

Hamilton Real Estate Sales Update – April 2021

While the number of homes sold in April was down slightly from what we saw in March 2021...they were up over 250% from April of 2020. Since the pandemic began, the Burlington-Hamilton market has been anything but predictable and each new month has brought historic highs and lows. The good news is, the market is showing signs of stability and recovery with active listings increasing significantly once again month over month. The impact of the COVID-19 pandemic distorts housing statistics when comparing year to year, so rather than looking at 2020 to 2021, our best insight right now comes from a month over month analysis.


The last 3 months have shown average sales prices in Hamilton of Feb \$769,774, Mar \$804,223, and Apr \$786,737. Pretty level after jumping up from the high \$650,000 average sale prices that we had at the end of 2020. Detached, Semis and townhomes have increased about 20-30% from a year ago, and while condos were thought to be slower to increase when compared to homes...are up 28% from April 2020, and have been having good increases over the last couple months.

We have seen an increase in the supply of new listings coming on the market, which is good. This should reduce the craziness that we've seen in the past couple of months caused mostly by lack of supply, and increased demand for space and larger homes. This should help lead us towards a more balanced market.

If you have any real estate questions, or are ready to think about buying or selling... feel free to reach out to us at thompsonhart@royallepage.ca - No Great Secret, Just Great Service!

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HAMILTON REAL ESTATE STATS APRIL 2021 VS 2020

	2021	2020	
NUMBER OF HOMES SOLD	1195	341	+250%
AVERAGE SELLING PRICE	\$786,737	\$555,543	+41.6%
AVERAGE DAYS ON MARKET	11.1	25.1	-55.7%
AVERAGE SALE PRICE DETACHED HOMES	\$857,201	\$600,258	+42.8%
AVERAGE SALE PRICE TOWN/SEMI/LINK	\$679,626	\$504,043	+34.8%
AVERAGE SALE PRICE CONDO	\$466,264	\$364,070	+28.1%

*NOT INTENDED TO SOLICIT SELLERS THAT ARE CURRENTLY UNDER CONTRACT WITH A REAL ESTATE BROKERAGE.