

**HAMILTON
MONTHLY
STATISTICS
PACKAGE
DECEMBER 2025**

SUMMARY

Sales slowed again in December, leading to a nine per cent drop for the year. In 2025, there were 5,615 sales reported, the lowest since 2010 and more than 30 per cent below typical levels.

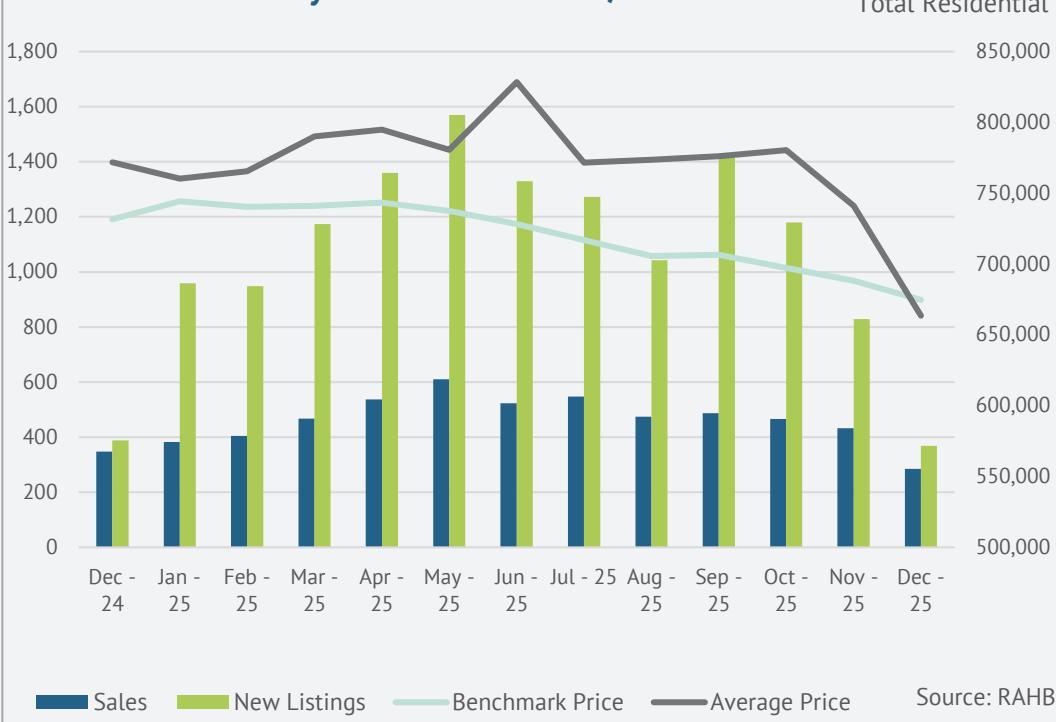
Easing sales activity were met with an annual gain in new listings. This kept inventories high for most of the year, and the months of supply to remain above five months since September.

More supply than demand pushed home prices down for most of the year. In 2025, the annual average benchmark price was \$718,708, which is five per cent lower than the previous year. While prices are still higher than pre-pandemic levels, they have dipped to 2021 levels.

Apartment-style homes saw the most significant drop in benchmark prices, falling by over eight per cent, while prices for detached, semi-detached, and row homes each dropped by just under five per cent.

The statistics provided in this report are based on information from the ITSO MLS® System. Multiple MLS® Systems operate within Ontario, and while none can be guaranteed to include every property listed or sold within a given area, they effectively

Residential Activity and Prices - 2025/2024



SALES

285



18.1%
YEAR/YEAR



NEW LISTINGS

368



5.2%
YEAR/YEAR



INVENTORY

1,611



13.7%
YEAR/YEAR



MONTHS OF SUPPLY

5.7



38.8%
YEAR/YEAR



RESIDENTIAL AVERAGE PRICE



\$663,558

14.0%
YEAR/YEAR



AVERAGE DOM

54.2

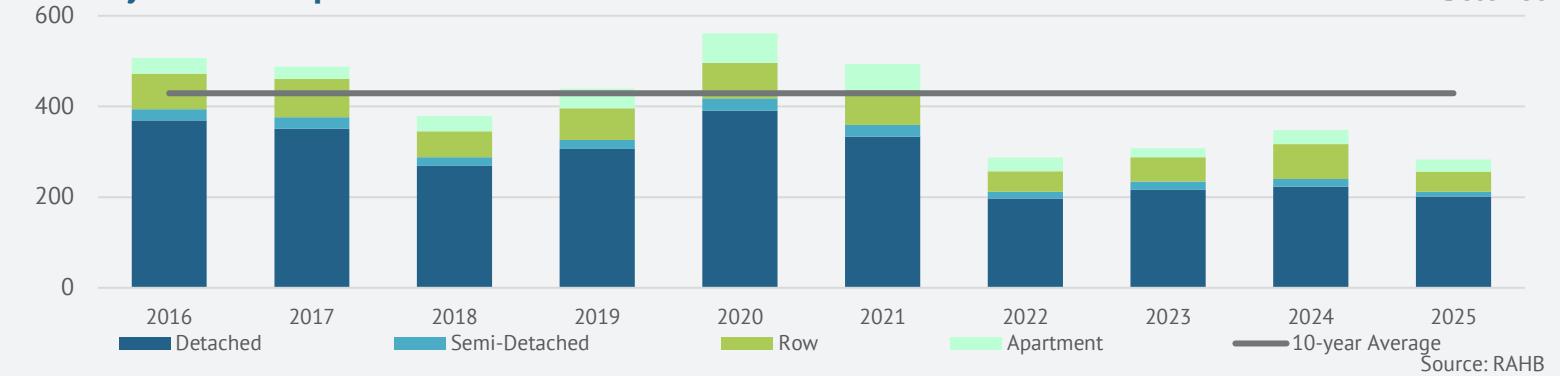


11.0%
YEAR/YEAR



PROPERTY TYPES

Monthly Sales Comparison



December

Source: RAHB

December 2025

	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	201	-9.9%	210	-11.0%	953	11.7%	96%	50.8	-9%	4.74	24.0%	\$728,815	-14.6%	\$671,000	-11.7%
Semi-Detached	11	-35.3%	27	17.4%	75	25.0%	41%	55.7	31%	6.82	93.2%	\$502,591	-22.5%	\$457,000	-25.3%
Row	44	-42.9%	83	5.1%	307	22.8%	53%	52.1	-27%	6.98	114.9%	\$616,013	-9.8%	\$622,000	-10.5%
Apartment	27	-12.9%	45	-4.3%	260	7.4%	60%	79.6	-2%	9.63	23.4%	\$353,241	-25.7%	\$355,000	-19.3%
Mobile	2	-	3	0.0%	16	45.5%	67%	94.5	-	8.00	-	\$225,750	-	\$225,750	-
Total Residential	285	-18.1%	368	-5.2%	1,611	13.7%	77%	54.2	-11%	5.65	38.8%	\$663,558	-14.0%	\$630,000	-12.5%

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	3,893	-3.6%	8,764	8.3%	1,337	23.9%	44.4%	36.1	14%	4.12	28.5%	\$851,639	-5.3%	\$760,000	-5.0%
Semi-Detached	245	-8.6%	604	17.3%	91	50.4%	40.6%	35.5	23%	4.43	64.5%	\$654,242	-4.4%	\$649,000	-1.7%
Row	984	-20.3%	2,427	1.5%	383	34.7%	40.5%	40.9	24%	4.67	69.1%	\$666,733	-4.0%	\$665,000	-5.7%
Apartment	475	-20.8%	1,583	-1.7%	337	15.0%	30.0%	61.2	24%	8.51	45.2%	\$437,991	-9.0%	\$411,000	-9.7%
Mobile	18	0.0%	67	52.3%	21	113.6%	26.9%	70.8	33%	14.00	113.6%	\$310,917	2.3%	\$327,500	13.3%
Total Residential	5,615	-9.0%	13,445	6.1%	2,168	25.4%	41.8%	39.1	17%	4.63	37.8%	\$773,896	-4.0%	\$700,000	-4.8%

BENCHMARK PRICE

DETACHED

\$752,100



7%
YEAR/YEAR

SEMI-DETACHED

\$670,300



6%
YEAR/YEAR

ROW

\$581,100



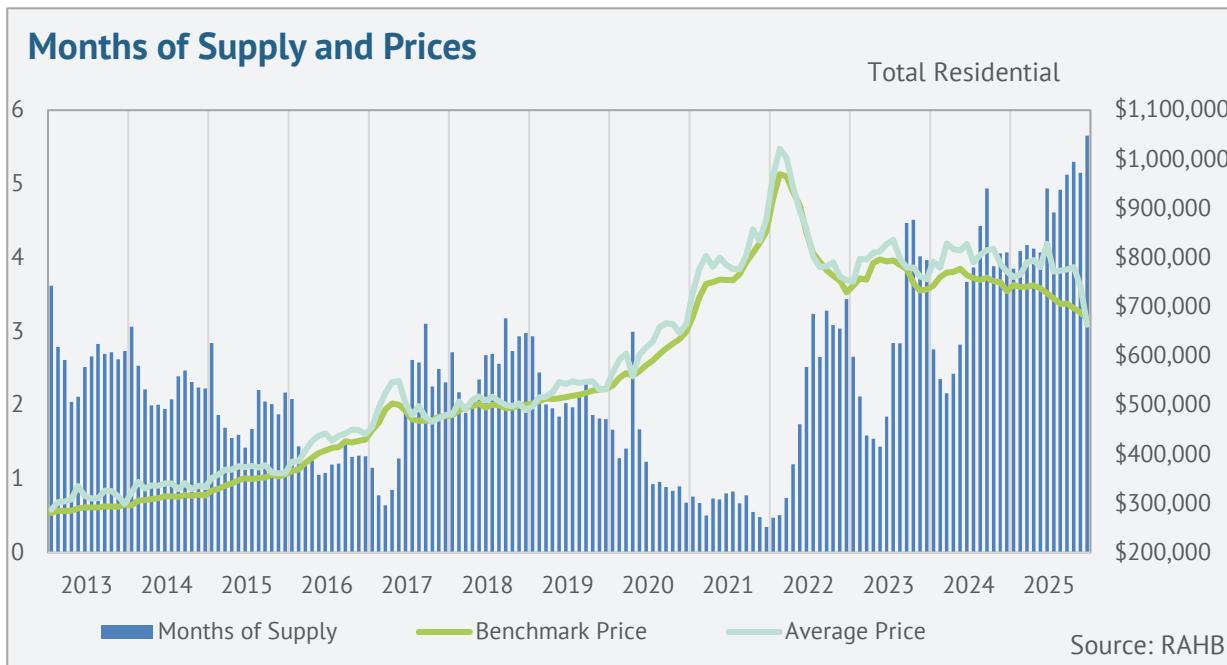
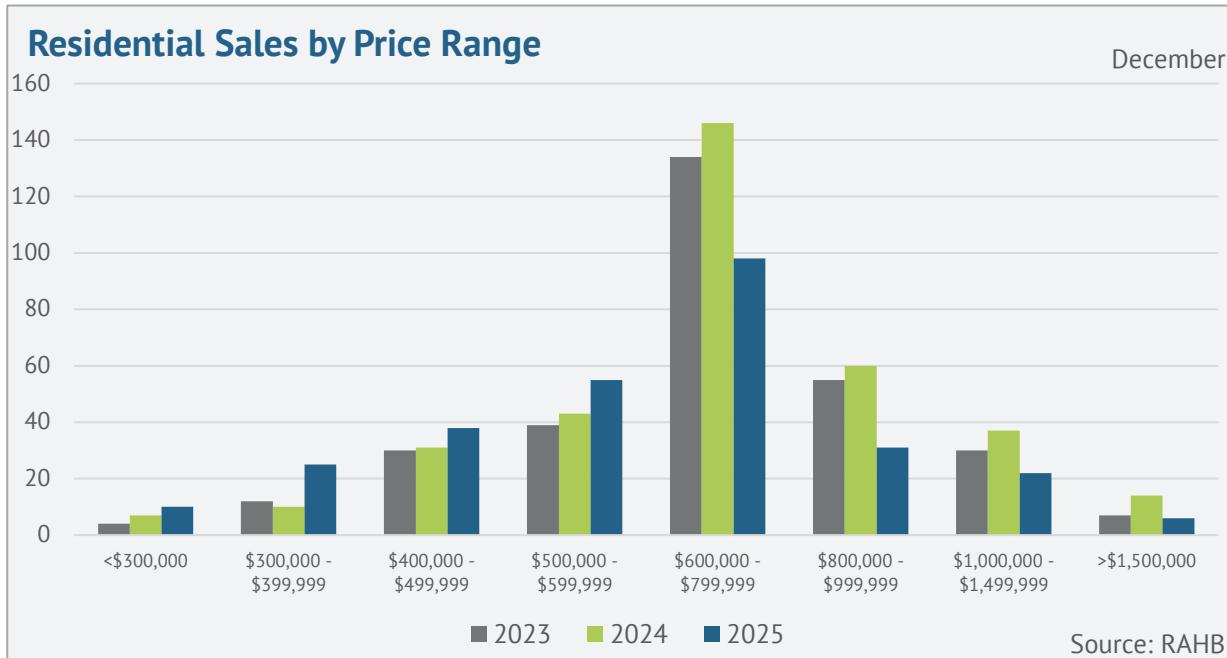
7%
YEAR/YEAR

APARTMENT

\$386,400

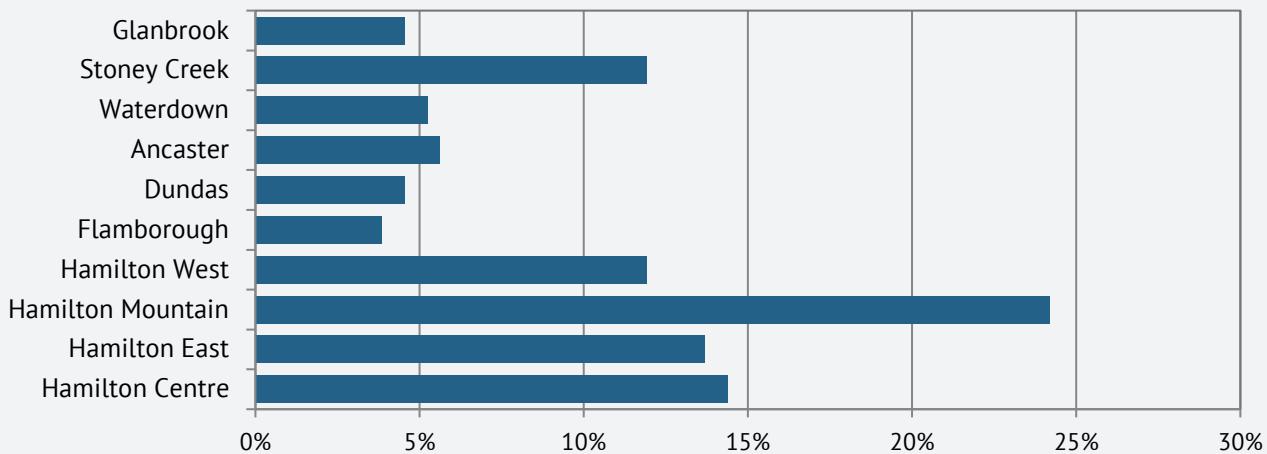


13%
YEAR/YEAR



REGIONAL SUMMARY

Share of Sales by District



December 2025

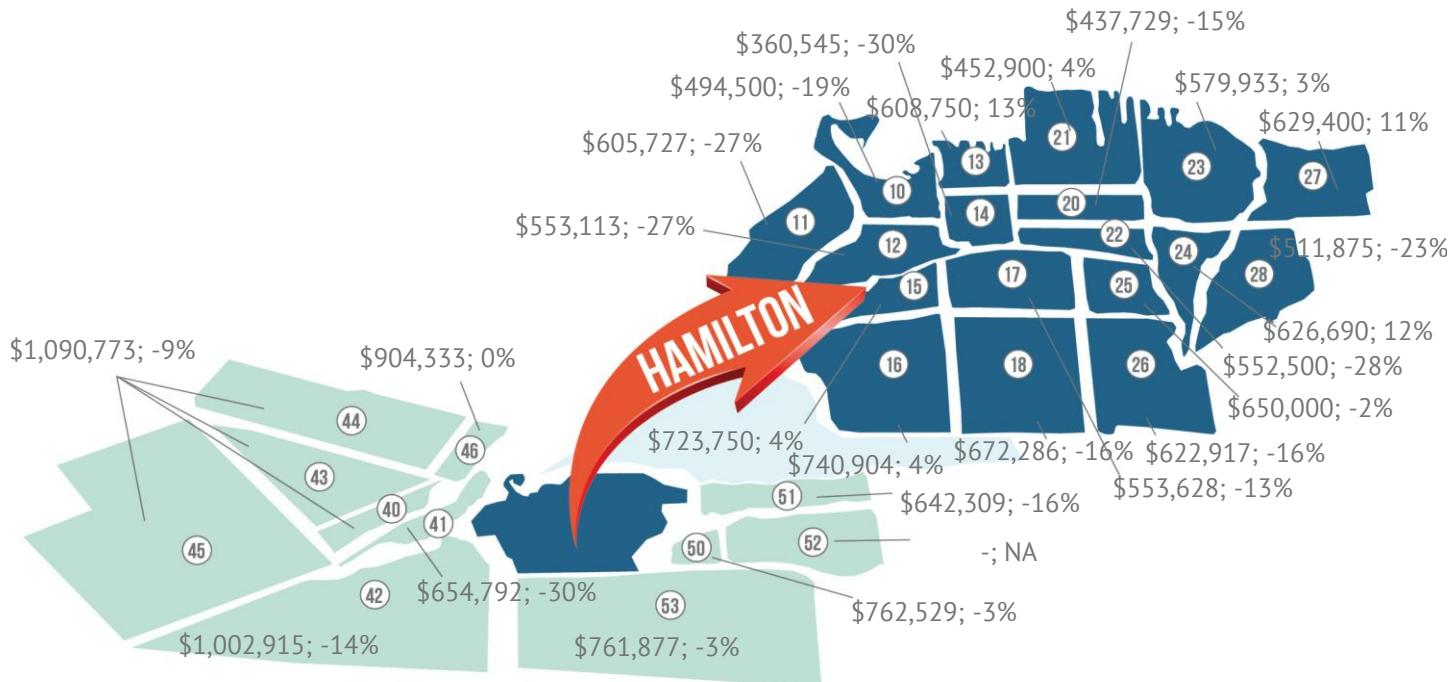
	Sales		New Listings		Inventory		S/NL	Days on Market	Months of Supply		Average Price		Median Price		
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y			Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	
Hamilton Centre	41	-8.9%	54	-5.3%	238	7.7%	76%	52.5	25.2%	5.80	18.2%	\$449,553	-17.0%	\$430,000	-19.6%
Hamilton East	39	18.2%	46	4.5%	151	11.9%	85%	40.5	-16.8%	3.87	-5.4%	\$584,049	-2.7%	\$555,000	0.0%
Hamilton Mountain	69	-23.3%	89	0.0%	355	24.6%	78%	54.6	14.8%	5.14	62.5%	\$653,327	-8.3%	\$653,533	-5.6%
Hamilton West	34	54.5%	44	29.4%	149	8.0%	77%	63.7	-6.6%	4.38	-30.1%	\$556,344	-23.7%	\$515,000	-29.3%
Flamborough	11	-8.3%	12	-36.8%	89	-6.3%	92%	67.6	-43.0%	8.09	2.2%	\$1,090,773	-8.5%	\$1,150,000	2.2%
Dundas	13	-45.8%	8	-38.5%	39	-11.4%	163%	49.5	-38.2%	3.00	63.6%	\$654,792	-29.7%	\$665,000	-18.6%
Ancaster	16	-33.3%	30	0.0%	161	24.8%	53%	52.8	-22.1%	10.06	87.2%	\$1,002,915	-13.6%	\$1,025,000	0.1%
Waterdown	15	-28.6%	15	-28.6%	68	17.2%	100%	53.2	26.0%	4.53	64.1%	\$904,333	-0.1%	\$835,000	-0.6%
Stoney Creek	34	-41.4%	50	-15.3%	262	15.9%	68%	61.3	-25.7%	7.71	97.8%	\$702,419	-10.9%	\$680,000	-7.8%
Glanbrook	13	-31.6%	20	-9.1%	99	15.1%	65%	52.5	-22.1%	7.62	68.2%	\$761,877	-3.5%	\$755,000	-2.6%
Total	285	-18.1%	368	-5.2%	1611	13.7%	77%	54.2	-11.0%	5.65	38.8%	\$663,558	-14.0%	\$630,000	-12.5%

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			Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	
Hamilton Centre	697	-5.4%	1,796	3.3%	299	19.8%	38.8%	38.6	24.1%	5.15	26.7%	\$516,414	-5.8%	\$505,000	-5.6%
Hamilton East	644	-5.6%	1,396	10.3%	212	35.1%	46.1%	36.3	13.6%	3.95	43.0%	\$581,769	-5.7%	\$570,000	-4.4%
Hamilton Mountain	1,464	-3.6%	3,104	13.0%	453	45.7%	47.2%	37.5	29.9%	3.71	51.1%	\$707,059	-4.9%	\$687,000	-5.2%
Hamilton West	418	-16.4%	1,133	5.2%	203	25.0%	36.9%	43.5	13.7%	5.82	49.5%	\$715,092	1.3%	\$675,000	-2.2%
Flamborough	211	-8.7%	570	-1.9%	128	-1.4%	37.0%	49.7	-0.2%	7.27	8.0%	\$1,233,725	-4.1%	\$1,180,000	0.9%
Dundas	282	-2.4%	488	9.4%	70	26.3%	57.8%	33.8	3.5%	2.98	29.4%	\$980,176	5.5%	\$864,500	2.3%
Ancaster	457	-11.1%	1,239	5.8%	215	28.4%	36.9%	41.0	7.9%	5.66	44.4%	\$1,141,049	-3.4%	\$1,022,500	-3.3%
Waterdown	318	-14.1%	739	-2.4%	104	14.6%	43.0%	37.4	21.1%	3.92	33.3%	\$942,822	-4.5%	\$880,000	-4.7%
Stoney Creek	780	-15.0%	2,177	6.1%	357	20.6%	35.8%	40.1	10.9%	5.48	41.9%	\$807,347	-2.7%	\$755,000	-1.9%
Glanbrook	343	-16.7%	802	-3.5%	127	15.8%	42.8%	42.0	20.8%	4.46	39.1%	\$842,314	-5.8%	\$799,000	-2.0%
Total	5,615	-9.0%	13,445	6.1%	2,168	25.4%	41.8%	39.1	16.6%	4.63	37.8%	\$773,896	-4.0%	\$700,000	-4.8%

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

	December 2025				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	\$494,500	-19.3%	\$435,600	-18.6%	\$569,020	-6.9%	\$498,633	-8.4%
Hamilton West 11	\$605,727	-26.8%	\$645,300	-7.8%	\$712,877	-0.7%	\$672,817	-7.5%
Hamilton West 12	\$553,113	-27.3%	\$523,400	-13.0%	\$815,384	8.8%	\$586,158	-6.0%
Hamilton Centre 13	\$608,750	13.5%	\$400,000	-20.9%	\$513,486	-4.8%	\$474,942	-6.6%
Hamilton Centre 14	\$360,545	-29.8%	\$380,000	-20.2%	\$452,556	-9.7%	\$438,800	-10.8%
Hamilton Centre 20	\$437,729	-14.9%	\$407,400	-20.8%	\$492,195	-7.3%	\$482,750	-7.5%
Hamilton Centre 21	\$452,900	4.4%	\$335,200	-20.2%	\$423,516	-6.5%	\$393,200	-7.1%
Hamilton Centre 22	\$552,500	-27.6%	\$590,300	-10.9%	\$695,067	-1.7%	\$643,725	-7.1%
Hamilton East 23	\$579,933	3.3%	\$446,100	-10.1%	\$509,381	-4.6%	\$481,392	-4.1%
Hamilton East 24	\$626,690	12.3%	\$572,300	-8.5%	\$629,920	-2.9%	\$610,783	-5.4%
Hamilton East 27	\$629,400	11.4%	\$517,300	-9.8%	\$619,325	-4.5%	\$555,425	-5.8%
Hamilton East 28	\$511,875	-23.4%	\$548,700	-8.3%	\$613,429	-7.0%	\$580,950	-4.2%
Hamilton East 29	\$570,000	-	\$629,600	-18.7%	\$802,963	-0.9%	\$731,725	-7.5%
Hamilton Mountain 15	\$723,750	4.0%	\$689,600	-3.2%	\$746,898	-6.1%	\$733,650	-3.4%
Hamilton Mountain 16	\$740,904	3.5%	\$652,300	-5.3%	\$751,297	-3.2%	\$691,875	-4.8%
Hamilton Mountain 17	\$553,628	-13.4%	\$575,100	-3.4%	\$619,775	-6.6%	\$615,267	-3.9%
Hamilton Mountain 18	\$672,286	-15.6%	\$700,800	-4.3%	\$772,104	-4.3%	\$743,608	-4.1%
Hamilton Mountain 25	\$650,000	-1.7%	\$635,400	-2.9%	\$694,380	-3.6%	\$680,075	-3.7%
Hamilton Mountain 26	\$622,917	-16.3%	\$604,200	-6.4%	\$676,958	-3.5%	\$640,708	-5.3%
Flamborough 43	\$1,090,773	-8.5%	\$1,112,000	-7.3%	\$1,233,725	-4.1%	\$1,149,875	-6.7%
Dundas 41	\$654,792	-29.7%	\$803,400	-5.7%	\$980,176	5.5%	\$842,467	-3.6%
Ancaster 42	\$1,002,915	-13.6%	\$992,400	-5.4%	\$1,141,049	-3.4%	\$1,031,250	-6.6%
Waterdown 46	\$904,333	-0.1%	\$882,700	-6.8%	\$942,822	-4.5%	\$942,192	-6.7%
Stoney Creek 50	\$762,529	-2.8%	\$738,700	-9.7%	\$831,794	-1.7%	\$792,142	-6.0%
Stoney Creek 51	\$642,309	-15.9%	\$656,600	-9.6%	\$771,630	-4.4%	\$692,133	-6.2%
Stoney Creek 52	-	-	\$931,500	-8.4%	\$1,162,841	3.3%	\$968,775	-6.0%
Glanbrook 53	\$761,877	-3.5%	\$790,500	-5.3%	\$842,314	-5.8%	\$821,625	-5.1%

DETACHED

BENCHMARK HOMES

December 2025

	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Hamilton West 10	\$492,000	-21.9%	-12.5%	2	3	1,422	2,600
Hamilton West 11	\$714,500	-6.5%	0.2%	2	5	1,315	4,000
Hamilton West 12	\$746,800	-15.7%	-9.8%	2	3	1,698	3,250
Hamilton Centre 13	\$398,000	-20.6%	-12.2%	1	3	1,292	2,325
Hamilton Centre 14	\$438,400	-22.6%	-13.4%	2	3	1,559	2,783
Hamilton Centre 20	\$418,100	-20.9%	-12.6%	1	3	1,289	2,500
Hamilton Centre 21	\$336,200	-20.0%	-11.3%	1	3	1,144	2,500
Hamilton Centre 22	\$590,400	-10.9%	-3.0%	2	3	1,538	3,150
Hamilton East 23	\$444,400	-10.3%	-3.2%	1	3	1,061	3,150
Hamilton East 24	\$585,400	-8.3%	-1.8%	2	3	1,211	4,158
Hamilton East 27	\$667,800	-10.7%	-2.5%	2	3	1,334	5,000
Hamilton East 28	\$741,000	-7.8%	-1.8%	2	3	1,403	5,250
Hamilton East 29	\$578,200	-24.0%	-12.9%	2	3	1,603	5,341
Hamilton Mountain 15	\$704,400	-2.7%	-1.9%	2	4	1,255	5,525
Hamilton Mountain 16	\$777,900	-3.7%	-2.3%	2	3	1,569	4,817
Hamilton Mountain 17	\$584,300	-3.0%	-1.9%	2	3	1,120	4,300
Hamilton Mountain 18	\$755,400	-3.3%	-2.2%	2	3	1,584	4,534
Hamilton Mountain 25	\$637,300	-2.8%	-2.0%	2	4	1,109	5,000
Hamilton Mountain 26	\$690,700	-5.0%	-2.0%	2	3	1,303	4,590
Flamborough 43	\$1,120,500	-7.4%	-0.6%	2	3	1,869	27,546
Dundas 41	\$933,500	-4.5%	0.5%	2	3	1,537	6,033
Ancaster 42	\$1,164,700	-3.4%	1.3%	2	3	2,206	7,543
Waterdown 46	\$1,066,200	-4.1%	0.3%	2	3	1,848	4,701
Stoney Creek 50	\$842,600	-9.5%	-2.4%	2	3	1,788	5,041
Stoney Creek 51	\$820,100	-8.2%	0.1%	2	3	1,666	6,000
Stoney Creek 52	\$931,500	-8.4%	-1.4%	2	3	1,702	27,335
Glanbrook 53	\$919,300	-3.3%	-1.7%	2	3	1,813	4,830

SUMMARY STATISTICS

December 2025

	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	285	-18.1%	368	-5.2%	1,611	13.7%	\$630,000	-12.5%	54.2	-11.0%	45.0	25.0%
Commercial	5	-16.7%	14	-33.3%	136	-18.6%	\$580,000	-70.2%	175.6	-31.0%	161.0	-41.1%
Farm	0	-100.0%	2	-66.7%	30	11.1%	-	-	-	-	-	-
Land	2	0.0%	9	28.6%	97	-12.6%	\$725,000	-10.5%	94.0	-42.2%	94.0	-42.2%
Multi-Residential	7	-30.0%	12	-47.8%	78	-7.1%	\$777,000	11.3%	86.7	33.6%	61.0	32.6%
Total	299	-18.8%	417	-8.1%	3,079	10.1%	\$634,000	-12.0%	57.3	-11.6%	47.0	27.0%

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	5,615	-9.0%	13,445	6.1%	2,168	25.4%	\$700,000	-4.8%	39.1	16.6%	25.0	25.0%
Commercial	70	-14.6%	446	-13.9%	179	-3.2%	\$937,500	-0.7%	121.6	12.4%	89.0	16.3%
Farm	20	17.6%	71	6.0%	29	12.3%	\$2,130,000	9.2%	76.0	-22.9%	66.0	17.9%
Land	42	44.8%	215	-28.1%	102	-13.9%	\$750,000	23.0%	164.8	91.4%	115.0	113.0%
Multi-Residential	88	-24.1%	422	-7.0%	100	8.7%	\$755,000	-3.6%	62.8	26.2%	46.0	29.6%
Total	5,836	-9.4%	14,617	3.9%	3,626	13.6%	\$705,000	-4.1%	41.6	17.4%	26.0	23.8%

December 2025

	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	-	\$0	-	8	14.3%	-	-	0	-
Industrial	0	-100.0%	\$0	-100.0%	0	-	-	-	0	-
Investment	0	-100.0%	\$0	-100.0%	0	-	-	-	0	-
Land	0	-	\$0	-	0	-	-	-	0	-
Office	0	-	\$0	-	0	-	-	-	0	-
Retail	0	-100.0%	\$0	-100.0%	0	-	-	-	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	1	-96.2%	\$110,000	-98.2%	119	-17.4%	233.0	153.6%	22	96.2
Industrial	0	-100.0%	\$0	-100.0%	0	-100.0%	-	-	1	223.0
Investment	0	-100.0%	\$0	-100.0%	0	-100.0%	-	-	0	-
Land	0	-100.0%	\$0	-100.0%	0	-100.0%	-	-	0	-
Office	0	-100.0%	\$0	-100.0%	0	-100.0%	-	-	1	351.0
Retail	0	-100.0%	\$0	-100.0%	0	-100.0%	-	-	1	348.0