

HAMILTON
MONTHLY
STATISTICS
PACKAGE
APRIL 2023



REALTORS[®] ASSOCIATION
of Hamilton-Burlington


SUMMARY


In April, sales and new listings improved over earlier in the year and are consistent with seasonal expectations. With 644 sales and 930 new listings in the month, the sales-to-new listings ratio pushed up to 69 per cent, keeping inventories relatively stable at 1,022 units. While inventory levels are higher than ultra low levels seen during the pandemic, they remain over 20 per cent lower than what is traditionally available in the market in April.

In April the unadjusted benchmark price reached \$803,000, which is a significant improvement over January when the benchmark price sat at \$754,000. While prices are nearly 16 per cent lower than the high levels seen last year, they are still much higher than pre-pandemic prices.

SALES

644

 **18.2%**

 YEAR/YEAR

NEW LISTINGS

930

 **36.6%**

 YEAR/YEAR

INVENTORY

1,022

 **5.9%**

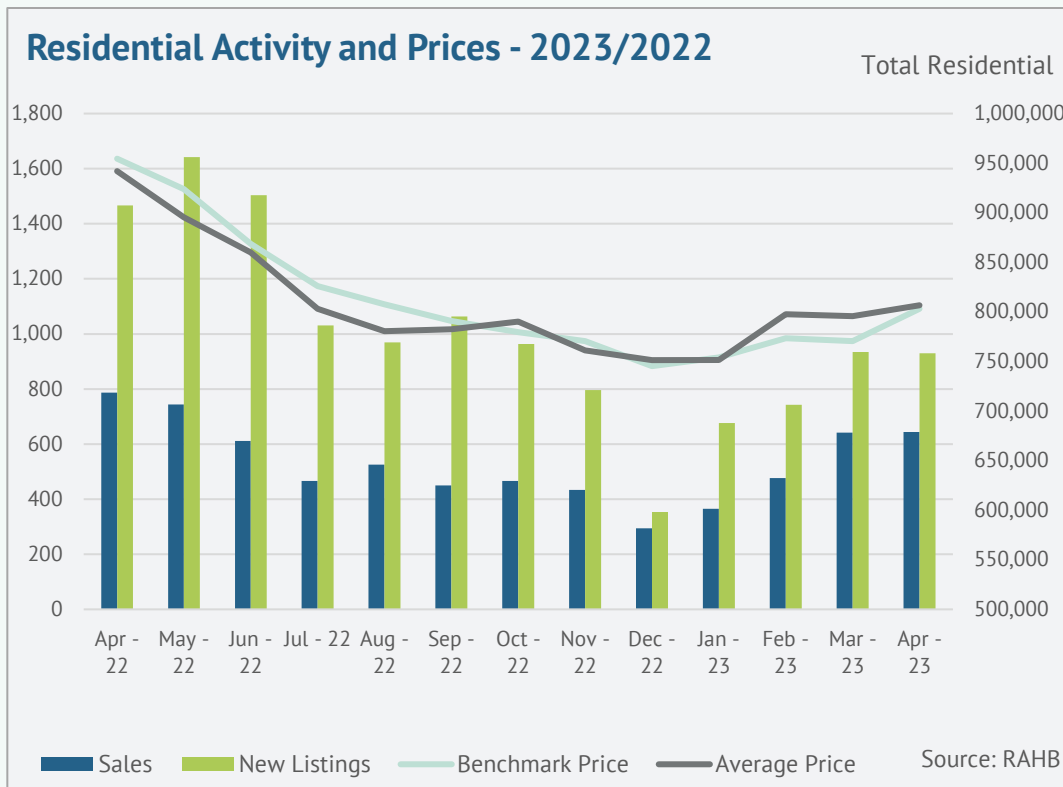
 YEAR/YEAR


MONTHS OF SUPPLY

1.6


 **29.4%**

 YEAR/YEAR



 **RESIDENTIAL AVERAGE PRICE**


\$806,809

 **14.3%**


YEAR/YEAR

AVERAGE DOM

23.1

 **134.5**

YEAR/YEAR



PROPERTY TYPES

Sales have slowed in the higher-priced detached and semi-detached sectors when compared to last year and long-term averages. Relative affordability is likely driving buyers to seek out lower-price options. While sales did ease for apartment-style homes, the levels are consistent with long-term trends. Row properties were the only segment of the market to see sales activity improve compared to last year and are more consistent with long-term trends.

We are seeing fewer new listings across all property types compared to last year. This is causing conditions to tighten and prices to increase relative to earlier this year. While the price gains have not been enough to offset earlier declines, it does provide some reassurance that declines have stopped and point to a resilient spring.

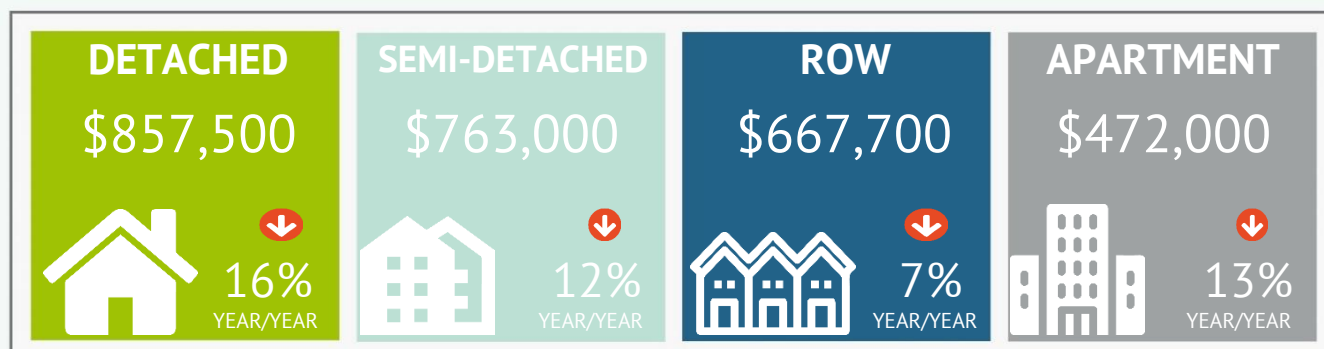
April 2023

	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	408	-21.8%	605	-38.5%	642	-1.7%	67%	22.0	134%	1.57	25.8%	\$901,044	-13.7%	\$830,000	-11.1%
Semi-Detached	29	-23.7%	34	-50.7%	31	-16.2%	85%	23.0	185%	1.07	9.8%	\$640,421	-25.1%	\$619,000	-27.2%
Row	139	0.7%	172	-36.3%	140	-19.5%	81%	18.0	74%	1.01	-20.1%	\$718,353	-12.8%	\$725,000	-12.9%
Apartment	67	-22.1%	117	-14.0%	199	118.7%	57%	40.4	255%	2.97	180.7%	\$497,248	-13.5%	\$470,000	-16.8%
Mobile	1	-66.7%	1	-80.0%	5	-28.6%	100%	15.0	-61%	5.00	114.3%	\$220,000	-2.2%	\$220,000	-2.2%
Total Residential	644	-18.2%	930	-36.6%	1,022	5.9%	69%	23.1	135%	1.59	29.4%	\$806,809	-14.3%	\$750,000	-12.9%

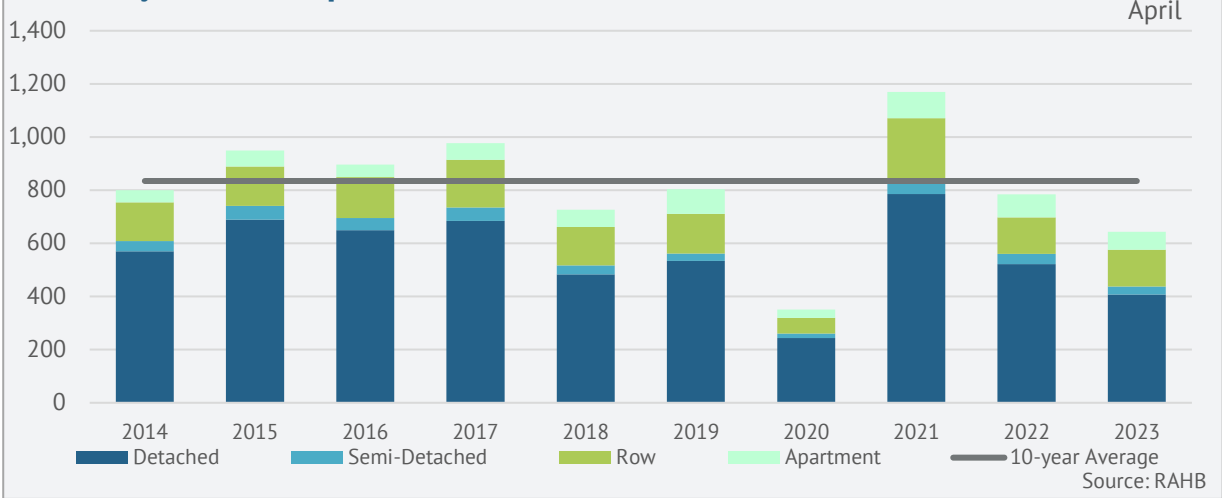
Year-to-Date

	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	1,401	-28.1%	2,132	-31.0%	640	60.4%	65.7%	26.4	197%	1.83	123.0%	\$870,745	-20.6%	\$799,900	-19.7%
Semi-Detached	90	-32.3%	130	-33.7%	39	65.6%	69.2%	29.3	296%	1.71	144.7%	\$676,928	-21.1%	\$654,500	-19.8%
Row	424	-18.8%	597	-30.4%	150	48.5%	71.0%	26.1	248%	1.42	82.8%	\$712,173	-18.0%	\$710,000	-17.5%
Apartment	208	-38.6%	413	-7.4%	178	185.5%	50.4%	45.5	246%	3.42	365.4%	\$485,783	-18.6%	\$460,750	-21.9%
Mobile	4	0.0%	6	-45.5%	6	37.5%	66.7%	131.5	317%	5.50	37.5%	\$227,250	-3.3%	\$265,500	16.7%
Total Residential	2,128	-27.8%	3,283	-28.7%	1,016	71.8%	64.8%	28.6	213%	1.91	138.0%	\$791,925	-19.7%	\$740,000	-17.8%

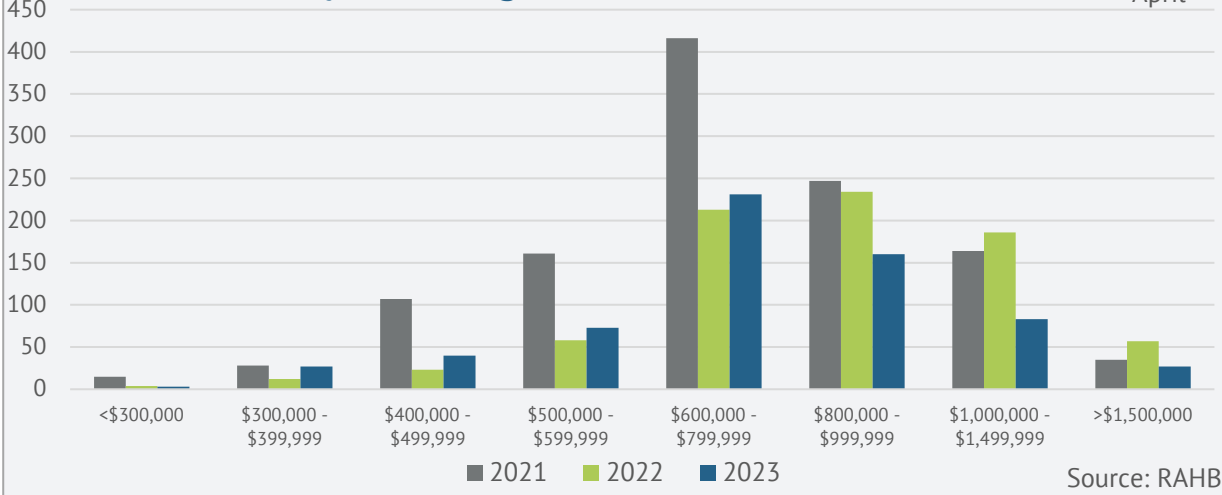
BENCHMARK PRICE



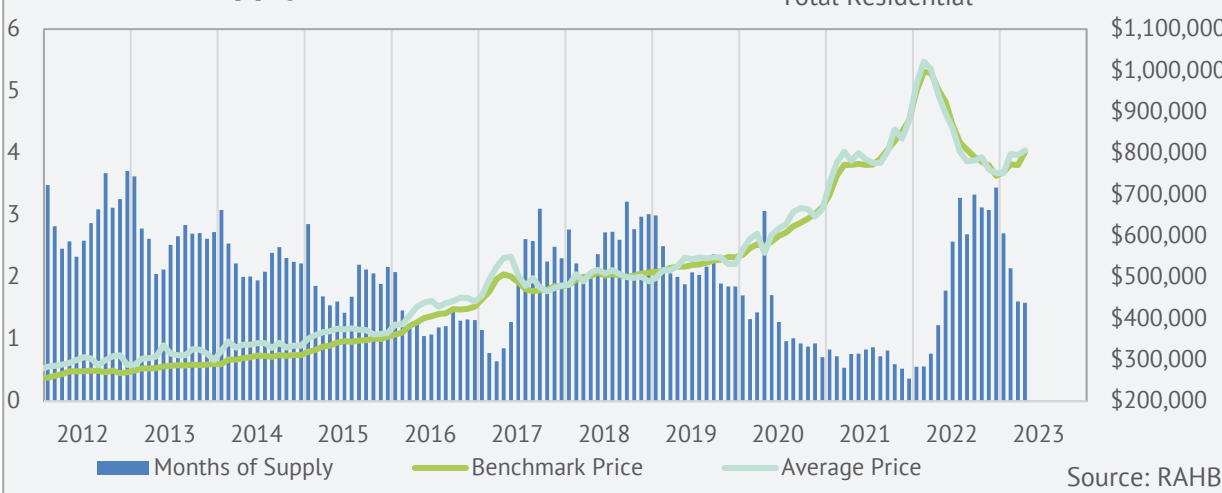
Monthly Sales Comparison



Residential Sales by Price Range



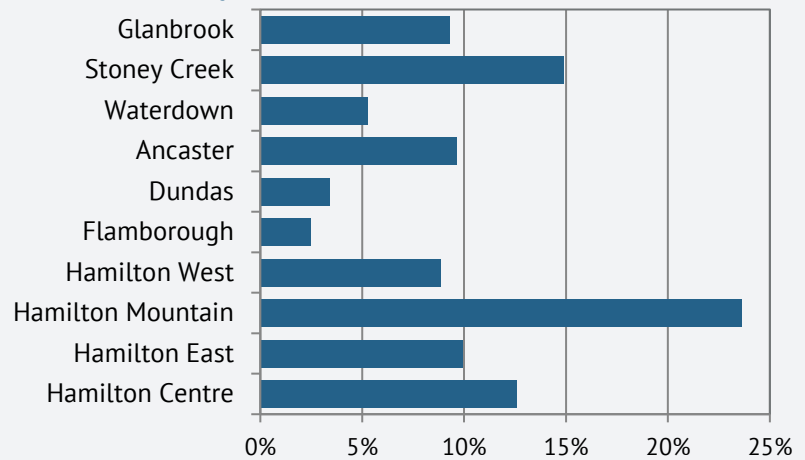
Months of Supply and Prices



REGIONAL SUMMARY

Sales activity improved compared to last year in the areas of Ancaster and Glanbrook. Interestingly, Glanbrook is the only area that has seen sales rise above long-term trends and has not seen the same pullback in new listings. Hamilton Mountain is the only area that has seen conditions not only tighten from earlier in the year, but from levels reported last year.

Share of Sales by District



April 2023

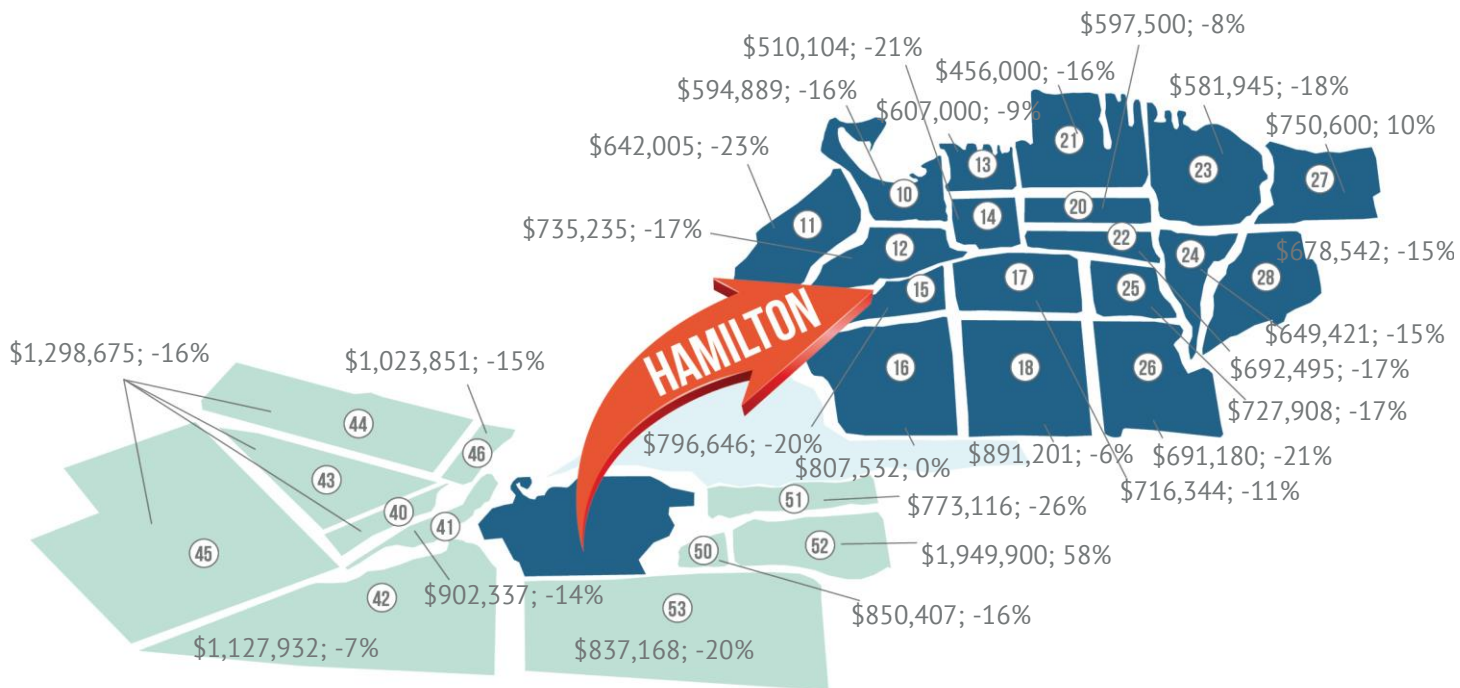
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Hamilton Centre	81	-29.6%	138	-31.3%	173	40.7%	59%	21.3	103.1%	2.14	99.7%	\$566,988	-15.3%	\$550,000	-15.4%
Hamilton East	64	-28.9%	102	-41.0%	94	-19.0%	63%	20.3	114.2%	1.47	14.0%	\$665,408	-10.9%	\$655,000	-8.1%
Hamilton Mountain	152	-16.9%	195	-44.3%	134	-31.6%	78%	17.7	122.4%	0.88	-17.7%	\$782,286	-11.4%	\$760,000	-10.6%
Hamilton West	57	-5.0%	83	-16.2%	117	48.1%	69%	31.0	174.2%	2.05	55.9%	\$659,839	-19.7%	\$625,000	-16.7%
Flamborough	16	-44.8%	32	-40.7%	77	67.4%	50%	18.9	70.6%	4.81	203.4%	\$1,298,675	-16.5%	\$1,022,500	-24.3%
Dundas	22	-35.3%	27	-30.8%	29	26.1%	81%	13.0	59.6%	1.32	94.9%	\$902,337	-14.4%	\$825,500	-17.9%
Ancaster	62	6.9%	93	-7.9%	99	26.9%	67%	24.2	75.1%	1.60	18.7%	\$1,127,932	-7.3%	\$1,027,500	-4.7%
Waterdown	34	-32.0%	48	-37.7%	43	-8.5%	71%	20.3	130.9%	1.26	34.5%	\$1,023,851	-14.7%	\$997,000	-19.1%
Stoney Creek	96	-22.6%	134	-53.6%	172	-14.9%	72%	27.4	170.3%	1.79	10.0%	\$822,410	-20.8%	\$797,000	-15.2%
Glanbrook	60	36.4%	78	-6.0%	83	50.9%	77%	32.7	220.7%	1.38	10.7%	\$837,168	-19.9%	\$760,000	-22.0%
Total	644	-18.2%	930	-36.6%	1022	5.9%	69%	23.1	134.5%	1.59	29.4%	\$806,809	-14.3%	\$750,000	-12.9%

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	288	-32.6%	491	-23.3%	167	114.8%	58.7%	29.4	189.0%	2.32	218.5%	\$568,118	-20.3%	\$550,000	-19.7%
Hamilton East	202	-43.9%	310	-43.3%	85	30.0%	65.2%	26.4	253.1%	1.67	131.7%	\$630,676	-20.9%	\$625,000	-16.9%
Hamilton Mountain	515	-21.0%	666	-33.9%	151	42.3%	77.3%	23.5	213.1%	1.17	80.2%	\$748,528	-20.5%	\$739,900	-17.8%
Hamilton West	203	-21.3%	318	-16.5%	111	91.4%	63.8%	31.0	155.6%	2.19	143.2%	\$689,875	-15.3%	\$690,000	-10.8%
Flamborough	54	-46.0%	120	-23.6%	69	118.1%	45.0%	41.2	138.4%	5.13	303.9%	\$1,112,481	-30.5%	\$1,094,500	-24.5%
Dundas	90	-23.1%	114	-20.3%	34	110.9%	78.9%	30.7	288.9%	1.50	174.2%	\$855,839	-24.1%	\$821,050	-21.1%
Ancaster	184	-21.0%	288	-23.2%	90	66.4%	63.9%	32.4	162.3%	1.96	110.7%	\$1,162,963	-12.3%	\$1,030,000	-14.2%
Waterdown	116	-23.7%	171	-27.5%	44	54.4%	67.8%	25.0	253.9%	1.52	102.3%	\$1,022,583	-16.3%	\$983,000	-17.4%
Stoney Creek	331	-26.8%	554	-32.8%	184	53.9%	59.7%	30.0	276.7%	2.23	110.1%	\$826,299	-22.5%	\$795,000	-20.5%
Glanbrook	145	-26.0%	250	-15.3%	81	134.8%	58.0%	33.3	306.9%	2.23	217.4%	\$865,209	-23.6%	\$805,000	-24.1%
Total	2,128	-27.8%	3,283	-28.7%	1,016	71.8%	64.8%	28.6	213.4%	1.91	138.0%	\$791,925	-19.7%	\$740,000	-17.8%

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

	April 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	\$594,889	-16.2%	\$590,900	-14.7%	\$590,802	-13.8%	\$579,175	-18.3%
Hamilton West 11	\$642,005	-23.3%	\$761,400	-18.1%	\$709,906	-18.4%	\$745,000	-19.8%
Hamilton West 12	\$735,235	-16.7%	\$696,500	-15.1%	\$740,261	-13.4%	\$673,950	-20.1%
Hamilton Centre 13	\$607,000	-9.3%	\$531,200	-14.0%	\$599,234	-15.1%	\$509,325	-21.7%
Hamilton Centre 14	\$510,104	-20.9%	\$547,600	-13.8%	\$530,351	-16.1%	\$533,500	-17.9%
Hamilton Centre 20	\$597,500	-7.8%	\$554,400	-13.9%	\$549,936	-23.8%	\$532,550	-21.4%
Hamilton Centre 21	\$456,000	-16.1%	\$446,000	-13.0%	\$466,684	-22.2%	\$430,025	-19.8%
Hamilton Centre 22	\$692,495	-17.4%	\$738,800	-15.1%	\$680,443	-23.0%	\$710,375	-21.8%
Hamilton East 23	\$581,945	-17.6%	\$523,600	-18.3%	\$535,342	-23.9%	\$510,275	-21.2%
Hamilton East 24	\$649,421	-15.1%	\$669,400	-17.0%	\$642,690	-21.7%	\$645,250	-21.2%
Hamilton East 27	\$750,600	10.4%	\$674,400	-21.0%	\$698,972	-11.5%	\$664,550	-21.7%
Hamilton East 28	\$678,542	-15.2%	\$631,700	-17.7%	\$662,985	-22.2%	\$615,525	-19.7%
Hamilton East 29	\$868,333	21.4%	\$879,600	-13.5%	\$883,990	-15.6%	\$845,850	-21.5%
Hamilton Mountain 15	\$796,646	-19.7%	\$813,300	-14.0%	\$776,652	-24.5%	\$769,050	-22.0%
Hamilton Mountain 16	\$807,532	-0.1%	\$820,600	-14.1%	\$789,499	-12.6%	\$777,025	-20.6%
Hamilton Mountain 17	\$716,344	-11.0%	\$691,200	-12.3%	\$661,751	-20.3%	\$651,550	-20.7%
Hamilton Mountain 18	\$891,201	-6.2%	\$858,900	-14.1%	\$824,672	-19.4%	\$810,025	-21.4%
Hamilton Mountain 25	\$727,908	-16.9%	\$758,100	-13.7%	\$688,036	-27.1%	\$721,725	-21.7%
Hamilton Mountain 26	\$691,180	-20.8%	\$743,100	-16.1%	\$680,078	-28.5%	\$711,575	-21.2%
Flamborough 43	\$1,298,675	-16.5%	\$1,213,500	-15.5%	\$1,112,481	-30.5%	\$1,182,475	-19.2%
Dundas 41	\$902,337	-14.4%	\$912,700	-16.1%	\$855,839	-24.1%	\$892,600	-18.4%
Ancaster 42	\$1,127,932	-7.3%	\$1,121,600	-15.6%	\$1,162,963	-12.3%	\$1,088,700	-19.1%
Waterdown 46	\$1,023,851	-14.7%	\$1,056,100	-8.9%	\$1,022,583	-16.3%	\$989,875	-18.7%
Stoney Creek 50	\$850,407	-15.9%	\$882,900	-15.8%	\$839,955	-23.0%	\$850,825	-21.4%
Stoney Creek 51	\$773,116	-25.8%	\$801,000	-20.6%	\$785,242	-24.5%	\$791,475	-20.0%
Stoney Creek 52	\$1,949,900	57.6%	\$1,013,900	-23.7%	\$1,691,483	42.1%	\$1,010,800	-22.5%
Glanbrook 53	\$837,168	-19.9%	\$878,800	-23.0%	\$865,209	-23.6%	\$866,325	-22.3%

DETACHED

BENCHMARK HOMES

	April 2023						
	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Hamilton West 10	\$666,500	-14.8%	7.4%	2	3	1,390	2,610
Hamilton West 11	\$810,700	-18.2%	2.4%	2	4	1,335	4,000
Hamilton West 12	\$962,300	-15.1%	8.1%	2	3	1,690	3,255
Hamilton Centre 13	\$526,100	-13.8%	7.7%	1	3	1,300	2,306
Hamilton Centre 14	\$615,800	-15.2%	7.3%	2	3	1,565	2,741
Hamilton Centre 20	\$568,100	-13.9%	7.9%	1	3	1,286	2,500
Hamilton Centre 21	\$432,700	-13.3%	6.4%	1	3	1,149	2,500
Hamilton Centre 22	\$739,200	-15.1%	3.7%	2	3	1,533	3,150
Hamilton East 23	\$521,600	-18.5%	2.7%	1	3	1,057	3,150
Hamilton East 24	\$677,200	-17.5%	2.3%	2	3	1,212	4,120
Hamilton East 27	\$810,900	-20.2%	2.0%	2	3	1,366	5,000
Hamilton East 28	\$839,700	-18.7%	2.0%	2	3	1,403	5,276
Hamilton East 29	\$805,100	-17.5%	5.8%	2	3	1,510	5,251
Hamilton Mountain 15	\$831,500	-13.4%	7.2%	2	4	1,262	5,500
Hamilton Mountain 16	\$927,900	-14.7%	7.6%	2	3	1,572	4,796
Hamilton Mountain 17	\$700,300	-12.5%	7.4%	2	3	1,129	4,301
Hamilton Mountain 18	\$888,800	-14.0%	8.0%	2	3	1,599	4,568
Hamilton Mountain 25	\$757,900	-13.7%	5.3%	2	4	1,119	5,000
Hamilton Mountain 26	\$824,200	-14.8%	6.0%	2	3	1,333	4,591
Flamborough 43	\$1,213,600	-15.5%	2.4%	2	3	1,908	27,014
Dundas 41	\$1,000,300	-16.5%	2.4%	2	3	1,538	6,297
Ancaster 42	\$1,229,800	-16.4%	3.1%	2	4	2,210	7,500
Waterdown 46	\$1,204,300	-8.8%	5.3%	2	3	1,839	4,978
Stoney Creek 50	\$972,100	-15.8%	3.5%	2	3	1,826	5,005
Stoney Creek 51	\$917,200	-21.5%	1.6%	2	3	1,682	5,903
Stoney Creek 52	\$1,013,900	-23.7%	1.6%	2	3	1,723	30,025
Glanbrook 53	\$952,100	-23.1%	2.9%	2	3	1,811	4,714

SUMMARY STATISTICS

April 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	644	-18.2%	930	-36.6%	1,022	5.9%	\$750,000	-12.9%	23.1	134.5%	12.0	71.4%
Commercial	15	0.0%	1	-96.6%	759	10.3%	\$1,175,000	0.4%	121.1	179.4%	84.0	281.8%
Farm	0	-100.0%	0	-100.0%	25	38.9%	-	-	-	-	-	-
Land	1	-66.7%	0	-100.0%	70	52.2%	\$3,900,000	39.3%	83.0	-39.7%	83.0	-59.3%
Multi-Residential	9	-30.8%	2	-94.1%	66	26.9%	\$857,000	-5.8%	29.9	50.0%	28.0	154.5%
Total	669	-18.5%	65	-95.0%	2,333	23.0%	\$750,000	-13.8%	25.4	129.4%	13.0	85.7%

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	2,128	-27.8%	3,283	-28.7%	1,016	71.8%	\$740,000	-17.8%	28.6	213.4%	15.0	150.0%
Commercial	45	-33.8%	29	-80.0%	763	18.7%	\$985,000	-14.3%	108.2	47.2%	68.0	12.4%
Farm	2	-75.0%	2	-88.2%	25	80.0%	\$5,315,000	128.8%	42.5	277.8%	42.5	325.0%
Land	5	-81.5%	4	-90.0%	69	54.8%	\$1,350,000	16.4%	123.2	23.0%	125.0	115.5%
Multi-Residential	22	-47.6%	18	-83.3%	48	50.0%	\$848,500	-14.1%	31.1	89.5%	27.5	223.5%
Total	2,202	-28.8%	606	-85.9%	2,351	60.8%	\$741,550	-18.5%	30.4	166.4%	15.0	150.0%

April 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	2	100.0%	\$200,000	-78.0%	0	-100.0%	102.0	920.0%	0	-
Industrial	3	0.0%	\$19,585,000	82.2%	0	-100.0%	101.7	87.1%	6	151.2
Investment	1	-50.0%	\$1,475,000	-46.1%	0	-100.0%	52.0	50.7%	0	-
Land	0	-	\$0	-	0	-	-	-	0	-
Office	4	300.0%	\$3,534,990	253.5%	2	0.0%	207.5	843.2%	7	117.0
Retail	4	-50.0%	\$15,630,000	58.2%	1	-91.7%	105.5	118.7%	8	180.1

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	8	0.0%	\$686,000	-86.9%	12	-55.6%	189.0	152.4%	0	-
Industrial	6	-57.1%	\$26,100,000	-42.4%	4	-92.0%	81.0	3.8%	30	270.4
Investment	2	-81.8%	\$5,225,000	-80.2%	4	-86.7%	68.0	44.4%	0	-
Land	1	-	\$1,300,000	-	0	-100.0%	4.0	-	0	-
Office	9	28.6%	\$8,443,990	5.4%	14	-78.5%	129.1	24.3%	36	120.3
Retail	14	-39.1%	\$26,064,000	-7.8%	30	-68.8%	87.7	22.9%	38	120.6