

Monthly Indicators

Hamilton



January 2026

Canadian home sales declined 2.7% from the previous month, according to the Canadian Real Estate Association (CREA), with the drop linked to slowdowns in Montreal, Vancouver, Edmonton, and Calgary. Sales were down 4.5% year-over-year on a non-seasonally adjusted basis. Despite these declines, however, demand remains strong, and with interest rates holding steady, the spring market could be more active.

New Listings decreased 25.4 percent for Single Family homes and 9.3 percent for Townhouse/Condo homes. Sales decreased 18.6 percent for Single Family homes and 17.4 percent for Townhouse/Condo homes. Inventory increased 1.8 percent for Single Family homes and 12.3 percent for Townhouse/Condo homes.

Median Sales Price decreased 10.2 percent to \$705,000 for Single Family homes and 4.9 percent to \$597,000 for Townhouse/Condo homes. Days on Market increased 5.7 percent for Single Family homes and 7.4 percent for Townhouse/Condo homes. Months Supply of Inventory increased 7.7 percent for Single Family homes and 41.9 percent for Townhouse/Condo homes.

Nationally, new listings fell 2% from the previous month, marking the fourth consecutive monthly decline, according to CREA. Heading into January, there were 133,495 properties listed for sale on Canadian MLS Systems, a 7.4% increase from the same period last year, representing a 4.5-month supply at the current sales pace. The National Composite MLS Home Price Index dipped 0.3% month-over-month, with most of the decline driven by markets in the Greater Golden Horseshoe region.

Quick Facts

- 18.2%

Change in
Sales
All Properties

- 6.9%

Change in
Median Sales Price
All Properties

+ 5.8%

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	1-2025	1-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		614	458	- 25.4%	614	458	- 25.4%
Sales		247	201	- 18.6%	247	201	- 18.6%
Days on Market Until Sale		53	56	+ 5.7%	53	56	+ 5.7%
Median Sales Price		\$785,000	\$705,000	- 10.2%	\$785,000	\$705,000	- 10.2%
Average Sales Price		\$845,597	\$808,888	- 4.3%	\$845,597	\$808,888	- 4.3%
Percent of List Price Received		98.2%	96.4%	- 1.8%	98.2%	96.4%	- 1.8%
Housing Affordability Index		52	62	+ 19.2%	52	62	+ 19.2%
Housing Value Index		186	153	- 17.7%	—	—	—
Inventory of Homes for Sale		873	889	+ 1.8%	—	—	—
Months Supply of Inventory		2.6	2.8	+ 7.7%	—	—	—

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	1-2025	1-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		332	301	- 9.3%	332	301	- 9.3%
Sales		132	109	- 17.4%	132	109	- 17.4%
Days on Market Until Sale		54	58	+ 7.4%	54	58	+ 7.4%
Median Sales Price		\$627,950	\$597,000	- 4.9%	\$627,950	\$597,000	- 4.9%
Average Sales Price		\$611,507	\$587,504	- 3.9%	\$611,507	\$587,504	- 3.9%
Percent of List Price Received		97.6%	96.9%	- 0.7%	97.6%	96.9%	- 0.7%
Housing Affordability Index		65	73	+ 12.3%	65	73	+ 12.3%
Housing Value Index		167	149	- 10.8%	—	—	—
Inventory of Homes for Sale		546	613	+ 12.3%	—	—	—
Months Supply of Inventory		3.1	4.4	+ 41.9%	—	—	—

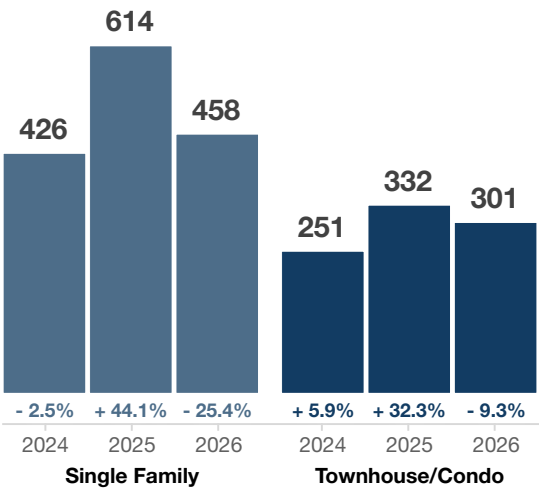
New Listings

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

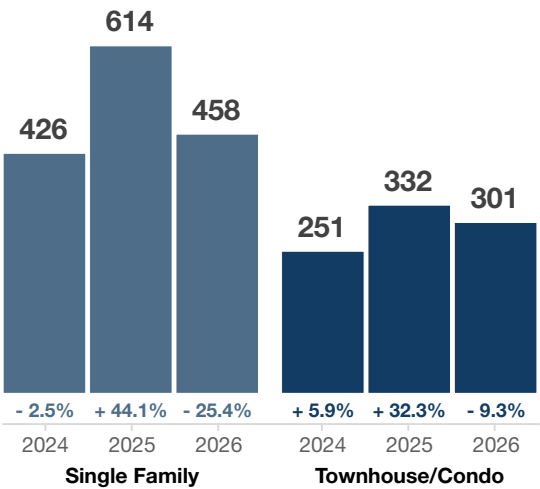


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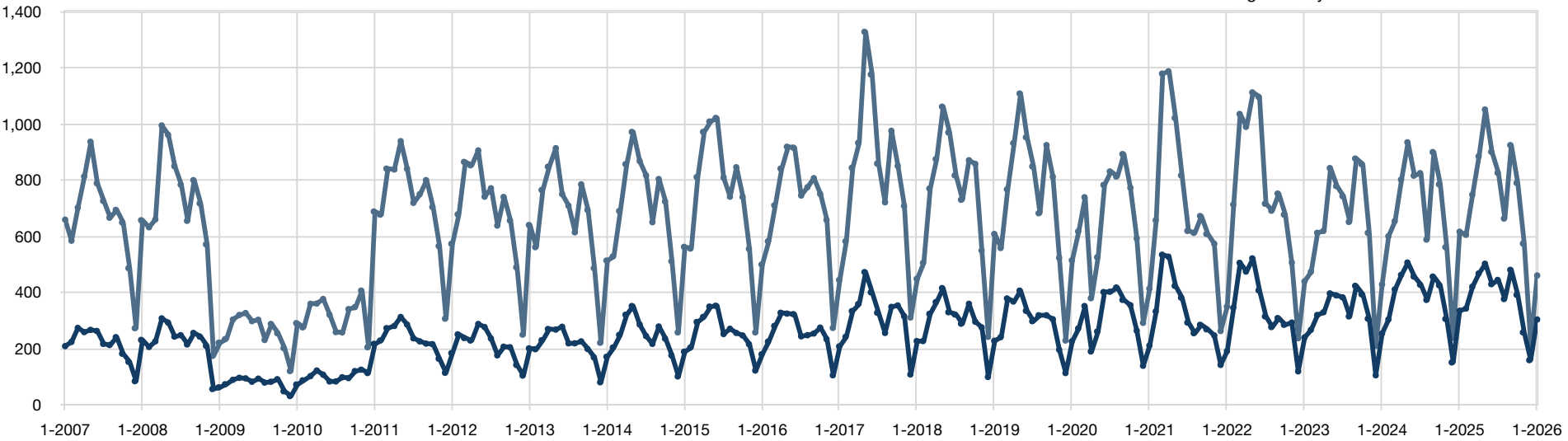


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Feb-2025	603	+ 0.8%	340	+ 13.0%
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%	255	- 15.8%
Dec-2025	212	- 9.8%	156	+ 5.4%
Jan-2026	458	- 25.4%	301	- 9.3%
12-Month Avg	718	+ 3.9%	379	- 0.8%

Historical New Listings by Month



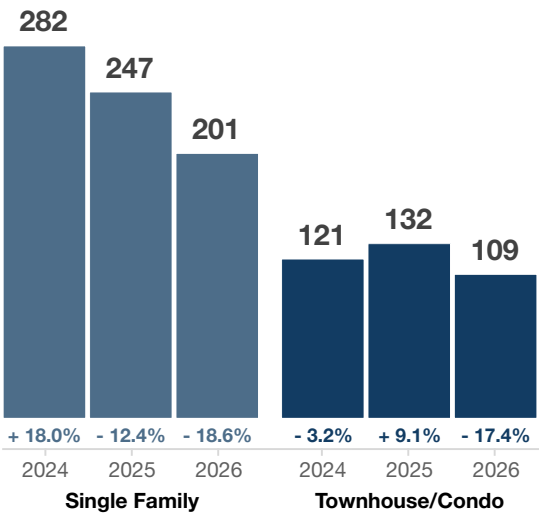
Sales

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

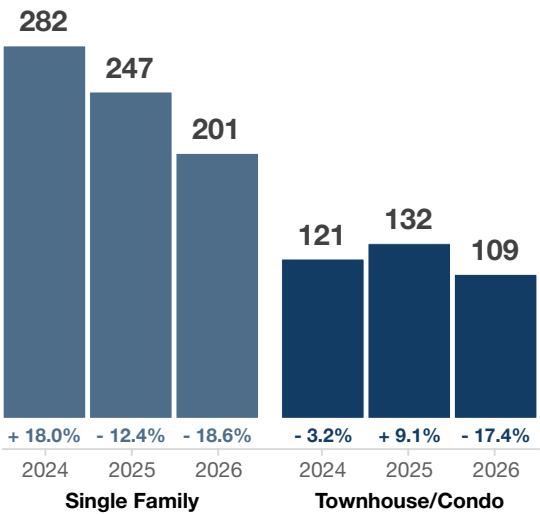


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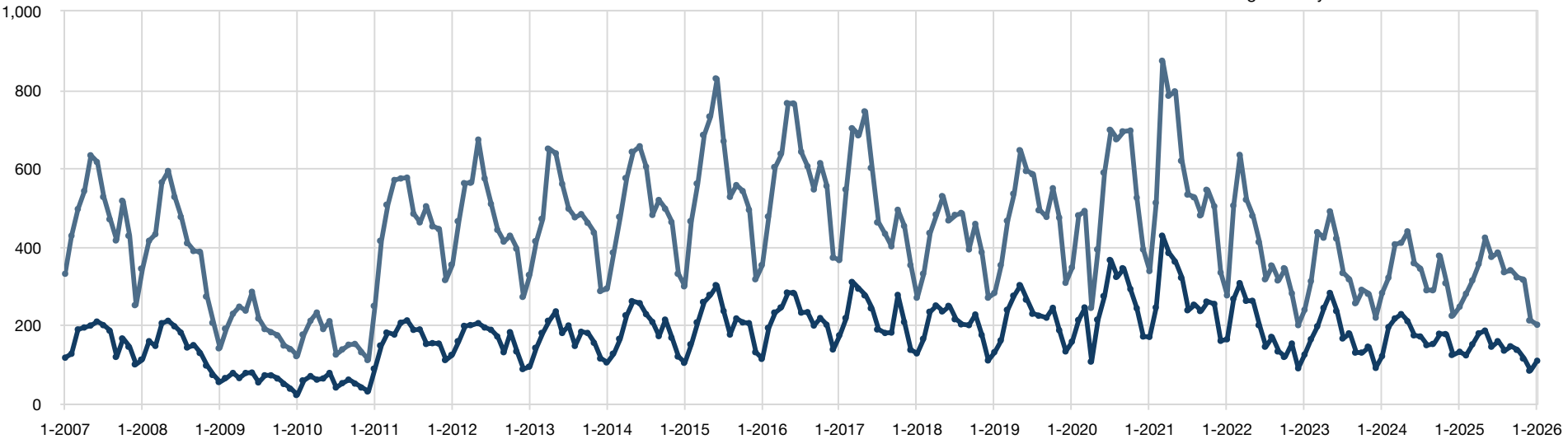


Year to Date



Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Feb-2025	280	- 12.8%	123	- 36.9%
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	212	- 5.4%	84	- 32.3%
Jan-2026	201	- 18.6%	109	- 17.4%
12-Month Avg	322	- 3.6%	139	- 21.0%

Historical Sales by Month



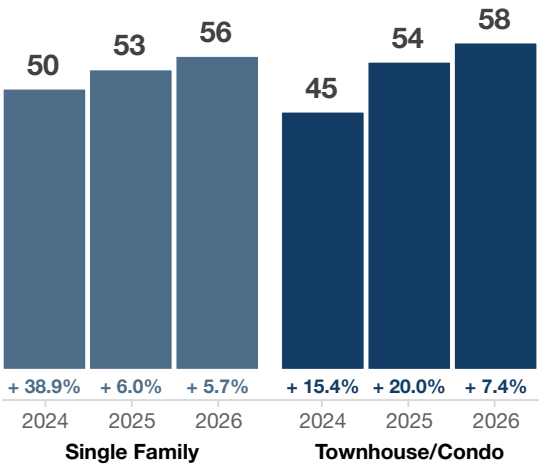
Days on Market Until Sale

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

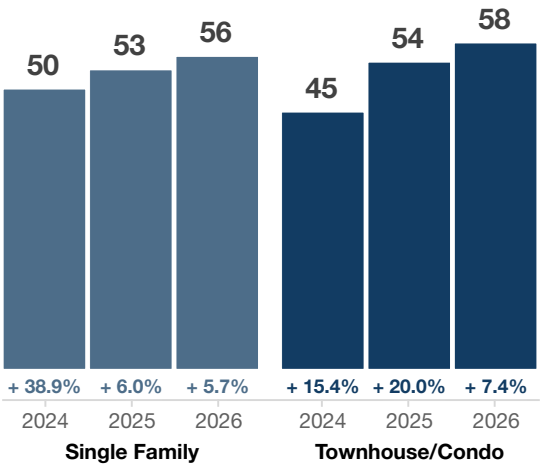


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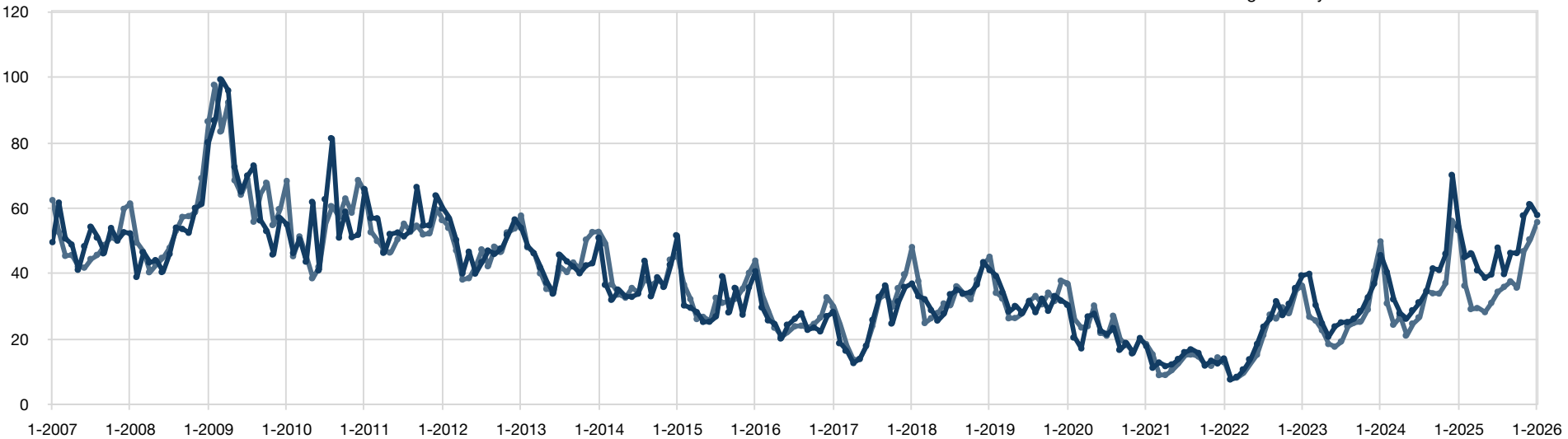
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Feb-2025	36	+ 16.1%	45	+ 12.5%
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	56	+ 5.7%	58	+ 7.4%
12-Month Avg*	36	+ 13.7%	46	+ 21.9%

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

Historical Days on Market Until Sale by Month



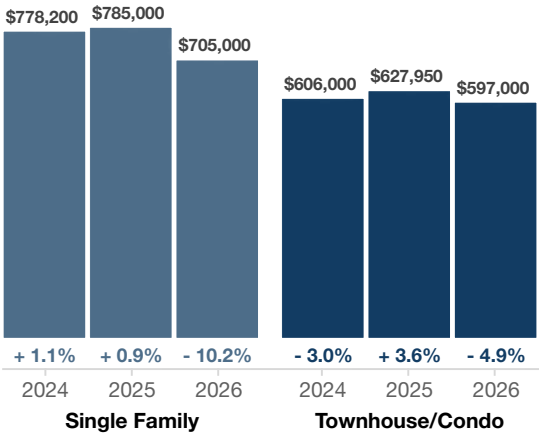
Median Sales Price

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

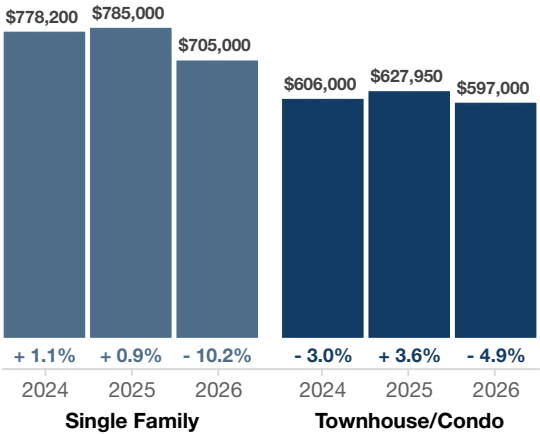


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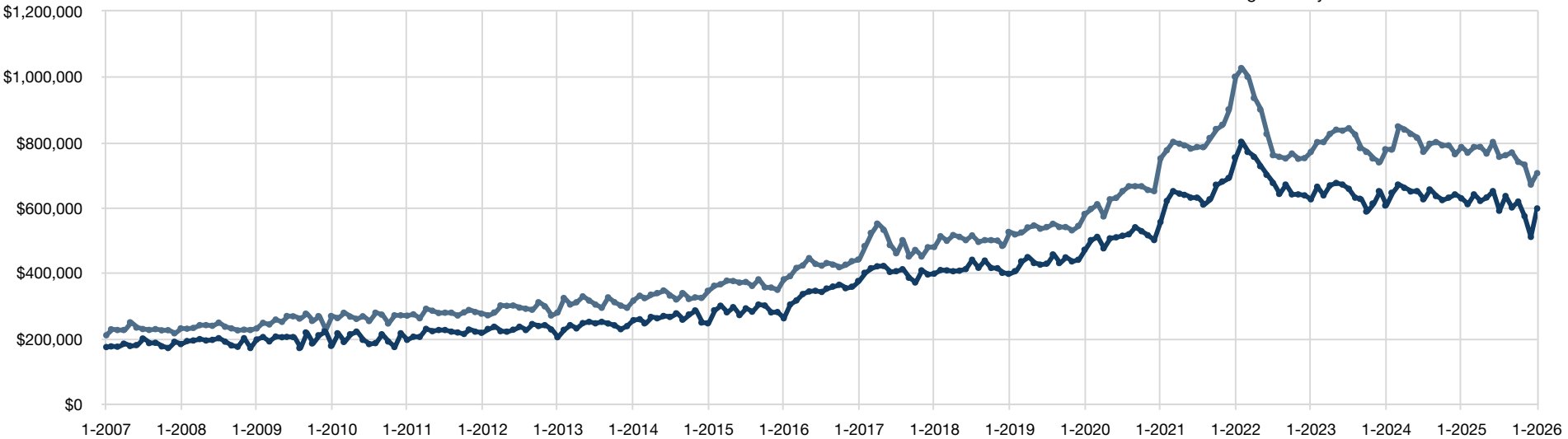
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Feb-2025	\$767,500	- 1.2%	\$610,000	- 5.4%
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	\$705,000	- 10.2%	\$597,000	- 4.9%
12-Month Avg*	\$755,000	- 5.6%	\$609,000	- 5.5%

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

Historical Median Sales Price by Month



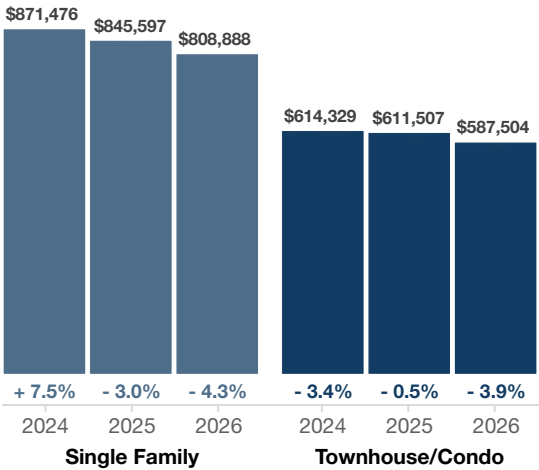
Average Sales Price

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

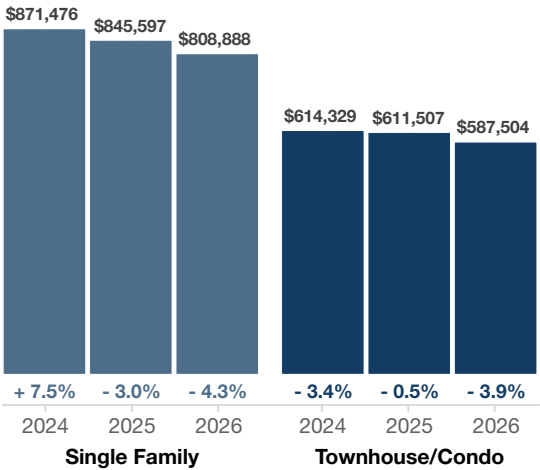


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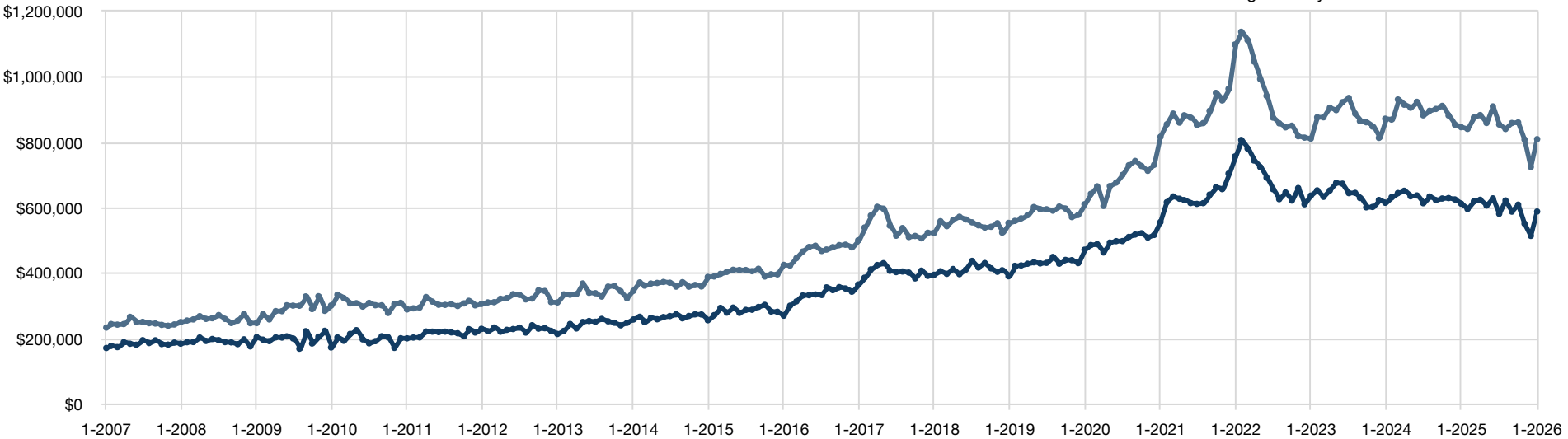
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Feb-2025	\$840,237	- 3.3%	\$595,319	- 5.7%
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	\$723,758	- 15.2%	\$513,114	- 17.8%
Jan-2026	\$808,888	- 4.3%	\$587,504	- 3.9%
12-Month Avg*	\$849,580	- 5.2%	\$597,770	- 5.3%

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

Historical Average Sales Price by Month



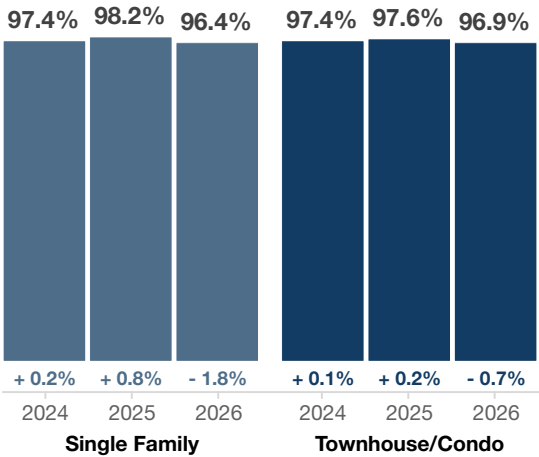
Percent of List Price Received

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.

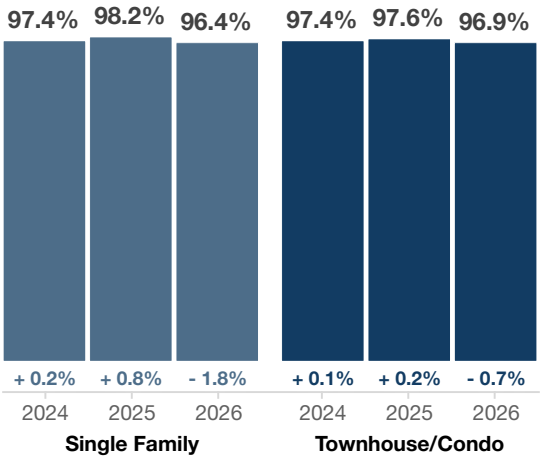


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Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Feb-2025	98.5%	0.0%	98.6%	+ 0.5%
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%
12-Month Avg*	97.6%	- 1.1%	97.7%	- 0.7%

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

Historical Percent of List Price Received by Month



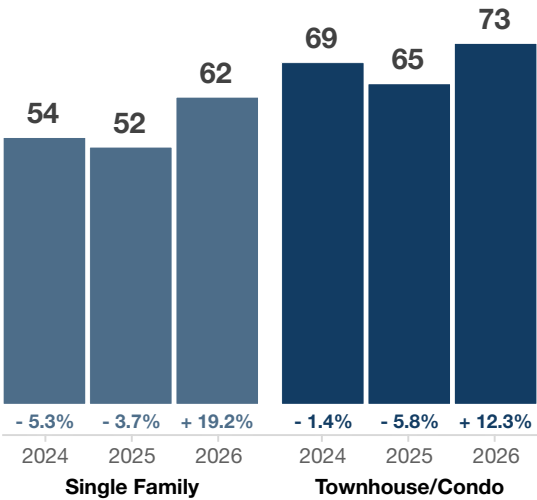
Housing Affordability Index

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.

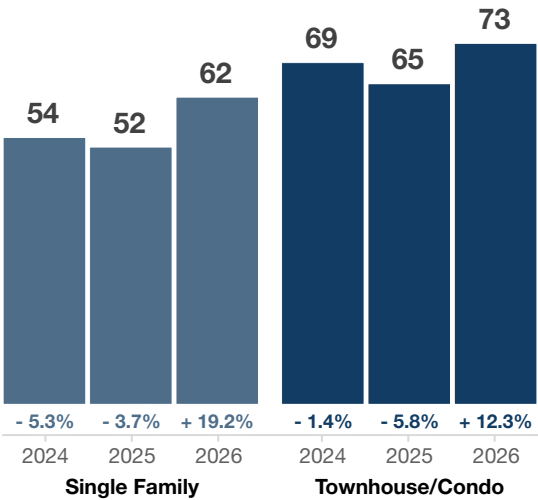


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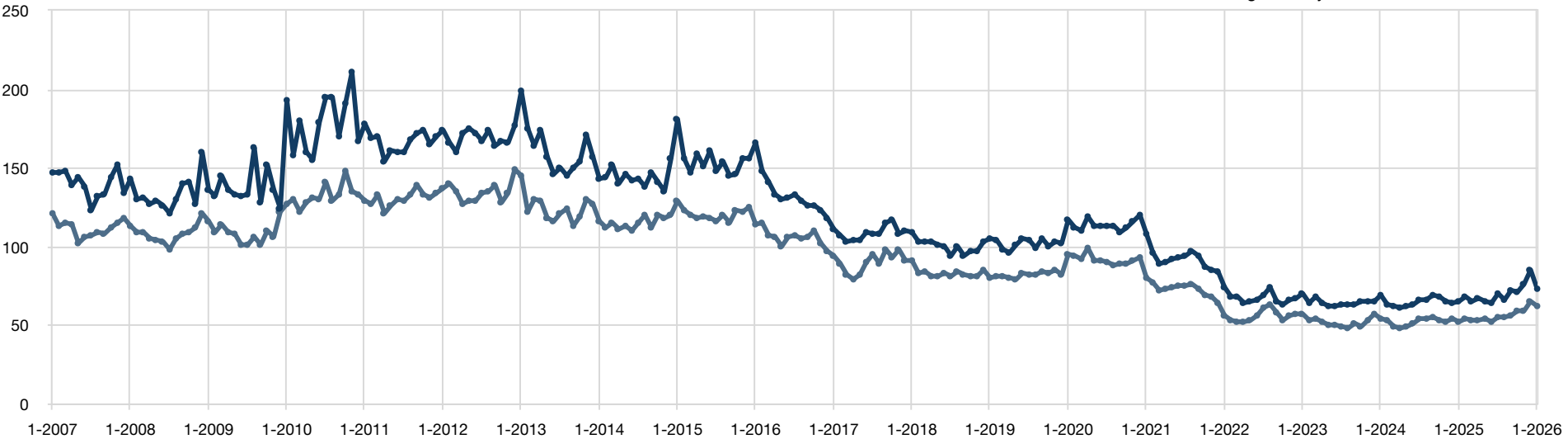


Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Feb-2025	54	+ 1.9%	68	+ 7.9%
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%
12-Month Avg	56	+ 7.7%	70	+ 7.7%

Historical Housing Affordability Index by Month



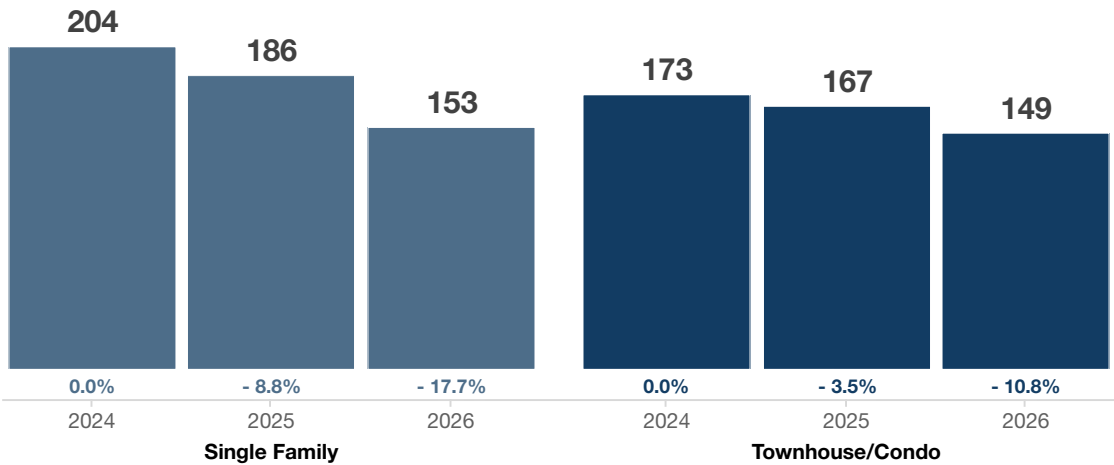
ShowingTime Housing Value Index

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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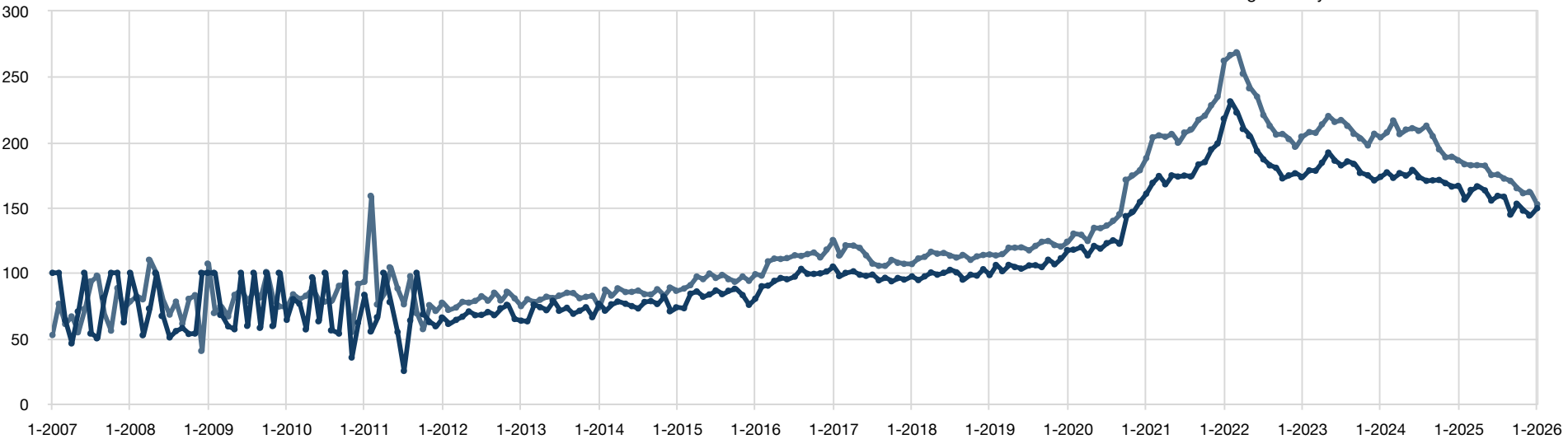
January



Housing Value Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Feb-2025	183	- 11.6%	156	- 11.9%
Mar-2025	182	- 16.1%	163	- 5.8%
Apr-2025	182	- 11.7%	166	- 5.7%
May-2025	182	- 13.3%	163	- 6.3%
Jun-2025	175	- 17.1%	155	- 13.4%
Jul-2025	175	- 16.3%	159	- 8.1%
Aug-2025	172	- 19.2%	158	- 7.1%
Sep-2025	170	- 17.1%	145	- 15.2%
Oct-2025	165	- 14.9%	153	- 10.5%
Nov-2025	161	- 14.4%	148	- 12.4%
Dec-2025	162	- 14.3%	144	- 13.3%
Jan-2026	153	- 17.7%	149	- 10.8%
12-Month Avg*	—	—	—	—

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

Historical ShowingTime Housing Value Index by Month



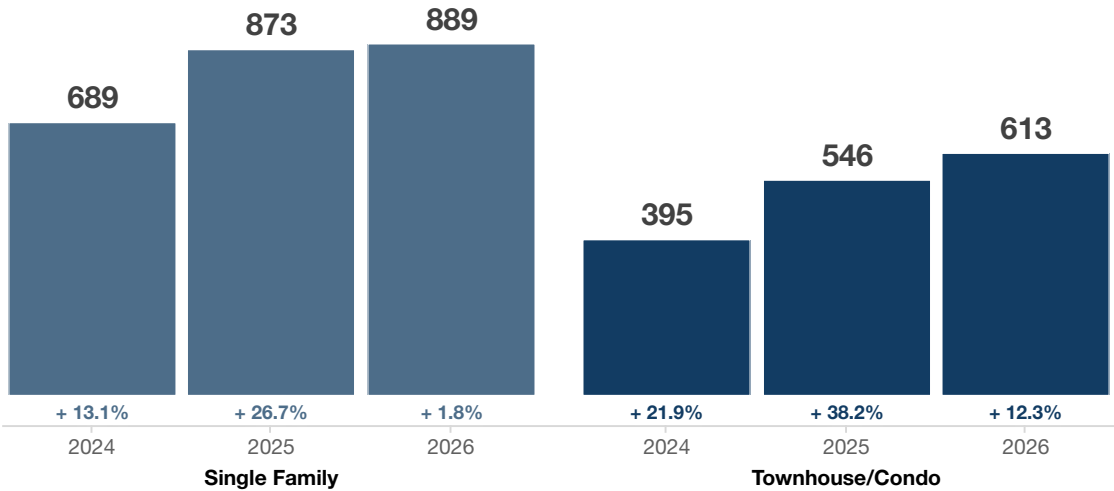
Inventory of Homes for Sale

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



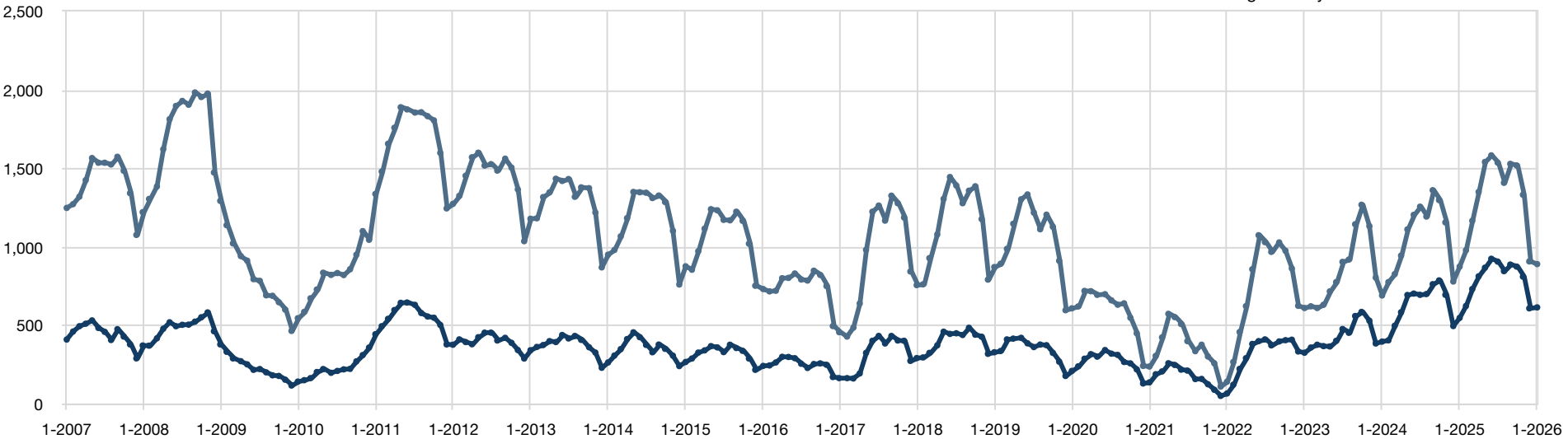
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Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Feb-2025	977	+ 26.2%	622	+ 54.3%
Mar-2025	1,165	+ 41.2%	730	+ 47.2%
Apr-2025	1,349	+ 43.1%	811	+ 39.3%
May-2025	1,540	+ 38.7%	866	+ 25.1%
Jun-2025	1,582	+ 31.5%	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%	809	+ 16.7%
Dec-2025	906	+ 16.5%	607	+ 22.9%
Jan-2026	889	+ 1.8%	613	+ 12.3%
12-Month Avg	1,311	+ 23.2%	791	+ 25.8%

Historical Inventory of Homes for Sale by Month



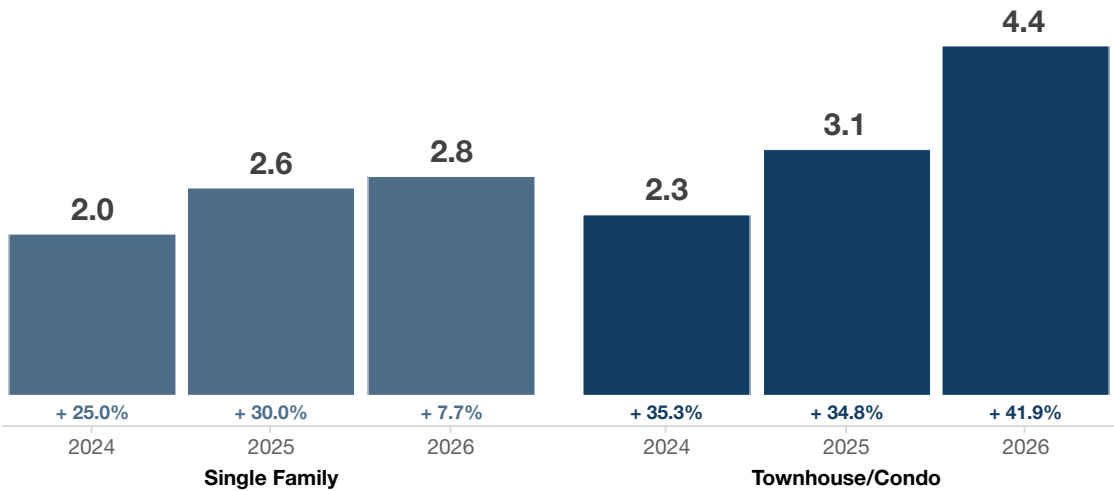
Months Supply of Inventory

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
Feb-2025	3.0	+ 30.4%	3.7	+ 60.9%
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%
12-Month Avg*	4.1	+ 26.3%	5.2	+ 39.7%

* Months Supply for all properties from February 2025 through January 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	1-2025	1-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		946	759	- 19.8%	946	759	- 19.8%
Sales		379	310	- 18.2%	379	310	- 18.2%
Days on Market Until Sale		53	56	+ 5.7%	53	56	+ 5.7%
Median Sales Price		\$713,000	\$664,000	- 6.9%	\$713,000	\$664,000	- 6.9%
Average Sales Price		\$764,067	\$731,047	- 4.3%	\$764,067	\$731,047	- 4.3%
Percent of List Price Received		98.0%	96.6%	- 1.4%	98.0%	96.6%	- 1.4%
Housing Affordability Index		57	66	+ 15.8%	57	66	+ 15.8%
Housing Value Index		179	151	- 15.6%	—	—	—
Inventory of Homes for Sale		1,419	1,502	+ 5.8%	—	—	—
Months Supply of Inventory		2.8	3.3	+ 17.9%	—	—	—