

Home Prices in Belleville and Trenton Continue Sizable Growth in Fourth Quarter of 2017

Urban buyers in search of better work-life balance contribute to upward pressure on home prices

BELLEVILLE/TRENTON, January 10, 2018 – The aggregate price of a home in Belleville/Trenton saw significant growth in the fourth quarter of 2017, increasing 11.4 per cent year-over-year to \$275,332, according to the Royal LePage House Price Survey¹ released today.

When broken out by housing type, the median price of a two-storey home rose by a healthy 6.0 per cent year-over-year to \$255,402 in the fourth quarter, while the median price of a bungalow saw a double-digit increase of 16.3 per cent year-over-year to \$297,856 over the same period.

“The biggest story this quarter continues to be decreased inventory across all of our housing types, coupled with increased demand,” said Jeff Nelles, broker and manager, Royal LePage ProAlliance Realty. “We are consistently seeing multiple offer scenarios on houses that are priced well, particularly in the \$200,000 to \$300,000 range. This is placing upward pressure on prices and pushing our region into a seller’s market, a trend largely driven by migration of buyers from large urban centres like Toronto and Ottawa, which we expect to continue into the new year.”

Nelles also noted that a growing number of flexible workplaces are attracting new buyers to Belleville and Trenton. As more offices encourage telecommuting, buyers are looking to the region to work remotely from their jobs in regions like downtown Toronto.

“We are seeing many buyers come to our region in search of a better work-life balance and a smaller community in which to raise their families,” continued Nelles. “The changing workplace is a big factor. Working from home, with the option to occasionally commute into neighbouring cities, has become a big priority for many of our buyers looking to make their money go further. The Belleville/Trenton region is well-placed to provide this, which has been reflected by further increased demand.”

Nationally, Canada’s residential real estate market saw strong, but slowing year-over-year price growth in the fourth quarter of 2017. The Royal LePage National House Price Composite, compiled from proprietary property data in 53 of the nation’s largest real estate markets, showed that the price of a home in Canada increased 10.8 per cent year-over-year to \$626,042 over the three-month period. When broken out by housing type, the median price of a two-storey home rose 11.1 per cent year-over-year to \$741,924, and the median price of a bungalow climbed 7.1 per cent to \$522,963. During the same period, the median price of a condominium appreciated faster than any other housing type studied, rising 14.3 per cent to \$420,823 on a year-over-year basis.

¹ Aggregate prices are calculated using a weighted average of the median values of all housing types collected. Data is provided by RPS Real Property Solutions.

“To prospective homeowners in our largest cities, condominiums represent the last bastion of affordability,” said Phil Soper, president and CEO, Royal LePage. “This is especially true for first-time buyers whose purchasing power has been reduced by tightening mortgage regulations.”

In line with Royal LePage’s previous [Market Survey Forecast](#), Royal LePage predicts that the price of a home in Canada will increase 4.9 per cent by the end of 2018. Looking ahead, the company anticipates that the new OSFI stress test will slow the housing market in the first half of 2018, as buyers adjust their expectations and many market participants take a “wait and see” approach.

“The unsustainably high rates of home price appreciation witnessed in recent years in B.C. and Ontario were dangerous to the stability of not only the housing market, but to the broader economy itself,” continued Soper. “Policy measures like the OSFI stress test will quell runaway housing inflation to an extent. However, we do foresee an upswing in demand in the latter portion of the year, as prospective buyers adjust to the new realities. To put it another way, the demand is still there.”

About the Royal LePage House Price Survey

The Royal LePage House Price Survey provides information on the three most common types of housing in Canada, in 53 of the nation’s largest real estate markets. Housing values in the House Price Survey are based on the Royal LePage National House Price Composite, produced quarterly through the use of company data in addition to data and analytics from its sister company, RPS Real Property Solutions, the trusted source for residential real estate intelligence and analytics in Canada. Commentary on housing and forecast values are provided by Royal LePage residential real estate experts, based on their opinions and market knowledge.

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 close to 18,000 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.

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