

HAMILTON
MONTHLY
STATISTICS
PACKAGE
MARCH 2024

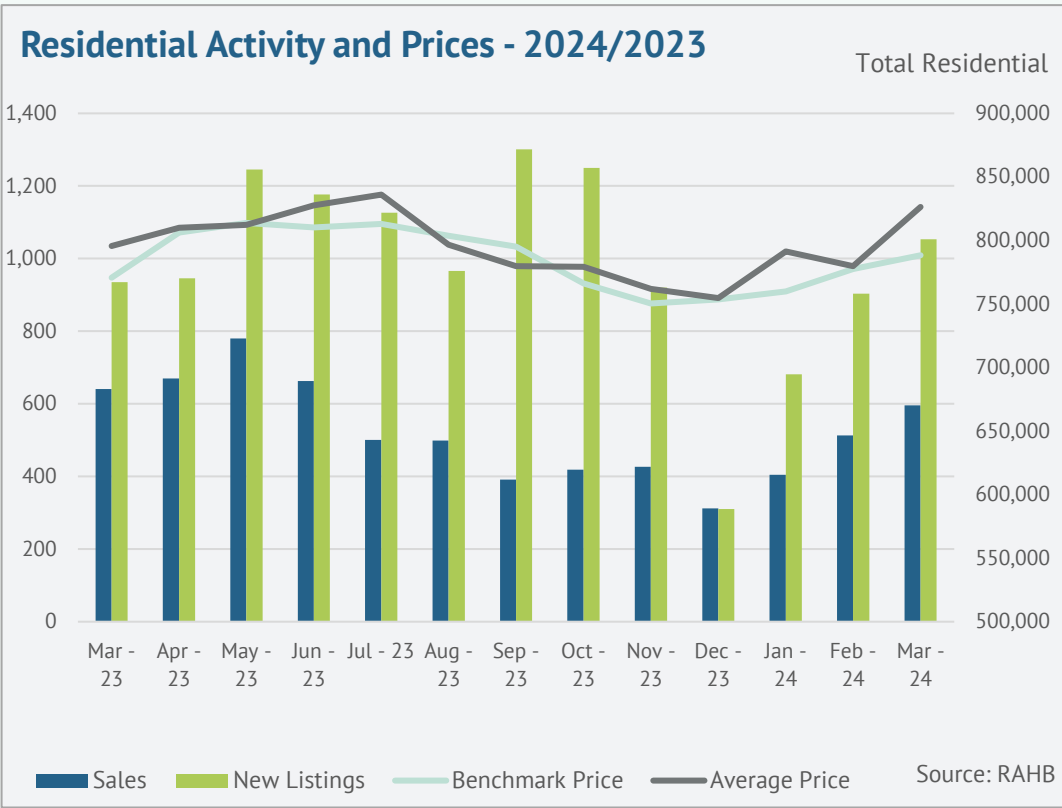


REALTORS[®] ASSOCIATION
of Hamilton-Burlington

SUMMARY

RAHB reported 596 sales in March, a 7 per cent decline over March 2023. Despite this, year-to-date sales are comparable to last year but below long-term trends. New listings rose for the third month in a row, contributing to the easing of the sales-to-new listings ratio of 57 per cent. Rising new listings compared to sales equated to further inventory gains. While inventory levels have improved compared to the low levels reported in the past four years, they are low relative to what was available in the market before 2014.

The unadjusted benchmark price in March was \$788,300, up from last month and over two per cent higher than last year. The shift to more balanced conditions relative to the later part of 2023 is supporting some of the rebound in home prices.



SALES

596

7.0%

YEAR/YEAR

NEW LISTINGS

1,053

12.6%

YEAR/YEAR

INVENTORY

1,386

31.3%

YEAR/YEAR

MONTHS OF SUPPLY

2.3

41.2%

YEAR/YEAR

RESIDENTIAL AVERAGE PRICE

\$826,462

3.9%

YEAR/YEAR

AVERAGE DOM

26.7

2.7%

YEAR/YEAR

PROPERTY TYPES

The year-over-year pullback in March sales was primarily driven by slower detached activity. Meanwhile, new listings across all property types have been rising, supporting inventory gains. Months of supply rose compared to last year across all property types, ranging from a high of four months in the apartment sector to under two months for semi-detached and row properties. Higher supply levels relative to demand in the apartment condominium sector left prices slightly lower than levels reported in March 2023. However, prices have improved for all other property types, with year-over-year gains pushing above three per cent in the detached and semi-detached sectors.

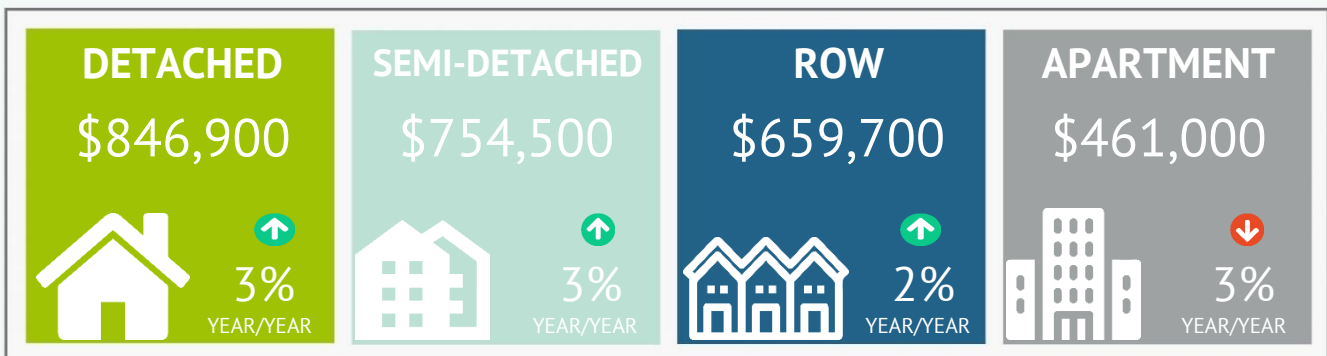
March 2024

	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	387	-11.6%	651	6.2%	868	32.3%	59%	24.0	-5%	2.24	49.8%	\$927,501	6.2%	\$840,000	5.0%
Semi-Detached	29	3.6%	42	2.4%	44	12.8%	69%	22.6	-14%	1.52	8.9%	\$701,434	9.0%	\$728,000	13.8%
Row	116	3.6%	216	30.1%	225	38.0%	54%	26.4	14%	1.94	33.3%	\$708,920	-2.1%	\$727,500	1.8%
Apartment	62	3.3%	142	26.8%	239	26.5%	44%	44.3	0%	3.85	22.4%	\$481,159	4.9%	\$475,000	11.8%
Mobile	1	-66.7%	1	-66.7%	7	40.0%	100%	30.0	-82%	7.00	320.0%	\$310,000	35.0%	\$310,000	-0.3%
Total Residential	596	-7.0%	1,053	12.6%	1,386	31.3%	57%	26.7	-3%	2.33	41.2%	\$826,462	3.9%	\$750,000	1.4%

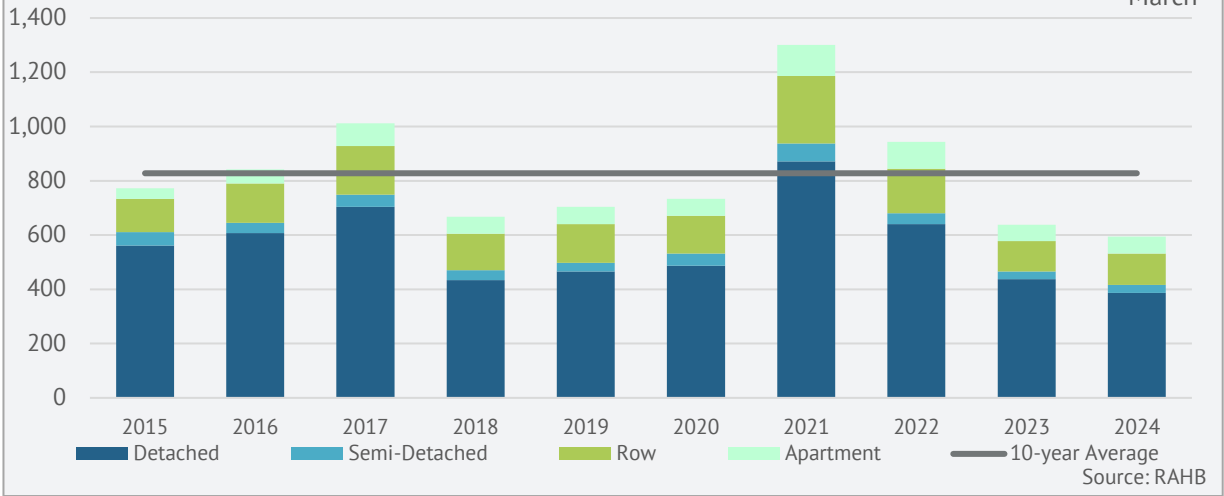
Year-to-Date

	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	988	-0.5%	1,680	10.1%	803	24.2%	58.8%	33.6	19%	2.44	24.8%	\$892,717	4.0%	\$800,000	1.6%
Semi-Detached	65	6.6%	95	-1.0%	40	-7.0%	68.4%	30.1	-7%	1.83	-12.8%	\$686,004	-1.2%	\$680,000	0.7%
Row	294	3.5%	487	14.3%	188	19.5%	60.4%	33.1	10%	1.92	15.4%	\$704,088	-0.7%	\$723,750	2.5%
Apartment	161	14.2%	364	23.0%	216	26.8%	44.2%	49.6	3%	4.03	11.0%	\$474,032	-1.3%	\$460,000	0.0%
Mobile	3	0.0%	6	20.0%	6	5.9%	50.0%	38.7	-77%	6.00	5.9%	\$249,000	8.4%	\$220,000	-29.3%
Total Residential	1,514	2.1%	2,637	12.1%	1,257	22.3%	57.4%	35.1	13%	2.49	19.8%	\$801,283	2.0%	\$735,000	-0.7%

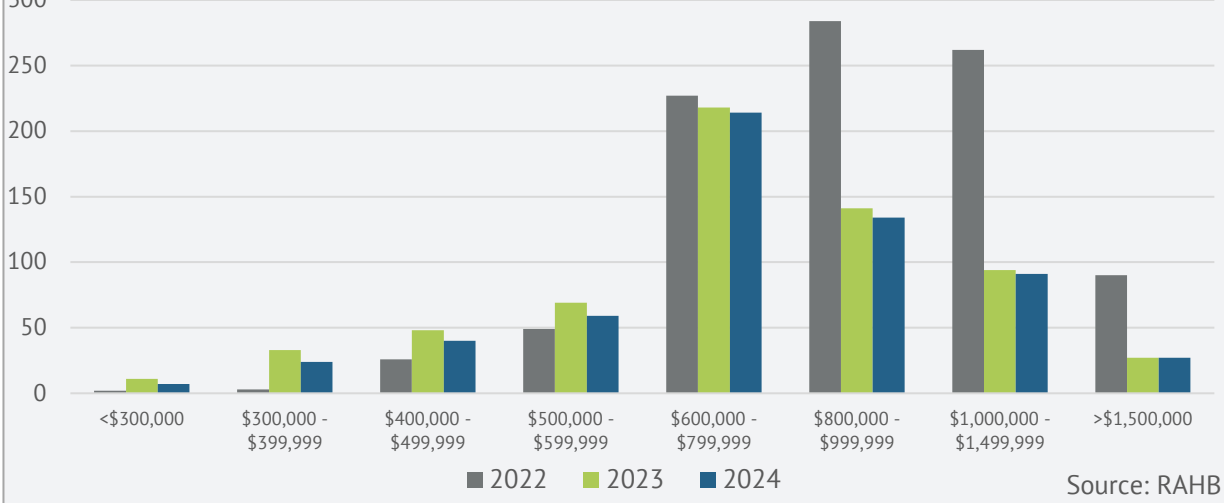
BENCHMARK PRICE



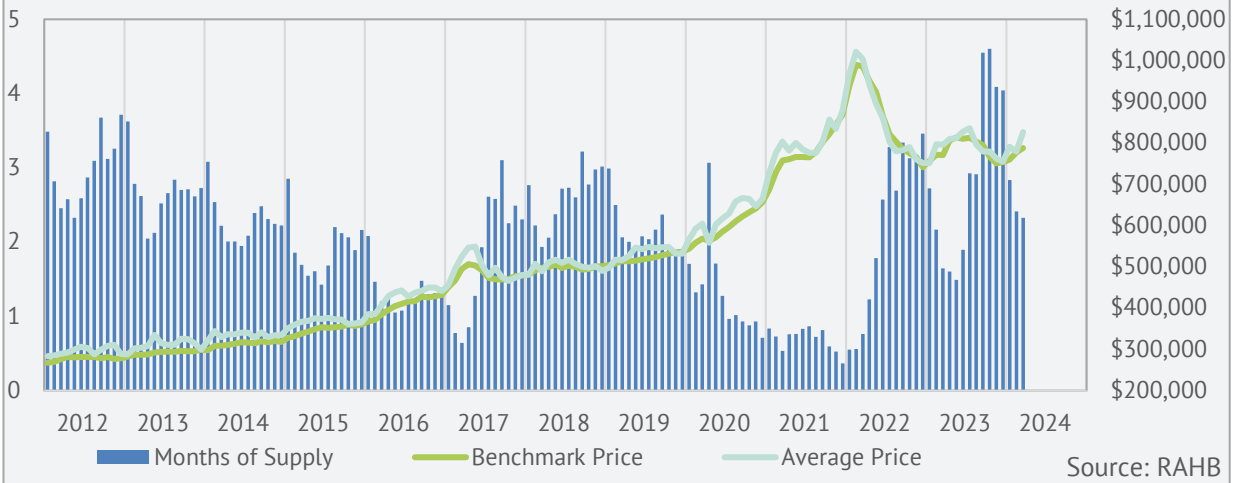
Monthly Sales Comparison



Residential Sales by Price Range



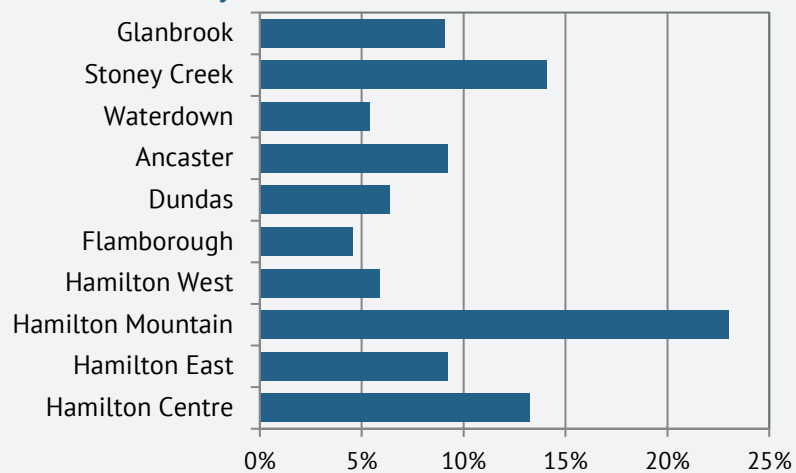
Months of Supply and Prices



REGIONAL SUMMARY

Looking back on the first quarter of 2024, sales activity rose in Hamilton East, Flamborough, Dundas, Ancaster and Glanbrook, which offset pullbacks in the other parts of Hamilton. Meanwhile, new listings increased across most of Hamilton, enough to drive year-over-year inventory gains across most areas. However, the gains in inventory were not enough to prevent further tightening in the months of supply compared to last March in Dundas and Glanbrook.

Share of Sales by District



March 2024

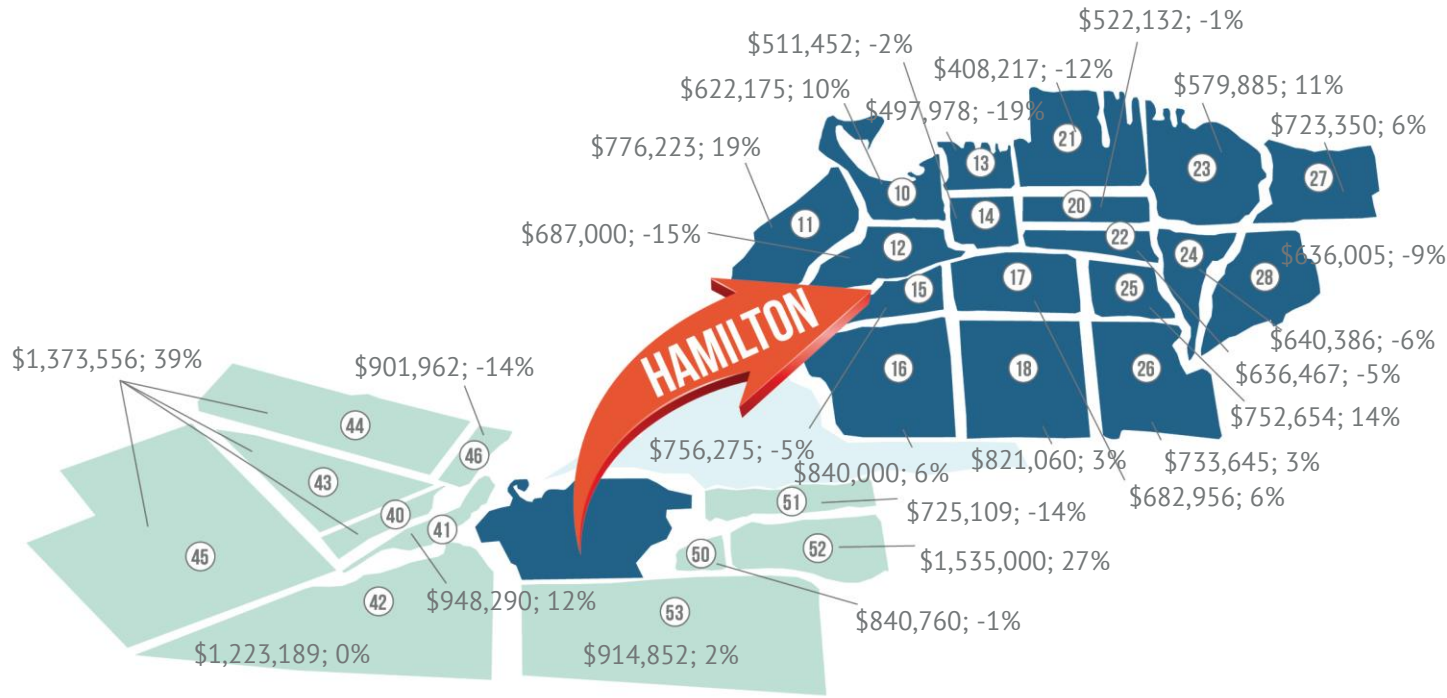
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Hamilton Centre	79	-21.8%	136	-8.1%	185	8.8%	58%	29.3	7.2%	2.34	39.1%	\$533,364	-5.7%	\$545,000	-1.5%
Hamilton East	55	-12.7%	82	-11.8%	107	18.9%	67%	18.7	-34.0%	1.95	36.2%	\$627,437	-2.2%	\$640,000	-1.5%
Hamilton Mountain	137	-3.5%	220	19.6%	237	60.1%	62%	21.8	4.6%	1.73	66.0%	\$767,828	3.4%	\$730,000	0.7%
Hamilton West	35	-45.3%	96	11.6%	137	30.5%	36%	26.1	-19.5%	3.91	138.6%	\$705,323	2.3%	\$715,000	4.0%
Flamborough	27	42.1%	46	7.0%	118	53.2%	59%	46.0	-0.7%	4.37	7.8%	\$1,373,556	39.4%	\$1,200,000	17.6%
Dundas	38	31.0%	36	5.9%	35	16.7%	106%	28.3	-10.1%	0.92	-11.0%	\$948,290	11.9%	\$885,500	10.4%
Ancaster	55	3.8%	108	33.3%	145	59.3%	51%	30.3	-5.9%	2.64	53.5%	\$1,223,189	-0.4%	\$1,070,000	-0.9%
Waterdown	32	-20.0%	53	-3.6%	58	20.8%	60%	25.3	16.9%	1.81	51.0%	\$901,962	-14.2%	\$895,000	-9.2%
Stoney Creek	84	-13.4%	179	17.0%	261	27.9%	47%	25.8	-8.7%	3.11	47.7%	\$802,221	-6.1%	\$799,950	-2.3%
Glanbrook	54	63.6%	97	70.2%	103	12.0%	56%	31.8	15.9%	1.91	-31.6%	\$914,852	2.2%	\$882,450	-0.8%
Total	596	-7.0%	1,053	12.6%	1386	31.3%	57%	26.7	-2.7%	2.33	41.2%	\$826,462	3.9%	\$750,000	1.4%

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	201	-3.4%	353	-0.3%	174	3.2%	56.9%	35.3	8.7%	2.60	6.8%	\$557,175	-2.1%	\$560,000	1.6%
Hamilton East	157	13.8%	241	15.3%	112	34.0%	65.1%	33.8	15.4%	2.13	17.8%	\$605,481	-1.5%	\$585,000	-5.0%
Hamilton Mountain	354	-1.9%	550	17.3%	209	33.3%	64.4%	30.2	17.0%	1.77	36.0%	\$738,919	0.6%	\$720,000	0.0%
Hamilton West	125	-14.4%	234	-0.4%	116	5.8%	53.4%	41.8	34.8%	2.78	23.5%	\$680,697	-3.0%	\$679,900	-4.8%
Flamborough	60	57.9%	128	45.5%	106	59.5%	46.9%	48.2	-4.8%	5.32	1.0%	\$1,333,548	29.1%	\$1,165,000	4.5%
Dundas	77	13.2%	105	20.7%	39	9.4%	73.3%	28.0	-23.0%	1.51	-3.4%	\$916,202	9.0%	\$820,000	-0.1%
Ancaster	129	5.7%	259	32.8%	131	47.9%	49.8%	38.5	5.5%	3.04	39.9%	\$1,186,200	0.5%	\$1,070,000	3.1%
Waterdown	79	-3.7%	131	6.5%	56	24.4%	60.3%	32.8	22.2%	2.13	29.2%	\$957,801	-6.3%	\$915,000	-5.6%
Stoney Creek	230	-2.1%	436	3.8%	229	18.7%	52.8%	38.3	23.3%	2.99	21.2%	\$832,078	0.5%	\$785,000	-1.3%
Glanbrook	102	20.0%	200	16.3%	86	6.2%	51.0%	32.8	-2.7%	2.52	-11.5%	\$870,596	-1.6%	\$837,500	2.8%
Total	1,514	2.1%	2,637	12.1%	1,257	22.3%	57.4%	35.1	13.4%	2.49	19.8%	\$801,283	2.0%	\$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

	March 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	\$622,175	9.8%	\$559,200	-3.2%	\$623,116	5.8%	\$559,800	-3.7%
Hamilton West 11	\$776,223	19.4%	\$779,900	5.0%	\$745,805	1.8%	\$764,500	3.2%
Hamilton West 12	\$687,000	-15.0%	\$679,200	0.1%	\$659,836	-11.1%	\$674,767	-0.7%
Hamilton Centre 13	\$497,978	-19.0%	\$516,300	0.7%	\$529,089	-12.2%	\$511,033	0.3%
Hamilton Centre 14	\$511,452	-2.0%	\$527,100	-3.2%	\$534,451	-1.2%	\$527,533	-3.2%
Hamilton Centre 20	\$522,132	-1.4%	\$535,100	0.5%	\$542,066	1.8%	\$531,400	0.0%
Hamilton Centre 21	\$408,217	-11.9%	\$438,000	1.7%	\$438,610	-7.4%	\$432,900	1.1%
Hamilton Centre 22	\$636,467	-4.5%	\$714,600	3.3%	\$688,883	1.8%	\$716,000	3.9%
Hamilton East 23	\$579,885	11.2%	\$512,300	1.9%	\$547,079	6.1%	\$506,800	1.1%
Hamilton East 24	\$640,386	-5.5%	\$667,900	1.3%	\$657,540	2.9%	\$663,900	2.9%
Hamilton East 27	\$723,350	6.2%	\$655,300	-0.4%	\$660,633	-2.7%	\$648,233	-1.6%
Hamilton East 28	\$636,005	-9.2%	\$625,400	0.2%	\$603,504	-8.1%	\$619,567	0.6%
Hamilton East 29	\$714,900	-16.9%	\$811,300	-0.5%	\$807,233	-11.0%	\$796,467	-0.9%
Hamilton Mountain 15	\$756,275	-5.0%	\$796,200	5.2%	\$766,217	0.2%	\$775,833	2.1%
Hamilton Mountain 16	\$840,000	6.4%	\$779,000	3.3%	\$808,288	3.1%	\$763,133	1.3%
Hamilton Mountain 17	\$682,956	5.6%	\$674,200	5.1%	\$655,971	2.1%	\$656,967	2.2%
Hamilton Mountain 18	\$821,060	3.1%	\$829,400	4.8%	\$787,026	-1.2%	\$809,167	2.1%
Hamilton Mountain 25	\$752,654	14.2%	\$742,000	3.9%	\$711,623	5.8%	\$723,533	1.4%
Hamilton Mountain 26	\$733,645	3.5%	\$721,800	3.0%	\$714,700	6.3%	\$708,767	1.6%
Flamborough 43	\$1,373,556	39.4%	\$1,190,100	3.0%	\$1,333,548	29.1%	\$1,157,400	1.6%
Dundas 41	\$948,290	11.9%	\$939,400	4.6%	\$916,202	9.0%	\$920,167	3.1%
Ancaster 42	\$1,223,189	-0.4%	\$1,128,600	4.6%	\$1,186,200	0.5%	\$1,097,967	2.6%
Waterdown 46	\$901,962	-14.2%	\$1,006,700	-0.2%	\$957,801	-6.3%	\$988,467	1.5%
Stoney Creek 50	\$840,760	-0.5%	\$863,600	2.1%	\$853,140	2.1%	\$859,800	2.5%
Stoney Creek 51	\$725,109	-13.8%	\$775,600	-1.5%	\$801,543	1.5%	\$767,533	-2.8%
Stoney Creek 52	\$1,535,000	27.1%	\$1,027,700	5.3%	\$1,103,500	-32.7%	\$999,100	1.5%
Glanbrook 53	\$914,852	2.2%	\$889,900	3.2%	\$870,596	-1.6%	\$872,567	1.1%

DETACHED

BENCHMARK HOMES

March 2024							
	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Hamilton West 10	\$643,800	-0.2%	-0.8%	2	3	1,390	2,610
Hamilton West 11	\$835,500	5.3%	2.5%	2	4	1,335	4,000
Hamilton West 12	\$936,700	1.9%	0.3%	2	3	1,690	3,255
Hamilton Centre 13	\$509,600	0.6%	-0.6%	1	3	1,300	2,306
Hamilton Centre 14	\$593,400	-0.4%	-1.1%	2	3	1,565	2,741
Hamilton Centre 20	\$542,300	0.6%	-1.5%	1	3	1,286	2,500
Hamilton Centre 21	\$427,700	2.0%	-0.8%	1	3	1,149	2,500
Hamilton Centre 22	\$715,000	3.3%	0.0%	2	3	1,533	3,150
Hamilton East 23	\$511,500	1.8%	0.9%	1	3	1,057	3,150
Hamilton East 24	\$676,200	1.2%	1.1%	2	3	1,212	4,120
Hamilton East 27	\$793,900	0.5%	1.4%	2	3	1,366	5,000
Hamilton East 28	\$834,700	1.3%	1.4%	2	3	1,403	5,276
Hamilton East 29	\$788,800	-1.1%	-0.1%	2	3	1,510	5,251
Hamilton Mountain 15	\$814,400	5.6%	2.9%	2	4	1,262	5,500
Hamilton Mountain 16	\$897,400	3.8%	2.0%	2	3	1,572	4,796
Hamilton Mountain 17	\$681,600	4.9%	3.1%	2	3	1,129	4,301
Hamilton Mountain 18	\$864,600	4.6%	2.5%	2	3	1,599	4,568
Hamilton Mountain 25	\$741,200	3.9%	3.7%	2	4	1,119	5,000
Hamilton Mountain 26	\$800,500	4.1%	2.4%	2	3	1,333	4,591
Flamborough 43	\$1,190,800	2.9%	2.7%	2	3	1,908	27,014
Dundas 41	\$1,033,600	4.6%	2.6%	2	3	1,538	6,297
Ancaster 42	\$1,266,800	5.8%	3.3%	2	4	2,210	7,500
Waterdown 46	\$1,139,000	-0.3%	0.1%	2	3	1,839	4,978
Stoney Creek 50	\$941,300	2.2%	1.1%	2	3	1,826	5,005
Stoney Creek 51	\$897,900	-0.3%	1.6%	2	3	1,682	5,903
Stoney Creek 52	\$1,027,700	5.3%	3.1%	2	3	1,723	30,025
Glanbrook 53	\$974,200	4.5%	1.7%	2	3	1,811	4,714

SUMMARY STATISTICS

March 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	596	-7.0%	1,053	12.6%	1,386	31.3%	\$750,000	1.4%	26.7	-2.7%	14.5	3.6%
Commercial	10	-28.6%	49	226.7%	660	-13.3%	\$387,500	-61.4%	85.5	-2.4%	66.5	22.0%
Farm	1	0.0%	7	-	24	-4.0%	\$1,850,000	34.1%	6.0	-83.8%	6.0	-83.8%
Land	9	350.0%	23	666.7%	113	52.7%	\$610,000	-73.5%	66.1	-59.2%	54.0	-66.7%
Multi-Residential	12	50.0%	38	442.9%	90	87.5%	\$772,500	-5.1%	35.0	80.6%	16.0	-5.9%
Total	628	-5.7%	1,182	468.3%	2,781	16.3%	\$750,000	0.7%	28.3	-2.4%	15.0	3.4%

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	1,514	2.1%	2,637	12.1%	1,257	22.3%	\$735,000	-0.7%	35.1	13.4%	19.0	18.8%
Commercial	22	-26.7%	148	244.2%	680	-11.3%	\$705,000	-10.5%	94.5	-7.1%	69.0	7.0%
Farm	2	0.0%	17	750.0%	25	0.0%	\$2,175,000	-59.1%	113.5	167.1%	113.5	167.1%
Land	10	150.0%	77	450.0%	111	60.6%	\$605,000	-41.0%	62.2	-53.3%	41.0	-68.6%
Multi-Residential	24	71.4%	93	416.7%	84	100.8%	\$775,000	-6.5%	51.9	68.2%	40.0	77.8%
Total	1,572	2.5%	2,969	377.3%	2,716	14.3%	\$735,000	-0.7%	36.4	11.8%	20.0	17.6%

March 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	5	66.7%	\$782,000	217.9%	9	12.5%	84.6	-50.6%	0	-
Industrial	1	-	\$2,800,000	-	32	3100.0%	178.0	-	7	214.0
Investment	0	-100.0%	\$0	-100.0%	1	0.0%	-	-	0	-
Land	0	-	\$0	-	2	-	-	-	0	-
Office	0	-100.0%	\$0	-100.0%	30	100.0%	-	-	4	214.5
Retail	2	-50.0%	\$1,675,000	-71.2%	30	130.8%	52.0	2.0%	8	156.9

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	7	16.7%	\$944,000	94.2%	33	94.1%	87.0	-60.1%	0	-
Industrial	6	100.0%	\$7,415,500	13.8%	62	520.0%	130.3	116.0%	18	144.9
Investment	0	-100.0%	\$0	-100.0%	9	50.0%	-	-	0	-
Land	0	-100.0%	\$0	-100.0%	5	-	-	-	0	-
Office	1	-80.0%	\$1,330,000	-72.9%	77	156.7%	63.0	-5.1%	14	201.3
Retail	5	-50.0%	\$4,107,500	-60.6%	95	131.7%	65.0	-19.4%	18	112.6