

Hamilton House Prices Dip While Condo Prices Show Robust Gains

Affordability and strong economic conditions sustain area's appeal

HAMILTON, July 10, 2019 – According to the Royal LePage House Price Survey¹ released today, the aggregate price of a home in Hamilton decreased slightly by 0.9 per cent in the second quarter of 2019 to \$540,899.

The median price of a two-storey home decreased 2.2 per cent year-over-year to \$561,558 and the median price of a bungalow increased 2.4 per cent year-over-year to \$511,897. During the same quarter the median price of a condominium rose a significant 9.4 per cent to \$369,257, compared to the same period last year.

“Condominiums remain a popular option for first-time home buyers looking to enter the market,” said Joe Ferrante, Broker of Record, Royal LePage State Realty. “You can still get a good property for under \$500,000 in the Hamilton area.”

Ferrante notes that the addition of a second GO Train station in the area, the province's green-light for the LRT, and the addition of a film production facility in Hamilton's West Harbour are signs of a thriving economy. A recent study commissioned by McMaster conducted by KPMG² further reflects the city's economic conditions, showing the university contributes 14,000 full-time jobs and \$3.9 billion to the local GDP.

The Royal LePage National House Price Composite, compiled from proprietary property data in 63 of the nation's largest real estate markets, showed that the price of a home in Canada increased 1.1 per cent year-over-year to \$621,696 in the second quarter of 2019. When broken out by housing type, the median price of a two-storey home rose 1.0 per cent year-over-year to \$727,165, while the median price of a bungalow dipped 0.4 per cent year-over-year to \$516,048. Condominiums remained the fastest growing housing type on a national basis, with its median price rising 3.8 per cent year-over-year to \$452,451.

“We now have evidence of a sustained market recovery in the nation's largest market, and signs of a price floor in other regions hit hard by the eighteen month-old housing correction,” said Phil Soper, president and CEO, Royal LePage. “Only in the West do we see a significant number of home buyers remaining on the sidelines, depressing sales volumes and causing prices to sag.

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.

² The [McMaster Economic Impact study](#), Daily News, April 2019. The study commissioned from KPMG in December 2017 estimated the quantifiable economic impact of the university's expenditures and other endeavours at a local, provincial, and national level.



Buoyed by supportive economic conditions, many stubborn homeowners in B.C. and Alberta remain unwilling to let their precious real estate go for less than what they perceive as fair value, which has gone a long way to protecting existing home values.”

Royal LePage expects national home prices to see a modest uptick by the end of the year, rising 0.4 per cent compared to the end of 2018.

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 63 of the nation’s largest real estate markets. Housing values in the Royal LePage House Price Survey are based on the Royal LePage Canadian Real Estate Market 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 over 18,000 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. For more information, please visit www.royallepage.ca.

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