

**HAMILTON**  
**MONTHLY**  
**STATISTICS**  
**PACKAGE**  
**FEBRUARY 2023**





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

# SUMMARY


February closed out with 464 sales in the region, 40 per cent less than the same time the previous year. Sales did improve for lower-priced properties, but it was not enough to offset the declines occurring for homes priced above \$800,000. New listings relative to sales prevented significant monthly inventory gains. While inventory levels are 128 per cent higher than last year's record lows, they are still below levels reported at this time of year pre-pandemic.

For the second month in a row, unadjusted benchmark prices trended up, reaching \$773,500. This may indicate that prices are starting to stabilize compared to the unprecedented prices in February 2022. While prices are 22 per cent below last year, all gains are not lost, as current home prices are well above pre-pandemic levels.


**SALES**  
**464**  
  
**40.1%**  
 YEAR/YEAR



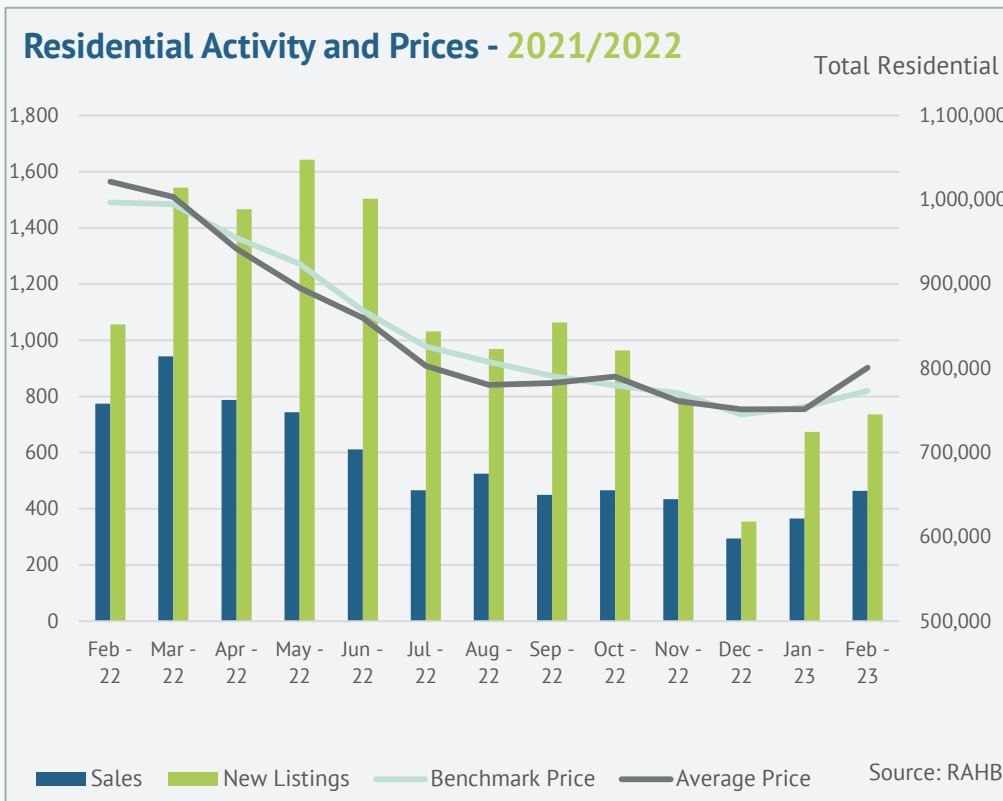
**NEW LISTINGS**  
**736**  
  
**30.3%**  
 YEAR/YEAR



**INVENTORY**  
**990**  
  
**128.1**  
 YEAR/YEAR




**MONTHS OF SUPPLY**  
**2.1**  
  
**280.5**  
 YEAR/YEAR






**RESIDENTIAL AVERAGE PRICE**



**\$800,584**  
  
**21.6%**  
 YEAR/YEAR

**AVERAGE DOM**

**31.2**  
  
**319.7**  
 YEAR/YEAR



# PROPERTY TYPES

Sales activity declined across all property types in February. Months of supply reduced across the detached, semi-detached and row sectors; however, apartment condominiums saw a modest gain compared to January.

Benchmark prices rose over the last month across all property types except apartment condominiums. However, apartment condominium prices have declined significantly less compared to other property types, dropping only five per cent year over year. Detached home prices saw the largest year-over-year adjustment at nearly 24 percent. Despite the year-over-year decline, the recent shifts in price trends should help support a more stable price environment this year.

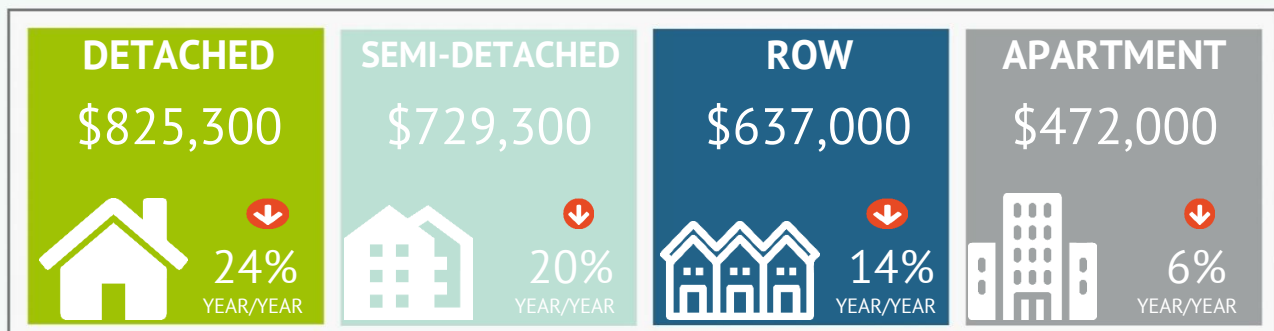
## February 2023

	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	308	-39.5%	474	-33.7%	619	106.3%	65%	26.9	260.9%	2.01	241.0%	\$875,388	-22.8%	\$799,750	-22.0%
Semi-Detached	23	-39.5%	30	-31.8%	38	111.1%	77%	30.4	352.9%	1.65	248.8%	\$761,011	-14.0%	\$750,000	-10.9%
Row	93	-31.1%	131	-32.1%	147	107.0%	71%	34.8	473.0%	1.58	200.5%	\$710,972	-21.6%	\$725,000	-21.2%
Apartment	40	-56.5%	98	-3.9%	174	314.3%	41%	56.7	485.9%	4.35	852.9%	\$455,698	-26.5%	\$432,500	-30.2%
Mobile	0	-	1	0.0%	6	200.0%	0%	-	-	-	-	-	-	-	-
<b>Total Residential</b>	<b>464</b>	<b>-40.1%</b>	<b>736</b>	<b>-30.3%</b>	<b>990</b>	<b>128.1%</b>	<b>63%</b>	<b>31.2</b>	<b>319.7%</b>	<b>2.13</b>	<b>280.5%</b>	<b>\$800,584</b>	<b>-21.6%</b>	<b>\$750,000</b>	<b>-21.7%</b>

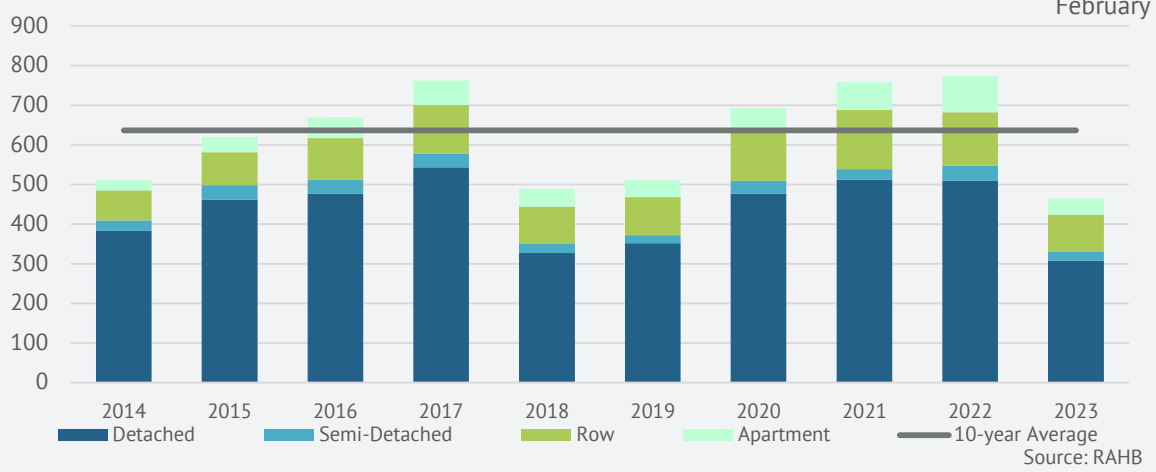
## Year-to-Date

	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	549	-30.2%	910	-14.6%	621	169.2%	60.3%	30.8	231.5%	2.26	285.4%	\$847,094	-24.4%	\$780,000	-22.8%
Semi-Detached	33	-40.0%	53	-24.3%	41	170.0%	62.3%	37.4	482.6%	2.45	350.0%	\$737,492	-17.4%	\$735,000	-16.5%
Row	169	-22.8%	258	-10.7%	148	207.3%	65.5%	34.6	475.0%	1.75	298.2%	\$699,661	-21.8%	\$705,000	-21.8%
Apartment	77	-50.3%	183	9.6%	159	278.6%	42.1%	50.8	210.8%	4.13	662.1%	\$489,731	-18.0%	\$465,000	-22.5%
Mobile	0	-100.0%	2	-33.3%	6	200.0%	0.0%	-	-	-	-	-	-	-	-
<b>Total Residential</b>	<b>829</b>	<b>-31.9%</b>	<b>1,410</b>	<b>-11.7%</b>	<b>979</b>	<b>188.2%</b>	<b>58.8%</b>	<b>33.7</b>	<b>255.7%</b>	<b>2.36</b>	<b>323.1%</b>	<b>\$779,022</b>	<b>-22.2%</b>	<b>\$738,000</b>	<b>-20.3%</b>

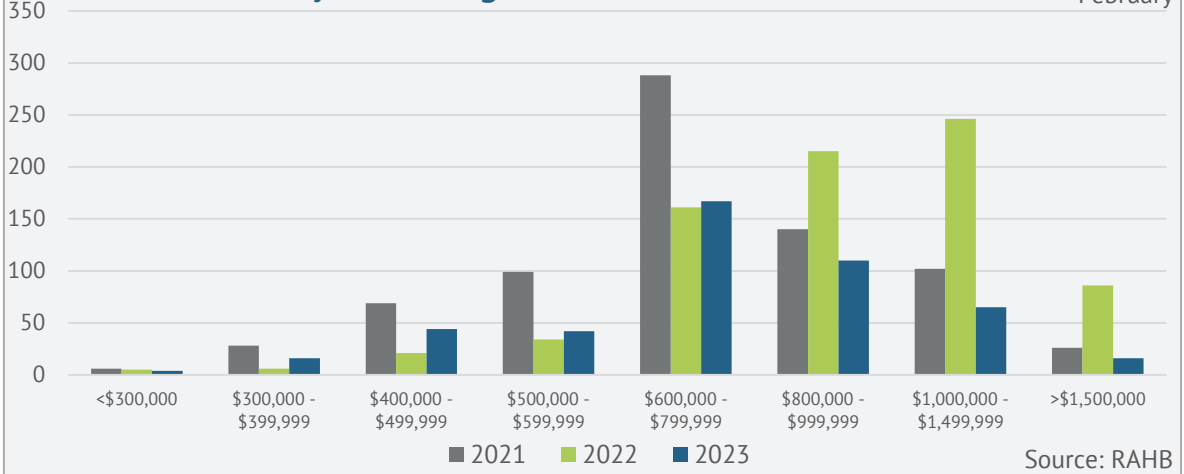
# BENCHMARK PRICE



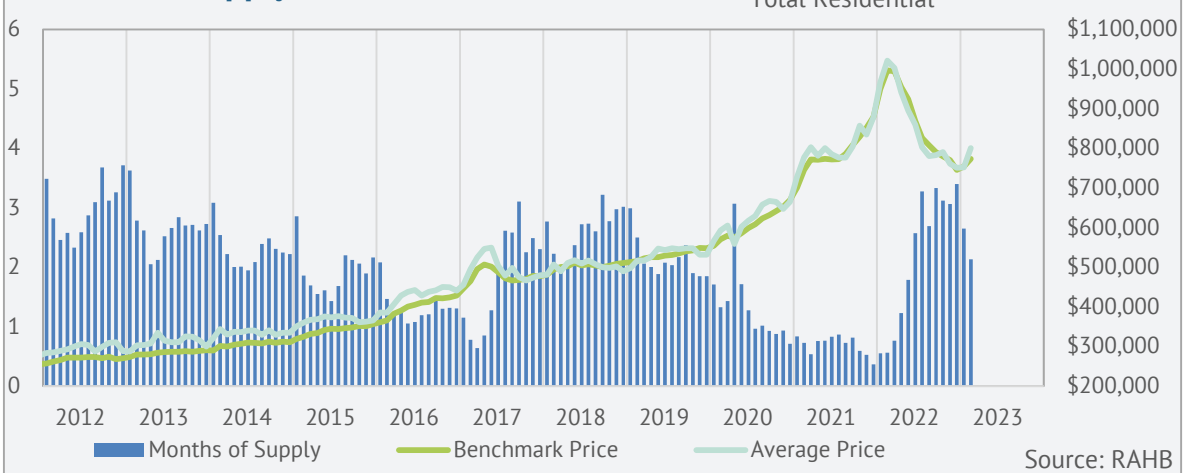
### Monthly Sales Comparison



### Residential Sales by Price Range



### Months of Supply and Prices

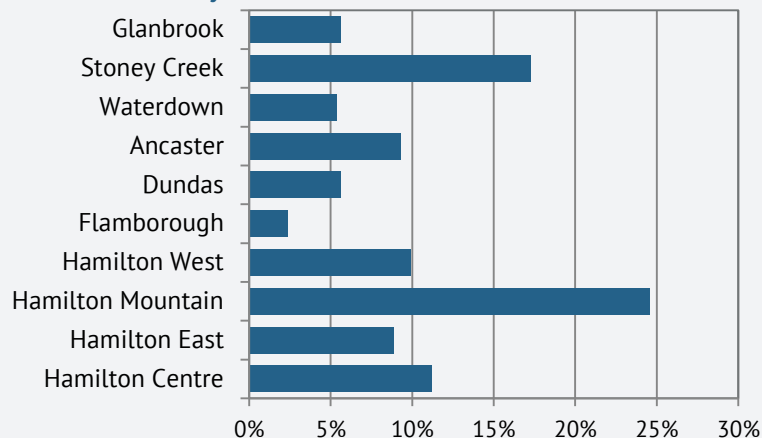


# REGIONAL SUMMARY

Compared to the previous year, February sales eased across all regions within Hamilton. The pace of decline varied depending on the region, with Hamilton East seeing the steepest decline. That region saw a significant decline in new listings which may explain the decline in sales.

Compared to last February, there is an improvement in supply levels providing buyers with more options. Notably, the sales to new listings ratio rose over last year's levels in the Hamilton Mountain and Dundas regions. Should supply continue to adjust to the current demand, we could see more price stability as we move through 2023.

## Share of Sales by District



## February 2023

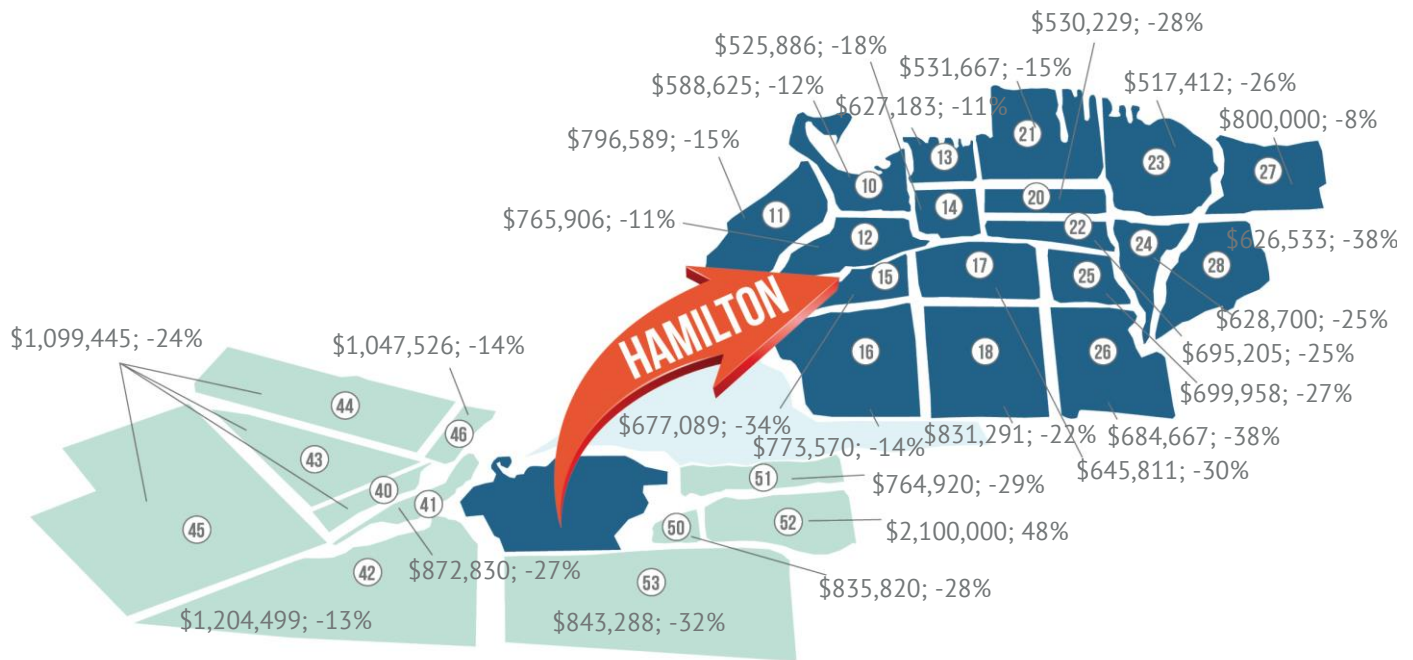
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Hamilton Centre	52	-53.2%	102	-30.1%	169	213.0%	51%	42.6	443.8%	3.25	568.1%	\$565,710	-21.6%	\$553,750	-20.9%
Hamilton East	41	-59.0%	59	-52.8%	72	60.0%	69%	24.8	262.3%	1.76	290.2%	\$596,217	-31.3%	\$561,000	-31.0%
Hamilton Mountain	114	-27.8%	135	-40.0%	145	85.9%	84%	27.2	367.2%	1.27	157.6%	\$732,258	-26.4%	\$705,000	-25.8%
Hamilton West	46	-39.5%	77	-18.1%	110	150.0%	60%	27.0	169.1%	2.39	313.0%	\$748,415	-10.4%	\$742,500	-7.8%
Flamborough	11	-38.9%	30	-9.1%	63	125.0%	37%	51.0	190.5%	5.73	268.2%	\$1,099,445	-23.8%	\$1,175,000	-9.1%
Dundas	26	-10.3%	24	-20.0%	31	210.0%	108%	34.5	261.6%	1.19	245.8%	\$872,830	-26.7%	\$849,000	-22.8%
Ancaster	43	-31.7%	62	-31.9%	86	83.0%	69%	35.5	275.1%	2.00	168.1%	\$1,204,499	-13.1%	\$985,000	-21.8%
Waterdown	25	-40.5%	37	-22.9%	43	230.8%	68%	27.0	460.6%	1.72	455.7%	\$1,047,526	-14.4%	\$999,150	-7.5%
Stoney Creek	80	-34.4%	148	-22.1%	188	116.1%	54%	31.3	403.3%	2.35	229.5%	\$812,627	-27.0%	\$771,000	-26.2%
Glanbrook	26	-52.7%	62	-16.2%	83	196.4%	42%	29.0	326.5%	3.19	527.1%	\$843,288	-31.6%	\$796,500	-33.1%
<b>Total</b>	<b>464</b>	<b>-40.1%</b>	<b>736</b>	<b>-30.3%</b>	<b>990</b>	<b>128.1%</b>	<b>63%</b>	<b>31.2</b>	<b>319.7%</b>	<b>2.13</b>	<b>280.5%</b>	<b>\$800,584</b>	<b>-21.6%</b>	<b>\$750,000</b>	<b>-21.7%</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	104	-39.9%	205	-5.1%	163	266.3%	50.7%	37.8	214.8%	3.13	509.3%	\$575,415	-18.5%	\$550,000	-19.1%
Hamilton East	75	-47.9%	114	-39.0%	75	114.3%	65.8%	30.1	339.4%	2.00	311.4%	\$591,901	-30.2%	\$562,000	-29.8%
Hamilton Mountain	217	-17.5%	282	-18.3%	152	178.9%	77.0%	29.1	302.8%	1.40	238.0%	\$728,387	-24.1%	\$715,000	-22.7%
Hamilton West	79	-34.7%	148	-5.7%	109	152.3%	53.4%	29.7	101.3%	2.75	286.5%	\$712,772	-12.0%	\$725,000	-9.4%
Flamborough	19	-52.5%	45	-23.7%	62	167.4%	42.2%	54.8	172.8%	6.47	462.9%	\$1,082,995	-31.4%	\$1,129,000	-30.0%
Dundas	38	-22.4%	53	3.9%	38	347.1%	71.7%	40.9	340.0%	2.00	476.5%	\$831,418	-26.3%	\$827,500	-21.3%
Ancaster	68	-34.0%	114	-18.6%	86	132.4%	59.6%	39.7	233.9%	2.53	252.1%	\$1,151,477	-15.7%	\$973,444	-21.5%
Waterdown	42	-31.1%	67	-2.9%	42	281.8%	62.7%	31.8	412.4%	2.00	454.5%	\$994,015	-15.4%	\$957,500	-8.8%
Stoney Creek	135	-27.0%	266	-1.1%	178	182.5%	50.8%	33.5	370.1%	2.64	287.2%	\$809,607	-25.7%	\$772,000	-25.4%
Glanbrook	52	-33.3%	116	12.6%	75	272.5%	44.8%	37.8	378.8%	2.87	458.8%	\$878,606	-25.2%	\$763,750	-30.6%
<b>Total</b>	<b>829</b>	<b>-31.9%</b>	<b>1,410</b>	<b>-11.7%</b>	<b>979</b>	<b>188.2%</b>	<b>58.8%</b>	<b>33.7</b>	<b>255.7%</b>	<b>2.36</b>	<b>323.1%</b>	<b>\$779,022</b>	<b>-22.2%</b>	<b>\$738,000</b>	<b>-20.3%</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

	February 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	\$588,625	-11.6%	\$584,900	-17.4%	\$610,667	-3.0%	\$580,850	-17.2%
Hamilton West 11	\$796,589	-14.7%	\$745,100	-21.6%	\$780,022	-14.0%	\$737,800	-19.7%
Hamilton West 12	\$765,906	-10.6%	\$676,900	-20.3%	\$681,007	-20.3%	\$669,800	-20.4%
Hamilton Centre 13	\$627,183	-10.6%	\$508,700	-22.2%	\$586,124	-15.1%	\$506,450	-22.3%
Hamilton Centre 14	\$525,886	-17.8%	\$537,700	-17.3%	\$555,014	-10.4%	\$534,000	-17.3%
Hamilton Centre 20	\$530,229	-27.5%	\$534,100	-22.0%	\$535,245	-27.8%	\$530,700	-22.0%
Hamilton Centre 21	\$531,667	-15.4%	\$428,700	-20.4%	\$526,178	-15.4%	\$428,050	-19.8%
Hamilton Centre 22	\$695,205	-24.7%	\$713,800	-25.1%	\$687,202	-24.3%	\$695,250	-25.3%
Hamilton East 23	\$517,412	-26.3%	\$509,900	-23.1%	\$510,731	-26.6%	\$504,050	-21.8%
Hamilton East 24	\$628,700	-25.3%	\$639,400	-24.3%	\$608,227	-28.4%	\$629,150	-23.1%
Hamilton East 27	\$800,000	-8.0%	\$663,500	-22.6%	\$675,600	-23.2%	\$660,350	-20.9%
Hamilton East 28	\$626,533	-37.6%	\$610,800	-22.2%	\$627,221	-33.6%	\$605,100	-19.7%
Hamilton East 29	\$1,050,000	0.6%	\$841,300	-23.2%	\$1,050,000	-6.3%	\$834,400	-23.1%
Hamilton Mountain 15	\$677,089	-34.3%	\$765,400	-25.4%	\$745,254	-26.6%	\$751,250	-25.6%
Hamilton Mountain 16	\$773,570	-14.0%	\$776,300	-22.8%	\$780,431	-14.4%	\$759,850	-22.7%
Hamilton Mountain 17	\$645,811	-29.8%	\$649,900	-24.0%	\$635,331	-25.6%	\$635,650	-24.5%
Hamilton Mountain 18	\$831,291	-21.8%	\$811,500	-23.6%	\$796,880	-23.4%	\$792,450	-23.8%
Hamilton Mountain 25	\$699,958	-26.8%	\$716,700	-25.9%	\$686,544	-29.4%	\$704,550	-26.0%
Hamilton Mountain 26	\$684,667	-38.3%	\$708,800	-24.1%	\$652,930	-37.9%	\$697,350	-23.0%
Flamborough 43	\$1,099,445	-23.8%	\$1,192,200	-20.7%	\$1,082,995	-31.4%	\$1,165,600	-20.3%
Dundas 41	\$872,830	-26.7%	\$896,200	-20.2%	\$831,418	-26.3%	\$884,100	-18.5%
Ancaster 42	\$1,204,499	-13.1%	\$1,090,400	-21.5%	\$1,151,477	-15.7%	\$1,073,300	-20.0%
Waterdown 46	\$1,047,526	-14.4%	\$981,500	-23.2%	\$994,015	-15.4%	\$950,050	-23.6%
Stoney Creek 50	\$835,820	-27.7%	\$850,300	-24.8%	\$824,111	-29.8%	\$832,600	-24.2%
Stoney Creek 51	\$764,920	-28.5%	\$787,300	-21.1%	\$760,672	-25.7%	\$787,750	-18.1%
Stoney Creek 52	\$2,100,000	47.7%	\$1,002,800	-22.8%	\$2,287,500	70.5%	\$1,015,500	-19.9%
Glanbrook 53	\$843,288	-31.6%	\$849,700	-23.7%	\$878,606	-25.2%	\$864,600	-19.8%

# DETACHED

## BENCHMARK HOMES

### February 2023

	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Hamilton West 10	\$649,000	-22.7%	2.1%	2	3	1,390	2,610
Hamilton West 11	\$793,700	-22.4%	2.6%	2	4	1,335	4,000
Hamilton West 12	\$923,500	-23.6%	3.6%	2	3	1,690	3,255
Hamilton Centre 13	\$503,900	-22.1%	0.9%	1	3	1,300	2,306
Hamilton Centre 14	\$598,700	-22.7%	1.8%	2	3	1,565	2,741
Hamilton Centre 20	\$547,200	-22.1%	1.3%	1	3	1,286	2,500
Hamilton Centre 21	\$416,200	-20.4%	0.5%	1	3	1,149	2,500
Hamilton Centre 22	\$714,100	-25.2%	5.5%	2	3	1,533	3,150
Hamilton East 23	\$508,300	-23.1%	2.2%	1	3	1,057	3,150
Hamilton East 24	\$648,000	-24.8%	3.3%	2	3	1,212	4,120
Hamilton East 27	\$792,300	-23.1%	1.7%	2	3	1,366	5,000
Hamilton East 28	\$805,800	-24.9%	2.9%	2	3	1,403	5,276
Hamilton East 29	\$785,200	-24.0%	1.7%	2	3	1,510	5,251
Hamilton Mountain 15	\$780,800	-25.4%	4.2%	2	4	1,262	5,500
Hamilton Mountain 16	\$877,800	-23.8%	5.2%	2	3	1,572	4,796
Hamilton Mountain 17	\$657,700	-24.4%	4.6%	2	3	1,129	4,301
Hamilton Mountain 18	\$839,400	-23.9%	5.2%	2	3	1,599	4,568
Hamilton Mountain 25	\$716,400	-25.9%	3.5%	2	4	1,119	5,000
Hamilton Mountain 26	\$779,400	-25.0%	4.4%	2	3	1,333	4,591
Flamborough 43	\$1,192,300	-20.7%	4.7%	2	3	1,908	27,014
Dundas 41	\$990,300	-20.2%	3.4%	2	3	1,538	6,297
Ancaster 42	\$1,201,100	-21.5%	3.2%	2	4	2,210	7,500
Waterdown 46	\$1,121,200	-23.3%	7.4%	2	3	1,839	4,978
Stoney Creek 50	\$933,200	-24.7%	4.4%	2	3	1,826	5,005
Stoney Creek 51	\$898,100	-22.6%	-0.1%	2	3	1,682	5,903
Stoney Creek 52	\$1,002,800	-22.8%	-2.5%	2	3	1,723	30,025
Glanbrook 53	\$918,600	-24.0%	-3.5%	2	3	1,811	4,714



# SUMMARY STATISTICS

## February 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	464	-40.1%	736	-30.3%	990	128.1%	\$750,000	-21.7%	31.2	319.7%	15.0	150.0%
Commercial	7	-50.0%	3	-91.9%	781	22.4%	\$615,000	-54.4%	139.6	30.0%	120.0	28.3%
Farm	1	-50.0%	0	-100.0%	23	130.0%	\$9,250,000	210.9%	48.0	317.4%	48.0	317.4%
Land	0	-100.0%	1	-90.9%	70	66.7%	-	-	-	-	-	-
Multi-Residential	2	-86.7%	2	-92.6%	43	95.5%	\$850,000	-12.8%	30.0	188.5%	30.0	400.0%
<b>Total</b>	<b>474</b>	<b>-41.6%</b>	<b>64</b>	<b>-93.7%</b>	<b>2,373</b>	<b>83.7%</b>	<b>\$750,000</b>	<b>-21.9%</b>	<b>32.9</b>	<b>233.6%</b>	<b>16.0</b>	<b>166.7%</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	829	-31.9%	1,410	-11.7%	979	188.2%	\$738,000	-20.3%	33.7	255.7%	19.0	216.7%
Commercial	14	-50.0%	12	-83.1%	764	26.3%	\$787,500	-38.0%	127.8	25.0%	88.0	-5.9%
Farm	1	-80.0%	0	-100.0%	25	133.3%	\$9,250,000	262.7%	48.0	410.6%	48.0	860.0%
Land	2	-87.5%	2	-91.3%	65	60.5%	\$1,025,000	12.3%	104.5	40.4%	104.5	198.6%
Multi-Residential	6	-64.7%	4	-88.9%	39	102.6%	\$935,000	-4.1%	46.2	336.0%	46.0	475.0%
<b>Total</b>	<b>852</b>	<b>-33.6%</b>	<b>215</b>	<b>-86.1%</b>	<b>2,325</b>	<b>99.8%</b>	<b>\$739,950</b>	<b>-21.1%</b>	<b>35.6</b>	<b>188.2%</b>	<b>20.0</b>	<b>233.3%</b>

## February 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	100.0%	\$165,000	-79.9%	0	-100.0%	243.5	164.7%	0	-
Industrial	0	-100.0%	\$0	-100.0%	1	-94.4%	-	-	5	136.4
Investment	0	-100.0%	\$0	-100.0%	0	-100.0%	-	-	0	-
Land	1	-	\$1,300,000	-	0	-	4.0	-	0	-
Office	0	-	\$0	-	1	-95.0%	-	-	9	79.0
Retail	4	0.0%	\$3,550,000	-32.6%	3	-91.2%	121.5	9.7%	8	88.3

## 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	3	0.0%	\$240,000	-93.8%	5	-66.7%	264.7	259.3%	0	-
Industrial	3	-40.0%	\$6,515,000	-47.9%	2	-93.9%	60.3	-56.0%	11	233.3
Investment	0	-100.0%	\$0	-100.0%	1	-92.3%	-	-	0	-
Land	1	-	\$1,300,000	-	0	-100.0%	4.0	-	0	-
Office	2	-33.3%	\$1,810,000	-61.1%	2	-94.6%	113.0	13.4%	18	144.1
Retail	5	-44.4%	\$4,385,000	-62.2%	12	-78.2%	116.8	-1.1%	14	91.7