

**RAHB® TOTAL**  
**MONTHLY**  
**STATISTICS**  
**PACKAGE**  
**JUNE 2023**



**REALTORS® ASSOCIATION**  
of Hamilton-Burlington

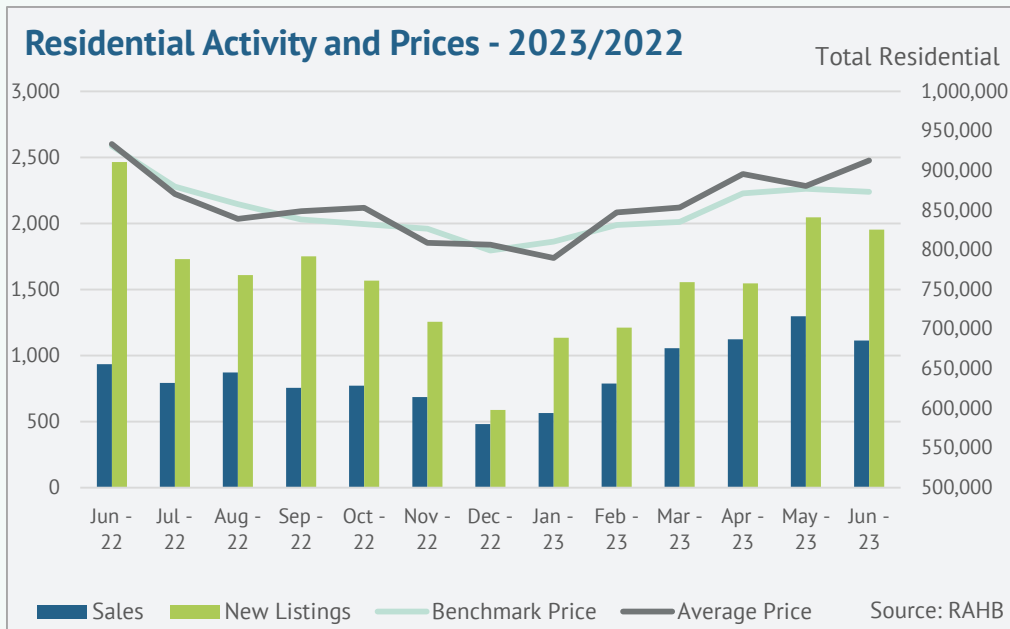
## RAHB AREA HOME PRICES TREND DOWN 0.45 PER CENT IN JUNE

MODEST INVENTORY GAINS CONTINUE TO KEEP CONDITIONS BALANCED

**Hamilton, ON (July 5, 2023)** - The REALTORS® Association of Hamilton-Burlington (RAHB) reported 1,115 sales in June. This represents a decrease of 182 units sold over the previous month. Despite the month-over-month decline, sales are up 19 per cent over last year. The monthly pullback in sales was not met with the same level of pullback in new listings, which supported some modest inventory gains over the previous month. Still, inventory levels remain more than 20 per cent lower than long-term trends for June. The increase in new listings caused market conditions to ease slightly compared to the previous three months.

“Low inventory has been a challenge throughout the past several months. Inventory levels may continue to slowly increase as buyers pause to evaluate the impacts of recent interest rate adjustments,” says Nicolas von Bredow, RAHB President.

Following five consecutive months of price gains, the unadjusted benchmark price across the RAHB market area decreased 0.45 per cent over last month to \$873,100. This is a relatively insignificant decrease and remains much higher than pre-pandemic pricing.



**SALES**  
**1,115**  
  
**19.4%**  
 YEAR/YEAR

**NEW LISTINGS**  
**1,953**  
  
**20.8%**  
 YEAR/YEAR

**INVENTORY**  
**2,033**  
  
**21.1%**  
 YEAR/YEAR

**MONTHS OF SUPPLY**  
**1.8**  
  
**33.9%**  
 YEAR/YEAR

**RESIDENTIAL AVERAGE PRICE**  
  
**\$912,815**  
  
**2.2%**  
 YEAR/YEAR

**AVERAGE DOM**  
**20.4**  
  
**26.2%**  
 YEAR/YEAR

# PROPERTY TYPES

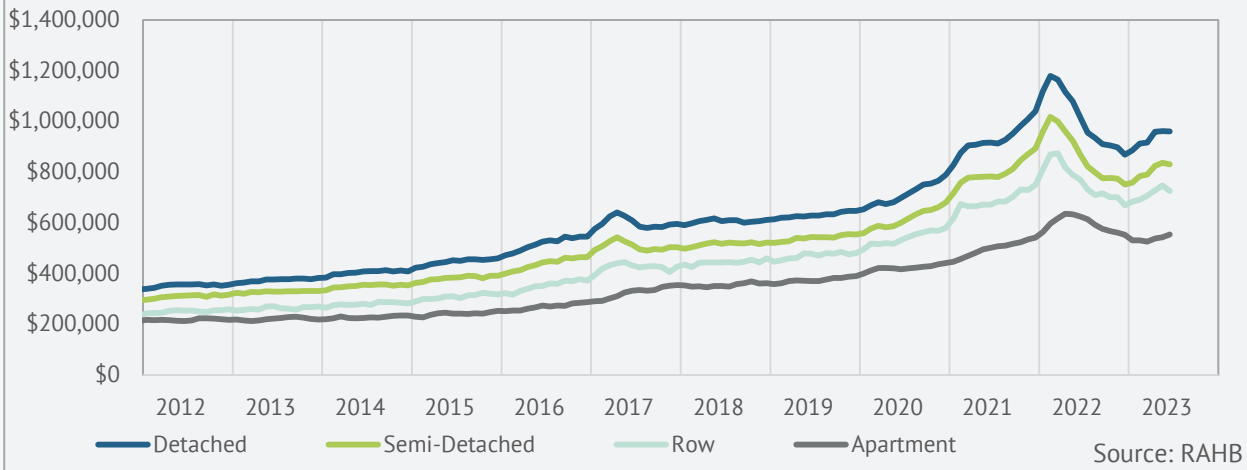
## June 2023

	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	704	16.2%	1,253	-24.2%	1,336	-23.4%	56%	20.2	31.5%	1.90	-34.1%	\$1,027,498	-2.5%	\$893,500	0.0%
Semi-Detached	55	1.9%	88	-29.6%	68	-38.2%	63%	11.8	-17.0%	1.24	-39.3%	\$818,666	4.1%	\$779,999	6.5%
Row	211	23.4%	338	-17.4%	261	-33.1%	62%	16.9	-0.6%	1.24	-45.8%	\$773,359	0.2%	\$750,000	-3.8%
Apartment	141	38.2%	261	-4.4%	344	10.6%	54%	28.8	40.3%	2.44	-20.0%	\$595,038	3.6%	\$550,000	-3.1%
Mobile	3	200.0%	11	83.3%	19	5.6%	27%	63.0	425.0%	6.33	-64.8%	\$333,333	19.5%	\$325,000	16.5%
<b>Total Residential</b>	<b>1,115</b>	<b>19.4%</b>	<b>1,953</b>	<b>-20.8%</b>	<b>2,033</b>	<b>-21.1%</b>	<b>57%</b>	<b>20.4</b>	<b>26.2%</b>	<b>1.82</b>	<b>-33.9%</b>	<b>\$912,815</b>	<b>-2.2%</b>	<b>\$800,000</b>	<b>0.0%</b>

## 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	3,649	-16.4%	5,997	-25.7%	1,148	20.9%	60.8%	23.9	125.2%	1.89	44.7%	\$984,559	-15.3%	\$872,500	-16.5%
Semi-Detached	277	-19.0%	389	-32.5%	56	-2.6%	71.2%	20.5	124.6%	1.21	20.2%	\$776,057	-13.5%	\$743,000	-13.9%
Row	1,200	-6.5%	1,656	-27.7%	243	7.4%	72.5%	21.3	117.0%	1.22	15.0%	\$753,906	-13.3%	\$734,500	-13.6%
Apartment	802	-9.4%	1,352	-4.5%	330	83.5%	59.3%	37.4	170.5%	2.47	102.5%	\$579,549	-11.5%	\$530,000	-15.9%
Mobile	15	15.4%	44	41.9%	16	75.9%	34.1%	78.5	206.3%	6.33	52.5%	\$209,793	-27.4%	\$220,000	-10.2%
<b>Total Residential</b>	<b>5,946</b>	<b>-13.7%</b>	<b>9,447</b>	<b>-23.8%</b>	<b>1,798</b>	<b>26.3%</b>	<b>62.9%</b>	<b>25.2</b>	<b>132.2%</b>	<b>1.81</b>	<b>46.4%</b>	<b>\$871,652</b>	<b>-15.2%</b>	<b>\$780,000</b>	<b>-14.3%</b>

## Months of Supply and Prices



### DETACHED

\$960,800



5%  
YEAR/YEAR

### SEMI-DETACHED

\$830,300



5%  
YEAR/YEAR

### ROW

\$725,300



6%  
YEAR/YEAR

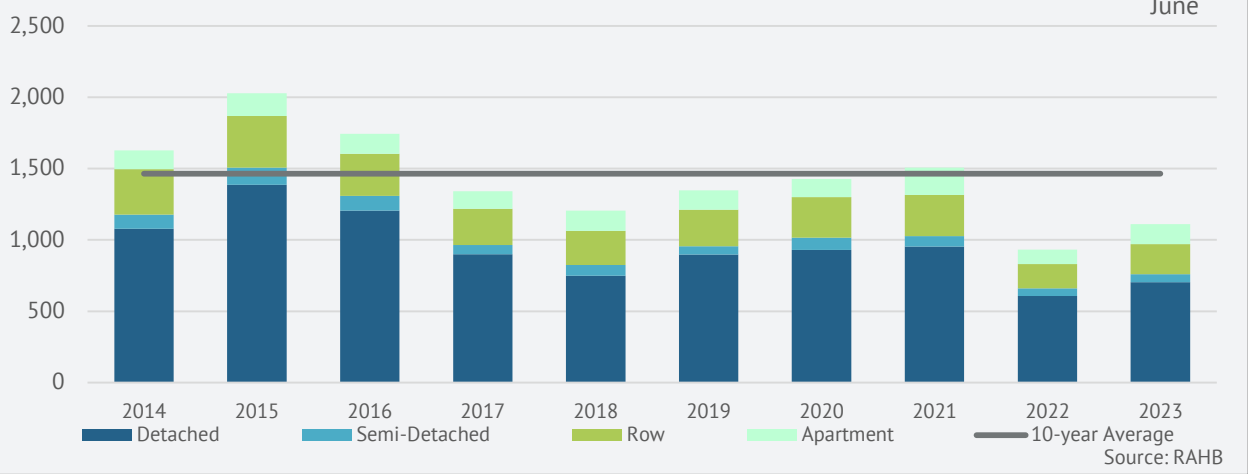
### APARTMENT

\$553,700

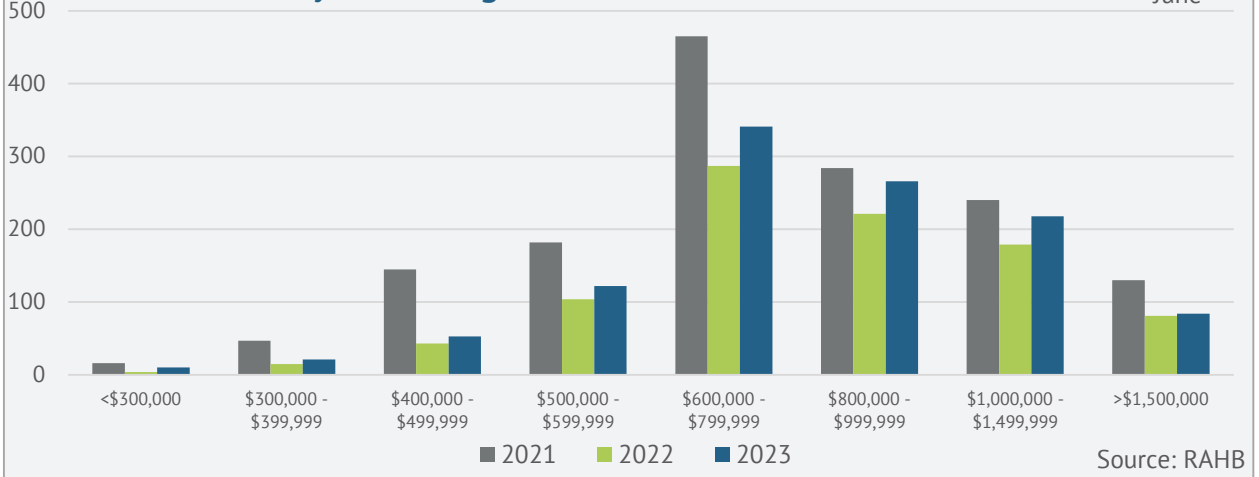


11%  
YEAR/YEAR

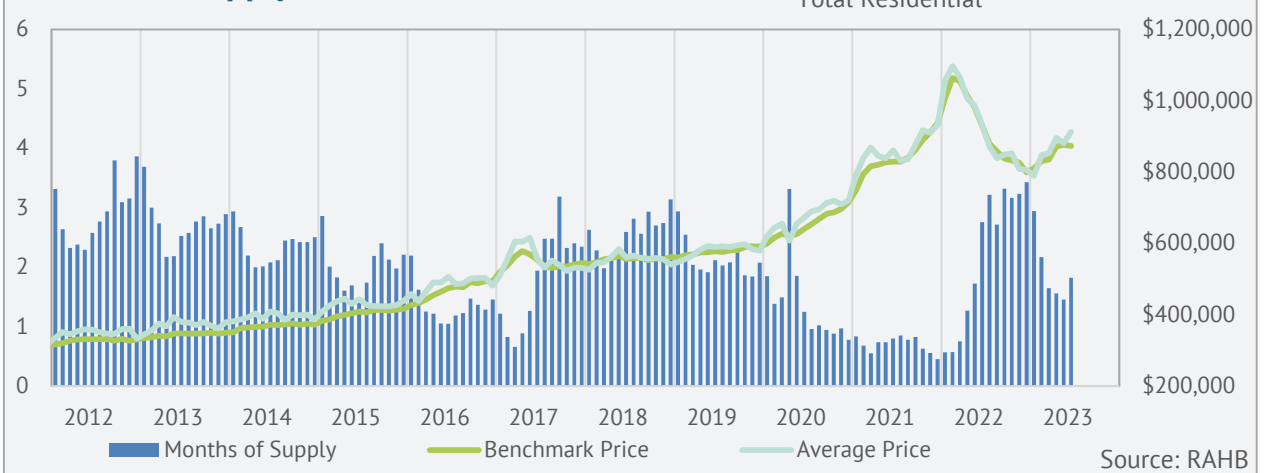
### Monthly Sales Comparison



### Residential Sales by Price Range

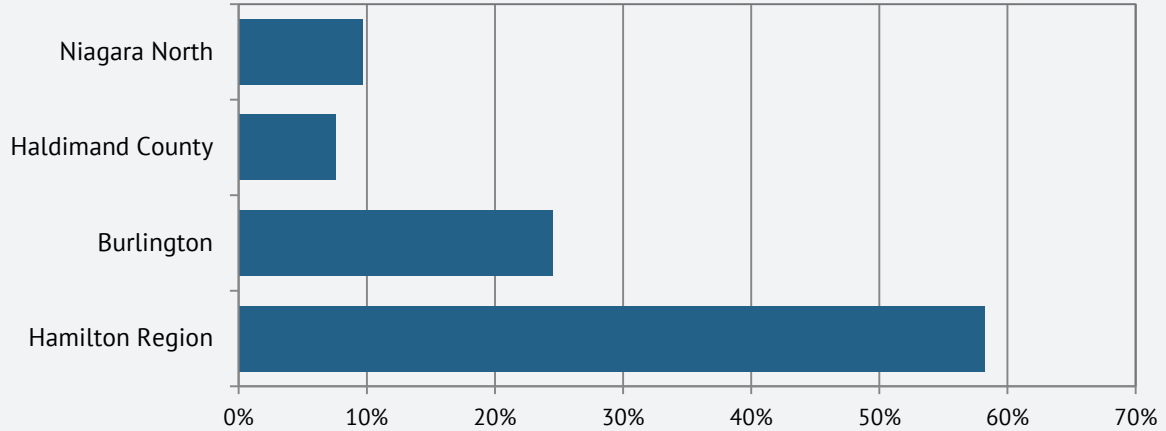


### Months of Supply and Prices



# REGIONAL SUMMARY

## Share of Sales by District



### June 2023

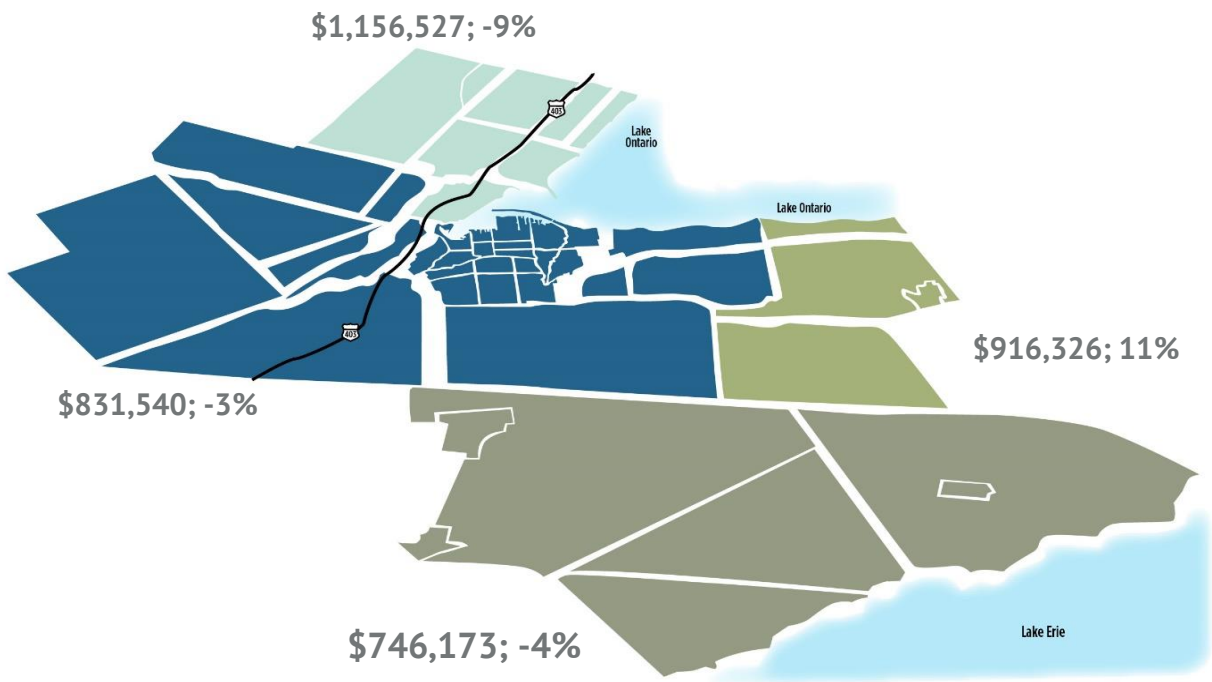
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Hamilton Region	649	6.2%	1173	-22.1%	1200	-23.7%	55%	19.3	20.5%	1.85	-28.1%	\$831,540	-3.3%	\$770,000	-0.9%
Burlington	273	47.6%	431	-16.5%	335	-30.9%	63%	16.2	10.5%	1.23	-53.2%	\$1,156,527	-8.8%	\$1,050,000	2.9%
Haldimand County	85	70.0%	134	-22.1%	225	5.1%	63%	41.2	117.5%	2.65	-38.2%	\$746,173	-4.4%	\$715,000	-1.7%
Niagara North	108	22.7%	215	-21.2%	273	-11.1%	50%	21.3	13.3%	2.53	-27.5%	\$916,326	10.6%	\$796,750	6.4%
<b>Total</b>	<b>1115</b>	<b>19.4%</b>	<b>1,953</b>	<b>-20.8%</b>	<b>2033</b>	<b>-21.1%</b>	<b>57%</b>	<b>20.4</b>	<b>26.2%</b>	<b>1.82</b>	<b>-33.9%</b>	<b>\$912,815</b>	<b>-2.2%</b>	<b>\$800,000</b>	<b>0.0%</b>

### 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 Region	3,589	-16.6%	5,716	-26.3%	1075	22.5%	62.8%	24.9	132.5%	1.80	46.9%	\$804,702	-15.5%	\$750,000	-13.8%
Burlington	1,405	-7.8%	2,022	-24.8%	301	8.8%	69.5%	20.1	106.9%	1.28	18.0%	\$1,098,341	-15.2%	\$999,999	-13.8%
Haldimand County	365	-15.9%	681	-7.5%	189	78.0%	53.6%	38.7	165.3%	3.10	111.6%	\$716,741	-16.1%	\$690,000	-14.2%
Niagara North	587	-7.3%	1,028	-15.2%	233	42.2%	57.1%	31.0	157.0%	2.38	53.3%	\$834,739	-17.9%	\$765,000	-15.7%
<b>Total</b>	<b>5,946</b>	<b>-13.7%</b>	<b>9,447</b>	<b>-23.8%</b>	<b>1,798</b>	<b>26.3%</b>	<b>62.9%</b>	<b>25.2</b>	<b>132.2%</b>	<b>1.81</b>	<b>46.4%</b>	<b>\$871,652</b>	<b>-15.2%</b>	<b>\$780,000</b>	<b>-14.3%</b>

# AVERAGE RESIDENTIAL PRICE BY DISTRICT

HAMILTON REGION	16
BURLINGTON	15
HALDIMAND COUNTY	13
NIAGARA NORTH	59



# RESIDENTIAL PRICE COMPARISON

	June 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 Region	\$831,540	-3.3%	\$810,300	-6.3%	\$804,702	-15.5%	\$788,200	-16.3%
Burlington	\$1,156,527	-8.8%	\$1,074,500	-4.4%	\$1,098,341	-15.2%	\$1,048,833	-13.7%
Haldimand County	\$746,173	-4.4%	\$712,100	-9.7%	\$716,741	-16.1%	\$683,400	-17.8%
Niagara North	\$916,326	10.6%	\$822,400	-12.4%	\$834,739	-17.9%	\$799,600	-18.2%

# DETACHED BENCHMARK HOMES

	June 2023						
	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Hamilton Region	\$675,500	-8.8%	-2.7%	2	3	1,390	2,610
Burlington	\$827,500	-9.9%	1.6%	2	4	1,335	4,000
Haldimand County	\$955,800	-7.4%	-3.0%	2	3	1,690	3,255
Niagara North	\$539,300	-6.5%	-1.2%	1	3	1,300	2,306

# SUMMARY STATISTICS

## June 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	1,115	19.4%	1,953	-20.8%	2,033	-21.1%	\$800,000	0.0%	20.4	26.2%	12.0	0.0%
Commercial	22	100.0%	4	-80.0%	1,008	10.5%	\$1,242,500	18.3%	71.9	-50.7%	45.0	-59.5%
Farm	1	-75.0%	1	-90.0%	58	-13.4%	\$6,300,000	140.0%	14.0	-51.7%	14.0	-58.8%
Land	11	10.0%	1	-87.5%	179	55.7%	\$460,000	-35.4%	43.2	-20.2%	20.0	-60.0%
Multi-Residential	8	0.0%	5	-61.5%	86	-3.4%	\$872,450	-2.2%	42.1	33.7%	27.5	3.8%
<b>Total</b>	<b>1,157</b>	<b>19.6%</b>	<b>235</b>	<b>-76.0%</b>	<b>3,879</b>	<b>-4.2%</b>	<b>\$800,000</b>	<b>-0.4%</b>	<b>21.7</b>	<b>19.4%</b>	<b>12.0</b>	<b>0.0%</b>

## 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	5,946	-13.7%	9,447	-23.8%	1,798	26.3%	\$780,000	-14.3%	25.2	132.2%	13.0	85.7%
Commercial	112	-11.8%	94	-60.8%	994	15.0%	\$955,000	-17.0%	89.1	16.2%	57.0	14.0%
Farm	21	-22.2%	14	-77.0%	57	36.0%	\$1,380,000	-27.2%	81.0	171.0%	48.0	200.0%
Land	44	-45.7%	37	-66.7%	162	64.1%	\$596,250	-14.2%	64.4	-17.0%	66.5	51.1%
Multi-Residential	44	-30.2%	44	-72.3%	64	17.6%	\$855,000	-10.2%	33.7	54.7%	27.5	129.2%
<b>Total</b>	<b>6,167</b>	<b>-14.2%</b>	<b>1,986</b>	<b>-78.3%</b>	<b>3,654</b>	<b>35.3%</b>	<b>\$780,700</b>	<b>-14.5%</b>	<b>26.9</b>	<b>107.9%</b>	<b>14.0</b>	<b>100.0%</b>

## June 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	2	0.0%	\$130,000	-43.5%	1	-80.0%	60.0	41.2%	0	-
Industrial	6	500.0%	\$13,835,000	519.6%	0	-100.0%	78.8	-61.5%	7	208.4
Investment	2	0.0%	\$3,760,000	57.7%	1	-66.7%	60.5	-51.8%	0	-
Land	0	-100.0%	\$0	-100.0%	0	-100.0%	-	-	0	-
Office	5	400.0%	\$6,695,000	537.6%	2	-66.7%	57.4	-20.3%	8	180.9
Retail	6	50.0%	\$7,730,001	-14.6%	1	-91.7%	80.8	-63.3%	11	94.8

## 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	12	-29.4%	\$1,261,000	-87.1%	22	-50.0%	143.5	43.2%	1	118.0
Industrial	21	0.0%	\$57,169,999	-4.0%	25	-73.1%	91.6	17.3%	59	198.0
Investment	10	-41.2%	\$14,255,000	-60.0%	12	-71.4%	88.4	47.9%	0	-
Land	2	0.0%	\$2,250,000	-88.1%	1	-90.0%	121.5	54.8%	1	29.0
Office	23	43.8%	\$24,728,990	32.5%	37	-64.8%	84.0	23.0%	66	126.1
Retail	36	-16.3%	\$61,980,901	9.6%	62	-59.7%	75.9	-2.3%	66	110.7