



# MARKET WATCH

## **MEDIA RELEASE:**

August real estate market sees increases over last year

(September 6, 2011 – Hamilton, Ontario)

*For the third straight month, the real estate market in the Greater Hamilton, Burlington and outlying areas\* experienced increases in listings, sales and average sale price when compared to the same month last year, according to Multiple Listing Service® (MLS®) statistics released today by the REALTORS® Association of Hamilton-Burlington (RAHB).*

*The residential freehold market saw the largest gains with a 24.1 per cent increase in number of listings and 12.5 per cent increase in number of sales. The average sale price was up four per cent over August of last year.*

*In the condominium market, listings were up 13.1 per cent and average sale price up 2.5 per cent over the same month last year.*

## **AUGUST 2011 – Realtor® Review**

Traditionally, August is the time of year when everyone is trying to squeeze in the last few trips to the cottage, the last few swims in the pool, the last couple rounds of golf and generally trying to take advantage of the last weeks of vacation before the kids go back to school. This can lead to a slow month for Real Estate sales as Realtors, Buyers and Sellers alike are out enjoying the remaining days of summer.

However, this year we have seen a strong movement of properties in all regions throughout the month of August and even hot pockets where properties are receiving competing offers.

Check out the information below and our insider information to the hot properties that are selling in your neighbourhood!

### **BURLINGTON**

**Number of Properties Sold in August:** 144

**Highest Sale Price in August:** \$875,000 for a 1.5 Storey, 3 Bedroom home in Shoreacres.

**Lowest Sale Price in August:** \$180,500 for a 2 Bedroom Condo Apartment in Headon Forest.

**HOT PROPERTY ALERT** - In Districts 35 & 36, twenty four (24) properties had sold in August for 100% or more of the asking price. One home in particular, a detached 2 Storey home in the Headon Forest community sold for \$31,612 over the \$629,888 asking price.

### **DUNDAS**

**Number of Properties sold:** 18

**Highest Sale Price:** \$550,000 for a 4 Bedroom Custom Home in Governor's Estates Community

**Lowest Sale Price:** \$150,000 for a 1 Bedroom Apartment Condo in Governor's Estates Community



## HOW DO YOU WANT TO LIVE?

### ANCASTER

*Number of Properties sold: 38*  
*Highest Sale Price: \$925,000 for a 2 Storey, 6 Bedroom home on Sulphur Springs Rd.*  
*Lowest Sale Price: \$95,000 for a 1 Bedroom Mobile Home on Governor's Rd.*

### HAMILTON WEST

*Number of Properties sold: 53*  
*Highest Sale Price: \$670,000 for 2.5 Storey, 5 Bedroom home in Westdale*  
*Lowest Sale Price: \$91,000 for a 2 Bedroom Condo Apartment near Herkimer*  
**HOT PROPERTY ALERT** – In District 10, three (3) properties had sold in August for 100% or more of the asking price. One home in particular; a detached, 2 family home home on Locke Street sold for \$20,100 over its \$349,900 asking price.

### HAMILTON CENTRAL

*Number of Properties sold: 97*  
*Highest Sale Price: \$289,500 for a 2 Storey, 3 Bedroom home near John St.*  
*Lowest Sale Price: \$55,000 for a 2 Storey, 3 Bedroom home near Steven St.*

### HAMILTON EAST

*Number of Properties sold: 68*  
*Highest Sale Price: \$675,000 for a 2 Storey, 4 Bedroom Waterfront Custom Home*  
*Lowest Sale Price: \$84,000 for a 2 Bedroom Condo Apartment near Albright Rd.*

### HAMILTON MOUNTAIN

*Number of Properties sold: 144*  
*Highest Sale Price: \$480,000 for a 2 Storey, 4 Bedroom home with Storefront*  
*Lowest Sale Price: \$130,000 for a 3 Bedroom Condo Townhouse near Bonaventure Drive*

### STONEY CREEK

*Number of Properties sold: 99*  
*Highest Sale Price: \$540,000 for a 2 Storey, 4 Bedroom home near Heritage Green*  
*Lowest Sale Price: \$112,000 for a 3 Bedroom Condo Apartment near Queenston Rd.*

### GLANBROOK

*Number of Properties sold: 40*  
*Highest Sale Price: \$486,000 for a 2 Storey, 5 Bedroom home on Cemetary Rd*  
*Lowest Sale Price: \$190,000 for a 1 Storey, 2 Bedroom home in Mount Hope.*

### GRIMSBY

*Number of Properties sold: 30*  
*Highest Sale Price: \$749,000 for a 2 Storey home on 5.19 Acres on Ridge Rd.*  
*Lowest Sale Price: \$209,000 for a 1.5 Storey, 3 Bedroom home near Christie St.*

For more information regarding any of these statistics, or other communities not listed, please contact: ALEXANDRA BORONDY or PAUL MAKARENKO, Sales Representatives with the HowDoYouWantToLive Team, at RE/MAX Escarpment Realty Inc., Brokerage.

**Office: 905-545-1188 or email [aborondy@rmxemail.com](mailto:aborondy@rmxemail.com) / [pmakarenko@rmxemail.com](mailto:pmakarenko@rmxemail.com)**

**[www.HowDoYouWantToLive.com](http://www.HowDoYouWantToLive.com)**