

HAMILTON HOUSING MARKET SEES HEALTHY INCREASES IN THIRD QUARTER

Lower inventory levels lead to notable price appreciation across Hamilton

HAMILTON, October 15, 2014 – The Royal LePage House Price Survey released today showed strong price increases for detached bungalows and standard two-storey homes in Hamilton.

Detached bungalows in the city increased 6.8 per cent year-over-year to an average price of \$244,409, while standard two-storey homes increased 10.2 per cent to an average price of \$324,874.

“Hamilton is a great place to live and do business and buyers are seeing that,” said Joe Ferrante, broker of record, Royal LePage State Realty Brokerage. “The appeal of the market is creating a shortage of listings relative to demand, which is pushing up prices and driving down the average number of days it takes to sell a property.”

“Proximity to the GO Transit system and accessibility to the QEW corridor is a major selling feature that is attracting buyers from outside the area, particularly those commuting to Toronto,” added Ferrante. “We are seeing no sign of a slowdown in the near future.”

As a result of the growing popularity of the region, Ferrante noted that there is a westerly push from the GTA starting from Burlington and pushing values up in Ancaster, Dundas and Southwest Hamilton. As prices are getting to expensive buyers are shifting into the Southwest part of the city. “In recent weeks we have seen a slight uptick in listings, which has been a very welcome window of opportunity for those on a house hunt in Hamilton.”

Nationally, the average price of a home in Canada rose between 4.4 per cent and 6.1 per cent year-over-year in the third quarter of 2014. According to Royal LePage, the average price of a standard two-storey home rose 5.5 per cent to \$441,714, while detached bungalows increased 6.1 per cent to \$405,101. Condominiums on average showed slightly lower year-over-year gains, posting a 4.4. per cent increase to \$257,377.

“In the seven years since the Canadian housing market began its recovery from the worldwide recession, home price growth has been robust, often greater than the long-term average of approximately five per cent,” said Phil Soper, president and chief executive of Royal LePage. “We are now experiencing a natural slowing in the rate of year-over-year price appreciation, with real estate markets moderating in most parts of the country, a transition to what our agents refer to as a ‘Goldilocks market,’ one that is neither too hot, nor too cold. To be clear, we

expect home prices to continue to grow in the months ahead, but at a slower rate than we have seen in recent years.”

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About the Royal LePage House Price Survey

The Royal LePage House Price Survey is the largest, most comprehensive study of its kind in Canada, with information on seven types of housing in over 250 neighbourhoods from coast to coast. This release references an abbreviated version of the survey which highlights house price trends for the three most common types of housing in Canada in 90 communities across the country. A complete database of past and present surveys is available on the Royal LePage website at www.royallepage.ca. Current figures will be updated following the complete tabulation of the data for the third quarter of 2014. A printable version of the third quarter 2014 survey will be available online on November 12, 2014. Housing values in the Royal LePage House Price Survey are Royal LePage opinions of fair market value in each location, based on local data and market knowledge provided by Royal LePage residential real estate experts.

About Royal LePage

Serving Canadians since 1913, Royal LePage is the country’s leading provider of services to real estate brokerages, with a network of over 15,000 real estate professionals in over 600 locations nationwide. Royal LePage is the only Canadian real estate company to have its own charitable foundation, the Royal LePage Shelter Foundation, dedicated to supporting women’s and children’s shelters and educational programs aimed at ending domestic violence. Royal LePage is a Brookfield Real Estate Services Inc. company, a TSX-listed corporation trading under the symbol TSX:BRE.

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