

HAMILTON
MONTHLY
STATISTICS
PACKAGE
AUGUST 2024


Cornerstone
Association of REALTORS®

SUMMARY


The 424 sales this month were met with 955 new listings, causing the sales-to-new-listings ratio to remain at the lowest level reported for the month of August. The pullback in sales relative to new listings contributed to further inventory gains, driving the months of supply up to 4.5 months. The relatively high months of supply over the past three months have weighed on home prices. Recent declines offset gains reported earlier in the year as the year-to-date average benchmark price eased by one per cent.

SALES

424

 **15.0%**

YEAR/YEAR



NEW LISTINGS

955


 **1.1%**

YEAR/YEAR




INVENTORY

1,922

 **32.1%**

YEAR/YEAR

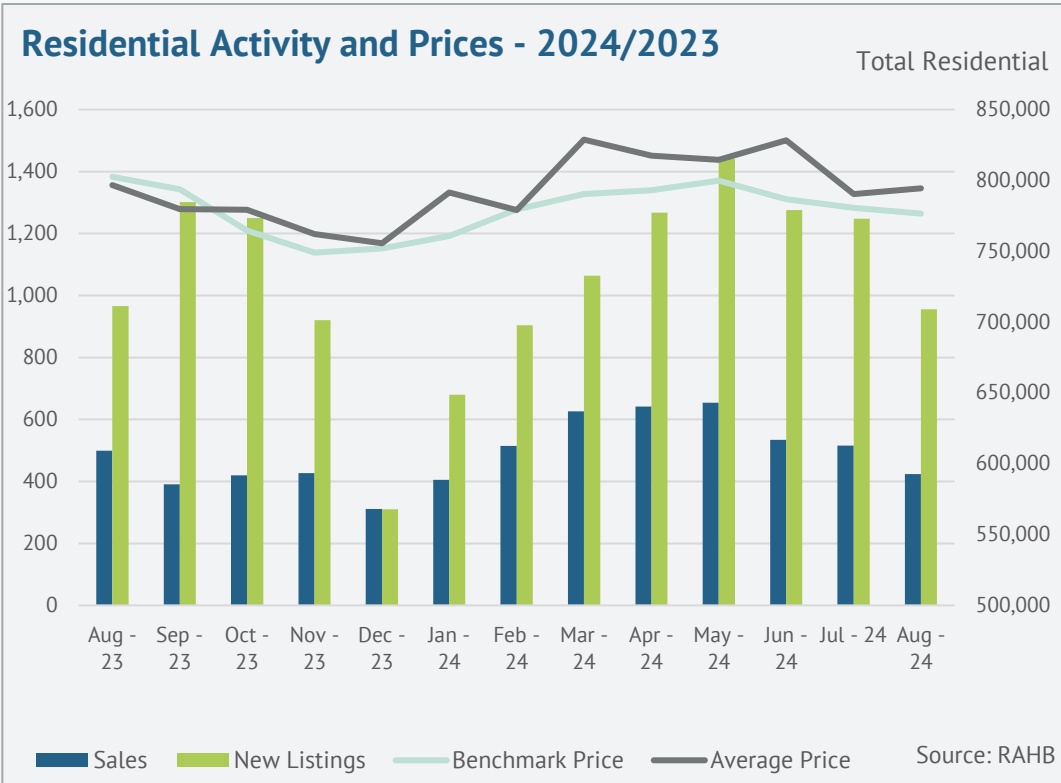


MONTHS OF SUPPLY


4.5


 **55.5%**

YEAR/YEAR

RESIDENTIAL AVERAGE PRICE


 **\$794,404**

 **0.3%**


YEAR/YEAR

AVERAGE DOM

34.8

 **44.1%**

YEAR/YEAR



PROPERTY TYPES

Sales slowed across all property types in August, contributing to the year-to-date decline. Detached homes reported the slowest decline so far this year, as gains in some of the lower price ranges helped to offset some of the pullback occurring in the upper price ranges. At the same time, new listings have been on the rise relative to sales, driving up supply levels across all property types. Rising supply has weighed on home prices, which eased across all property types. However, the most significant price adjustment has occurred in the apartment condominium sector, which reported the highest months of supply out of all the property types.

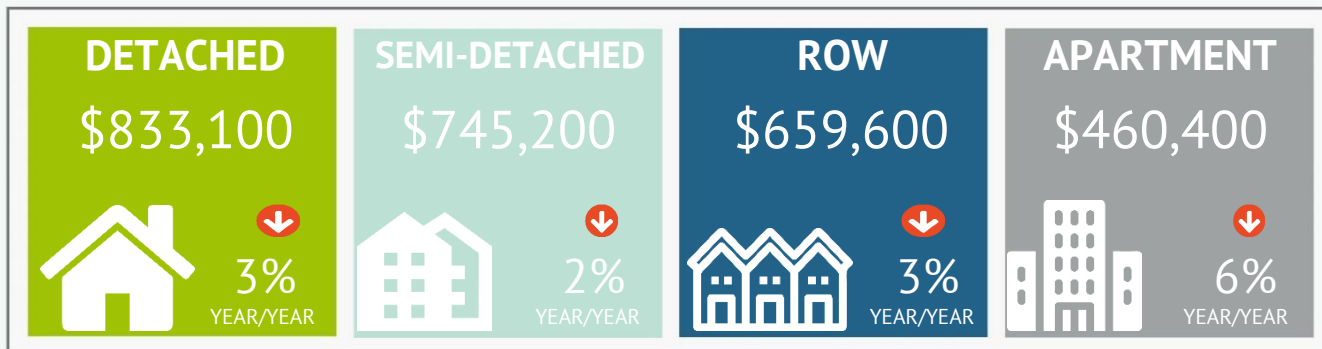
August 2024

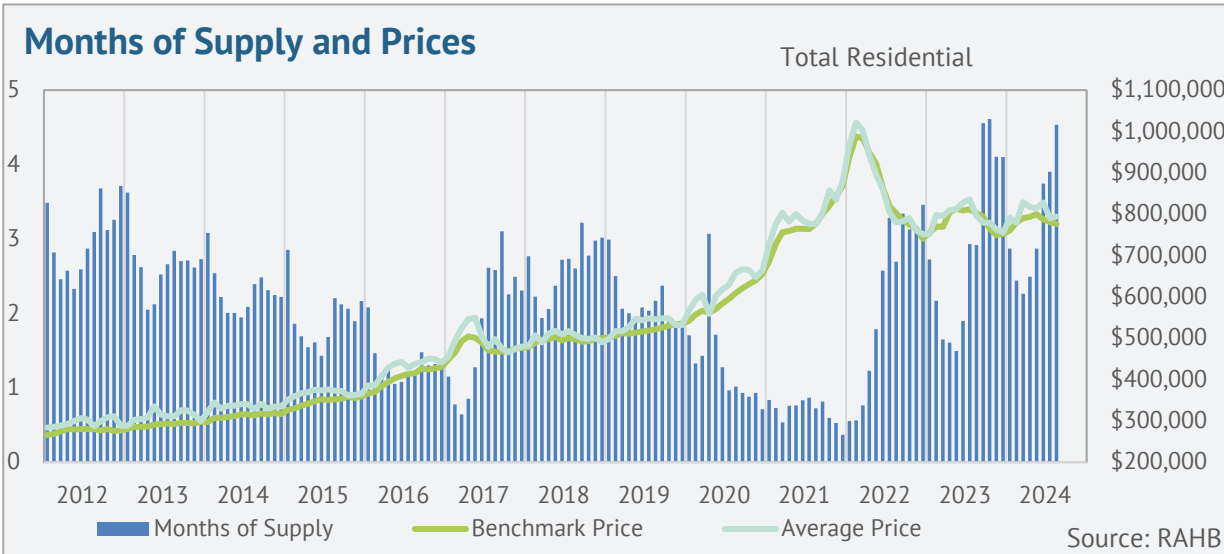
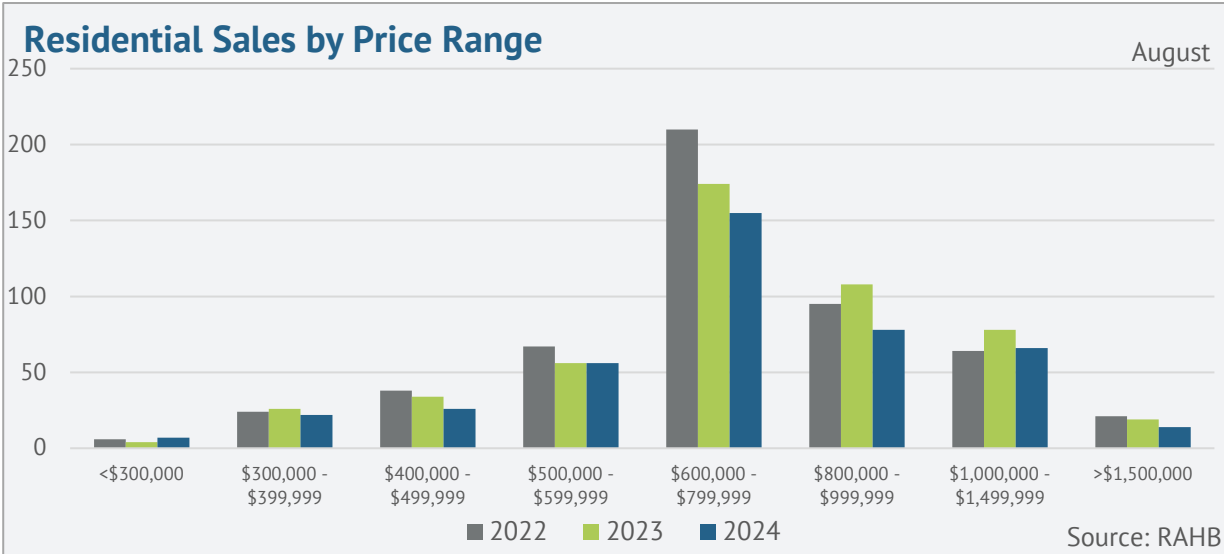
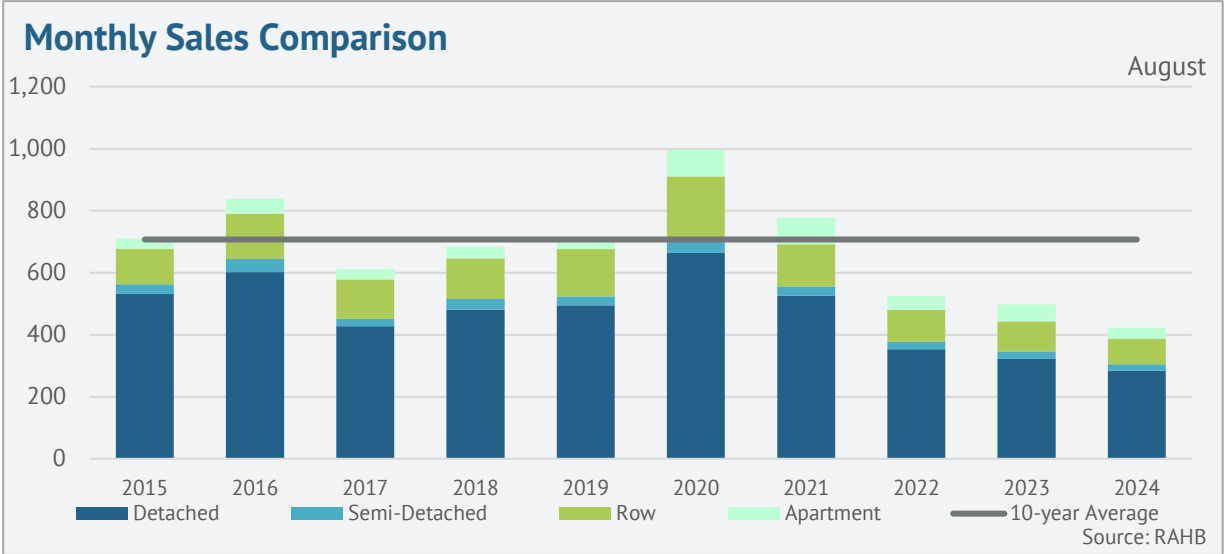
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Detached	284	-12.1%	589	-10.1%	1,211	25.0%	48%	35.2	49%	4.26	42.1%	\$877,161	-0.9%	\$779,250	-5.0%
Semi-Detached	21	-8.7%	35	0.0%	54	3.8%	60%	22.0	22%	2.57	13.7%	\$673,657	-0.1%	\$665,000	3.9%
Row	82	-15.5%	202	22.4%	342	76.3%	41%	34.6	60%	4.17	108.5%	\$683,011	-4.5%	\$686,500	-5.3%
Apartment	36	-34.5%	126	14.5%	304	33.9%	29%	38.8	17%	8.44	104.6%	\$481,244	0.1%	\$387,500	-17.2%
Mobile	1	0.0%	1	0.0%	7	-30.0%	100%	56.0	-28%	7.00	-30.0%	\$235,000	-30.9%	\$235,000	-30.9%
Total Residential	424	-15.0%	955	-1.1%	1,922	32.1%	44%	34.8	44%	4.53	55.5%	\$794,404	-0.3%	\$728,450	-2.9%

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	2,851	-4.7%	5,656	9.4%	1,049	36.5%	50.4%	28.8	26%	2.94	43.2%	\$898,356	1.0%	\$801,000	-1.7%
Semi-Detached	188	-13.0%	341	5.2%	54	20.2%	55.1%	24.8	14%	2.28	38.1%	\$687,694	-2.7%	\$665,000	-3.8%
Row	846	-7.1%	1,693	23.6%	268	60.2%	50.0%	27.3	25%	2.54	72.5%	\$702,239	-2.8%	\$714,945	-0.7%
Apartment	418	-9.7%	1,120	21.6%	275	39.6%	37.3%	45.0	13%	5.27	54.7%	\$466,082	-5.9%	\$451,500	-4.9%
Mobile	9	-30.8%	16	-23.8%	7	3.7%	56.3%	42.7	-42%	6.22	49.8%	\$292,778	20.3%	\$289,000	1.4%
Total Residential	4,316	-6.1%	8,835	13.1%	1,656	39.4%	48.9%	29.9	22%	3.07	48.4%	\$807,481	0.1%	\$737,750	-1.6%

BENCHMARK PRICE

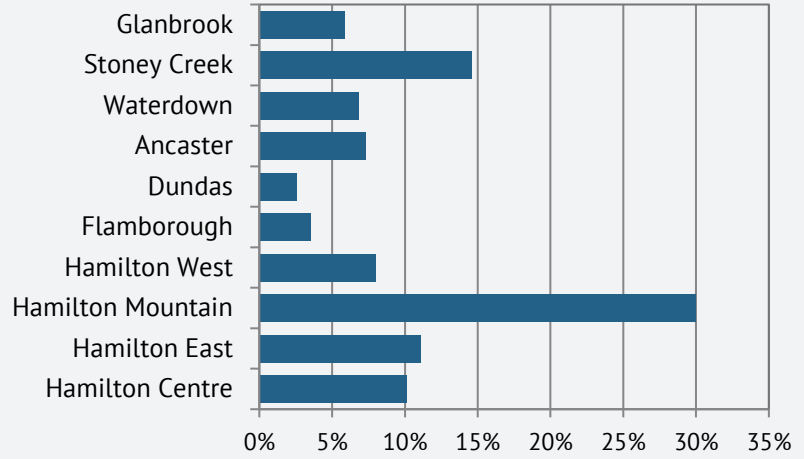




REGIONAL SUMMARY

While year-to-date sales have improved in Flamborough and Dundas, all areas within the Hamilton region have reported sales that are below long-term trends. Meanwhile, new listings increased across all areas, driving inventory gains. The supply growth compared to sales drove up the months of supply across most areas. As of August, the months of supply ranged from a high of six months in Hamilton Centre to under three months in Hamilton Mountain.

Share of Sales by District



August 2024

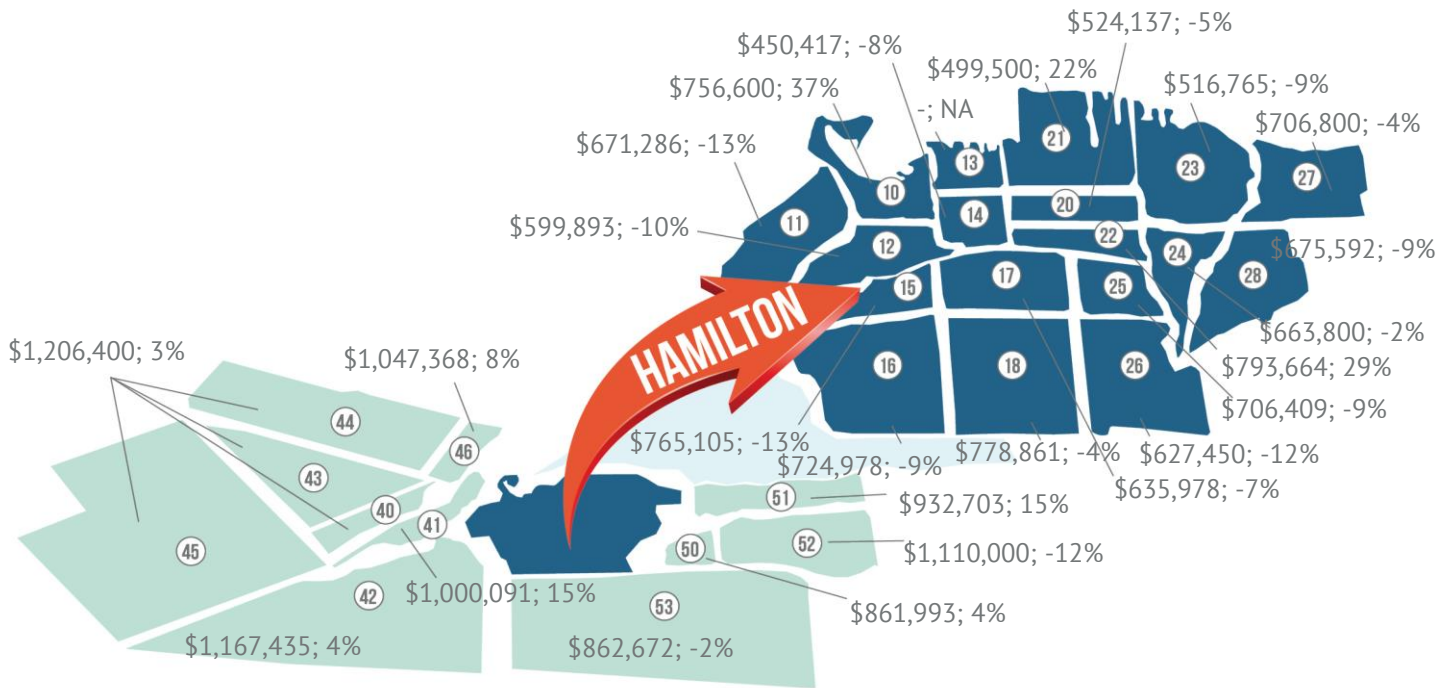
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Hamilton Centre	43	-33.8%	105	-11.0%	264	22.2%	41%	26.5	9.4%	6.14	84.8%	\$544,576	3.1%	\$520,000	0.8%
Hamilton East	47	-2.1%	120	31.9%	186	55.0%	39%	35.9	65.4%	3.96	58.3%	\$616,909	-9.8%	\$630,000	-1.6%
Hamilton Mountain	127	7.6%	238	13.9%	356	50.8%	53%	31.1	67.5%	2.80	40.2%	\$701,213	-9.0%	\$700,000	-6.5%
Hamilton West	34	0.0%	76	20.6%	167	24.6%	45%	38.7	27.5%	4.91	24.6%	\$652,335	-3.0%	\$666,000	6.1%
Flamborough	15	0.0%	33	-10.8%	145	52.6%	45%	42.9	40.7%	9.67	52.6%	\$1,206,400	2.6%	\$1,160,000	1.3%
Dundas	11	-56.0%	33	-13.2%	59	68.6%	33%	19.7	3.4%	5.36	283.1%	\$1,000,091	14.5%	\$1,100,000	25.7%
Ancaster	31	-8.8%	80	-20.0%	175	4.2%	39%	49.2	75.1%	5.65	14.2%	\$1,167,435	4.0%	\$1,052,000	0.2%
Waterdown	29	-17.1%	58	20.8%	113	79.4%	50%	25.8	5.0%	3.90	116.5%	\$1,047,368	7.5%	\$988,500	15.1%
Stoney Creek	62	-26.2%	152	-24.0%	329	8.6%	41%	39.9	42.3%	5.31	47.1%	\$902,488	9.9%	\$790,500	1.4%
Glanbrook	25	-39.0%	60	-3.2%	128	52.4%	42%	42.0	56.5%	5.12	149.9%	\$862,672	-1.6%	\$778,500	-5.1%
Total	424	-15.0%	955	-1.1%	1922	32.1%	44%	34.8	44.1%	4.53	55.5%	\$794,404	-0.3%	\$728,450	-2.9%

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	518	-11.9%	1,171	7.2%	233	23.0%	44.2%	29.4	10.7%	3.59	39.6%	\$551,028	-4.0%	\$541,750	-2.4%
Hamilton East	458	-2.6%	853	11.9%	144	41.1%	53.7%	28.8	29.7%	2.52	44.8%	\$613,119	-5.4%	\$600,000	-5.5%
Hamilton Mountain	1,065	-2.2%	1,910	19.6%	293	63.5%	55.8%	25.6	34.3%	2.20	67.2%	\$745,048	-2.5%	\$725,000	-3.3%
Hamilton West	352	-12.9%	748	5.4%	154	22.1%	47.1%	36.6	25.3%	3.51	40.1%	\$691,038	-0.8%	\$679,150	0.4%
Flamborough	164	2.5%	403	15.5%	128	55.5%	40.7%	42.5	18.5%	6.24	51.7%	\$1,279,885	15.8%	\$1,172,500	14.7%
Dundas	201	7.5%	314	25.1%	51	58.6%	64.0%	26.6	6.3%	2.02	47.5%	\$927,640	1.9%	\$850,000	0.0%
Ancaster	359	-0.8%	829	16.8%	166	38.3%	43.3%	34.9	24.9%	3.69	39.5%	\$1,198,560	2.5%	\$1,080,000	2.9%
Waterdown	239	-14.0%	552	33.0%	89	75.7%	43.3%	24.8	16.0%	2.99	104.3%	\$992,386	-1.8%	\$930,000	-2.4%
Stoney Creek	661	-8.8%	1,465	7.0%	292	29.8%	45.1%	31.7	24.3%	3.53	42.4%	\$835,288	-0.2%	\$780,000	-2.9%
Glanbrook	299	-9.9%	589	5.6%	107	30.8%	50.8%	29.4	12.0%	2.86	45.2%	\$890,227	1.6%	\$825,000	-0.3%
Total	4,316	-6.1%	8,835	13.1%	1,656	39.4%	48.9%	29.9	22.4%	3.07	48.4%	\$807,481	0.1%	\$737,750	-1.6%

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 2024				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	\$756,600	36.6%	\$553,000	-5.3%	\$606,476	3.1%	\$558,813	-5.7%
Hamilton West 11	\$671,286	-13.3%	\$778,100	1.3%	\$701,414	-4.2%	\$778,963	2.7%
Hamilton West 12	\$599,893	-10.3%	\$663,300	-4.9%	\$731,699	-1.6%	\$676,250	-3.1%
Hamilton Centre 13	-	-	\$501,900	-4.1%	\$552,451	-4.0%	\$510,375	-3.4%
Hamilton Centre 14	\$450,417	-8.4%	\$509,700	-6.8%	\$505,907	-6.5%	\$520,238	-5.9%
Hamilton Centre 20	\$524,137	-4.9%	\$521,200	-4.6%	\$536,465	-4.5%	\$529,488	-4.2%
Hamilton Centre 21	\$499,500	21.8%	\$431,400	-2.2%	\$454,643	-4.8%	\$434,388	-2.4%
Hamilton Centre 22	\$793,664	28.5%	\$676,600	-6.8%	\$689,930	-1.7%	\$702,550	-2.6%
Hamilton East 23	\$516,765	-8.6%	\$506,000	-6.3%	\$532,001	-4.3%	\$510,025	-3.6%
Hamilton East 24	\$663,800	-2.1%	\$644,000	-5.9%	\$661,511	-2.9%	\$660,700	-2.0%
Hamilton East 27	\$706,800	-4.0%	\$647,900	-6.8%	\$676,462	-5.2%	\$651,163	-4.5%
Hamilton East 28	\$675,592	-8.9%	\$624,600	-3.8%	\$641,760	-5.5%	\$626,300	-1.9%
Hamilton East 29	\$627,500	0.1%	\$789,000	-3.3%	\$782,400	-2.7%	\$796,275	-3.4%
Hamilton Mountain 15	\$765,105	-13.0%	\$754,700	-6.6%	\$793,280	-0.2%	\$777,025	-1.4%
Hamilton Mountain 16	\$724,978	-8.6%	\$753,200	-7.2%	\$776,618	-3.1%	\$772,613	-1.9%
Hamilton Mountain 17	\$635,978	-6.6%	\$639,500	-7.7%	\$657,348	-2.1%	\$663,413	-1.4%
Hamilton Mountain 18	\$778,861	-4.1%	\$793,300	-7.4%	\$815,708	-3.2%	\$814,413	-1.4%
Hamilton Mountain 25	\$706,409	-9.1%	\$700,000	-7.1%	\$728,536	-1.9%	\$727,288	-1.9%
Hamilton Mountain 26	\$627,450	-11.8%	\$694,100	-6.1%	\$713,018	1.2%	\$707,388	-1.7%
Flamborough 43	\$1,206,400	2.6%	\$1,176,800	1.2%	\$1,279,885	15.8%	\$1,182,038	1.8%
Dundas 41	\$1,000,091	14.5%	\$928,900	0.1%	\$927,640	1.9%	\$936,675	2.0%
Ancaster 42	\$1,167,435	4.0%	\$1,134,600	1.8%	\$1,198,560	2.5%	\$1,133,738	2.2%
Waterdown 46	\$1,047,368	7.5%	\$1,028,700	-1.1%	\$992,386	-1.8%	\$1,019,688	-0.3%
Stoney Creek 50	\$861,993	4.4%	\$835,200	-5.1%	\$862,042	0.4%	\$853,188	-2.5%
Stoney Creek 51	\$932,703	15.1%	\$776,300	-5.1%	\$810,931	1.6%	\$779,675	-3.6%
Stoney Creek 52	\$1,110,000	-11.7%	\$1,056,400	3.1%	\$1,001,767	-22.0%	\$1,040,438	2.8%
Glanbrook 53	\$862,672	-1.6%	\$883,000	-1.9%	\$890,227	1.6%	\$870,213	-0.2%

DETACHED

BENCHMARK HOMES

	August 2024						
	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Hamilton West 10	\$621,100	-5.1%	-2.2%	2	3	1,422	2,600
Hamilton West 11	\$843,300	3.1%	0.2%	2	5	1,315	4,000
Hamilton West 12	\$895,800	-7.1%	-3.3%	2	3	1,698	3,250
Hamilton Centre 13	\$494,700	-4.8%	-2.5%	1	3	1,292	2,325
Hamilton Centre 14	\$575,600	-4.9%	-2.0%	2	3	1,559	2,783
Hamilton Centre 20	\$534,800	-4.3%	-2.1%	1	3	1,289	2,500
Hamilton Centre 21	\$431,500	-2.3%	-1.7%	1	3	1,144	2,500
Hamilton Centre 22	\$677,100	-6.8%	2.2%	2	3	1,538	3,150
Hamilton East 23	\$505,400	-6.5%	2.3%	1	3	1,061	3,150
Hamilton East 24	\$651,900	-6.0%	0.2%	2	3	1,211	4,158
Hamilton East 27	\$773,200	-7.1%	1.7%	2	3	1,334	5,000
Hamilton East 28	\$812,400	-5.4%	-0.2%	2	3	1,403	5,250
Hamilton East 29	\$763,100	-3.6%	-1.2%	2	3	1,603	5,341
Hamilton Mountain 15	\$770,900	-6.6%	-3.8%	2	4	1,255	5,525
Hamilton Mountain 16	\$858,200	-7.9%	-3.9%	2	3	1,569	4,817
Hamilton Mountain 17	\$647,000	-7.9%	-3.9%	2	3	1,120	4,300
Hamilton Mountain 18	\$811,800	-7.3%	-3.7%	2	3	1,584	4,534
Hamilton Mountain 25	\$701,000	-7.0%	-3.0%	2	4	1,109	5,000
Hamilton Mountain 26	\$752,000	-7.0%	-2.5%	2	3	1,303	4,590
Flamborough 43	\$1,178,500	1.2%	-0.3%	2	3	1,869	27,546
Dundas 41	\$1,039,800	1.8%	0.1%	2	3	1,537	6,033
Ancaster 42	\$1,287,100	3.1%	0.9%	2	3	2,206	7,543
Waterdown 46	\$1,173,000	-0.9%	-0.2%	2	3	1,848	4,701
Stoney Creek 50	\$863,900	-6.5%	1.7%	2	3	1,788	5,041
Stoney Creek 51	\$895,600	-4.2%	-0.9%	2	3	1,666	6,000
Stoney Creek 52	\$1,056,400	3.1%	1.2%	2	3	1,702	27,335
Glanbrook 53	\$986,000	-0.8%	1.1%	2	3	1,813	4,830

SUMMARY STATISTICS

August 2024

	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	424	-15.0%	955	-1.1%	1,922	32.1%	\$728,450	-2.9%	34.8	44.1%	23.0	35.3%
Commercial	9	-25.0%	44	100.0%	711	-3.3%	\$655,000	56.9%	95.3	10.4%	86.0	28.4%
Farm	0	-100.0%	4	0.0%	23	-20.7%	-	-	-	-	-	-
Land	2	0.0%	24	118.2%	114	14.0%	\$1,321,500	296.0%	57.0	-13.6%	57.0	-13.6%
Multi-Residential	4	-42.9%	24	60.0%	87	7.4%	\$779,250	-15.4%	65.5	156.1%	70.5	220.5%
Total	439	-15.7%	1,081	159.9%	3,361	22.2%	\$730,000	-2.7%	36.4	41.4%	23.0	35.3%

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	4,316	-6.1%	8,835	13.1%	1,656	39.4%	\$737,750	-1.6%	29.9	22.4%	17.0	21.4%
Commercial	67	-30.2%	420	118.8%	691	-9.6%	\$720,000	-6.5%	84.0	-11.8%	66.0	6.5%
Farm	6	-25.0%	40	90.5%	25	-8.4%	\$1,900,000	-6.1%	125.7	153.2%	92.0	260.8%
Land	21	-4.5%	202	184.5%	114	37.1%	\$610,000	-26.2%	54.9	-53.4%	28.0	-60.6%
Multi-Residential	71	51.1%	289	244.0%	90	45.1%	\$800,000	-6.7%	47.3	35.0%	33.0	17.9%
Total	4,481	-6.0%	9,790	283.8%	3,104	22.9%	\$739,900	-1.3%	31.2	18.1%	18.0	28.6%

August 2024

	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	3	0.0%	\$426,000	29.1%	14	133.3%	93.7	-24.1%	1	112.0
Industrial	0	-	\$0	-	15	200.0%	-	-	7	250.4
Investment	0	-100.0%	\$0	-100.0%	5	25.0%	-	-	0	-
Land	0	-	\$0	-	1	-	-	-	0	-
Office	0	-100.0%	\$0	-100.0%	32	113.3%	-	-	4	91.0
Retail	4	-42.9%	\$6,000,000	21.8%	24	20.0%	121.8	58.7%	3	98.3

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	18	20.0%	\$5,003,000	255.8%	96	128.6%	70.8	-53.9%	4	38.5
Industrial	15	-6.3%	\$24,220,500	-43.6%	192	182.4%	86.8	8.2%	47	132.5
Investment	3	-57.1%	\$11,150,000	-3.8%	42	20.0%	52.7	-24.3%	0	-
Land	1	0.0%	\$600,000	-53.8%	18	200.0%	34.0	750.0%	0	-
Office	5	-68.8%	\$6,015,000	-61.0%	225	108.3%	85.4	-3.0%	53	244.1
Retail	17	-50.0%	\$16,264,500	-67.4%	270	104.5%	108.4	20.9%	39	104.4