

HAMILTON
MONTHLY
STATISTICS
PACKAGE
AUGUST 2023



REALTORS[®] ASSOCIATION
of Hamilton-Burlington


SUMMARY

Sales and new listings in the Hamilton region have decreased over the last month. Both are down compared to the previous year. There hasn't been any significant change to inventory levels over the last month. Inventory levels are higher than the lows seen throughout the pandemic. However, they remain lower than the average August levels reported before the pandemic.

With nearly three months of supply in August, levels remain comparable to last month and last year. Conditions are tighter than earlier in the year, a trend that has carried over from July. This is taking some pressure off home prices. The unadjusted benchmark price was \$803,700, a one per cent decline over the previous month and nearly identical to levels reported from August 2022. Despite the monthly declines, prices are still higher than at the beginning of 2023.

SALES
480

8.6%
 YEAR/YEAR



NEW LISTINGS
954

1.5%
 YEAR/YEAR



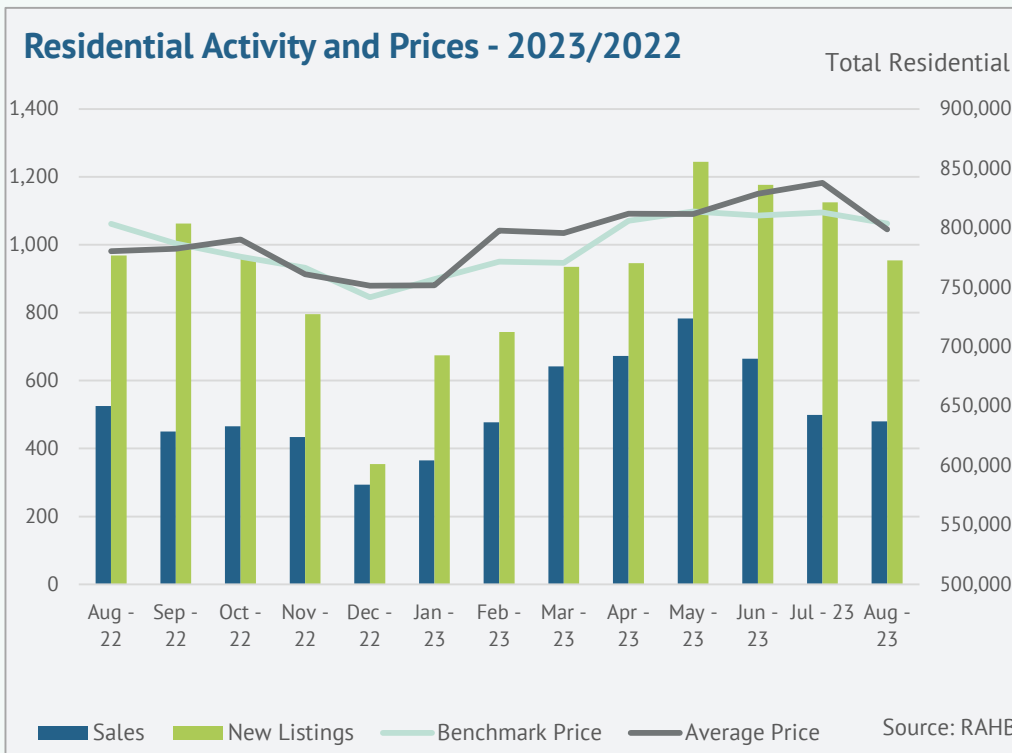
INVENTORY
1,381

2.3%
 YEAR/YEAR



MONTHS OF SUPPLY
2.9

6.8%
 YEAR/YEAR


RESIDENTIAL AVERAGE PRICE




\$798,786

2.3%
 YEAR/YEAR

AVERAGE DOM

24.2

10.0%
 YEAR/YEAR



PROPERTY TYPES

Detached, semi-detached and row homes have all reported a decline in sales compared to the previous month and year. While apartment home sales increased this month, more was needed to offset earlier declines. Overall, year-to-date sales have eased across all property types. Inventory levels are similar to levels seen last year. However, this is due to gains in apartment condominiums and row homes offsetting declines in detached and semi-detached homes. Nonetheless, detached and semi-detached homes reported a monthly increase in the months of supply.

Higher months of supply of detached and semi-detached homes weighed on prices. In August, the unadjusted benchmark price eased by nearly two per cent over July in the detached market and one per cent in the semi-detached market. Despite the recent shifts, prices in detached and semi-detached homes remain higher than reported in August 2022.

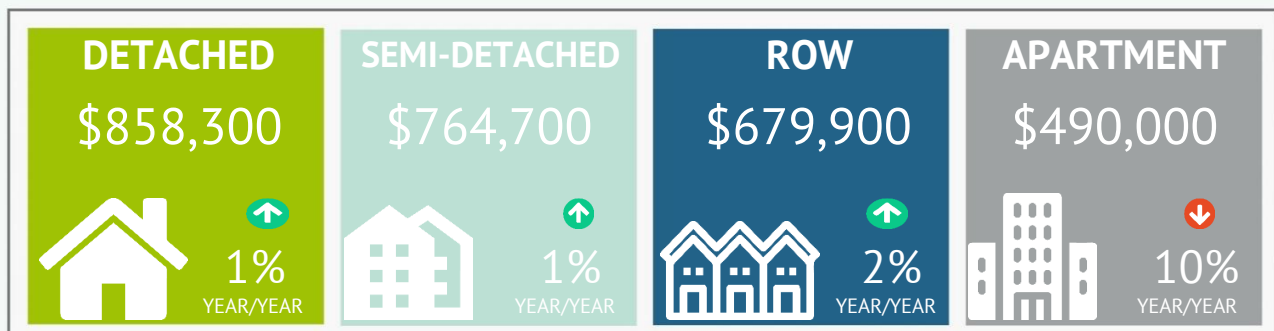
August 2023

	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	314	-11.0%	646	-6.0%	920	-8.6%	49%	24.0	-13%	2.93	2.7%	\$886,364	3.6%	\$814,173	8.6%
Semi-Detached	21	-12.5%	34	-24.4%	50	-26.5%	62%	18.3	-35%	2.38	-16.0%	\$686,476	13.9%	\$667,000	2.1%
Row	91	-11.7%	163	10.9%	186	-1.6%	56%	21.3	-13%	2.04	11.4%	\$710,201	1.9%	\$725,000	2.1%
Apartment	54	20.0%	110	31.0%	212	54.7%	49%	33.2	19%	3.93	29.0%	\$482,495	0.3%	\$474,000	3.0%
Mobile	0	-	1	-66.7%	10	11.1%	0%	-	-	-	-	-	-	-	-
Total Residential	480	-8.6%	954	-1.5%	1,381	-2.3%	50%	24.2	-10%	2.88	6.8%	\$798,786	2.3%	\$750,000	5.6%

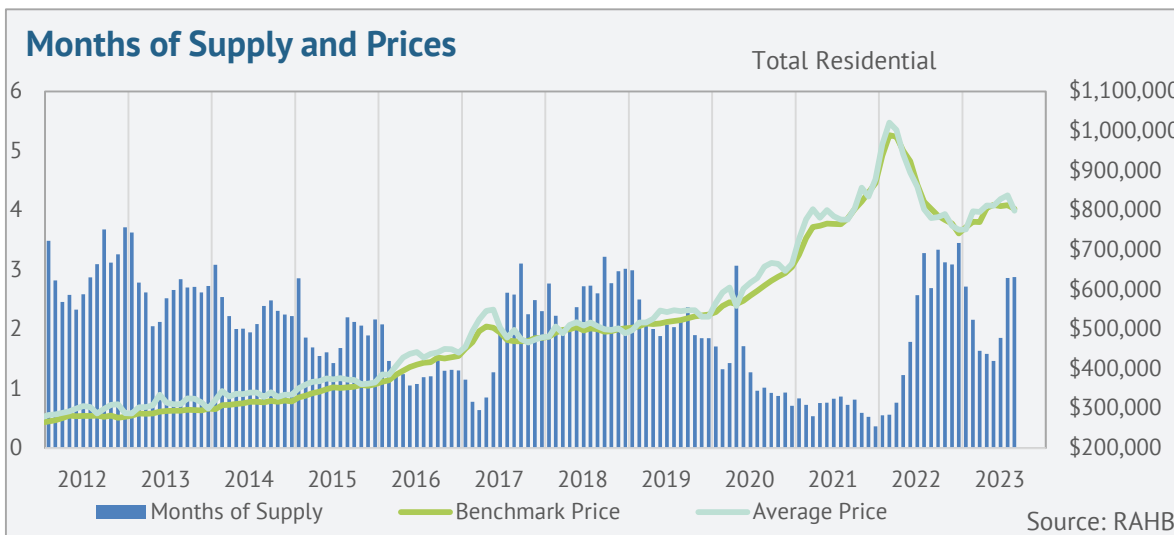
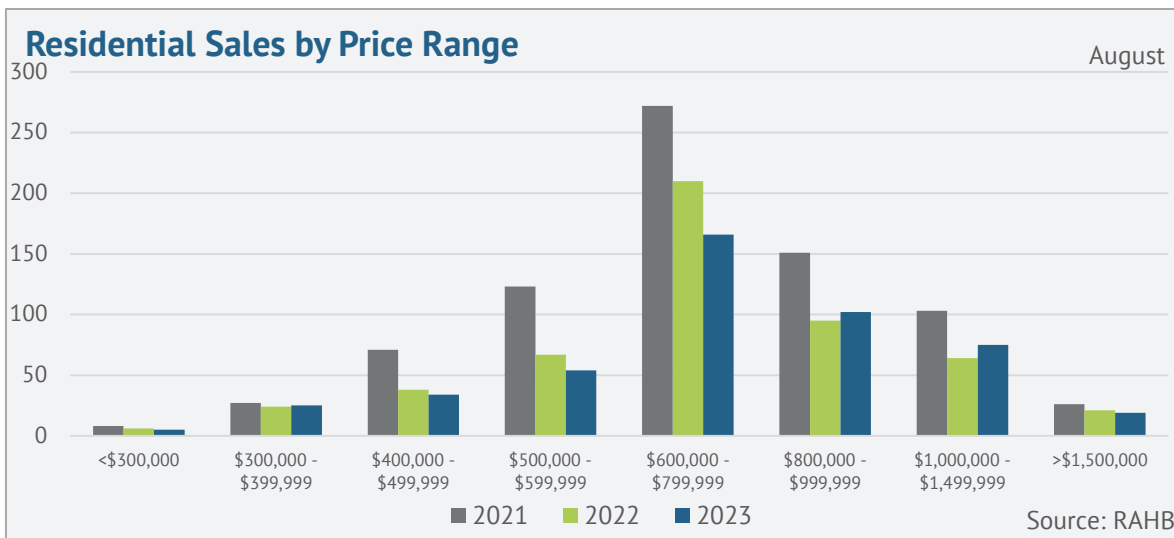
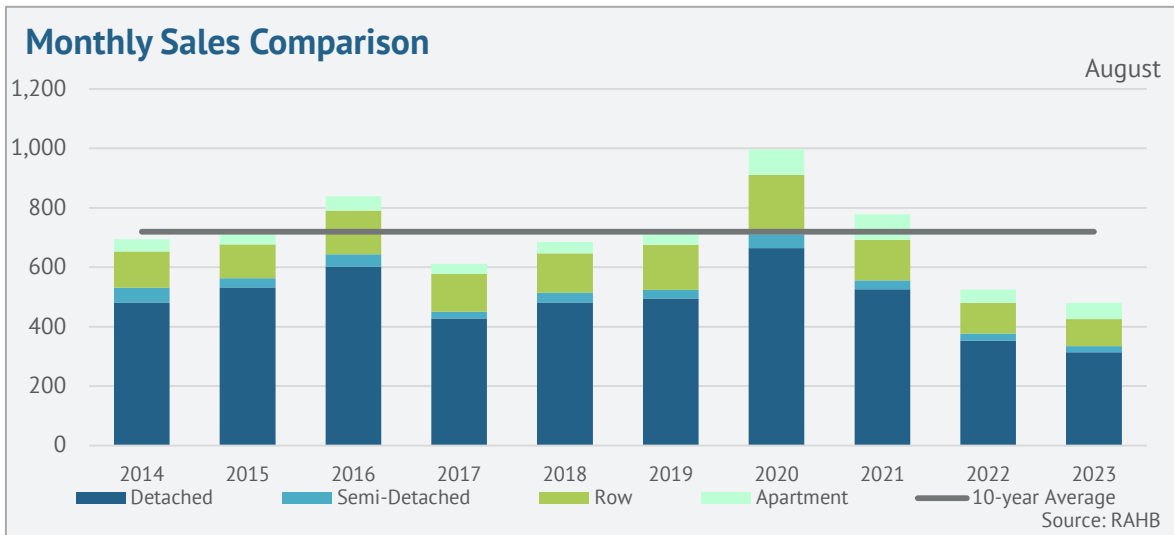
Year-to-Date

	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	2,986	-14.9%	5,164	-22.9%	756	5.7%	57.8%	22.9	76%	2.02	24.2%	\$890,934	-12.6%	\$815,000	-11.1%
Semi-Detached	215	-17.9%	323	-30.1%	43	-8.3%	66.6%	22.1	93%	1.60	11.8%	\$705,987	-11.3%	\$692,000	-10.1%
Row	907	-5.1%	1,366	-19.7%	165	5.8%	66.4%	21.8	69%	1.45	11.5%	\$721,787	-10.9%	\$719,900	-10.1%
Apartment	463	-16.9%	919	7.1%	193	97.6%	50.4%	39.4	141%	3.33	137.7%	\$495,133	-13.4%	\$475,000	-15.5%
Mobile	11	57.1%	21	-16.0%	7	-21.7%	52.4%	78.6	86%	4.91	-50.2%	\$227,809	-9.9%	\$242,000	5.2%
Total Residential	4,584	-13.4%	7,800	-20.0%	1,167	13.7%	58.8%	24.4	83%	2.04	31.3%	\$807,225	-12.5%	\$750,000	-10.2%

BENCHMARK PRICE



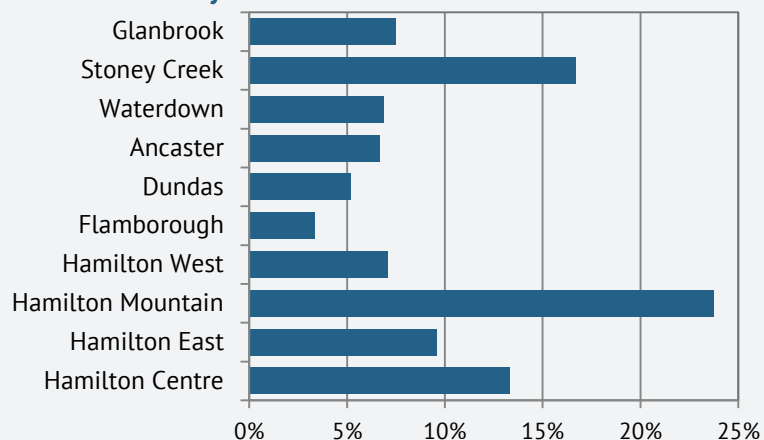
Hamilton Monthly Statistical Report - August 2023



REGIONAL SUMMARY

All regions across Hamilton reported a yearly decline in year-to-date sales and new listings. Hamilton East and Hamilton Centre reported the highest pullbacks in both activities. Hamilton Centre, Hamilton West, Flamborough, Ancaster, and Stoney Creek posted year-over-year inventory gains in August. Conditions are not as tight as they were in 2022. However, Dundas and Waterdown face the tightest conditions with under two months of inventory.

Share of Sales by District



August 2023

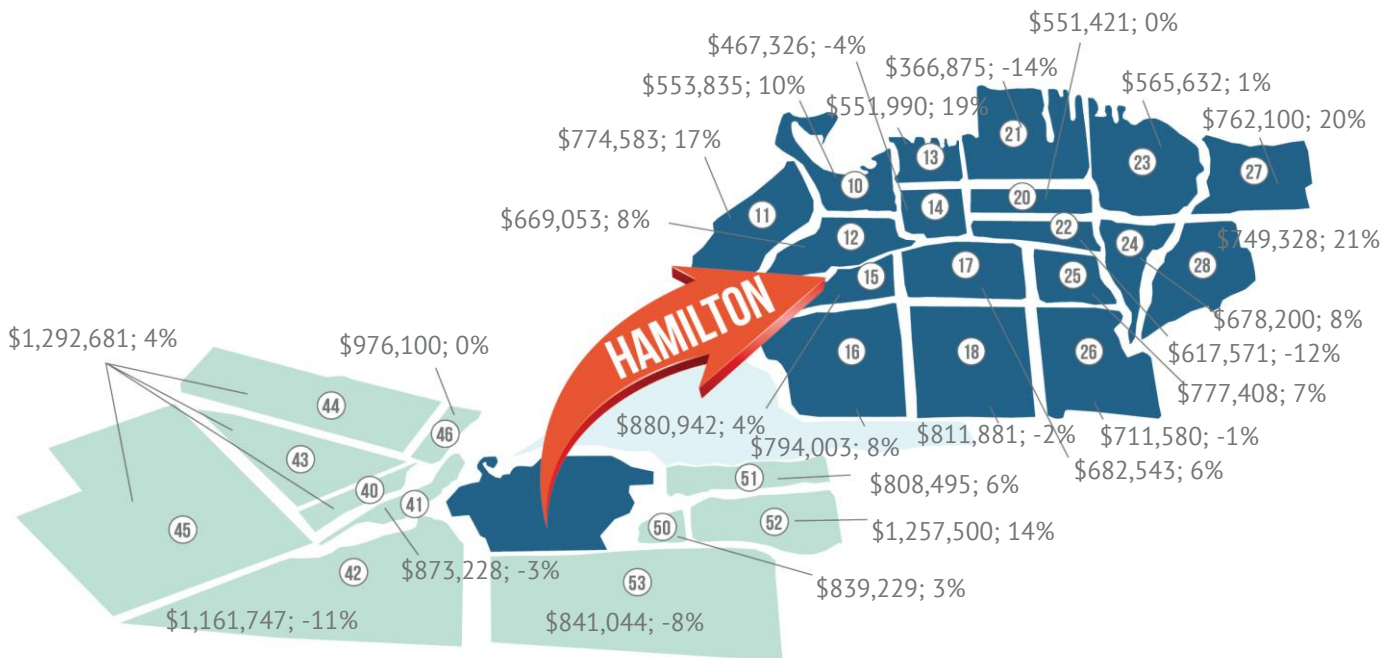
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Hamilton Centre	64	-15.8%	117	-20.9%	201	3.6%	55%	23.8	-11.9%	3.14	23.0%	\$514,653	-4.4%	\$513,000	-0.8%
Hamilton East	46	-37.8%	90	-13.5%	111	-27.0%	51%	22.2	-15.3%	2.41	17.5%	\$687,320	12.4%	\$644,000	3.0%
Hamilton Mountain	114	-8.1%	207	-5.0%	227	-14.0%	55%	18.6	-24.3%	1.99	-6.5%	\$770,467	3.7%	\$748,750	3.3%
Hamilton West	34	13.3%	62	-8.8%	126	12.5%	55%	30.4	-4.2%	3.71	-0.7%	\$672,411	10.9%	\$628,000	-2.6%
Flamborough	16	14.3%	37	-14.0%	94	1.1%	43%	48.1	37.0%	5.88	-11.6%	\$1,292,681	4.0%	\$1,162,500	-13.6%
Dundas	25	8.7%	38	5.6%	34	-17.1%	66%	19.1	-32.7%	1.36	-23.7%	\$873,228	-3.3%	\$875,000	12.3%
Ancaster	32	-11.1%	98	21.0%	158	9.0%	33%	25.6	-23.7%	4.94	22.6%	\$1,161,747	-10.7%	\$1,077,500	-9.3%
Waterdown	33	-5.7%	46	-9.8%	60	-1.6%	72%	24.8	29.6%	1.82	4.3%	\$976,100	0.2%	\$859,000	1.1%
Stoney Creek	80	9.6%	198	40.4%	291	16.4%	40%	28.1	10.0%	3.64	6.2%	\$824,864	5.1%	\$782,500	0.3%
Glanbrook	36	-7.7%	61	-21.8%	78	-23.5%	59%	22.4	-29.7%	2.17	-17.2%	\$841,044	-7.8%	\$807,850	-2.7%
Total	480	-8.6%	954	-1.5%	1381	-2.3%	50%	24.2	-10.0%	2.88	6.8%	\$798,786	2.3%	\$750,000	5.6%

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	588	-22.5%	1,090	-20.0%	185	34.1%	53.9%	26.6	94.9%	2.52	73.2%	\$572,069	-14.3%	\$555,000	-13.4%
Hamilton East	469	-29.9%	760	-34.6%	100	-12.9%	61.7%	22.3	76.9%	1.71	24.2%	\$647,321	-11.4%	\$635,238	-9.8%
Hamilton Mountain	1,089	-10.0%	1,595	-24.0%	175	-4.9%	68.3%	19.1	64.8%	1.28	5.7%	\$764,145	-12.4%	\$750,000	-10.2%
Hamilton West	403	-2.4%	708	-7.9%	124	32.8%	56.9%	28.7	88.2%	2.46	36.0%	\$697,528	-10.6%	\$678,000	-7.8%
Flamborough	161	-6.9%	349	-6.2%	82	39.2%	46.1%	37.6	87.3%	4.08	49.6%	\$1,133,528	-26.6%	\$1,035,000	-26.6%
Dundas	187	-19.4%	251	-23.9%	32	8.1%	74.5%	25.0	87.6%	1.36	34.1%	\$910,173	-14.9%	\$850,000	-14.9%
Ancaster	360	-7.9%	708	-11.2%	118	19.9%	50.8%	27.7	76.3%	2.61	30.2%	\$1,173,042	-11.8%	\$1,050,000	-12.5%
Waterdown	277	-2.8%	413	-20.6%	50	-0.7%	67.1%	21.4	81.3%	1.44	2.1%	\$1,009,805	-10.0%	\$950,000	-9.5%
Stoney Creek	722	-12.4%	1,367	-18.6%	221	15.8%	52.8%	25.5	94.1%	2.45	32.1%	\$838,946	-14.0%	\$805,000	-10.6%
Glanbrook	327	-2.7%	557	-15.3%	80	17.6%	58.7%	25.8	95.2%	1.96	20.9%	\$872,484	-15.8%	\$822,000	-16.1%
Total	4,584	-13.4%	7,800	-20.0%	1,167	13.7%	58.8%	24.4	83.5%	2.04	31.3%	\$807,225	-12.5%	\$750,000	-10.2%

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

	August 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	\$553,835	10.4%	\$583,000	-7.9%	\$588,073	-11.4%	\$591,250	-13.6%
Hamilton West 11	\$774,583	16.5%	\$774,300	-1.9%	\$734,355	-10.5%	\$764,225	-13.7%
Hamilton West 12	\$669,053	8.4%	\$697,700	-5.3%	\$743,818	-10.0%	\$697,275	-13.8%
Hamilton Centre 13	\$551,990	19.2%	\$524,100	-2.4%	\$575,386	-10.2%	\$529,113	-12.9%
Hamilton Centre 14	\$467,326	-4.4%	\$548,600	-5.3%	\$539,812	-10.6%	\$555,413	-11.6%
Hamilton Centre 20	\$551,421	-0.2%	\$544,800	-1.8%	\$560,574	-16.5%	\$551,113	-12.8%
Hamilton Centre 21	\$366,875	-14.1%	\$442,300	-1.1%	\$467,620	-16.0%	\$446,075	-11.3%
Hamilton Centre 22	\$617,571	-12.4%	\$724,600	0.5%	\$701,952	-16.7%	\$720,563	-12.3%
Hamilton East 23	\$565,632	0.9%	\$536,500	1.7%	\$556,186	-14.2%	\$525,663	-12.2%
Hamilton East 24	\$678,200	7.5%	\$684,300	1.6%	\$681,414	-8.6%	\$673,838	-12.1%
Hamilton East 27	\$762,100	19.5%	\$695,100	-1.7%	\$716,481	-3.1%	\$681,775	-14.8%
Hamilton East 28	\$749,328	20.9%	\$646,100	-0.8%	\$677,505	-14.2%	\$635,575	-13.0%
Hamilton East 29	\$626,667	-22.4%	\$823,500	-1.5%	\$803,879	-17.4%	\$831,675	-13.3%
Hamilton Mountain 15	\$880,942	4.1%	\$812,100	2.9%	\$794,682	-15.6%	\$791,450	-13.1%
Hamilton Mountain 16	\$794,003	7.8%	\$807,900	2.1%	\$801,481	-8.3%	\$783,513	-12.7%
Hamilton Mountain 17	\$682,543	6.1%	\$690,500	3.8%	\$671,873	-11.7%	\$670,713	-11.7%
Hamilton Mountain 18	\$811,881	-1.9%	\$858,100	2.8%	\$842,644	-12.1%	\$827,100	-13.0%
Hamilton Mountain 25	\$777,408	7.0%	\$753,500	3.3%	\$742,666	-12.6%	\$742,025	-12.1%
Hamilton Mountain 26	\$711,580	-0.5%	\$744,900	1.4%	\$703,475	-18.4%	\$725,038	-13.2%
Flamborough 43	\$1,292,681	4.0%	\$1,171,800	-2.1%	\$1,133,528	-26.6%	\$1,168,313	-13.5%
Dundas 41	\$873,228	-3.3%	\$930,000	-1.7%	\$910,173	-14.9%	\$919,250	-12.5%
Ancaster 42	\$1,161,747	-10.7%	\$1,112,200	-0.2%	\$1,173,042	-11.8%	\$1,106,488	-12.1%
Waterdown 46	\$976,100	0.2%	\$1,040,700	6.9%	\$1,009,805	-10.0%	\$1,023,600	-9.0%
Stoney Creek 50	\$839,229	2.9%	\$880,800	0.5%	\$860,212	-14.5%	\$875,550	-12.1%
Stoney Creek 51	\$808,495	6.4%	\$815,600	-1.5%	\$797,946	-15.5%	\$805,813	-14.9%
Stoney Creek 52	\$1,257,500	14.3%	\$1,023,200	-4.6%	\$1,321,014	12.3%	\$1,012,400	-16.5%
Glanbrook 53	\$841,044	-7.8%	\$915,600	-3.4%	\$872,484	-15.8%	\$887,725	-16.9%

DETACHED

BENCHMARK HOMES

	August 2023						
	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Hamilton West 10	\$653,200	-3.4%	-4.4%	2	3	1,390	2,610
Hamilton West 11	\$821,200	-1.8%	-2.8%	2	4	1,335	4,000
Hamilton West 12	\$955,800	-1.2%	-1.1%	2	3	1,690	3,255
Hamilton Centre 13	\$519,400	-2.0%	-3.5%	1	3	1,300	2,306
Hamilton Centre 14	\$603,500	-2.3%	-3.4%	2	3	1,565	2,741
Hamilton Centre 20	\$550,700	-1.9%	-4.1%	1	3	1,286	2,500
Hamilton Centre 21	\$431,000	-1.2%	-4.2%	1	3	1,149	2,500
Hamilton Centre 22	\$725,100	0.5%	-2.8%	2	3	1,533	3,150
Hamilton East 23	\$536,600	1.7%	-2.2%	1	3	1,057	3,150
Hamilton East 24	\$692,900	1.6%	-2.2%	2	3	1,212	4,120
Hamilton East 27	\$843,100	0.9%	-1.7%	2	3	1,366	5,000
Hamilton East 28	\$858,300	1.5%	-1.8%	2	3	1,403	5,276
Hamilton East 29	\$801,900	-4.0%	-4.0%	2	3	1,510	5,251
Hamilton Mountain 15	\$828,400	3.5%	1.6%	2	4	1,262	5,500
Hamilton Mountain 16	\$929,900	2.1%	1.7%	2	3	1,572	4,796
Hamilton Mountain 17	\$697,900	3.8%	1.5%	2	3	1,129	4,301
Hamilton Mountain 18	\$892,000	2.7%	2.0%	2	3	1,599	4,568
Hamilton Mountain 25	\$753,000	3.3%	0.2%	2	4	1,119	5,000
Hamilton Mountain 26	\$820,100	2.4%	0.5%	2	3	1,333	4,591
Flamborough 43	\$1,172,400	-2.1%	-2.8%	2	3	1,908	27,014
Dundas 41	\$1,022,600	-1.3%	-3.1%	2	3	1,538	6,297
Ancaster 42	\$1,242,600	-0.2%	-3.8%	2	4	2,210	7,500
Waterdown 46	\$1,175,300	7.2%	0.3%	2	3	1,839	4,978
Stoney Creek 50	\$960,600	1.0%	-2.7%	2	3	1,826	5,005
Stoney Creek 51	\$932,600	-0.1%	-1.9%	2	3	1,682	5,903
Stoney Creek 52	\$1,023,200	-4.6%	-1.9%	2	3	1,723	30,025
Glanbrook 53	\$992,000	-3.6%	0.1%	2	3	1,811	4,714

SUMMARY STATISTICS

August 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	480	-8.6%	954	-1.5%	1,381	-2.3%	\$750,000	5.6%	24.2	-10.0%	16.5	-17.5%
Commercial	10	11.1%	0	-100.0%	731	6.1%	\$417,500	-49.7%	95.2	70.3%	73.0	65.9%
Farm	2	-	0	-100.0%	28	-6.7%	\$2,705,000	-	167.5	-	167.5	-
Land	2	-33.3%	0	-100.0%	99	80.0%	\$333,750	-44.4%	66.0	32.9%	66.0	40.4%
Multi-Residential	7	16.7%	4	-42.9%	80	45.5%	\$921,000	13.4%	25.6	-54.5%	22.0	-45.7%
Total	501	-7.7%	98	-73.1%	2,663	8.6%	\$750,000	5.6%	26.4	-5.2%	17.0	-19.0%

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	4,584	-13.4%	7,800	-20.0%	1,167	13.7%	\$750,000	-10.2%	24.4	83.5%	14.0	100.0%
Commercial	93	-10.6%	88	-56.4%	763	15.4%	\$800,000	-29.7%	97.1	28.9%	63.0	16.7%
Farm	10	-28.6%	8	-74.2%	26	33.8%	\$2,122,500	-15.9%	76.1	248.2%	32.5	71.1%
Land	22	-42.1%	29	-45.3%	82	65.7%	\$826,750	-19.3%	117.7	29.2%	71.0	24.6%
Multi-Residential	47	-31.9%	62	-60.8%	62	25.6%	\$857,000	-7.9%	35.0	38.6%	28.0	115.4%
Total	4,756	-13.8%	1,808	-73.2%	2,501	26.2%	\$750,000	-11.1%	26.5	74.4%	14.0	75.0%

August 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	0.0%	\$230,000	84.0%	0	-100.0%	178.0	513.8%	0	-
Industrial	0	-100.0%	\$0	-100.0%	0	-100.0%	-	-	6	53.8
Investment	1	0.0%	\$955,000	-3.5%	0	-100.0%	47.0	-26.6%	1	33.0
Land	0	-	\$0	-	0	-100.0%	-	-	0	-
Office	1	-50.0%	\$700,000	-49.3%	0	-100.0%	82.0	-18.8%	6	86.0
Retail	6	100.0%	\$4,062,200	60.2%	0	-100.0%	77.8	50.6%	6	81.3

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	14	-6.7%	\$1,306,000	-81.8%	23	-39.5%	163.7	100.6%	1	118.0
Industrial	15	-16.7%	\$42,636,400	-27.1%	22	-64.5%	83.4	2.9%	53	204.6
Investment	7	-53.3%	\$11,595,000	-62.9%	15	-65.1%	69.6	24.5%	1	33.0
Land	1	-50.0%	\$1,300,000	-93.1%	1	-83.3%	4.0	-94.9%	1	29.0
Office	16	33.3%	\$15,413,990	3.6%	36	-57.1%	88.1	4.7%	72	125.6
Retail	33	-5.7%	\$49,056,201	-0.6%	65	-51.5%	90.3	20.1%	67	102.7