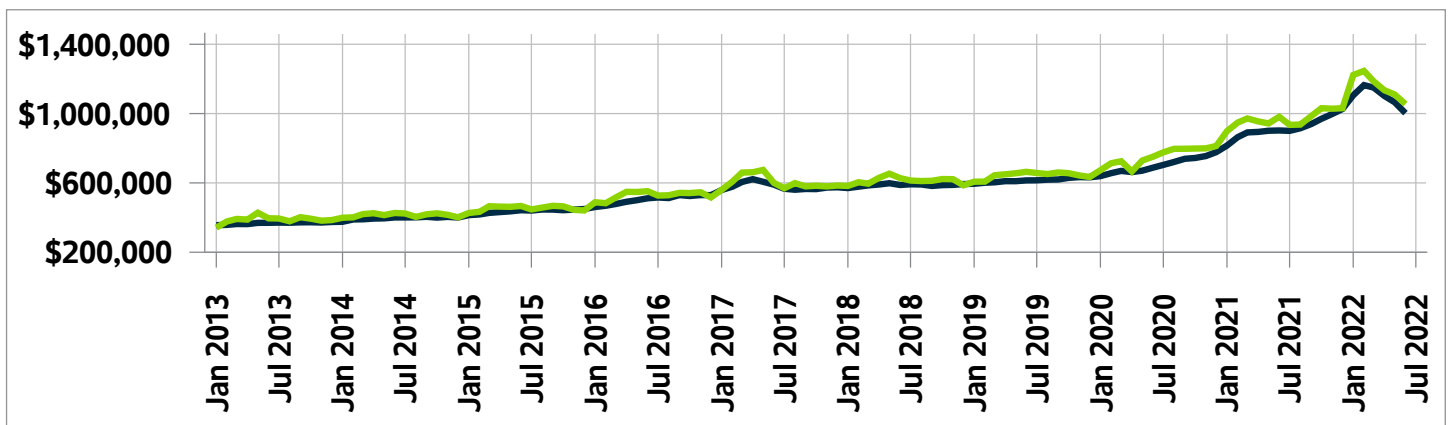
Days on Market
(June only)



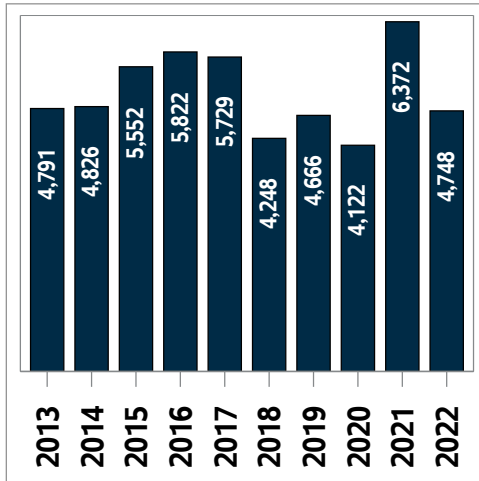
Sales to New Listings Ratio
(June only)



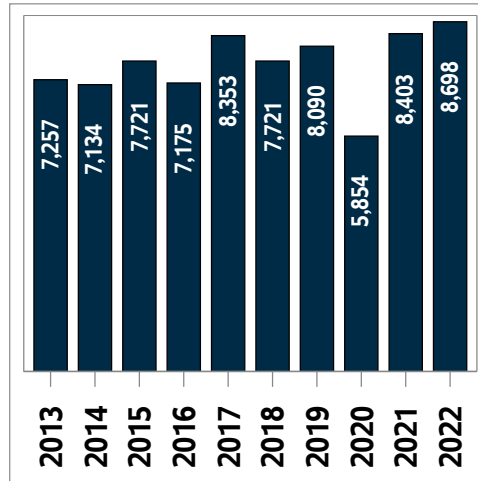
MLS® HPI Single Family Benchmark Price and Average Price



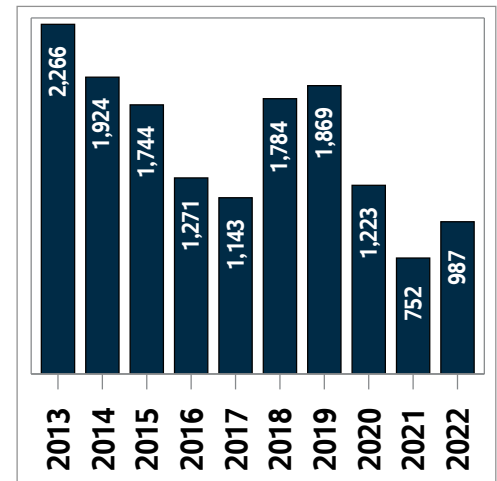
Sales Activity
(June Year-to-date)



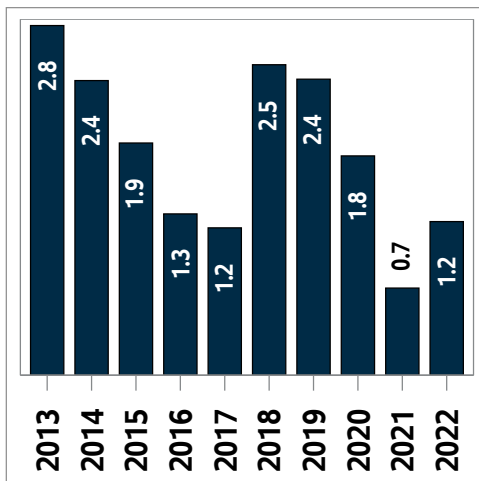
New Listings
(June Year-to-date)



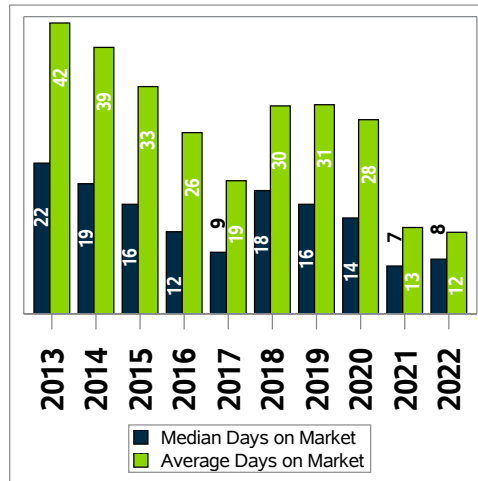
Active Listings¹
(June Year-to-date)



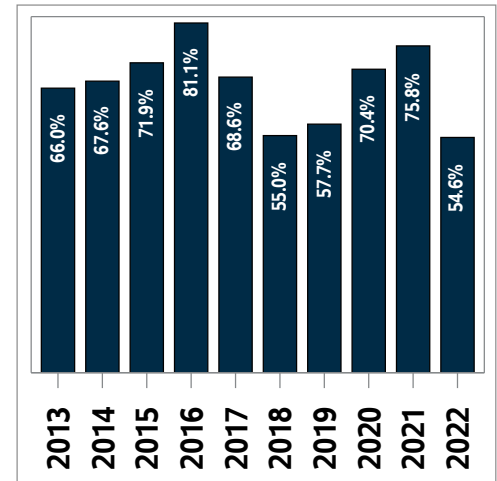
Months of Inventory²
(June Year-to-date)



Days on Market
(June Year-to-date)



Sales to New Listings Ratio
(June 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 sales January to the current month.

Actual	June 2022	Compared to ⁸					
		June 2021	June 2020	June 2019	June 2017	June 2015	June 2012
Sales Activity	182	-40.5	-38.3	-31.3	-26.0	-44.7	-16.5
Dollar Volume	\$141,143,014	-35.5	-15.0	6.3	19.8	24.2	124.4
New Listings	434	25.8	25.1	24.4	1.2	26.2	44.7
Active Listings	392	157.9	70.4	4.0	-0.3	22.1	-11.3
Sales to New Listings Ratio ¹	41.9	88.7	85.0	75.9	57.3	95.6	72.7
Months of Inventory ²	2.2	0.5	0.8	1.4	1.6	1.0	2.0
Average Price	\$775,511	8.4	37.8	54.8	61.9	124.6	168.8
Median Price	\$775,000	8.4	39.1	54.7	66.5	134.8	186.0
Sale to List Price Ratio ³	100.7	106.3	100.7	99.1	100.4	99.7	98.4
Median Days on Market	14.0	8.5	12.0	17.0	14.0	17.0	21.0
Average Days on Market	18.5	12.1	20.5	24.9	17.0	23.9	34.3

Year-to-date	June 2022	Compared to ⁸					
		June 2021	June 2020	June 2019	June 2017	June 2015	June 2012
Sales Activity	1,323	-28.5	11.6	-5.4	-12.7	-5.8	9.1
Dollar Volume	\$1,157,658,487	-12.9	74.1	66.5	58.3	139.9	231.6
New Listings	2,388	3.2	58.0	23.6	16.2	34.7	47.9
Active Listings ⁴	231	45.0	11.1	-32.3	9.5	-24.9	-35.1
Sales to New Listings Ratio ⁵	55.4	79.9	78.5	72.4	73.8	79.2	75.1
Months of Inventory ⁶	1.0	0.5	1.0	1.5	0.8	1.3	1.8
Average Price	\$875,025	21.8	56.1	76.1	81.4	154.7	204.0
Median Price	\$851,000	19.7	54.8	73.7	81.1	158.0	211.7
Sale to List Price Ratio ⁷	112.3	108.9	100.7	98.9	105.2	99.6	98.3
Median Days on Market	8.0	7.0	12.0	18.0	9.0	16.0	22.0
Average Days on Market	11.0	10.0	20.4	28.4	14.3	25.6	36.9

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.

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⁴ 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.

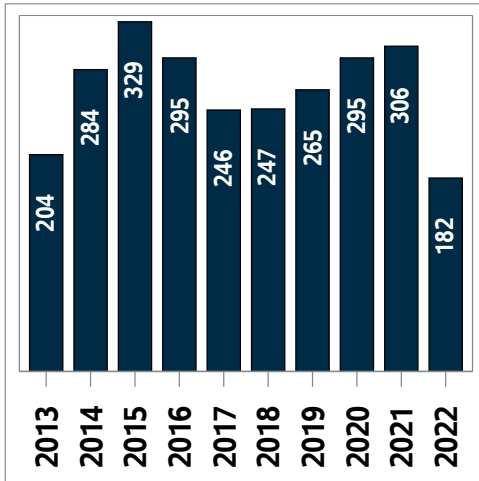
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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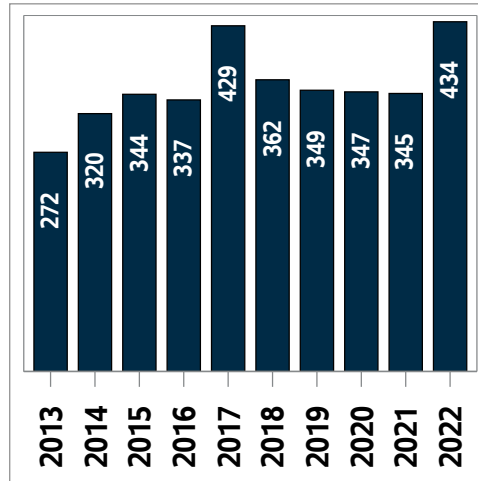
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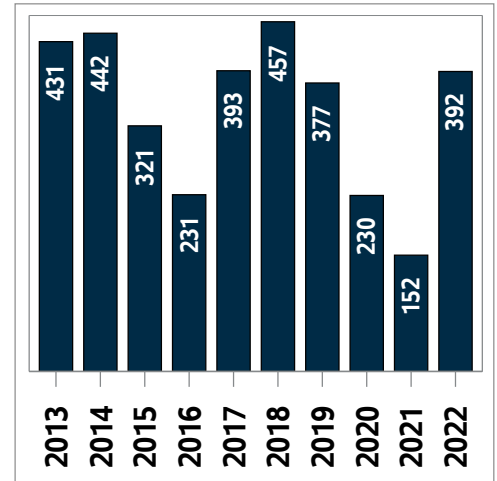
Sales Activity
(June only)



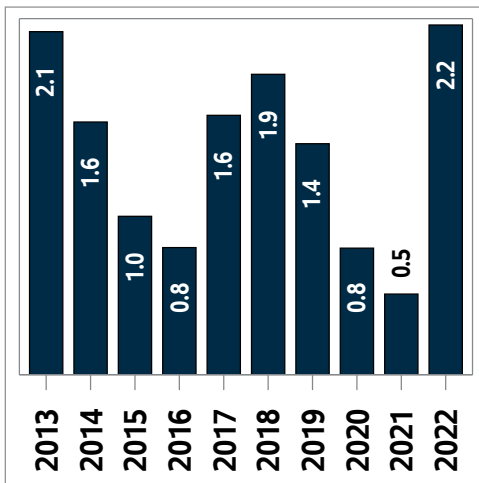
New Listings
(June only)



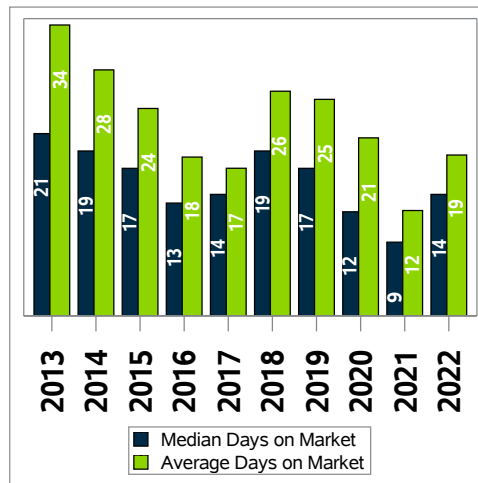
Active Listings
(June only)



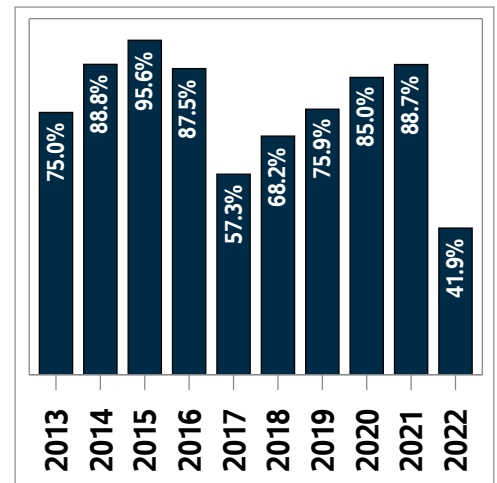
Months of Inventory
(June only)



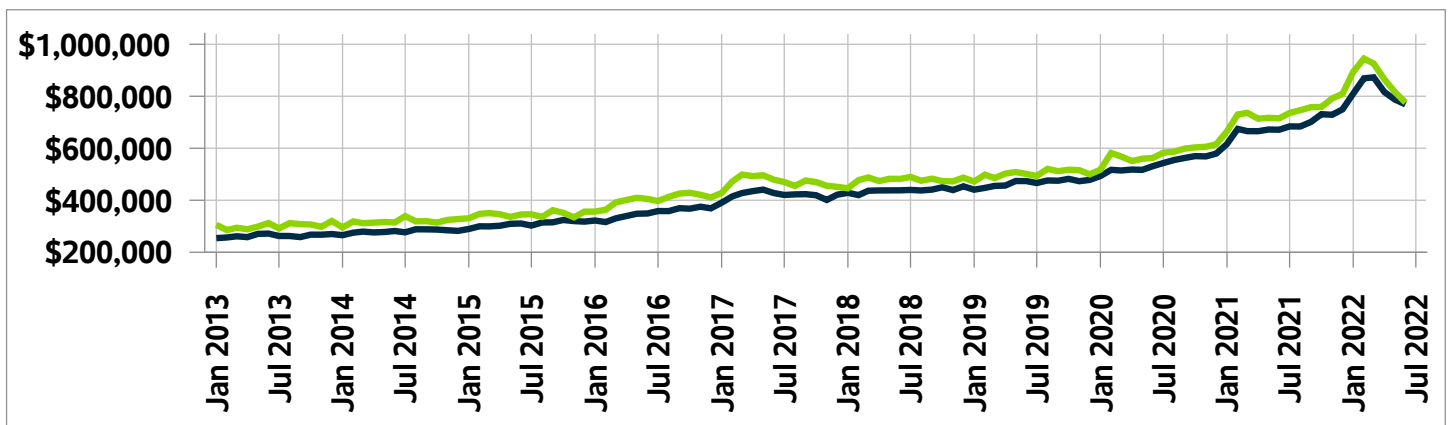
Days on Market
(June only)



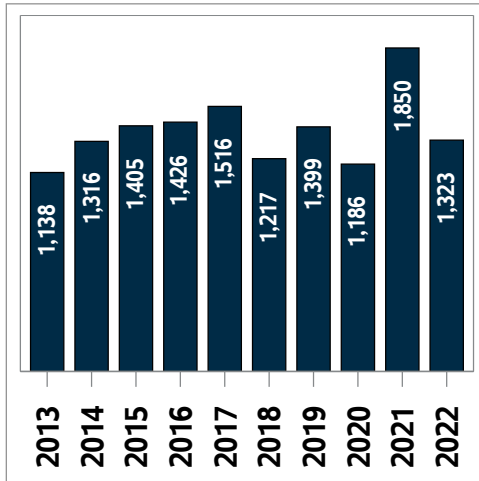
Sales to New Listings Ratio
(June only)



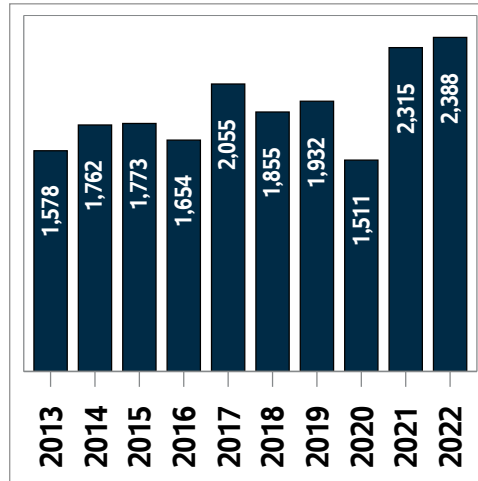
MLS® HPI Townhouse Benchmark Price and Average Price



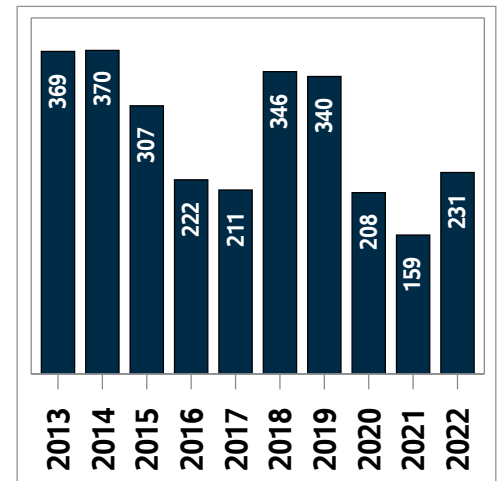
Sales Activity
(June Year-to-date)



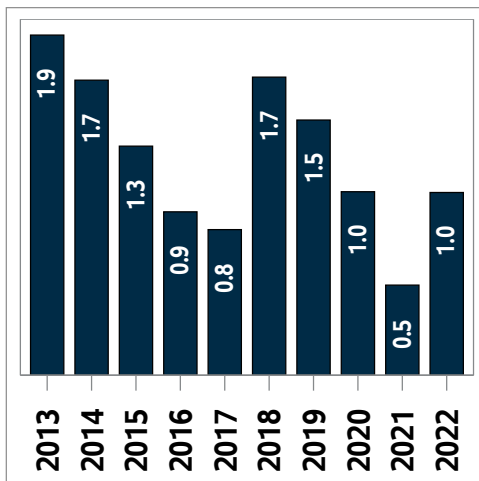
New Listings
(June Year-to-date)



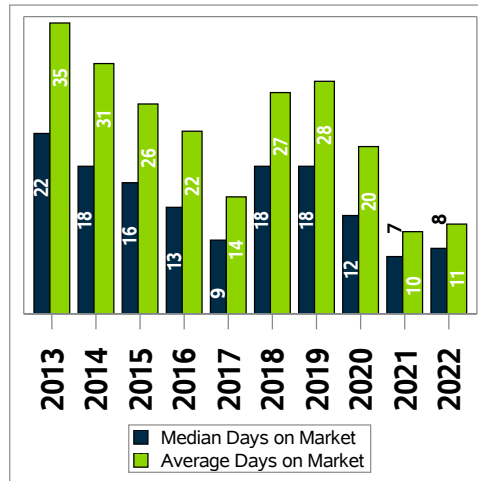
Active Listings¹
(June Year-to-date)



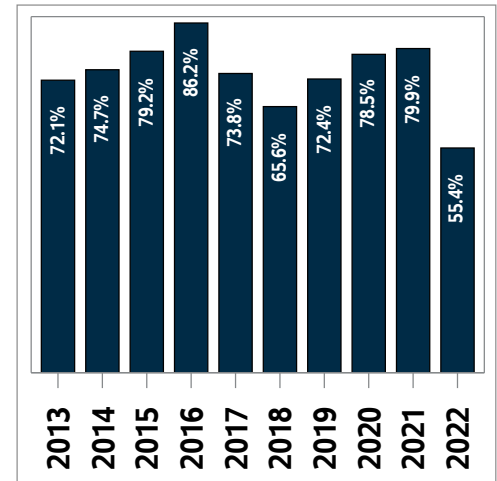
Months of Inventory²
(June Year-to-date)



Days on Market
(June Year-to-date)



Sales to New Listings Ratio
(June Year-to-date)



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² Average active listings January to the current month / average sales January to the current month.

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

Actual	June 2022	Compared to ⁸					
		June 2021	June 2020	June 2019	June 2017	June 2015	June 2012
Sales Activity	114	-47.7	-14.3	-23.5	-15.6	-20.8	14.0
Dollar Volume	\$66,438,966	-43.0	17.4	10.8	33.0	65.6	186.7
New Listings	295	13.9	5.4	78.8	96.7	103.4	128.7
Active Listings	326	57.5	-5.0	31.5	115.9	48.2	38.1
Sales to New Listings Ratio ¹	38.6	84.2	47.5	90.3	90.0	99.3	77.5
Months of Inventory ²	2.9	0.9	2.6	1.7	1.1	1.5	2.4
Average Price	\$582,798	9.1	36.9	44.9	57.5	109.1	151.5
Median Price	\$569,000	14.4	37.1	53.8	72.4	127.6	167.8
Sale to List Price Ratio ³	99.8	101.5	99.1	98.5	101.3	98.0	97.6
Median Days on Market	17.5	14.0	18.0	23.0	13.0	32.0	31.0
Average Days on Market	23.0	27.5	25.2	35.0	17.1	39.6	43.6

Year-to-date	June 2022	Compared to ⁸					
		June 2021	June 2020	June 2019	June 2017	June 2015	June 2012
Sales Activity	968	-18.9	48.7	13.6	22.7	41.7	71.0
Dollar Volume	\$641,571,922	2.8	126.0	85.6	135.8	242.7	399.6
New Listings	1,539	3.8	35.0	26.5	66.0	71.6	99.6
Active Listings ⁴	191	-9.8	-23.6	-35.4	47.7	-24.5	-20.4
Sales to New Listings Ratio ⁵	62.9	80.4	57.1	70.0	85.1	76.1	73.4
Months of Inventory ⁶	1.2	1.1	2.3	2.1	1.0	2.2	2.5
Average Price	\$662,781	26.7	52.0	63.4	92.2	141.8	192.2
Median Price	\$632,700	27.8	52.5	68.7	96.5	155.6	194.3
Sale to List Price Ratio ⁷	107.9	102.9	99.7	98.5	103.2	97.9	97.5
Median Days on Market	8.0	12.0	17.0	22.0	14.0	29.0	31.0
Average Days on Market	15.4	22.7	26.8	36.5	22.8	42.0	53.3

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 Sale price / list price * 100; average for all homes sold in the current month.

⁴ 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.

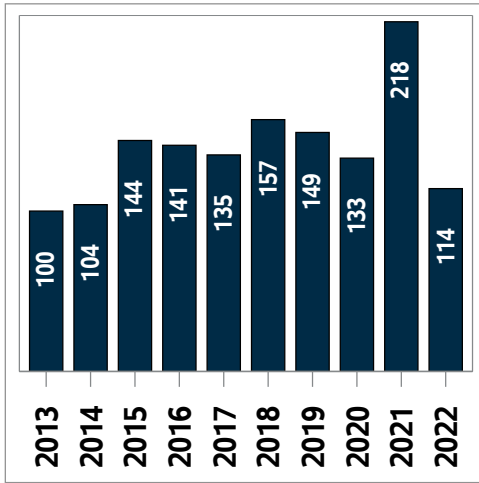
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

⁶ 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.

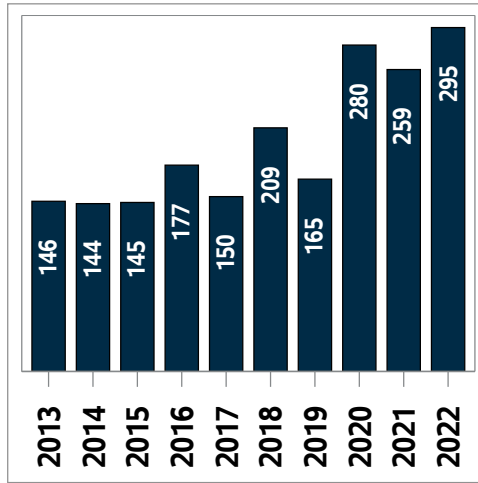
⁷ Sale price / list price * 100; average for all homes sold so far this year.

⁸ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

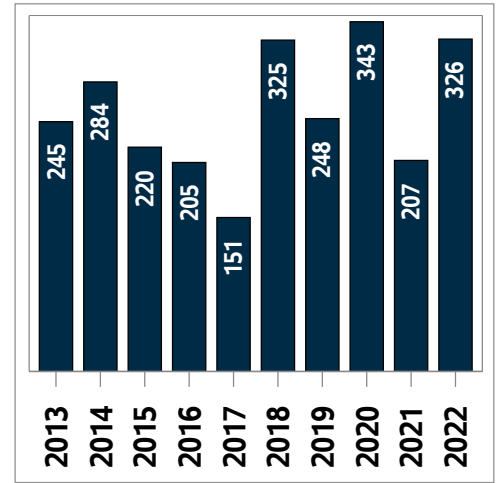
Sales Activity
(June only)



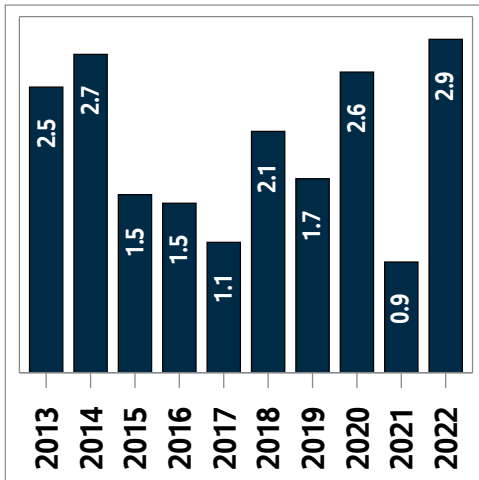
New Listings
(June only)



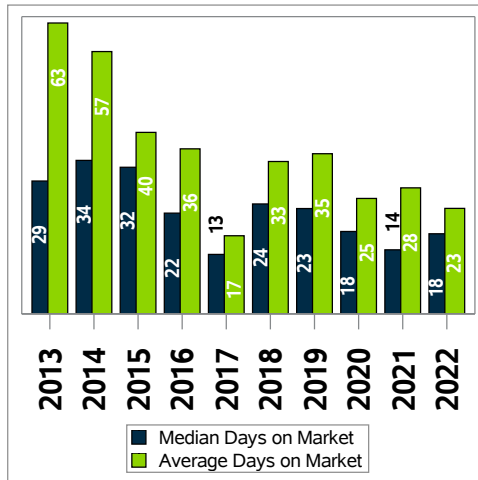
Active Listings
(June only)



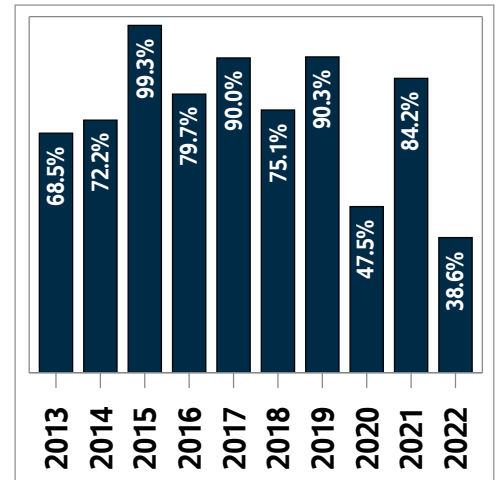
Months of Inventory
(June only)



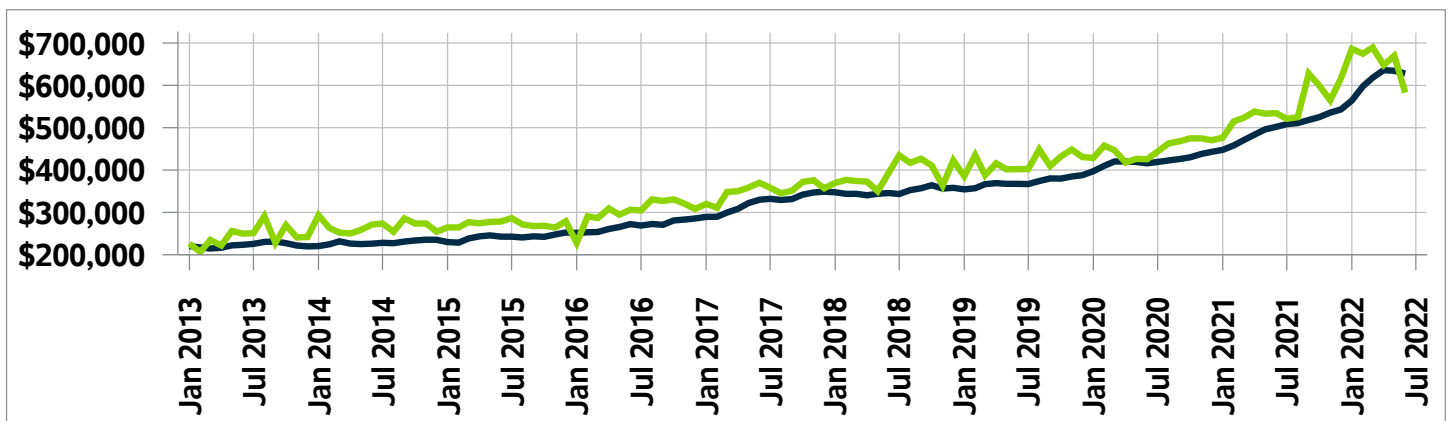
Days on Market
(June only)



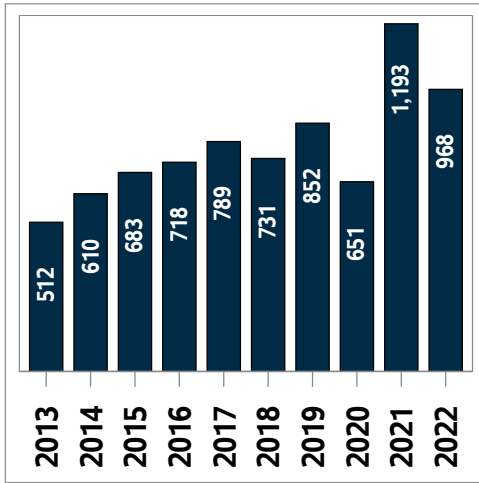
Sales to New Listings Ratio
(June only)



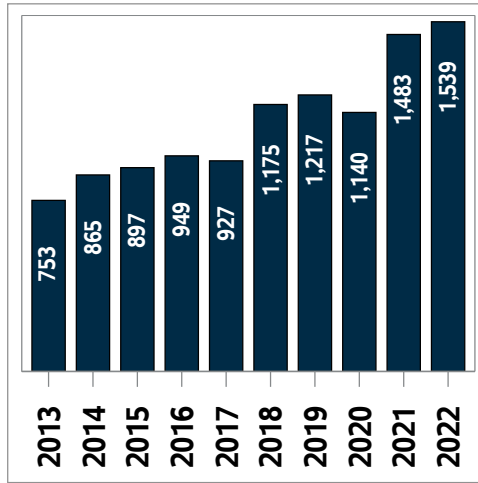
MLS® HPI Apartment-Style Benchmark Price and Average Price



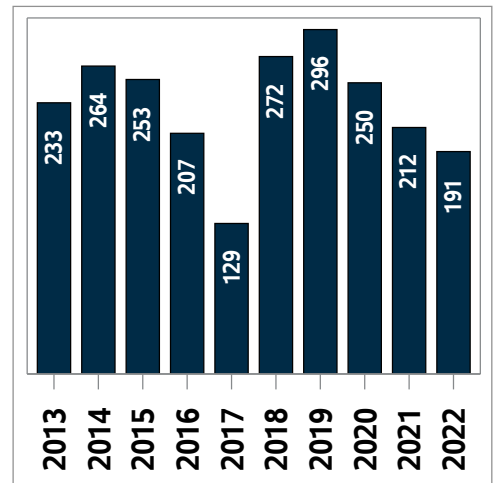
Sales Activity
(June Year-to-date)



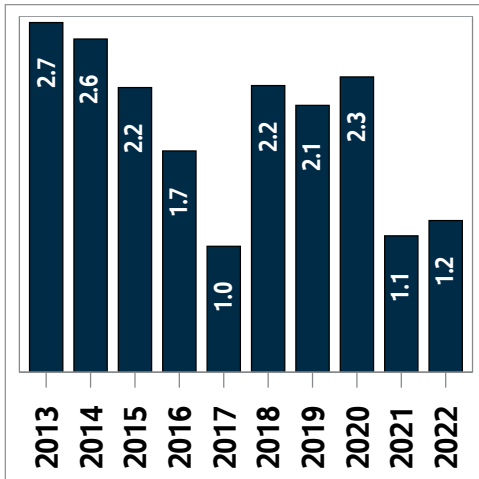
New Listings
(June Year-to-date)



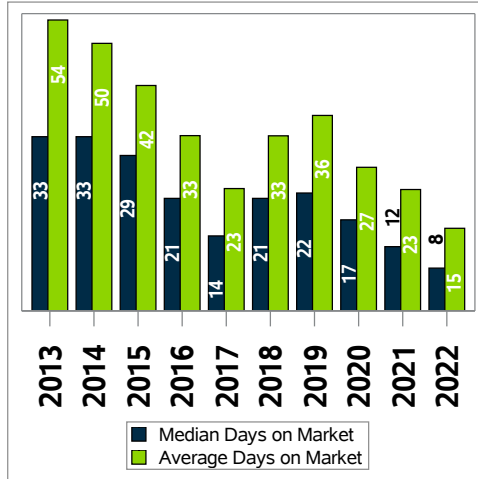
Active Listings¹
(June Year-to-date)



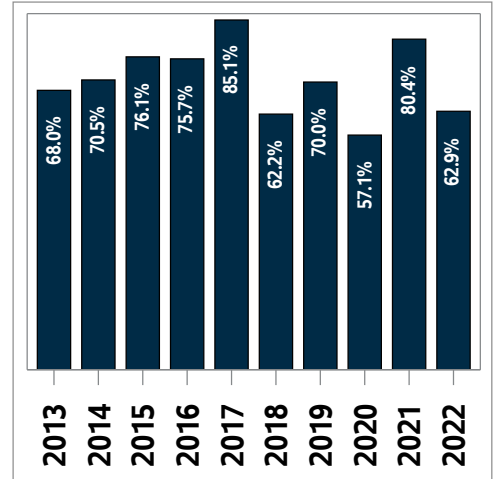
Months of Inventory²
(June Year-to-date)



Days on Market
(June Year-to-date)



Sales to New Listings Ratio
(June Year-to-date)



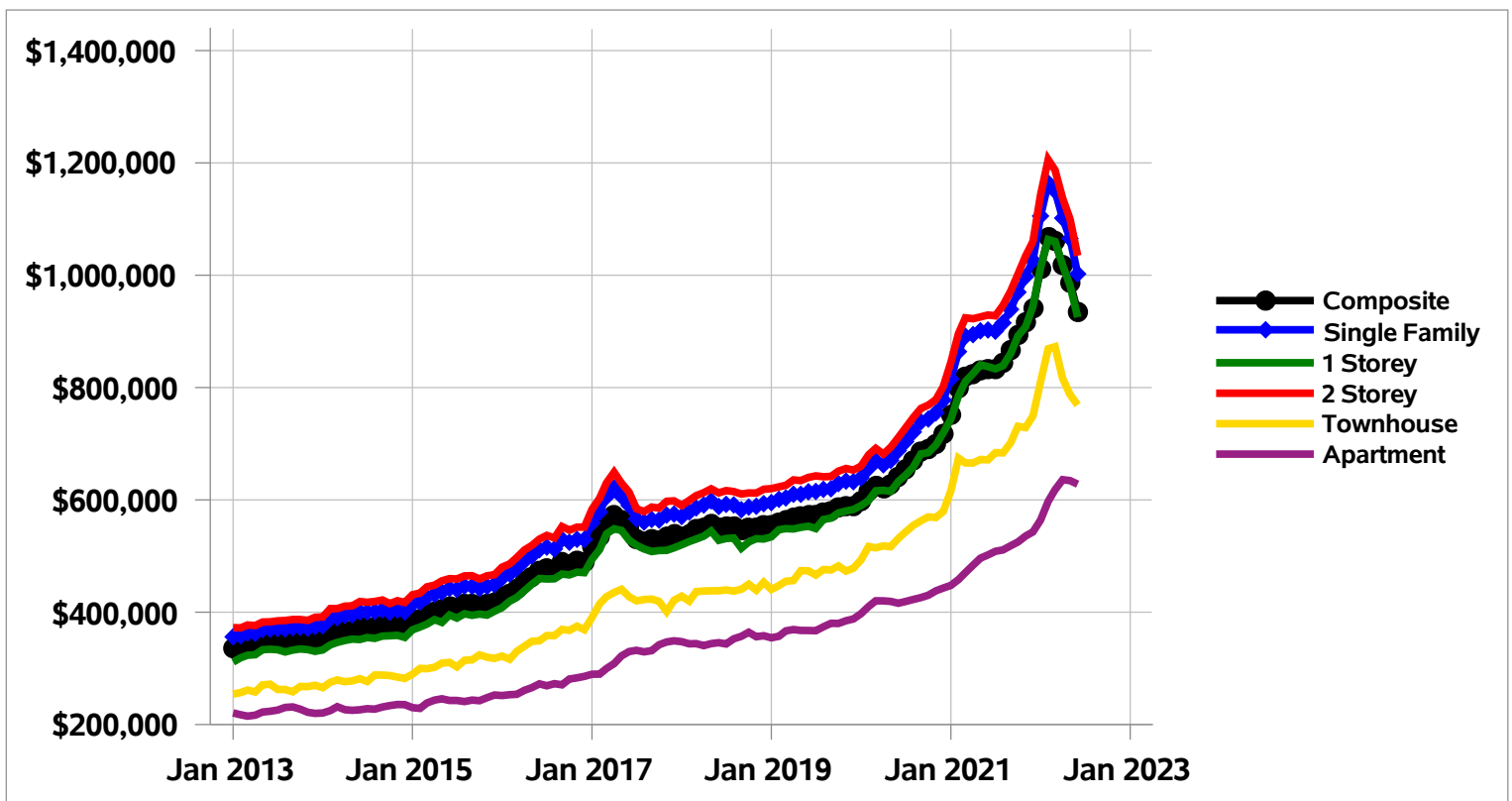
¹ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

² Average active listings January to the current month / average sales January to the current month.

MLS® Home Price Index Benchmark Price

Benchmark Type:	June 2022	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$934,700	-5.2	-11.8	-0.7	12.2	63.0	70.0
Single Family	\$1,002,300	-5.9	-12.8	-2.3	11.1	63.1	69.9
One Storey	\$925,200	-5.8	-12.7	-2.1	10.5	67.3	75.2
Two Storey	\$1,034,700	-5.9	-12.8	-2.4	11.4	61.7	68.6
Townhouse	\$768,900	-2.4	-11.9	2.6	14.5	62.4	79.8
Apartment	\$627,900	-1.0	1.6	15.7	25.1	70.9	90.3

MLS® HPI Benchmark Price



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.)	1370
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.)	1454
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	4625
Number of Fireplaces	0
Total Number Of Rooms	8
Type Of Foundation	Basement, Concrete blocs
Type of Property	Detached
Wastewater Disposal	Municipal sewers

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.)	1213
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	5695
Number of Fireplaces	0
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.)	1598
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	4068
Number of Fireplaces	0
Total Number Of Rooms	8
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers

Townhouse

Features	Value
Above Ground Bedrooms	3
Age Category	31 to 50
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.)	1277
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	0 to 5
Attached Specification	Row
Basement Finish	Unfinished
Bedrooms	2
Below Ground Bedrooms	0
Exterior Walls	Masonry
Freshwater Supply	Municipal waterworks
Full Bathrooms	1
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	941
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	0
Total Number Of Rooms	4
Type Of Covered Parking	Underground
Wastewater Disposal	Municipal sewers