

BURLINGTON NEWS



FOR SALE

**23 Blackburn Lane
Hamilton, Ontario**

Welcome to 23 Blackburn Lane, nestled on a premium 45 x 104 ft lot, this 4 bedroom 2+1 bathroom property boasts exceptional curb appeal and a spacious backyard designed for both relaxation and entertaining. Numerous features including: Synergy Plus "Carling" vinyl floors, cozy gas fireplace, tray ceiling, large island with breakfast bar, granite countertops, under-cabinet lighting, pot lights, corner walk-in pantry for ample storage and stainless steel appliances. From the eat-in kitchen, walk out to your private backyard oasis, complete with a charming pergola outfitted with pot lights, perfect for evening gatherings!

The thoughtful main floor layout also includes a powder room, large laundry/mud room and garage access. The second floor is equally impressive: the primary suite offers a spacious walk-in closet, and a luxurious 5 piece ensuite with soaker tub, where you can unwind after a busy day, plus 3 additional bedrooms and second full bath. Don't miss this exceptional home in a family-friendly neighborhood, just minutes to Meadowlands for great shopping and Kopperfield Park for play. Truly a place where you can thrive!

RBC Economist Sees Housing Market Recovery Picking Up Pace

Based on preliminary November data, Canada's housing market is ending the fall season on a stronger footing, according to RBC economist Robert Hogue. He attributed the upswing to lower interest rates and the prospect of further cuts in the coming year, which are converting pent-up demand into home-buying activity. "We expect the upswing to continue into 2025, as interest rates fall further," Hogue said. Hogue noted that market activity is significantly higher than the historic lows seen last year. He expects this recovery to carry into 2025, particularly as affordability improves with declining interest rates.

The economist highlights the role of increased housing inventory this year in boosting the market's performance during the fall. The additional supply offered buyers more options and helped drive resale activity, but Hogue emphasized that the current inventory levels reflect progress toward healthier market conditions: "The buildup in inventories this year has really helped in providing more options for buyers and driving the recovery."

In the Toronto area, Hogue observed that the recovery gained further traction in November, with resales increasing by 1.9% from October on a seasonally adjusted basis. This follows a robust 12% increase in the previous month. While affordability remains a major challenge in the region, declining interest rates appear to have encouraged some buyers to re-enter the market.

Lower interest rates are driving demand, which Hogue said is pushing up prices. The median price of single-family homes increased 11% to \$600,000, while condo prices increased by 8% to \$425,000. However, Hogue cautioned that poor affordability could limit the pace of growth in the coming months.

Homebuilding activity has eased upward pressure on prices, with the composite MLS Home Price Index increasing by 3.5% year over year in November—a slower rate than earlier in 2024. Hogue expects this surge in construction to help moderate price growth in the year ahead.

"The path to recovery looks promising, but affordability will remain a critical factor influencing market dynamics in the near future," Hogue said.

*Source: MPAmag.com



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YOUR MARKET REPORT

AREA	# OF SALES	AVG. SALE PRICE
Headon Forest	9	\$1,207,283
Central	7	\$1,417,143
Shoreacres	6	\$2,242,317
Dynes	6	\$1,108,417
Tyandaga	5	\$1,585,600
Orchard	5	\$1,448,000
Mountainside	5	\$918,400
Aldershot South	5	\$2,064,777
Elizabeth Gardens	5	\$1,146,500
Pinedale	4	\$1,171,625
Roseland	4	\$2,115,875
Brant Hills	4	\$1,150,000
Millcroft	4	\$1,863,750
Palmer	4	\$1,050,375
North Burlington	3	\$1,110,000
Aldershot Central	2	\$1,082,500
Aldershot West	2	\$1,282,500
Alton Central	2	\$1,647,500
Tansley	1	\$1,015,000
Maple	1	\$3,250,000

* Detached Homes *

AREA	# OF SALES	AVG. SALE PRICE
Pinedale	4	\$973,000
Longmoor	2	\$928,750
Brant Hills	2	\$901,750
Millcroft	2	\$1,025,500
Alton West	2	\$953,500
Corporate	2	\$934,000
Central	1	\$810,000
Alton Central	1	\$1,051,000
Tyandaga	1	\$1,045,000
Orchard	1	\$1,057,500
Plains	1	\$820,000

* Semi-Detached, Townhomes, Row and Links *

NEIGHBOURHOOD GUIDE: BRANT HILLS



NEIGHBOURHOOD VIBE

A family-friendly neighbourhood with a diverse community and easy access to amenities.

COMMUNITY CANVAS

Brant Hills is home to a mix of families with children, couples without children, and retirees.

PROPERTY PULSE

Homes in Brant Hills range from single-detached houses to row houses, with a mix of older and newer construction.

WHAT YOU'LL LOVE

You'll love the great schools, parks, and recreational facilities in Brant Hills.

This neighbourhood has a consistent population, and is popular with people in their 30s, people in their 40s, people in their 50s, and people in their 60s. Brant Hills is a primarily residential area located in north Burlington. Brant Street, Dundas and Guelph Line roadways are easily accessible from Brant Hills.

People & Families in Brant Hills

Families with kids make up 49% of households in Brant Hills, while couples without children make up 28% of households and 18% of households are one person living alone. People in Brant Hills come from 102 different ethnic origins, and 22% are first-generation immigrants, while 25% are second-generation immigrants.

Neighbourhood Households
4,435

Neighbourhood Population
12,037

Having Fun in Brant Hills

Fun is easy to find at the many parks & rec facilities here. Parks in Brant Hills feature playgrounds for kids and sports parks. There are 6 parks in Brant Hills, with 30 recreational facilities in total. The average number of facilities per park is 5.

Number of Parks
6

Number of Recreation Facilities
30

If you would like local school info for Brant Hills or any other neighbourhood you are interested in drop us a line at admin@arcadianrealty.ca and we would be happy to send you a detailed schools report.



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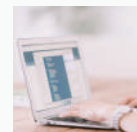
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Have questions about your neighbourhood market? We are here to help!

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