

HAMILTON
MONTHLY
STATISTICS
PACKAGE
DECEMBER 2024

Cornerstone
Association of REALTORS®


SUMMARY

Despite improved activity in the later part of the year, Hamilton reported sales activity that was comparable to levels seen last year. The 6,166 sales reflect the third consecutive year where sales have been well below long-term trends for the area.


Easing sales were generally met with gains in new listings. Rising new listings compared to sales caused inventories to improve. Improved supply choice weighed on home prices. However, the annual decline of nearly one per cent was far less than declines reported in 2023, and prices are still much higher than they were pre-pandemic.

SALES

344


 **10.6%**

YEAR/YEAR




NEW LISTINGS

382


 **23.2%**

YEAR/YEAR




INVENTORY

1,400

 **13.5%**

YEAR/YEAR

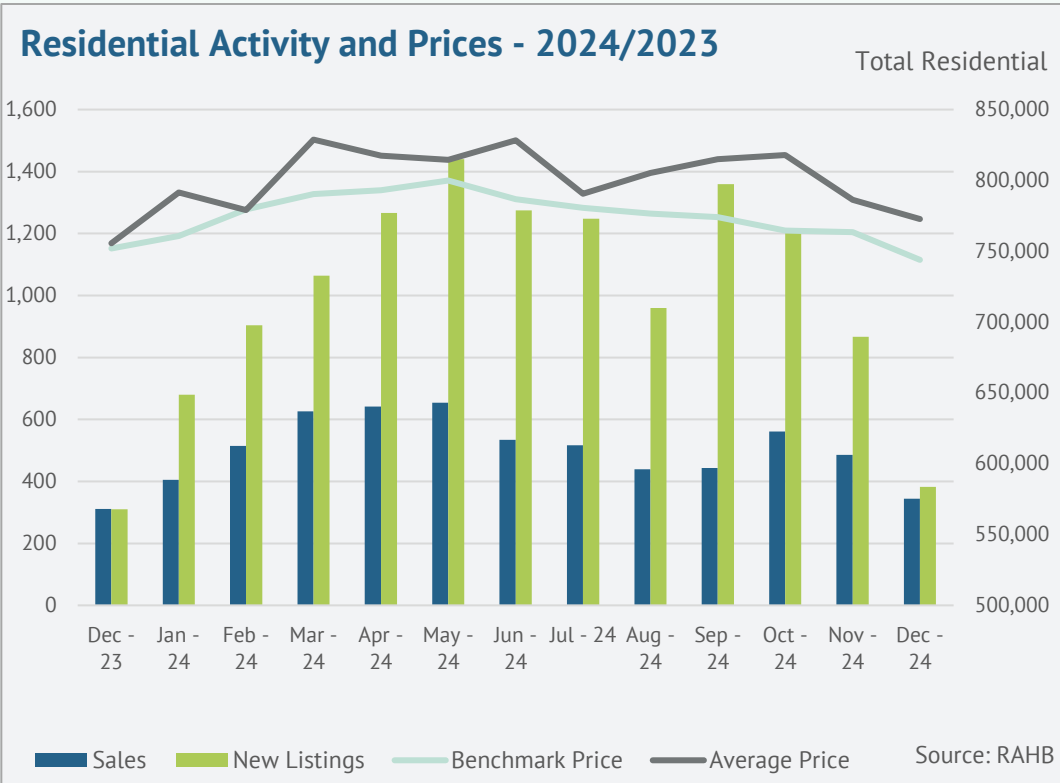


MONTHS OF SUPPLY


4.1


 **2.7%**

YEAR/YEAR

RESIDENTIAL AVERAGE PRICE


 **\$772,705**

 **2.3%**


YEAR/YEAR

AVERAGE DOM

51.3

 **30.4%**

YEAR/YEAR



PROPERTY TYPES

Detached and row-style properties account for the majority of sales in the area. Overall sales levels improved slightly for the year thanks to gains in the Detached and Row sectors offsetting larger declines in smaller Semi-Detached and Apartment sectors. The apartment condominium sector reported a pullback in sales relative to inventory levels, causing the months of supply to average nearly six months in 2024. The excess supply drove almost four per cent annual price declines for apartment-style homes, the only sector to report a relatively significant decline.

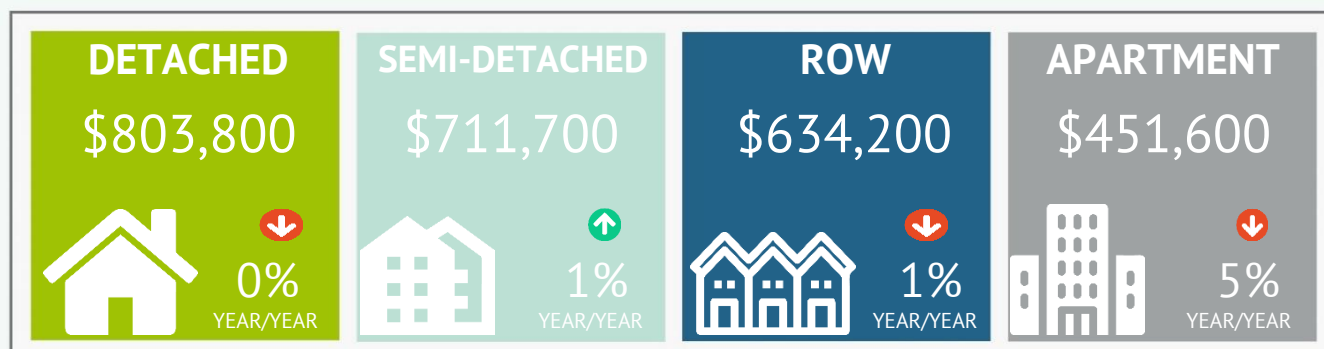
December 2024

	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	220	1.9%	231	12.1%	843	1.8%	95%	47.8	18%	3.83	0.0%	\$854,803	5.0%	\$763,000	3.2%
Semi-Detached	16	-11.1%	23	76.9%	61	60.5%	70%	44.0	4%	3.81	80.6%	\$650,681	-0.6%	\$631,000	-1.8%
Row	77	42.6%	76	49.0%	245	40.8%	101%	57.3	98%	3.18	-1.3%	\$683,269	1.0%	\$695,000	3.0%
Apartment	31	55.0%	49	28.9%	239	28.5%	63%	65.0	26%	7.71	-17.1%	\$475,201	4.7%	\$440,000	5.6%
Mobile	0	-100.0%	3	200.0%	11	175.0%	0%	-	-	-	-	-	-	-	-
Total Residential	344	10.6%	382	23.2%	1,400	13.5%	90%	51.3	30%	4.07	2.7%	\$772,705	2.3%	\$720,000	2.1%

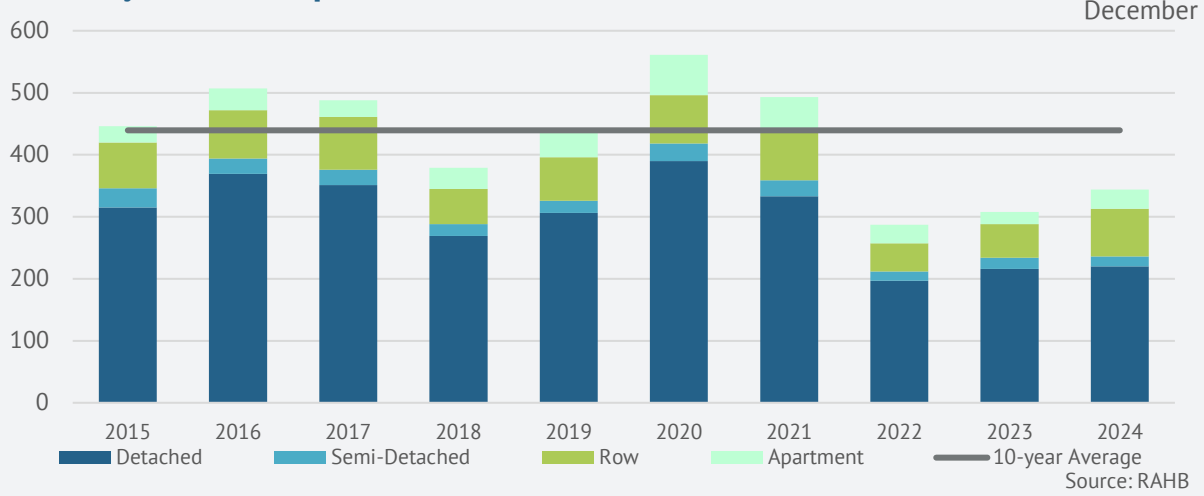
Year-to-Date

	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	4,036	1.0%	8,079	5.5%	1,076	25.0%	50.0%	31.3	28%	3.20	23.8%	\$898,803	2.0%	\$800,000	0.0%
Semi-Detached	266	-5.3%	515	13.9%	60	28.9%	51.7%	29.1	20%	2.72	36.1%	\$684,065	0.6%	\$660,000	0.0%
Row	1,235	4.7%	2,387	17.4%	284	52.0%	51.7%	32.0	40%	2.76	45.1%	\$694,572	-2.4%	\$705,000	-0.9%
Apartment	600	-5.1%	1,609	18.7%	292	38.9%	37.3%	48.4	24%	5.83	46.3%	\$481,464	-4.2%	\$455,000	-3.2%
Mobile	18	-48.6%	44	-15.4%	10	20.4%	40.9%	53.1	3%	6.56	134.1%	\$303,853	-6.9%	\$289,000	-9.7%
Total Residential	6,166	0.4%	12,652	9.2%	1,724	30.9%	48.7%	33.0	28%	3.36	30.4%	\$806,112	1.1%	\$735,000	-0.7%

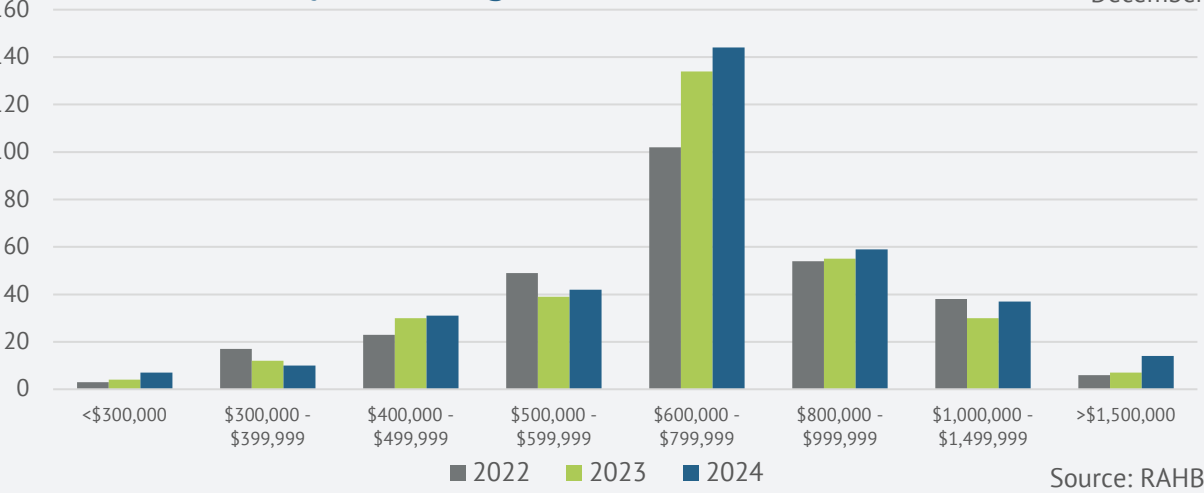
BENCHMARK PRICE



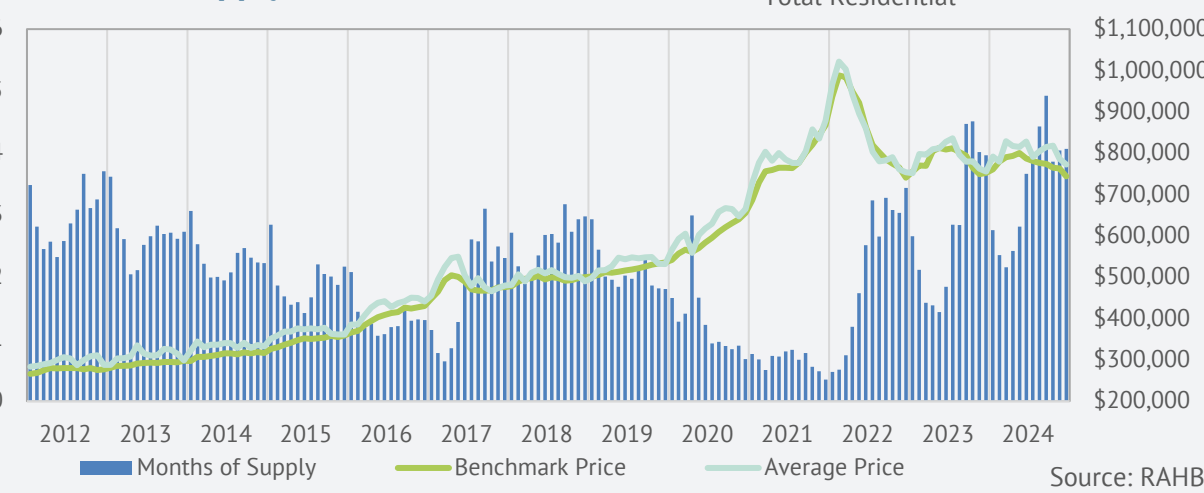
Monthly Sales Comparison



Residential Sales by Price Range



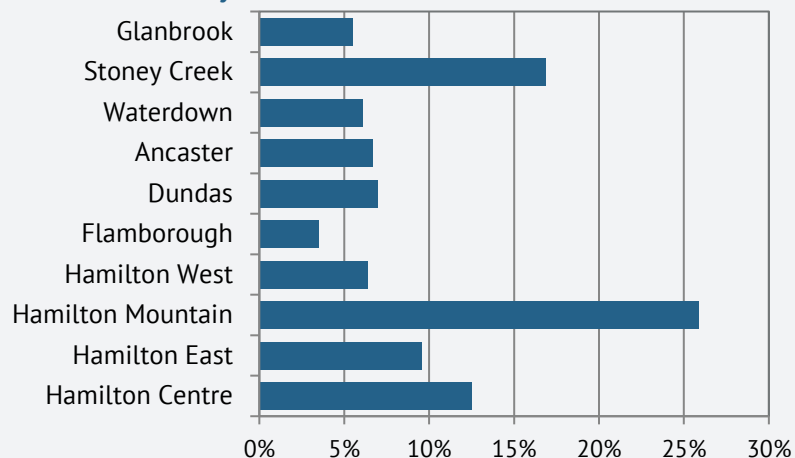
Months of Supply and Prices



REGIONAL SUMMARY

Sales in 2024 were below long-term trends across every area in the Hamilton region. However, within the city of Hamilton, there was a pickup in sales in both Hamilton East and Hamilton Mountain, causing months of supply to average below three months in those areas. While this is higher than last year, it is lower than the approximately four months reported in Hamilton Centre and Hamilton West. Meanwhile, activity outside the city improved across all areas except Stoney Creek and Glanbrook, which reported a modest decline in sales.

Share of Sales by District



December 2024

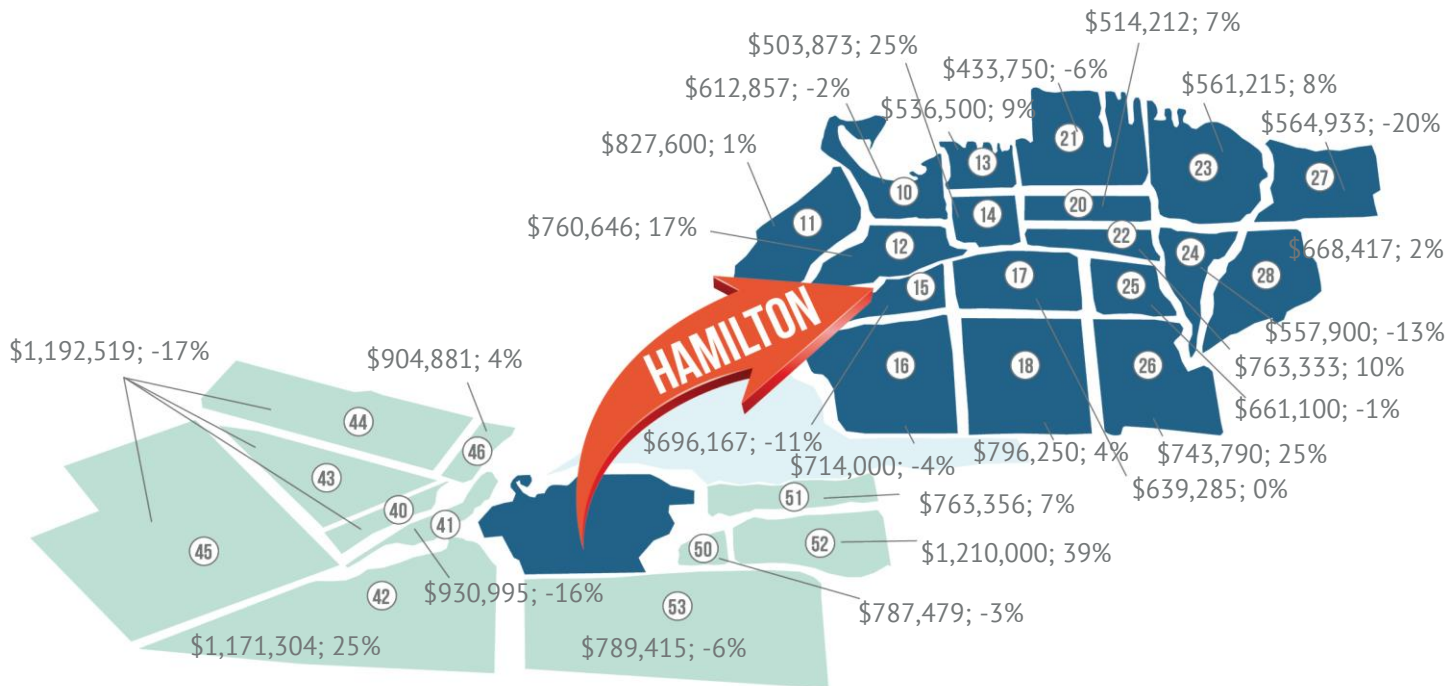
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Hamilton Centre	43	4.9%	56	43.6%	222	31.4%	77%	33.8	-26.8%	5.16	25.3%	\$539,918	8.6%	\$525,000	7.1%
Hamilton East	33	-10.8%	45	55.2%	136	9.7%	73%	42.6	23.9%	4.12	23.0%	\$600,033	-5.1%	\$555,000	-9.0%
Hamilton Mountain	89	21.9%	88	29.4%	285	39.7%	101%	42.5	10.6%	3.20	14.6%	\$712,540	0.5%	\$690,000	-0.7%
Hamilton West	22	-12.0%	33	32.0%	135	23.9%	67%	50.2	36.7%	6.14	40.7%	\$728,839	3.5%	\$728,000	2.5%
Flamborough	12	0.0%	18	28.6%	90	-11.8%	67%	118.8	98.2%	7.50	-11.8%	\$1,192,519	-17.4%	\$1,125,000	3.0%
Dundas	24	84.6%	13	44.4%	43	26.5%	185%	63.7	36.4%	1.79	-31.5%	\$930,995	-16.0%	\$816,500	-16.3%
Ancaster	23	21.1%	29	-6.5%	129	-1.5%	79%	51.9	13.5%	5.61	-18.7%	\$1,171,304	25.2%	\$1,067,500	35.1%
Waterdown	21	23.5%	21	0.0%	58	-7.9%	100%	42.2	49.0%	2.76	-25.5%	\$904,881	3.6%	\$840,000	-0.6%
Stoney Creek	58	0.0%	57	1.8%	217	-7.3%	102%	65.2	84.2%	3.74	-7.3%	\$788,740	3.8%	\$742,500	0.1%
Glanbrook	19	18.8%	22	22.2%	85	34.9%	86%	56.9	48.7%	4.47	13.6%	\$789,415	-5.9%	\$775,000	4.2%
Total	344	10.6%	382	23.2%	1400	13.5%	90%	51.3	30.4%	4.07	2.7%	\$772,705	2.3%	\$720,000	2.1%

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	735	-9.8%	1,738	7.7%	250	23.4%	42.3%	30.6	7.8%	4.07	36.8%	\$548,229	-2.3%	\$535,000	-0.9%
Hamilton East	681	6.2%	1,267	10.4%	157	36.2%	53.7%	31.7	39.7%	2.77	28.2%	\$616,962	-2.9%	\$596,000	-4.6%
Hamilton Mountain	1,517	4.0%	2,747	13.6%	311	47.3%	55.2%	28.5	40.2%	2.46	41.7%	\$743,319	-1.1%	\$725,000	-2.0%
Hamilton West	500	-4.9%	1,074	7.3%	161	23.2%	46.6%	37.5	25.6%	3.87	29.6%	\$705,866	0.1%	\$690,000	1.6%
Flamborough	231	5.5%	576	9.7%	128	40.8%	40.1%	49.8	28.5%	6.63	33.5%	\$1,287,016	11.3%	\$1,170,000	8.8%
Dundas	289	12.9%	445	19.3%	55	49.1%	64.9%	31.3	22.9%	2.29	32.1%	\$929,182	-0.3%	\$845,000	-3.6%
Ancaster	513	6.7%	1,170	9.3%	168	22.5%	43.8%	37.3	27.3%	3.93	14.9%	\$1,181,397	3.1%	\$1,060,000	4.4%
Waterdown	369	2.5%	757	20.2%	91	50.6%	48.7%	30.8	38.1%	2.95	46.9%	\$986,113	-1.3%	\$922,000	-2.1%
Stoney Creek	918	-5.5%	2,044	-0.2%	294	17.5%	44.9%	35.0	30.0%	3.85	24.3%	\$830,144	1.3%	\$770,000	-1.9%
Glanbrook	413	-0.2%	831	10.7%	110	33.8%	49.7%	34.4	19.3%	3.19	34.2%	\$893,461	0.9%	\$815,000	-0.7%
Total	6,166	0.4%	12,652	9.2%	1,724	30.9%	48.7%	33.0	28.0%	3.36	30.4%	\$806,112	1.1%	\$735,000	-0.7%

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 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	\$612,857	-2.3%	\$543,400	-0.1%	\$611,159	4.2%	\$556,858	-3.9%
Hamilton West 11	\$827,600	1.0%	\$743,300	-3.5%	\$717,720	-4.7%	\$772,208	1.6%
Hamilton West 12	\$760,646	16.8%	\$633,700	-2.7%	\$749,727	0.3%	\$666,525	-2.7%
Hamilton Centre 13	\$536,500	8.7%	\$510,300	6.3%	\$539,116	-3.4%	\$513,017	-0.1%
Hamilton Centre 14	\$503,873	24.5%	\$492,200	-3.0%	\$500,243	-5.0%	\$514,617	-4.8%
Hamilton Centre 20	\$514,212	7.3%	\$521,800	4.5%	\$530,882	-2.2%	\$530,167	-1.1%
Hamilton Centre 21	\$433,750	-5.8%	\$432,700	6.6%	\$453,161	-2.2%	\$436,367	0.6%
Hamilton Centre 22	\$763,333	10.2%	\$667,400	2.7%	\$707,315	0.5%	\$698,000	-1.4%
Hamilton East 23	\$561,215	7.6%	\$503,700	3.9%	\$534,189	-2.3%	\$510,208	-2.0%
Hamilton East 24	\$557,900	-13.4%	\$633,600	1.7%	\$648,639	-2.9%	\$656,692	-1.2%
Hamilton East 27	\$564,933	-19.6%	\$621,100	-2.0%	\$648,724	-7.6%	\$644,333	-4.5%
Hamilton East 28	\$668,417	2.0%	\$614,500	2.0%	\$659,328	-0.1%	\$625,742	-1.0%
Hamilton East 29	-	-	\$781,400	2.7%	\$809,933	-1.3%	\$795,408	-1.4%
Hamilton Mountain 15	\$696,167	-10.9%	\$718,000	-3.2%	\$795,351	0.5%	\$768,042	-1.2%
Hamilton Mountain 16	\$714,000	-4.1%	\$716,600	-3.7%	\$776,059	-1.2%	\$761,533	-2.0%
Hamilton Mountain 17	\$639,285	-0.4%	\$605,600	-4.4%	\$663,767	0.3%	\$654,025	-1.5%
Hamilton Mountain 18	\$796,250	3.8%	\$760,000	-2.4%	\$807,182	-2.0%	\$805,067	-1.2%
Hamilton Mountain 25	\$661,100	-1.3%	\$663,900	-3.9%	\$720,285	-1.0%	\$718,483	-1.7%
Hamilton Mountain 26	\$743,790	25.4%	\$663,600	-1.9%	\$701,853	1.2%	\$700,200	-1.5%
Flamborough 43	\$1,192,519	-17.4%	\$1,138,500	-0.2%	\$1,287,016	11.3%	\$1,172,742	1.4%
Dundas 41	\$930,995	-16.0%	\$887,100	-4.7%	\$929,182	-0.3%	\$924,583	0.6%
Ancaster 42	\$1,171,304	25.2%	\$1,058,900	-5.6%	\$1,181,397	3.1%	\$1,119,808	1.0%
Waterdown 46	\$904,881	3.6%	\$946,400	1.3%	\$986,113	-1.3%	\$1,005,792	-0.1%
Stoney Creek 50	\$787,479	-3.2%	\$823,300	4.0%	\$846,905	-0.3%	\$850,075	-1.0%
Stoney Creek 51	\$763,356	7.4%	\$757,900	-0.6%	\$807,074	3.7%	\$774,750	-3.1%
Stoney Creek 52	\$1,210,000	39.1%	\$1,017,900	2.7%	\$1,125,157	-3.3%	\$1,034,433	2.4%
Glanbrook 53	\$789,415	-5.9%	\$830,300	-1.2%	\$893,461	0.9%	\$862,750	-0.7%

DETACHED

BENCHMARK HOMES

	December 2024						
	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Hamilton West 10	\$623,300	4.1%	0.9%	2	3	1,422	2,600
Hamilton West 11	\$797,700	-3.1%	-3.5%	2	5	1,315	4,000
Hamilton West 12	\$876,400	-0.6%	-2.2%	2	3	1,698	3,250
Hamilton Centre 13	\$504,900	6.4%	0.3%	1	3	1,292	2,325
Hamilton Centre 14	\$570,900	3.6%	0.1%	2	3	1,559	2,783
Hamilton Centre 20	\$535,700	4.9%	0.0%	1	3	1,289	2,500
Hamilton Centre 21	\$432,500	6.5%	0.1%	1	3	1,144	2,500
Hamilton Centre 22	\$667,900	2.7%	-4.7%	2	3	1,538	3,150
Hamilton East 23	\$502,700	3.7%	-1.7%	1	3	1,061	3,150
Hamilton East 24	\$643,700	2.0%	-2.8%	2	3	1,211	4,158
Hamilton East 27	\$771,400	2.9%	-0.6%	2	3	1,334	5,000
Hamilton East 28	\$804,200	3.4%	-2.5%	2	3	1,403	5,250
Hamilton East 29	\$774,600	6.4%	2.5%	2	3	1,603	5,341
Hamilton Mountain 15	\$732,000	-3.3%	-6.0%	2	4	1,255	5,525
Hamilton Mountain 16	\$822,700	-2.9%	-5.0%	2	3	1,569	4,817
Hamilton Mountain 17	\$612,600	-4.4%	-6.1%	2	3	1,120	4,300
Hamilton Mountain 18	\$779,500	-2.2%	-5.1%	2	3	1,584	4,534
Hamilton Mountain 25	\$664,500	-3.9%	-6.0%	2	4	1,109	5,000
Hamilton Mountain 26	\$723,100	-1.8%	-4.9%	2	3	1,303	4,590
Flamborough 43	\$1,140,400	-0.2%	-2.1%	2	3	1,869	27,546
Dundas 41	\$983,300	-4.4%	-3.4%	2	3	1,537	6,033
Ancaster 42	\$1,214,000	-3.8%	-3.6%	2	3	2,206	7,543
Waterdown 46	\$1,080,300	2.6%	-3.1%	2	3	1,848	4,701
Stoney Creek 50	\$861,100	4.3%	-3.9%	2	3	1,788	5,041
Stoney Creek 51	\$893,900	2.7%	0.1%	2	3	1,666	6,000
Stoney Creek 52	\$1,018,200	2.7%	1.2%	2	3	1,702	27,335
Glanbrook 53	\$923,600	-0.5%	-0.9%	2	3	1,813	4,830

SUMMARY STATISTICS

December 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	344	10.6%	382	23.2%	1,400	13.5%	\$720,000	2.1%	51.3	30.4%	36.0	16.1%
Commercial	6	-25.0%	21	5.0%	167	1.2%	\$1,946,000	176.0%	188.5	125.7%	182.0	158.2%
Farm	2	100.0%	6	500.0%	26	8.3%	\$1,887,500	11.0%	70.0	-4.1%	70.0	-4.1%
Land	2	-33.3%	7	0.0%	108	11.3%	\$810,000	8.7%	162.5	299.6%	162.5	277.9%
Multi-Residential	9	200.0%	20	185.7%	83	5.1%	\$726,000	9.2%	48.2	16.7%	41.0	105.0%
Total	363	11.0%	448	24.8%	2,771	3.8%	\$723,000	2.3%	54.2	33.5%	37.0	19.4%

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	6,166	0.4%	12,652	9.2%	1,724	30.9%	\$735,000	-0.7%	33.0	28.0%	20.0	33.3%
Commercial	82	-39.7%	518	-12.6%	185	-1.2%	\$943,750	20.5%	103.4	14.5%	76.5	4.1%
Farm	17	30.8%	67	-21.2%	25	-8.9%	\$1,950,000	-2.3%	98.5	56.3%	56.0	100.0%
Land	29	-14.7%	299	15.0%	117	28.1%	\$610,000	-21.0%	86.1	-4.1%	54.0	31.7%
Multi-Residential	115	76.9%	451	9.7%	92	27.3%	\$785,000	-4.3%	48.4	44.5%	35.0	29.6%
Total	6,435	0.3%	14,068	7.9%	3,182	18.8%	\$735,000	-1.2%	34.8	24.4%	21.0	31.3%

December 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	0	-100.0%	\$0	-100.0%	7	-22.2%	-	-	0	-
Industrial	1	-50.0%	\$2,550,000	-21.7%	0	-100.0%	149.0	238.6%	0	-
Investment	1	-50.0%	\$4,300,000	-26.1%	0	-100.0%	321.0	236.1%	0	-
Land	0	-	\$0	-	0	-	-	-	0	-
Office	0	-100.0%	\$0	-100.0%	0	-100.0%	-	-	0	-
Retail	1	-50.0%	\$3,200,000	62.4%	0	-100.0%	164.0	50.5%	0	-

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	26	23.8%	\$6,078,200	201.5%	144	18.0%	91.9	-32.5%	6	42.0
Industrial	16	-36.0%	\$26,770,500	-54.5%	161	-42.1%	90.7	12.4%	50	129.6
Investment	6	-60.0%	\$22,165,886	-13.5%	39	-70.2%	140.8	67.3%	0	-
Land	1	0.0%	\$600,000	-53.8%	17	-29.2%	34.0	750.0%	1	95.0
Office	7	-70.8%	\$7,465,000	-62.8%	187	-48.6%	75.0	-20.5%	63	238.8
Retail	25	-59.0%	\$23,861,500	-65.7%	221	-58.1%	116.8	18.7%	46	108.5