

HAMILTON
MONTHLY
STATISTICS
PACKAGE
MARCH 2025

Cornerstone
Association of REALTORS®

SUMMARY

Compared to last year, sales slowed in March for the third consecutive month. By the end of the first quarter, there were 1,218 sales, a decline of 21 per cent over the same time last year and the slowest start of the year since 2010.

Year-to-date sales declined across all regions within the Hamilton market area. While Hamilton East was the only area to report sales activity similar to last year, all areas experienced exceptionally low sales compared to longer-term trends.


New listings also continued to rise in the first quarter. In March, new listings reached 1,111 units, keeping the sales-to-new listings ratio relatively low at 40 percent and causing the standing inventories to rise to 1,887 units. This contributed to further gains in the months of supply, which reached 4.25 months.

More choice prevented the typical seasonal boost in prices. The unadjusted benchmark price in March was \$754,900, over four percent lower than last year. Seasonally adjusted prices have trended down for four consecutive months.


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 illustrate market trends.

SALES

444

 **29.1%**

YEAR/YEAR



NEW LISTINGS

1,111

 **4.4%**

YEAR/YEAR




INVENTORY

1,887

 **39.5%**

YEAR/YEAR

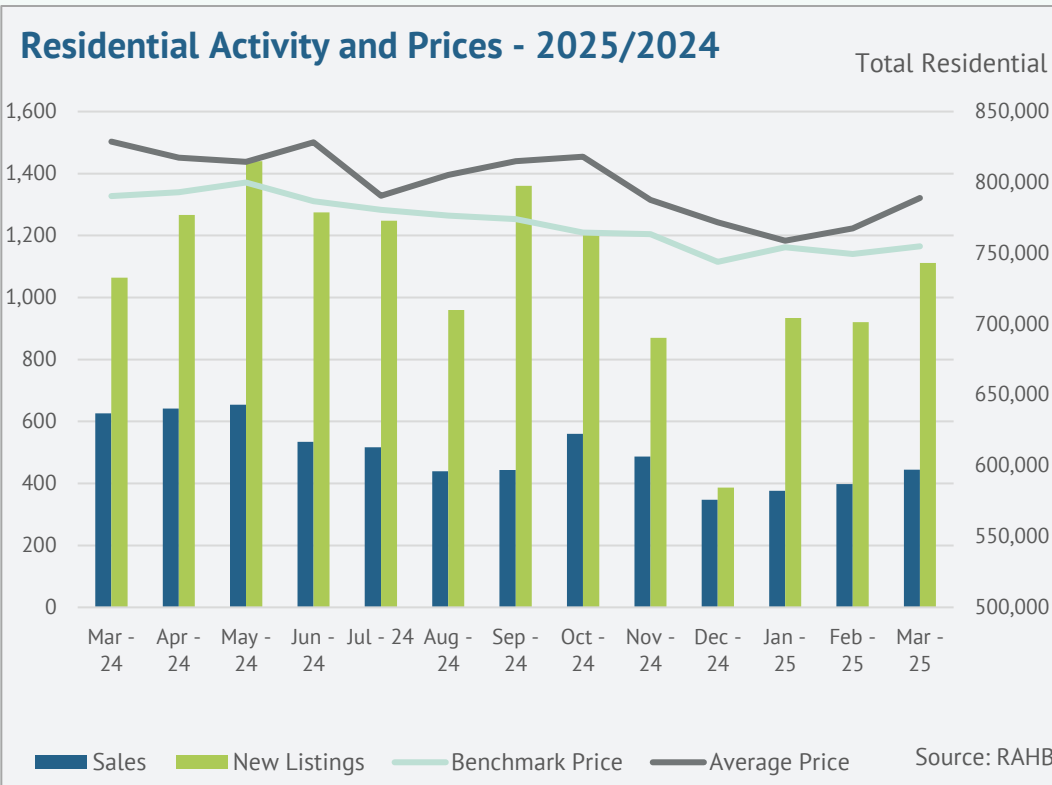


MONTHS OF SUPPLY


4.3


 **96.6%**

YEAR/YEAR

RESIDENTIAL AVERAGE PRICE


 **\$788,968**

 **4.8%**


YEAR/YEAR

AVERAGE DOM

35.0

 **30.2%**

YEAR/YEAR



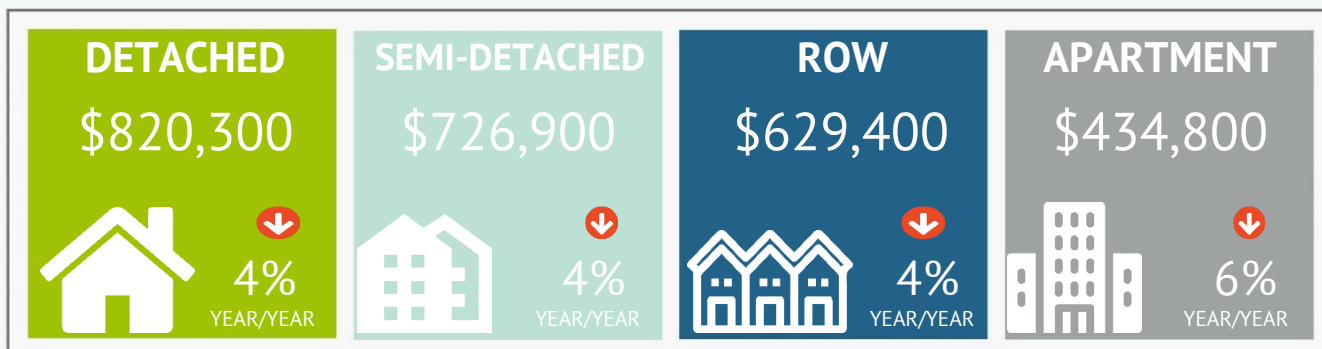
PROPERTY TYPES

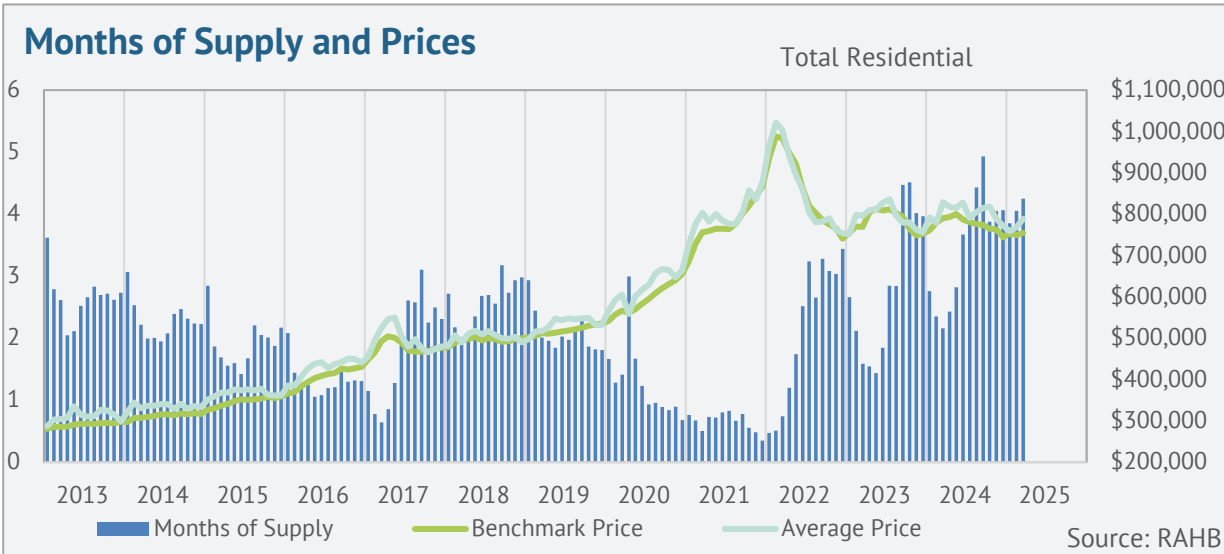
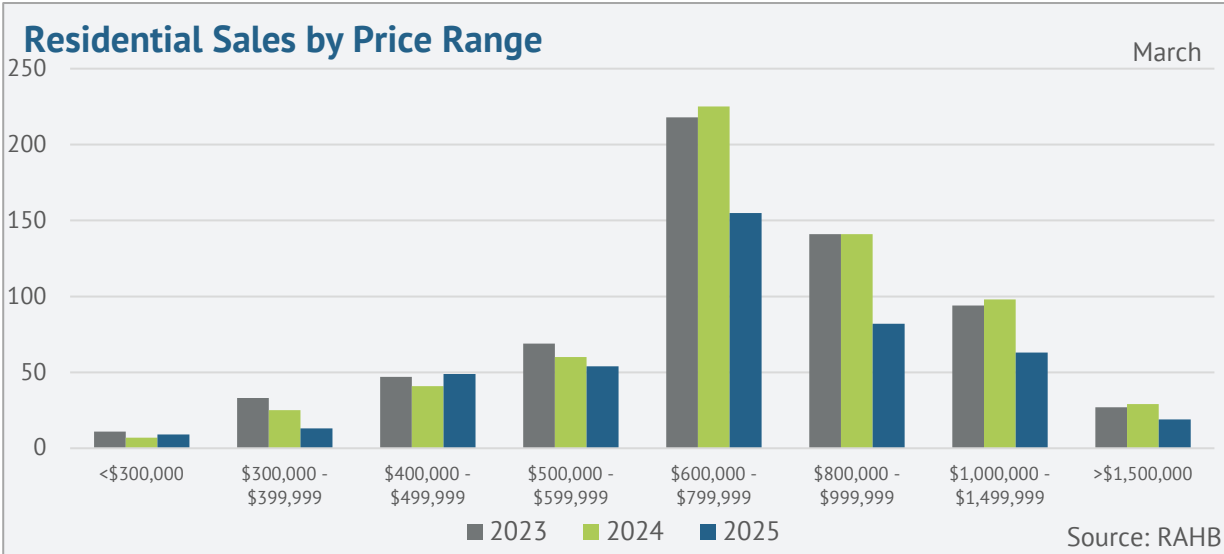
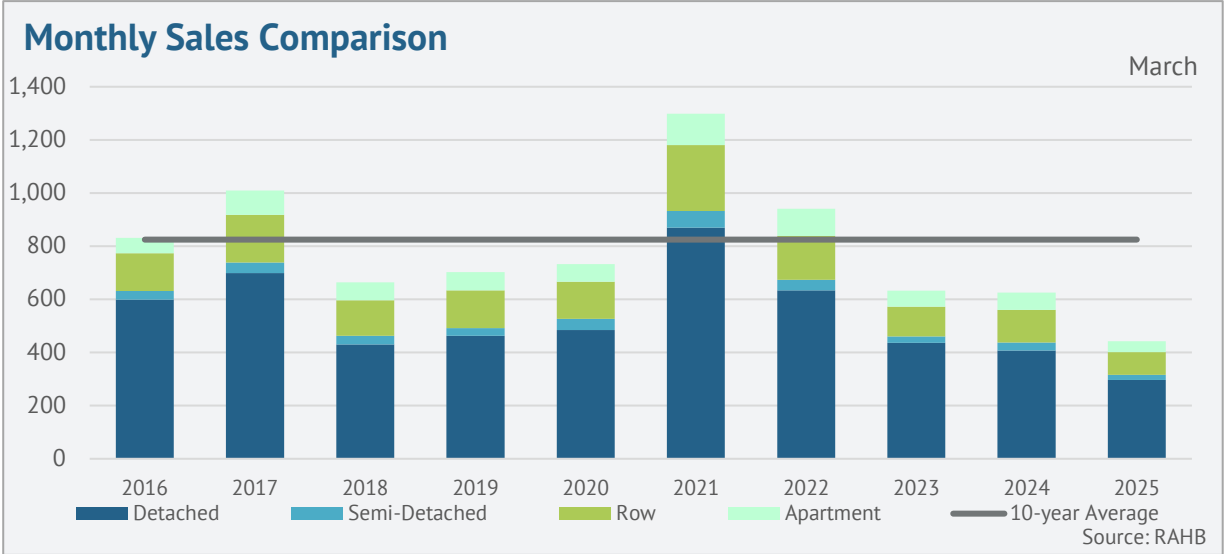
Unlike February, unadjusted benchmark prices eased across all property types in March. The steepest declines occurred for apartment condominium-style homes. Meanwhile, detached home prices are over three per cent lower than last year's levels but did report a modest gain over last month on a seasonally adjusted basis.

March 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	297	-27.2%	712	9.2%	1,156	37.3%	42%	29.1	20%	3.89	88.6%	\$875,327	-5.8%	\$785,000	-7.3%
Semi-Detached	19	-36.7%	53	23.3%	77	79.1%	36%	31.8	37%	4.05	182.7%	\$691,237	-0.8%	\$670,500	-4.8%
Row	86	-29.5%	195	-10.6%	315	48.6%	44%	42.2	54%	3.66	110.8%	\$680,260	-4.4%	\$675,000	-7.2%
Apartment	40	-38.5%	147	-0.7%	325	33.2%	27%	63.9	44%	8.13	116.4%	\$447,720	-8.6%	\$440,000	-7.4%
Mobile	2	100.0%	4	300.0%	13	62.5%	50%	50.5	68%	6.50	-18.8%	\$392,500	26.6%	\$392,500	26.6%
Total Residential	444	-29.1%	1,111	4.4%	1,887	39.5%	40%	35.0	30%	4.25	96.6%	\$788,968	-4.8%	\$715,000	-5.2%

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	818	-18.8%	1,899	13.5%	1,004	28.6%	43.1%	37.8	13%	3.68	58.3%	\$853,091	-4.6%	\$778,500	-3.3%
Semi-Detached	58	-10.8%	148	57.4%	75	93.2%	39.2%	34.2	12%	3.90	116.5%	\$680,411	-0.6%	\$650,000	-3.0%
Row	232	-22.9%	500	2.2%	278	54.5%	46.4%	44.7	34%	3.59	100.5%	\$672,721	-4.6%	\$669,167	-7.7%
Apartment	107	-35.9%	408	7.9%	279	27.8%	26.2%	62.5	27%	7.82	99.4%	\$436,089	-9.1%	\$425,000	-7.6%
Mobile	3	0.0%	10	25.0%	13	81.0%	30.0%	37.3	-3%	12.67	81.0%	\$356,667	43.2%	\$370,000	68.2%
Total Residential	1,218	-21.3%	2,965	11.9%	1,650	34.4%	41.1%	41.1	18%	4.06	70.7%	\$772,656	-3.7%	\$710,000	-3.5%

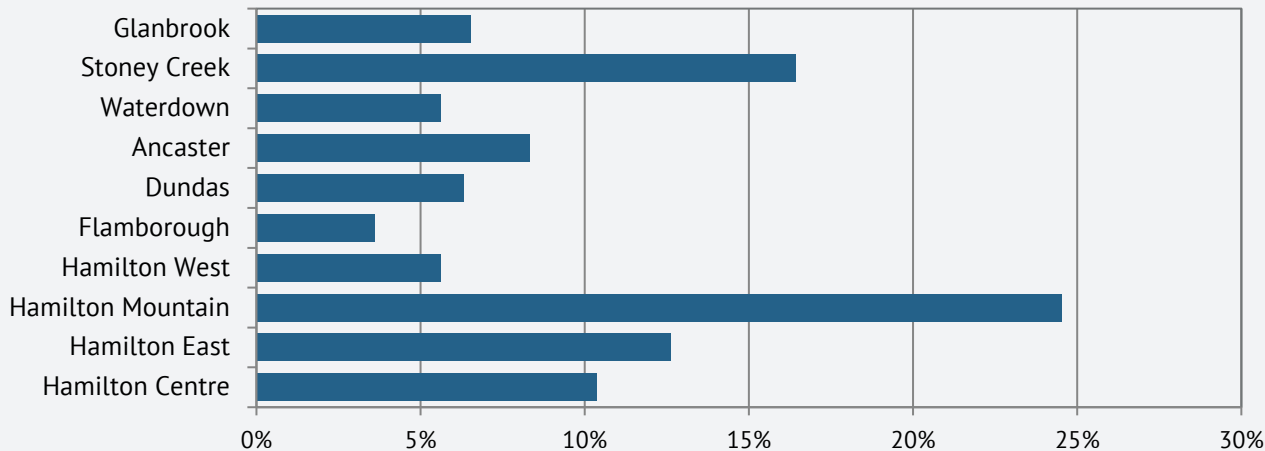
BENCHMARK PRICE





REGIONAL SUMMARY

Share of Sales by District



March 2025

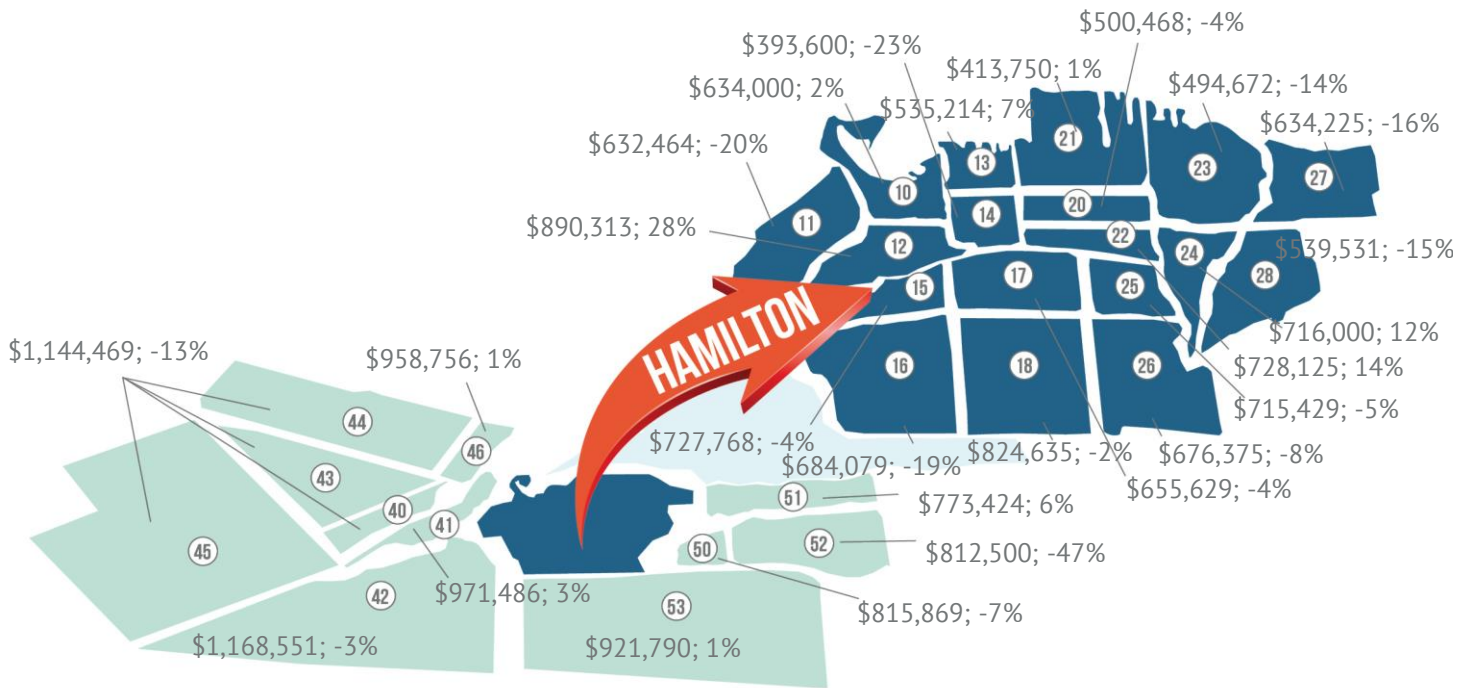
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Hamilton Centre	46	-42.5%	145	5.1%	286	56.3%	32%	28.9	-2.1%	6.22	171.8%	\$526,191	-1.4%	\$535,000	-2.3%
Hamilton East	56	-3.4%	114	35.7%	177	70.2%	49%	31.0	64.0%	3.16	76.3%	\$584,087	-7.2%	\$567,500	-10.3%
Hamilton Mountain	109	-25.3%	259	17.7%	380	67.4%	42%	31.4	44.4%	3.49	124.2%	\$718,631	-6.9%	\$693,500	-5.0%
Hamilton West	25	-35.9%	87	-11.2%	178	30.9%	29%	54.7	104.9%	7.12	104.2%	\$715,221	-0.1%	\$696,000	-2.7%
Flamborough	16	-42.9%	42	-8.7%	119	1.7%	38%	49.1	11.1%	7.44	78.0%	\$1,144,469	-12.8%	\$1,092,500	-8.8%
Dundas	28	-28.2%	55	52.8%	67	81.1%	51%	20.9	-26.3%	2.39	152.2%	\$971,486	3.1%	\$825,000	-6.8%
Ancaster	37	-38.3%	96	-11.9%	177	30.1%	39%	42.4	32.1%	4.78	111.0%	\$1,168,551	-2.6%	\$1,050,000	-0.5%
Waterdown	25	-24.2%	56	5.7%	91	68.5%	45%	29.6	18.8%	3.64	122.4%	\$958,756	1.0%	\$880,000	-2.8%
Stoney Creek	73	-18.0%	174	-4.9%	297	15.1%	42%	42.1	60.6%	4.07	40.3%	\$790,775	-3.4%	\$753,000	-5.9%
Glanbrook	29	-46.3%	83	-14.4%	114	12.9%	35%	31.7	-0.5%	3.93	110.2%	\$921,790	0.8%	\$780,000	-11.6%
Total	444	-29.1%	1,111	4.4%	1887	39.5%	40%	35.0	30.2%	4.25	96.6%	\$788,968	-4.8%	\$715,000	-5.2%

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	155	-23.3%	447	25.9%	253	48.9%	34.7%	35.7	1.0%	4.89	94.1%	\$534,402	-4.1%	\$525,000	-6.6%
Hamilton East	152	-5.6%	325	33.7%	159	47.4%	46.8%	32.5	-2.8%	3.13	56.1%	\$580,030	-4.5%	\$575,000	-2.4%
Hamilton Mountain	294	-19.0%	654	18.9%	334	66.4%	45.0%	38.1	27.3%	3.41	105.5%	\$727,168	-1.9%	\$700,500	-2.7%
Hamilton West	80	-38.5%	240	1.7%	156	37.0%	33.3%	47.3	14.4%	5.84	122.5%	\$682,437	0.1%	\$660,750	-2.8%
Flamborough	37	-39.3%	119	-7.8%	109	2.8%	31.1%	71.7	51.6%	8.84	69.5%	\$1,217,852	-6.8%	\$1,100,000	-4.8%
Dundas	65	-16.7%	129	22.9%	58	46.2%	50.4%	31.7	13.0%	2.68	75.5%	\$960,424	5.1%	\$895,000	9.8%
Ancaster	89	-33.6%	240	-7.7%	148	18.0%	37.1%	51.9	32.9%	5.00	77.7%	\$1,106,951	-5.9%	\$1,033,000	-3.0%
Waterdown	60	-25.0%	153	16.8%	78	43.8%	39.2%	34.9	7.0%	3.88	91.8%	\$1,022,707	4.7%	\$1,000,000	9.3%
Stoney Creek	202	-14.0%	474	7.7%	260	15.2%	42.6%	45.1	17.9%	3.86	34.0%	\$790,940	-5.6%	\$748,750	-5.1%
Glanbrook	84	-18.4%	183	-8.5%	95	11.4%	45.9%	48.6	47.3%	3.38	36.6%	\$887,816	2.1%	\$782,500	-6.3%
Total	1,218	-21.3%	2,965	11.9%	1,650	34.4%	41.1%	41.1	17.6%	4.06	70.7%	\$772,656	-3.7%	\$710,000	-3.5%

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 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	\$634,000	1.9%	\$533,400	-5.5%	\$580,176	-6.9%	\$544,100	-3.2%
Hamilton West 11	\$632,464	-20.2%	\$760,000	-2.8%	\$680,260	-8.4%	\$738,433	-3.6%
Hamilton West 12	\$890,313	27.7%	\$641,100	-7.0%	\$747,246	12.4%	\$644,200	-5.0%
Hamilton Centre 13	\$535,214	7.5%	\$503,400	-3.9%	\$543,802	2.8%	\$514,667	0.3%
Hamilton Centre 14	\$393,600	-23.4%	\$471,700	-10.8%	\$472,660	-11.7%	\$482,733	-8.4%
Hamilton Centre 20	\$500,468	-4.1%	\$505,700	-6.6%	\$506,611	-6.5%	\$520,067	-2.6%
Hamilton Centre 21	\$413,750	1.4%	\$421,600	-5.0%	\$437,366	-0.3%	\$435,233	0.1%
Hamilton Centre 22	\$728,125	14.4%	\$692,400	-3.1%	\$712,910	3.5%	\$692,067	-2.4%
Hamilton East 23	\$494,672	-14.0%	\$509,400	-1.3%	\$518,069	-5.2%	\$512,033	0.9%
Hamilton East 24	\$716,000	11.6%	\$660,300	-1.1%	\$647,891	-1.5%	\$654,567	-0.9%
Hamilton East 27	\$634,225	-15.6%	\$630,900	-3.8%	\$624,330	-8.3%	\$634,367	-1.9%
Hamilton East 28	\$539,531	-15.2%	\$617,300	-1.5%	\$568,245	-6.4%	\$617,933	-0.2%
Hamilton East 29	\$1,027,450	43.7%	\$758,200	-7.0%	\$945,475	17.1%	\$783,000	-1.5%
Hamilton Mountain 15	\$727,768	-3.8%	\$782,900	-0.9%	\$787,331	2.8%	\$775,100	0.3%
Hamilton Mountain 16	\$684,079	-18.6%	\$742,700	-4.7%	\$739,122	-8.6%	\$739,400	-3.5%
Hamilton Mountain 17	\$655,629	-4.0%	\$660,000	-2.4%	\$637,809	-2.9%	\$657,900	-0.4%
Hamilton Mountain 18	\$824,635	-2.1%	\$797,300	-3.2%	\$817,246	2.5%	\$791,267	-2.0%
Hamilton Mountain 25	\$715,429	-4.5%	\$746,700	0.3%	\$715,604	0.4%	\$737,167	1.4%
Hamilton Mountain 26	\$676,375	-8.0%	\$694,900	-2.7%	\$711,549	-0.6%	\$687,767	-2.0%
Flamborough 43	\$1,144,469	-12.8%	\$1,114,600	-6.3%	\$1,217,852	-6.8%	\$1,097,667	-6.0%
Dundas 41	\$971,486	3.1%	\$905,100	-4.0%	\$960,424	5.1%	\$887,400	-4.3%
Ancaster 42	\$1,168,551	-2.6%	\$1,065,000	-6.6%	\$1,106,951	-5.9%	\$1,039,633	-6.8%
Waterdown 46	\$958,756	1.0%	\$961,600	-5.3%	\$1,022,707	4.7%	\$974,367	-2.5%
Stoney Creek 50	\$815,869	-6.5%	\$842,900	-2.2%	\$868,581	0.5%	\$839,167	-1.6%
Stoney Creek 51	\$773,424	5.8%	\$730,500	-6.5%	\$744,170	-7.3%	\$740,867	-3.8%
Stoney Creek 52	\$812,500	-47.1%	\$991,500	-4.6%	\$758,750	-31.2%	\$976,000	-3.6%
Glanbrook 53	\$921,790	0.8%	\$817,700	-6.9%	\$887,816	2.1%	\$819,800	-4.5%

DETACHED

BENCHMARK HOMES

	March 2025						
	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Hamilton West 10	\$606,200	-6.2%	-5.5%	2	3	1,422	2,600
Hamilton West 11	\$823,200	-2.1%	4.9%	2	5	1,315	4,000
Hamilton West 12	\$871,900	-9.3%	-3.8%	2	3	1,698	3,250
Hamilton Centre 13	\$496,700	-4.2%	-5.0%	1	3	1,292	2,325
Hamilton Centre 14	\$558,600	-6.9%	-5.6%	2	3	1,559	2,783
Hamilton Centre 20	\$521,300	-6.3%	-5.4%	1	3	1,289	2,500
Hamilton Centre 21	\$421,900	-4.9%	-5.8%	1	3	1,144	2,500
Hamilton Centre 22	\$693,000	-3.1%	1.8%	2	3	1,538	3,150
Hamilton East 23	\$507,800	-1.4%	-0.7%	1	3	1,061	3,150
Hamilton East 24	\$669,500	-1.0%	2.3%	2	3	1,211	4,158
Hamilton East 27	\$779,300	-0.3%	-0.4%	2	3	1,334	5,000
Hamilton East 28	\$837,600	0.8%	2.6%	2	3	1,403	5,250
Hamilton East 29	\$735,300	-7.8%	-7.2%	2	3	1,603	5,341
Hamilton Mountain 15	\$812,200	0.2%	3.6%	2	4	1,255	5,525
Hamilton Mountain 16	\$863,600	-3.8%	1.1%	2	3	1,569	4,817
Hamilton Mountain 17	\$670,100	-2.2%	2.0%	2	3	1,120	4,300
Hamilton Mountain 18	\$825,500	-2.4%	1.0%	2	3	1,584	4,534
Hamilton Mountain 25	\$748,300	0.4%	4.9%	2	4	1,109	5,000
Hamilton Mountain 26	\$783,500	-0.3%	3.5%	2	3	1,303	4,590
Flamborough 43	\$1,118,600	-6.1%	2.0%	2	3	1,869	27,546
Dundas 41	\$996,000	-4.3%	3.7%	2	3	1,537	6,033
Ancaster 42	\$1,223,800	-5.0%	5.3%	2	3	2,206	7,543
Waterdown 46	\$1,087,400	-6.0%	2.0%	2	3	1,848	4,701
Stoney Creek 50	\$888,300	-1.3%	2.6%	2	3	1,788	5,041
Stoney Creek 51	\$858,700	-4.7%	-0.8%	2	3	1,666	6,000
Stoney Creek 52	\$991,700	-4.6%	3.6%	2	3	1,702	27,335
Glanbrook 53	\$918,300	-6.1%	0.1%	2	3	1,813	4,830

SUMMARY STATISTICS

March 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	444	-29.1%	1,111	4.4%	1,887	39.5%	\$715,000	-5.2%	35.0	30.2%	20.0	33.3%
Commercial	7	75.0%	41	2.5%	178	-2.2%	\$1,015,000	-52.2%	83.0	-17.6%	55.0	-34.1%
Farm	1	0.0%	3	-57.1%	22	-12.0%	\$2,000,000	8.1%	115.0	1816.7%	115.0	1816.7%
Land	8	0.0%	17	-26.1%	95	-16.7%	\$1,000,000	65.3%	159.3	114.5%	112.5	108.3%
Multi-Residential	5	-66.7%	40	5.3%	93	6.9%	\$575,000	-28.1%	33.2	5.3%	23.0	76.9%
Total	465	-29.4%	1,232	4.2%	3,213	18.4%	\$715,000	-4.7%	38.0	33.7%	21.0	40.0%

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	1,218	-21.3%	2,965	11.9%	1,650	34.4%	\$710,000	-3.5%	41.1	17.6%	22.0	15.8%
Commercial	17	21.4%	119	0.8%	170	-6.6%	\$1,015,000	-1.6%	153.4	48.9%	89.0	6.6%
Farm	6	200.0%	9	-47.1%	23	-7.9%	\$2,175,000	0.0%	90.7	-20.1%	92.5	-18.5%
Land	14	55.6%	54	-28.9%	101	-9.3%	\$787,500	31.3%	131.1	90.0%	101.0	87.0%
Multi-Residential	15	-44.4%	105	10.5%	85	4.5%	\$755,000	-2.6%	52.5	9.2%	36.0	0.0%
Total	1,271	-20.9%	3,266	10.0%	2,968	11.5%	\$713,000	-3.2%	44.1	21.5%	23.0	15.0%

March 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%	13	44.4%	-	-	1	41.0
Industrial	0	-100.0%	\$0	-100.0%	0	-100.0%	-	-	0	-
Investment	0	-	\$0	-	0	-100.0%	-	-	0	-
Land	0	-	\$0	-	0	-100.0%	-	-	0	-
Office	0	-	\$0	-	0	-100.0%	-	-	0	-
Retail	0	-100.0%	\$0	-100.0%	0	-100.0%	-	-	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	-85.7%	\$110,000	-88.3%	38	15.2%	181.0	108.0%	2	88.0
Industrial	0	-100.0%	\$0	-100.0%	0	-100.0%	-	-	1	151.0
Investment	0	-	\$0	-	0	-100.0%	-	-	0	-
Land	0	-	\$0	-	0	-100.0%	-	-	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