

HAMILTON HOUSING MARKET CLOSES 2014 WITH HEALTHY PRICE INCREASES

Continued low inventory and a revitalized city results in strong price increases

HAMILTON, January 14, 2015 – The Royal LePage House Price Survey and Market Survey Forecast released today showed continuing strong price increases in Hamilton as standard two-storey homes increased 7.4 per cent year-over-year to an average price of \$325,554, while detached bungalows increased 6.2 per cent to an average price of \$248,667.

“Throughout the past year, Hamilton has gone from a revitalizing market to a hot one,” said Joe Ferrante, broker of record, Royal LePage State Realty Brokerage. “Fewer listings and increased demand led to a sellers’ market in the later part of the year, but a market still with value for buyers through a variety of housing types and price points available.”

“New Canadians are settling in the city and cranes are working in the downtown core,” added Ferrante. “Hamilton has experienced a transformation as it has moved away from its industrial roots and embraced a new and livelier identity. Improved infrastructure like the expressway and new stadium are visible signs of the ongoing revitalization of the area.”

In 2015, Ferrante expects overall prices to continue to show modest increases. “We are in a great place, as a city, with strong employment prospects expected for 2015. Any impact on the area’s real estate market would only come from external factors such as increased interest rates or a downturn in the Canadian or global economy.”

Nationally, average home prices showed modest to healthy year-over-year gains in most markets in the fourth quarter of 2014.

During the quarter, the average price of a home in Canada increased between 4.5 per cent and 6.7 per cent year-over-year. The average price of detached bungalows rose 6.7 per cent to \$406,218, while standard two-storey homes increased 6.0 per cent to \$443,379, and standard condominiums saw a 4.5 per cent increase to \$257,624. Against the backdrop of a decidedly mixed macroeconomic environment at home and abroad, Royal LePage expects home prices to increase moderately in 2015, forecasting a 2.9 per cent national increase for the year ahead.

“In the fourth quarter of 2014, real estate markets unfolded as we anticipated, with modest year-over-year price changes in most regions contrasted against continued steep price increases in Western Canada and Greater Toronto,” said Phil Soper, president and chief executive of Royal LePage. “This follows a similar trend observed in the third quarter of 2014, when we predicted

the beginning of a cyclical slowing in home price appreciation, to a pace that better reflects broad economic factors.”

“For our 2015 forecast, we could not ignore the potential impact of the steep decline in the price of oil on housing markets across Canada,” continued Soper. “In the immediate term we anticipate that the natural slowing of home price appreciation we called for in the third quarter of 2014 will be delayed in Central Canada and accelerated in the West by recent developments in the energy sector. Meanwhile in Atlantic Canada, buyers should continue to have the upper hand, with home prices across the region forecast to rise below general inflation.”

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 fourth quarter of 2014. A printable version of the fourth quarter 2014 survey will be available online on February 9, 2015. 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 16,000 real estate professionals in more than 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.

For more information visit: www.royallepage.ca.

For further information, please contact:

Ray McIlroy
Kaiser Lachance Communications
O: 647-725-2520 x215
C: 647-680-8316
ray.mcilroy@kaiserlachance.com

