

HAMILTON
MONTHLY
STATISTICS
PACKAGE
MAY 2023



REALTORS[®] ASSOCIATION
of Hamilton-Burlington


SUMMARY

Sales in the Hamilton region reached 750 units, an increase both over the previous months and last year's levels. While new listings improved over last month, supporting some monthly inventory gains, inventory levels remained below last year's levels resulting in some tightening in the market.


The unadjusted benchmark price in May reached \$813,800, a gain of nearly \$8,000 over the previous month and a significant improvement over January when benchmark prices sat at \$756,900. Monthly gains are likely a result of tighter market conditions compared to the second half of 2022. Prices remain nearly 12 per cent lower than May 2022 levels but are still higher than those reported during the spring of 2021.

SALES

750

 **0.8%**

YEAR/YEAR



NEW LISTINGS

1,234

 **24.8%**

YEAR/YEAR




INVENTORY

1,114

 **16.1%**

YEAR/YEAR

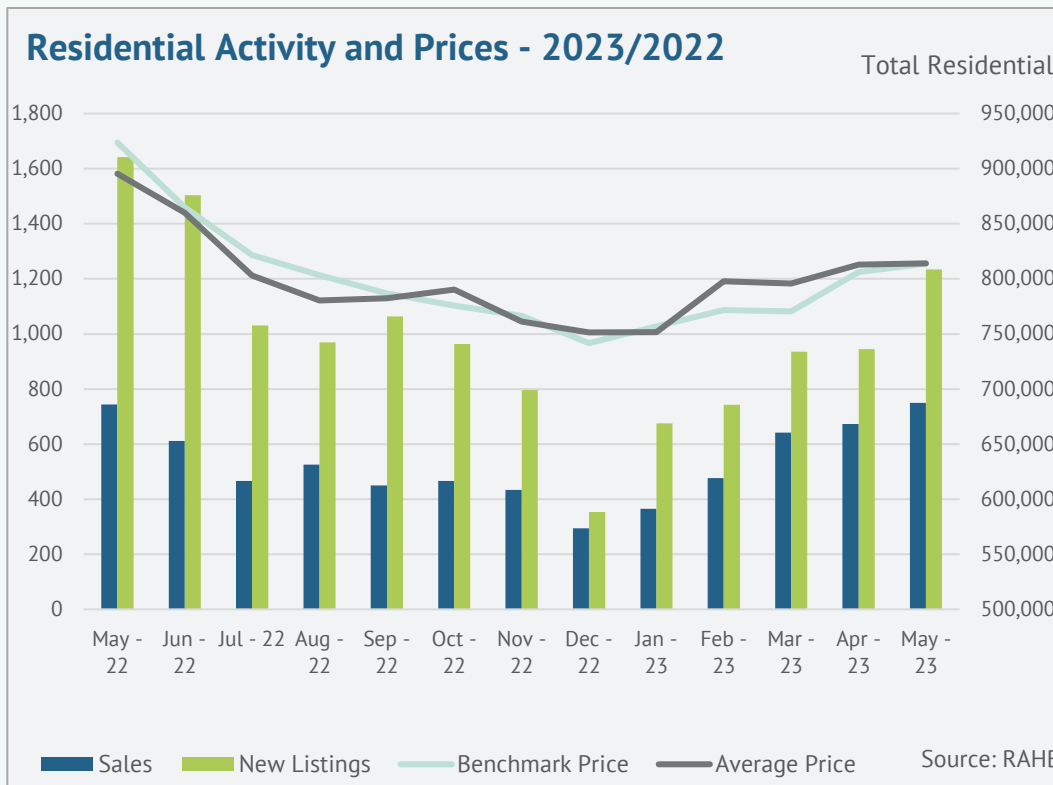


MONTHS OF SUPPLY


1.5


 **16.8%**

YEAR/YEAR

RESIDENTIAL AVERAGE PRICE


 **\$814,082**

 **9.1%**


YEAR/YEAR

AVERAGE DOM

19.1

 **50.3%**

YEAR/YEAR



PROPERTY TYPES

Year-over-year sales growth this month was mostly driven by gains for row and apartment-style properties. Detached sales remained stable in May but are well below typical levels, as higher-priced properties are less affordable to buyers due to higher lending rates. In addition, inventory remains lower than the previous year and long-term trends as new listings have slowed across all property types. However, the detached sector remains relatively balanced, with a sales-to-new-listings ratio of 56 per cent.

The unadjusted detached benchmark prices rose over \$6,000 this month to \$869,600. This is a significant gain from the \$806,000 reported in January but still below the peak levels seen in early 2022. It is noteworthy that recent price gains are comparable to what was reported at the end of 2021.

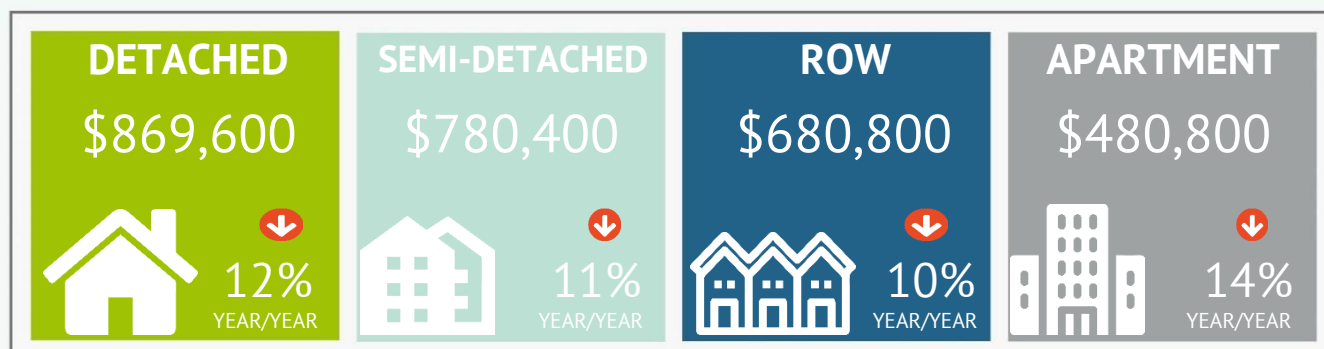
May 2023

	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	477	-0.2%	845	-23.8%	741	-18.8%	56%	18.3	50%	1.55	-18.7%	\$891,751	-10.1%	\$833,000	-7.4%
Semi-Detached	39	-9.3%	62	-28.7%	40	-35.5%	63%	18.0	81%	1.03	-28.9%	\$750,242	-9.3%	\$705,000	-11.9%
Row	151	4.1%	196	-34.9%	141	-35.0%	77%	15.6	10%	0.93	-37.6%	\$744,679	-3.4%	\$721,000	-5.1%
Apartment	82	6.5%	125	-9.4%	182	49.2%	66%	29.4	107%	2.22	40.1%	\$529,759	-8.6%	\$500,000	-14.5%
Mobile	1	0.0%	4	-42.9%	4	-69.2%	25%	132.0	222%	4.00	-69.2%	\$50,000	-79.6%	\$50,000	-79.6%
Total Residential	750	0.8%	1,234	-24.8%	1,114	-16.1%	61%	19.1	50%	1.49	-16.8%	\$814,082	-9.1%	\$750,001	-8.0%

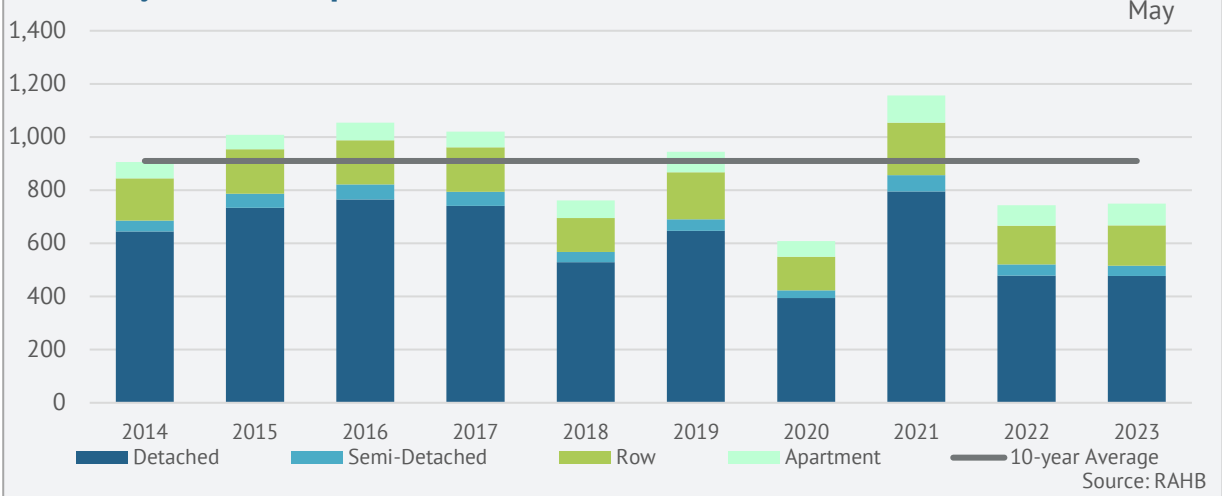
Year-to-Date

	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	1,899	-21.7%	2,989	-28.8%	666	32.7%	63.5%	24.4	156%	1.75	69.5%	\$878,358	-18.3%	\$800,000	-17.9%
Semi-Detached	130	-26.1%	191	-32.5%	39	25.8%	68.1%	25.8	221%	1.50	70.3%	\$698,561	-17.9%	\$675,050	-16.2%
Row	580	-13.0%	796	-31.3%	151	21.6%	72.9%	23.3	160%	1.30	39.8%	\$720,833	-14.9%	\$717,450	-14.8%
Apartment	290	-30.3%	539	-7.7%	179	141.2%	53.8%	41.0	207%	3.09	246.1%	\$498,217	-16.1%	\$470,000	-20.3%
Mobile	7	40.0%	10	-44.4%	5	-10.3%	70.0%	108.1	224%	3.71	-36.0%	\$200,129	-15.6%	\$220,000	-4.3%
Total Residential	2,907	-21.2%	4,532	-27.5%	1,045	41.5%	64.1%	26.1	166%	1.80	79.6%	\$799,191	-17.4%	\$746,500	-15.6%

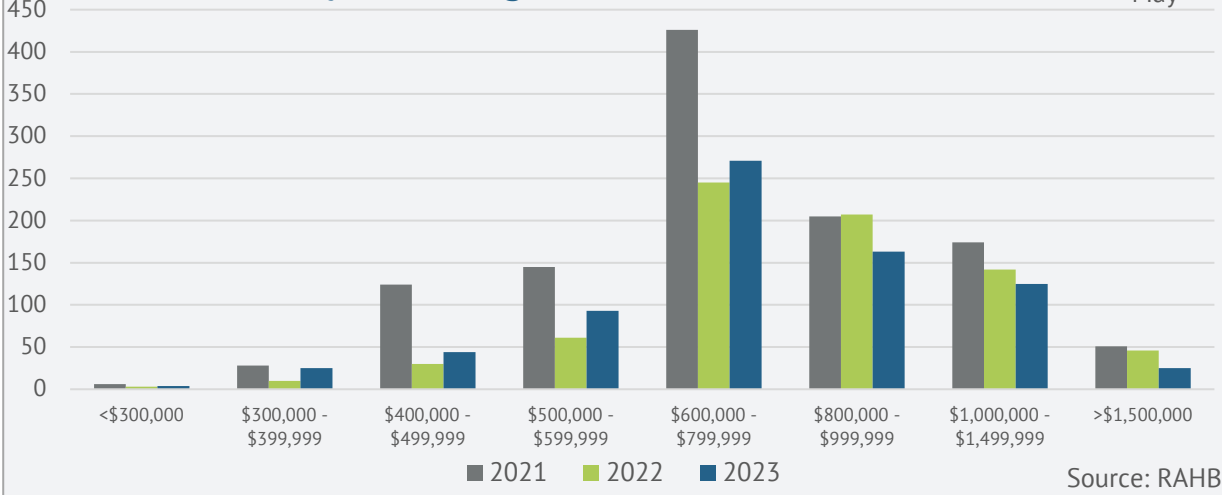
BENCHMARK PRICE



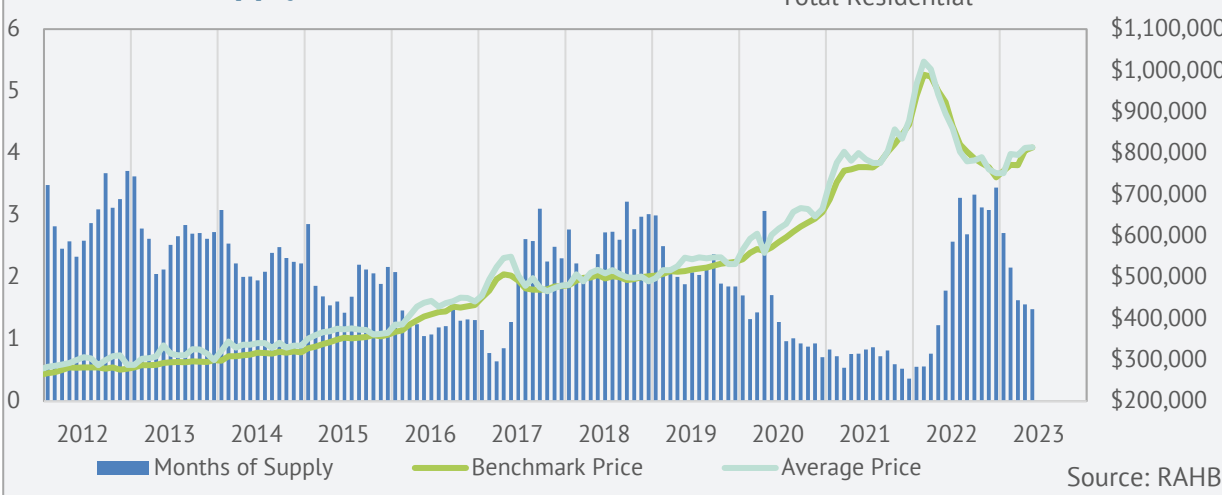
Monthly Sales Comparison



Residential Sales by Price Range



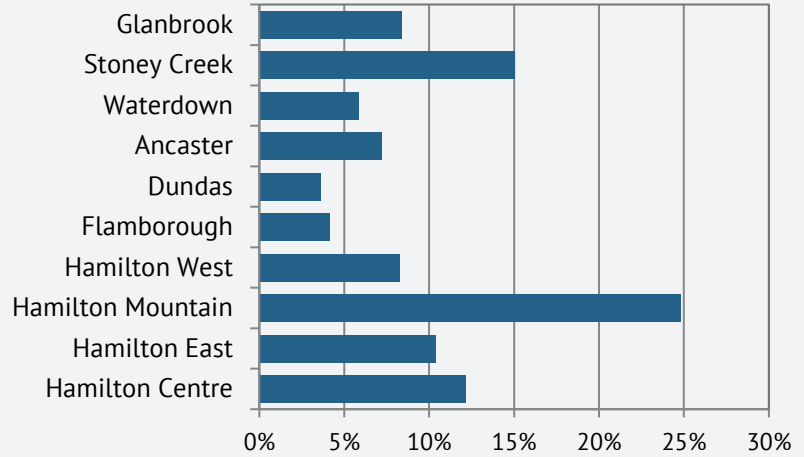
Months of Supply and Prices



REGIONAL SUMMARY

Year-to-date sales eased across all areas of Hamilton. The most significant declines in sales occurred in Hamilton East and Flamborough. Some of the slower sales activity in Hamilton East is likely due to a steep decline in new listings and inventory levels. When considering both the adjustments to sales and inventory levels, Hamilton Mountain is seeing some of the tightest conditions compared to the other areas within the Hamilton region.

Share of Sales by District



May 2023

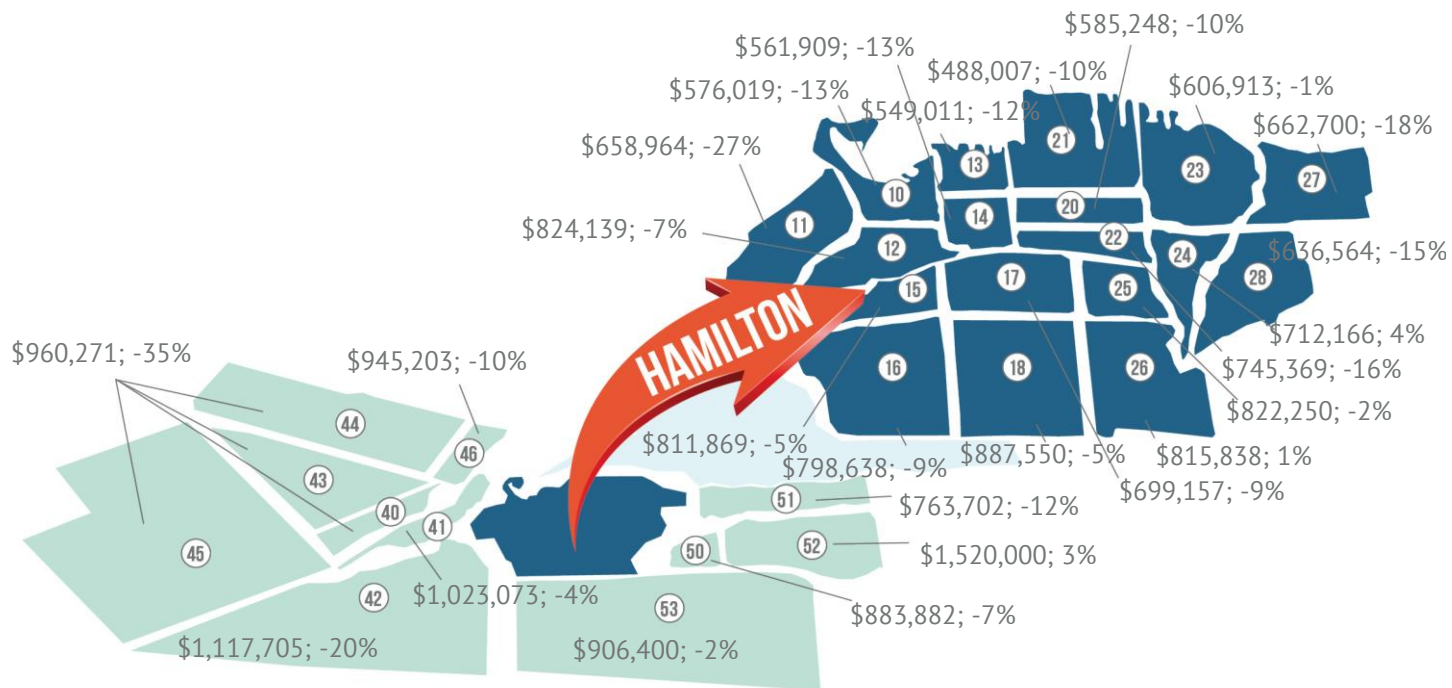
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Hamilton Centre	91	-5.2%	159	-22.1%	174	0.0%	57%	25.2	56.0%	1.91	5.5%	\$589,279	-11.8%	\$570,000	-11.9%
Hamilton East	78	-16.1%	134	-35.9%	111	-31.9%	58%	17.8	48.2%	1.42	-18.8%	\$649,604	-4.9%	\$636,619	-5.0%
Hamilton Mountain	186	-2.6%	252	-24.6%	156	-31.3%	74%	12.0	11.8%	0.84	-29.4%	\$803,622	-6.0%	\$775,000	-5.5%
Hamilton West	62	34.8%	132	3.9%	133	7.3%	47%	21.6	56.1%	2.15	-20.4%	\$722,810	-11.3%	\$691,000	-10.4%
Flamborough	31	14.8%	75	11.9%	88	33.3%	41%	43.8	152.0%	2.84	16.1%	\$960,271	-34.6%	\$910,000	-35.1%
Dundas	27	-15.6%	29	-54.0%	25	-39.0%	93%	21.3	75.9%	0.93	-27.7%	\$1,023,073	-3.6%	\$880,000	-11.9%
Ancaster	54	17.4%	100	-29.1%	104	-18.8%	54%	16.2	31.5%	1.93	-30.8%	\$1,117,705	-20.1%	\$1,050,000	-14.8%
Waterdown	44	10.0%	63	-30.0%	46	-28.1%	70%	18.8	47.3%	1.05	-34.7%	\$945,203	-9.9%	\$910,500	-7.4%
Stoney Creek	113	-16.3%	195	-34.3%	203	-19.1%	58%	18.9	45.1%	1.80	-3.4%	\$833,455	-8.3%	\$820,000	-0.6%
Glanbrook	63	65.8%	95	-12.8%	74	-16.9%	66%	20.0	85.4%	1.17	-49.8%	\$906,400	-2.0%	\$822,000	-11.6%
Total	750	0.8%	1,234	-24.8%	1114	-16.1%	61%	19.1	50.3%	1.49	-16.8%	\$814,082	-9.1%	\$750,001	-8.0%

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	381	-27.2%	653	-22.6%	170	75.7%	58.3%	28.4	151.9%	2.24	141.1%	\$573,946	-18.6%	\$555,000	-17.8%
Hamilton East	285	-37.1%	446	-41.0%	91	7.8%	63.9%	24.0	185.1%	1.60	71.3%	\$638,697	-17.5%	\$635,000	-14.3%
Hamilton Mountain	708	-16.0%	923	-31.2%	153	17.5%	76.7%	20.6	150.7%	1.08	40.0%	\$762,852	-17.2%	\$750,000	-14.5%
Hamilton West	266	-12.5%	451	-11.2%	116	63.2%	59.0%	28.8	132.2%	2.18	86.5%	\$697,774	-14.3%	\$690,000	-10.8%
Flamborough	87	-31.5%	196	-12.5%	73	89.6%	44.4%	42.3	144.5%	4.21	176.8%	\$1,037,750	-34.0%	\$1,020,000	-29.2%
Dundas	117	-21.5%	143	-30.6%	32	52.4%	81.8%	28.5	224.2%	1.37	94.1%	\$894,431	-19.7%	\$825,000	-19.5%
Ancaster	241	-13.6%	389	-24.6%	94	36.2%	62.0%	28.7	132.2%	1.95	57.7%	\$1,164,238	-13.0%	\$1,050,000	-12.9%
Waterdown	164	-14.6%	235	-27.9%	44	24.7%	69.8%	23.5	184.9%	1.35	46.0%	\$1,008,894	-14.9%	\$965,500	-14.0%
Stoney Creek	446	-24.0%	750	-33.1%	191	30.5%	59.5%	27.2	197.9%	2.14	71.8%	\$828,779	-19.5%	\$801,000	-16.6%
Glanbrook	211	-9.8%	345	-14.6%	80	75.3%	61.2%	29.0	236.7%	1.89	94.4%	\$876,163	-20.2%	\$807,777	-22.0%
Total	2,907	-21.2%	4,532	-27.5%	1,045	41.5%	64.1%	26.1	165.6%	1.80	79.6%	\$799,191	-17.4%	\$746,500	-15.6%

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

	May 2023				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	\$576,019	-12.7%	\$605,100	-10.3%	\$587,374	-13.7%	\$589,960	-16.2%
Hamilton West 11	\$658,964	-27.0%	\$765,800	-17.9%	\$702,499	-19.5%	\$753,560	-18.7%
Hamilton West 12	\$824,139	-6.8%	\$719,200	-10.2%	\$765,582	-10.9%	\$693,780	-17.5%
Hamilton Centre 13	\$549,011	-12.4%	\$551,300	-5.8%	\$591,704	-13.6%	\$524,320	-18.0%
Hamilton Centre 14	\$561,909	-13.4%	\$572,000	-7.8%	\$536,663	-15.6%	\$554,460	-14.5%
Hamilton Centre 20	\$585,248	-10.1%	\$572,700	-5.9%	\$560,255	-21.2%	\$546,680	-18.0%
Hamilton Centre 21	\$488,007	-9.7%	\$464,300	-4.9%	\$473,301	-19.9%	\$441,220	-16.5%
Hamilton Centre 22	\$745,369	-16.4%	\$749,400	-7.3%	\$690,866	-22.0%	\$709,360	-19.1%
Hamilton East 23	\$606,913	-0.9%	\$543,700	-10.2%	\$557,477	-18.2%	\$514,520	-18.9%
Hamilton East 24	\$712,166	4.4%	\$691,700	-9.9%	\$666,233	-15.2%	\$661,660	-18.5%
Hamilton East 27	\$662,700	-18.1%	\$699,400	-14.7%	\$697,148	-12.0%	\$670,780	-20.4%
Hamilton East 28	\$636,564	-15.1%	\$645,600	-12.6%	\$660,316	-20.9%	\$626,480	-17.9%
Hamilton East 29	\$950,000	33.8%	\$879,100	-5.1%	\$889,991	-13.2%	\$828,480	-18.2%
Hamilton Mountain 15	\$811,869	-5.3%	\$826,100	-9.9%	\$786,480	-20.9%	\$782,600	-19.6%
Hamilton Mountain 16	\$798,638	-9.1%	\$808,200	-11.0%	\$791,717	-11.7%	\$774,540	-18.4%
Hamilton Mountain 17	\$699,157	-9.4%	\$699,600	-8.6%	\$674,166	-17.8%	\$662,820	-18.3%
Hamilton Mountain 18	\$887,550	-5.1%	\$857,000	-11.1%	\$843,959	-16.1%	\$816,560	-19.3%
Hamilton Mountain 25	\$822,250	-1.8%	\$777,300	-7.8%	\$720,694	-21.6%	\$734,040	-19.0%
Hamilton Mountain 26	\$815,838	1.3%	\$747,900	-11.7%	\$701,562	-23.0%	\$715,300	-19.2%
Flamborough 43	\$960,271	-34.6%	\$1,164,300	-16.0%	\$1,037,750	-34.0%	\$1,156,080	-18.2%
Dundas 41	\$1,023,073	-3.6%	\$922,600	-15.8%	\$894,431	-19.7%	\$907,700	-17.2%
Ancaster 42	\$1,117,705	-20.1%	\$1,118,600	-15.0%	\$1,164,238	-13.0%	\$1,093,620	-17.4%
Waterdown 46	\$945,203	-9.9%	\$1,084,700	-2.5%	\$1,008,894	-14.9%	\$1,010,340	-15.5%
Stoney Creek 50	\$883,882	-6.9%	\$910,400	-7.9%	\$852,691	-20.1%	\$862,820	-18.6%
Stoney Creek 51	\$763,702	-11.6%	\$813,600	-16.9%	\$779,903	-21.5%	\$797,080	-19.1%
Stoney Creek 52	\$1,520,000	3.4%	\$1,029,200	-17.0%	\$1,648,613	31.5%	\$997,240	-21.4%
Glanbrook 53	\$906,400	-2.0%	\$896,100	-19.2%	\$876,163	-20.2%	\$873,660	-21.6%

DETACHED

BENCHMARK HOMES

	May 2023						
	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Hamilton West 10	\$694,200	-7.1%	1.3%	2	3	1,390	2,610
Hamilton West 11	\$814,800	-18.0%	-2.1%	2	4	1,335	4,000
Hamilton West 12	\$985,500	-9.5%	0.5%	2	3	1,690	3,255
Hamilton Centre 13	\$546,000	-5.4%	2.2%	1	3	1,300	2,306
Hamilton Centre 14	\$639,000	-6.6%	1.6%	2	3	1,565	2,741
Hamilton Centre 20	\$580,100	-5.8%	1.2%	1	3	1,286	2,500
Hamilton Centre 21	\$451,500	-5.2%	1.8%	1	3	1,149	2,500
Hamilton Centre 22	\$749,900	-7.3%	2.6%	2	3	1,533	3,150
Hamilton East 23	\$543,400	-10.4%	3.5%	1	3	1,057	3,150
Hamilton East 24	\$700,000	-10.5%	1.7%	2	3	1,212	4,120
Hamilton East 27	\$852,600	-12.3%	4.0%	2	3	1,366	5,000
Hamilton East 28	\$860,000	-12.4%	1.8%	2	3	1,403	5,276
Hamilton East 29	\$857,000	-8.1%	2.7%	2	3	1,510	5,251
Hamilton Mountain 15	\$843,300	-9.2%	2.2%	2	4	1,262	5,500
Hamilton Mountain 16	\$932,200	-11.5%	0.5%	2	3	1,572	4,796
Hamilton Mountain 17	\$708,900	-8.6%	2.0%	2	3	1,129	4,301
Hamilton Mountain 18	\$896,900	-10.8%	1.1%	2	3	1,599	4,568
Hamilton Mountain 25	\$776,700	-7.9%	3.3%	2	4	1,119	5,000
Hamilton Mountain 26	\$829,800	-10.1%	1.6%	2	3	1,333	4,591
Flamborough 43	\$1,165,200	-16.0%	-3.0%	2	3	1,908	27,014
Dundas 41	\$1,010,100	-16.6%	-2.3%	2	3	1,538	6,297
Ancaster 42	\$1,239,500	-16.2%	-2.3%	2	4	2,210	7,500
Waterdown 46	\$1,227,000	-2.2%	3.4%	2	3	1,839	4,978
Stoney Creek 50	\$991,300	-7.9%	2.7%	2	3	1,826	5,005
Stoney Creek 51	\$936,300	-17.0%	1.6%	2	3	1,682	5,903
Stoney Creek 52	\$1,029,200	-17.0%	2.5%	2	3	1,723	30,025
Glanbrook 53	\$972,600	-19.5%	1.7%	2	3	1,811	4,714

SUMMARY STATISTICS

May 2023

	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	750	0.8%	1,234	-24.8%	1,114	-16.1%	\$750,001	-8.0%	19.1	50.3%	10.0	25.0%
Commercial	14	-17.6%	9	-57.1%	764	14.9%	\$632,500	-46.8%	90.4	53.6%	54.0	17.4%
Farm	3	-	0	-100.0%	29	38.1%	\$1,995,000	-	83.3	-	28.0	-
Land	7	75.0%	2	0.0%	83	88.6%	\$880,000	-29.2%	54.0	-41.1%	71.0	-29.7%
Multi-Residential	7	-12.5%	5	-80.8%	65	-12.2%	\$930,000	-13.5%	34.0	22.0%	39.0	56.0%
Total	781	1.0%	128	-87.9%	2,448	5.9%	\$755,000	-7.9%	21.1	47.4%	10.0	25.0%

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	2,907	-21.2%	4,532	-27.5%	1,045	41.5%	\$746,500	-15.6%	26.1	165.6%	14.0	100.0%
Commercial	60	-29.4%	50	-69.9%	763	17.9%	\$817,500	-28.9%	102.6	45.4%	62.0	26.5%
Farm	5	-37.5%	2	-90.9%	26	68.4%	\$1,995,000	-14.1%	67.0	495.6%	37.0	270.0%
Land	12	-61.3%	9	-78.6%	73	65.2%	\$880,000	-24.1%	82.8	-16.4%	77.0	-7.2%
Multi-Residential	30	-40.0%	28	-79.1%	51	26.2%	\$848,500	-14.1%	31.3	71.4%	27.5	205.6%
Total	3,014	-22.0%	885	-83.5%	2,382	46.0%	\$750,000	-15.7%	28.0	133.3%	14.0	100.0%

May 2023

	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%	\$185,000	-88.6%	0	-100.0%	50.0	-65.4%	1	118.0
Industrial	2	100.0%	\$1,265,000	-73.3%	4	33.3%	145.5	209.6%	7	91.7
Investment	3	200.0%	\$2,815,000	88.3%	2	-66.7%	62.7	1153.3%	0	-
Land	0	-100.0%	\$0	-100.0%	0	-100.0%	-	-	0	-
Office	3	50.0%	\$4,095,000	-9.7%	0	-100.0%	29.3	6.7%	14	97.6
Retail	5	-28.6%	\$8,973,000	-11.5%	3	-70.0%	129.8	183.9%	6	141.2

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	9	-18.2%	\$871,000	-87.3%	14	-53.3%	173.6	85.0%	1	118.0
Industrial	8	-46.7%	\$27,365,000	-45.3%	10	-81.1%	97.1	27.9%	38	233.1
Investment	5	-58.3%	\$8,040,000	-71.1%	8	-77.8%	64.8	48.7%	0	-
Land	1	0.0%	\$1,300,000	-63.2%	0	-100.0%	4.0	-91.3%	0	-
Office	12	33.3%	\$12,538,990	0.0%	19	-73.6%	104.2	19.9%	52	113.1
Retail	20	-33.3%	\$36,047,000	-6.1%	40	-62.3%	95.0	45.3%	47	121.0