

HAMILTON
MONTHLY
STATISTICS
PACKAGE
NOVEMBER 2025

Cornerstone
Association of REALTORS®

SUMMARY

In November, sales slowed to 414 units, down over 15 per cent from last year, which contributed to the year-to-date decline of nine per cent. Sales continue to be well below long-term trends and amongst the lowest levels reported in over a decade. The number of new listings trended down over the last month and last year's levels, but is relatively consistent with the long-term trends. The pullback in demand is what has caused inventory levels to remain elevated.

As of November, the benchmark price was \$688,300, eight per cent lower than last year. Year-to-date, the benchmark price has declined by nearly 5 per cent. Prices fell across all property types, with the most significant declines occurring for apartment-style units.

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

414



↓
15.0%
YEAR/YEAR

NEW LISTINGS

821



↓
5.7%
YEAR/YEAR

INVENTORY

2,241



↑
13.4%
YEAR/YEAR

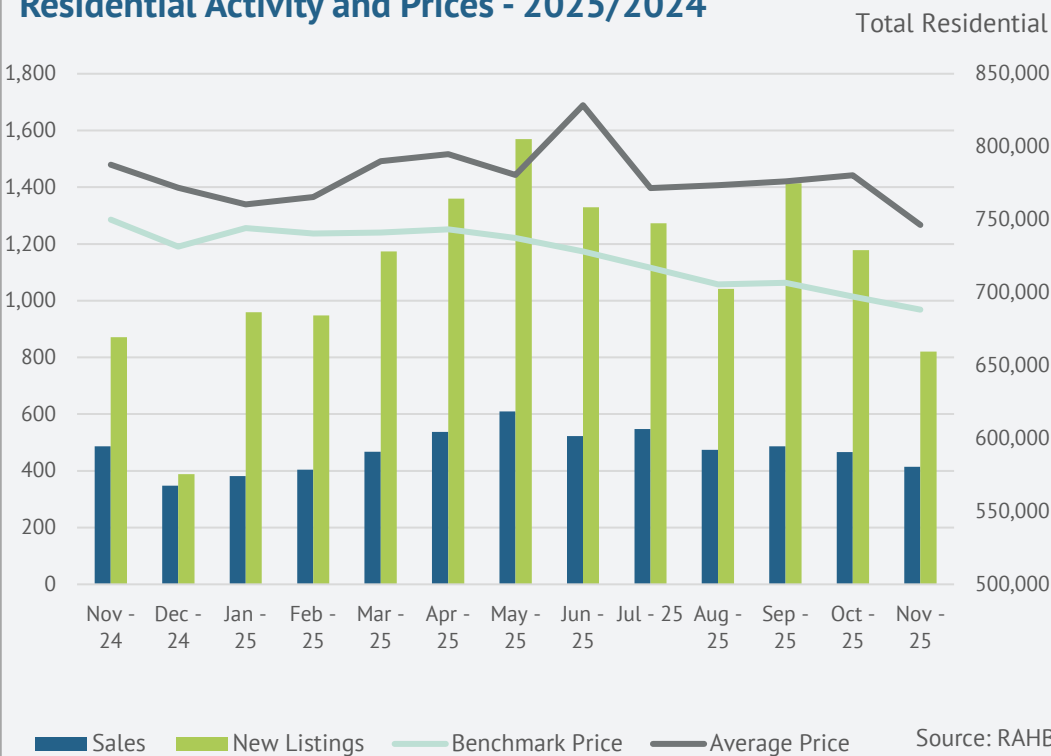
MONTHS OF SUPPLY

5.4



↑
33.3%
YEAR/YEAR

Residential Activity and Prices - 2025/2024



RESIDENTIAL AVERAGE PRICE



\$746,377

↓
5.2%
YEAR/YEAR

AVERAGE DOM

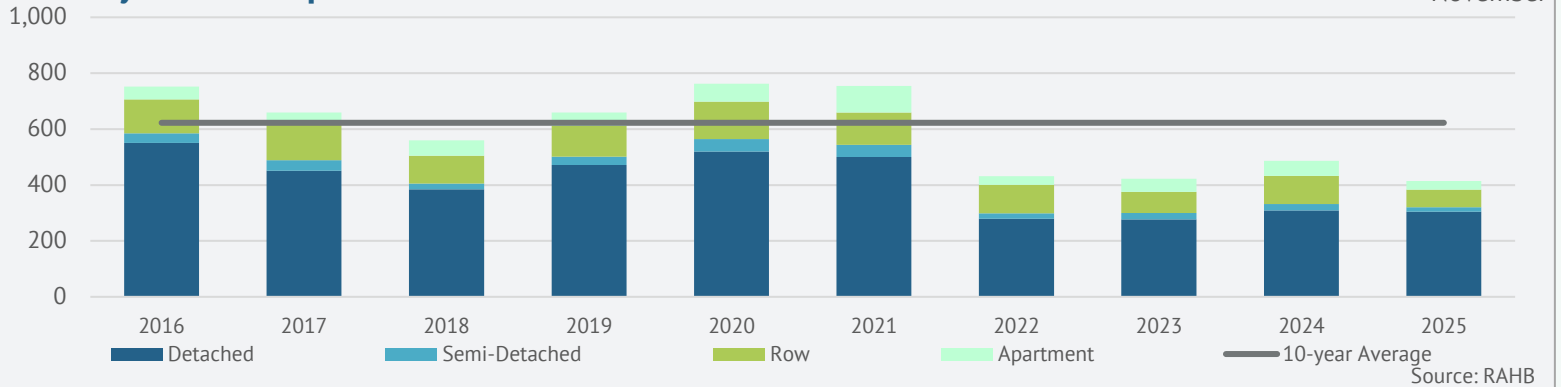
49.8



↑
23.8%
YEAR/YEAR

PROPERTY TYPES

Monthly Sales Comparison



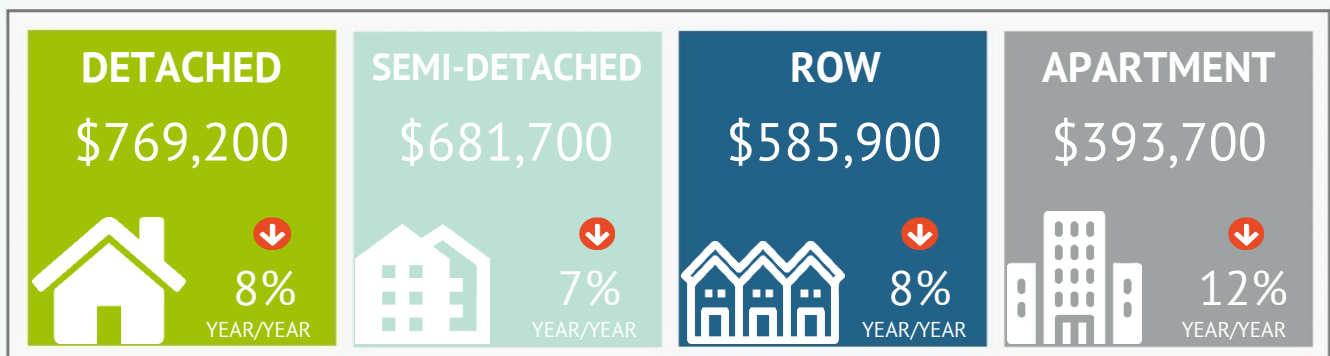
November 2025

	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	305	-1.3%	567	1.4%	1,368	12.0%	54%	46.4	26%	4.49	13.5%	\$818,353	-7.1%	\$750,000	-5.1%
Semi-Detached	15	-34.8%	36	-2.7%	102	27.5%	42%	57.9	21%	6.80	95.5%	\$501,927	-24.6%	\$547,500	-14.1%
Row	63	-37.6%	138	-17.4%	408	21.1%	46%	51.4	33%	6.48	94.1%	\$632,903	-8.9%	\$640,000	-7.2%
Apartment	31	-41.5%	77	-23.8%	338	3.7%	40%	75.7	29%	10.90	77.3%	\$387,113	-20.5%	\$390,000	-14.3%
Mobile	0	-100.0%	3	-57.1%	25	127.3%	0%	-	-	-	-	-	-	-	-
Total Residential	414	-15.0%	821	-5.7%	2,241	13.4%	50%	49.8	24%	5.41	33.3%	\$746,377	-5.2%	\$680,000	-6.5%

Year-to-Date

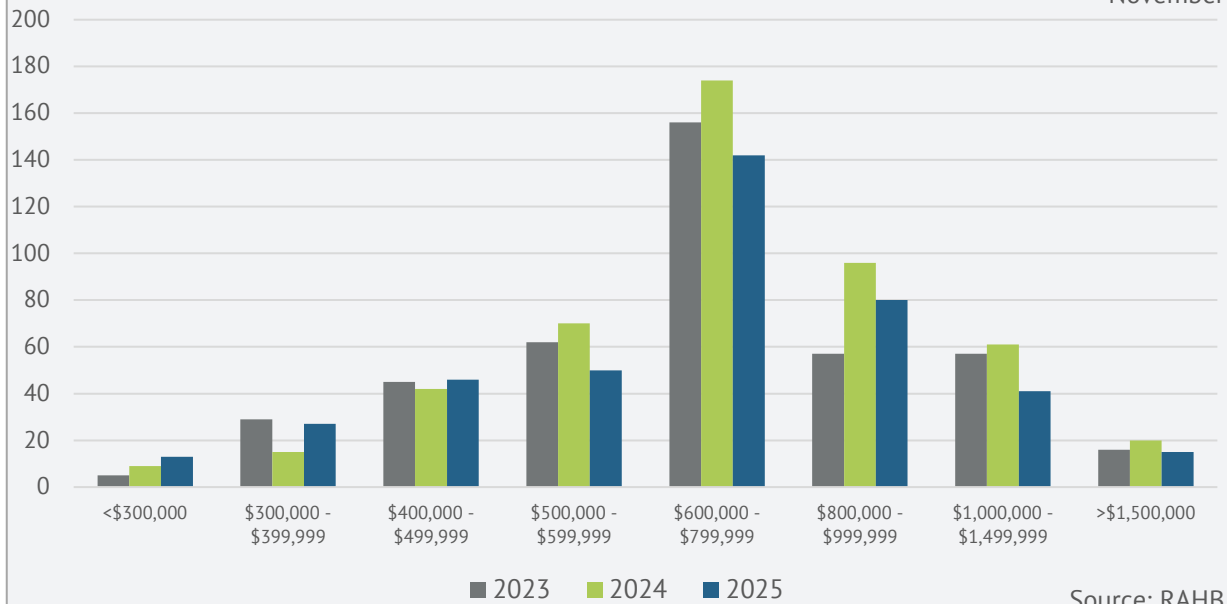
	Sales		New Listings		Inventory		S/NL	DOM		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Detached	3,679	-3.6%	8,549	8.8%	1,372	24.8%	43.0%	35.3	16%	4.10	29.4%	\$859,223	-4.7%	\$765,000	-4.4%
Semi-Detached	231	-8.0%	577	17.3%	92	53.2%	40.0%	34.5	23%	4.39	66.4%	\$658,683	-4.1%	\$650,000	-2.3%
Row	939	-18.9%	2,340	1.2%	390	35.6%	40.1%	40.4	33%	4.57	67.3%	\$669,063	-3.8%	\$665,000	-5.7%
Apartment	446	-21.6%	1,538	-1.7%	344	15.6%	29.0%	60.0	26%	8.48	47.5%	\$443,545	-7.9%	\$417,000	-8.4%
Mobile	16	-11.1%	64	56.1%	21	120.6%	25.0%	67.8	28%	14.75	148.1%	\$321,563	5.8%	\$327,500	13.3%
Total Residential	5,311	-8.8%	13,068	6.4%	2,219	26.3%	40.6%	38.3	20%	4.60	38.5%	\$780,353	-3.4%	\$709,000	-3.5%

BENCHMARK PRICE



Residential Sales by Price Range

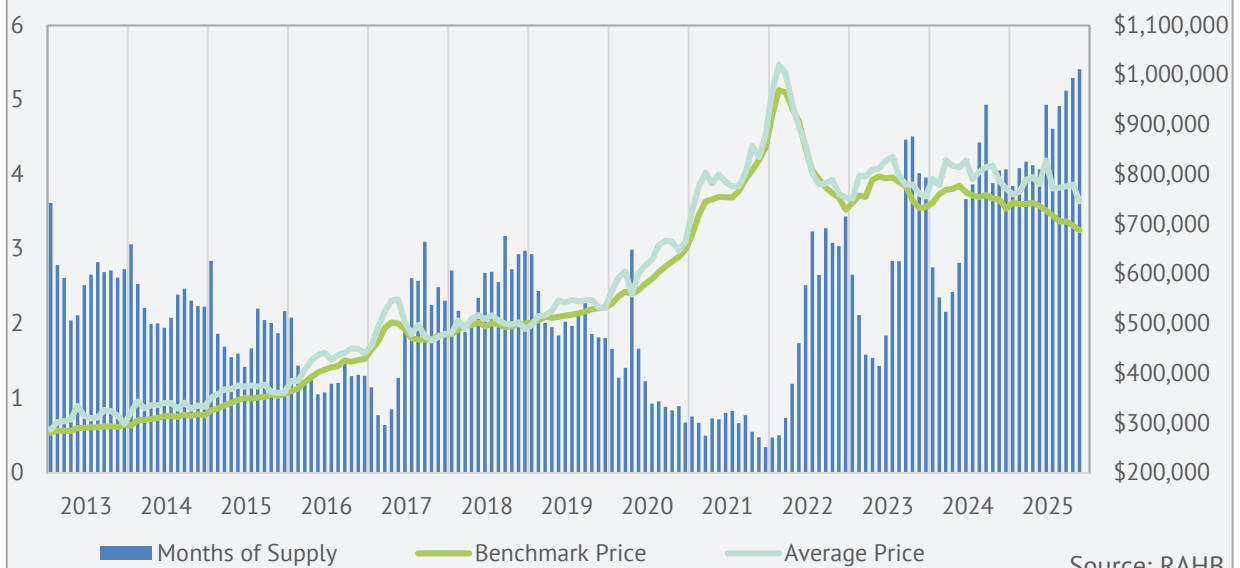
November



Source: RAHB

Months of Supply and Prices

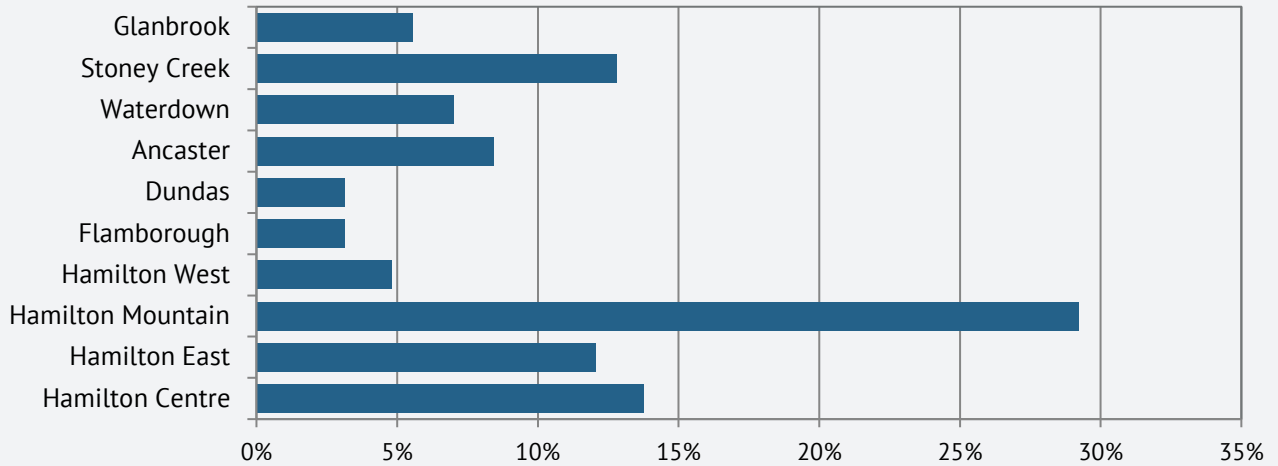
Total Residential



Source: RAHB

REGIONAL SUMMARY

Share of Sales by District



November 2025

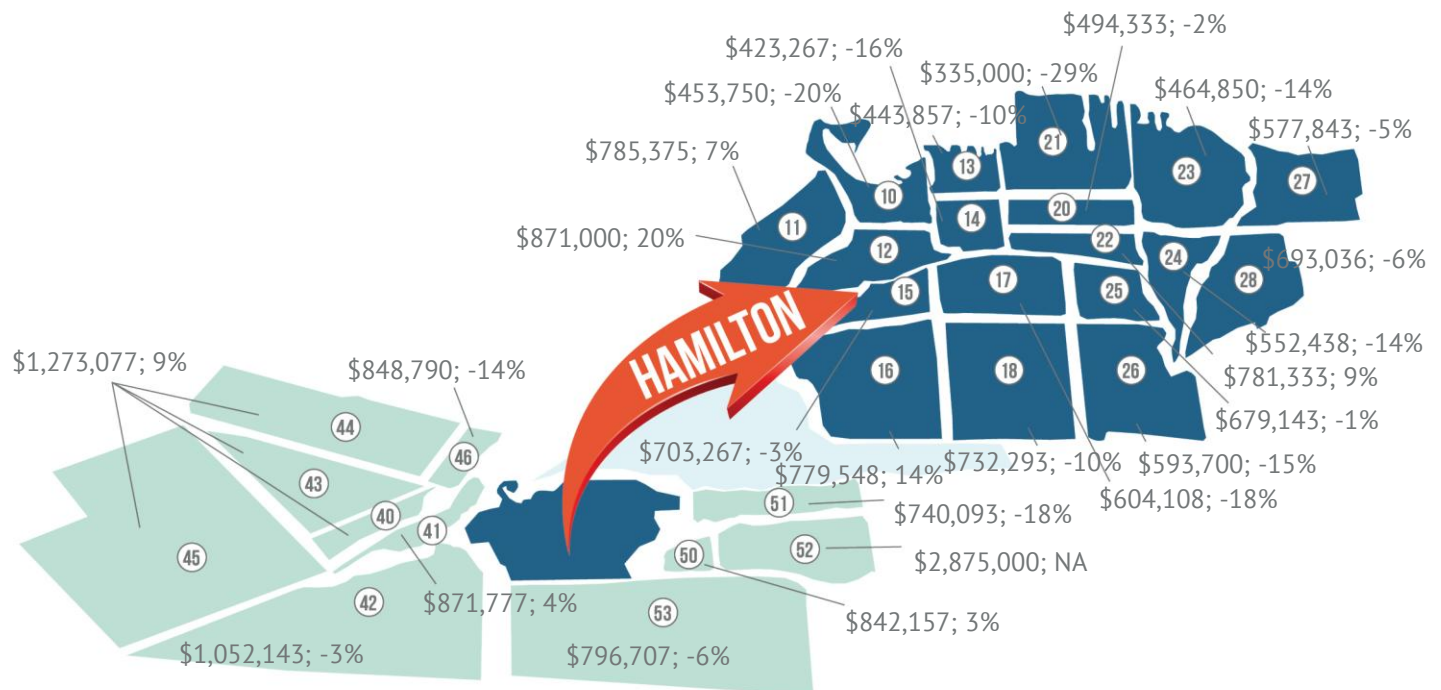
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Hamilton Centre	57	-3.4%	140	-0.7%	317	3.6%	41%	44.3	16.3%	5.56	7.2%	\$515,877	-1.8%	\$475,500	-11.1%
Hamilton East	50	-15.3%	87	10.1%	229	22.5%	57%	44.7	-2.7%	4.58	44.5%	\$562,578	-14.6%	\$547,500	-13.9%
Hamilton Mountain	121	3.4%	191	-13.6%	469	23.4%	63%	53.8	42.0%	3.88	19.3%	\$684,368	-7.1%	\$680,000	-4.2%
Hamilton West	20	-55.6%	55	-27.6%	196	4.8%	36%	75.0	89.9%	9.80	135.8%	\$753,300	9.2%	\$661,000	-2.8%
Flamborough	13	-7.1%	33	6.5%	123	-12.1%	39%	47.2	-11.6%	9.46	-5.4%	\$1,273,077	8.9%	\$1,150,000	10.3%
Dundas	13	-31.6%	21	-22.2%	67	-9.5%	62%	54.7	64.2%	5.15	32.3%	\$871,777	4.0%	\$820,000	3.8%
Ancaster	35	-18.6%	53	-32.9%	220	25.7%	66%	51.4	35.0%	6.29	54.4%	\$1,052,143	-3.5%	\$910,000	-0.2%
Waterdown	29	-31.0%	46	35.3%	107	24.4%	63%	59.4	34.7%	3.69	80.2%	\$848,790	-13.6%	\$840,000	-9.8%
Stoney Creek	53	-10.2%	146	9.8%	374	14.4%	36%	40.7	9.4%	7.06	27.3%	\$866,873	1.2%	\$785,000	3.0%
Glanbrook	23	-23.3%	49	-2.0%	139	20.9%	47%	35.9	-19.5%	6.04	57.7%	\$796,707	-6.1%	\$808,000	0.9%
Total	414	-15.0%	821	-5.7%	2241	13.4%	50%	49.8	23.8%	5.41	33.3%	\$746,377	-5.2%	\$680,000	-6.5%

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	653	-5.6%	1,741	3.5%	305	20.9%	37.5%	37.7	24.1%	5.13	28.1%	\$520,981	-5.1%	\$510,000	-4.8%
Hamilton East	600	-7.6%	1,349	10.4%	218	37.1%	44.5%	35.5	14.2%	3.99	48.3%	\$582,491	-5.8%	\$570,000	-5.0%
Hamilton Mountain	1,390	-2.7%	3,012	13.3%	462	47.5%	46.1%	36.7	32.6%	3.66	51.6%	\$709,909	-4.7%	\$689,250	-5.1%
Hamilton West	384	-19.7%	1,089	4.4%	208	26.3%	35.3%	41.7	13.1%	5.95	57.2%	\$729,148	3.5%	\$684,500	-0.4%
Flamborough	200	-8.7%	558	-0.7%	131	-1.0%	35.8%	48.7	5.8%	7.22	8.4%	\$1,241,588	-3.9%	\$1,190,000	1.3%
Dundas	268	1.1%	480	10.9%	73	29.1%	55.8%	33.2	16.9%	3.00	27.7%	\$997,191	7.3%	\$886,000	4.2%
Ancaster	440	-10.2%	1,209	6.0%	220	28.6%	36.4%	40.9	11.7%	5.51	43.3%	\$1,146,472	-3.0%	\$1,020,000	-3.5%
Waterdown	301	-13.8%	723	-1.8%	107	14.5%	41.6%	36.6	21.2%	3.92	32.8%	\$945,041	-4.8%	\$880,000	-4.9%
Stoney Creek	744	-13.5%	2,125	6.7%	365	20.9%	35.0%	39.1	18.6%	5.40	39.7%	\$812,330	-2.5%	\$760,000	-1.6%
Glanbrook	330	-16.0%	781	-3.5%	130	15.8%	42.3%	41.6	25.2%	4.33	37.9%	\$845,482	-5.9%	\$799,950	-2.4%
Total	5,311	-8.8%	13,068	6.4%	2,219	26.3%	40.6%	38.3	20.0%	4.60	38.5%	\$780,353	-3.4%	\$709,000	-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

	November 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	\$453,750	-20.0%	\$471,000	-12.3%	\$574,923	-5.9%	\$504,364	-7.5%
Hamilton West 11	\$785,375	7.5%	\$644,900	-10.5%	\$721,544	1.0%	\$675,318	-7.5%
Hamilton West 12	\$871,000	19.6%	\$564,700	-7.2%	\$842,146	12.4%	\$591,864	-5.4%
Hamilton Centre 13	\$443,857	-10.0%	\$455,500	-9.6%	\$509,404	-5.5%	\$481,755	-5.3%
Hamilton Centre 14	\$423,267	-16.2%	\$411,800	-14.6%	\$459,076	-8.2%	\$444,145	-10.0%
Hamilton Centre 20	\$494,333	-2.1%	\$464,300	-9.7%	\$495,449	-6.9%	\$489,600	-6.3%
Hamilton Centre 21	\$335,000	-29.5%	\$378,500	-9.9%	\$420,893	-7.4%	\$398,473	-5.9%
Hamilton Centre 22	\$781,333	8.6%	\$608,700	-12.5%	\$699,850	-0.7%	\$648,582	-6.8%
Hamilton East 23	\$464,850	-14.1%	\$460,600	-8.9%	\$505,753	-5.1%	\$484,600	-3.6%
Hamilton East 24	\$552,438	-13.9%	\$582,500	-9.4%	\$630,630	-3.4%	\$614,282	-5.2%
Hamilton East 27	\$577,843	-5.4%	\$533,600	-8.7%	\$621,249	-4.8%	\$558,891	-5.4%
Hamilton East 28	\$693,036	-6.0%	\$557,200	-8.9%	\$619,339	-6.1%	\$583,882	-3.8%
Hamilton East 29	\$665,000	-35.1%	\$690,900	-10.7%	\$818,493	1.1%	\$741,009	-6.5%
Hamilton Mountain 15	\$703,267	-3.0%	\$702,300	-6.7%	\$748,989	-6.6%	\$737,655	-3.4%
Hamilton Mountain 16	\$779,548	13.5%	\$666,500	-7.3%	\$751,827	-3.5%	\$695,473	-4.7%
Hamilton Mountain 17	\$604,108	-18.4%	\$586,800	-7.5%	\$624,527	-6.1%	\$618,918	-3.9%
Hamilton Mountain 18	\$732,293	-9.6%	\$713,600	-7.3%	\$774,668	-4.1%	\$747,500	-4.1%
Hamilton Mountain 25	\$679,143	-1.4%	\$648,400	-7.1%	\$695,359	-4.0%	\$684,136	-3.8%
Hamilton Mountain 26	\$593,700	-14.5%	\$612,200	-8.7%	\$679,106	-3.0%	\$644,027	-5.2%
Flamborough 43	\$1,273,077	8.9%	\$1,119,800	-8.3%	\$1,241,588	-3.9%	\$1,153,318	-6.7%
Dundas 41	\$871,777	4.0%	\$801,300	-7.7%	\$997,191	7.3%	\$846,018	-3.4%
Ancaster 42	\$1,052,143	-3.5%	\$985,700	-9.2%	\$1,146,472	-3.0%	\$1,034,782	-6.7%
Waterdown 46	\$848,790	-13.6%	\$883,900	-9.6%	\$945,041	-4.8%	\$947,600	-6.7%
Stoney Creek 50	\$842,157	3.3%	\$756,000	-10.9%	\$835,698	-1.8%	\$797,000	-5.7%
Stoney Creek 51	\$740,093	-17.7%	\$657,200	-10.2%	\$777,166	-4.0%	\$695,364	-5.9%
Stoney Creek 52	\$2,875,000	-	\$944,700	-5.8%	\$1,162,841	4.2%	\$972,164	-5.8%
Glanbrook 53	\$796,707	-6.1%	\$799,200	-4.7%	\$845,482	-5.9%	\$824,455	-5.1%

DETACHED

BENCHMARK HOMES

November 2025

	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Hamilton West 10	\$562,100	-9.8%	2.5%	2	3	1,422	2,600
Hamilton West 11	\$712,800	-9.9%	-1.2%	2	5	1,315	4,000
Hamilton West 12	\$827,500	-8.6%	-0.6%	2	3	1,698	3,250
Hamilton Centre 13	\$453,200	-9.3%	2.7%	1	3	1,292	2,325
Hamilton Centre 14	\$506,000	-10.5%	2.9%	2	3	1,559	2,783
Hamilton Centre 20	\$478,400	-9.5%	2.6%	1	3	1,289	2,500
Hamilton Centre 21	\$379,200	-9.7%	2.9%	1	3	1,144	2,500
Hamilton Centre 22	\$608,900	-12.5%	2.4%	2	3	1,538	3,150
Hamilton East 23	\$459,200	-8.9%	1.4%	1	3	1,061	3,150
Hamilton East 24	\$596,000	-9.2%	0.1%	2	3	1,211	4,158
Hamilton East 27	\$684,600	-9.5%	0.2%	2	3	1,334	5,000
Hamilton East 28	\$754,800	-8.6%	0.2%	2	3	1,403	5,250
Hamilton East 29	\$663,600	-10.5%	1.5%	2	3	1,603	5,341
Hamilton Mountain 15	\$718,000	-6.8%	-1.5%	2	4	1,255	5,525
Hamilton Mountain 16	\$795,900	-6.6%	-2.2%	2	3	1,569	4,817
Hamilton Mountain 17	\$595,700	-7.3%	-1.5%	2	3	1,120	4,300
Hamilton Mountain 18	\$772,300	-6.3%	-2.9%	2	3	1,584	4,534
Hamilton Mountain 25	\$650,400	-7.0%	0.1%	2	4	1,109	5,000
Hamilton Mountain 26	\$705,100	-8.0%	-0.8%	2	3	1,303	4,590
Flamborough 43	\$1,127,000	-8.6%	-0.2%	2	3	1,869	27,546
Dundas 41	\$928,900	-7.9%	-1.6%	2	3	1,537	6,033
Ancaster 42	\$1,149,600	-7.8%	-1.9%	2	3	2,206	7,543
Waterdown 46	\$1,063,300	-7.2%	-3.4%	2	3	1,848	4,701
Stoney Creek 50	\$863,200	-10.9%	1.6%	2	3	1,788	5,041
Stoney Creek 51	\$819,400	-8.4%	-0.8%	2	3	1,666	6,000
Stoney Creek 52	\$944,700	-5.8%	-2.6%	2	3	1,702	27,335
Glanbrook 53	\$935,000	-2.5%	-1.2%	2	3	1,813	4,830

SUMMARY STATISTICS

November 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	414	-15.0%	821	-5.7%	2,241	13.4%	\$680,000	-6.5%	49.8	23.8%	35.0	29.6%
Commercial	5	-58.3%	23	-48.9%	171	-12.3%	\$390,000	-58.4%	122.8	22.2%	135.0	98.5%
Farm	3	0.0%	6	-14.3%	33	22.2%	\$1,765,000	21.7%	52.0	-26.1%	32.0	-36.0%
Land	3	200.0%	21	-34.4%	112	-18.2%	\$600,000	-6.8%	243.7	524.8%	207.0	430.8%
Multi-Residential	6	-57.1%	26	-43.5%	97	-13.4%	\$700,000	-3.2%	71.0	35.4%	55.5	22.0%
Total	431	-16.8%	908	-9.2%	3,865	7.1%	\$680,000	-6.5%	52.3	23.9%	36.0	24.1%

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	5,311	-8.8%	13,068	6.4%	2,219	26.3%	\$709,000	-3.5%	38.3	20.0%	24.0	26.3%
Commercial	65	-14.5%	432	-13.1%	183	-1.9%	\$960,000	5.9%	117.5	21.6%	86.0	15.4%
Farm	20	33.3%	69	13.1%	29	12.4%	\$2,130,000	9.2%	76.0	-25.7%	66.0	17.9%
Land	39	44.4%	206	-29.5%	103	-14.0%	\$750,000	23.0%	168.2	109.2%	115.0	113.0%
Multi-Residential	80	-24.5%	410	-4.9%	102	10.1%	\$755,000	-5.3%	59.7	23.4%	43.5	27.9%
Total	5,516	-9.2%	14,200	4.3%	3,675	13.9%	\$711,750	-3.3%	40.7	20.9%	25.0	25.0%

November 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%	4	-66.7%	-	-	0	-
Industrial	0	-	\$0	-	0	-	-	-	0	-
Investment	0	-	\$0	-	0	-	-	-	0	-
Land	0	-	\$0	-	0	-	-	-	0	-
Office	0	-	\$0	-	0	-	-	-	0	-
Retail	0	-100.0%	\$0	-100.0%	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	-96.2%	\$110,000	-98.2%	111	-19.0%	233.0	153.6%	23	93.3
Industrial	0	-100.0%	\$0	-100.0%	0	-100.0%	-	-	1	223.0
Investment	0	-100.0%	\$0	-100.0%	0	-100.0%	-	-	0	-
Land	0	-100.0%	\$0	-100.0%	0	-100.0%	-	-	0	-
Office	0	-100.0%	\$0	-100.0%	0	-100.0%	-	-	1	351.0
Retail	0	-100.0%	\$0	-100.0%	0	-100.0%	-	-	1	348.0