

HAMILTON
MONTHLY
STATISTICS
PACKAGE
JUNE 2023





REALTORS[®] ASSOCIATION
of Hamilton-Burlington

SUMMARY

Despite a minor decrease over last month, sales activity improved over the previous year's levels. While higher lending rates have weighed on sales activity, limited supply choices are contributing to slower sales so far this year. The sales to new listings ratio in June fell to 55 per cent, with 1,173 new listings and 649 sales, which helped support modest monthly inventory gains.

Slower sales and an increase in listings pushed the months of supply up slightly to just under two months. The unadjusted benchmark price in June was \$810,300, down \$3,500 from May. Prices remain much higher than pre-pandemic levels, although they are down from the unprecedented peaks in 2022.

SALES
649

6.2%
 YEAR/YEAR




NEW LISTINGS
1,173

22.1%
 YEAR/YEAR




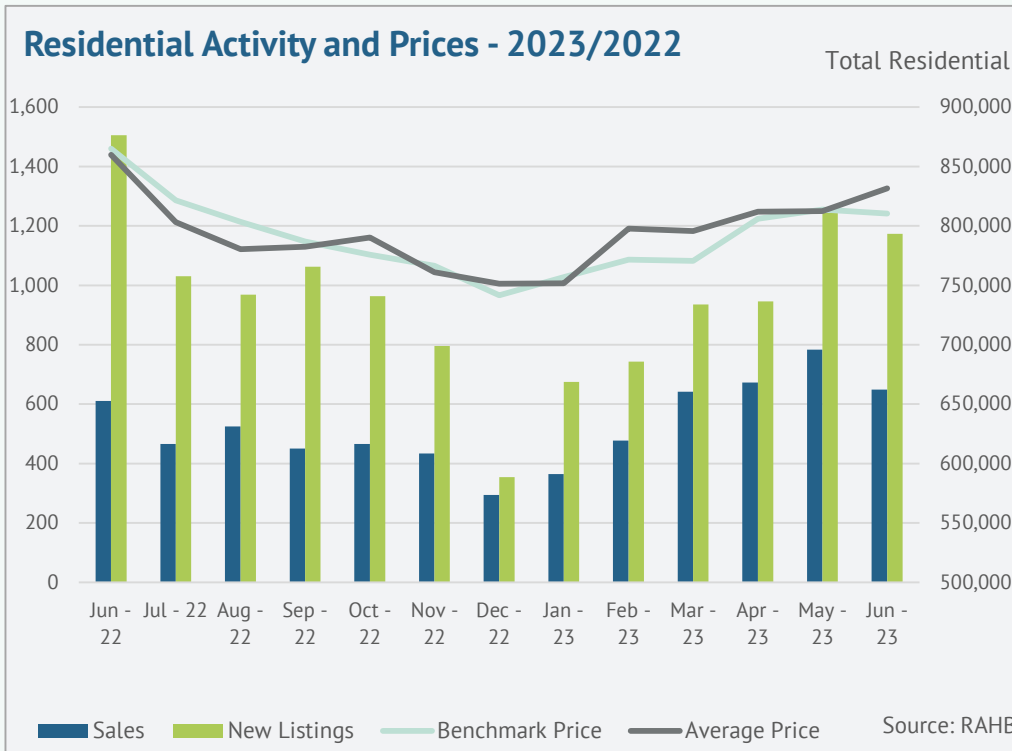
INVENTORY
1,200



23.7%
 YEAR/YEAR





MONTHS OF SUPPLY
1.8

28.1%
 YEAR/YEAR

RESIDENTIAL AVERAGE PRICE

\$831,540

3.3%
 YEAR/YEAR

AVERAGE DOM
19.3

20.5%
 YEAR/YEAR



PROPERTY TYPES

Gains in new listings contributed to year-over-year sales growth for row and apartment-style properties. Year-to-date sales have eased across all property types, except apartment-style properties did see sales rise above long-term trends.

Higher interest rates have driven consumers to look for more affordable homes. Within the detached market, sales declined at the higher price points but improved for homes priced below \$800,000. Low inventory levels are keeping conditions tighter in the lower price ranges. Overall detached benchmark prices have remained relatively stable compared to last month but are nearly six per cent lower than levels reported in the previous year.

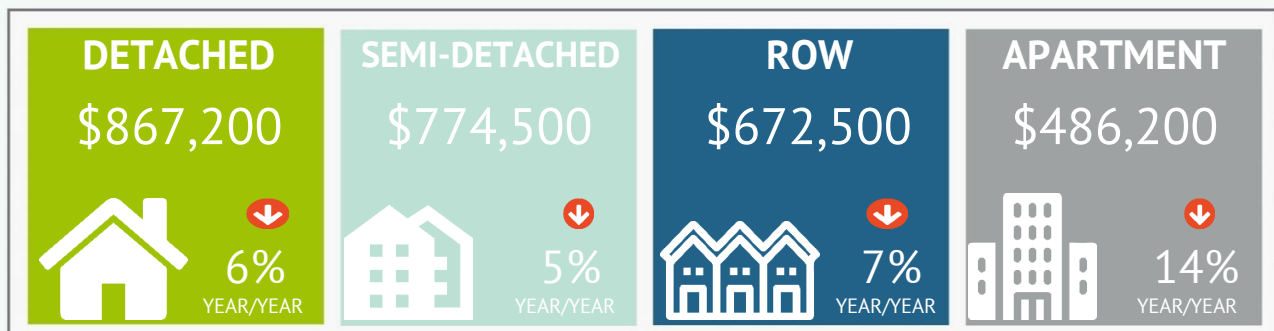
June 2023

	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	412	-0.5%	779	-29.1%	793	-29.6%	53%	17.2	16%	1.92	-29.2%	\$921,496	-2.2%	\$834,500	1.2%
Semi-Detached	35	-2.8%	48	-36.0%	42	-40.8%	73%	14.3	0%	1.20	-39.2%	\$730,894	-1.0%	\$750,000	3.4%
Row	133	26.7%	203	-3.8%	158	-27.2%	66%	18.3	-3%	1.19	-42.5%	\$745,942	-1.0%	\$728,800	-4.1%
Apartment	66	17.9%	136	15.3%	196	39.0%	49%	36.2	81%	2.97	17.9%	\$504,339	-4.1%	\$500,000	-3.7%
Mobile	2	-	5	150.0%	7	-53.3%	40%	23.0	-	3.50	-	\$305,000	-	\$305,000	-
Total Residential	649	6.2%	1,173	-22.1%	1,200	-23.7%	55%	19.3	21%	1.85	-28.1%	\$831,540	-3.3%	\$770,000	-0.9%

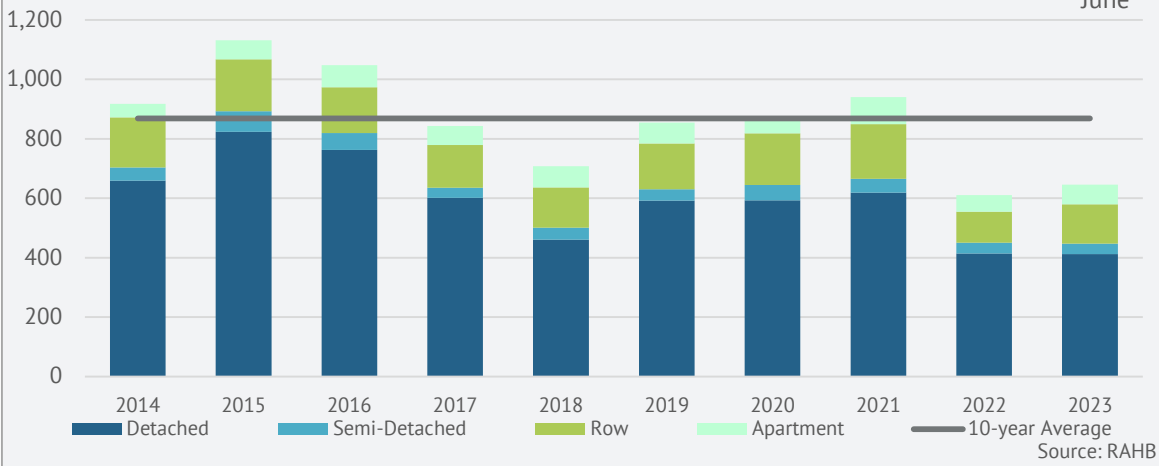
Year-to-Date

	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	2,331	-17.9%	3,773	-28.8%	690	13.9%	61.8%	23.2	125%	1.78	38.8%	\$885,516	-16.1%	\$808,750	-15.3%
Semi-Detached	167	-21.2%	239	-33.2%	40	4.9%	69.9%	23.2	155%	1.42	33.1%	\$704,415	-15.3%	\$688,500	-13.9%
Row	721	-6.6%	1,005	-26.6%	153	9.2%	71.7%	22.3	116%	1.27	16.9%	\$725,634	-13.0%	\$720,000	-12.9%
Apartment	359	-23.9%	675	-3.8%	183	114.3%	53.2%	40.2	185%	3.06	181.7%	\$499,486	-14.7%	\$480,000	-17.5%
Mobile	9	80.0%	16	-20.0%	6	-22.7%	56.3%	89.2	167%	3.78	-57.1%	\$223,433	-5.7%	\$242,000	5.2%
Total Residential	3,589	-16.6%	5,716	-26.3%	1,075	22.5%	62.8%	24.9	132%	1.80	46.9%	\$804,702	-15.5%	\$750,000	-13.8%

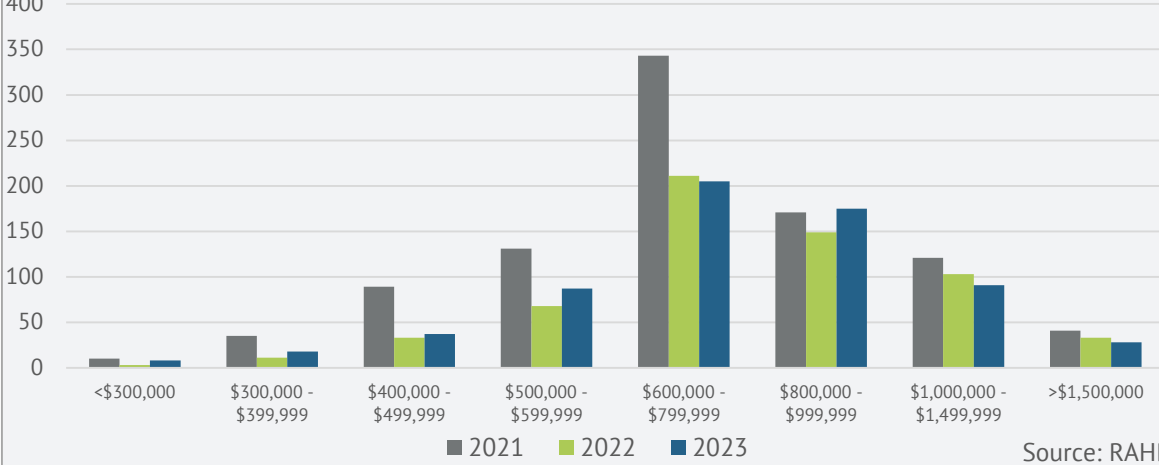
BENCHMARK PRICE



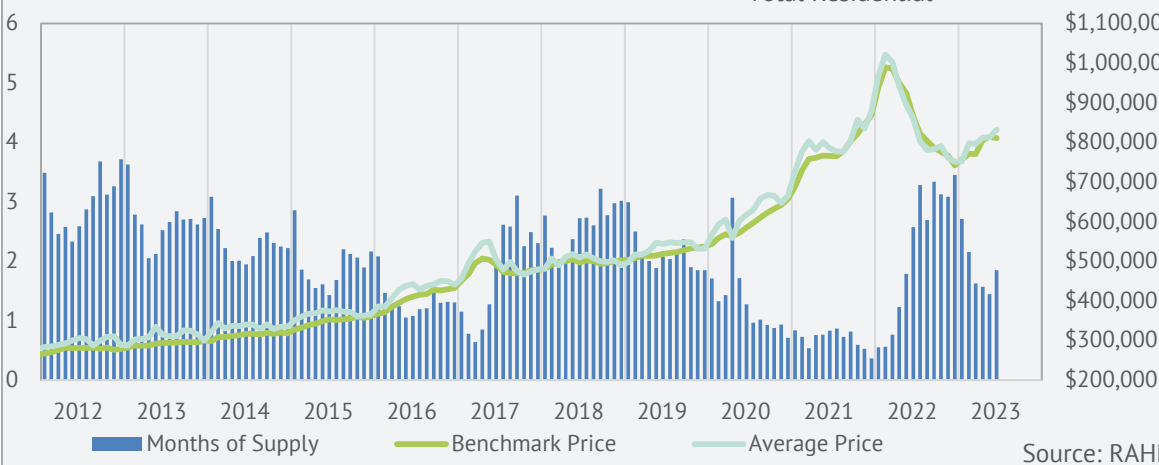
Monthly Sales Comparison



Residential Sales by Price Range



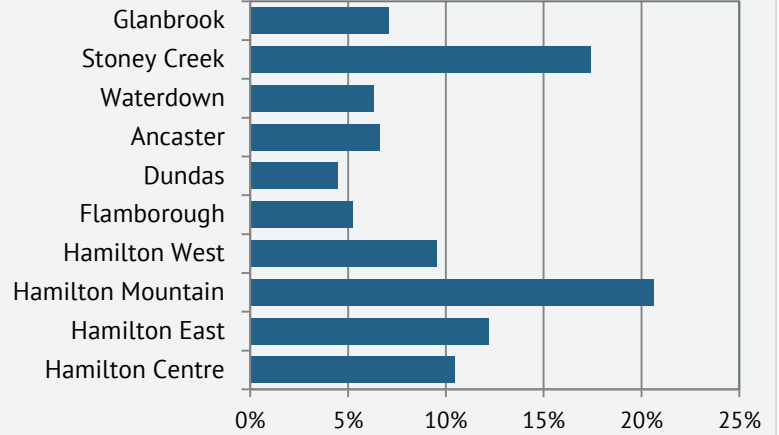
Months of Supply and Prices



REGIONAL SUMMARY

Year-to-date sales and new listings have slowed across all areas of Hamilton. Hamilton Centre and Flamborough have seen a decline in sales to new listings ratios over the previous year. In Hamilton Centre, this has supported some monthly inventory gains, making it the only area to see inventory beginning to line up with long-term trends.

Share of Sales by District



June 2023

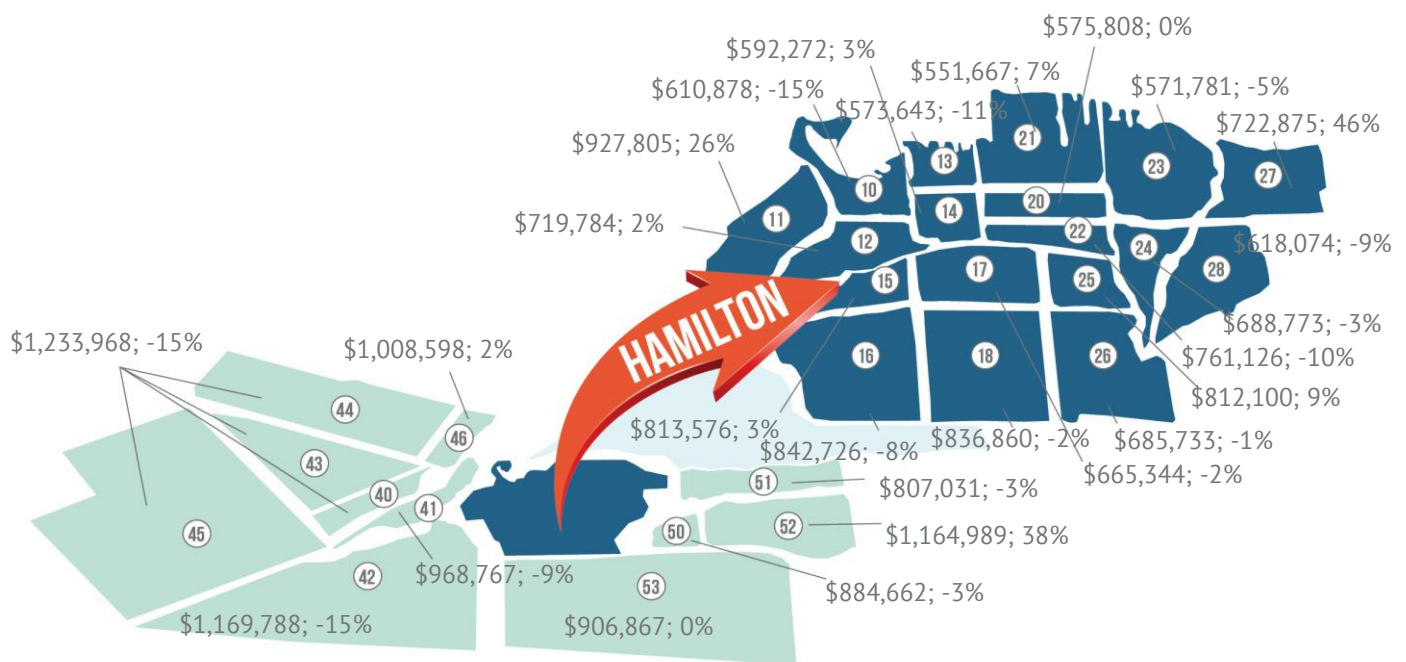
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Hamilton Centre	68	-21.8%	168	-26.3%	196	-12.5%	40%	24.3	100.2%	2.88	11.9%	\$607,583	-2.3%	\$599,500	1.6%
Hamilton East	79	5.3%	112	-32.5%	95	-45.1%	71%	17.4	5.0%	1.20	-47.9%	\$624,468	-4.2%	\$623,000	-3.4%
Hamilton Mountain	134	-2.2%	233	-28.1%	175	-38.2%	58%	14.2	-7.8%	1.31	-36.8%	\$768,660	-1.6%	\$768,000	5.2%
Hamilton West	62	40.9%	110	-14.7%	136	-9.9%	56%	29.7	68.2%	2.19	-36.1%	\$724,599	0.6%	\$651,750	-9.5%
Flamborough	34	70.0%	61	-3.2%	86	-5.5%	56%	21.2	37.9%	2.53	-44.4%	\$1,233,968	-15.2%	\$917,500	-37.3%
Dundas	29	-12.1%	39	-23.5%	27	-41.3%	74%	19.9	59.5%	0.93	-33.2%	\$968,767	-9.5%	\$920,000	-8.6%
Ancaster	43	-20.4%	114	-2.6%	138	-2.8%	38%	17.1	-14.7%	3.21	22.0%	\$1,169,788	-14.9%	\$1,200,000	-2.4%
Waterdown	41	28.1%	58	-21.6%	47	-40.5%	71%	17.5	0.1%	1.15	-53.6%	\$1,008,598	2.1%	\$940,000	-2.8%
Stoney Creek	113	20.2%	203	-18.5%	224	-18.8%	56%	19.5	11.8%	1.98	-32.5%	\$864,395	-0.6%	\$825,000	-0.8%
Glanbrook	46	31.4%	75	-27.9%	76	-29.0%	61%	17.5	1.8%	1.65	-46.0%	\$906,867	0.1%	\$880,000	-2.0%
Total	649	6.2%	1,173	-22.1%	1200	-23.7%	55%	19.3	20.5%	1.85	-28.1%	\$831,540	-3.3%	\$770,000	-0.9%

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	455	-25.4%	821	-23.4%	175	48.0%	55.4%	27.7	143.1%	2.31	98.4%	\$581,556	-16.1%	\$561,000	-14.4%
Hamilton East	369	-30.1%	559	-39.4%	92	-7.0%	66.0%	22.8	137.9%	1.50	33.0%	\$637,238	-15.8%	\$630,000	-13.4%
Hamilton Mountain	850	-13.3%	1,157	-30.5%	157	0.8%	73.5%	19.6	111.8%	1.11	16.2%	\$763,867	-15.3%	\$750,000	-12.8%
Hamilton West	332	-4.6%	563	-11.6%	121	42.6%	59.0%	29.0	122.3%	2.18	49.5%	\$701,798	-12.6%	\$680,000	-9.5%
Flamborough	123	-16.3%	257	-10.5%	76	60.2%	47.9%	37.8	121.6%	3.70	91.5%	\$1,086,131	-30.2%	\$951,500	-34.4%
Dundas	146	-19.8%	183	-28.8%	31	24.5%	79.8%	26.8	183.3%	1.29	55.2%	\$909,197	-17.8%	\$839,000	-18.0%
Ancaster	287	-13.8%	503	-20.5%	101	24.8%	57.1%	26.9	97.6%	2.12	44.9%	\$1,160,628	-13.7%	\$1,050,000	-13.2%
Waterdown	206	-8.0%	294	-26.5%	45	4.7%	70.1%	22.2	132.2%	1.31	13.8%	\$1,007,845	-12.9%	\$960,000	-10.5%
Stoney Creek	562	-17.5%	956	-30.2%	198	17.9%	58.8%	25.5	148.5%	2.11	42.9%	\$836,961	-17.0%	\$805,000	-14.4%
Glanbrook	258	-4.1%	422	-16.9%	80	42.8%	61.1%	26.8	176.3%	1.85	48.9%	\$880,838	-17.9%	\$830,000	-18.2%
Total	3,589	-16.6%	5,716	-26.3%	1,075	22.5%	62.8%	24.9	132.5%	1.80	46.9%	\$804,702	-15.5%	\$750,000	-13.8%

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

	June 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	\$610,878	-15.2%	\$596,000	-11.5%	\$593,440	-13.5%	\$590,967	-15.5%
Hamilton West 11	\$927,805	25.9%	\$778,500	-10.2%	\$729,586	-14.9%	\$757,717	-17.4%
Hamilton West 12	\$719,784	1.7%	\$705,400	-9.2%	\$755,618	-9.9%	\$695,717	-16.2%
Hamilton Centre 13	\$573,643	-11.4%	\$543,600	-6.8%	\$595,342	-12.6%	\$527,533	-16.3%
Hamilton Centre 14	\$592,272	2.7%	\$560,500	-9.5%	\$550,341	-12.4%	\$555,467	-13.7%
Hamilton Centre 20	\$575,808	0.2%	\$563,600	-6.7%	\$565,241	-18.3%	\$549,500	-16.2%
Hamilton Centre 21	\$551,667	6.9%	\$457,800	-4.9%	\$480,648	-16.6%	\$443,983	-14.8%
Hamilton Centre 22	\$761,126	-10.2%	\$747,600	-0.3%	\$698,387	-20.6%	\$715,733	-16.4%
Hamilton East 23	\$571,781	-4.6%	\$547,800	-1.8%	\$560,769	-16.2%	\$520,067	-16.3%
Hamilton East 24	\$688,773	-3.4%	\$698,700	-2.2%	\$671,891	-13.0%	\$667,833	-16.0%
Hamilton East 27	\$722,875	45.7%	\$702,500	-7.5%	\$709,168	-7.0%	\$676,067	-18.4%
Hamilton East 28	\$618,074	-9.0%	\$651,500	-6.7%	\$652,921	-19.9%	\$630,650	-16.2%
Hamilton East 29	\$675,950	-31.7%	\$846,300	-7.5%	\$832,050	-18.6%	\$831,450	-16.6%
Hamilton Mountain 15	\$813,576	2.6%	\$806,800	-1.8%	\$788,620	-18.6%	\$786,633	-17.1%
Hamilton Mountain 16	\$842,726	-8.1%	\$791,900	-4.5%	\$797,306	-11.3%	\$777,433	-16.4%
Hamilton Mountain 17	\$665,344	-1.5%	\$681,900	-0.5%	\$671,913	-15.0%	\$666,000	-15.7%
Hamilton Mountain 18	\$836,860	-2.0%	\$836,300	-3.7%	\$842,642	-14.5%	\$819,850	-17.0%
Hamilton Mountain 25	\$812,100	8.8%	\$759,900	0.5%	\$746,053	-16.0%	\$738,350	-16.2%
Hamilton Mountain 26	\$685,733	-1.2%	\$738,800	-4.3%	\$698,465	-21.9%	\$719,217	-16.9%
Flamborough 43	\$1,233,968	-15.2%	\$1,189,000	-10.2%	\$1,086,131	-30.2%	\$1,161,567	-16.9%
Dundas 41	\$968,767	-9.5%	\$934,200	-9.2%	\$909,197	-17.8%	\$912,117	-16.0%
Ancaster 42	\$1,169,788	-14.9%	\$1,122,000	-8.3%	\$1,160,628	-13.7%	\$1,098,350	-16.0%
Waterdown 46	\$1,008,598	2.1%	\$1,063,900	2.0%	\$1,007,845	-12.9%	\$1,019,267	-12.9%
Stoney Creek 50	\$884,662	-3.3%	\$904,100	-1.5%	\$858,150	-17.8%	\$869,700	-16.0%
Stoney Creek 51	\$807,031	-3.4%	\$820,300	-12.3%	\$787,937	-19.0%	\$800,950	-18.0%
Stoney Creek 52	\$1,164,989	38.1%	\$1,046,700	-9.8%	\$1,392,576	15.6%	\$1,005,483	-19.6%
Glanbrook 53	\$906,867	0.1%	\$906,700	-12.1%	\$880,838	-17.9%	\$879,167	-20.1%

DETACHED

BENCHMARK HOMES

June 2023							
	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Hamilton West 10	\$675,500	-8.8%	-2.7%	2	3	1,390	2,610
Hamilton West 11	\$827,500	-9.9%	1.6%	2	4	1,335	4,000
Hamilton West 12	\$955,800	-7.4%	-3.0%	2	3	1,690	3,255
Hamilton Centre 13	\$539,300	-6.5%	-1.2%	1	3	1,300	2,306
Hamilton Centre 14	\$623,700	-8.0%	-2.4%	2	3	1,565	2,741
Hamilton Centre 20	\$570,500	-6.7%	-1.7%	1	3	1,286	2,500
Hamilton Centre 21	\$446,300	-5.0%	-1.2%	1	3	1,149	2,500
Hamilton Centre 22	\$748,100	-0.3%	-0.2%	2	3	1,533	3,150
Hamilton East 23	\$547,800	-2.0%	0.8%	1	3	1,057	3,150
Hamilton East 24	\$707,300	-2.4%	1.0%	2	3	1,212	4,120
Hamilton East 27	\$858,600	-4.1%	0.7%	2	3	1,366	5,000
Hamilton East 28	\$868,400	-4.2%	1.0%	2	3	1,403	5,276
Hamilton East 29	\$833,200	-9.1%	-2.8%	2	3	1,510	5,251
Hamilton Mountain 15	\$822,700	-0.9%	-2.4%	2	4	1,262	5,500
Hamilton Mountain 16	\$909,700	-4.1%	-2.4%	2	3	1,572	4,796
Hamilton Mountain 17	\$690,500	-0.4%	-2.6%	2	3	1,129	4,301
Hamilton Mountain 18	\$872,600	-3.2%	-2.7%	2	3	1,599	4,568
Hamilton Mountain 25	\$759,200	0.5%	-2.3%	2	4	1,119	5,000
Hamilton Mountain 26	\$816,200	-2.2%	-1.6%	2	3	1,333	4,591
Flamborough 43	\$1,189,700	-10.2%	2.1%	2	3	1,908	27,014
Dundas 41	\$1,030,400	-8.7%	2.0%	2	3	1,538	6,297
Ancaster 42	\$1,253,800	-8.5%	1.2%	2	4	2,210	7,500
Waterdown 46	\$1,211,300	3.1%	-1.3%	2	3	1,839	4,978
Stoney Creek 50	\$985,400	-0.9%	-0.6%	2	3	1,826	5,005
Stoney Creek 51	\$945,000	-11.6%	0.9%	2	3	1,682	5,903
Stoney Creek 52	\$1,046,700	-9.8%	1.7%	2	3	1,723	30,025
Glanbrook 53	\$985,400	-11.7%	1.3%	2	3	1,811	4,714

SUMMARY STATISTICS

June 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	649	6.2%	1,173	-22.1%	1,200	-23.7%	\$770,000	-0.9%	19.3	20.5%	12.0	0.0%
Commercial	12	71.4%	1	-92.3%	782	14.2%	\$1,112,500	-50.2%	65.4	-59.3%	43.0	-61.3%
Farm	1	-66.7%	0	-100.0%	24	-4.0%	\$6,300,000	93.8%	14.0	-62.5%	14.0	-66.7%
Land	5	66.7%	0	-100.0%	83	50.9%	\$440,000	-48.2%	70.6	2.3%	31.0	-16.2%
Multi-Residential	8	0.0%	5	-54.5%	73	-5.2%	\$872,450	-2.2%	42.1	33.7%	27.5	3.8%
Total	675	6.8%	142	-76.6%	2,539	-3.4%	\$770,000	-1.3%	20.8	14.3%	12.0	0.0%

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	3,589	-16.6%	5,716	-26.3%	1,075	22.5%	\$750,000	-13.8%	24.9	132.5%	13.0	85.7%
Commercial	72	-21.7%	65	-63.7%	767	17.3%	\$900,000	-23.7%	92.2	19.0%	55.0	1.9%
Farm	6	-45.5%	4	-84.0%	26	53.5%	\$2,022,500	-19.1%	58.2	216.7%	32.5	103.1%
Land	17	-50.0%	18	-60.9%	75	63.0%	\$853,500	-16.7%	79.2	-17.8%	71.0	0.7%
Multi-Residential	38	-34.5%	41	-71.7%	55	17.9%	\$848,500	-10.8%	33.6	67.2%	27.5	150.0%
Total	3,722	-17.2%	1,208	-79.8%	2,416	34.4%	\$750,000	-14.3%	26.6	106.7%	14.0	100.0%

June 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%	\$130,000	44.4%	0	-100.0%	60.0	39.5%	0	-
Industrial	2	100.0%	\$8,000,000	258.3%	0	-100.0%	62.0	-69.8%	6	236.0
Investment	1	-50.0%	\$2,600,000	9.1%	1	-50.0%	116.0	-7.6%	0	-
Land	0	-100.0%	\$0	-100.0%	0	-100.0%	-	-	0	-
Office	2	-	\$1,450,000	-	1	0.0%	33.5	-	4	230.3
Retail	5	150.0%	\$7,155,001	-14.8%	0	-100.0%	71.6	-72.2%	8	75.5

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	11	-8.3%	\$1,001,000	-85.6%	19	-45.7%	152.9	70.7%	1	118.0
Industrial	10	-37.5%	\$35,365,000	-32.4%	19	-68.3%	90.1	7.3%	44	233.5
Investment	6	-57.1%	\$10,640,000	-64.8%	11	-71.1%	73.3	32.6%	0	-
Land	1	-50.0%	\$1,300,000	-93.1%	0	-100.0%	4.0	-94.9%	1	29.0
Office	14	55.6%	\$13,988,990	11.5%	27	-63.0%	94.1	8.3%	56	121.5
Retail	25	-21.9%	\$43,468,901	-7.1%	49	-59.2%	78.0	0.8%	57	111.0