

HAMILTON
MONTHLY
STATISTICS
PACKAGE
NOVEMBER 2022





REALTORS[®] ASSOCIATION
of Hamilton-Burlington

SUMMARY

November sales continue to ease as some purchasers put their buying decisions on hold. Year-to-date sales have fallen to the lowest level seen in over a decade. The same pullback was not seen in new listings, and inventory levels have generally improved compared to the lows reported last year. The shift has caused the months of supply to push above three months in November. While levels are far higher than the record lows reported over the past several years, they remained well below the November record high of over eight months, set back in 2010.

While underlying long-term fundamentals regarding supply challenges have not dissipated, the recent pullback from purchasers has led to persistent downward pressure on home prices since March this year. As of November, the benchmark price totalled \$770,600, over nine per cent lower than last year's levels, but still well above prices reported prior to the pandemic.

SALES
425

44.0%
 YEAR/YEAR



NEW LISTINGS
791

3.2%
 YEAR/YEAR



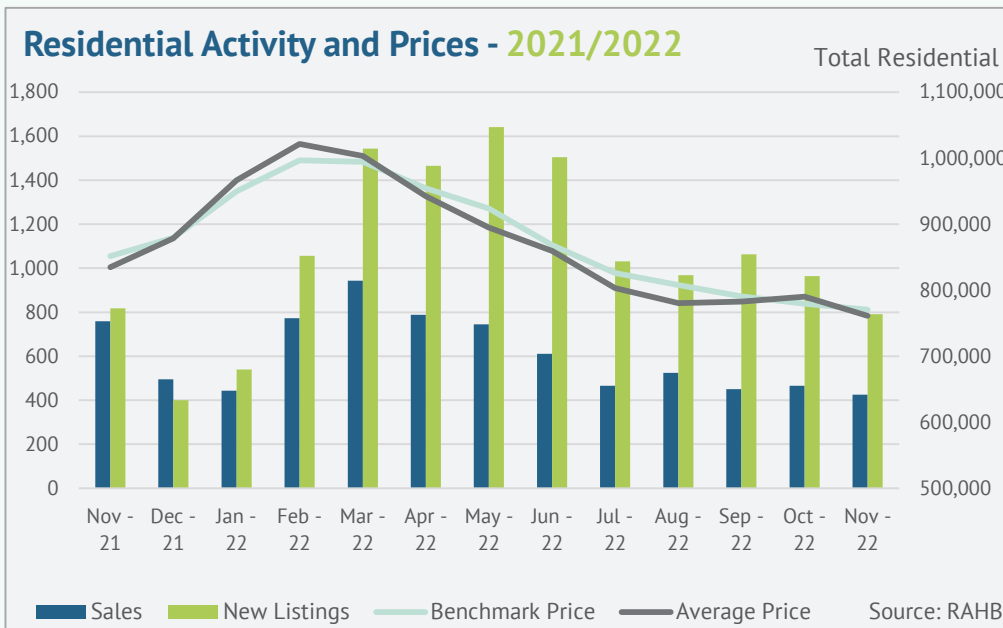
INVENTORY
1,278

221.1
 YEAR/YEAR




MONTHS OF SUPPLY
3.0

473.5
 YEAR/YEAR


RESIDENTIAL AVERAGE PRICE




\$761,244

8.8%
 YEAR/YEAR

AVERAGE DOM

28.4

133.8
 YEAR/YEAR



PROPERTY TYPES

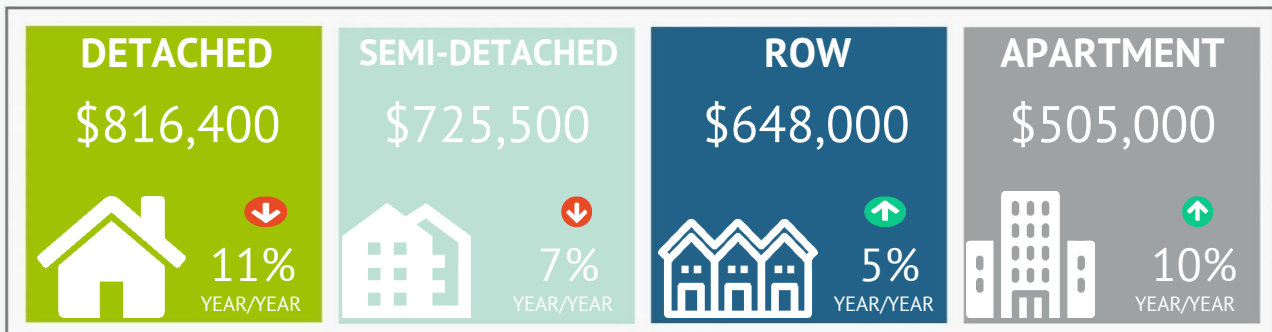
November sales eased relative to last year's levels across all property types, contributing to year-over-year declines of over 30 per cent for each property type. In addition, the detached market continues to exhibit divergent trends based on price range. Months of supply were much higher for homes priced above \$800,000; meanwhile, conditions remain tight for the relatively more affordable homes in the market. If months of supply continue to be much lower in homes on the affordable end of the spectrum, we might see some price growth pressure in that area.

Price pressures have also been more significant for the higher-priced detached and semi-detached homes, which may be contributing to the overall decline in price. While overall prices have trended down across all property types from earlier in the year, row and apartment benchmark prices remained higher than levels reported last November.

November 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	274	-46.0%	500	-12.3%	862	203.5%	55%	27.4	135.8%	3.15	461.6%	\$819,340	-11.3%	\$744,500	-12.5%
Semi-Detached	21	-55.3%	40	-13.0%	59	293.3%	53%	35.5	184.5%	2.81	780.3%	\$730,805	-0.1%	\$720,000	-4.0%
Row	99	-13.9%	150	25.0%	176	388.9%	66%	30.3	211.7%	1.78	467.9%	\$684,630	-9.3%	\$694,000	-8.7%
Apartment	30	-66.3%	99	23.8%	170	178.7%	30%	26.5	50.1%	5.67	726.8%	\$521,474	6.0%	\$531,250	7.3%
Mobile	1	0.0%	1	0.0%	7	600.0%	100%	38.0	-40.6%	7.00	600.0%	\$260,000	116.7%	\$260,000	116.7%
Total Residential	425	-44.0%	791	-3.2%	1,278	221.1%	54%	28.4	133.8%	3.01	473.5%	\$761,244	-8.8%	\$711,000	-9.1%

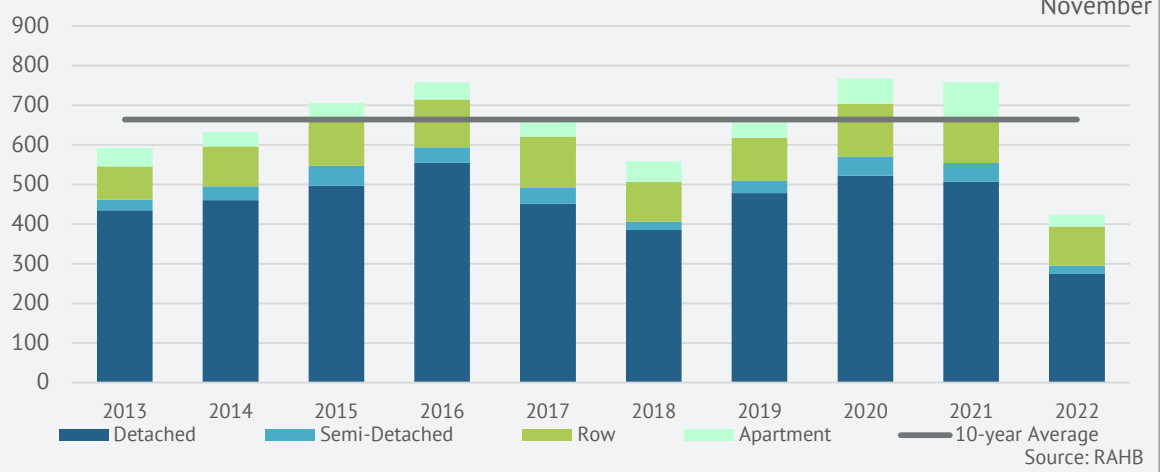
Year-to-Date															
	Sales		New Listings		Inventory		S/NL	DOM		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Detached	4,448	-31.7%	8,632	3.7%	785	84.4%	51.5%	16.1	32.9%	1.94	169.9%	\$981,330	11.7%	\$876,989	10.3%
Semi-Detached	314	-33.5%	586	3.0%	50	113.1%	53.6%	13.8	31.2%	1.76	220.3%	\$780,196	14.7%	\$755,000	12.9%
Row	1,213	-29.5%	2,180	7.9%	166	112.2%	55.6%	16.1	66.4%	1.51	201.1%	\$782,533	12.0%	\$775,000	9.9%
Apartment	650	-32.1%	1,131	-1.0%	113	15.2%	57.5%	19.2	-9.7%	1.92	69.6%	\$560,962	19.4%	\$550,000	21.7%
Mobile	9	-43.8%	29	52.6%	9	-	31.0%	40.6	47.8%	10.56	-	\$242,778	3.0%	\$230,000	5.7%
Total Residential	6,635	-31.5%	12,569	3.9%	1,126	78.4%	52.8%	16.3	30.0%	1.87	160.5%	\$893,228	12.3%	\$805,000	9.5%

BENCHMARK PRICE

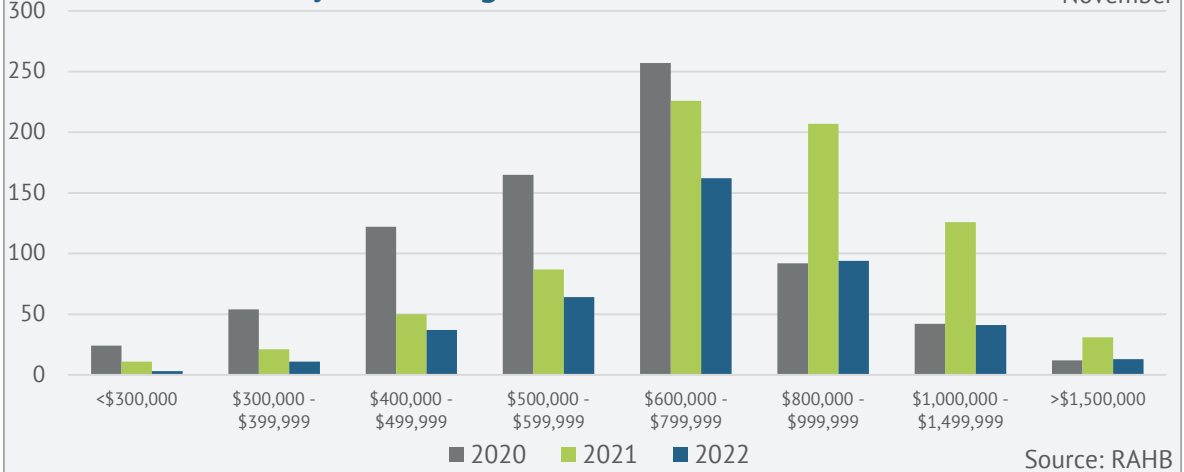


Hamilton Monthly Statistical Report - November

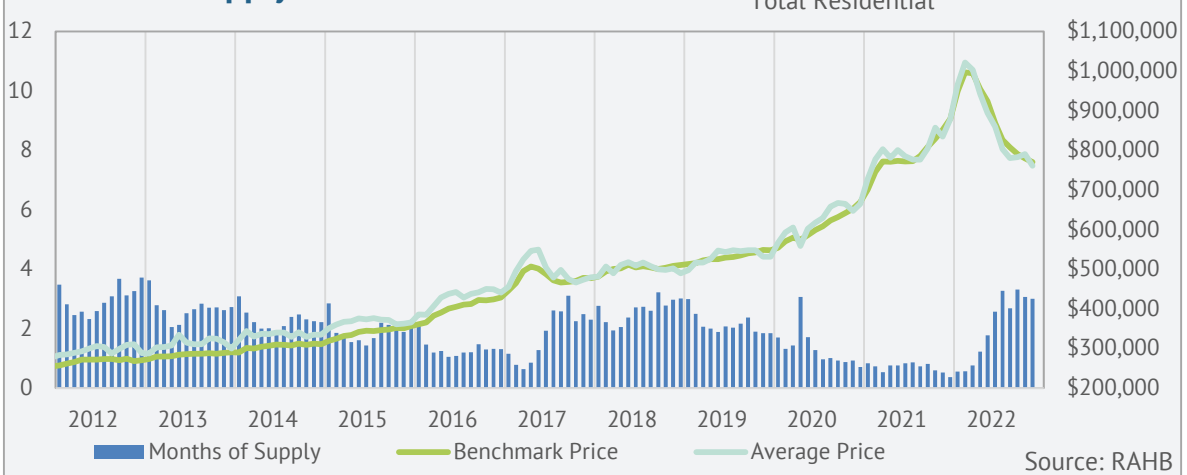
Monthly Sales Comparison



Residential Sales by Price Range



Months of Supply and Prices

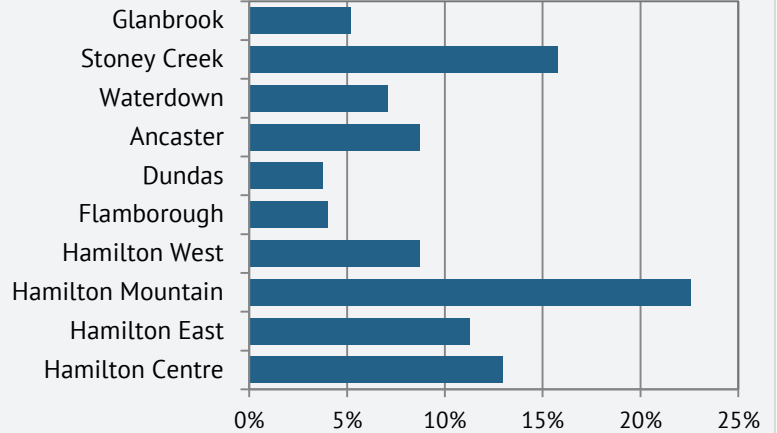


REGIONAL SUMMARY

Easing sales occurred across all regions in November, contributing to the year-to-date sales decline that ranged from a low of 38 per cent in Hamilton West to a 21 per cent decline in Flamborough. However, Flamborough also reported the most substantial gains in new listings and having that supply choice likely prevented a more significant pullback in sales activity.

The adjustments in demand have supported shifts away from the sellers' conditions reported across all regions last year. All areas have also reported a reduction in price relative to previous highs. While the easing prices have, in some cases, resulted in a year-over-year decline, on a year-to-date basis, the average price has remained higher than last year's levels across all the regions.

Share of Sales by District



November 2022

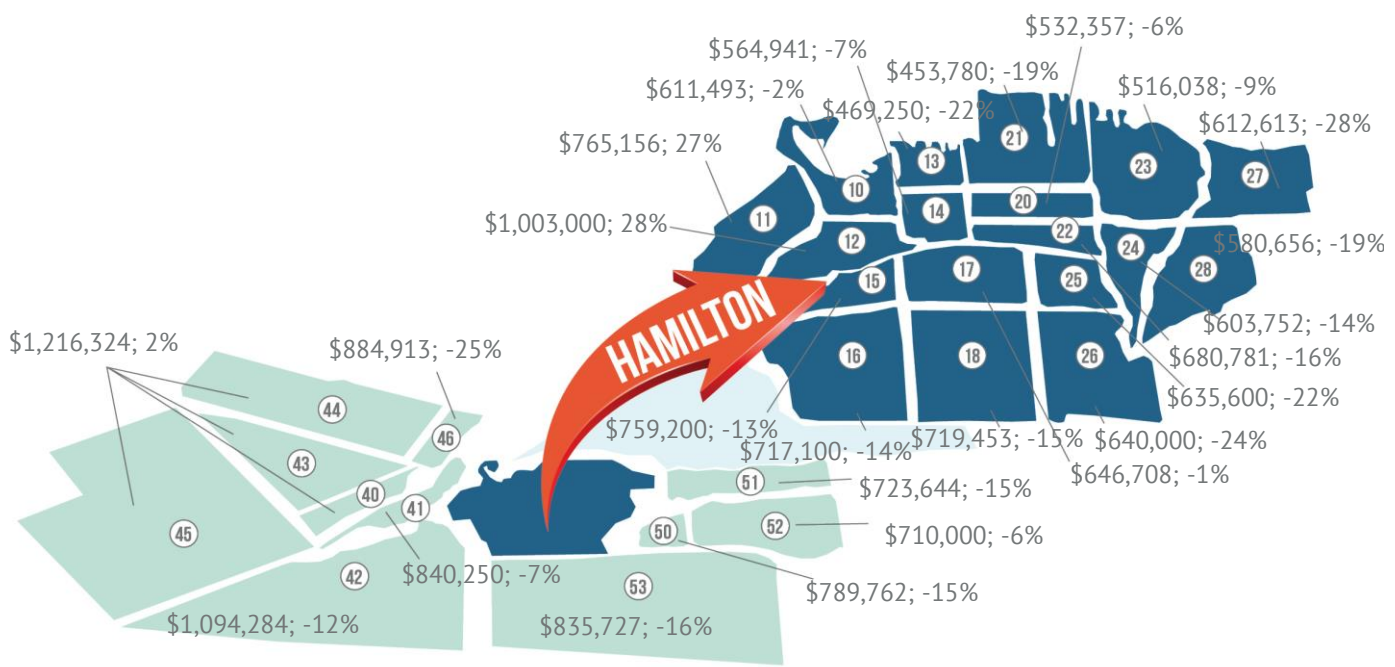
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Hamilton Centre	55	-57.4%	127	-10.6%	191	130.1%	43%	24.7	64.5%	3.47	439.7%	\$552,285	-11.4%	\$537,500	-10.4%
Hamilton East	48	-41.5%	67	-23.0%	108	184.2%	72%	25.8	187.1%	2.25	385.5%	\$596,227	-11.6%	\$586,250	-9.8%
Hamilton Mountain	96	-47.8%	170	-14.1%	233	242.6%	56%	24.7	119.7%	2.43	556.7%	\$680,725	-14.1%	\$675,000	-16.0%
Hamilton West	37	-35.1%	75	19.0%	128	141.5%	49%	27.9	31.9%	3.46	272.1%	\$804,917	17.6%	\$786,000	14.4%
Flamborough	17	-15.0%	27	8.0%	86	258.3%	63%	43.1	68.4%	5.06	321.6%	\$1,216,324	1.7%	\$1,050,000	-15.6%
Dundas	16	-65.2%	24	-50.0%	56	522.2%	67%	36.9	356.0%	3.50	1688.9%	\$840,250	-6.6%	\$807,500	6.2%
Ancaster	37	-39.3%	65	6.6%	114	159.1%	57%	37.6	174.5%	3.08	327.1%	\$1,094,284	-12.0%	\$1,010,000	-19.2%
Waterdown	30	3.4%	43	30.3%	51	325.0%	70%	27.5	292.9%	1.70	310.8%	\$884,913	-24.5%	\$840,000	-27.0%
Stoney Creek	67	-39.1%	142	24.6%	227	336.5%	47%	24.3	214.8%	3.39	616.7%	\$744,164	-15.6%	\$745,000	-13.9%
Glanbrook	22	-46.3%	51	10.9%	83	492.9%	43%	41.3	237.1%	3.77	1004.9%	\$835,727	-16.2%	\$795,000	-13.6%
Total	425	-44.0%	791	-3.2%	1278	221.1%	54%	28.4	133.8%	3.01	473.5%	\$761,244	-8.8%	\$711,000	-9.1%

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	940	-34.7%	1,765	-9.3%	154	33.6%	53.3%	16.3	14.4%	1.81	104.6%	\$644,521	11.3%	\$625,000	11.6%
Hamilton East	840	-24.8%	1,434	5.0%	120	92.0%	58.6%	15.9	43.7%	1.57	155.3%	\$705,035	13.0%	\$675,000	12.1%
Hamilton Mountain	1,524	-31.6%	2,721	2.4%	204	101.1%	56.0%	14.4	48.9%	1.47	194.0%	\$841,302	12.3%	\$800,000	9.4%
Hamilton West	514	-38.1%	1,008	-9.3%	102	13.4%	51.0%	17.9	-17.6%	2.19	83.2%	\$772,721	15.6%	\$733,750	17.0%
Flamborough	233	-21.3%	508	39.6%	70	135.4%	45.9%	24.9	27.6%	3.31	199.0%	\$1,463,058	15.2%	\$1,370,000	14.2%
Dundas	272	-31.1%	439	-0.5%	37	91.6%	62.0%	16.0	31.8%	1.51	178.3%	\$1,044,219	12.5%	\$964,000	13.4%
Ancaster	502	-33.9%	1,050	5.7%	109	70.3%	47.8%	19.3	44.9%	2.39	157.8%	\$1,275,232	10.1%	\$1,150,000	6.0%
Waterdown	363	-29.1%	671	12.0%	53	114.4%	54.1%	15.3	60.7%	1.60	202.5%	\$1,095,927	11.2%	\$1,010,000	8.0%
Stoney Creek	1,032	-32.8%	2,129	12.3%	201	117.3%	48.5%	15.8	36.1%	2.14	223.2%	\$940,536	11.5%	\$868,000	8.5%
Glanbrook	414	-27.5%	841	16.6%	75	143.4%	49.2%	16.8	62.1%	2.00	235.7%	\$1,000,897	9.0%	\$950,000	11.2%
Total	6,635	-31.5%	12,569	3.9%	1,126	78.4%	52.8%	16.3	30.0%	1.87	160.5%	\$893,228	12.3%	\$805,000	9.5%

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 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	\$611,493	-1.9%	\$581,800	-6.8%	\$658,042	12.4%	\$658,491	11.2%
Hamilton West 11	\$765,156	26.5%	\$753,700	-8.9%	\$808,574	17.3%	\$856,073	11.8%
Hamilton West 12	\$1,003,000	28.0%	\$677,800	-9.1%	\$818,186	16.0%	\$772,145	10.5%
Hamilton Centre 13	\$469,250	-22.2%	\$498,600	-11.6%	\$620,768	12.0%	\$580,327	11.0%
Hamilton Centre 14	\$564,941	-6.6%	\$530,200	-6.4%	\$591,125	10.6%	\$602,545	15.5%
Hamilton Centre 20	\$532,357	-5.9%	\$517,900	-11.5%	\$646,448	13.2%	\$602,609	11.4%
Hamilton Centre 21	\$453,780	-19.3%	\$417,900	-8.7%	\$542,346	10.1%	\$481,327	14.6%
Hamilton Centre 22	\$680,781	-16.2%	\$682,400	-11.9%	\$802,801	10.1%	\$795,855	11.1%
Hamilton East 23	\$516,038	-9.5%	\$503,800	-9.7%	\$628,760	12.6%	\$578,327	13.0%
Hamilton East 24	\$603,752	-14.1%	\$624,900	-10.4%	\$718,524	10.8%	\$728,245	13.6%
Hamilton East 27	\$612,613	-28.3%	\$668,100	-8.3%	\$724,610	6.0%	\$767,591	15.3%
Hamilton East 28	\$580,656	-18.9%	\$609,900	-6.8%	\$747,010	15.4%	\$697,591	15.3%
Hamilton East 29	\$963,000	19.8%	\$832,400	-12.0%	\$936,624	10.1%	\$957,627	8.4%
Hamilton Mountain 15	\$759,200	-13.3%	\$758,600	-13.3%	\$916,538	14.5%	\$869,782	9.5%
Hamilton Mountain 16	\$717,100	-13.7%	\$771,400	-10.4%	\$852,857	9.5%	\$877,318	13.2%
Hamilton Mountain 17	\$646,708	-1.4%	\$638,900	-12.3%	\$740,919	10.8%	\$728,445	11.3%
Hamilton Mountain 18	\$719,453	-14.8%	\$802,700	-11.8%	\$919,938	14.8%	\$917,645	11.9%
Hamilton Mountain 25	\$635,600	-21.8%	\$705,800	-13.2%	\$816,253	8.6%	\$808,582	9.4%
Hamilton Mountain 26	\$640,000	-23.9%	\$704,800	-9.9%	\$818,873	14.3%	\$807,945	13.5%
Flamborough 43	\$1,216,324	1.7%	\$1,165,700	-9.1%	\$1,463,058	15.2%	\$1,337,918	14.8%
Dundas 41	\$840,250	-6.6%	\$901,800	-6.9%	\$1,044,219	12.5%	\$1,012,345	14.6%
Ancaster 42	\$1,094,284	-12.0%	\$1,097,300	-7.7%	\$1,275,232	10.1%	\$1,233,109	14.1%
Waterdown 46	\$884,913	-24.5%	\$960,000	-11.7%	\$1,095,927	11.2%	\$1,080,755	11.7%
Stoney Creek 50	\$789,762	-14.8%	\$823,900	-11.1%	\$980,621	13.6%	\$954,655	11.5%
Stoney Creek 51	\$723,644	-15.3%	\$803,600	-7.5%	\$906,546	10.3%	\$911,918	14.2%
Stoney Creek 52	\$710,000	-5.6%	\$1,020,400	-11.4%	\$1,139,290	5.0%	\$1,183,527	10.3%
Glanbrook 53	\$835,727	-16.2%	\$887,900	-8.6%	\$1,000,897	9.0%	\$1,022,118	14.4%

DETACHED

BENCHMARK HOMES

November 2022							
	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Hamilton West 10	\$621,000	-13.8%	-4.2%	2	3	1,390	2,610
Hamilton West 11	\$795,600	-10.7%	-1.1%	2	4	1,335	4,000
Hamilton West 12	\$896,500	-13.8%	-3.4%	2	3	1,690	3,255
Hamilton Centre 13	\$494,100	-11.5%	-3.5%	1	3	1,300	2,306
Hamilton Centre 14	\$574,200	-13.4%	-4.9%	2	3	1,565	2,741
Hamilton Centre 20	\$530,300	-11.6%	-3.5%	1	3	1,286	2,500
Hamilton Centre 21	\$405,500	-8.6%	-4.1%	1	3	1,149	2,500
Hamilton Centre 22	\$682,800	-11.9%	1.6%	2	3	1,533	3,150
Hamilton East 23	\$502,900	-9.6%	0.9%	1	3	1,057	3,150
Hamilton East 24	\$632,700	-11.2%	-0.1%	2	3	1,212	4,120
Hamilton East 27	\$787,000	-9.8%	0.5%	2	3	1,366	5,000
Hamilton East 28	\$793,000	-11.0%	-0.2%	2	3	1,403	5,276
Hamilton East 29	\$758,500	-15.5%	-4.9%	2	3	1,510	5,251
Hamilton Mountain 15	\$770,700	-13.6%	-2.3%	2	4	1,262	5,500
Hamilton Mountain 16	\$866,600	-12.6%	-2.2%	2	3	1,572	4,796
Hamilton Mountain 17	\$646,200	-12.8%	-2.4%	2	3	1,129	4,301
Hamilton Mountain 18	\$828,500	-12.7%	-1.9%	2	3	1,599	4,568
Hamilton Mountain 25	\$705,600	-13.2%	-1.5%	2	4	1,119	5,000
Hamilton Mountain 26	\$768,400	-12.3%	-1.2%	2	3	1,333	4,591
Flamborough 43	\$1,165,700	-9.2%	-2.1%	2	3	1,908	27,014
Dundas 41	\$983,100	-7.8%	-1.3%	2	3	1,538	6,297
Ancaster 42	\$1,206,200	-7.7%	-0.5%	2	4	2,210	7,500
Waterdown 46	\$1,085,700	-12.4%	-1.6%	2	3	1,839	4,978
Stoney Creek 50	\$903,600	-11.1%	1.6%	2	3	1,826	5,005
Stoney Creek 51	\$911,400	-9.4%	-0.5%	2	3	1,682	5,903
Stoney Creek 52	\$1,020,400	-11.4%	-1.6%	2	3	1,723	30,025
Glanbrook 53	\$961,000	-9.6%	-1.0%	2	3	1,811	4,714

SUMMARY STATISTICS

November 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	425	-44.0%	791	-3.2%	1,278	221.1%	\$711,000	-9.1%	28.4	133.8%	20.0	233.3%
Commercial	8	-42.9%	1	-98.0%	735	16.9%	\$1,325,000	30.5%	110.9	53.4%	96.0	34.3%
Farm	0	-100.0%	0	-	30	233.3%	-	-	-	-	-	-
Land	1	-80.0%	0	-100.0%	70	59.1%	\$265,000	-75.7%	147.0	221.0%	147.0	345.5%
Multi-Residential	2	-81.8%	2	-92.3%	57	58.3%	\$1,249,500	30.8%	76.0	322.2%	76.0	442.9%
Total	436	-44.9%	104	-87.0%	2,558	102.4%	\$713,750	-9.2%	30.4	124.8%	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	6,635	-31.5%	12,569	3.9%	1,126	78.4%	\$805,000	9.5%	16.3	30.0%	8.0	14.3%
Commercial	132	-27.1%	220	-55.2%	679	3.6%	\$1,050,000	13.5%	78.8	-22.9%	59.5	4.4%
Farm	18	-21.7%	31	-41.5%	22	61.7%	\$2,350,000	17.8%	21.6	-52.2%	15.5	-42.6%
Land	43	-18.9%	58	-63.1%	54	5.7%	\$1,000,000	29.0%	93.3	11.0%	58.0	65.7%
Multi-Residential	83	-41.1%	171	-53.0%	51	13.3%	\$925,000	12.8%	30.2	10.7%	14.0	7.7%
Total	6,911	-31.5%	7,550	-37.1%	2,158	40.7%	\$810,000	9.5%	18.2	22.6%	9.0	28.6%

November 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	3	50.0%	\$470,000	-2.1%	0	-100.0%	165.3	101.6%	0	-
Industrial	1	0.0%	\$1,925,000	702.1%	0	-100.0%	68.0	-34.6%	7	195.1
Investment	1	-50.0%	\$3,750,000	-43.9%	1	-92.3%	196.0	422.7%	0	-
Land	1	-	\$6,000,000	-	0	-100.0%	25.0	-	0	-
Office	1	-50.0%	\$2,905,000	-44.9%	2	-88.2%	91.0	0.0%	9	133.1
Retail	1	-83.3%	\$725,000	-88.8%	3	-92.7%	11.0	-85.2%	7	42.0

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	21	50.0%	\$7,895,900	12.5%	42	-26.3%	100.3	-12.0%	0	-
Industrial	24	14.3%	\$65,249,400	117.1%	66	-68.3%	71.5	-0.2%	57	140.6
Investment	16	-51.5%	\$34,976,500	-42.9%	48	-52.0%	64.6	-64.8%	0	-
Land	3	-66.7%	\$24,935,000	30.5%	6	-76.0%	60.7	-56.5%	0	-
Office	16	-50.0%	\$20,984,888	-48.3%	99	-69.0%	83.3	51.0%	75	203.1
Retail	43	-31.7%	\$56,733,038	-21.2%	147	-67.4%	78.2	-14.0%	78	109.3