

Monthly Indicators

Hamilton



February 2026

Canadian home sales fell 5.8% month-over-month, with the drop attributed to weather-related disruptions and softening activity in Southwestern Ontario and the Greater Golden Horseshoe region, the Canadian Real Estate Association (CREA) reported. Sales were down 16.2% year-over-year on a non-seasonally adjusted basis.

New Listings decreased 19.4 percent for Single Family homes and 21.2 percent for Townhouse/Condo homes. Sales decreased 23.9 percent for Single Family homes and 9.8 percent for Townhouse/Condo homes. Inventory decreased 0.9 percent for Single Family homes but increased 4.2 percent for Townhouse/Condo homes.

Median Sales Price decreased 5.8 percent to \$723,000 for Single Family homes and 4.2 percent to \$584,500 for Townhouse/Condo homes. Days on Market increased 30.6 percent for Single Family homes and 24.4 percent for Townhouse/Condo homes. Months Supply of Inventory increased 3.3 percent for Single Family homes and 27.0 percent for Townhouse/Condo homes.

Nationally, new listings rose 7.3% from the previous month, with a total of 140,680 properties listed for sale on all Canadian MLS® Systems heading into February, representing a 4.9-month supply at the current sales pace, according to CREA. The additional supply has put downward pressure on home prices, with the MLS® Home Price Index (HPI) slipping 0.9% month-over-month and 4.9% year-over-year.

Quick Facts

- 19.6%

Change in
Sales
All Properties

- 3.9%

Change in
Median Sales Price
All Properties

+ 1.1%

Change in
Homes for Sale
All Properties

This is a research tool provided by ITSO, covering the Hamilton service area. Percent changes are calculated using rounded figures.

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Single Family Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Single Family properties only.



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Key Metrics	Historical Sparkbars	2-2025	2-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		603	486	- 19.4%	1,217	948	- 22.1%
Sales		280	213	- 23.9%	527	421	- 20.1%
Days on Market Until Sale		36	47	+ 30.6%	44	51	+ 15.9%
Median Sales Price		\$767,500	\$723,000	- 5.8%	\$775,000	\$715,050	- 7.7%
Average Sales Price		\$840,237	\$800,882	- 4.7%	\$842,749	\$806,870	- 4.3%
Percent of List Price Received		98.5%	97.1%	- 1.4%	98.3%	96.8%	- 1.5%
Housing Affordability Index		54	61	+ 13.0%	53	62	+ 17.0%
Housing Value Index		183	161	- 12.0%	—	—	—
Inventory of Homes for Sale		977	968	- 0.9%	—	—	—
Months Supply of Inventory		3.0	3.1	+ 3.3%	—	—	—

Townhouse/Condo Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Townhouse, Condo and Semi-Detached properties only.



Hamilton

Key Metrics	Historical Sparkbars	2-2025	2-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		340	268	- 21.2%	672	573	- 14.7%
Sales		123	111	- 9.8%	255	223	- 12.5%
Days on Market Until Sale		45	56	+ 24.4%	50	57	+ 14.0%
Median Sales Price		\$610,000	\$584,500	- 4.2%	\$620,000	\$590,000	- 4.8%
Average Sales Price		\$595,319	\$566,096	- 4.9%	\$603,698	\$577,680	- 4.3%
Percent of List Price Received		98.6%	96.9%	- 1.7%	98.1%	96.9%	- 1.2%
Housing Affordability Index		68	76	+ 11.8%	67	75	+ 11.9%
Housing Value Index		156	150	- 3.8%	—	—	—
Inventory of Homes for Sale		622	648	+ 4.2%	—	—	—
Months Supply of Inventory		3.7	4.7	+ 27.0%	—	—	—

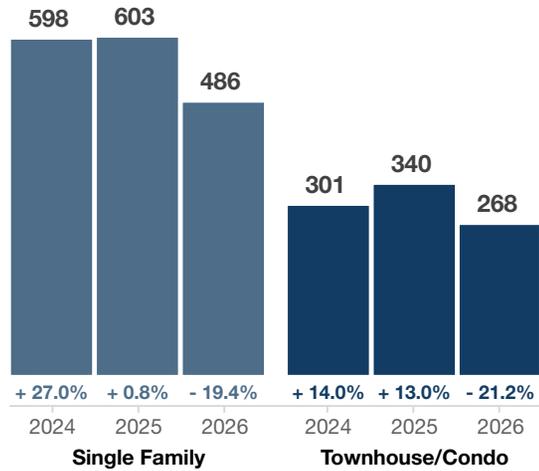
New Listings

A count of the properties that have been newly listed on the market in a given month.

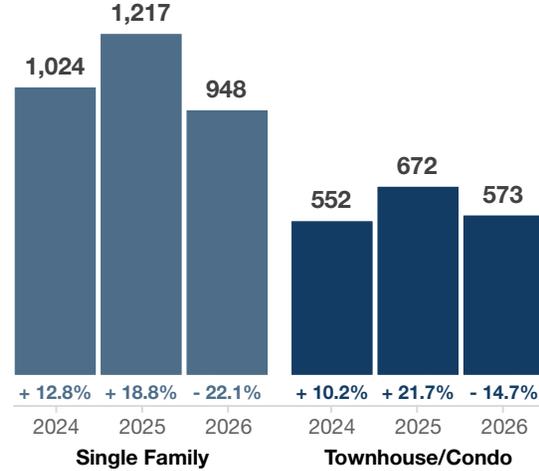


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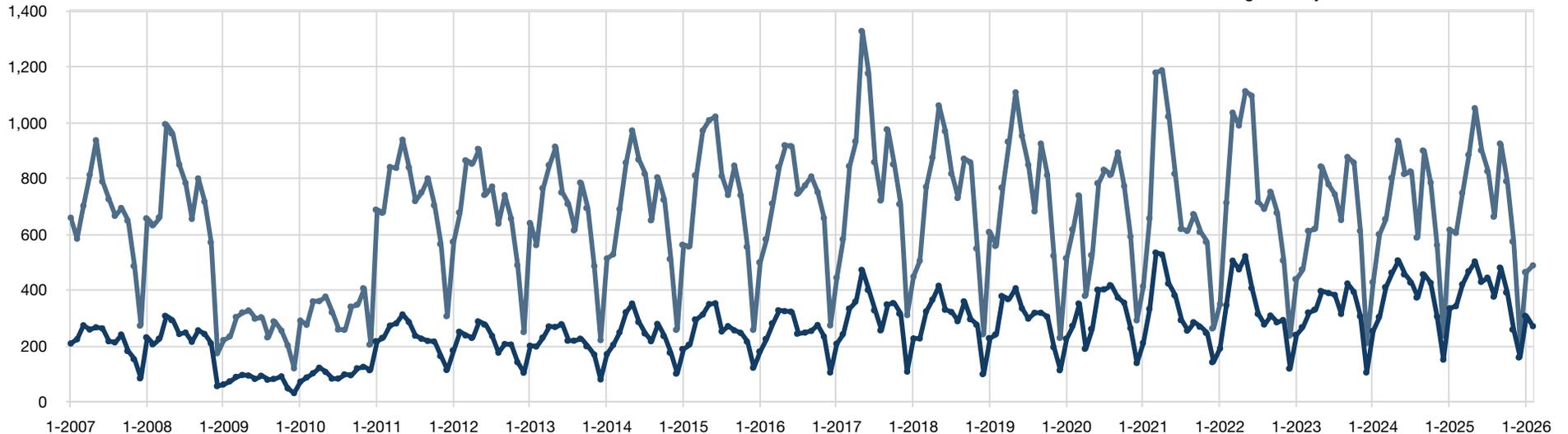


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2025	746	+ 14.4%	418	+ 2.5%
Apr-2025	883	+ 10.4%	465	+ 1.1%
May-2025	1,050	+ 12.5%	500	- 0.8%
Jun-2025	899	+ 10.4%	427	- 5.9%
Jul-2025	824	+ 0.1%	442	+ 4.0%
Aug-2025	661	+ 12.8%	374	+ 0.8%
Sep-2025	923	+ 2.8%	478	+ 5.3%
Oct-2025	788	+ 0.6%	389	- 8.0%
Nov-2025	572	+ 2.3%	256	- 15.5%
Dec-2025	212	- 9.8%	156	+ 5.4%
Jan-2026	462	- 24.8%	305	- 8.1%
Feb-2026	486	- 19.4%	268	- 21.2%
12-Month Avg	709	+ 2.5%	373	- 3.1%

Historical New Listings by Month



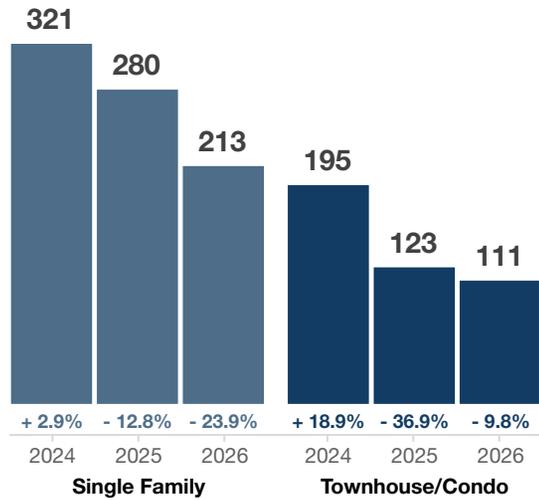
Sales

A count of the properties on which offers have been accepted in a given month.

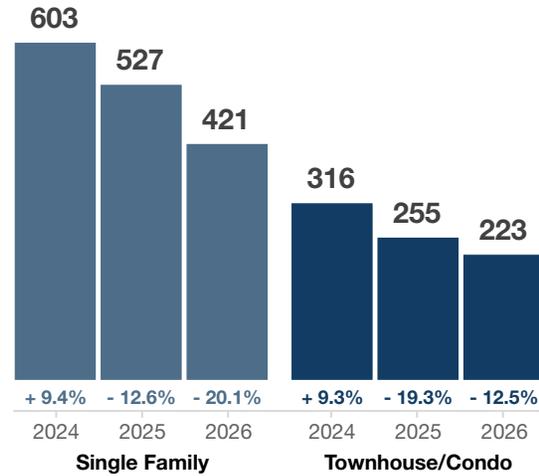


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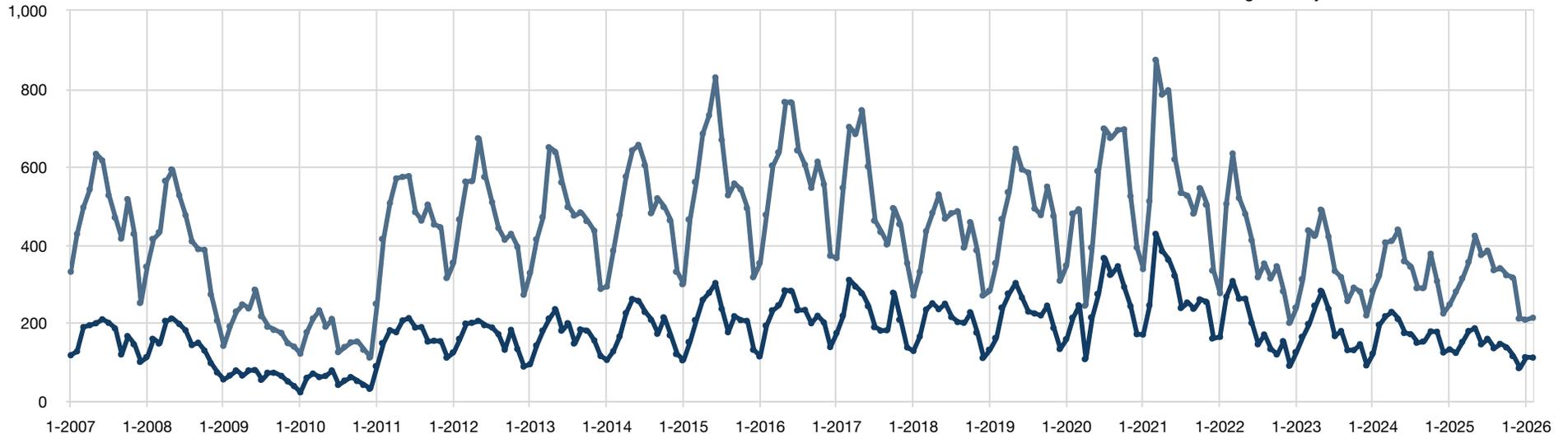


Year to Date



Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2025	314	- 22.7%	151	- 30.4%
Apr-2025	356	- 13.2%	179	- 21.5%
May-2025	423	- 3.6%	186	- 11.4%
Jun-2025	374	+ 4.5%	145	- 16.7%
Jul-2025	385	+ 11.9%	159	- 7.0%
Aug-2025	335	+ 15.9%	135	- 9.4%
Sep-2025	340	+ 17.6%	146	- 3.9%
Oct-2025	322	- 14.6%	137	- 23.0%
Nov-2025	316	+ 2.9%	115	- 35.0%
Dec-2025	211	- 5.8%	84	- 32.3%
Jan-2026	208	- 15.8%	112	- 15.2%
Feb-2026	213	- 23.9%	111	- 9.8%
12-Month Avg	316	- 4.5%	138	- 18.8%

Historical Sales by Month



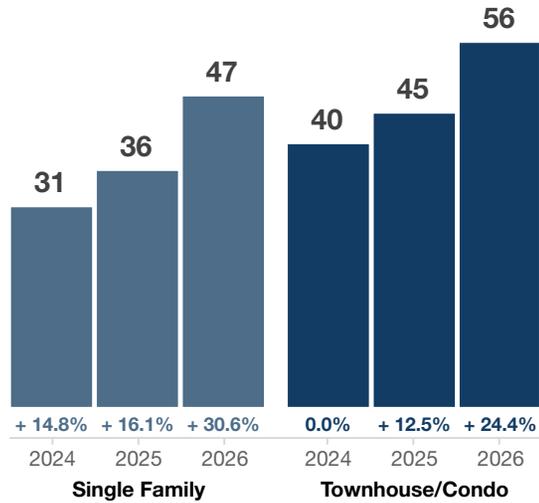
Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted in a given month.

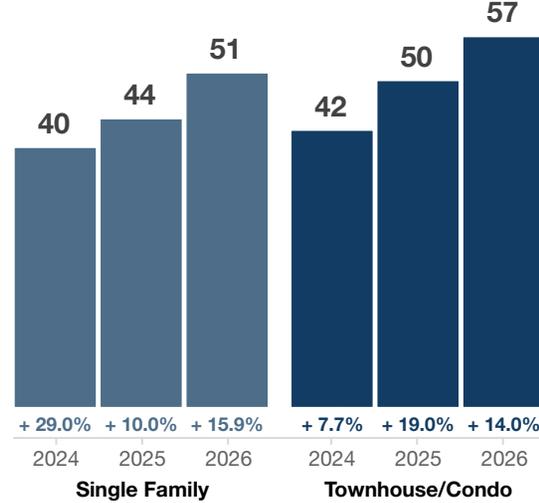


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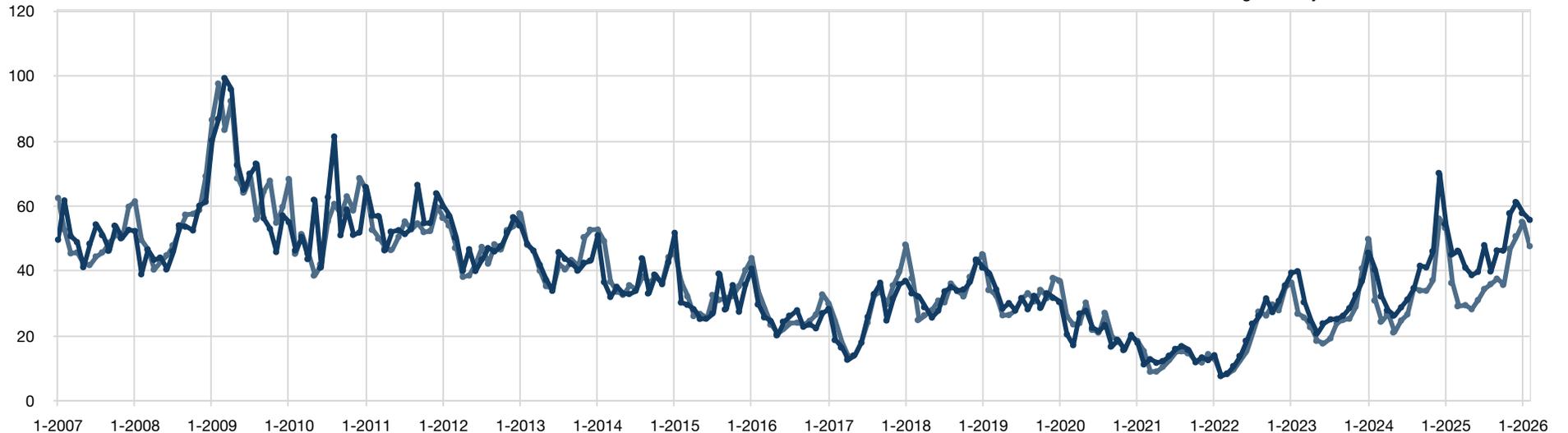
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2025	29	+ 20.8%	46	+ 43.8%
Apr-2025	29	+ 7.4%	41	+ 46.4%
May-2025	28	+ 33.3%	39	+ 50.0%
Jun-2025	31	+ 29.2%	39	+ 34.5%
Jul-2025	34	+ 30.8%	48	+ 54.8%
Aug-2025	36	+ 5.9%	40	+ 17.6%
Sep-2025	37	+ 8.8%	46	+ 12.2%
Oct-2025	35	+ 2.9%	46	+ 12.2%
Nov-2025	47	+ 27.0%	58	+ 26.1%
Dec-2025	50	- 10.7%	61	- 12.9%
Jan-2026	55	+ 3.8%	58	+ 7.4%
Feb-2026	47	+ 30.6%	56	+ 24.4%
12-Month Avg*	37	+ 14.3%	47	+ 23.2%

* Days on Market for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month



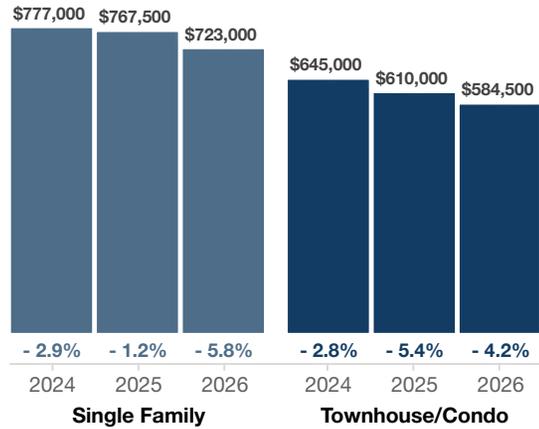
Median Sales Price

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

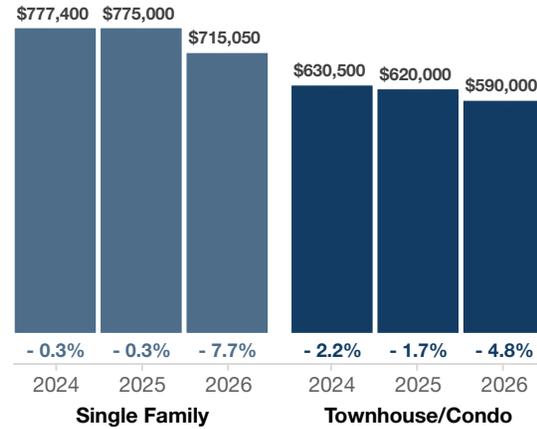


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Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2025	\$785,000	- 7.4%	\$640,000	- 4.5%
Apr-2025	\$785,250	- 6.3%	\$620,000	- 6.1%
May-2025	\$765,000	- 7.3%	\$630,500	- 2.9%
Jun-2025	\$800,350	- 1.6%	\$650,000	0.0%
Jul-2025	\$755,000	- 2.0%	\$590,000	- 5.6%
Aug-2025	\$759,900	- 4.4%	\$635,000	- 3.1%
Sep-2025	\$768,250	- 4.0%	\$600,000	- 5.5%
Oct-2025	\$739,500	- 6.4%	\$618,000	- 0.7%
Nov-2025	\$731,000	- 7.5%	\$573,500	- 9.0%
Dec-2025	\$670,000	- 12.2%	\$509,950	- 20.3%
Jan-2026	\$707,000	- 9.9%	\$600,000	- 4.5%
Feb-2026	\$723,000	- 5.8%	\$584,500	- 4.2%
12-Month Avg*	\$750,050	- 6.2%	\$605,000	- 5.5%

* Median Sales Price for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

Historical Median Sales Price by Month



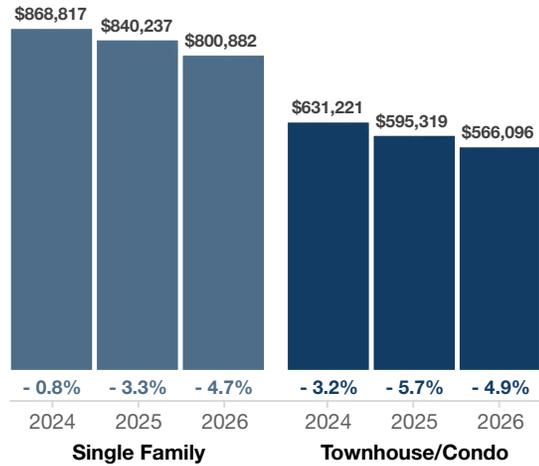
Average Sales Price

Average sales price for all closed sales, not accounting for seller concessions, in a given month.

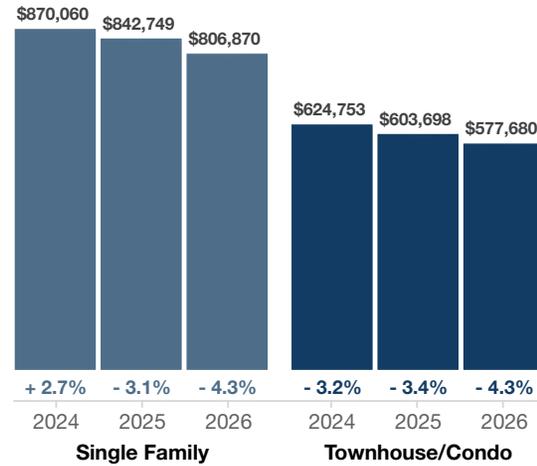


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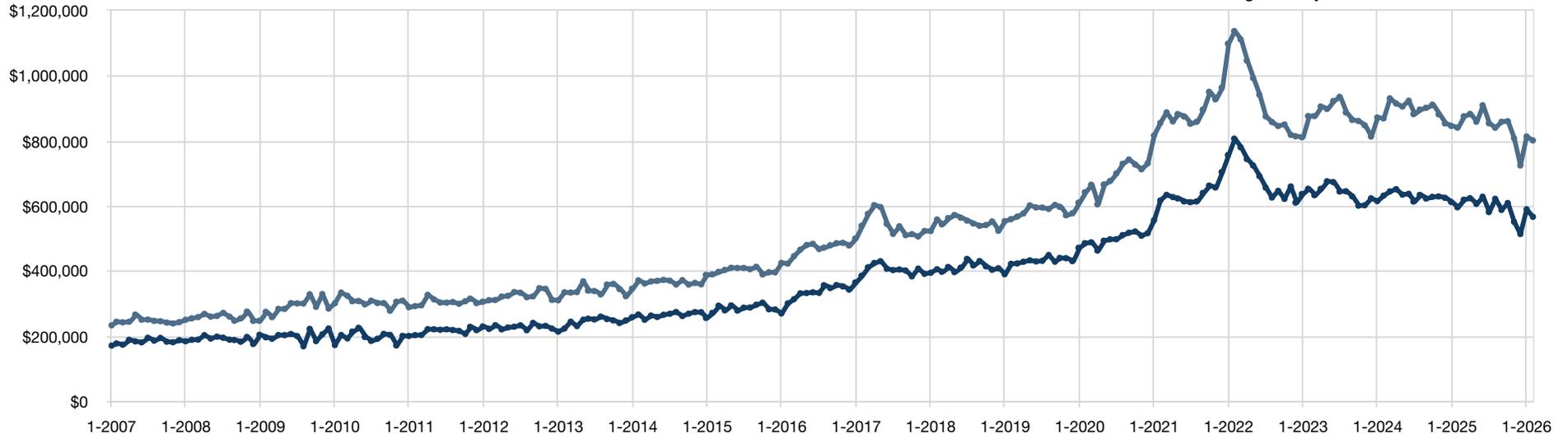
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2025	\$875,153	- 5.9%	\$618,647	- 4.0%
Apr-2025	\$882,548	- 3.5%	\$623,346	- 4.2%
May-2025	\$858,427	- 5.2%	\$605,829	- 4.5%
Jun-2025	\$909,117	- 1.5%	\$627,782	- 1.4%
Jul-2025	\$853,835	- 3.2%	\$580,567	- 5.3%
Aug-2025	\$839,983	- 6.2%	\$621,390	- 1.9%
Sep-2025	\$858,345	- 4.8%	\$587,253	- 5.6%
Oct-2025	\$860,068	- 5.6%	\$608,476	- 3.0%
Nov-2025	\$807,772	- 8.4%	\$550,519	- 12.4%
Dec-2025	\$723,876	- 15.2%	\$513,114	- 17.8%
Jan-2026	\$812,975	- 3.9%	\$589,160	- 3.7%
Feb-2026	\$800,882	- 4.7%	\$566,096	- 4.9%
12-Month Avg*	\$847,705	- 5.3%	\$595,927	- 5.3%

* Avg. Sales Price for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

Historical Average Sales Price by Month



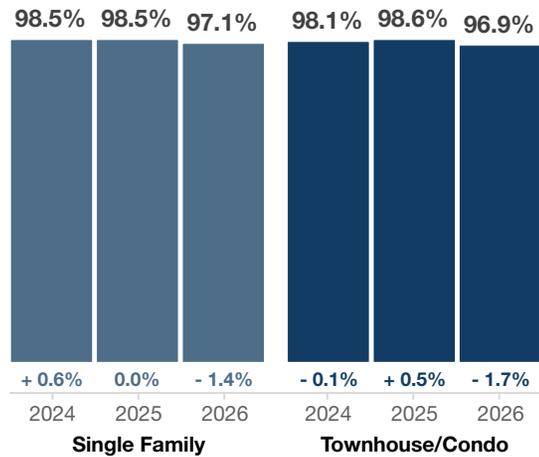
Percent of List Price Received

Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

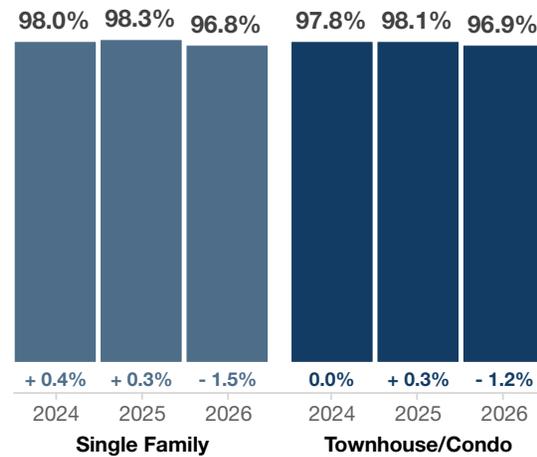


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Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2025	98.4%	- 1.3%	98.3%	- 0.6%
Apr-2025	98.2%	- 1.6%	97.8%	- 1.3%
May-2025	98.7%	- 0.9%	98.4%	- 1.0%
Jun-2025	97.8%	- 1.3%	98.1%	- 0.6%
Jul-2025	97.6%	- 2.0%	97.6%	- 0.2%
Aug-2025	97.6%	+ 0.2%	97.9%	- 0.9%
Sep-2025	96.9%	- 1.3%	97.5%	- 0.9%
Oct-2025	97.2%	- 0.8%	97.2%	- 0.9%
Nov-2025	96.8%	- 0.7%	97.0%	- 1.0%
Dec-2025	96.3%	- 0.7%	96.4%	- 1.0%
Jan-2026	96.4%	- 1.8%	96.9%	- 0.7%
Feb-2026	97.1%	- 1.4%	96.9%	- 1.7%
12-Month Avg*	97.5%	- 1.2%	97.6%	- 0.9%

* Pct. of List Price Received for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month



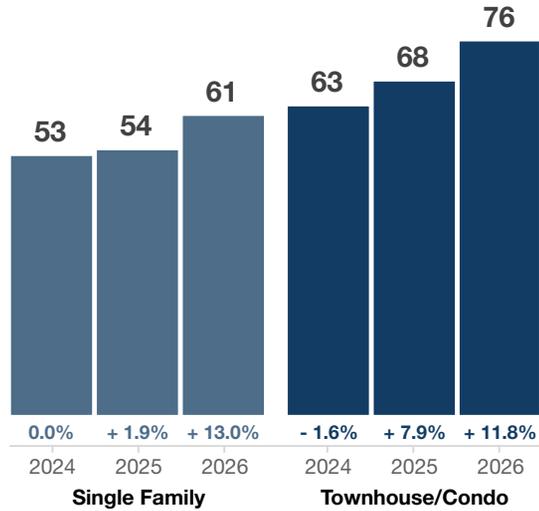
Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

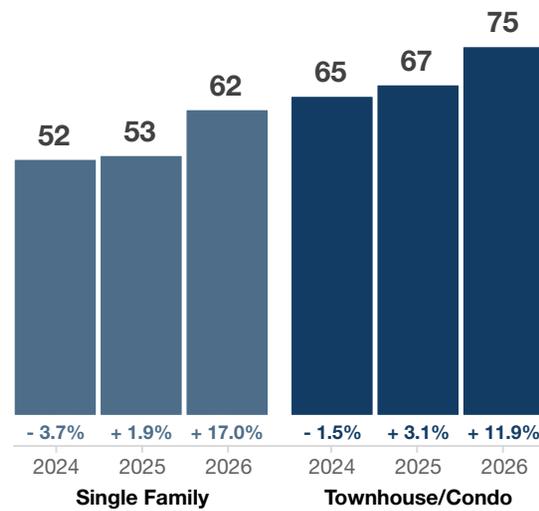


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Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2025	53	+ 8.2%	65	+ 4.8%
Apr-2025	53	+ 10.4%	67	+ 9.8%
May-2025	54	+ 10.2%	65	+ 4.8%
Jun-2025	52	+ 2.0%	64	+ 1.6%
Jul-2025	55	+ 1.9%	70	+ 6.1%
Aug-2025	55	+ 1.9%	66	0.0%
Sep-2025	56	+ 1.8%	72	+ 4.3%
Oct-2025	59	+ 11.3%	71	+ 4.4%
Nov-2025	59	+ 13.5%	76	+ 16.9%
Dec-2025	65	+ 20.4%	85	+ 32.8%
Jan-2026	62	+ 19.2%	73	+ 12.3%
Feb-2026	61	+ 13.0%	76	+ 11.8%
12-Month Avg	57	+ 9.6%	71	+ 9.2%

Historical Housing Affordability Index by Month



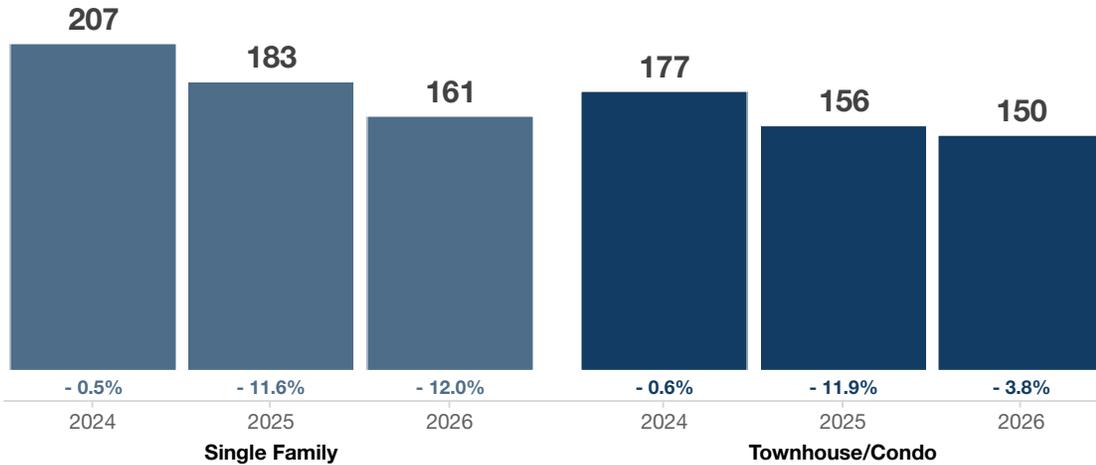
ShowingTime Housing Value Index

The value index employs a multi-variate, linear regression methodology to determine specific weights that adjust for both seasonality and segment bias to arrive at a real, constant-quality view of home values. The index is set to the median sales price in January 2008.



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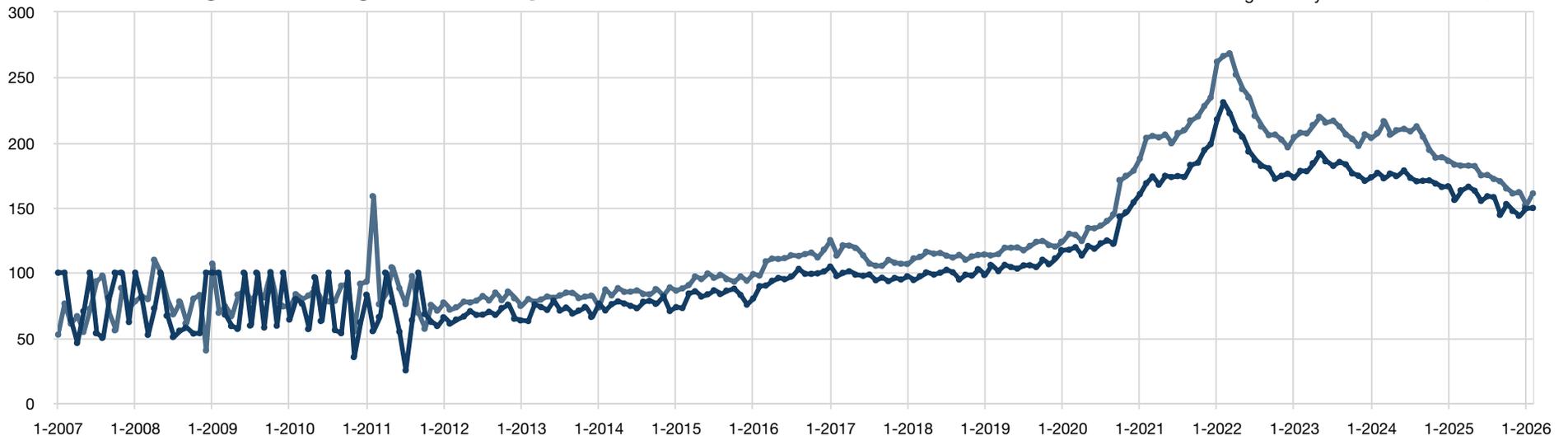
February



Housing Value Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2025	182	- 15.7%	163	- 5.2%
Apr-2025	182	- 11.7%	166	- 5.7%
May-2025	182	- 12.9%	163	- 6.3%
Jun-2025	175	- 16.7%	155	- 13.4%
Jul-2025	175	- 16.3%	159	- 8.1%
Aug-2025	172	- 18.9%	158	- 7.1%
Sep-2025	170	- 16.7%	144	- 15.8%
Oct-2025	165	- 14.9%	153	- 10.5%
Nov-2025	161	- 14.4%	147	- 12.5%
Dec-2025	162	- 14.3%	144	- 13.3%
Jan-2026	152	- 18.3%	149	- 10.2%
Feb-2026	161	- 12.0%	150	- 3.8%
12-Month Avg*	—	—	—	—

* Housing Value Index for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

Historical ShowingTime Housing Value Index by Month



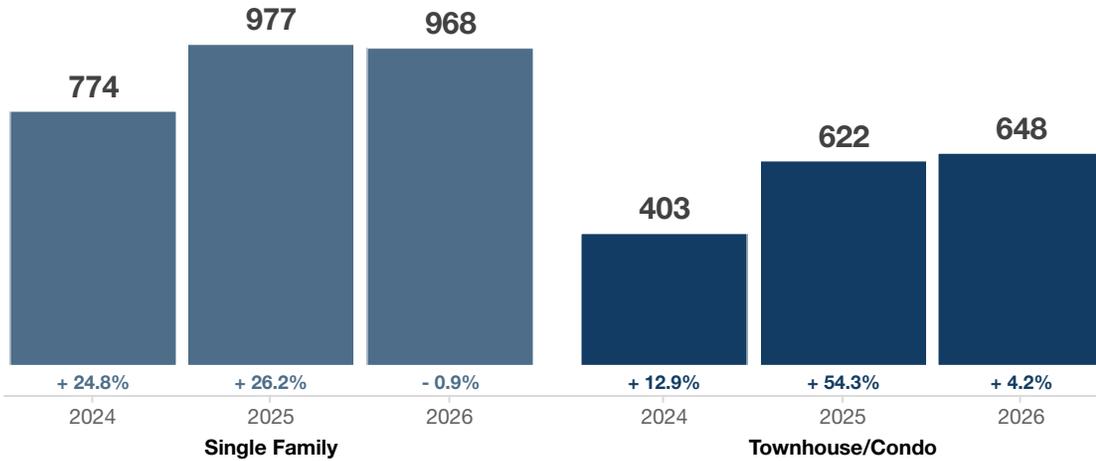
Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.



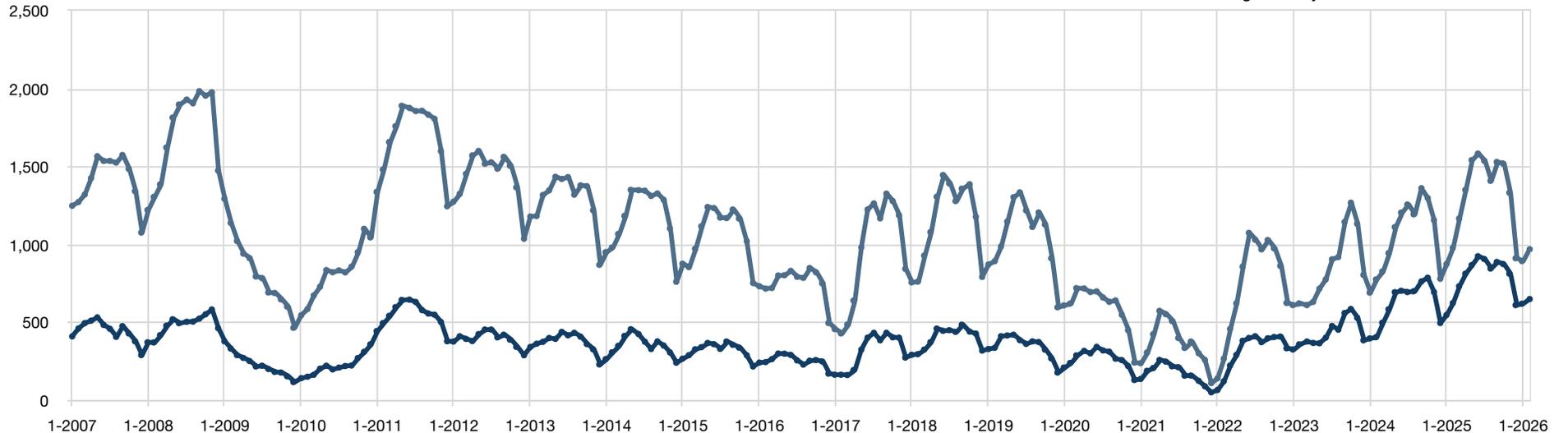
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Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2025	1,165	+ 41.2%	730	+ 47.2%
Apr-2025	1,349	+ 43.1%	811	+ 39.3%
May-2025	1,540	+ 38.7%	866	+ 25.1%
Jun-2025	1,582	+ 31.5%	923	+ 31.7%
Jul-2025	1,536	+ 22.4%	905	+ 30.6%
Aug-2025	1,407	+ 18.0%	844	+ 20.9%
Sep-2025	1,528	+ 12.4%	886	+ 16.4%
Oct-2025	1,518	+ 17.0%	873	+ 11.2%
Nov-2025	1,331	+ 15.2%	811	+ 17.0%
Dec-2025	910	+ 17.0%	609	+ 23.3%
Jan-2026	892	+ 2.2%	618	+ 13.2%
Feb-2026	968	- 0.9%	648	+ 4.2%
12-Month Avg	1,311	+ 21.3%	794	+ 22.7%

Historical Inventory of Homes for Sale by Month



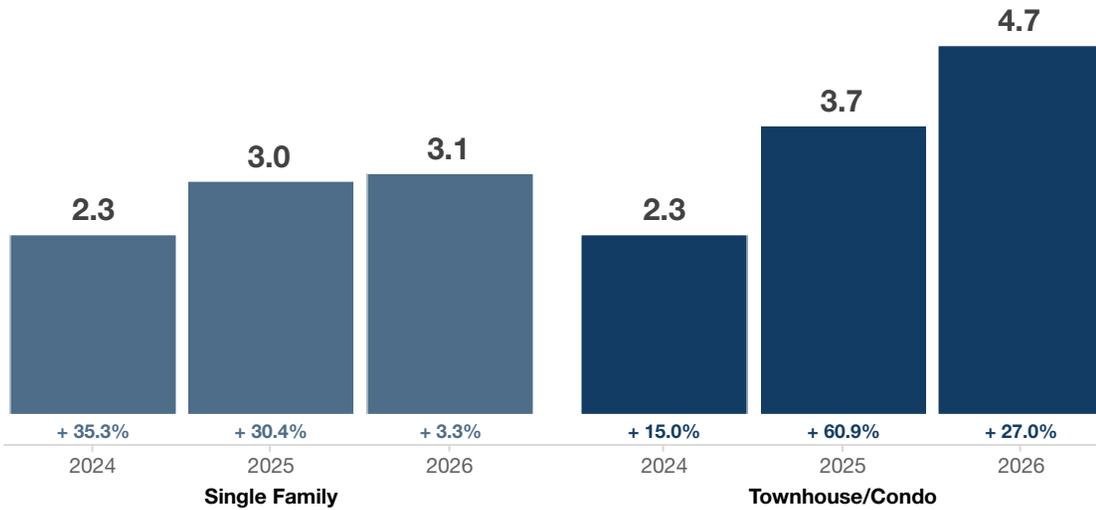
Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly closed sales from the last 12 months.



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Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2025	3.6	+ 44.0%	4.4	+ 57.1%
Apr-2025	4.2	+ 50.0%	5.1	+ 54.5%
May-2025	4.9	+ 44.1%	5.5	+ 34.1%
Jun-2025	5.0	+ 35.1%	5.9	+ 40.5%
Jul-2025	4.8	+ 26.3%	5.9	+ 40.5%
Aug-2025	4.3	+ 16.2%	5.5	+ 27.9%
Sep-2025	4.6	+ 9.5%	5.8	+ 26.1%
Oct-2025	4.7	+ 20.5%	5.8	+ 26.1%
Nov-2025	4.1	+ 20.6%	5.6	+ 40.0%
Dec-2025	2.8	+ 21.7%	4.3	+ 53.6%
Jan-2026	2.8	+ 7.7%	4.4	+ 41.9%
Feb-2026	3.1	+ 3.3%	4.7	+ 27.0%
12-Month Avg*	4.1	+ 24.5%	5.2	+ 37.8%

* Months Supply for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month



All Residential Properties Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



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Key Metrics	Historical Sparkbars	2-2025	2-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		943	754	- 20.0%	1,889	1,521	- 19.5%
Sales		403	324	- 19.6%	782	644	- 17.6%
Days on Market Until Sale		39	50	+ 28.2%	46	53	+ 15.2%
Median Sales Price		\$697,000	\$670,000	- 3.9%	\$701,750	\$668,000	- 4.8%
Average Sales Price		\$765,485	\$720,197	- 5.9%	\$764,798	\$727,384	- 4.9%
Percent of List Price Received		98.5%	97.0%	- 1.5%	98.3%	96.8%	- 1.5%
Housing Affordability Index		59	66	+ 11.9%	59	66	+ 11.9%
Housing Value Index		174	157	- 9.8%	—	—	—
Inventory of Homes for Sale		1,599	1,616	+ 1.1%	—	—	—
Months Supply of Inventory		3.2	3.6	+ 12.5%	—	—	—