

**HAMILTON**  
**MONTHLY**  
**STATISTICS**  
**PACKAGE**  
**DECEMBER 2023**





**REALTORS<sup>®</sup> ASSOCIATION**  
of Hamilton-Burlington

# SUMMARY

Hamilton reported 6,131 sales in 2023, a decline of 12 per cent over 2022. The decline was driven by homes priced over \$800,000 as higher lending rates weighed on purchasers. Although the Hamilton region saw some increases in new listings during the latter half of the year, the annual new listings activity remained below what was reported in 2022. Nonetheless, the gain in new listings combined with slower sales caused the sales-to-new listings ratio to fall in the later part of the year, driving more substantial inventory growth and pushing up the months of supply.


Supply gains in the latter half of the year caused prices to trend down from levels seen in the first half of 2023. The annual benchmark price decreased by nearly ten per cent, reaching \$784,267. However, as of December, prices were still significantly higher than pre-pandemic levels.


**SALES**  
**296**  
  
**0.7%**  
 YEAR/YEAR



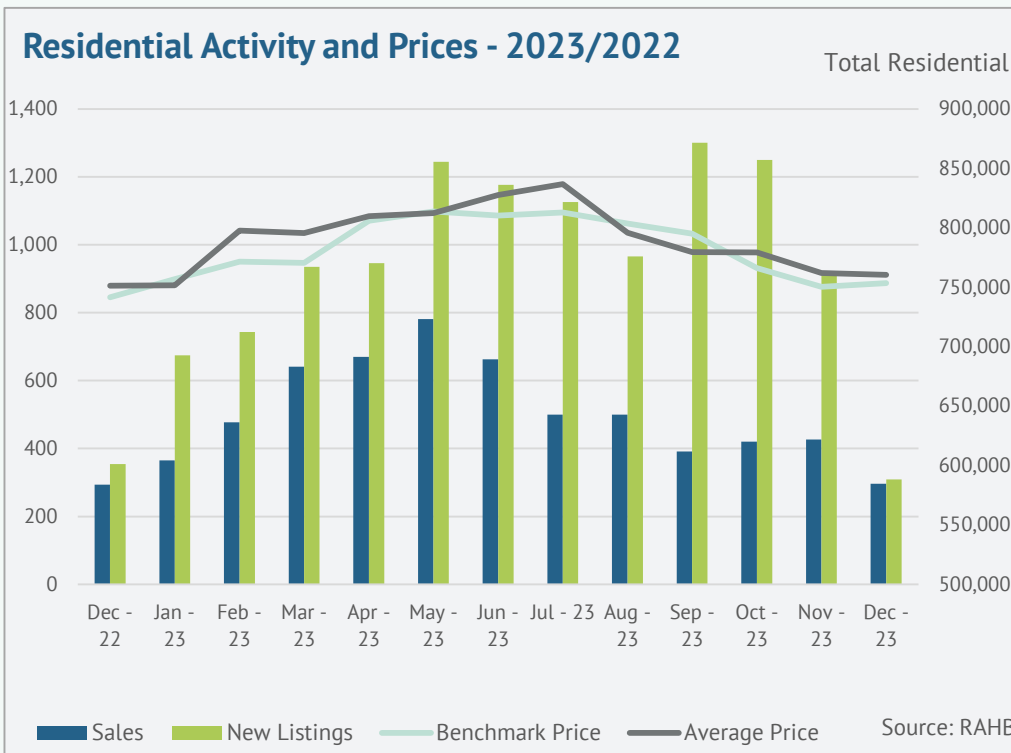
**NEW LISTINGS**  
**309**  
  
**12.7%**  
 YEAR/YEAR






**INVENTORY**  
**1,179**  
  
**15.9%**  
 YEAR/YEAR




**MONTHS OF SUPPLY**  
**4.0**  
  
**15.1%**  
 YEAR/YEAR

**RESIDENTIAL AVERAGE PRICE**  
  
**\$760,376**  
  
**1.2%**  
 YEAR/YEAR

**AVERAGE DOM**  
**38.9**  
  
**11.9%**  
 YEAR/YEAR



# PROPERTY TYPES

Sales eased across all property types, with steeper declines occurring for detached and semi-detached properties. At the same time, inventory levels rose across most property types, causing the months of supply to trend up over 2022 levels. Increased supply weighed on prices across all property types. The annual benchmark price has decreased, ranging from a low of nearly eight per cent in the row sector to a high of roughly nine per cent in the detached, apartment and semi-detached sectors.

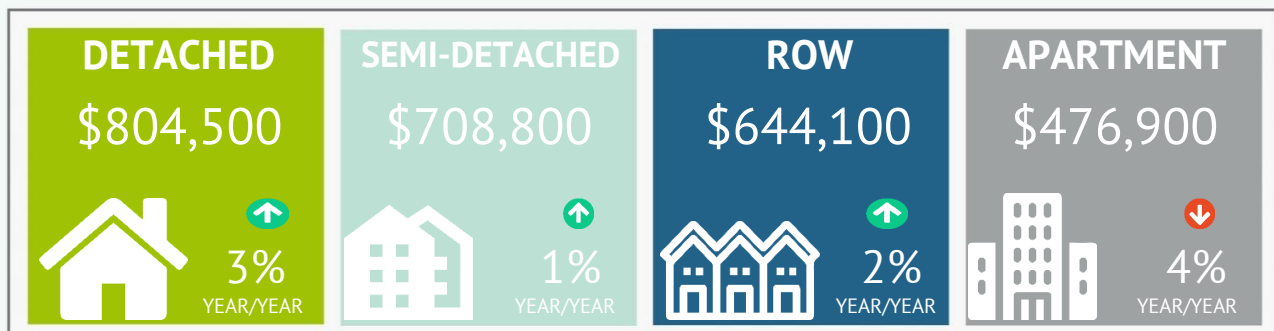
## December 2023

	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	206	3.5%	207	-11.5%	795	19.9%	100%	41.0	16%	3.86	15.8%	\$822,354	0.5%	\$741,000	-0.5%
Semi-Detached	19	5.6%	14	-12.5%	38	-13.6%	136%	43.3	62%	2.00	-18.2%	\$668,039	-4.5%	\$655,000	-4.5%
Row	53	15.2%	51	4.1%	167	12.8%	104%	27.0	-14%	3.15	-2.1%	\$667,709	0.0%	\$675,000	0.7%
Apartment	17	-41.4%	36	-30.8%	171	11.0%	47%	46.5	13%	10.06	89.4%	\$428,524	-8.6%	\$395,000	-8.1%
Mobile	1	0.0%	1	-50.0%	4	-20.0%	100%	8.0	14%	4.00	-20.0%	\$300,000	150.0%	\$300,000	150.0%
<b>Total Residential</b>	<b>296</b>	<b>0.7%</b>	<b>309</b>	<b>-12.7%</b>	<b>1,179</b>	<b>15.9%</b>	<b>96%</b>	<b>38.9</b>	<b>12%</b>	<b>3.98</b>	<b>15.1%</b>	<b>\$760,376</b>	<b>1.2%</b>	<b>\$708,500</b>	<b>3.1%</b>

## Year-to-Date

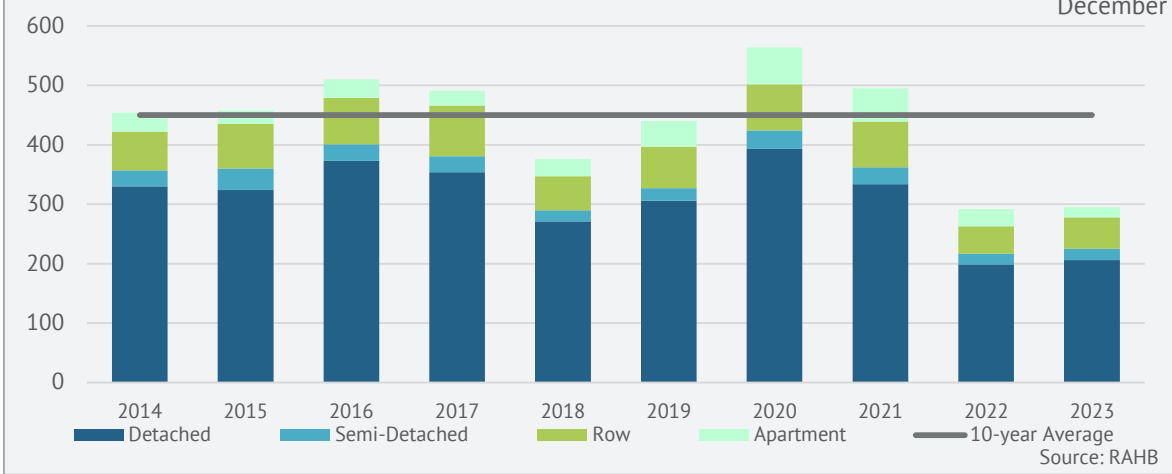
	Sales		New Listings		Inventory		S/NL	DOM		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Detached	4,027	-13.4%	7,718	-13.0%	883	12.9%	52.2%	24.4	44%	2.63	30.4%	\$879,214	-9.7%	\$800,000	-8.3%
Semi-Detached	299	-10.2%	480	-20.3%	50	-1.3%	62.3%	23.7	62%	2.00	9.9%	\$689,363	-11.2%	\$665,000	-11.5%
Row	1,178	-6.7%	2,037	-8.7%	191	15.1%	57.8%	22.8	37%	1.94	23.3%	\$711,411	-8.6%	\$710,000	-7.8%
Apartment	608	-10.3%	1,320	11.4%	205	73.8%	46.1%	38.8	93%	4.05	93.8%	\$491,193	-11.9%	\$465,000	-15.0%
Mobile	17	70.0%	28	-9.7%	6	-30.0%	60.7%	69.0	85%	4.12	-58.8%	\$260,347	12.9%	\$287,000	26.2%
<b>Total Residential</b>	<b>6,131</b>	<b>-11.6%</b>	<b>11,593</b>	<b>-10.3%</b>	<b>1,339</b>	<b>18.8%</b>	<b>52.9%</b>	<b>25.7</b>	<b>50%</b>	<b>2.62</b>	<b>34.4%</b>	<b>\$797,524</b>	<b>-10.1%</b>	<b>\$740,000</b>	<b>-7.5%</b>

## BENCHMARK PRICE

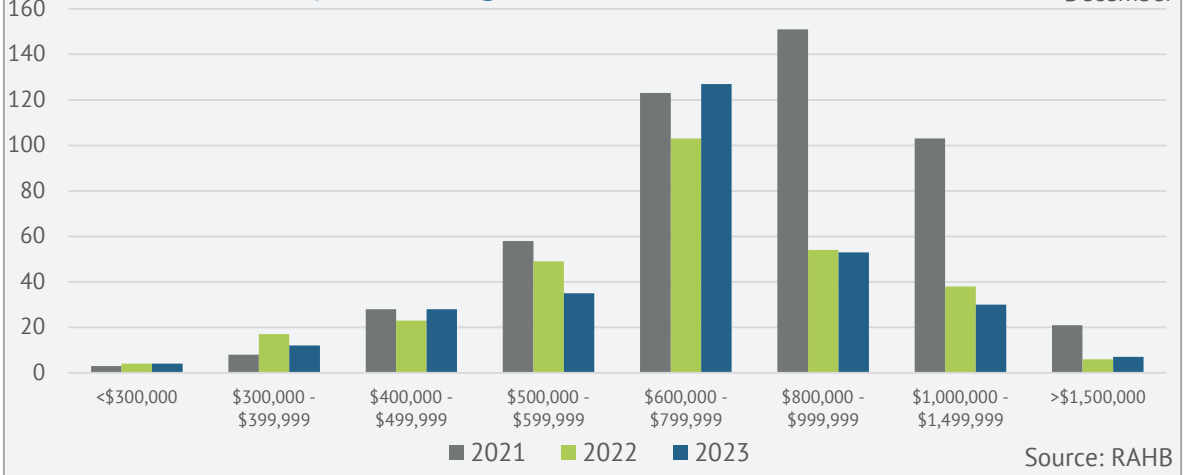


# Hamilton Monthly Statistical Report - December

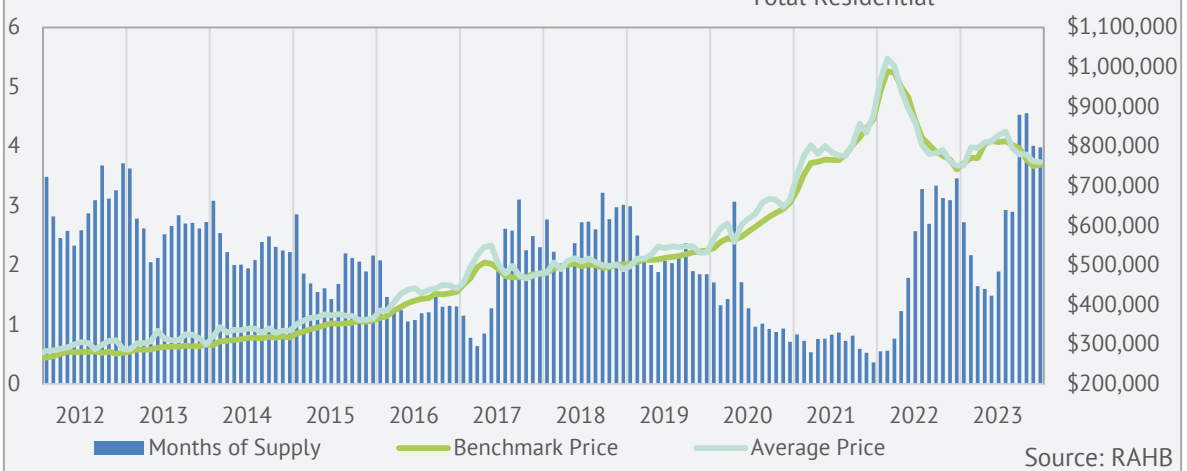
## Monthly Sales Comparison



## Residential Sales by Price Range



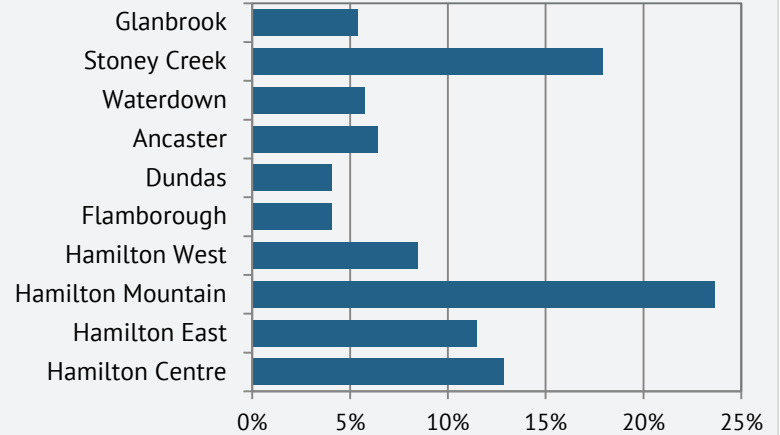
## Months of Supply and Prices



# REGIONAL SUMMARY

Both sales and new listings have eased across all areas within the Hamilton region throughout 2023. Relatively slower sales compared to new listings has led to an increase in inventory in most of the region, with the exception of Hamilton East and Dundas.

Share of Sales by District



## December 2023

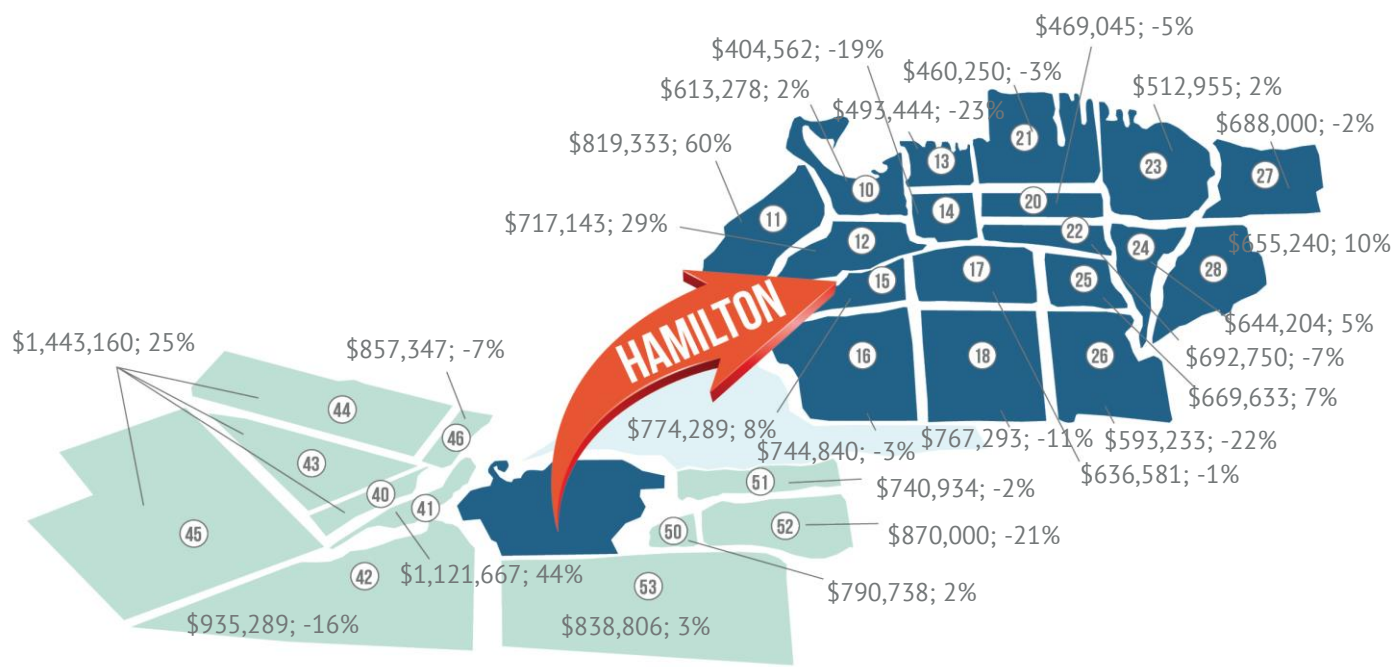
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Hamilton Centre	38	-13.6%	40	-37.5%	167	1.2%	95%	46.8	22.8%	4.39	17.2%	\$495,645	-13.3%	\$490,000	-9.7%
Hamilton East	34	0.0%	29	-32.6%	122	35.6%	117%	35.1	7.9%	3.59	35.6%	\$632,845	10.9%	\$630,000	11.0%
Hamilton Mountain	70	6.1%	67	6.3%	201	18.2%	104%	37.2	32.7%	2.87	11.5%	\$707,996	-3.3%	\$696,950	1.6%
Hamilton West	25	38.9%	24	-27.3%	99	-7.5%	104%	39.0	-6.9%	3.96	-33.4%	\$716,540	33.1%	\$709,999	38.3%
Flamborough	12	33.3%	14	27.3%	100	51.5%	86%	59.9	16.7%	8.33	13.6%	\$1,443,160	25.5%	\$1,092,500	-16.0%
Dundas	12	0.0%	9	-10.0%	29	-34.1%	133%	49.9	20.3%	2.42	-34.1%	\$1,121,667	43.8%	\$995,000	33.1%
Ancaster	19	-24.0%	31	0.0%	121	37.5%	61%	45.7	31.4%	6.37	80.9%	\$935,289	-15.8%	\$790,000	-21.0%
Waterdown	17	-19.0%	21	31.3%	60	53.8%	81%	27.4	-23.3%	3.53	90.0%	\$857,347	-7.1%	\$844,900	-4.7%
Stoney Creek	53	8.2%	56	-16.4%	223	19.9%	95%	31.8	-0.8%	4.21	10.8%	\$767,974	-2.0%	\$745,000	1.4%
Glanbrook	16	0.0%	18	12.5%	57	-8.1%	89%	38.3	-8.7%	3.56	-8.1%	\$838,806	2.8%	\$744,000	-4.3%
<b>Total</b>	<b>296</b>	<b>0.7%</b>	<b>309</b>	<b>-12.7%</b>	<b>1179</b>	<b>15.9%</b>	<b>96%</b>	<b>38.9</b>	<b>11.9%</b>	<b>3.98</b>	<b>15.1%</b>	<b>\$760,376</b>	<b>1.2%</b>	<b>\$708,500</b>	<b>3.1%</b>

## 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	813	-17.5%	1,619	-11.6%	207	31.0%	50.2%	28.2	62.4%	3.05	58.9%	\$560,738	-12.6%	\$540,000	-12.8%
Hamilton East	638	-26.9%	1,148	-22.3%	118	0.0%	55.6%	22.6	37.2%	2.22	36.8%	\$635,292	-9.3%	\$625,000	-6.8%
Hamilton Mountain	1,458	-8.4%	2,422	-13.0%	217	7.5%	60.2%	20.3	35.5%	1.79	17.3%	\$752,071	-10.1%	\$739,900	-7.4%
Hamilton West	525	-1.3%	999	-4.1%	131	26.9%	52.6%	29.6	57.8%	2.99	28.6%	\$706,376	-7.6%	\$680,000	-6.4%
Flamborough	219	-9.5%	526	1.5%	93	34.0%	41.6%	38.3	47.8%	5.08	48.0%	\$1,156,681	-20.3%	\$1,075,000	-20.5%
Dundas	255	-10.8%	373	-16.9%	37	-3.5%	68.4%	25.6	49.3%	1.74	8.2%	\$931,738	-9.7%	\$875,000	-7.4%
Ancaster	480	-8.9%	1,071	-1.0%	138	27.0%	44.8%	29.3	46.1%	3.45	39.5%	\$1,145,515	-9.6%	\$1,012,500	-12.0%
Waterdown	360	-6.7%	631	-8.4%	61	16.9%	57.1%	22.3	34.9%	2.04	25.3%	\$997,887	-8.1%	\$941,500	-5.9%
Stoney Creek	966	-10.8%	2,050	-6.7%	254	25.3%	47.1%	26.7	61.1%	3.15	40.5%	\$819,923	-12.1%	\$785,750	-8.2%
Glanbrook	415	-3.5%	751	-12.4%	83	9.9%	55.3%	28.8	62.3%	2.39	13.8%	\$884,571	-11.0%	\$820,000	-12.5%
<b>Total</b>	<b>6,131</b>	<b>-11.6%</b>	<b>11,593</b>	<b>-10.3%</b>	<b>1,339</b>	<b>18.8%</b>	<b>52.9%</b>	<b>25.7</b>	<b>49.5%</b>	<b>2.62</b>	<b>34.4%</b>	<b>\$797,524</b>	<b>-10.1%</b>	<b>\$740,000</b>	<b>-7.5%</b>

# 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

	December 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	\$613,278	2.0%	\$542,900	-5.1%	\$585,902	-10.9%	\$578,683	-11.5%
Hamilton West 11	\$819,333	60.4%	\$776,900	10.6%	\$754,963	-5.2%	\$766,433	-8.8%
Hamilton West 12	\$717,143	29.0%	\$651,800	-2.5%	\$750,229	-7.0%	\$684,450	-11.1%
Hamilton Centre 13	\$493,444	-23.2%	\$480,900	-1.6%	\$558,215	-10.3%	\$514,425	-10.4%
Hamilton Centre 14	\$404,562	-18.8%	\$508,800	-4.5%	\$526,312	-10.4%	\$542,842	-10.0%
Hamilton Centre 20	\$469,045	-5.1%	\$498,400	-2.6%	\$543,197	-15.4%	\$535,033	-10.4%
Hamilton Centre 21	\$460,250	-2.7%	\$406,700	-1.1%	\$461,486	-14.2%	\$434,708	-8.9%
Hamilton Centre 22	\$692,750	-6.7%	\$648,900	2.1%	\$703,475	-12.0%	\$706,742	-8.3%
Hamilton East 23	\$512,955	2.4%	\$482,000	-0.9%	\$546,462	-12.3%	\$517,633	-8.5%
Hamilton East 24	\$644,204	4.6%	\$623,100	1.5%	\$668,223	-6.7%	\$664,642	-8.0%
Hamilton East 27	\$688,000	-2.4%	\$633,400	-2.7%	\$701,484	-3.1%	\$674,442	-10.9%
Hamilton East 28	\$655,240	9.8%	\$599,400	-0.2%	\$659,970	-10.9%	\$628,900	-9.2%
Hamilton East 29	\$1,460,000	122.6%	\$767,200	-1.0%	\$820,948	-11.5%	\$813,417	-10.5%
Hamilton Mountain 15	\$774,289	7.5%	\$746,200	1.8%	\$790,732	-13.2%	\$781,283	-9.2%
Hamilton Mountain 16	\$744,840	-2.6%	\$741,000	1.5%	\$785,982	-7.3%	\$773,892	-9.0%
Hamilton Mountain 17	\$636,581	-1.5%	\$631,800	2.2%	\$661,476	-10.2%	\$662,208	-8.0%
Hamilton Mountain 18	\$767,293	-11.4%	\$780,900	1.7%	\$823,707	-10.2%	\$816,600	-9.2%
Hamilton Mountain 25	\$669,633	7.0%	\$690,500	1.5%	\$727,307	-10.0%	\$731,383	-8.3%
Hamilton Mountain 26	\$593,233	-21.7%	\$682,000	0.8%	\$693,277	-15.0%	\$715,900	-9.3%
Flamborough 43	\$1,443,160	25.5%	\$1,149,800	7.4%	\$1,156,681	-20.3%	\$1,164,858	-8.8%
Dundas 41	\$1,121,667	43.8%	\$932,500	9.8%	\$931,738	-9.7%	\$920,508	-8.1%
Ancaster 42	\$935,289	-15.8%	\$1,120,400	11.8%	\$1,145,515	-9.6%	\$1,105,917	-7.6%
Waterdown 46	\$857,347	-7.1%	\$935,500	-0.7%	\$997,887	-8.1%	\$1,007,408	-5.7%
Stoney Creek 50	\$790,738	2.4%	\$791,900	1.0%	\$848,163	-12.9%	\$858,617	-8.3%
Stoney Creek 51	\$740,934	-2.4%	\$759,800	-4.2%	\$780,192	-13.2%	\$796,792	-11.3%
Stoney Creek 52	\$870,000	-21.0%	\$989,800	-1.7%	\$1,163,155	2.4%	\$1,010,383	-11.9%
Glanbrook 53	\$838,806	2.8%	\$854,400	-3.1%	\$884,571	-11.0%	\$884,575	-12.5%

# DETACHED

## BENCHMARK HOMES

	December 2023						
	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Hamilton West 10	\$598,300	-3.1%	5.5%	2	3	1,390	2,610
Hamilton West 11	\$827,100	11.8%	2.8%	2	4	1,335	4,000
Hamilton West 12	\$874,200	-0.5%	4.4%	2	3	1,690	3,255
Hamilton Centre 13	\$474,200	-2.0%	5.1%	1	3	1,300	2,306
Hamilton Centre 14	\$550,000	-3.1%	5.5%	2	3	1,565	2,741
Hamilton Centre 20	\$503,900	-2.6%	6.4%	1	3	1,286	2,500
Hamilton Centre 21	\$396,300	-1.0%	4.5%	1	3	1,149	2,500
Hamilton Centre 22	\$649,300	2.1%	-4.6%	2	3	1,533	3,150
Hamilton East 23	\$482,100	-1.1%	-2.2%	1	3	1,057	3,150
Hamilton East 24	\$630,900	1.4%	-2.2%	2	3	1,212	4,120
Hamilton East 27	\$758,600	-1.4%	-2.5%	2	3	1,366	5,000
Hamilton East 28	\$777,500	0.6%	-2.1%	2	3	1,403	5,276
Hamilton East 29	\$736,800	-4.2%	5.3%	2	3	1,510	5,251
Hamilton Mountain 15	\$759,600	2.3%	-1.0%	2	4	1,262	5,500
Hamilton Mountain 16	\$844,800	1.0%	0.0%	2	3	1,572	4,796
Hamilton Mountain 17	\$637,500	2.1%	-0.9%	2	3	1,129	4,301
Hamilton Mountain 18	\$810,800	1.5%	0.2%	2	3	1,599	4,568
Hamilton Mountain 25	\$690,000	1.4%	-2.8%	2	4	1,119	5,000
Hamilton Mountain 26	\$746,800	1.7%	-1.2%	2	3	1,333	4,591
Flamborough 43	\$1,150,100	7.3%	0.5%	2	3	1,908	27,014
Dundas 41	\$1,029,900	11.7%	3.2%	2	3	1,538	6,297
Ancaster 42	\$1,256,600	12.7%	3.4%	2	4	2,210	7,500
Waterdown 46	\$1,047,300	-1.6%	-0.5%	2	3	1,839	4,978
Stoney Creek 50	\$859,500	0.9%	-3.6%	2	3	1,826	5,005
Stoney Creek 51	\$868,100	-3.7%	-1.6%	2	3	1,682	5,903
Stoney Creek 52	\$989,800	-1.7%	-0.1%	2	3	1,723	30,025
Glanbrook 53	\$926,800	-2.7%	-1.4%	2	3	1,811	4,714



# SUMMARY STATISTICS

## December 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	296	0.7%	309	-12.7%	1,179	15.9%	\$708,500	3.1%	38.9	11.9%	31.0	6.9%
Commercial	7	-30.0%	27	350.0%	661	-3.6%	\$564,900	-40.5%	74.6	-5.0%	70.0	48.9%
Farm	1	-50.0%	1	-	22	-18.5%	\$1,700,000	0.2%	73.0	131.7%	73.0	131.7%
Land	3	0.0%	7	600.0%	97	70.2%	\$745,000	-21.6%	40.7	-89.0%	43.0	-24.6%
Multi-Residential	3	-25.0%	7	133.3%	78	73.3%	\$665,000	-1.8%	41.3	-48.5%	20.0	-57.9%
<b>Total</b>	<b>310</b>	<b>-1.0%</b>	<b>360</b>	<b>260.0%</b>	<b>2,625</b>	<b>17.4%</b>	<b>\$708,500</b>	<b>1.9%</b>	<b>39.8</b>	<b>-0.3%</b>	<b>31.0</b>	<b>6.9%</b>

## 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	6,131	-11.6%	11,593	-10.3%	1,339	18.8%	\$740,000	-7.5%	25.7	49.5%	15.0	66.7%
Commercial	155	7.6%	281	13.3%	742	9.2%	\$766,666	-27.0%	96.4	20.0%	76.0	27.7%
Farm	15	-25.0%	32	-8.6%	27	20.5%	\$2,050,000	-12.6%	59.3	162.5%	28.0	80.6%
Land	35	-23.9%	119	63.0%	92	68.0%	\$800,000	-19.4%	88.1	-20.9%	39.0	-32.2%
Multi-Residential	66	-24.1%	163	-9.9%	73	43.5%	\$820,000	-9.9%	33.5	3.0%	27.5	83.3%
<b>Total</b>	<b>6,402</b>	<b>-11.5%</b>	<b>4,966</b>	<b>-36.8%</b>	<b>2,717</b>	<b>24.8%</b>	<b>\$745,000</b>	<b>-7.6%</b>	<b>27.9</b>	<b>45.0%</b>	<b>16.0</b>	<b>77.8%</b>

## December 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	1	-50.0%	\$95,000	-78.4%	9	350.0%	52.0	-76.0%	0	-
Industrial	2	0.0%	\$3,258,700	-4.2%	12	33.3%	44.0	37.5%	5	84.6
Investment	1	-	\$564,900	-	6	-	141.0	-	0	-
Land	0	-100.0%	\$0	-100.0%	0	-	-	-	0	-
Office	1	0.0%	\$665,000	-0.7%	18	260.0%	156.0	100.0%	6	267.8
Retail	1	-75.0%	\$320,000	-95.4%	27	285.7%	70.0	69.7%	5	97.2

## 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	21	-12.5%	\$2,015,900	-76.0%	66	34.7%	136.1	19.7%	3	149.0
Industrial	25	-7.4%	\$58,857,500	-23.8%	96	14.3%	80.7	10.5%	76	170.9
Investment	14	-12.5%	\$20,367,900	-41.8%	48	-9.4%	86.6	34.1%	1	33.0
Land	1	-75.0%	\$1,300,000	-95.1%	9	28.6%	4.0	-92.9%	1	29.0
Office	24	41.2%	\$20,082,320	-7.3%	140	15.7%	94.3	13.7%	97	141.4
Retail	60	27.7%	\$67,985,916	6.6%	182	1.7%	97.6	30.1%	101	113.6