

HAMILTON
MONTHLY
STATISTICS
PACKAGE
JANUARY 2025

Cornerstone
Association of REALTORS®


SUMMARY

In January 2025, Hamilton home sales saw a slower start to the year, with sales down nine per cent from January 2024 and seventeen per cent below the ten-year average. New listings rose by 35 per cent, contributing to a drop in the sales-to-new-listings ratio to 40 per cent. This increase in supply led to a rise in inventory levels with 1,497 units—the highest for January since 2013—and kept the months of supply steady at four months, marking the sixth consecutive month at this level.


The rise in inventory has impacted prices. The unadjusted benchmark price for Hamilton was \$754,200 in January, a slight improvement over December but still lower than most of 2024. Year-over-year, prices are down nearly one per cent, driven primarily by a 5.6 per cent decline in the apartment condo sector, where prices have adjusted due to a surplus of supply. January reported 6.5 months of supply.

SALES

369

 **8.9%**

YEAR/YEAR



NEW LISTINGS

920


 **35.3%**

YEAR/YEAR




INVENTORY

1,497

 **34.1%**

YEAR/YEAR

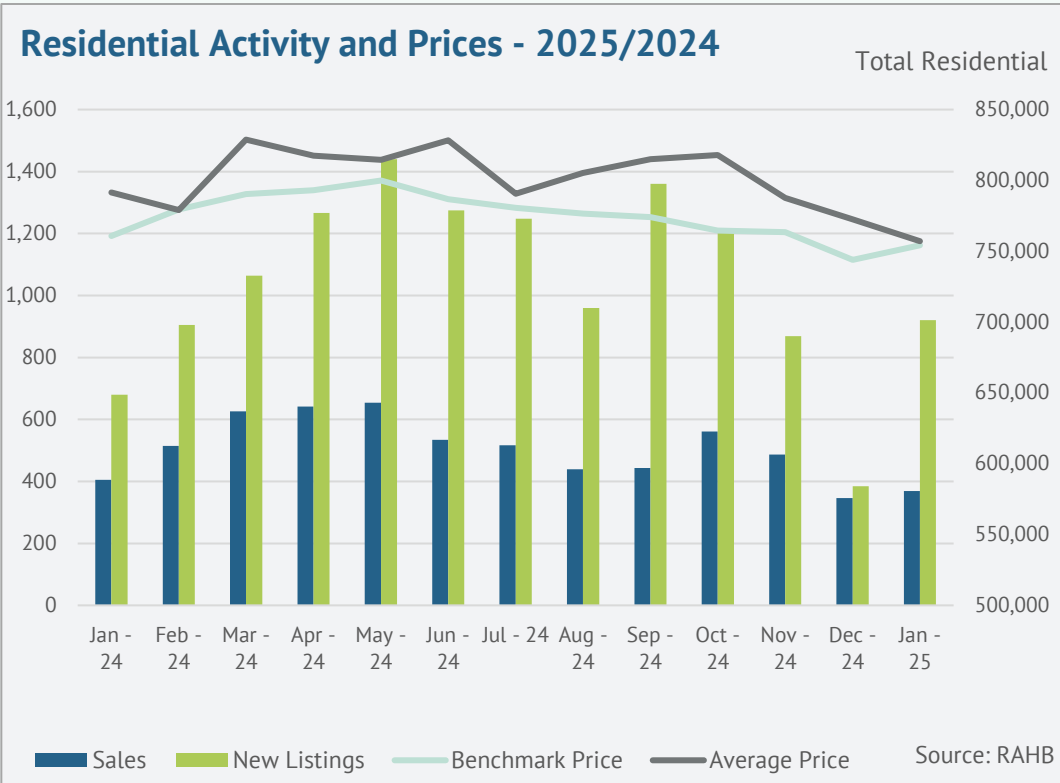


MONTHS OF SUPPLY


4.1


 **47.2%**

YEAR/YEAR

RESIDENTIAL AVERAGE PRICE


 **\$757,071**

 **4.3%**


YEAR/YEAR

AVERAGE DOM

49.1

 **1.7%**

YEAR/YEAR



PROPERTY TYPES

Sales across different property types showed mixed results. An increase in inventory, coupled with a sales-to-new listings ratio that dropped to 40 per cent, put downward pressure on prices, particularly in the apartment condo sector, where the unadjusted benchmark price fell by 5.6 per cent compared to last year. The condo sector is currently a buyer’s market, with 6.5 months of supply. Detached homes saw higher months of supply than last year, particularly in the million-plus price range, with 3.8 months of supply overall. While apartment and detached sales slowed, areas like Dundas, Stoney Creek, and Glanbrook bucked the trend with stronger sales. Some regions, including Hamilton Centre, Hamilton West, and Flamborough, reported months of supply above five months.

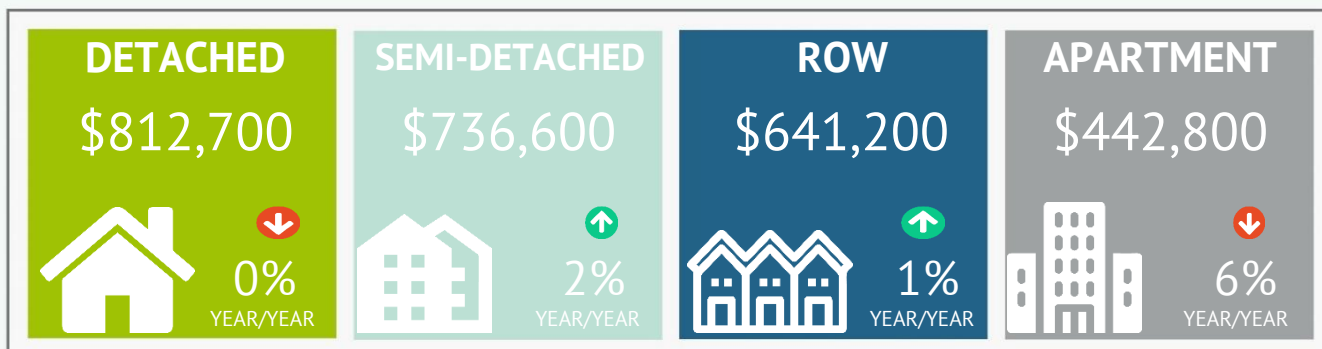
January 2025

	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	242	-13.9%	598	41.0%	911	29.2%	40%	47.7	-4%	3.76	50.0%	\$836,338	-4.1%	\$782,500	0.4%
Semi-Detached	16	0.0%	50	100.0%	73	97.3%	32%	47.6	36%	4.56	97.3%	\$649,209	-13.2%	\$602,250	-12.2%
Row	73	17.7%	148	24.4%	259	53.3%	49%	43.8	1%	3.55	30.2%	\$677,501	0.6%	\$688,000	-2.6%
Apartment	37	-14.0%	120	12.1%	241	22.3%	31%	70.8	36%	6.51	42.2%	\$455,014	-5.0%	\$425,000	-6.6%
Mobile	1	-50.0%	4	33.3%	12	140.0%	25%	11.0	-74%	12.00	380.0%	\$285,000	30.4%	\$285,000	30.4%
Total Residential	369	-8.9%	920	35.3%	1,497	34.1%	40%	49.1	2%	4.06	47.2%	\$757,071	-4.3%	\$710,000	-0.7%

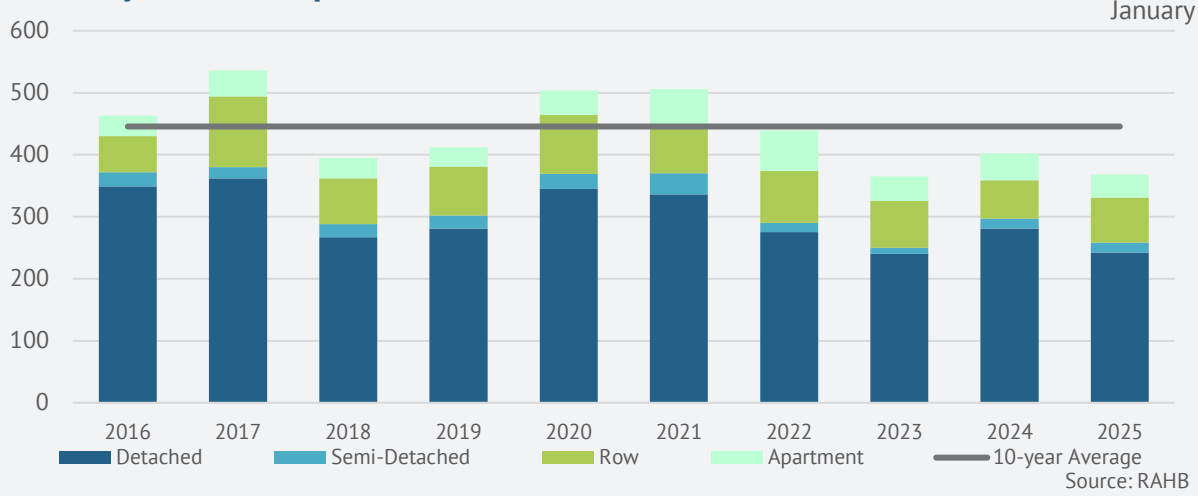
Year-to-Date

	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	242	-13.9%	598	41.0%	911	29.2%	40.5%	47.7	-4%	3.76	50.0%	\$836,338	-4.1%	\$782,500	0.4%
Semi-Detached	16	0.0%	50	100.0%	73	97.3%	32.0%	47.6	36%	4.56	97.3%	\$649,209	-13.2%	\$602,250	-12.2%
Row	73	17.7%	148	24.4%	259	53.3%	49.3%	43.8	1%	3.55	30.2%	\$677,501	0.6%	\$688,000	-2.6%
Apartment	37	-14.0%	120	12.1%	241	22.3%	30.8%	70.8	36%	6.51	42.2%	\$455,014	-5.0%	\$425,000	-6.6%
Mobile	1	-50.0%	4	33.3%	12	140.0%	25.0%	11.0	-74%	12.00	380.0%	\$285,000	30.4%	\$285,000	30.4%
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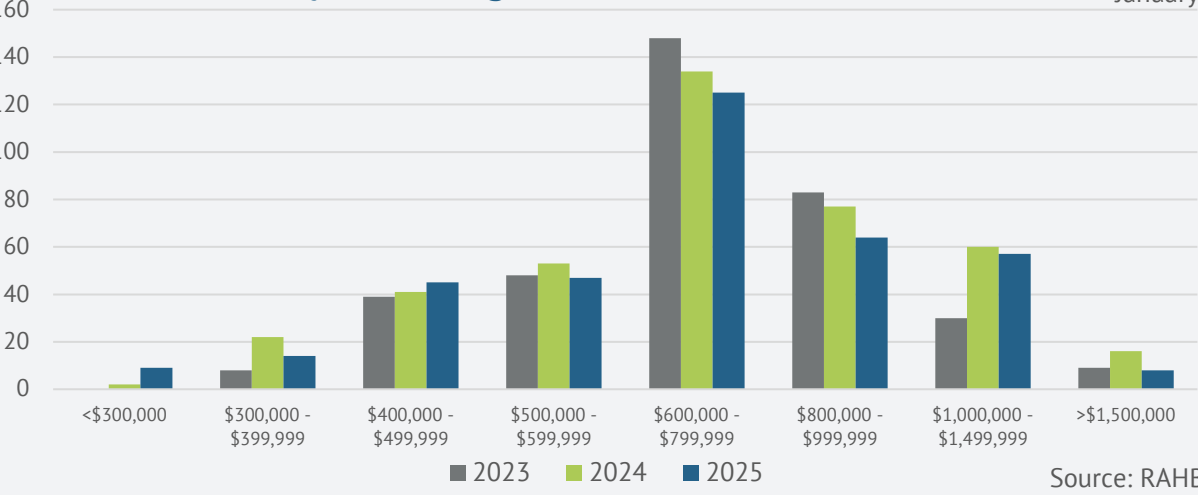
BENCHMARK PRICE



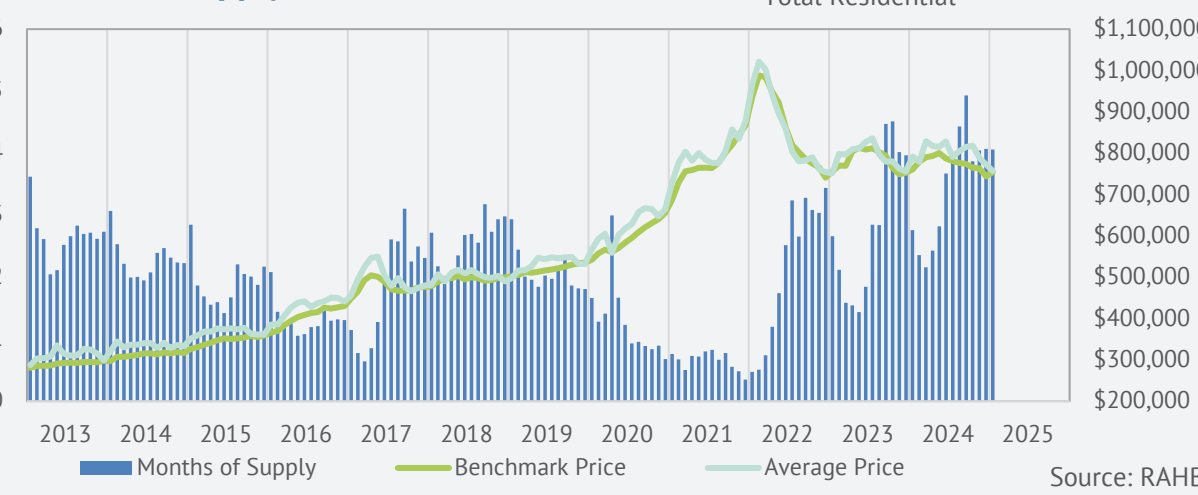
Monthly Sales Comparison



Residential Sales by Price Range



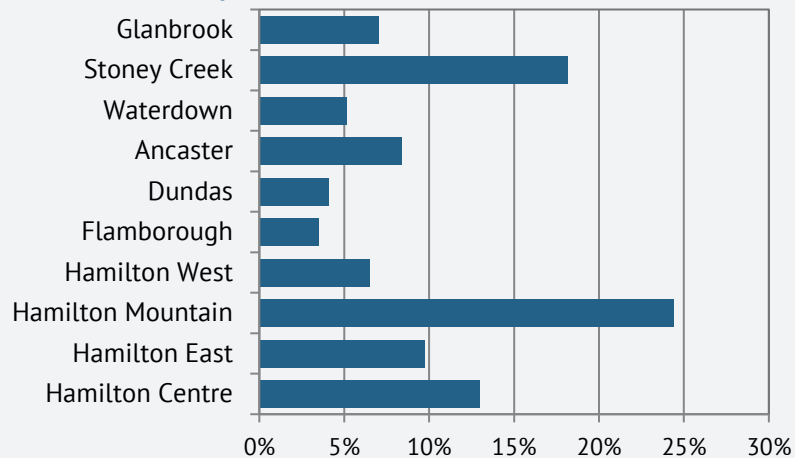
Months of Supply and Prices



REGIONAL SUMMARY

Sales slowed across most of Hamilton, except Dundas, Stoney Creek, and Glanbrook, where activity performed better than long-term trends. Areas like Hamilton Centre, Hamilton West, and Flamborough saw higher months of supply. However, we are still only one month into 2025, so there is still room for the market to pick up.

Share of Sales by District



January 2025

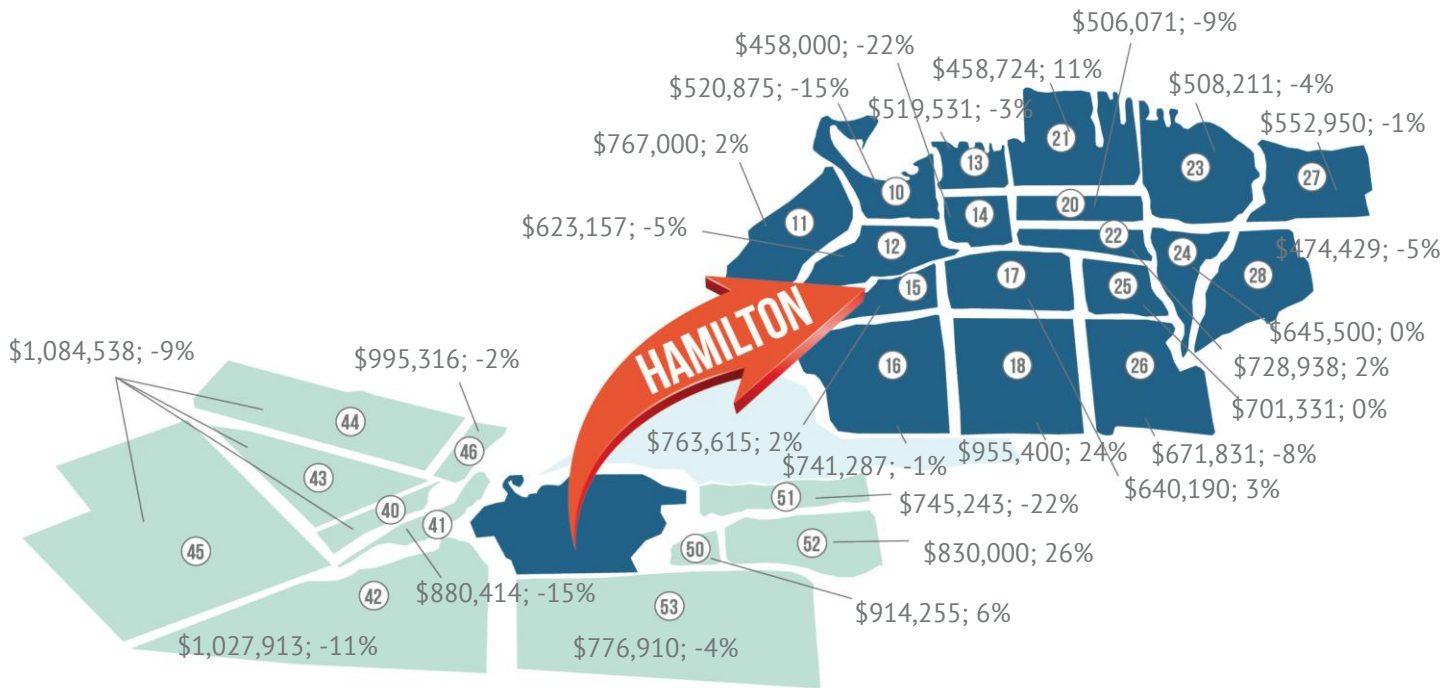
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Hamilton Centre	48	-17.2%	152	63.4%	241	58.6%	32%	45.5	-7.9%	5.02	91.6%	\$527,493	-9.1%	\$508,000	-12.6%
Hamilton East	36	-5.3%	103	41.1%	154	32.8%	35%	36.0	-25.4%	4.28	40.1%	\$532,906	-3.3%	\$530,000	0.7%
Hamilton Mountain	90	-12.6%	195	53.5%	307	81.7%	46%	51.3	15.0%	3.41	107.9%	\$725,823	2.2%	\$709,500	1.4%
Hamilton West	24	-41.5%	81	11.0%	140	30.8%	30%	49.4	-9.7%	5.83	123.5%	\$684,025	1.6%	\$703,750	7.1%
Flamborough	13	-18.8%	40	42.9%	100	11.1%	33%	88.1	56.2%	7.69	36.8%	\$1,084,538	-9.5%	\$1,060,000	-3.0%
Dundas	15	36.4%	44	69.2%	54	50.0%	34%	50.8	62.9%	3.60	10.0%	\$880,414	-14.9%	\$890,000	4.7%
Ancaster	31	-8.8%	64	-1.5%	126	7.7%	48%	54.9	2.7%	4.06	18.1%	\$1,027,913	-11.1%	\$955,000	-11.9%
Waterdown	19	-24.0%	45	15.4%	62	17.0%	42%	47.6	4.3%	3.26	53.9%	\$995,316	-2.1%	\$940,000	-1.1%
Stoney Creek	67	17.5%	146	33.9%	225	9.2%	46%	45.0	-11.0%	3.36	-7.1%	\$818,405	-10.4%	\$731,750	-9.7%
Glanbrook	26	18.2%	49	4.3%	87	24.3%	53%	51.0	18.4%	3.35	5.2%	\$776,910	-4.2%	\$748,857	-9.8%
Total	369	-8.9%	920	35.3%	1497	34.1%	40%	49.1	1.7%	4.06	47.2%	\$757,071	-4.3%	\$710,000	-0.7%

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	48	-17.2%	152	63.4%	241	58.6%	31.6%	45.5	-7.9%	5.02	91.6%	\$527,493	-9.1%	\$508,000	-12.6%
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Hamilton Mountain	90	-12.6%	195	53.5%	307	81.7%	46.2%	51.3	15.0%	3.41	107.9%	\$725,823	2.2%	\$709,500	1.4%
Hamilton West	24	-41.5%	81	11.0%	140	30.8%	29.6%	49.4	-9.7%	5.83	123.5%	\$684,025	1.6%	\$703,750	7.1%
Flamborough	13	-18.8%	40	42.9%	100	11.1%	32.5%	88.1	56.2%	7.69	36.8%	\$1,084,538	-9.5%	\$1,060,000	-3.0%
Dundas	15	36.4%	44	69.2%	54	50.0%	34.1%	50.8	62.9%	3.60	10.0%	\$880,414	-14.9%	\$890,000	4.7%
Ancaster	31	-8.8%	64	-1.5%	126	7.7%	48.4%	54.9	2.7%	4.06	18.1%	\$1,027,913	-11.1%	\$955,000	-11.9%
Waterdown	19	-24.0%	45	15.4%	62	17.0%	42.2%	47.6	4.3%	3.26	53.9%	\$995,316	-2.1%	\$940,000	-1.1%
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Total	369	-8.9%	920	35.3%	1,497	34.1%	40.1%	49.1	1.7%	4.06	47.2%	\$757,071	-4.3%	\$710,000	-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

	January 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	\$520,875	-15.4%	\$544,200	-1.9%	\$520,875	-15.4%	\$544,200	-1.9%
Hamilton West 11	\$767,000	2.2%	\$724,300	-3.9%	\$767,000	2.2%	\$724,300	-3.9%
Hamilton West 12	\$623,157	-5.1%	\$640,800	-3.2%	\$623,157	-5.1%	\$640,800	-3.2%
Hamilton Centre 13	\$519,531	-2.9%	\$511,900	2.4%	\$519,531	-2.9%	\$511,900	2.4%
Hamilton Centre 14	\$458,000	-21.6%	\$484,900	-6.8%	\$458,000	-21.6%	\$484,900	-6.8%
Hamilton Centre 20	\$506,071	-9.4%	\$520,400	-0.6%	\$506,071	-9.4%	\$520,400	-0.6%
Hamilton Centre 21	\$458,724	11.0%	\$436,400	3.2%	\$458,724	11.0%	\$436,400	3.2%
Hamilton Centre 22	\$728,938	1.6%	\$703,500	1.0%	\$728,938	1.6%	\$703,500	1.0%
Hamilton East 23	\$508,211	-3.7%	\$514,200	3.4%	\$508,211	-3.7%	\$514,200	3.4%
Hamilton East 24	\$645,500	-0.3%	\$656,700	1.0%	\$645,500	-0.3%	\$656,700	1.0%
Hamilton East 27	\$552,950	-0.8%	\$636,500	-0.4%	\$552,950	-0.8%	\$636,500	-0.4%
Hamilton East 28	\$474,429	-5.4%	\$625,000	2.1%	\$474,429	-5.4%	\$625,000	2.1%
Hamilton East 29	\$631,000	0.0%	\$789,700	2.5%	\$631,000	0.0%	\$789,700	2.5%
Hamilton Mountain 15	\$763,615	2.3%	\$780,200	4.0%	\$763,615	2.3%	\$780,200	4.0%
Hamilton Mountain 16	\$741,287	-1.1%	\$735,600	-1.4%	\$741,287	-1.1%	\$735,600	-1.4%
Hamilton Mountain 17	\$640,190	2.9%	\$664,400	3.6%	\$640,190	2.9%	\$664,400	3.6%
Hamilton Mountain 18	\$955,400	24.1%	\$787,000	0.4%	\$955,400	24.1%	\$787,000	0.4%
Hamilton Mountain 25	\$701,331	-0.4%	\$751,500	5.9%	\$701,331	-0.4%	\$751,500	5.9%
Hamilton Mountain 26	\$671,831	-8.1%	\$690,900	0.5%	\$671,831	-8.1%	\$690,900	0.5%
Flamborough 43	\$1,084,538	-9.5%	\$1,083,900	-5.4%	\$1,084,538	-9.5%	\$1,083,900	-5.4%
Dundas 41	\$880,414	-14.9%	\$872,200	-4.4%	\$880,414	-14.9%	\$872,200	-4.4%
Ancaster 42	\$1,027,913	-11.1%	\$1,020,700	-6.5%	\$1,027,913	-11.1%	\$1,020,700	-6.5%
Waterdown 46	\$995,316	-2.1%	\$1,008,700	3.6%	\$995,316	-2.1%	\$1,008,700	3.6%
Stoney Creek 50	\$914,255	6.0%	\$847,800	1.6%	\$914,255	6.0%	\$847,800	1.6%
Stoney Creek 51	\$745,243	-22.0%	\$752,600	-1.2%	\$745,243	-22.0%	\$752,600	-1.2%
Stoney Creek 52	\$830,000	25.6%	\$979,000	-2.5%	\$830,000	25.6%	\$979,000	-2.5%
Glanbrook 53	\$776,910	-4.2%	\$817,300	-2.5%	\$776,910	-4.2%	\$817,300	-2.5%

DETACHED

BENCHMARK HOMES

	January 2025						
	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Hamilton West 10	\$622,200	-0.6%	-0.2%	2	3	1,422	2,600
Hamilton West 11	\$776,000	-3.8%	-2.7%	2	5	1,315	4,000
Hamilton West 12	\$886,700	-2.2%	1.2%	2	3	1,698	3,250
Hamilton Centre 13	\$506,600	2.6%	0.3%	1	3	1,292	2,325
Hamilton Centre 14	\$569,600	-1.4%	-0.2%	2	3	1,559	2,783
Hamilton Centre 20	\$537,300	0.1%	0.3%	1	3	1,289	2,500
Hamilton Centre 21	\$436,600	3.2%	0.9%	1	3	1,144	2,500
Hamilton Centre 22	\$704,000	1.0%	5.4%	2	3	1,538	3,150
Hamilton East 23	\$512,700	3.3%	2.0%	1	3	1,061	3,150
Hamilton East 24	\$664,800	1.0%	3.3%	2	3	1,211	4,158
Hamilton East 27	\$781,300	2.9%	1.3%	2	3	1,334	5,000
Hamilton East 28	\$821,200	1.7%	2.1%	2	3	1,403	5,250
Hamilton East 29	\$771,000	2.9%	-0.5%	2	3	1,603	5,341
Hamilton Mountain 15	\$807,300	5.1%	10.3%	2	4	1,255	5,525
Hamilton Mountain 16	\$848,000	-0.8%	3.1%	2	3	1,569	4,817
Hamilton Mountain 17	\$672,400	3.5%	9.8%	2	3	1,120	4,300
Hamilton Mountain 18	\$814,200	1.3%	4.5%	2	3	1,584	4,534
Hamilton Mountain 25	\$751,900	5.9%	13.2%	2	4	1,109	5,000
Hamilton Mountain 26	\$772,800	2.7%	6.9%	2	3	1,303	4,590
Flamborough 43	\$1,085,900	-5.4%	-4.8%	2	3	1,869	27,546
Dundas 41	\$949,600	-5.4%	-3.4%	2	3	1,537	6,033
Ancaster 42	\$1,149,400	-6.4%	-5.3%	2	3	2,206	7,543
Waterdown 46	\$1,138,400	2.8%	5.4%	2	3	1,848	4,701
Stoney Creek 50	\$885,500	1.5%	2.8%	2	3	1,788	5,041
Stoney Creek 51	\$877,400	0.3%	-1.8%	2	3	1,666	6,000
Stoney Creek 52	\$979,100	-2.4%	-3.8%	2	3	1,702	27,335
Glanbrook 53	\$904,800	-2.7%	-2.0%	2	3	1,813	4,830

SUMMARY STATISTICS

January 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	369	-8.9%	920	35.3%	1,497	34.1%	\$710,000	-0.7%	49.1	1.7%	37.0	-11.9%
Commercial	5	-16.7%	41	5.1%	161	-5.8%	\$1,000,000	-10.8%	127.8	48.9%	92.0	10.2%
Farm	1	-	3	0.0%	28	16.7%	\$1,900,000	-	110.0	-	110.0	-
Land	1	0.0%	26	-10.3%	115	13.9%	\$1,125,000	429.4%	86.0	218.5%	86.0	218.5%
Multi-Residential	2	-80.0%	34	54.5%	94	38.2%	\$655,500	-14.6%	62.5	-9.4%	62.5	-13.2%
Total	378	-10.6%	1,029	32.1%	2,870	10.8%	\$714,000	-0.4%	50.5	2.5%	38.0	-11.6%

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	369	-8.9%	920	35.3%	1,497	34.1%	\$710,000	-0.7%	49.1	1.7%	37.0	-11.9%
Commercial	5	-16.7%	41	5.1%	161	-5.8%	\$1,000,000	-10.8%	127.8	48.9%	92.0	10.2%
Farm	1	-	3	0.0%	28	16.7%	\$1,900,000	-	110.0	-	110.0	-
Land	1	0.0%	26	-10.3%	115	13.9%	\$1,125,000	429.4%	86.0	218.5%	86.0	218.5%
Multi-Residential	2	-80.0%	34	54.5%	94	38.2%	\$655,500	-14.6%	62.5	-9.4%	62.5	-13.2%
Total	378	-10.6%	1,029	32.1%	2,870	10.8%	\$714,000	-0.4%	50.5	2.5%	38.0	-11.6%

January 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	-100.0%	\$0	-100.0%	15	-6.3%	-	-	0	-
Industrial	0	-100.0%	\$0	-100.0%	0	-100.0%	-	-	1	151.0
Investment	0	-	\$0	-	0	-100.0%	-	-	0	-
Land	0	-	\$0	-	0	-	-	-	0	-
Office	0	-100.0%	\$0	-100.0%	0	-100.0%	-	-	1	279.0
Retail	0	-100.0%	\$0	-100.0%	0	-100.0%	-	-	1	276.0

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	0	-100.0%	\$0	-100.0%	15	-6.3%	-	-	0	-
Industrial	0	-100.0%	\$0	-100.0%	0	-100.0%	-	-	1	151.0
Investment	0	-	\$0	-	0	-100.0%	-	-	0	-
Land	0	-	\$0	-	0	-	-	-	0	-
Office	0	-100.0%	\$0	-100.0%	0	-100.0%	-	-	1	279.0
Retail	0	-100.0%	\$0	-100.0%	0	-100.0%	-	-	1	276.0