

HAMILTON
MONTHLY
STATISTICS
PACKAGE
JULY 2023



REALTORS[®] ASSOCIATION
of Hamilton-Burlington

SUMMARY

Hamilton reported 470 sales and 1,114 new listings. The sales to new listings ratio fell to 42 per cent this month, supporting a gain in inventory levels. While inventory levels rose over the last month, they remain below the previous year's and long-term trends. It is worth noting that homes priced between \$300,000 - \$600,000 contributed to most of the inventory gains. The rising inventory levels compared to sales caused the months of supply to increase from 1.8 months in June to three months in July.

The unadjusted benchmark price reached \$813,000 in July, relatively unchanged over last month and only one per cent lower than the \$821,500 reported in July 2022.

SALES
470

0.9%
 YEAR/YEAR



NEW LISTINGS
1,114

8.1%
 YEAR/YEAR



INVENTORY
1,403

8.2%
 YEAR/YEAR



MONTHS OF SUPPLY
3.0

9.0%
 YEAR/YEAR




RESIDENTIAL AVERAGE PRICE

\$847,087

5.5%
 YEAR/YEAR

AVERAGE DOM
20.8

5.2%
 YEAR/YEAR



PROPERTY TYPES

Apartment, row and semi-detached home sales improved over last year, offsetting a pullback in the detached sector. While inventories trended up over the previous month across all property types, only the apartment sector reported higher inventory levels than in 2022.

The months of supply have increased across all property types compared to last month. The tightest conditions remain in the semi-detached sector, with under two months of supply reported. Despite shifts in the months of supply, there have been no significant price adjustments. The benchmark price remains comparable to last month across all property types—row and apartment-style properties were the only sector to fall below July 2022 prices.

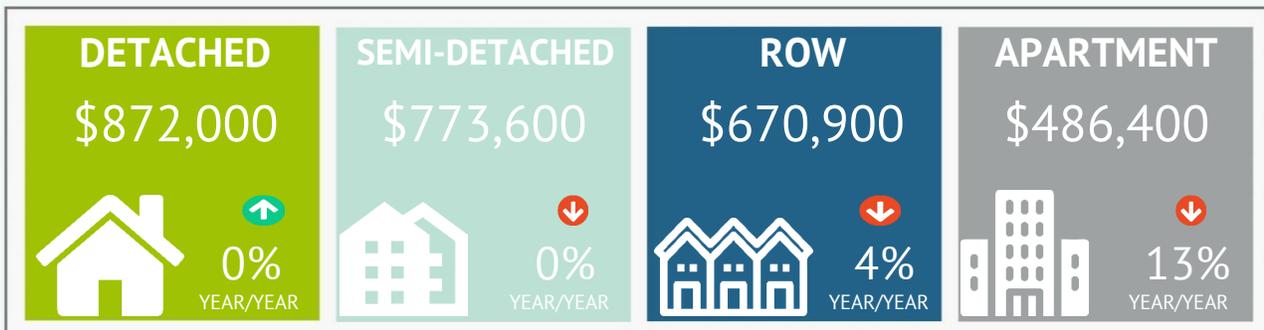
July 2023

	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Detached	315	-0.6%	739	3.5%	921	-14.6%	43%	19.3	-8%	2.92	-14.1%	\$942,008	7.8%	\$842,500	10.9%
Semi-Detached	27	3.8%	48	-18.6%	50	-38.3%	56%	17.4	16%	1.85	-40.6%	\$732,926	6.9%	\$716,000	3.2%
Row	87	7.4%	194	5.4%	196	-10.5%	45%	17.9	-22%	2.25	-16.7%	\$705,697	-2.1%	\$700,000	-4.1%
Apartment	41	2.5%	129	79.2%	223	70.2%	32%	40.9	37%	5.44	66.1%	\$493,015	-4.0%	\$485,000	-4.4%
Mobile	0	-100.0%	4	100.0%	10	-37.5%	0%	-	-	-	-	-	-	-	-
Total Residential	470	0.9%	1,114	8.1%	1,403	-8.2%	42%	20.8	-5%	2.99	-9.0%	\$847,087	5.5%	\$774,000	6.0%

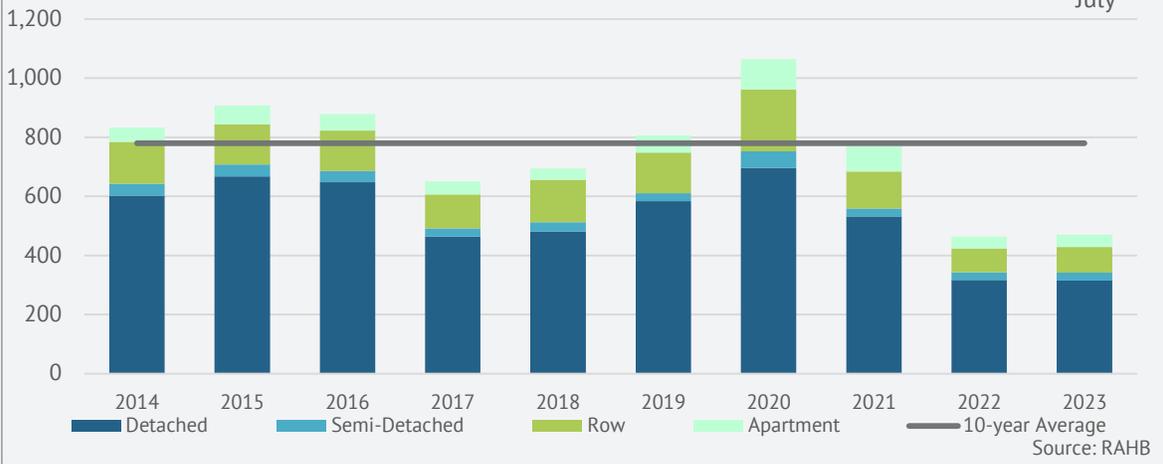
Year-to-Date

	Sales		New Listings		Inventory		S/NL	DOM		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Detached	2,654	-15.9%	4,513	-24.9%	728	8.1%	58.8%	22.8	100%	1.92	28.5%	\$891,649	-14.1%	\$815,000	-12.9%
Semi-Detached	193	-18.9%	287	-31.2%	42	-4.9%	67.2%	22.5	131%	1.51	17.3%	\$708,711	-13.1%	\$697,500	-11.7%
Row	811	-4.9%	1,202	-22.7%	161	6.6%	67.5%	21.8	90%	1.39	12.1%	\$723,246	-12.2%	\$719,100	-11.8%
Apartment	403	-21.3%	805	4.0%	189	106.2%	50.1%	40.5	164%	3.29	162.0%	\$498,273	-14.1%	\$480,000	-15.8%
Mobile	10	42.9%	20	-9.1%	6	-26.7%	50.0%	85.5	102%	4.40	-48.7%	\$217,590	-13.9%	\$231,000	0.4%
Total Residential	4,073	-14.6%	6,834	-22.2%	1,130	16.5%	59.6%	24.5	107%	1.94	36.3%	\$808,873	-13.8%	\$750,000	-11.8%

BENCHMARK PRICE



Monthly Sales Comparison



Residential Sales by Price Range



Months of Supply and Prices

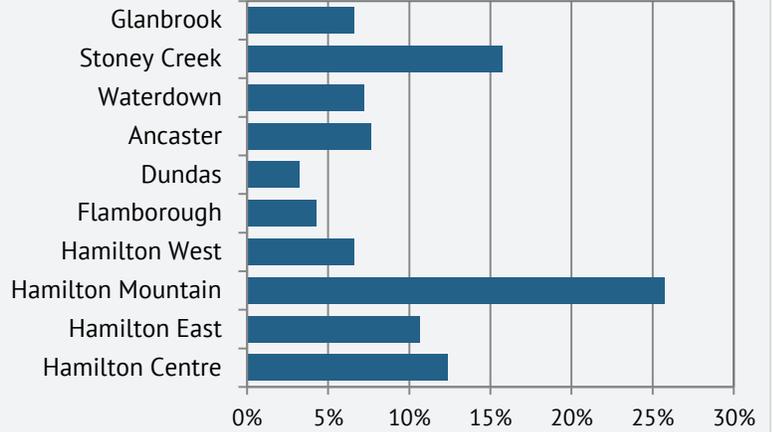


REGIONAL SUMMARY

Year-to-date sales and new listings have fallen below last year's levels in all areas across the Hamilton region. Hamilton Centre, Hamilton West, Flamborough, Ancaster and Stoney Creek saw a rise in inventory over last year's levels.

While the months of supply trended up over the last month across all regions, only Hamilton Centre, Hamilton West, and Dundas reported a month of supply higher than last year.

Share of Sales by District



July 2023

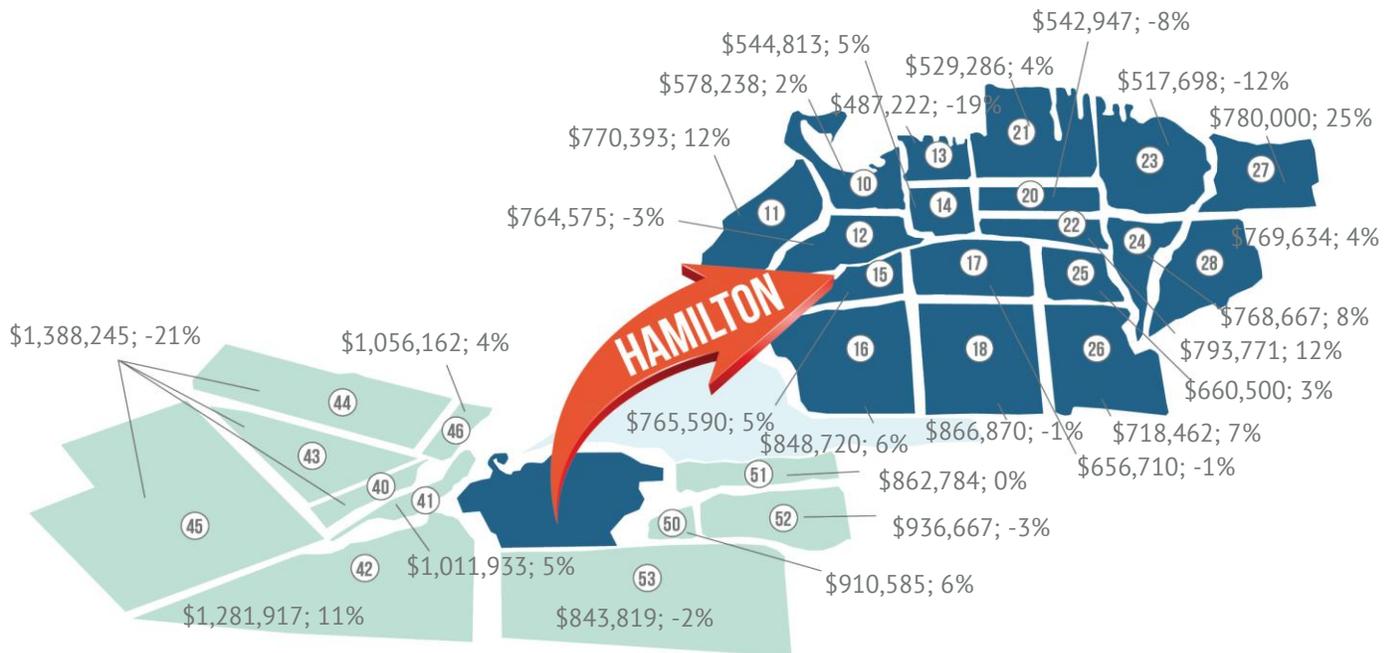
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Hamilton Centre	58	-20.5%	150	5.6%	212	5.5%	39%	23.3	24.7%	3.66	32.8%	\$563,438	-3.8%	\$558,500	-0.3%
Hamilton East	50	-25.4%	108	-20.6%	121	-29.2%	46%	19.3	-9.7%	2.42	-5.2%	\$693,162	5.2%	\$693,500	8.4%
Hamilton Mountain	121	14.2%	228	5.1%	222	-18.7%	53%	16.4	-9.8%	1.83	-28.8%	\$760,911	1.9%	\$734,999	1.7%
Hamilton West	31	-11.4%	80	25.0%	138	7.0%	39%	20.6	-9.6%	4.45	20.8%	\$717,802	1.6%	\$675,000	-6.3%
Flamborough	20	66.7%	55	31.0%	103	8.4%	36%	29.2	-27.3%	5.15	-34.9%	\$1,388,245	-20.8%	\$1,279,500	3.4%
Dundas	15	-44.4%	30	-18.9%	32	-25.6%	50%	18.7	-30.0%	2.13	34.0%	\$1,011,933	4.9%	\$890,000	5.2%
Ancaster	36	63.6%	106	27.7%	162	6.6%	34%	35.5	88.8%	4.50	-34.9%	\$1,281,917	11.0%	\$1,045,000	-6.1%
Waterdown	34	30.8%	70	1.4%	63	-25.0%	49%	14.7	-29.6%	1.85	-42.6%	\$1,056,162	3.5%	\$990,000	2.2%
Stoney Creek	74	5.7%	213	26.0%	268	-1.5%	35%	21.4	-23.7%	3.62	-6.8%	\$882,575	2.3%	\$838,950	5.9%
Glanbrook	31	10.7%	73	1.4%	81	-25.0%	42%	19.8	-5.0%	2.61	-32.3%	\$843,819	-1.7%	\$850,000	3.7%
Total	470	0.9%	1,114	8.1%	1403	-8.2%	42%	20.8	-5.2%	2.99	-9.0%	\$847,087	5.5%	\$774,000	6.0%

Year-to-Date

	Sales		New Listings		Inventory		S/NL	DOM		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Hamilton Centre	517	-24.3%	971	-20.0%	181	39.2%	53.2%	27.0	122.3%	2.45	83.9%	\$579,838	-14.9%	\$562,000	-13.5%
Hamilton East	420	-29.4%	668	-36.9%	98	-10.4%	62.9%	22.4	105.1%	1.64	26.9%	\$643,461	-13.7%	\$635,119	-11.8%
Hamilton Mountain	972	-10.5%	1,386	-26.4%	166	-3.4%	70.1%	19.2	89.8%	1.20	7.9%	\$763,553	-13.9%	\$750,000	-11.8%
Hamilton West	366	-4.4%	643	-8.3%	123	35.2%	56.9%	28.6	105.4%	2.35	41.5%	\$702,388	-11.5%	\$680,000	-9.3%
Flamborough	144	-9.4%	312	-5.2%	80	48.0%	46.2%	36.7	95.3%	3.90	63.4%	\$1,121,425	-28.7%	\$1,000,000	-30.6%
Dundas	161	-23.0%	213	-27.6%	31	13.4%	75.6%	26.0	122.7%	1.37	47.2%	\$918,768	-15.5%	\$840,000	-17.2%
Ancaster	323	-9.0%	610	-14.8%	111	21.8%	53.0%	27.8	100.0%	2.41	33.8%	\$1,174,146	-11.9%	\$1,050,000	-12.5%
Waterdown	240	-4.0%	365	-22.2%	48	-0.9%	65.8%	21.1	96.8%	1.41	3.3%	\$1,014,690	-11.2%	\$965,500	-8.9%
Stoney Creek	638	-15.0%	1,169	-24.0%	210	15.3%	54.6%	25.2	111.1%	2.31	35.7%	\$841,218	-15.4%	\$807,000	-12.8%
Glanbrook	291	-2.0%	495	-14.7%	80	26.7%	58.8%	26.2	143.5%	1.92	29.3%	\$876,373	-16.8%	\$830,000	-16.7%
Total	4,073	-14.6%	6,834	-22.2%	1,130	16.5%	59.6%	24.5	107.4%	1.94	36.3%	\$808,873	-13.8%	\$750,000	-11.8%

AVERAGE RESIDENTIAL PRICE BY DISTRICT

HAMILTON WEST	10-12	DUNDAS	41
HAMILTON CENTRE	13, 14, 20, 21, 22	ANCASTER	42
HAMILTON EAST	23, 24, 27, 28, 29	WATERDOWN	46
HAMILTON MOUNTAIN	15-18, 25, 26	STONEY CREEK	50-52
FLAMBOROUGH	40, 43-45	GLANBROOK	53



RESIDENTIAL PRICE COMPARISON

	July 2023				Year-To-Date			
	Average Price		Benchmark Price		Average Price		Benchmark Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Hamilton West 10	\$578,238	1.6%	\$601,200	-6.6%	\$591,429	-12.8%	\$592,429	-14.3%
Hamilton West 11	\$770,393	12.4%	\$793,200	-0.3%	\$733,117	-12.7%	\$762,786	-15.2%
Hamilton West 12	\$764,575	-3.2%	\$706,200	-6.0%	\$754,629	-9.5%	\$697,214	-14.9%
Hamilton Centre 13	\$487,222	-19.4%	\$543,600	-0.2%	\$579,285	-13.2%	\$529,829	-14.2%
Hamilton Centre 14	\$544,813	4.7%	\$561,900	-4.6%	\$549,759	-10.6%	\$556,386	-12.5%
Hamilton Centre 20	\$542,947	-7.8%	\$567,100	0.6%	\$561,914	-18.0%	\$552,014	-14.1%
Hamilton Centre 21	\$529,286	3.7%	\$462,400	2.2%	\$489,378	-13.9%	\$446,614	-12.6%
Hamilton Centre 22	\$793,771	12.3%	\$745,500	4.3%	\$706,869	-17.6%	\$719,986	-13.9%
Hamilton East 23	\$517,698	-12.3%	\$548,400	2.9%	\$555,916	-15.5%	\$524,114	-13.9%
Hamilton East 24	\$768,667	8.0%	\$699,400	2.0%	\$682,385	-10.7%	\$672,343	-13.8%
Hamilton East 27	\$780,000	25.2%	\$702,700	-3.3%	\$713,658	-5.4%	\$679,871	-16.5%
Hamilton East 28	\$769,634	4.5%	\$654,600	-2.9%	\$668,464	-17.5%	\$634,071	-14.5%
Hamilton East 29	\$872,500	3.7%	\$841,200	-1.5%	\$837,106	-15.3%	\$832,843	-14.7%
Hamilton Mountain 15	\$765,590	5.1%	\$799,700	-0.5%	\$785,921	-17.3%	\$788,500	-15.0%
Hamilton Mountain 16	\$848,720	5.8%	\$795,600	-1.5%	\$803,874	-9.6%	\$780,029	-14.5%
Hamilton Mountain 17	\$656,710	-1.0%	\$679,200	0.9%	\$669,787	-13.8%	\$667,886	-13.6%
Hamilton Mountain 18	\$866,870	-1.1%	\$839,600	-1.3%	\$844,831	-13.4%	\$822,671	-15.0%
Hamilton Mountain 25	\$660,500	2.6%	\$752,600	2.1%	\$737,389	-14.8%	\$740,386	-14.0%
Hamilton Mountain 26	\$718,462	6.6%	\$740,100	-1.5%	\$701,888	-19.7%	\$722,200	-15.0%
Flamborough 43	\$1,388,245	-20.8%	\$1,205,300	-0.9%	\$1,121,425	-28.7%	\$1,167,814	-14.9%
Dundas 41	\$1,011,933	4.9%	\$951,300	0.3%	\$918,768	-15.5%	\$917,714	-13.9%
Ancaster 42	\$1,281,917	11.0%	\$1,149,600	3.7%	\$1,174,146	-11.9%	\$1,105,671	-13.5%
Waterdown 46	\$1,056,162	3.5%	\$1,032,500	2.9%	\$1,014,690	-11.2%	\$1,021,157	-10.9%
Stoney Creek 50	\$910,585	6.5%	\$905,400	3.2%	\$862,380	-15.8%	\$874,800	-13.7%
Stoney Creek 51	\$862,784	0.3%	\$825,200	-6.8%	\$796,855	-17.3%	\$804,414	-16.5%
Stoney Creek 52	\$936,667	-2.9%	\$1,043,100	-7.3%	\$1,324,190	12.3%	\$1,010,857	-18.0%
Glanbrook 53	\$843,819	-1.7%	\$911,200	-8.9%	\$876,373	-16.8%	\$883,743	-18.6%

DETACHED

BENCHMARK HOMES

	July 2023						
	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Hamilton West 10	\$683,300	-0.2%	1.2%	2	3	1,390	2,610
Hamilton West 11	\$844,600	0.6%	2.1%	2	4	1,335	4,000
Hamilton West 12	\$966,900	-2.2%	1.2%	2	3	1,690	3,255
Hamilton Centre 13	\$538,200	0.0%	-0.2%	1	3	1,300	2,306
Hamilton Centre 14	\$625,000	-1.0%	0.2%	2	3	1,565	2,741
Hamilton Centre 20	\$574,000	0.6%	0.6%	1	3	1,286	2,500
Hamilton Centre 21	\$450,000	2.0%	0.8%	1	3	1,149	2,500
Hamilton Centre 22	\$746,000	4.3%	-0.3%	2	3	1,533	3,150
Hamilton East 23	\$548,400	2.8%	0.1%	1	3	1,057	3,150
Hamilton East 24	\$708,300	1.8%	0.1%	2	3	1,212	4,120
Hamilton East 27	\$858,000	0.7%	-0.1%	2	3	1,366	5,000
Hamilton East 28	\$874,100	1.0%	0.7%	2	3	1,403	5,276
Hamilton East 29	\$834,900	-2.3%	0.2%	2	3	1,510	5,251
Hamilton Mountain 15	\$815,700	0.3%	-0.9%	2	4	1,262	5,500
Hamilton Mountain 16	\$914,200	-1.5%	0.5%	2	3	1,572	4,796
Hamilton Mountain 17	\$687,500	1.0%	-0.4%	2	3	1,129	4,301
Hamilton Mountain 18	\$874,900	-0.9%	0.3%	2	3	1,599	4,568
Hamilton Mountain 25	\$751,800	2.0%	-1.0%	2	4	1,119	5,000
Hamilton Mountain 26	\$816,200	0.8%	0.0%	2	3	1,333	4,591
Flamborough 43	\$1,205,800	-1.0%	1.4%	2	3	1,908	27,014
Dundas 41	\$1,055,600	2.0%	2.4%	2	3	1,538	6,297
Ancaster 42	\$1,291,900	4.2%	3.0%	2	4	2,210	7,500
Waterdown 46	\$1,171,500	3.7%	-3.3%	2	3	1,839	4,978
Stoney Creek 50	\$986,800	4.1%	0.1%	2	3	1,826	5,005
Stoney Creek 51	\$950,800	-5.3%	0.6%	2	3	1,682	5,903
Stoney Creek 52	\$1,043,100	-7.3%	-0.3%	2	3	1,723	30,025
Glanbrook 53	\$990,600	-8.5%	0.5%	2	3	1,811	4,714

SUMMARY STATISTICS

July 2023

	Sales		New Listings		Inventory		Average Price		Days On Market			
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Average	Y/Y	Median	Y/Y
Residential	470	0.9%	1,114	8.1%	1,403	-8.2%	\$774,000	6.0%	20.8	-5.2%	13.0	-23.5%
Commercial	9	200.0%	1	-91.7%	773	13.0%	\$700,000	-26.7%	133.9	94.0%	113.0	24.2%
Farm	2	-33.3%	0	-100.0%	27	3.8%	\$1,935,000	-25.6%	38.5	11.1%	38.5	37.5%
Land	3	200.0%	1	-75.0%	102	54.5%	\$1,250,000	-60.3%	370.3	928.7%	263.0	630.6%
Multi-Residential	2	-60.0%	5	-16.7%	84	37.7%	\$780,000	-2.5%	95.5	97.3%	95.5	42.5%
Total	486	1.7%	122	-70.2%	2,734	4.7%	\$777,500	6.5%	25.4	12.4%	14.0	-17.6%

Year-to-Date

	Sales		New Listings		Inventory		Average Price		Days On Market			
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Average	Y/Y	Median	Y/Y
Residential	4,073	-14.6%	6,834	-22.2%	1,130	16.5%	\$750,000	-11.8%	24.5	107.4%	13.0	85.7%
Commercial	83	-12.6%	76	-60.2%	767	16.7%	\$900,000	-23.1%	97.2	26.0%	58.0	5.5%
Farm	8	-42.9%	7	-75.0%	26	43.3%	\$2,022,500	-19.9%	53.3	143.6%	32.5	71.1%
Land	20	-42.9%	26	-48.0%	79	62.6%	\$858,000	-18.3%	122.9	29.8%	71.0	22.4%
Multi-Residential	40	-36.5%	50	-66.9%	59	22.1%	\$848,500	-10.7%	36.7	64.2%	28.0	133.3%
Total	4,224	-15.1%	1,535	-75.9%	2,471	29.1%	\$750,000	-12.3%	26.6	92.4%	14.0	100.0%

July 2023

	Sales		Dollar Volume		New Listings		Days on Market		Leases	Lease DOM
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Actual
Business	1	0.0%	\$75,000	-38.5%	0	-100.0%	254.0	179.1%	0	-
Industrial	4	300.0%	\$4,649,900	-3.6%	0	-100.0%	68.8	-24.5%	3	83.7
Investment	0	-	\$0	-	0	-100.0%	-	-	0	-
Land	0	-	\$0	-	0	-	-	-	0	-
Office	0	-100.0%	\$0	-100.0%	1	-75.0%	-	-	10	166.7
Retail	3	-	\$2,125,000	-	1	-88.9%	187.7	-	3	22.3

Year-to-Date

	Sales		Dollar Volume		New Listings		Days on Market		Leases	Lease DOM
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Actual
Business	12	-7.7%	\$1,076,000	-84.8%	22	-38.9%	161.3	79.9%	1	118.0
Industrial	15	-11.8%	\$42,636,400	-25.4%	21	-65.6%	83.4	-1.2%	47	223.9
Investment	6	-57.1%	\$10,640,000	-64.8%	12	-70.0%	73.3	32.6%	0	-
Land	1	-50.0%	\$1,300,000	-93.1%	0	-100.0%	4.0	-94.9%	1	29.0
Office	14	40.0%	\$13,988,990	3.6%	33	-57.1%	94.1	16.6%	66	129.2
Retail	28	-12.5%	\$45,593,901	-2.6%	58	-55.0%	89.8	16.0%	60	106.5