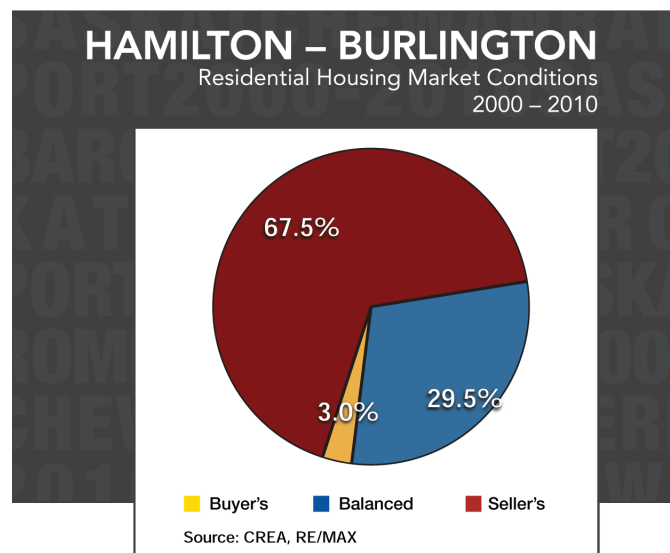


# Hamilton – Burlington

Hamilton-Burlington's residential real estate market has been surprisingly resilient throughout the last decade, with seller's market conditions prevailing in 67.4 per cent of the 11-year period. Balanced conditions dominated the remainder of the time frame, with buyer's markets representing only a minute fraction at three per cent. During the same period, housing values in the area rose from \$164,168 in 2000 to \$311,683 in 2010—at an annually compounded rate of return of six per cent. Although the average sales-to-new listings ratio for the Hamilton-Burlington area hovers at 68.2 per cent over the 11-year span, 2011 should prove to be a balanced year, with year-end numbers coming in at just under the norm.

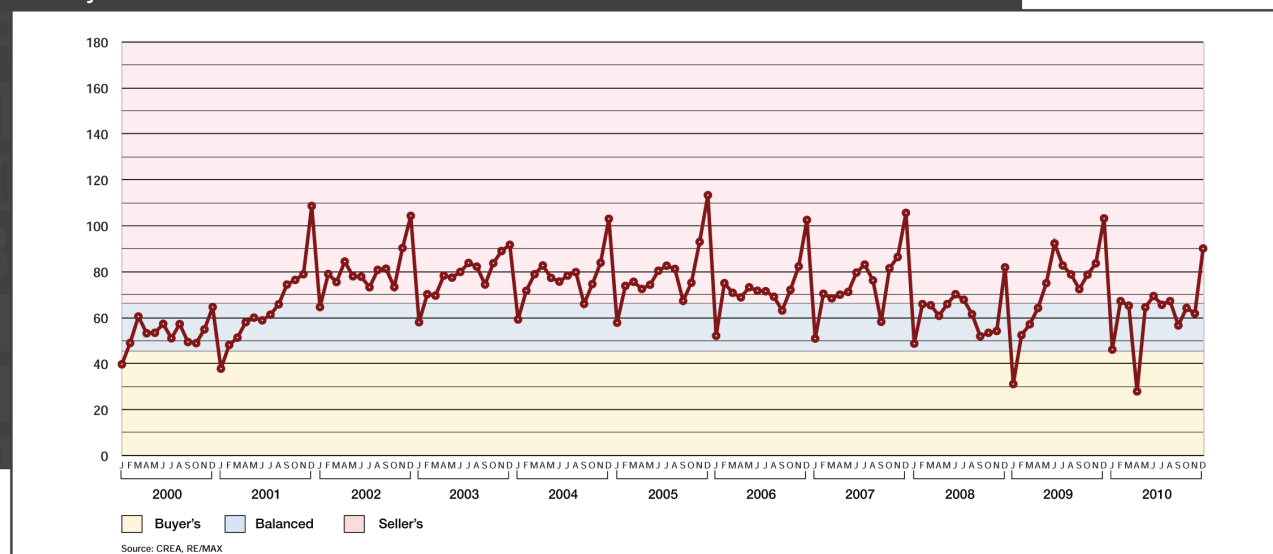
Hamilton-Burlington's housing market was one of a handful in the country that posted an upswing in both sales and average prices in 2010. Momentum gained in the final quarter of 2010 has spilled over into 2011. Inventory is just starting to come on stream as home buyers gear up for a brisk spring market. While recent changes to mortgage rules are expected to have a nominal impact on the market, activity may heat up just prior to the March 18th deadline as first time buyers move to get in ahead of changes to the mortgage amortization period. Unlike 2010, this spring is expected to be balanced, with market conditions leaning in favour of the seller.

First-time buyers should lead the charge out of the gate, trade-up buyers moving in lock-step. New immigrants are also expected to contribute to the upswing in activity, especially as economic recovery gains traction. Downsizing will also be a factor in 2011, with many empty nesters and retirees seeking bungalows. Once again, the \$350,000 to \$400,000 price range is expected to be most popular in both Hamilton and Burlington. While supply is expected to be relatively healthy throughout the year, the \$350,000–\$400,000 segment could be a little tight. Continued strength in the top-end of the market—priced over \$500,000—is anticipated, with sales matching last year's levels.



## HAMILTON – BURLINGTON

Monthly Residential Sales-to-New Listings Ratios  
January 2000 – December 2010



# RE/MAX<sup>®</sup> HOUSING BAROMETER REPORT 2000-2010

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