



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





Average Days on Market

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



		Compared to °					
Actual	July 2022	July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	811	-35.6	-54.2	-39.8	-21.6	-43.4	-28.6
Dollar Volume	\$712,720,020	-33.2	-42.1	-11.8	30.0	19.9	84.5
New Listings	1,783	18.6	-13.8	-3.5	1.1	6.6	15.6
Active Listings	2,533	127.4	46.8	-7.3	-1.8	3.3	-22.3
Sales to New Listings Ratio 1	45.5	83.8	85.6	72.9	58.7	85.7	73.7
Months of Inventory ²	3.1	0.9	1.0	2.0	2.5	1.7	2.9
Average Price	\$878,816	3.9	26.5	46.6	65.9	111.9	158.5
Median Price	\$765,000	-0.6	22.4	43.6	61.9	108.3	158.0
Sale to List Price Ratio ³	98.4	105.6	101.0	98.7	98.4	98.7	97.6
Median Days on Market	18.0	9.0	12.0	21.0	19.0	20.0	27.0

22.9

31.6

24.6

31.9

43.6

16.4

		Compared to °					
Year-to-date	July 2022	July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	7,912	-26.4	1.4	-5.2	-13.4	-13.6	-2.4
Dollar Volume	\$8,056,383,257	-12.0	55.7	64.9	54.2	110.2	190.8
New Listings	14,526	5.3	36.0	10.1	10.1	19.0	24.6
Active Listings⁴	1,594	40.8	-6.6	-37.7	-3.7	-32.3	-48.5
Sales to New Listings Ratio 5	54.5	77.9	73.1	63.2	69.3	75.1	69.6
Months of Inventory ⁶	1.4	0.7	1.5	2.1	1.3	1.8	2.7
Average Price	\$1,018,249	19.5	53.5	73.9	78.1	143.3	198.0
Median Price	\$900,000	18.4	50.0	71.4	80.0	145.9	200.0
Sale to List Price Ratio ⁷	110.8	108.3	100.4	98.9	104.0	99.1	97.8
Median Days on Market	8.0	7.0	13.0	18.0	10.0	17.0	24.0
Average Days on Market	13.5	13.7	25.7	30.9	19.5	32.4	42.6

¹ Sales / new listings * 100; compared to levels from previous periods.

23.9

 $^{^{\}rm 2}$ 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.

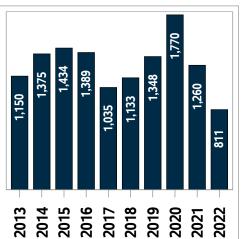
⁸ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



MLS® Residential Market Activity

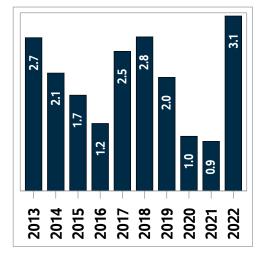


Sales Activity (July only)

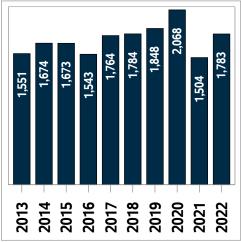


Months of Inventory (July only)





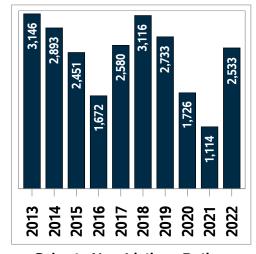
New Listings (July only)



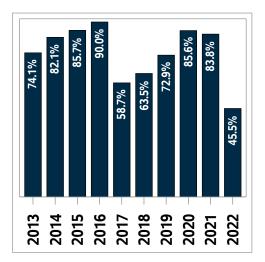
Days on Market (July only)



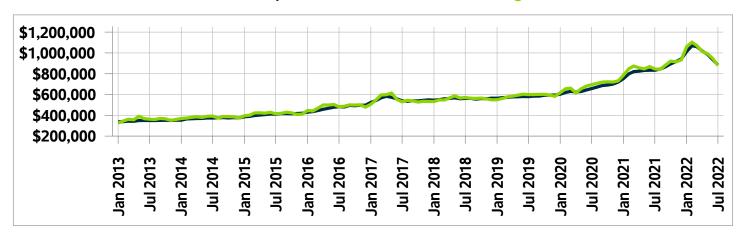
Active Listings (July only)



Sales to New Listings Ratio (July only)



MLS® HPI Composite Benchmark Price and Average Price





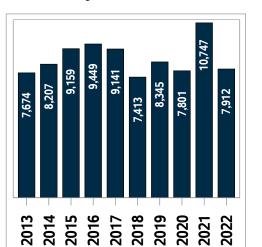
MLS® Residential Market Activity

New Listings

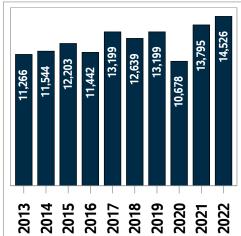
(July Year-to-date)



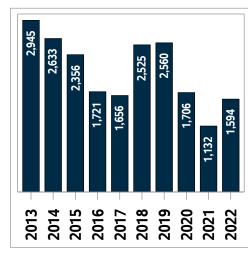
Sales Activity (July Year-to-date)



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



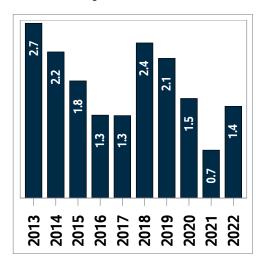
Days on Market (July Year-to-date)

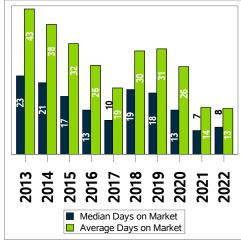


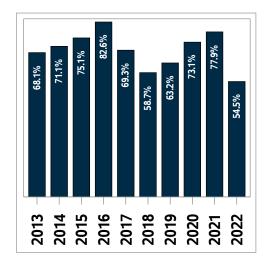
Active Listings 1

(July Year-to-date)

Sales to New Listings Ratio (July 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 Detached

Market Activity



		Compared to °					
Actual	July 2022	July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	513	-37.3	-53.4	-43.4	-25.2	-48.0	-32.1
Dollar Volume	\$505,491,445	-34.5	-41.7	-15.6	28.2	13.3	79.6
New Listings	1,146	19.9	-10.3	-10.3	-6.1	-4.3	4.1
Active Listings	1,658	134.2	52.8	-18.5	-11.7	-10.5	-32.5
Sales to New Listings Ratio 1	44.8	85.6	86.1	70.9	56.2	82.4	68.7
Months of Inventory ²	3.2	0.9	1.0	2.2	2.7	1.9	3.3
Average Price	\$985,363	4.4	25.1	49.0	71.5	117.9	164.6
Median Price	\$860,000	0.7	22.9	46.8	70.5	115.0	162.2
Sale to List Price Ratio ³	98.3	106.4	101.4	98.4	98.1	98.7	97.3
Median Days on Market	17.0	8.0	12.0	22.0	18.5	20.0	28.0
Average Days on Market	23.6	16.2	23.9	32.8	24.6	33.9	46.4

		Compared to ^a					
Year-to-date	July 2022	July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	4,930	-26.8	0.1	-6.6	-18.6	-19.9	-10.7
Dollar Volume	\$5,704,454,175	-12.6	56.2	65.2	47.7	100.2	176.2
New Listings	9,291	5.7	37.4	3.7	2.3	10.1	12.3
Active Listings⁴	1,040	46.0	-10.4	-43.3	-13.7	-38.7	-55.8
Sales to New Listings Ratio 5	53.1	76.7	72.9	58.9	66.7	72.9	66.8
Months of Inventory 6	1.5	0.7	1.6	2.4	1.4	1.9	3.0
Average Price	\$1,157,090	19.5	56.1	76.9	81.5	149.8	209.5
Median Price	\$1,030,300	19.3	53.5	75.2	84.8	151.3	207.6
Sale to List Price Ratio 7	111.5	109.2	100.3	98.8	104.0	99.0	97.7
Median Days on Market	8.0	7.0	14.0	18.0	10.0	17.0	25.0
Average Days on Market	13.2	13.3	27.8	31.5	20.4	33.9	43.9

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.

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.



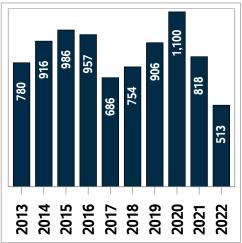
MLS® Single Family Detached Market Activity

New Listings

(July only)

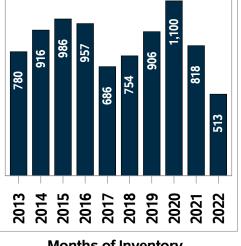


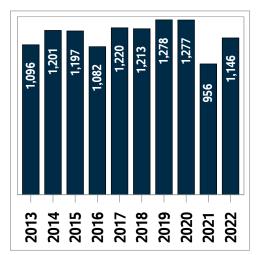
Sales Activity (July only)



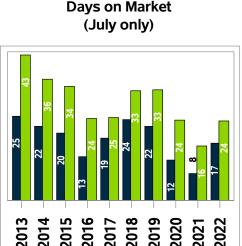
Months of Inventory (July only)

3.2

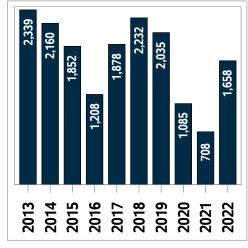




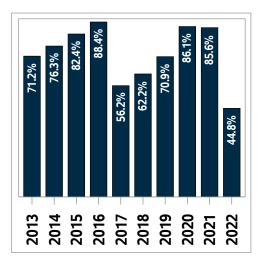
Days on Market



Active Listings (July only)

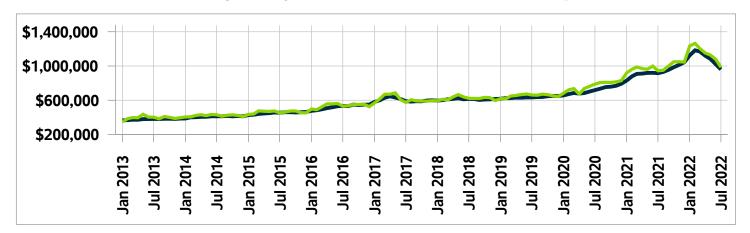


Sales to New Listings Ratio (July only)



MLS® HPI Single Family Detached Benchmark Price and Average Price

Median Days on Market Average Days on Market



2016

2018

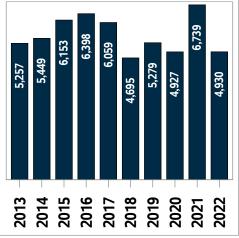
2017



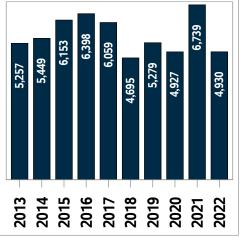
MLS® Single Family Detached Market Activity



Sales Activity (July Year-to-date)



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

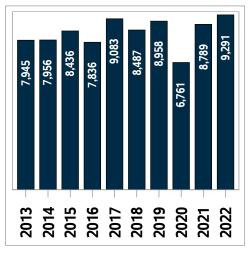




2019 2020

2014 2015 2016 2017 2018

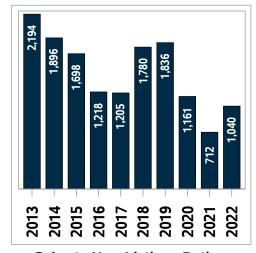
New Listings (July Year-to-date)



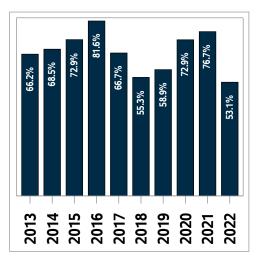
Days on Market (July Year-to-date)



Active Listings 1 (July Year-to-date)



Sales to New Listings Ratio (July 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® Single Family Attached Market Activity

		Compared to ⁸					
Actual	July 2022	July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	35	-31.4	-53.9	-25.5	-28.6	-47.0	-34.0
Dollar Volume	\$26,302,700	-34.5	-43.0	-2.7	8.7	8.7	74.3
New Listings	77	32.8	5.5	20.3	1.3	22.2	16.7
Active Listings	101	152.5	159.0	26.3	7.4	42.3	2.0
Sales to New Listings Ratio 1	45.5	87.9	104.1	73.4	64.5	104.8	80.3
Months of Inventory ²	2.9	0.8	0.5	1.7	1.9	1.1	1.9
Average Price	\$751,506	-4.6	23.9	30.7	52.2	104.9	164.0
Median Price	\$730,000	-9.3	21.1	37.7	52.1	95.6	188.5
Sale to List Price Ratio ³	98.6	105.4	101.5	99.8	97.7	99.1	99.0
Median Days on Market	11.0	9.0	10.5	14.0	24.0	17.0	19.0
Average Days on Market	16.8	15.3	13.8	24.6	25.7	23.5	28.4

		Compared to ⁸					
Year-to-date	July 2022	July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	365	-27.3	-1.6	7.4	-9.9	-19.1	-7.6
Dollar Volume	\$325,392,656	-12.4	48.5	82.7	61.7	104.1	185.8
New Listings	630	0.3	42.2	32.9	11.3	15.6	28.8
Active Listings⁴	61	57.1	28.4	-9.3	10.0	-15.2	-28.5
Sales to New Listings Ratio 5	57.9	79.9	83.7	71.7	71.6	82.8	80.8
Months of Inventory 6	1.2	0.5	0.9	1.4	1.0	1.1	1.5
Average Price	\$891,487	20.5	51.0	70.2	79.4	152.2	209.3
Median Price	\$855,000	18.8	46.2	73.2	89.8	151.5	206.0
Sale to List Price Ratio 7	112.4	110.7	102.0	100.3	105.1	100.0	98.3
Median Days on Market	8.0	7.0	11.0	13.0	9.0	13.0	16.0
Average Days on Market	11.3	10.0	19.3	20.4	14.5	23.0	28.4

¹ Sales / new listings * 100; compared to levels from previous periods.

 $^{^{\}rm 2}$ 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.

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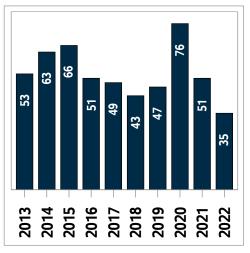
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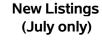
MLS® Single Family Attached Market Activity

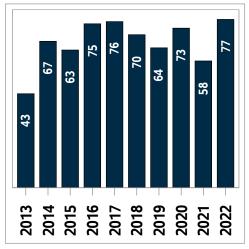


Sales Activity (July only)

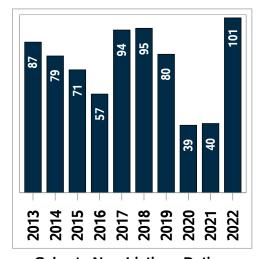


Months of Inventory (July only)





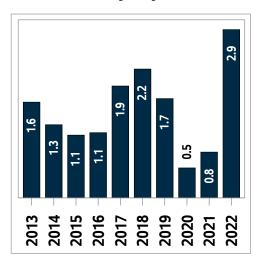
Days on Market (July only)

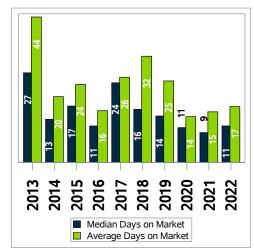


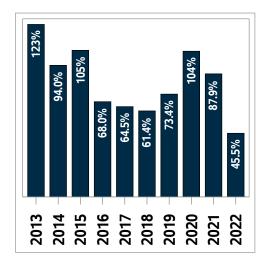
Active Listings

(July only)

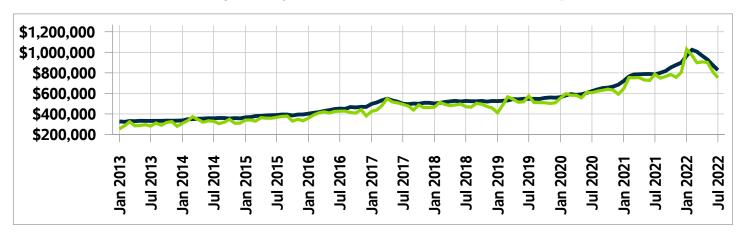
Sales to New Listings Ratio (July only)







MLS® HPI Single Family Attached Benchmark Price and Average Price

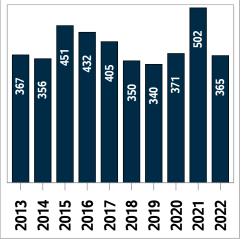




MLS® Single Family Attached Market Activity

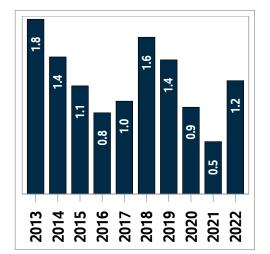


Sales Activity (July Year-to-date)

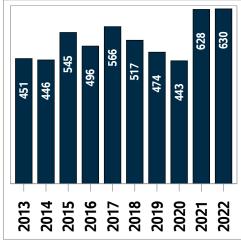


Months of Inventory ² (July Year-to-date)





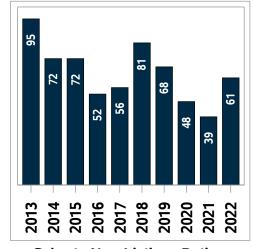
New Listings (July Year-to-date)



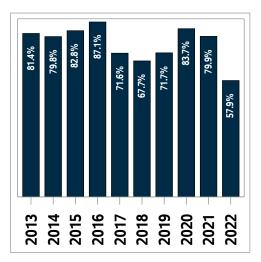
Days on Market (July Year-to-date)



Active Listings 1 (July Year-to-date)



Sales to New Listings Ratio (July 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® Townhouse Market Activity

		Compared to °					
Actual	July 2022	July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	159	-28.7	-55.1	-35.4	-19.3	-33.8	-26.7
Dollar Volume	\$119,472,082	-27.2	-42.1	-1.5	29.0	43.8	95.8
New Listings	311	13.1	-23.6	-0.6	-6.3	23.9	30.7
Active Listings	374	142.9	54.5	5.9	-13.2	28.1	-9.4
Sales to New Listings Ratio 1	51.1	81.1	87.0	78.6	59.3	95.6	91.2
Months of Inventory ²	2.4	0.7	0.7	1.4	2.2	1.2	1.9
Average Price	\$751,397	2.1	28.9	52.3	59.8	117.1	167.2
Median Price	\$743,000	3.2	28.9	49.7	65.1	120.8	168.2
Sale to List Price Ratio ³	99.1	105.4	101.0	99.2	99.0	99.3	98.1
Median Days on Market	19.0	8.0	11.0	21.0	20.0	19.0	23.0
Average Days on Market	22.6	14.5	17.6	30.0	23.5	24.3	36.9

		Compared to °					
Year-to-date	July 2022	July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	1,482	-28.5	-3.8	-9.9	-13.5	-9.9	3.6
Dollar Volume	\$1,277,130,569	-14.5	46.6	56.4	55.0	125.8	211.4
New Listings	2,702	4.3	40.9	20.4	13.2	33.5	45.8
Active Listings⁴	253	60.1	19.3	-25.9	4.7	-16.8	-30.3
Sales to New Listings Ratio 5	54.8	80.0	80.3	73.3	71.8	81.3	77.2
Months of Inventory ⁶	1.2	0.5	1.0	1.5	1.0	1.3	1.8
Average Price	\$861,762	19.6	52.3	73.6	79.1	150.6	200.5
Median Price	\$845,500	18.6	53.0	72.2	81.0	156.2	209.7
Sale to List Price Ratio ⁷	110.9	108.5	100.8	99.0	104.5	99.5	98.2
Median Days on Market	8.0	7.0	12.0	18.0	10.0	16.0	22.0
Average Days on Market	12.1	10.5	19.8	28.6	15.3	25.4	36.9

¹ Sales / new listings * 100; compared to levels from previous periods.

 $^{^{\}rm 2}$ 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.

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

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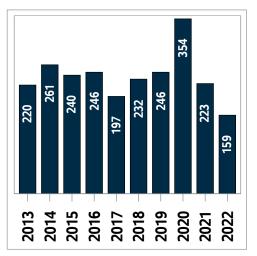
MLS® Townhouse Market Activity

New Listings

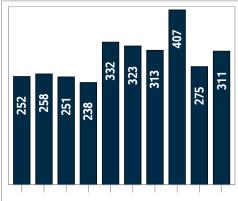
(July only)



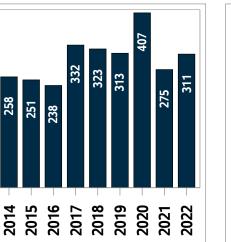
Sales Activity (July only)



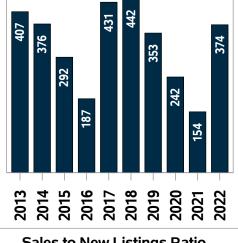
Months of Inventory (July only)



Days on Market



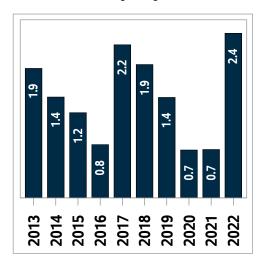
(July only)



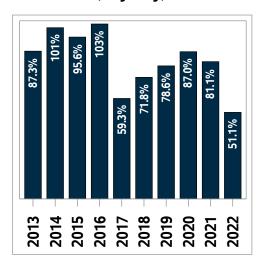
Active Listings

(July only)

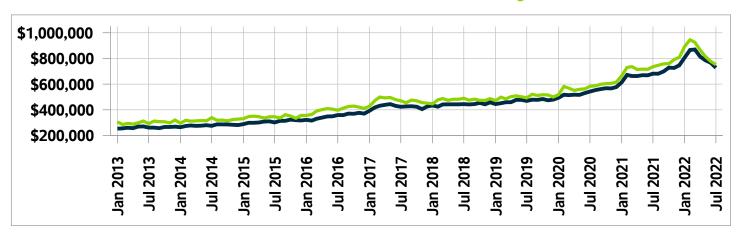
Sales to New Listings Ratio (July only)







MLS® HPI Townhouse Benchmark Price and Average Price

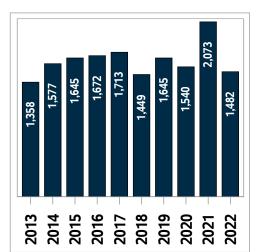




MLS® Townhouse Market Activity

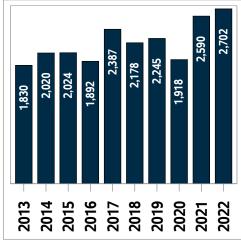


Sales Activity (July Year-to-date)

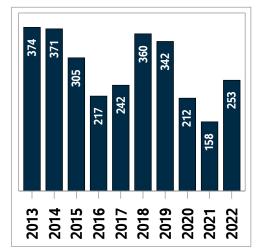


Months of Inventory ² (July Year-to-date)





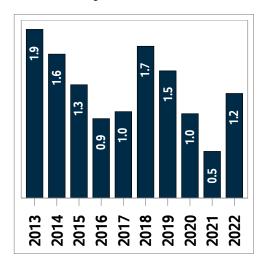
Days on Market (July Year-to-date)



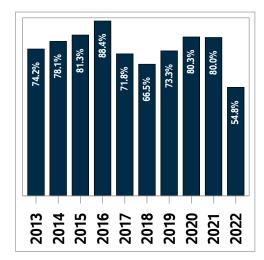
Active Listings 1

(July Year-to-date)

Sales to New Listings Ratio (July 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® Apartment-Style Market Activity

		Compared to ⁸					
Actual	July 2022	July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	96	-39.2	-56.0	-25.0	6.7	-23.2	0.0
Dollar Volume	\$57,489,793	-30.2	-40.6	11.6	78.2	60.5	137.8
New Listings	223	10.4	-22.8	30.4	78.4	53.8	84.3
Active Listings	347	70.9	2.7	46.4	126.8	73.5	46.4
Sales to New Listings Ratio 1	43.0	78.2	75.4	74.9	72.0	86.2	79.3
Months of Inventory ²	3.6	1.3	1.6	1.9	1.7	1.6	2.5
Average Price	\$598,852	14.9	34.9	48.8	67.1	109.0	137.8
Median Price	\$575,000	15.2	36.9	49.8	65.5	122.9	155.3
Sale to List Price Ratio ³	97.6	101.3	99.1	99.1	99.6	97.9	98.0
Median Days on Market	22.0	14.0	19.5	19.0	20.0	22.0	28.5
Average Days on Market	30.5	20.7	28.8	28.8	26.3	33.9	45.4

		Compared to ⁸					
Year-to-date	July 2022	July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	1,063	-21.3	22.3	8.5	20.9	31.6	60.6
Dollar Volume	\$698,451,715	-1.1	83.5	75.9	129.5	213.2	357.7
New Listings	1,758	4.3	23.0	26.7	67.1	68.7	97.1
Active Listings⁴	213	1.3	-18.8	-25.8	60.7	-13.1	-11.0
Sales to New Listings Ratio 5	60.5	80.2	60.8	70.6	83.6	77.5	74.2
Months of Inventory 6	1.4	1.1	2.1	2.1	1.1	2.1	2.5
Average Price	\$657,057	25.7	50.0	62.1	89.8	138.0	185.1
Median Price	\$630,000	27.3	50.7	67.1	92.7	152.0	191.0
Sale to List Price Ratio 7	107.0	102.7	99.6	98.6	102.8	97.9	97.5
Median Days on Market	9.0	12.0	17.0	22.0	14.0	28.5	30.5
Average Days on Market	16.7	22.4	27.3	35.5	23.2	40.8	52.1

¹ Sales / new listings * 100; compared to levels from previous periods.

 $^{^{\}rm 2}$ 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.

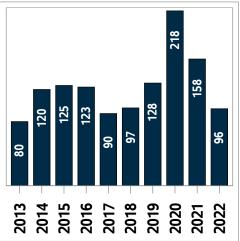
⁸ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



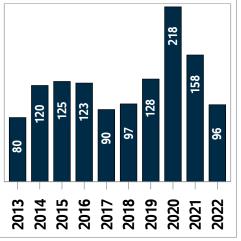
MLS® Apartment-Style Market **Activity**

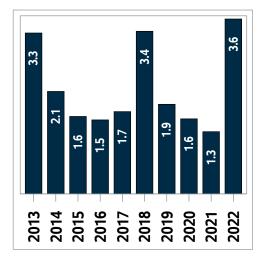


Sales Activity (July only)

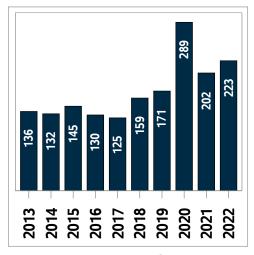


Months of Inventory (July only)

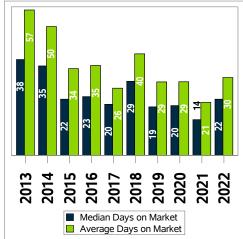




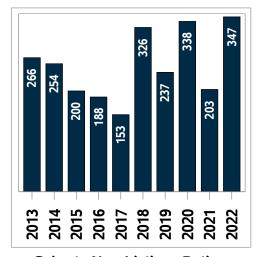
New Listings (July only)



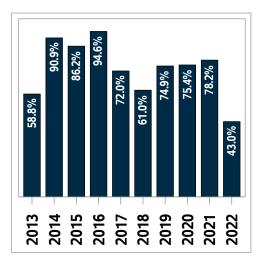
Days on Market (July only)



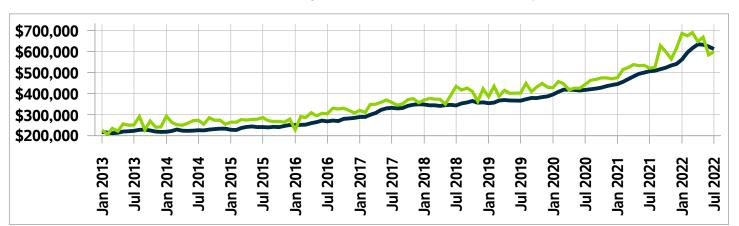
Active Listings (July only)



Sales to New Listings Ratio (July only)



MLS® HPI Apartment-Style Benchmark Price and Average Price





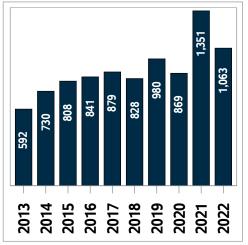
MLS® Apartment-Style Market Activity

New Listings

(July Year-to-date)

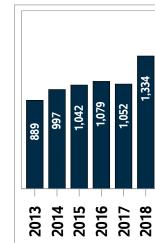


Sales Activity (July Year-to-date)

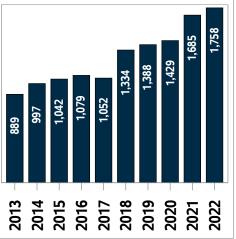


Months of Inventory ² (July Year-to-date)

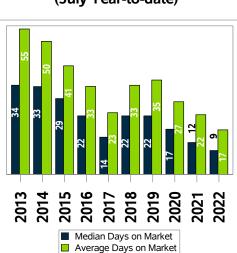
2014 2015 2016 2017 2018 2019 2020



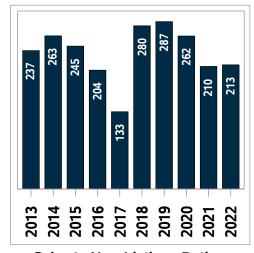
Days on Market



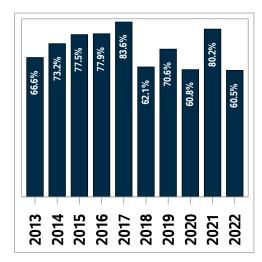
(July Year-to-date)



Active Listings 1 (July Year-to-date)



Sales to New Listings Ratio (July 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.

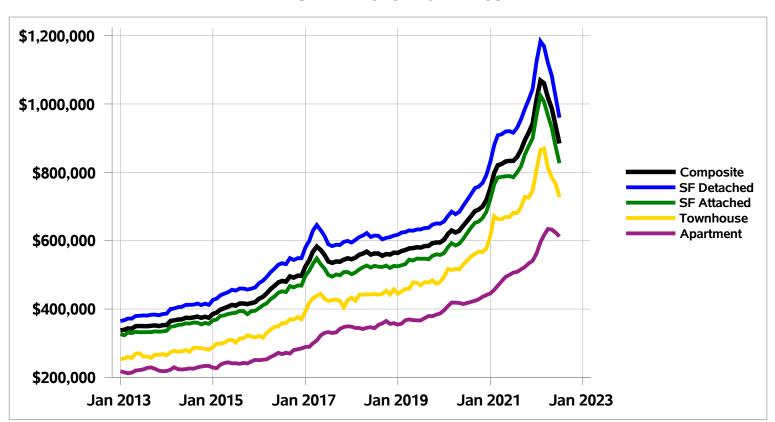


REALTORS® Association of Hamilton-Burlington MLS® HPI Benchmark Price



	MLS® Home Price Index Benchmark Price								
		percentage change vs.							
Benchmark Type:	July 2022	1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago		
Composite	\$884,400	-5.5	-13.2	-12.7	6.1	52.5	64.1		
SF Detached	\$959,900	-5.9	-14.3	-14.6	4.8	51.6	62.9		
SF Attached	\$826,600	-5.5	-14.4	-14.5	5.2	51.1	65.4		
Townhouse	\$727,500	-5.1	-10.6	-9.9	6.8	55.1	71.8		
Apartment	\$612,300	-1.8	-3.4	8.9	20.9	67.0	84.2		

MLS® HPI Benchmark Price





REALTORS® Association of Hamilton-Burlington MLS® HPI Benchmark Descriptions





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.)	1373
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 Detached 🍖 🎕

Features	Value
Above Ground Bedrooms	3
Age Category	51 to 99
Basement Finish	Totally finished
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.)	1514
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	5096
Number of Fireplaces	0
Total Number Of Rooms	8
Type Of Foundation	Basement, Concrete blocs
Wastewater Disposal	Municipal sewers



REALTORS® Association of Hamilton-Burlington MLS® HPI Benchmark Descriptions



Single Family Attached 🎁



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.)	1346
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	2372
Number of Fireplaces	0
Total Number Of Rooms	7
Type Of Foundation	Basement, Poured concrete
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.)	1278
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



REALTORS® Association of Hamilton-Burlington MLS® HPI Benchmark Descriptions





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.)	945
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