

HAMILTON
MONTHLY
STATISTICS
PACKAGE
OCTOBER 2022



REALTORS[®] ASSOCIATION
of Hamilton-Burlington

SUMMARY


While sales remained comparable to levels reported in September, October sales of 455 are 40 per cent below long-term trends for the month. Overall year-to-date sales have declined by nearly 31 per cent over last year and remain below the 10-year average.


Meanwhile, new listings in October did slow compared to earlier in the year but remained nearly 10 per cent higher than last year's levels. Much of the growth in new listings was driven by homes priced above \$800,000, providing limited choice for those looking for more affordable and attainable options.

Factors such as higher lending rates and limited housing supply in lower price ranges are likely contributing to the pullback in demand. While conditions have not entirely shifted to favour buyers based on traditional measures, like the months of supply or the sales to new listings ratio, prices have trended down for the 8th consecutive month. In October, the benchmark price was \$779,500 and remained 16 per cent higher than levels reported at the end of 2020.

SALES

455

 **43.5%**

 YEAR/YEAR

NEW LISTINGS


956


 **9.6%**

 YEAR/YEAR

INVENTORY

1,391

 **191.0**

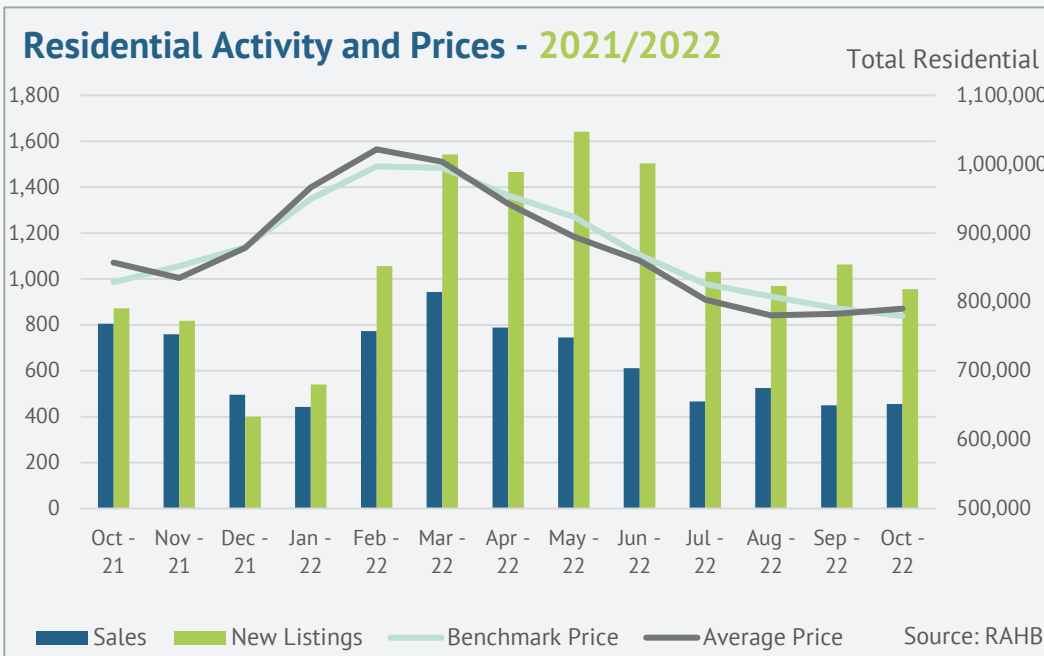
 YEAR/YEAR

MONTHS OF SUPPLY


3.1


 **414.9**

 YEAR/YEAR



RESIDENTIAL AVERAGE PRICE


 **\$790,130**


 **7.8%**

YEAR/YEAR

AVERAGE DOM

29.1

 **145.3**

 YEAR/YEAR

PROPERTY TYPES

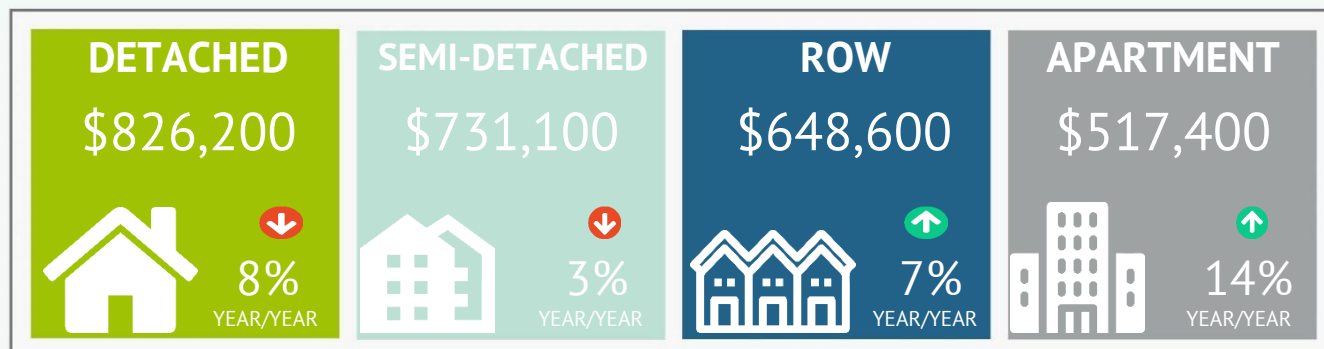
While October saw a slightly higher share of detached home sales on a year-to-date basis, the composition of sales remained similar to the previous year. Easing sales across all property types have resulted in more balanced conditions. However, there is variation between both property types and price ranges. Detached homes priced below \$800,000 continue to experience relatively tight conditions, while higher priced properties are reporting higher months of supply. This is likely causing varying price trends within the detached market.

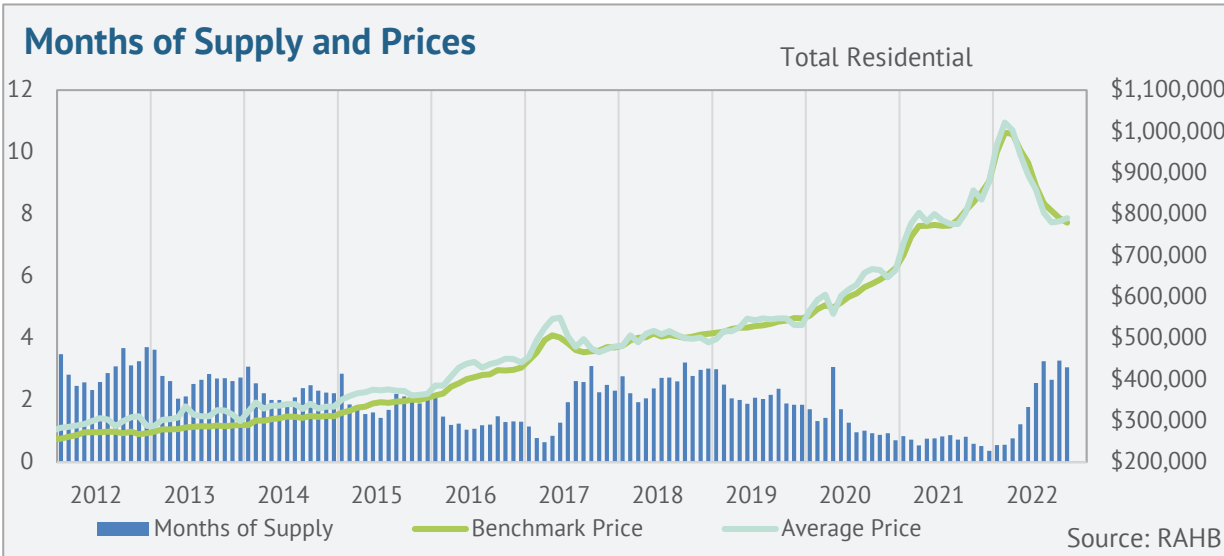
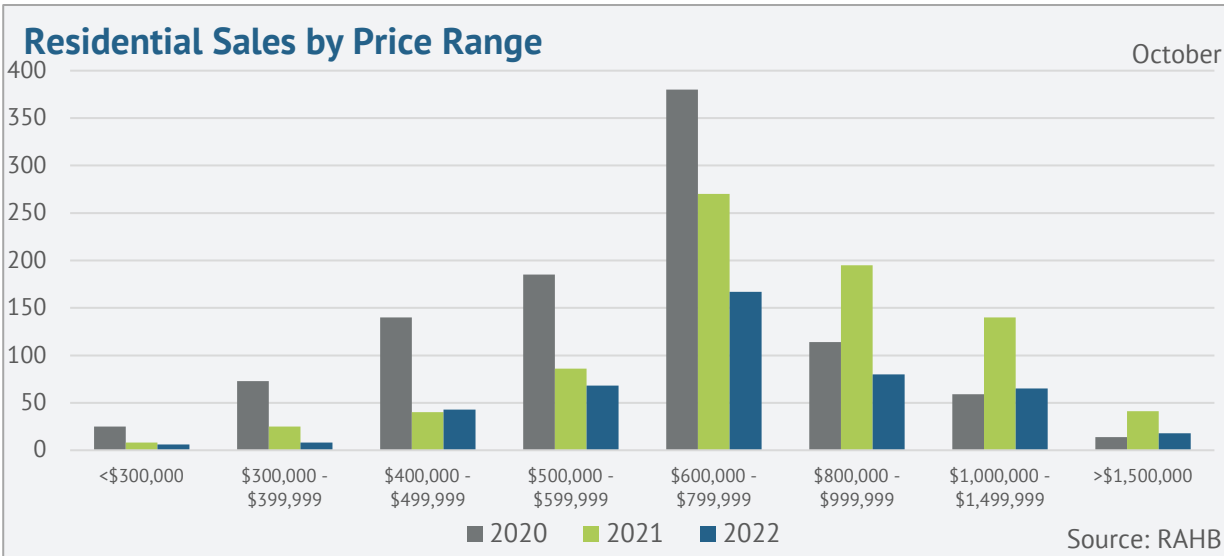
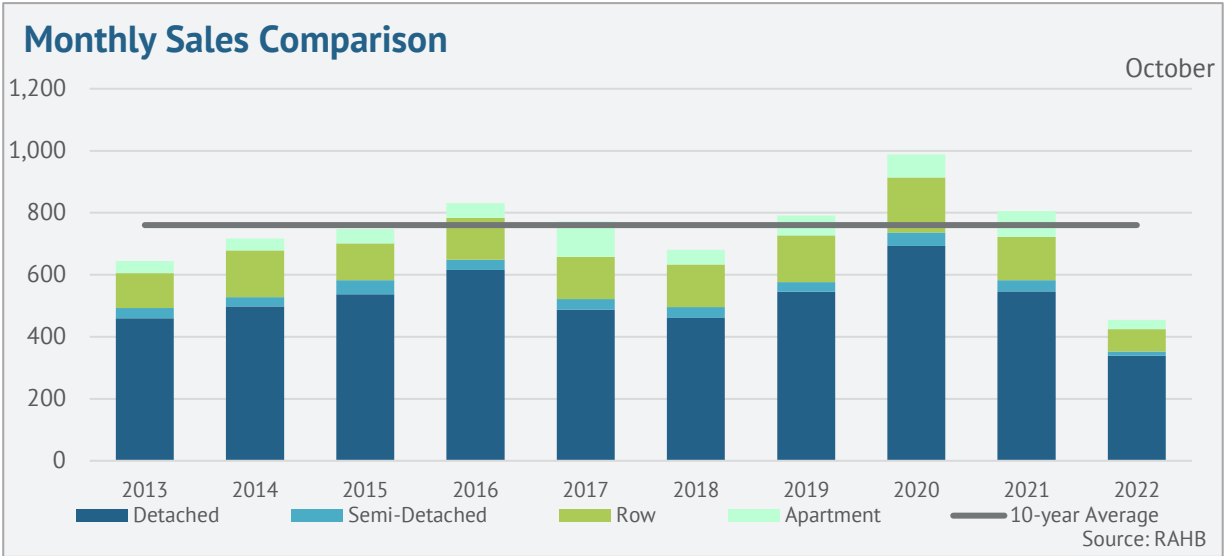
Benchmark prices continued to trend down from the higher levels reported earlier in the year. The most significant adjustment has occurred in the detached sector, where prices eased from a high of \$1,080,200 in February to \$826,200 in October. While the adjustment is significant, prices still remain over 14 per cent higher than levels reported at the end of 2020.

October 2022																
	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	339	-37.9%	673	10.5%	975	195.5%	50%	30.0	150.3%	2.88	375.9%	\$845,648	-11.0%	\$762,000	-9.2%	
Semi-Detached	13	-64.9%	41	-8.9%	56	194.7%	32%	14.4	64.3%	4.31	738.9%	\$717,000	-3.9%	\$795,000	10.4%	
Row	73	-47.5%	154	20.3%	197	347.7%	47%	24.0	182.2%	2.70	752.5%	\$673,299	-7.5%	\$700,000	-2.9%	
Apartment	30	-63.9%	85	-5.6%	150	82.9%	35%	37.8	108.7%	5.00	406.1%	\$478,743	-6.9%	\$470,000	-6.9%	
Mobile	0	-	1	-	10	400.0%	0%	-	-	-	-	-	-	-	-	
Total Residential	455	-43.5%	956	9.6%	1,391	191.0%	48%	29.1	145.3%	3.06	414.9%	\$790,130	-7.8%	\$715,000	-7.7%	

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	4,167	-30.6%	8,128	4.8%	773	75.6%	51.3%	15.4	26.3%	1.85	153.0%	\$992,005	13.4%	\$890,000	12.8%	
Semi-Detached	294	-30.8%	543	3.8%	48	96.7%	54.1%	12.4	20.3%	1.64	184.4%	\$784,471	16.3%	\$762,500	15.4%	
Row	1,112	-30.8%	2,029	6.7%	165	99.6%	54.8%	14.8	52.8%	1.48	188.3%	\$791,687	13.9%	\$780,000	11.4%	
Apartment	618	-28.8%	1,032	-2.8%	107	5.0%	59.9%	18.8	-12.9%	1.73	47.5%	\$563,288	20.4%	\$550,000	22.2%	
Mobile	8	-46.7%	28	55.6%	9	-	28.6%	40.9	63.5%	11.00	-	\$240,625	-1.1%	\$227,500	0.0%	
Total Residential	6,200	-30.5%	11,770	4.4%	1,104	68.7%	52.7%	15.5	23.1%	1.78	142.8%	\$902,471	14.0%	\$815,000	11.6%	

BENCHMARK PRICE



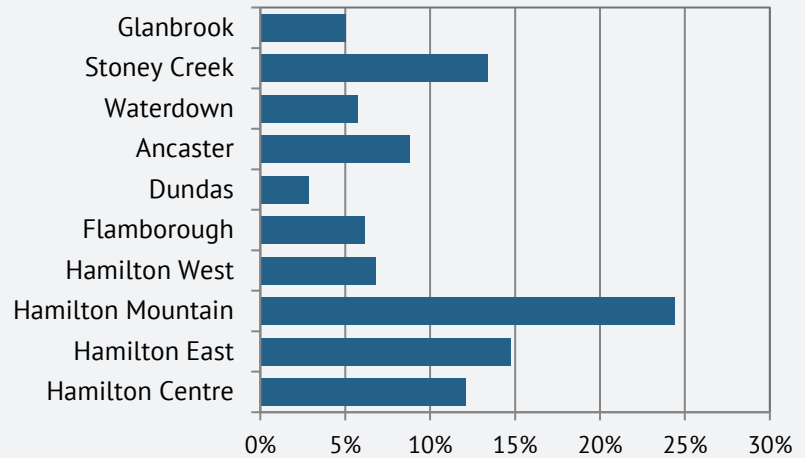


REGIONAL SUMMARY

Year-to-date sales have slowed across all areas of Hamilton, with declines ranging from a high of 38 per cent in Hamilton West to a low of 22 per cent in Flamborough. However, slowing sales have resulted in gains in the months of supply over last year's exceptionally low levels. Like the shifts in sales, the months of supply in varying areas range from two to nearly five months. Flamborough was the only area to see the months of supply levels remain below typical levels recorded in October.

Prices across all regions have generally eased from peak levels reported earlier in the year, enough so to result in a year-over-year decline for the month of October. However, not all of the previous gains have been erased as prices are still higher than levels reported at the end of 2020.

Share of Sales by District



October 2022

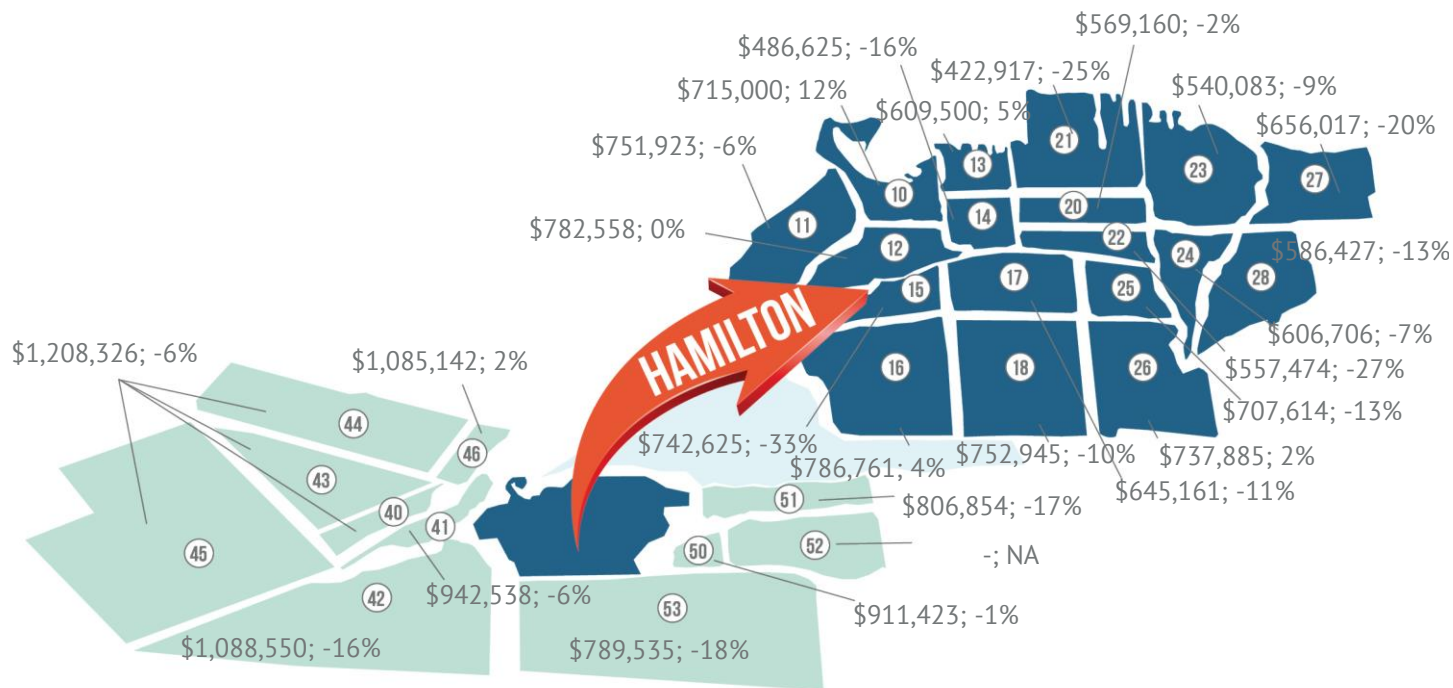
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Hamilton Centre	55	-59.6%	137	-11.0%	199	114.0%	40%	32.0	135.2%	3.62	429.1%	\$536,432	-11.4%	\$525,000	-13.0%
Hamilton East	67	-23.9%	87	-4.4%	126	200.0%	77%	28.1	156.3%	1.88	294.0%	\$590,528	-9.7%	\$570,000	-10.2%
Hamilton Mountain	111	-43.1%	217	2.8%	256	232.5%	51%	24.3	241.9%	2.31	484.1%	\$723,764	-8.6%	\$700,000	-7.1%
Hamilton West	31	-53.0%	84	23.5%	125	83.8%	37%	29.7	51.4%	4.03	291.4%	\$758,815	2.4%	\$745,000	11.6%
Flamborough	28	27.3%	50	138.1%	102	308.0%	56%	45.8	200.0%	3.64	220.6%	\$1,208,326	-5.8%	\$1,170,000	1.3%
Dundas	13	-38.1%	43	59.3%	64	481.8%	30%	30.5	207.5%	4.92	839.9%	\$942,538	-6.4%	\$873,000	2.7%
Ancaster	40	-51.8%	87	-1.1%	146	156.1%	46%	30.3	98.8%	3.65	431.5%	\$1,088,550	-16.4%	\$922,500	-28.2%
Waterdown	26	-21.2%	54	50.0%	60	400.0%	48%	29.2	169.1%	2.31	534.6%	\$1,085,142	1.9%	\$977,300	-3.2%
Stoney Creek	61	-44.5%	142	13.6%	220	238.5%	43%	28.0	187.0%	3.61	510.3%	\$829,139	-13.4%	\$790,000	-11.8%
Glanbrook	23	-54.9%	55	7.8%	92	240.7%	42%	27.5	70.3%	4.00	655.6%	\$789,535	-17.7%	\$735,000	-18.3%
Total	455	-43.5%	956	9.6%	1391	191.0%	48%	29.1	145.3%	3.06	414.9%	\$790,130	-7.8%	\$715,000	-7.7%

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	883	-32.6%	1,635	-9.3%	150	26.2%	54.0%	15.8	11.2%	1.70	87.2%	\$650,633	13.3%	\$630,000	13.5%
Hamilton East	792	-23.5%	1,368	7.0%	120	85.9%	57.9%	15.3	36.3%	1.52	143.0%	\$711,630	14.8%	\$682,650	13.8%
Hamilton Mountain	1,427	-30.2%	2,550	3.7%	199	90.2%	56.0%	13.6	43.5%	1.39	172.4%	\$852,430	14.4%	\$810,000	11.7%
Hamilton West	476	-38.4%	933	-11.0%	99	5.3%	51.0%	17.2	-21.2%	2.08	71.1%	\$770,878	15.5%	\$730,000	16.8%
Flamborough	216	-21.7%	479	41.3%	68	124.0%	45.1%	23.5	23.0%	3.15	186.2%	\$1,482,477	16.2%	\$1,397,500	17.2%
Dundas	255	-26.9%	415	5.6%	35	71.4%	61.4%	14.7	16.0%	1.38	134.5%	\$1,058,445	13.6%	\$995,000	13.1%
Ancaster	463	-33.8%	985	5.7%	108	63.3%	47.0%	17.8	33.8%	2.33	146.5%	\$1,289,365	12.0%	\$1,170,000	8.3%
Waterdown	333	-31.1%	627	10.8%	53	103.5%	53.1%	14.2	46.9%	1.58	195.1%	\$1,114,937	14.4%	\$1,025,000	11.1%
Stoney Creek	963	-32.4%	1,985	11.5%	197	104.2%	48.5%	15.2	28.3%	2.05	202.2%	\$954,412	13.5%	\$880,000	10.7%
Glanbrook	391	-26.2%	790	17.0%	74	127.5%	49.5%	15.4	50.9%	1.90	208.4%	\$1,010,551	10.8%	\$960,000	12.9%
Total	6,200	-30.5%	11,770	4.4%	1,104	68.7%	52.7%	15.5	23.1%	1.78	142.8%	\$902,471	14.0%	\$815,000	11.6%

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 2022				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	\$715,000	12.1%	\$604,100	-1.3%	\$661,366	13.4%	\$666,160	13.2%
Hamilton West 11	\$751,923	-5.6%	\$761,500	-6.6%	\$814,903	17.1%	\$866,310	14.0%
Hamilton West 12	\$782,558	0.4%	\$701,900	-2.9%	\$806,199	15.3%	\$781,580	12.6%
Hamilton Centre 13	\$609,500	4.8%	\$516,800	-5.9%	\$627,578	14.2%	\$588,500	13.5%
Hamilton Centre 14	\$486,625	-15.6%	\$553,200	-0.4%	\$594,030	12.5%	\$609,780	17.9%
Hamilton Centre 20	\$569,160	-1.5%	\$536,900	-5.6%	\$653,865	14.4%	\$611,080	13.9%
Hamilton Centre 21	\$422,917	-24.7%	\$435,000	-2.2%	\$547,057	13.0%	\$487,670	17.2%
Hamilton Centre 22	\$557,474	-27.3%	\$671,700	-11.7%	\$809,352	12.4%	\$807,200	13.6%
Hamilton East 23	\$540,083	-8.6%	\$499,000	-8.0%	\$634,050	13.7%	\$585,780	15.5%
Hamilton East 24	\$606,706	-7.0%	\$626,000	-8.1%	\$724,089	12.1%	\$738,580	16.2%
Hamilton East 27	\$656,017	-19.6%	\$669,300	-5.9%	\$735,028	9.6%	\$777,540	17.9%
Hamilton East 28	\$586,427	-12.8%	\$614,500	-3.5%	\$758,336	18.3%	\$706,360	17.7%
Hamilton East 29	\$748,333	10.9%	\$854,600	-7.9%	\$933,896	9.1%	\$970,150	10.6%
Hamilton Mountain 15	\$742,625	-32.5%	\$774,800	-7.7%	\$920,933	16.2%	\$880,900	12.1%
Hamilton Mountain 16	\$786,761	3.8%	\$786,500	-3.9%	\$863,474	11.5%	\$887,910	15.9%
Hamilton Mountain 17	\$645,161	-11.4%	\$654,800	-6.1%	\$748,456	11.8%	\$737,400	13.9%
Hamilton Mountain 18	\$752,945	-10.4%	\$818,600	-4.9%	\$931,032	16.6%	\$929,140	14.5%
Hamilton Mountain 25	\$707,614	-12.6%	\$716,100	-9.6%	\$833,271	11.8%	\$818,860	11.9%
Hamilton Mountain 26	\$737,885	1.9%	\$713,800	-5.1%	\$833,027	18.3%	\$818,260	16.1%
Flamborough 43	\$1,208,326	-5.8%	\$1,190,200	-6.3%	\$1,482,477	16.2%	\$1,355,140	17.5%
Dundas 41	\$942,538	-6.4%	\$908,700	-5.0%	\$1,058,445	13.6%	\$1,023,400	17.0%
Ancaster 42	\$1,088,550	-16.4%	\$1,101,500	-5.5%	\$1,289,365	12.0%	\$1,246,690	16.5%
Waterdown 46	\$1,085,142	1.9%	\$973,700	-8.3%	\$1,114,937	14.4%	\$1,092,830	14.3%
Stoney Creek 50	\$911,423	-1.2%	\$810,700	-10.2%	\$991,936	15.6%	\$967,730	13.9%
Stoney Creek 51	\$806,854	-16.8%	\$809,700	-4.0%	\$921,017	12.4%	\$922,750	16.6%
Stoney Creek 52	-	-	\$1,037,000	-9.9%	\$1,153,138	5.3%	\$1,199,840	12.7%
Glanbrook 53	\$789,535	-17.7%	\$896,600	-6.3%	\$1,010,551	10.8%	\$1,035,540	17.0%

DETACHED

BENCHMARK HOMES

	October 2022						
	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Hamilton West 10	\$647,900	-7.9%	-0.2%	2	3	1,390	2,610
Hamilton West 11	\$804,500	-8.3%	-3.8%	2	4	1,335	4,000
Hamilton West 12	\$928,100	-6.9%	0.7%	2	3	1,690	3,255
Hamilton Centre 13	\$512,000	-5.5%	-0.7%	1	3	1,300	2,306
Hamilton Centre 14	\$603,500	-6.8%	-0.3%	2	3	1,565	2,741
Hamilton Centre 20	\$549,300	-5.8%	-0.6%	1	3	1,286	2,500
Hamilton Centre 21	\$422,800	-1.8%	0.1%	1	3	1,149	2,500
Hamilton Centre 22	\$672,000	-11.7%	-7.0%	2	3	1,533	3,150
Hamilton East 23	\$498,400	-7.9%	-4.8%	1	3	1,057	3,150
Hamilton East 24	\$633,600	-8.9%	-5.1%	2	3	1,212	4,120
Hamilton East 27	\$783,100	-8.0%	-4.8%	2	3	1,366	5,000
Hamilton East 28	\$794,400	-8.1%	-3.9%	2	3	1,403	5,276
Hamilton East 29	\$797,300	-8.1%	-1.3%	2	3	1,510	5,251
Hamilton Mountain 15	\$788,600	-7.7%	1.6%	2	4	1,262	5,500
Hamilton Mountain 16	\$886,300	-5.2%	1.8%	2	3	1,572	4,796
Hamilton Mountain 17	\$662,000	-6.6%	1.6%	2	3	1,129	4,301
Hamilton Mountain 18	\$844,400	-5.8%	1.7%	2	3	1,599	4,568
Hamilton Mountain 25	\$716,100	-9.6%	0.0%	2	4	1,119	5,000
Hamilton Mountain 26	\$777,700	-7.3%	-0.3%	2	3	1,333	4,591
Flamborough 43	\$1,190,300	-6.3%	-2.3%	2	3	1,908	27,014
Dundas 41	\$995,900	-4.7%	-3.8%	2	3	1,538	6,297
Ancaster 42	\$1,211,900	-5.2%	-3.7%	2	4	2,210	7,500
Waterdown 46	\$1,102,900	-8.8%	3.9%	2	3	1,839	4,978
Stoney Creek 50	\$889,600	-10.2%	-5.9%	2	3	1,826	5,005
Stoney Creek 51	\$916,300	-6.1%	-0.5%	2	3	1,682	5,903
Stoney Creek 52	\$1,037,000	-9.9%	-1.3%	2	3	1,723	30,025
Glanbrook 53	\$970,300	-7.3%	-1.5%	2	3	1,811	4,714

SUMMARY STATISTICS

October 2022

	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	455	-43.5%	956	9.6%	1,391	191.0%	\$715,000	-7.7%	29.1	145.3%	20.0	185.7%
Commercial	10	-47.4%	0	-100.0%	719	10.8%	\$650,000	-23.5%	98.9	-6.4%	92.0	17.9%
Farm	1	-50.0%	0	-100.0%	28	115.4%	\$1,800,000	-22.6%	64.0	-11.1%	64.0	-11.1%
Land	1	-66.7%	2	-87.5%	65	16.1%	\$530,000	65.6%	49.0	-34.1%	49.0	19.5%
Multi-Residential	6	-40.0%	1	-96.4%	58	56.8%	\$705,000	-10.2%	31.5	162.5%	25.5	183.3%
Total	473	-43.6%	127	-85.4%	2,648	90.9%	\$715,000	-7.9%	30.8	114.0%	21.0	200.0%

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	6,200	-30.5%	11,770	4.4%	1,104	68.7%	\$815,000	11.6%	15.5	23.1%	8.0	14.3%
Commercial	122	-26.9%	209	-52.7%	673	2.3%	\$1,052,500	14.7%	76.6	-26.9%	58.0	3.6%
Farm	18	-14.3%	30	-43.4%	21	50.7%	\$2,350,000	17.5%	21.6	-54.6%	15.5	-42.6%
Land	42	-12.5%	55	-63.8%	53	1.0%	\$1,025,000	34.4%	92.0	4.5%	57.0	60.6%
Multi-Residential	81	-37.7%	163	-51.8%	51	9.8%	\$915,000	14.6%	29.1	3.5%	14.0	7.7%
Total	6,463	-30.4%	7,215	-35.6%	2,109	35.1%	\$820,000	11.8%	17.4	16.1%	8.0	14.3%

October 2022

	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	-66.7%	\$90,000	-88.1%	0	-100.0%	194.0	433.9%	0	-
Industrial	3	-25.0%	\$2,249,900	-66.0%	0	-100.0%	23.7	-67.4%	4	384.3
Investment	0	-	\$0	-	0	-100.0%	-	-	0	-
Land	0	-100.0%	\$0	-100.0%	0	-	-	-	0	-
Office	0	-100.0%	\$0	-100.0%	3	-91.4%	-	-	10	208.8
Retail	5	-16.7%	\$4,143,000	-18.9%	2	-92.6%	130.4	6.6%	8	27.3

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	17	41.7%	\$7,362,900	12.6%	40	-18.4%	86.9	-27.2%	0	-
Industrial	23	15.0%	\$63,324,400	112.4%	76	-59.4%	71.7	2.4%	50	133.0
Investment	15	-51.6%	\$31,226,500	-42.8%	43	-50.6%	55.9	-71.1%	0	-
Land	2	-77.8%	\$18,935,000	-0.9%	8	-63.6%	78.5	-43.7%	0	-
Office	14	-53.3%	\$17,515,888	-50.4%	89	-70.6%	86.2	63.5%	65	203.4
Retail	42	-26.3%	\$56,008,038	-14.5%	140	-65.9%	79.8	-14.0%	71	115.9