

HAMILTON
MONTHLY
STATISTICS
PACKAGE
OCTOBER 2025

Cornerstone
Association of REALTORS®

SUMMARY

In September, Hamilton experienced 12 fewer sales than in the previous month. With 463 sales reported in October, the year-to-date sales declined by eight per cent, marking the slowest level reported since 2010.

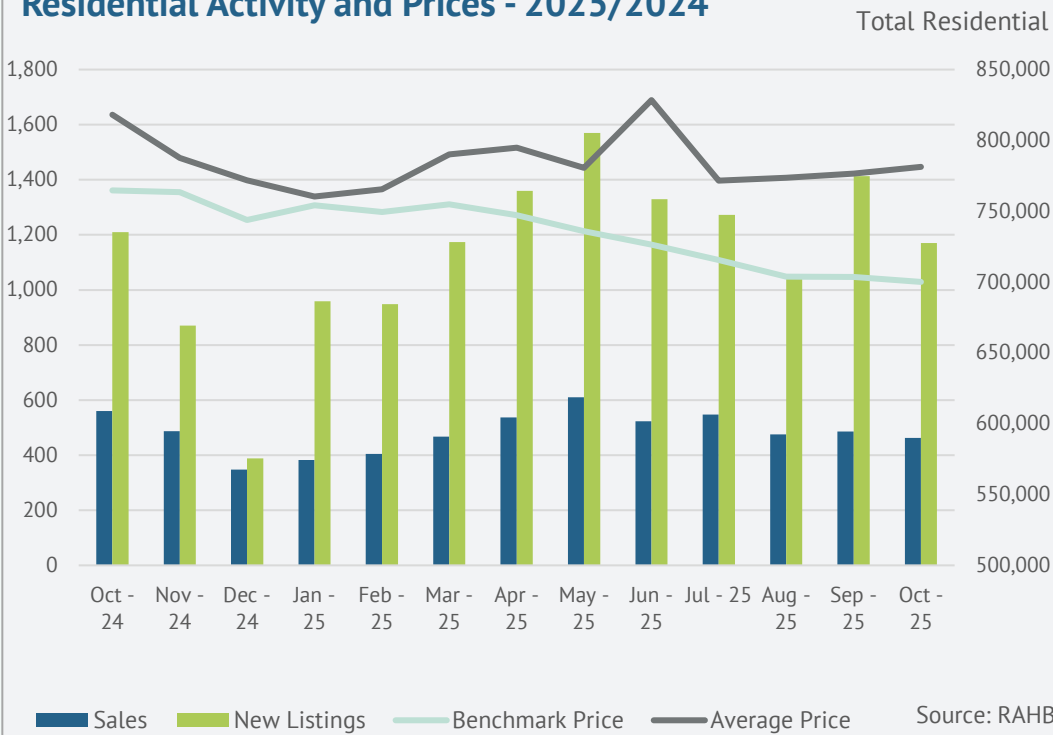
The number of new listings also slowed, which prevented further increases in inventory levels. Despite this, the sales-to-new listings ratio stands at 40 per cent, with the months of supply at five months. These conditions continue to favour buyers in the market.

Elevated supply levels have continued to impact prices, causing the unadjusted benchmark price to fall to \$700,100. This represents a slight decrease from last month and is over eight per cent lower than last year. The year-over-year declines were most significant for apartment-style homes, which saw a drop of 14 per cent. Meanwhile, sale prices for detached homes eased by seven per cent.

Dundas remains the most balanced market, with three months of supply and a sales-to-new listings ratio of 63 per cent.

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.

Residential Activity and Prices - 2025/2024



SALES

463



17.3%

YEAR/YEAR



NEW LISTINGS

1,170



3.3%

YEAR/YEAR



INVENTORY

2,461



13.1%

YEAR/YEAR



MONTHS OF SUPPLY

5.3



36.9%

YEAR/YEAR



RESIDENTIAL AVERAGE PRICE



\$781,277



4.5%

YEAR/YEAR

AVERAGE DOM

39.0



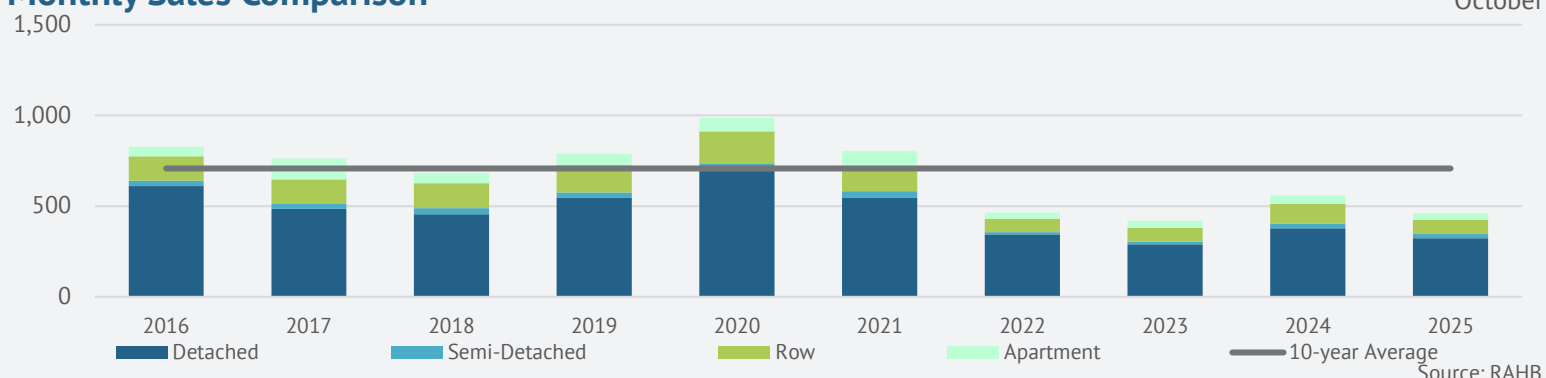
7.8%

YEAR/YEAR



PROPERTY TYPES

Monthly Sales Comparison



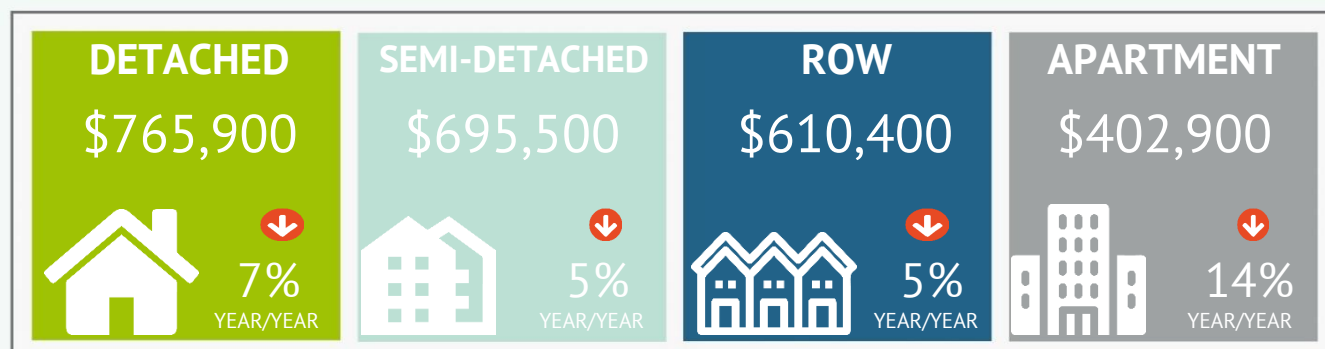
October 2025

	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	323	-14.3%	776	-0.9%	1,536	14.0%	42%	36.0	7%	4.76	33.1%	\$856,325	-5.7%	\$735,000	-7.0%
Semi-Detached	22	-12.0%	57	-1.7%	109	23.9%	39%	40.8	12%	4.95	40.8%	\$704,444	-5.6%	\$751,889	2.3%
Row	78	-28.4%	212	-7.4%	438	16.5%	37%	44.0	21%	5.62	62.8%	\$661,371	-1.7%	\$628,500	-8.6%
Apartment	38	-17.4%	123	-10.9%	355	0.0%	31%	51.9	-1%	9.34	21.1%	\$466,506	-3.5%	\$435,000	1.2%
Mobile	2	0.0%	2	0.0%	23	228.6%	100%	51.5	-50%	11.50	228.6%	\$163,250	-49.8%	\$163,250	-49.8%
Total Residential	463	-17.3%	1,170	-3.3%	2,461	13.1%	40%	39.0	8%	5.32	36.9%	\$781,277	-4.5%	\$695,000	-4.3%

Year-to-Date

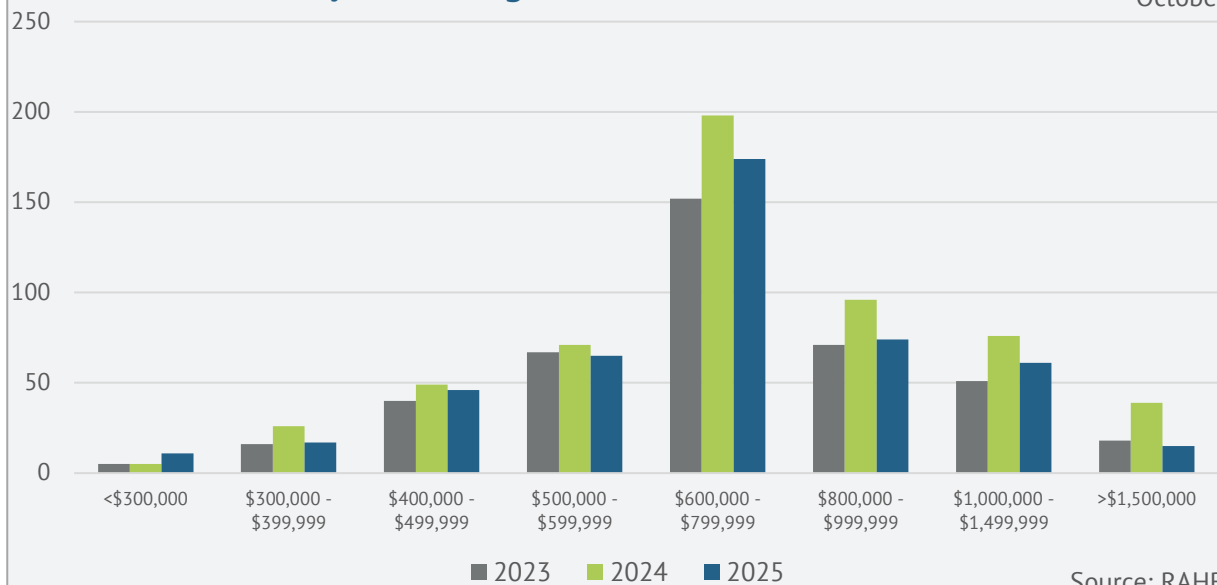
	Sales		New Listings		Inventory		S/NL	DOM		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Detached	3,373	-3.8%	7,974	9.3%	1,372	26.2%	42.3%	34.3	15%	4.07	31.2%	\$862,945	-4.5%	\$769,000	-4.1%
Semi-Detached	216	-5.3%	541	18.9%	91	56.5%	39.9%	32.9	26%	4.22	65.2%	\$669,592	-2.8%	\$655,000	-1.5%
Row	874	-17.3%	2,201	2.6%	388	37.4%	39.7%	39.6	34%	4.44	66.1%	\$672,211	-3.3%	\$670,000	-5.0%
Apartment	415	-19.6%	1,461	-0.1%	344	16.9%	28.4%	58.8	27%	8.30	45.4%	\$447,761	-7.0%	\$420,000	-7.9%
Mobile	16	-5.9%	61	79.4%	21	119.8%	26.2%	67.8	27%	13.19	133.5%	\$321,563	1.2%	\$327,500	13.3%
Total Residential	4,894	-8.3%	12,238	7.2%	2,217	27.7%	40.0%	37.4	20%	4.53	39.3%	\$783,372	-3.3%	\$710,000	-3.4%

BENCHMARK PRICE



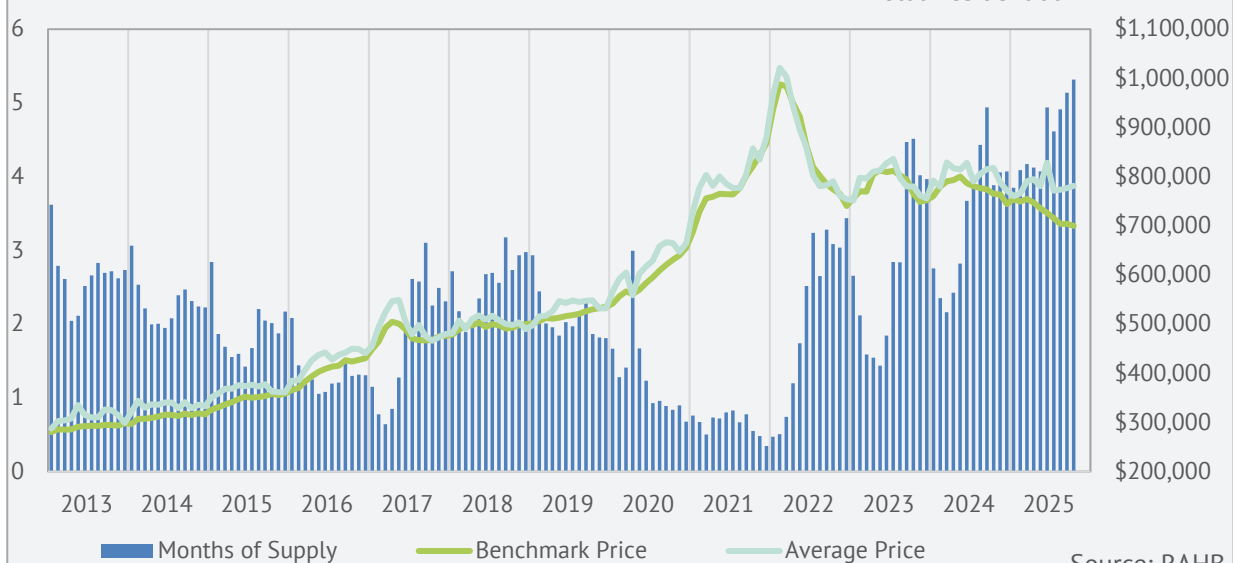
Residential Sales by Price Range

October



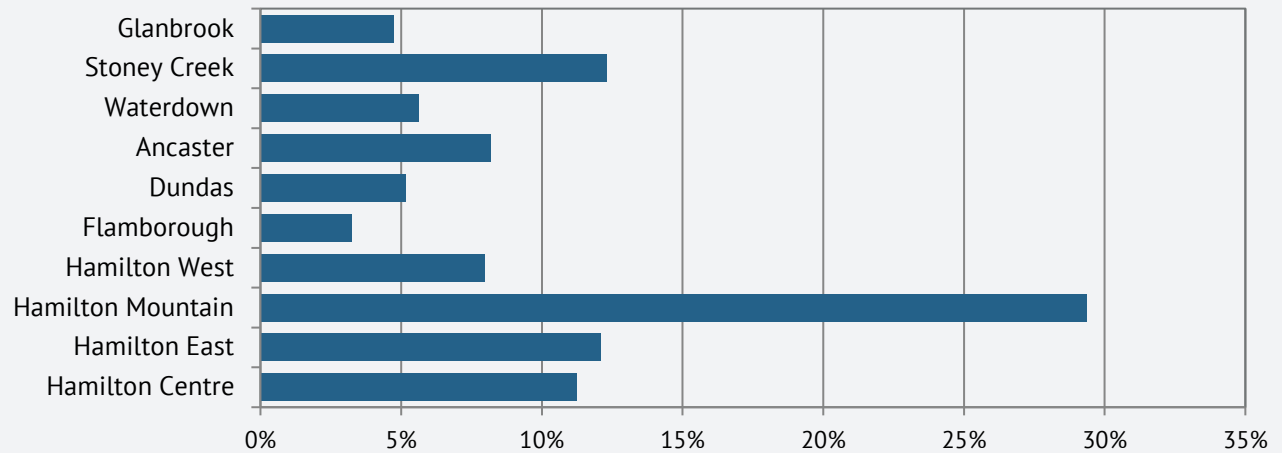
Months of Supply and Prices

Total Residential



REGIONAL SUMMARY

Share of Sales by District



October 2025

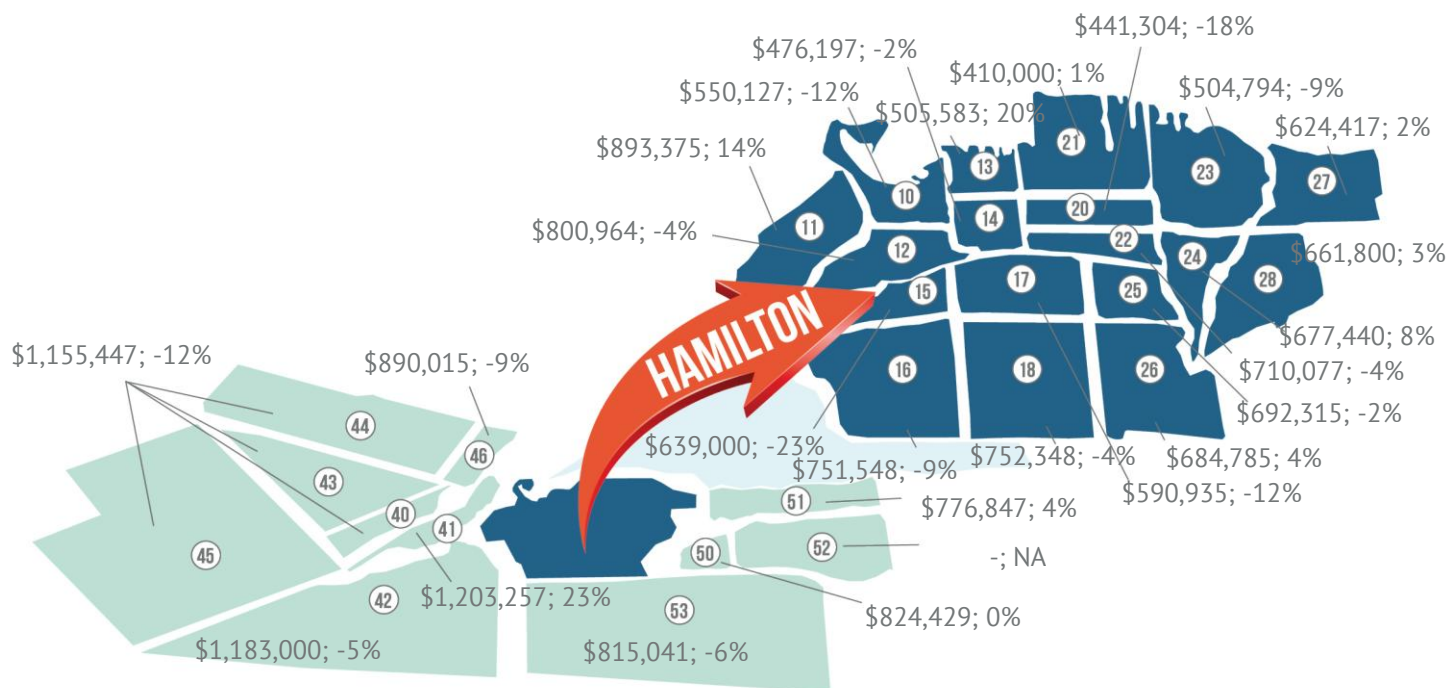
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Hamilton Centre	52	-17.5%	155	-8.3%	321	-3.6%	34%	40.5	35.5%	6.17	16.8%	\$521,420	-2.9%	\$481,250	-6.6%
Hamilton East	56	-18.8%	126	-10.6%	262	17.5%	44%	43.3	29.9%	4.68	44.8%	\$609,478	-1.4%	\$622,500	3.8%
Hamilton Mountain	136	-1.4%	271	9.3%	538	41.2%	50%	37.4	19.5%	3.96	43.3%	\$685,888	-8.8%	\$660,000	-8.1%
Hamilton West	37	-21.3%	95	6.7%	210	7.7%	39%	40.9	-1.0%	5.68	36.8%	\$793,470	2.4%	\$685,000	-3.5%
Flamborough	15	-34.8%	46	-24.6%	129	-14.6%	33%	45.0	-18.2%	8.60	31.0%	\$1,155,447	-12.1%	\$1,170,000	-2.5%
Dundas	24	-4.0%	38	-17.4%	76	-1.3%	63%	24.3	-15.9%	3.17	2.8%	\$1,203,257	23.4%	\$975,500	13.1%
Ancaster	38	-25.5%	113	0.9%	249	23.3%	34%	39.4	-3.8%	6.55	65.4%	\$1,183,000	-4.7%	\$1,001,250	-7.7%
Waterdown	26	-23.5%	67	-1.5%	121	0.0%	39%	26.2	-45.8%	4.65	30.8%	\$890,015	-9.0%	\$850,000	-6.6%
Stoney Creek	57	-25.0%	195	1.0%	408	14.0%	29%	42.4	19.7%	7.16	52.0%	\$800,220	0.2%	\$750,000	-2.6%
Glanbrook	22	-35.3%	64	-22.9%	147	10.5%	34%	47.8	17.6%	6.68	70.8%	\$815,041	-6.2%	\$721,500	-7.0%
Total	463	-17.3%	1,170	-3.3%	2461	13.1%	40%	39.0	7.8%	5.32	36.9%	\$781,277	-4.5%	\$695,000	-4.3%

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	595	-6.0%	1,599	3.8%	303	23.0%	37.2%	37.1	25.1%	5.10	30.8%	\$521,626	-5.3%	\$515,000	-3.9%
Hamilton East	550	-6.8%	1,261	10.3%	216	38.7%	43.6%	34.6	17.1%	3.93	48.8%	\$584,301	-4.8%	\$575,000	-3.6%
Hamilton Mountain	1,266	-3.4%	2,821	15.7%	462	50.6%	44.9%	35.1	31.0%	3.65	56.0%	\$712,445	-4.5%	\$690,000	-5.2%
Hamilton West	364	-15.9%	1,034	6.9%	209	28.8%	35.2%	39.9	8.9%	5.74	53.2%	\$727,821	3.0%	\$685,000	-0.7%
Flamborough	187	-8.8%	523	-1.5%	132	0.0%	35.8%	48.8	7.2%	7.05	9.6%	\$1,239,399	-4.7%	\$1,200,000	0.8%
Dundas	255	3.7%	459	13.1%	74	34.1%	55.6%	32.1	14.5%	2.88	29.4%	\$1,003,585	7.2%	\$890,000	3.3%
Ancaster	405	-9.4%	1,157	8.9%	221	29.0%	35.0%	40.0	9.7%	5.45	42.4%	\$1,154,624	-3.0%	\$1,033,000	-4.3%
Waterdown	272	-11.4%	676	-3.7%	107	13.5%	40.2%	34.2	20.8%	3.94	28.2%	\$955,248	-3.9%	\$880,000	-4.9%
Stoney Creek	692	-13.6%	1,978	6.4%	364	21.6%	35.0%	39.0	19.4%	5.26	40.7%	\$808,166	-2.8%	\$760,000	-1.9%
Glanbrook	307	-15.4%	729	-4.0%	129	15.0%	42.1%	42.1	30.2%	4.19	36.0%	\$849,137	-6.0%	\$799,900	-2.5%
Total	4,894	-8.3%	12,238	7.2%	2,217	27.7%	40.0%	37.4	19.9%	4.53	39.3%	\$783,372	-3.3%	\$710,000	-3.4%

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

	October 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	\$550,127	-12.5%	\$478,900	-14.6%	\$579,920	-5.8%	\$511,730	-8.5%
Hamilton West 11	\$893,375	13.9%	\$680,800	-8.8%	\$717,554	0.7%	\$707,880	-8.7%
Hamilton West 12	\$800,964	-4.1%	\$572,100	-12.5%	\$840,486	11.8%	\$601,210	-10.6%
Hamilton Centre 13	\$505,583	19.6%	\$468,400	-10.5%	\$520,125	-4.4%	\$490,790	-4.5%
Hamilton Centre 14	\$476,197	-1.8%	\$425,500	-16.3%	\$460,912	-7.8%	\$454,400	-12.4%
Hamilton Centre 20	\$441,304	-17.8%	\$478,300	-11.0%	\$495,539	-7.5%	\$499,930	-6.0%
Hamilton Centre 21	\$410,000	0.7%	\$398,300	-10.2%	\$429,314	-5.0%	\$415,970	-4.8%
Hamilton Centre 22	\$710,077	-3.9%	\$601,800	-14.5%	\$690,714	-1.9%	\$656,710	-6.3%
Hamilton East 23	\$504,794	-9.5%	\$466,100	-9.9%	\$509,576	-4.2%	\$494,540	-3.1%
Hamilton East 24	\$677,440	7.6%	\$590,000	-10.1%	\$636,215	-2.7%	\$624,860	-5.2%
Hamilton East 27	\$624,417	2.0%	\$551,900	-13.6%	\$626,313	-4.5%	\$590,140	-9.0%
Hamilton East 28	\$661,800	2.9%	\$541,700	-14.1%	\$612,461	-5.8%	\$579,630	-7.5%
Hamilton East 29	-	-	\$735,900	-7.3%	\$829,457	4.9%	\$754,090	-5.6%
Hamilton Mountain 15	\$639,000	-23.2%	\$716,000	-6.1%	\$753,197	-6.9%	\$749,550	-3.2%
Hamilton Mountain 16	\$751,548	-9.1%	\$693,600	-7.2%	\$748,853	-4.7%	\$713,860	-7.0%
Hamilton Mountain 17	\$590,935	-11.6%	\$600,500	-7.3%	\$627,175	-4.9%	\$633,380	-4.0%
Hamilton Mountain 18	\$752,348	-4.1%	\$751,200	-5.5%	\$779,409	-3.5%	\$775,230	-4.3%
Hamilton Mountain 25	\$692,315	-1.6%	\$650,900	-9.5%	\$696,239	-4.2%	\$700,730	-3.4%
Hamilton Mountain 26	\$684,785	4.2%	\$618,100	-11.1%	\$683,951	-2.3%	\$654,290	-7.2%
Flamborough 43	\$1,155,447	-12.1%	\$1,035,800	-8.4%	\$1,239,399	-4.7%	\$1,074,620	-8.7%
Dundas 41	\$1,203,257	23.4%	\$832,500	-6.0%	\$1,003,585	7.2%	\$860,830	-7.4%
Ancaster 42	\$1,183,000	-4.7%	\$1,013,000	-5.4%	\$1,154,624	-3.0%	\$1,027,210	-8.9%
Waterdown 46	\$890,015	-9.0%	\$915,400	-7.1%	\$955,248	-3.9%	\$946,560	-6.7%
Stoney Creek 50	\$824,429	-0.3%	\$751,200	-12.6%	\$835,141	-2.3%	\$804,830	-5.6%
Stoney Creek 51	\$776,847	4.5%	\$677,000	-12.1%	\$779,821	-3.1%	\$714,910	-8.1%
Stoney Creek 52	-	-	\$921,200	-10.2%	\$991,625	-11.2%	\$958,210	-7.8%
Glanbrook 53	\$815,041	-6.2%	\$805,200	-5.8%	\$849,137	-6.0%	\$821,280	-5.5%

DETACHED

BENCHMARK HOMES

October 2025

	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Hamilton West 10	\$563,700	-12.0%	2.7%	2	3	1,422	2,600
Hamilton West 11	\$761,400	-5.5%	1.2%	2	5	1,315	4,000
Hamilton West 12	\$832,900	-8.1%	2.5%	2	3	1,698	3,250
Hamilton Centre 13	\$463,900	-10.5%	3.0%	1	3	1,292	2,325
Hamilton Centre 14	\$523,900	-10.6%	3.4%	2	3	1,559	2,783
Hamilton Centre 20	\$492,100	-10.9%	3.0%	1	3	1,289	2,500
Hamilton Centre 21	\$398,600	-10.1%	3.0%	1	3	1,144	2,500
Hamilton Centre 22	\$602,200	-14.5%	-3.9%	2	3	1,538	3,150
Hamilton East 23	\$465,200	-9.9%	-2.2%	1	3	1,061	3,150
Hamilton East 24	\$602,000	-9.7%	-1.7%	2	3	1,211	4,158
Hamilton East 27	\$705,400	-10.3%	-1.9%	2	3	1,334	5,000
Hamilton East 28	\$751,500	-9.0%	-1.6%	2	3	1,403	5,250
Hamilton East 29	\$689,100	-12.2%	3.6%	2	3	1,603	5,341
Hamilton Mountain 15	\$731,600	-6.7%	-2.9%	2	4	1,255	5,525
Hamilton Mountain 16	\$819,800	-5.0%	1.1%	2	3	1,569	4,817
Hamilton Mountain 17	\$610,300	-7.1%	-2.4%	2	3	1,120	4,300
Hamilton Mountain 18	\$780,500	-4.4%	0.9%	2	3	1,584	4,534
Hamilton Mountain 25	\$651,500	-9.6%	-5.2%	2	4	1,109	5,000
Hamilton Mountain 26	\$702,600	-7.9%	-2.2%	2	3	1,303	4,590
Flamborough 43	\$1,038,100	-8.3%	0.2%	2	3	1,869	27,546
Dundas 41	\$936,200	-5.4%	0.8%	2	3	1,537	6,033
Ancaster 42	\$1,156,100	-5.3%	1.1%	2	3	2,206	7,543
Waterdown 46	\$1,036,700	-7.7%	-1.1%	2	3	1,848	4,701
Stoney Creek 50	\$780,700	-13.0%	-3.1%	2	3	1,788	5,041
Stoney Creek 51	\$816,800	-9.4%	-1.5%	2	3	1,666	6,000
Stoney Creek 52	\$921,200	-10.2%	-2.5%	2	3	1,702	27,335
Glanbrook 53	\$897,400	-5.8%	-0.1%	2	3	1,813	4,830

SUMMARY STATISTICS

October 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	463	-17.3%	1,170	-3.3%	2,461	13.1%	\$695,000	-4.3%	39.0	7.8%	27.0	3.8%
Commercial	3	-40.0%	45	-15.1%	183	-10.3%	\$628,000	-48.4%	51.7	-47.5%	40.0	-62.6%
Farm	0	-100.0%	10	25.0%	37	37.0%	-	-	-	-	-	-
Land	3	-25.0%	20	-31.0%	98	-25.8%	\$532,000	-44.0%	199.3	26.8%	162.0	167.8%
Multi-Residential	9	-18.2%	37	-17.8%	105	1.0%	\$628,000	-27.4%	69.2	50.5%	60.0	122.2%
Total	478	-18.4%	1,304	-3.4%	3,992	5.3%	\$691,250	-5.8%	40.6	5.4%	28.0	3.7%

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	4,894	-8.3%	12,238	7.2%	2,217	27.7%	\$710,000	-3.4%	37.4	19.9%	23.0	21.1%
Commercial	59	-7.8%	409	-9.5%	184	-1.0%	\$1,020,000	15.7%	119.7	24.8%	80.0	6.7%
Farm	17	41.7%	63	16.7%	28	11.4%	\$2,260,000	8.9%	80.2	-27.3%	75.0	11.9%
Land	36	38.5%	185	-28.8%	102	-13.5%	\$787,500	29.1%	162.3	97.9%	112.5	108.3%
Multi-Residential	74	-19.6%	384	-0.3%	103	13.0%	\$757,450	-5.3%	59.0	23.6%	42.0	35.5%
Total	5,081	-8.5%	13,292	5.3%	3,656	14.7%	\$715,000	-3.1%	39.8	21.1%	24.0	26.3%

October 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%	9	-18.2%	-	-	1	135.0
Industrial	0	-	\$0	-	0	-	-	-	0	-
Investment	0	-100.0%	\$0	-100.0%	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	-96.0%	\$110,000	-98.2%	107	-14.4%	233.0	153.8%	21	96.2
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