

RAHB® TOTAL
MONTHLY
STATISTICS
PACKAGE
NOVEMBER 2022

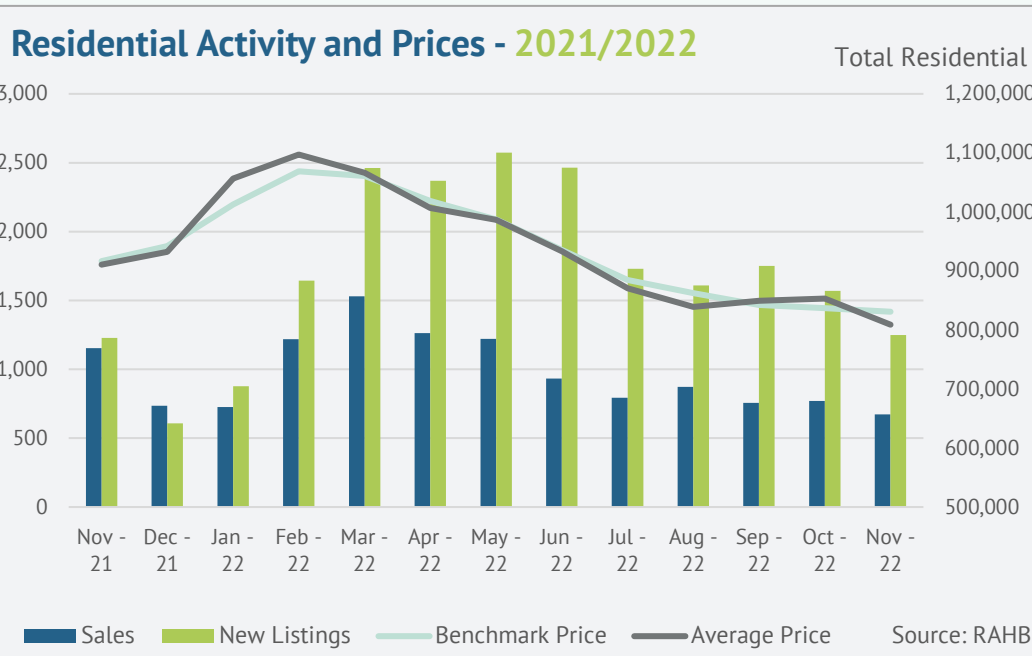




REALTORS® ASSOCIATION
of Hamilton-Burlington

SUPPLY LEVELS IMPROVE OVER LAST YEAR'S RECORD LOW
PACE OF PRICE ADJUSTMENT IS SHOWING SIGNS OF SLOWING

Hamilton, ON (December 1, 2022) – The REALTORS® Association of Hamilton-Burlington (RAHB) reported 672 sales of residential properties across the RAHB market area through the Multiple Listing Service® (MLS®) System in November 2022. The number of sales were down by 13 per cent from October 2022 and down by 42 per cent compared to November 2021. There were 1,248 new listings in November 2022, which was down 21 per cent from October 2022, and compared to November 2021, there was an increase in listings of nearly two per cent. The benchmark price for residential properties across the RAHB market area was \$830,900, down 0.7 per cent from October 2022, and down nine per cent compared to November 2021. There were 3.2 months of inventory in November 2022 compared to 3.1 months in October 2022.

"The RAHB market area has seen some much-needed improvements in supply levels allowing for more choice and negotiation power for buyers and the levels are more consistent with long-term trends for November," said Lou Piriano, RAHB President. "It is important to note that while shifting conditions have caused prices to trend down from the peak, the pace of monthly decline has eased over the past several months. Overall, residential prices are still significantly above levels reported prior to the pandemic."



SALES
672

41.7%
 YEAR/YEAR


NEW LISTINGS
1,248



1.6%
 YEAR/YEAR




INVENTORY
2,131

231.9%
 YEAR/YEAR


MONTHS OF SUPPLY
3.2

469.5%
 YEAR/YEAR


RESIDENTIAL AVERAGE PRICE

\$808,928

11.2%
 YEAR/YEAR

AVERAGE DOM
30.7

133.7
 YEAR/YEAR


PROPERTY TYPES

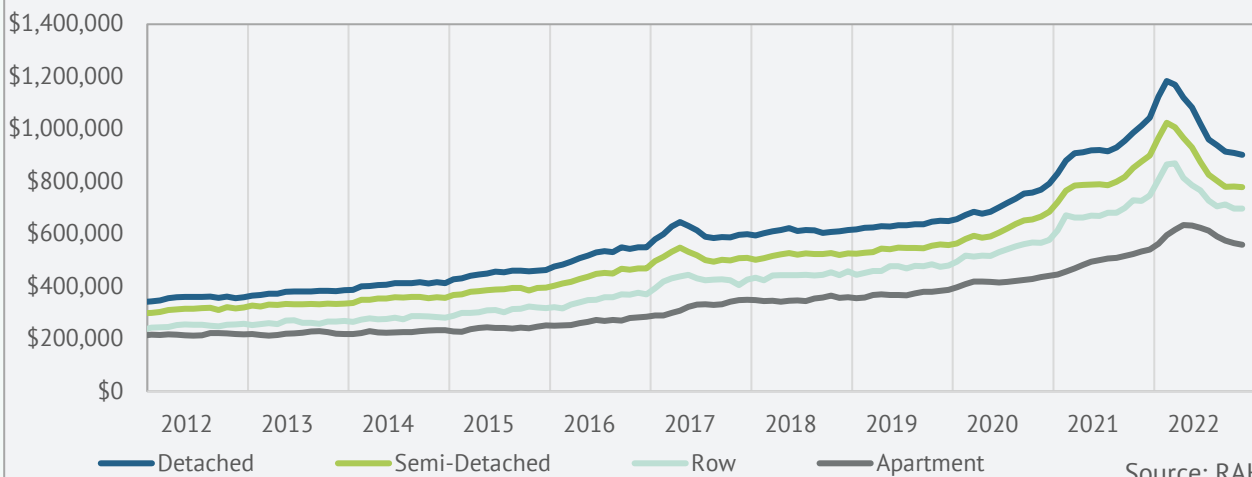
November 2022

	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Detached	405	-45.3%	778	-2.9%	1,398	207.9%	52%	30.6	123.4%	3.45	462.6%	\$888,025	-13.9%	\$805,000	-10.6%
Semi-Detached	34	-43.3%	48	-21.3%	72	278.9%	71%	31.6	191.8%	2.12	568.7%	\$807,904	6.0%	\$747,500	-0.3%
Row	155	-22.5%	231	15.5%	292	472.5%	67%	28.3	234.4%	1.88	638.8%	\$707,140	-10.0%	\$710,000	-8.0%
Apartment	75	-50.3%	185	14.9%	353	215.2%	41%	34.8	103.4%	4.71	534.6%	\$590,773	7.1%	\$555,000	0.7%
Mobile	2	0.0%	5	66.7%	12	300.0%	40%	40.0	-1.2%	6.00	300.0%	\$383,000	51.7%	\$383,000	51.7%
Total Residential	672	-41.7%	1,248	1.6%	2,131	231.9%	54%	30.7	133.7%	3.17	469.5%	\$808,928	-11.2%	\$739,500	-9.0%

Year-to-Date

	Sales		New Listings		Inventory		S/NL	DOM		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Detached	6,836	-29.2%	13,248	8.4%	1,243	90.2%	51.6%	16.8	32.2%	2.00	168.7%	\$1,079,538	11.4%	\$959,000	11.5%
Semi-Detached	524	-31.7%	913	0.9%	73	110.8%	57.4%	14.3	46.2%	1.53	208.5%	\$848,973	14.7%	\$810,000	11.0%
Row	2,059	-28.8%	3,654	8.1%	277	121.0%	56.3%	15.7	65.1%	1.48	210.6%	\$818,879	12.2%	\$800,000	11.1%
Apartment	1,311	-28.8%	2,413	9.5%	251	48.8%	54.3%	20.4	2.3%	2.11	108.9%	\$632,816	18.9%	\$600,000	20.0%
Mobile	25	-7.4%	55	71.9%	12	-	45.5%	27.8	12.4%	5.16	-	\$291,876	15.1%	\$260,000	4.0%
Total Residential	10,759	-29.2%	20,297	8.2%	1,859	87.9%	53.0%	16.9	31.8%	1.90	165.5%	\$962,132	12.2%	\$850,000	11.1%

Months of Supply and Prices



DETACHED

\$902,200



11%
YEAR/YEAR

SEMI-DETACHED

\$778,500



11%
YEAR/YEAR

ROW

\$697,000



4%
YEAR/YEAR

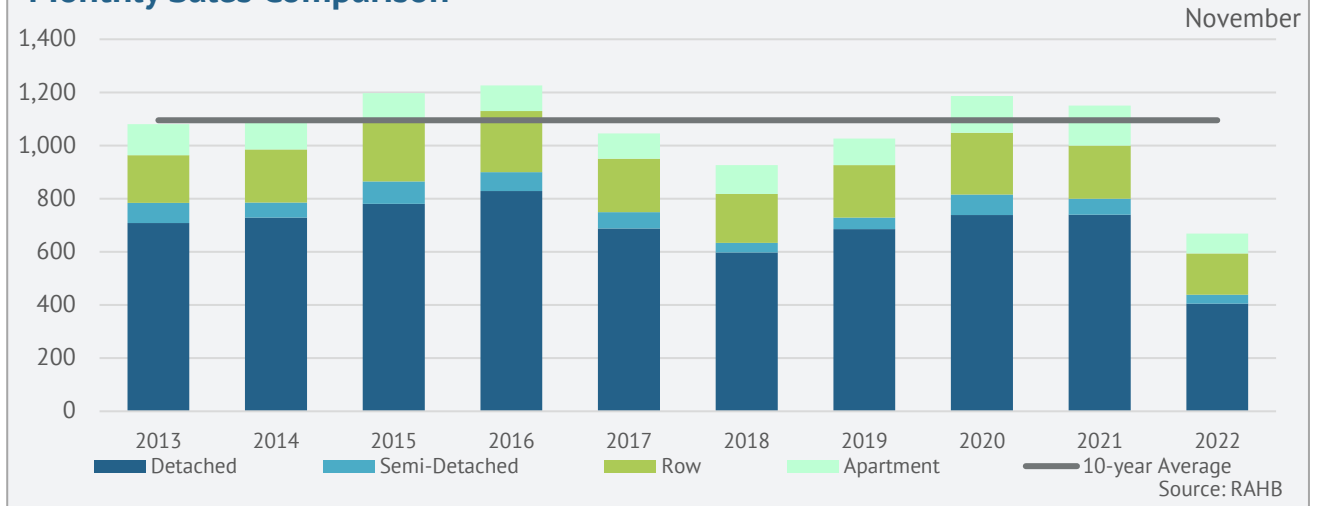
APARTMENT

\$559,300

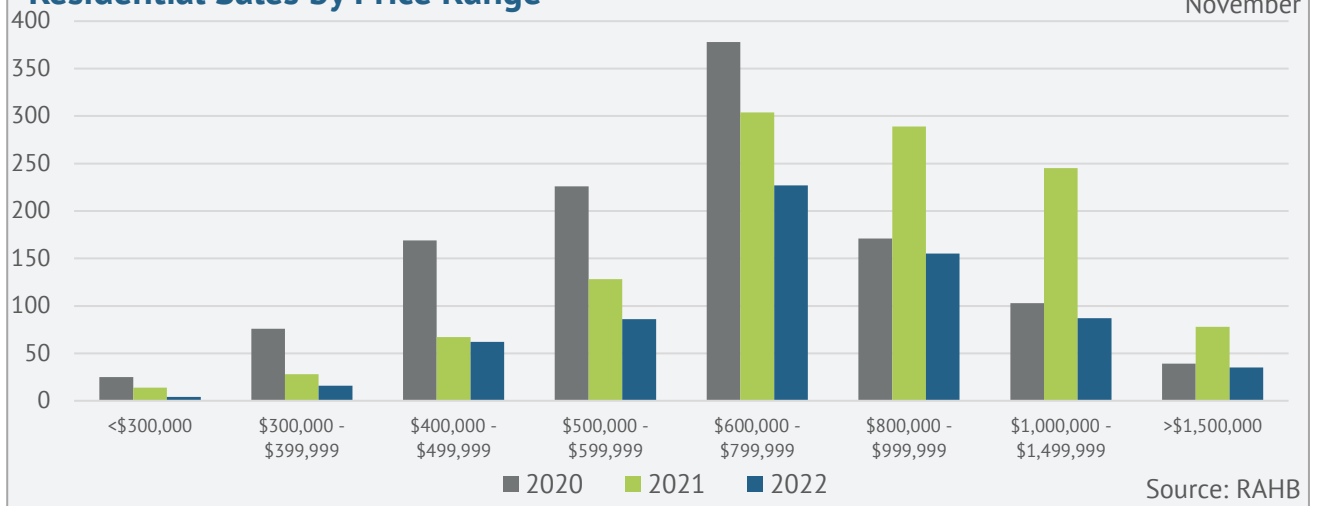


5%
YEAR/YEAR

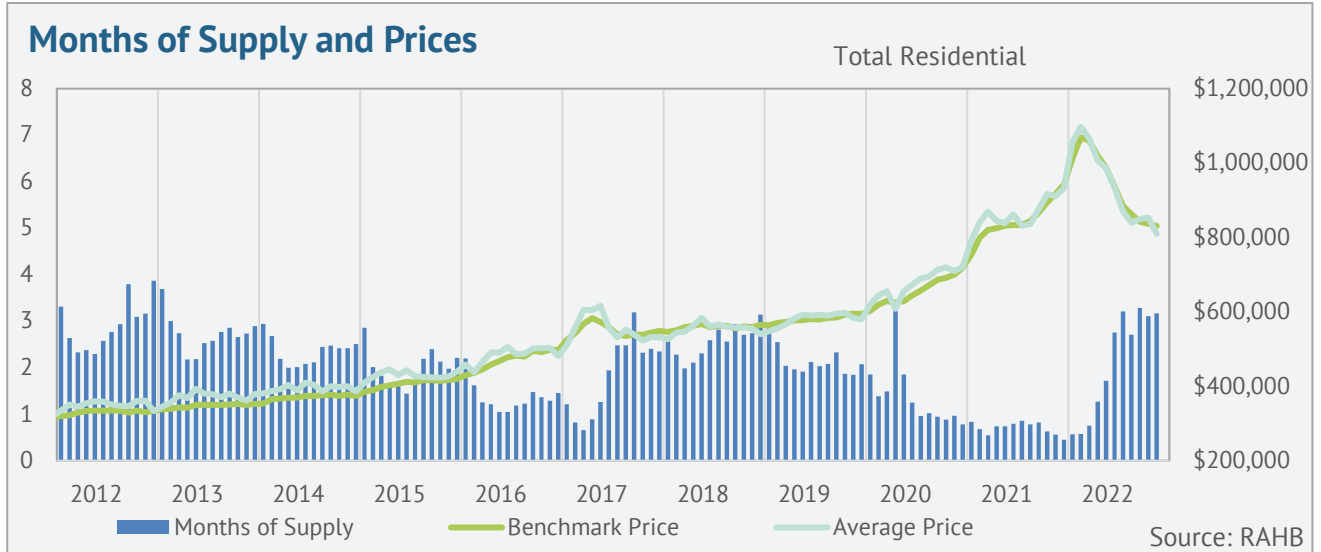
Monthly Sales Comparison



Residential Sales by Price Range

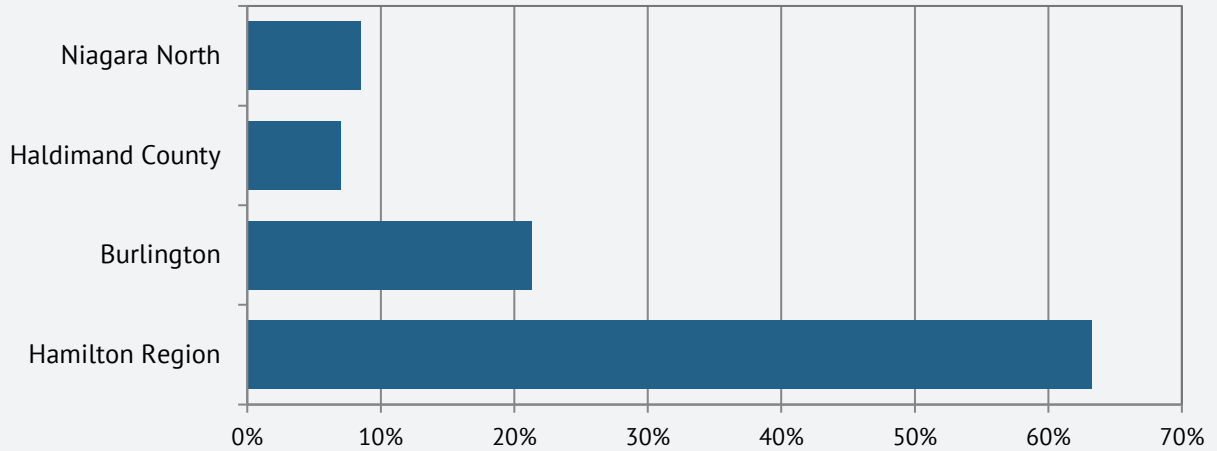


Months of Supply and Prices



REGIONAL SUMMARY

Share of Sales by District



November 2022

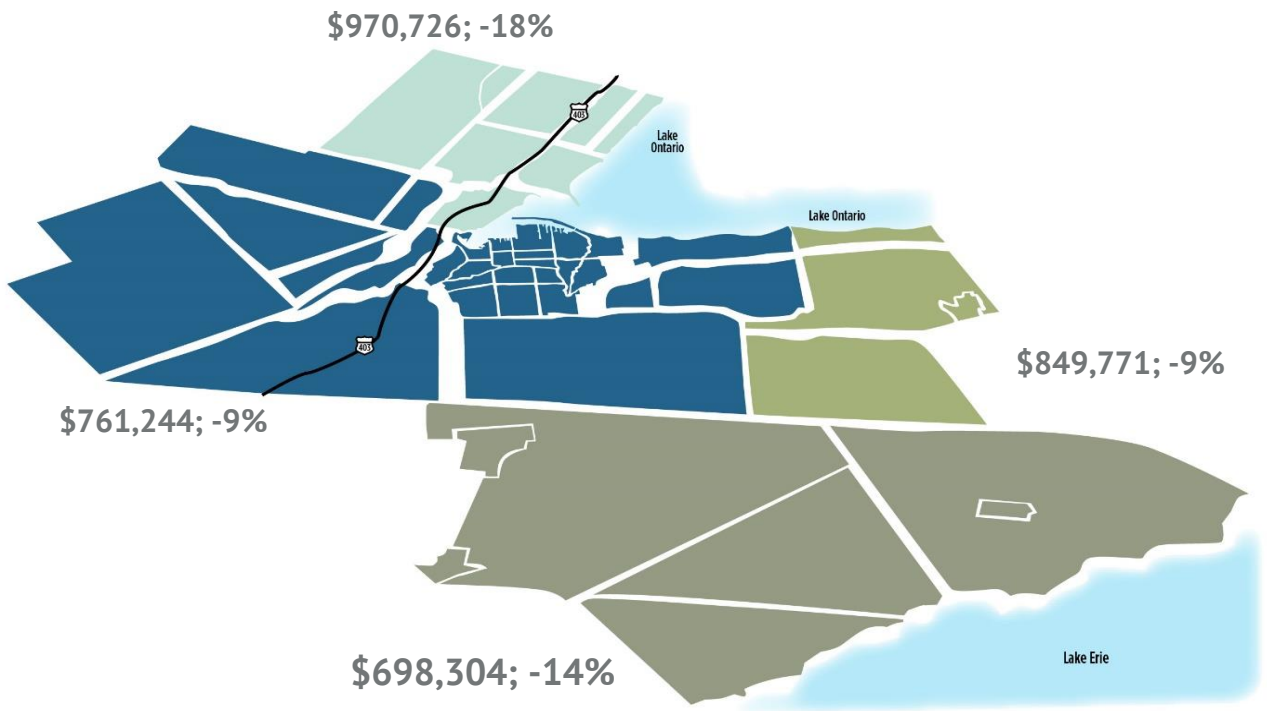
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Hamilton Region	425	-44.0%	791	-3.2%	1278	221.1%	54%	28.4	133.8%	3.01	473.5%	\$761,244	-8.8%	\$711,000	-9.1%
Burlington	143	-37.3%	221	-8.7%	385	327.8%	65%	30.7	163.1%	2.69	582.1%	\$970,726	-18.0%	\$895,000	-12.9%
Haldimand County	47	-30.9%	94	40.3%	196	168.5%	50%	43.9	93.0%	4.17	288.5%	\$698,304	-13.9%	\$715,000	-10.7%
Niagara North	57	-41.8%	142	39.2%	272	235.8%	40%	37.3	111.1%	4.77	477.3%	\$849,771	-8.7%	\$749,000	-2.5%
Total	672	-41.7%	1,248	1.6%	2,131	231.9%	54%	30.7	133.7%	3.17	469.5%	\$808,928	-11.2%	\$739,500	-9.0%

Year-to-Date

	Sales		New Listings		Inventory		S/NL	DOM		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Hamilton Region	6,635	-31.5%	12,569	3.9%	1,126	78.4%	52.8%	16.3	30.0%	1.87	160.5%	\$893,228	12.3%	\$805,000	9.5%
Burlington	2,423	-27.1%	4,365	10.6%	355	101.6%	55.5%	15.9	34.5%	1.61	176.5%	\$1,206,476	12.0%	\$1,075,000	10.7%
Haldimand County	693	-15.8%	1,263	22.9%	153	105.5%	54.9%	21.9	29.8%	2.43	144.0%	\$788,175	13.0%	\$735,000	12.2%
Niagara North	1,008	-26.2%	2,100	23.6%	225	109.2%	48.0%	19.8	33.1%	2.46	183.5%	\$947,937	10.1%	\$850,000	10.6%
Total	10,759	-29.2%	20,297	8.2%	1,859	87.9%	53.0%	16.9	31.8%	1.90	165.5%	\$962,132	12.2%	\$850,000	11.1%

AVERAGE RESIDENTIAL PRICE BY DISTRICT

HAMILTON REGION	16
BURLINGTON	15
HALDIMAND COUNTY	13
NIAGARA NORTH	59



RESIDENTIAL PRICE COMPARISON

	November 2022				Year-To-Date			
	Average Price		Benchmark Price		Average Price		Benchmark Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Hamilton Region	\$761,244	-8.8%	\$770,600	-9.5%	\$893,228	12.3%	\$878,418	12.6%
Burlington	\$970,726	-18.0%	\$1,014,000	-8.6%	\$1,206,476	12.0%	\$1,121,900	11.3%
Haldimand County	\$698,304	-13.9%	\$679,800	-4.7%	\$788,175	13.0%	\$764,282	17.0%
Niagara North	\$849,771	-8.7%	\$825,700	-8.6%	\$947,937	10.1%	\$941,073	12.8%

DETACHED BENCHMARK HOMES

	November 2022						
	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Hamilton Region	\$621,000	-13.8%	-4.2%	2	3	1,390	2,610
Burlington	\$795,600	-10.7%	-1.1%	2	4	1,335	4,000
Haldimand County	\$896,500	-13.8%	-3.4%	2	3	1,690	3,255
Niagara North	\$494,100	-11.5%	-3.5%	1	3	1,300	2,306

SUMMARY STATISTICS

November 2022

	Sales		New Listings		Inventory		Average Price		Days On Market			
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Average	Y/Y	Median	Y/Y
Residential	672	-41.7%	1,248	1.6%	2,131	231.9%	\$739,500	-9.0%	30.7	133.7%	21.0	250.0%
Commercial	12	-36.8%	3	-95.4%	967	12.2%	\$944,000	4.9%	100.2	30.0%	83.0	16.9%
Farm	1	-80.0%	0	-100.0%	71	144.8%	\$930,000	-42.3%	95.0	578.6%	95.0	850.0%
Land	5	-66.7%	0	-100.0%	143	45.9%	\$625,000	-15.0%	67.0	16.7%	56.0	69.7%
Multi-Residential	2	-83.3%	2	-93.8%	69	56.8%	\$1,249,500	34.4%	76.0	342.7%	76.0	484.6%
Total	692	-42.5%	163	-86.2%	3,953	105.2%	\$740,000	-9.8%	32.4	119.8%	21.5	207.1%

Year-to-Date

	Sales		New Listings		Inventory		Average Price		Days On Market			
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Average	Y/Y	Median	Y/Y
Residential	10,759	-29.2%	20,297	8.2%	1,859	87.9%	\$850,000	11.1%	16.9	31.8%	9.0	28.6%
Commercial	179	-34.7%	293	-57.0%	898	0.5%	\$1,000,000	17.2%	77.0	-29.2%	58.0	-11.5%
Farm	41	-37.9%	83	-42.4%	55	50.2%	\$1,999,900	24.2%	30.1	-55.8%	16.0	-41.8%
Land	112	-18.8%	140	-58.9%	113	-1.1%	\$620,000	2.9%	73.2	7.0%	43.5	24.3%
Multi-Residential	90	-45.1%	190	-54.0%	59	13.2%	\$928,000	12.1%	30.5	11.0%	15.0	11.1%
Total	11,181	-29.4%	11,683	-34.7%	3,311	44.4%	\$850,000	10.5%	18.6	21.1%	9.0	28.6%

November 2022

	Sales		Dollar Volume		New Listings		Days on Market		Leases	Lease DOM
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Actual
Business	3	50.0%	\$470,000	-2.1%	0	-100.0%	165.3	101.6%	0	-
Industrial	2	0.0%	\$2,505,000	257.4%	0	-100.0%	53.5	-5.3%	9	174.3
Investment	1	-66.7%	\$3,750,000	-49.0%	1	-93.3%	196.0	406.9%	0	-
Land	1	0.0%	\$6,000,000	275.0%	0	-100.0%	25.0	-88.6%	0	-
Office	2	-33.3%	\$4,394,000	-27.7%	3	-87.0%	55.0	-24.0%	11	131.1
Retail	2	-71.4%	\$1,775,000	-75.9%	4	-91.7%	43.0	-49.2%	11	78.0

Year-to-Date

	Sales		Dollar Volume		New Listings		Days on Market		Leases	Lease DOM
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Actual
Business	27	28.6%	\$10,792,800	-9.6%	51	-32.9%	104.3	-3.0%	0	-
Industrial	31	-44.6%	\$73,736,200	-17.5%	102	-66.8%	67.6	-53.0%	92	117.9
Investment	20	-47.4%	\$44,751,500	-31.1%	52	-54.8%	71.2	-57.2%	0	-
Land	3	-76.9%	\$24,935,000	-10.1%	11	-73.8%	60.7	-51.4%	0	-
Office	27	-35.7%	\$30,403,802	-42.6%	134	-72.0%	67.2	0.8%	108	187.8
Retail	57	-33.7%	\$68,775,538	-25.2%	194	-64.8%	75.9	-15.2%	106	103.0