



MARKET WATCH

MEDIA RELEASE:

Residential condominium market sees highest gains in September

(September 5, 2011 – Hamilton, Ontario)

The residential condominium market saw the largest gain with a 13.8 per cent increase in the number of sales when compared to last September. The same market also saw a less than one percent decrease in average sale price from September of last year. The 206 condominium sales were better than the ten-year average of 198 sales for the month.

In the residential freehold market, listings were up seven per cent over the same month last year and sales were up 8.6 per cent over August of last year. Average sale price remained very steady, with a very slight gain over last year.

“We are heading into the fall market with positive reports on the market,” said RAHB President Ann Forbes Arndt. “In general, we are seeing better-than-average results across the board when we look at last year and the ten-year average. Last year’s third quarter included the months immediately following the implementation of the HST, when we saw activity in the real estate market drop considerably,” added Arndt, “so it’s no wonder that this year compared so well to last.”

SEPTEMBER 2011 – Realtor® Review

September marks the beginning of the fall season and the start of back to school. Families are trying to get back into the routine of getting everyone out the door at the same time and often find themselves fighting with one another over the bathroom.

There is no surprise this activity often triggers a realization that more space and a bigger home are needed for the growing family and thus we tend to see a spike in homes sales during the end of this month.

This September has surely followed the trend and home sales, particularly of 2 Storey Homes in Burlington have seen a spike in demand.

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 September: 264

Highest Sale Price in September: \$1,500,000 for a waterfront property on Lakeshore Road

Lowest Sale Price in September: \$116,000 for a 1 bedroom condo in Aldershot.

HOT PROPERTY ALERT – 41 properties sold for 100% or more of the asking price. One property in particular; a 2-storey home in Central Burlington sold for \$21,100 over the \$549,900 asking price.

DUNDAS

Number of Properties Sold: 21

Highest Sale Price: \$644,000 for a 4 bedroom bungalow – sold for \$4,100 over asking price.

Lowest Sale Price: \$191,000 for a 2 storey town house in Highland Park



ANCASTER

Number of Properties Sold: 48
Highest Sale Price: \$925,000 for a 4 bedroom custom built home.
Lowest Sale Price: \$239,000 for a 2 bedroom end unit town house in the Meadowlands.

HAMILTON WEST

Number of Properties Sold: 53
Highest Sale Price: \$1,100,000 for an Estate like home near Aberdeen.
Lowest Sale Price: \$90,000 for a 1 bedroom apartment condo on Main St W.

HAMILTON CENTRAL

Number of Properties Sold: 107
Highest Sale Price: \$399,900 for a 2 storey Stinson School Loft
Lowest Sale Price: \$52,000 for a 3 bedroom semi-detached home.

HAMILTON EAST

Number of Properties Sold: 74
Highest Sale Price: \$370,000 for a 3-bedroom, 5-level backsplitted near Queenston and Nash
Lowest Sale Price: \$71,000 for a 2-bedroom condo near Greenhill Ave
(Note: Property Sold for \$12,000 over list price)

HAMILTON MOUNTAIN

Number of Properties Sold: 157
Highest Sale Price: \$610,000 for a 3 bedroom, 2 storey home on Mountain Brow
Lowest Sale Price: \$87,000 for a 1 bedroom condo on Concession
Hot Property Alert – In District 25 (East Mountain), Average Days On Market was 33 – average for Hamilton-Burlington is 55.

STONEY CREEK

Number of Properties Sold: 76
Highest Sale Price: \$645,000 for a 4 bedroom, 2.5 storey home off of Millen Rd (south)
Lowest Sale Price: \$150,000 for a 2+1 bedroom condo near the lake off Green Rd.

GLANBROOK

Number of Properties Sold: 45
Highest Sale Price: \$699,500 for a 4 bedroom, 1 storey home on Guyatt Rd
Lowest Sale Price: \$135,000 for a 3 bedroom, 2-storey home on Upper James

GRIMSBY

Number of Properties Sold: 22
Highest Sale Price: \$590,000 for a 5 bedroom 2 storey
Lowest Sale Price: \$225,000 for a 3 bedroom, 1 storey townhouse near Nelles Rd

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.

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