

**HAMILTON**  
**MONTHLY**  
**STATISTICS**  
**PACKAGE**  
**SEPTEMBER 2023**




**REALTORS<sup>®</sup> ASSOCIATION**  
of Hamilton-Burlington

# SUMMARY

Hamilton reported 373 sales, down from 501 last month and a 17 per cent decline over last year. September sales have not been this slow since 2010. New listings rose 320 units to 1,286, causing the sales to new listings ratio to fall to 29 per cent, driving gains in inventory.

Slower sales and increased inventory caused the months of supply to jump from under three months in August to nearly five months in September. The sudden shift in conditions is taking some pressure off home prices. The unadjusted benchmark price eased by one per cent compared to last month. Despite the monthly decline, prices remain one per cent higher than last September.


**SALES**  
**373**  
↓  
**17.1%**  
YEAR/YEAR



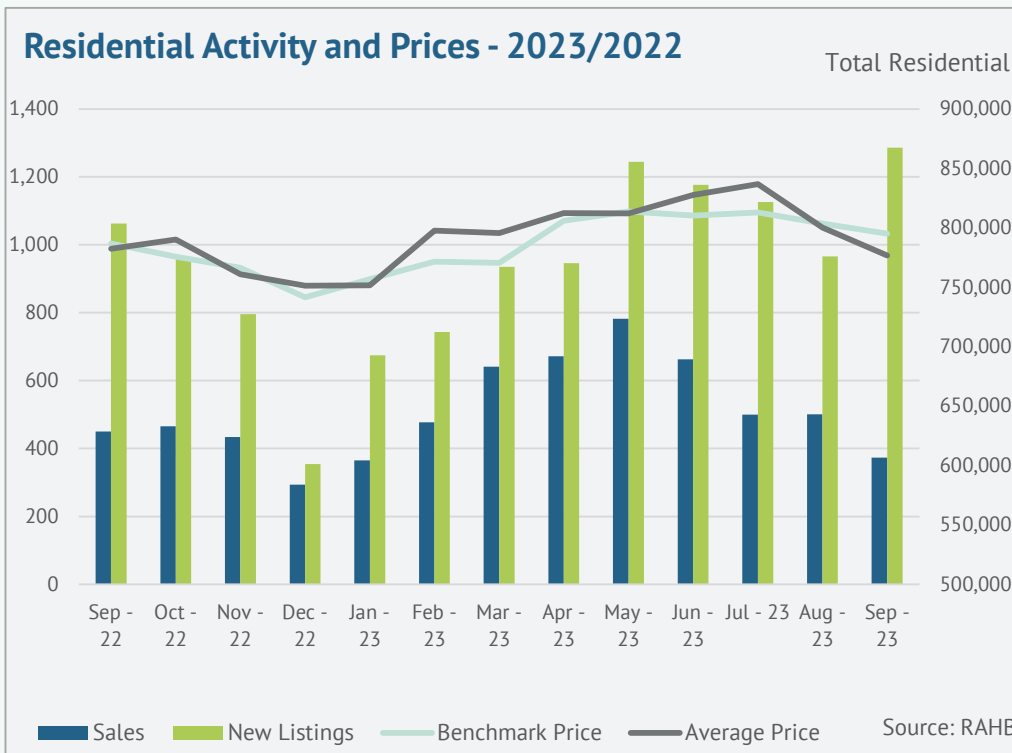
**NEW LISTINGS**  
**1,286**  
↑  
**21.0%**  
YEAR/YEAR



**INVENTORY**  
**1,717**  
↑  
**14.3%**  
YEAR/YEAR



**MONTHS OF SUPPLY**  
**4.6**  
↑  
**37.9%**  
YEAR/YEAR


**RESIDENTIAL AVERAGE PRICE**



**\$776,819**  
↓  
**0.7%**  
YEAR/YEAR

**AVERAGE DOM**

**25.7**  
↓  
**6.8%**  
YEAR/YEAR



# PROPERTY TYPES

A decrease in detached and row-style properties drove year-over-year sales declines in September. New listings rose across all property types, causing inventories to increase across all property types, with the most significant gains occurring in the apartment condominium sector.

Rising supply relative to sales caused the months of supply to grow compared to last month across all property types. The semi-detached sector was the only area with months of supply below three months. The unadjusted benchmark price for detached, semi-detached and row homes eased by nearly one per cent. However, they are still much higher than the levels reported in 2022. In contrast, apartments showed minor price growth of less than one per cent. However, apartment prices are still lower than the 531,600 reported last year.

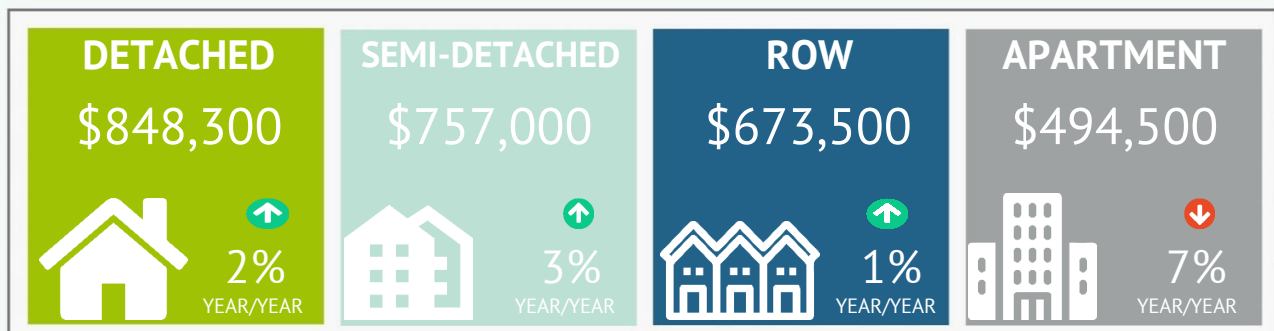
## September 2023

	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	0	-100.0%	9	-98.8%	920	-14.1%	0%	-	-	-	-	-	-	-	-
Semi-Detached	0	-100.0%	0	-100.0%	50	-19.4%	0%	-	-	-	-	-	-	-	-
Row	0	-100.0%	0	-100.0%	184	-11.5%	0%	-	-	-	-	-	-	-	-
Apartment	0	-100.0%	1	-98.9%	213	43.0%	0%	-	-	-	-	-	-	-	-
Mobile	0	-100.0%	0	-100.0%	9	0.0%	0%	-	-	-	-	-	-	-	-
<b>Total Residential</b>	<b>0</b>	<b>-100.0%</b>	<b>10</b>	<b>-99.1%</b>	<b>1,379</b>	<b>-8.1%</b>	<b>0%</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

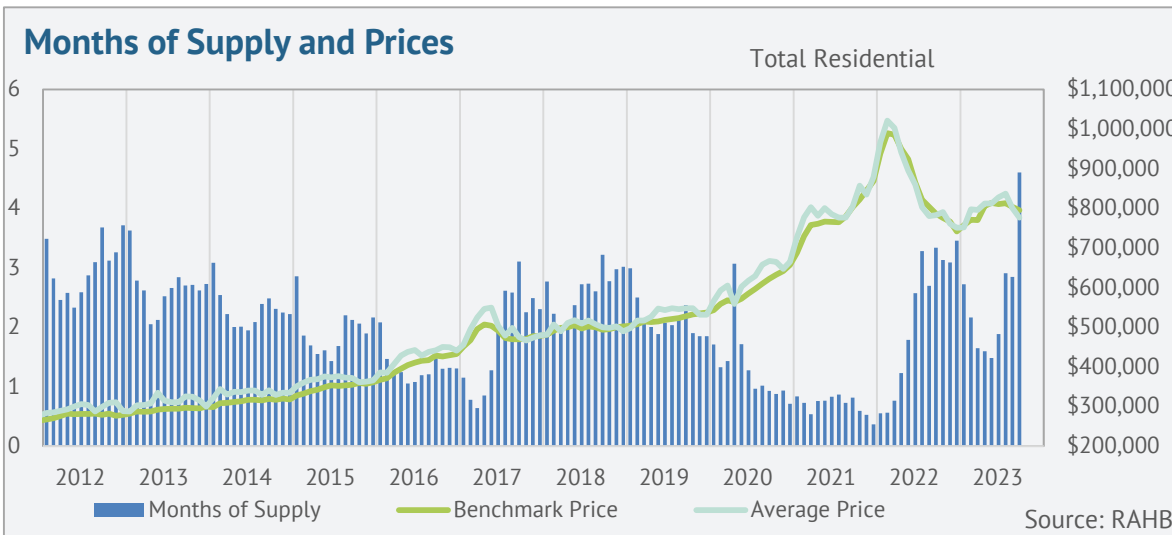
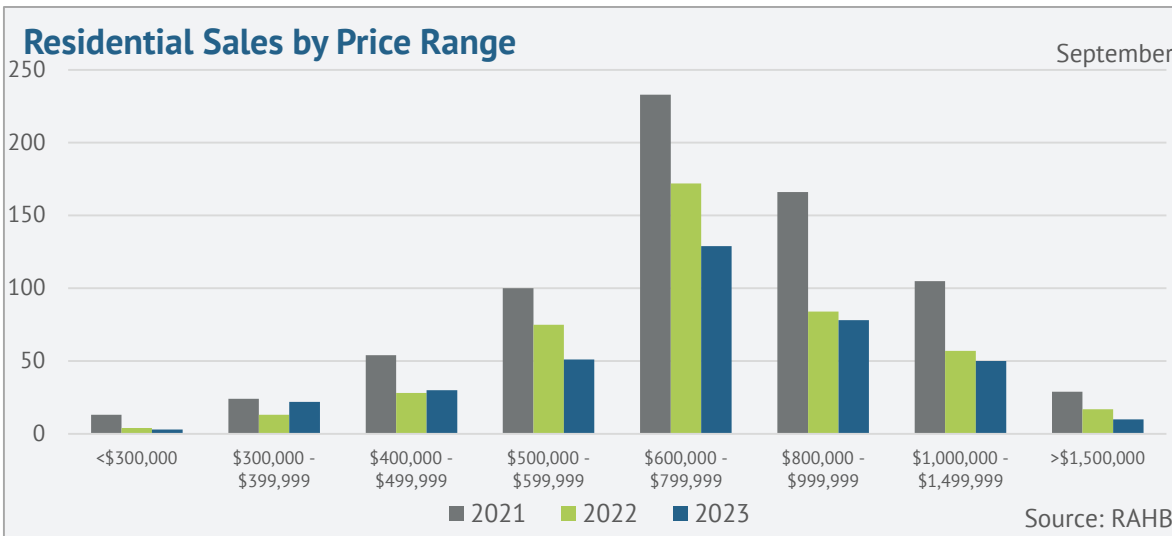
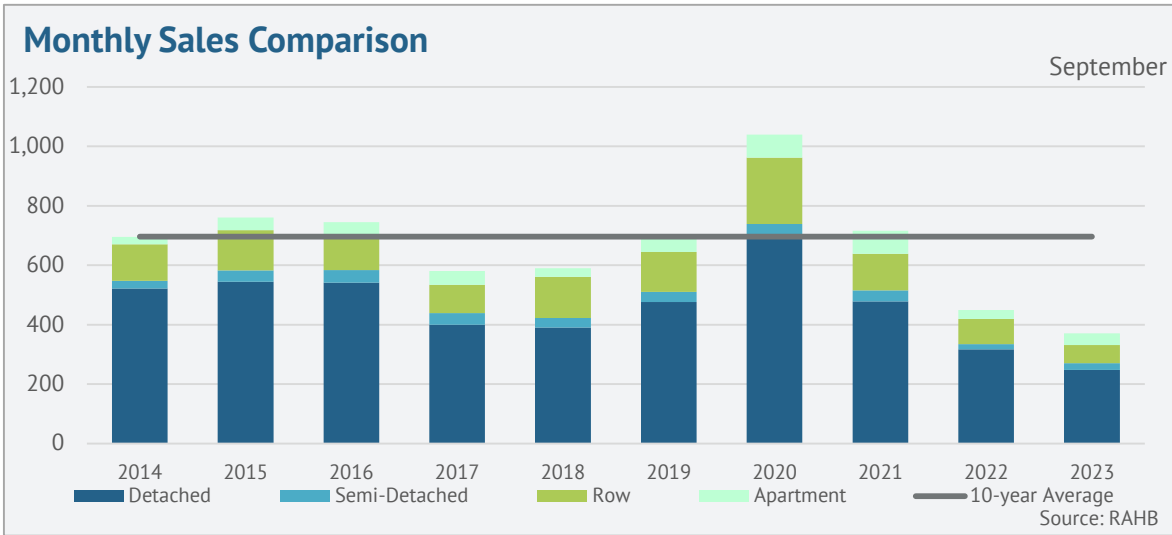
## Year-to-Date

	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	2,986	-22.0%	5,173	-30.6%	774	2.6%	57.7%	22.9	62%	2.33	31.4%	\$890,934	-11.3%	\$815,000	-9.4%
Semi-Detached	215	-23.2%	323	-35.7%	44	-9.8%	66.6%	22.1	82%	1.83	17.4%	\$705,987	-10.3%	\$692,000	-8.8%
Row	907	-12.8%	1,366	-27.2%	167	3.3%	66.4%	21.8	54%	1.66	18.4%	\$721,787	-9.8%	\$719,900	-9.4%
Apartment	463	-21.1%	920	-2.9%	195	88.8%	50.3%	39.4	121%	3.79	139.4%	\$495,133	-12.8%	\$475,000	-14.4%
Mobile	11	37.5%	21	-22.2%	7	-19.2%	52.4%	78.6	92%	5.73	-41.3%	\$227,809	-5.3%	\$242,000	6.4%
<b>Total Residential</b>	<b>4,584</b>	<b>-20.2%</b>	<b>7,810</b>	<b>-27.8%</b>	<b>1,190</b>	<b>10.4%</b>	<b>58.7%</b>	<b>24.4</b>	<b>69%</b>	<b>2.34</b>	<b>38.3%</b>	<b>\$807,225</b>	<b>-11.4%</b>	<b>\$750,000</b>	<b>-9.1%</b>

## BENCHMARK PRICE



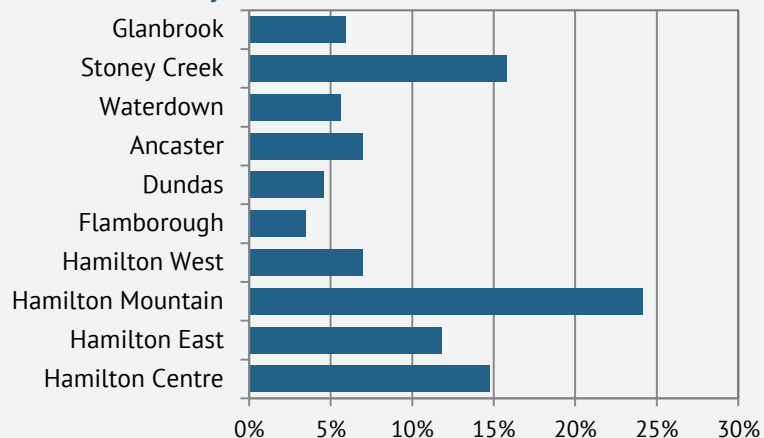
# Hamilton Monthly Statistical Report - September



# REGIONAL SUMMARY

Year-to-date sales and new listings have declined across every area in the Hamilton region. The shift caused inventories to trend up over the last month. Despite it all, inventory levels remain below long-term trends in Flamborough, Dundas and Glanbrook. Months of supply rose across all areas compared to the previous month. However, Dundas continues to see the months of supply remain below the levels reported last year.

Share of Sales by District



## September 2023

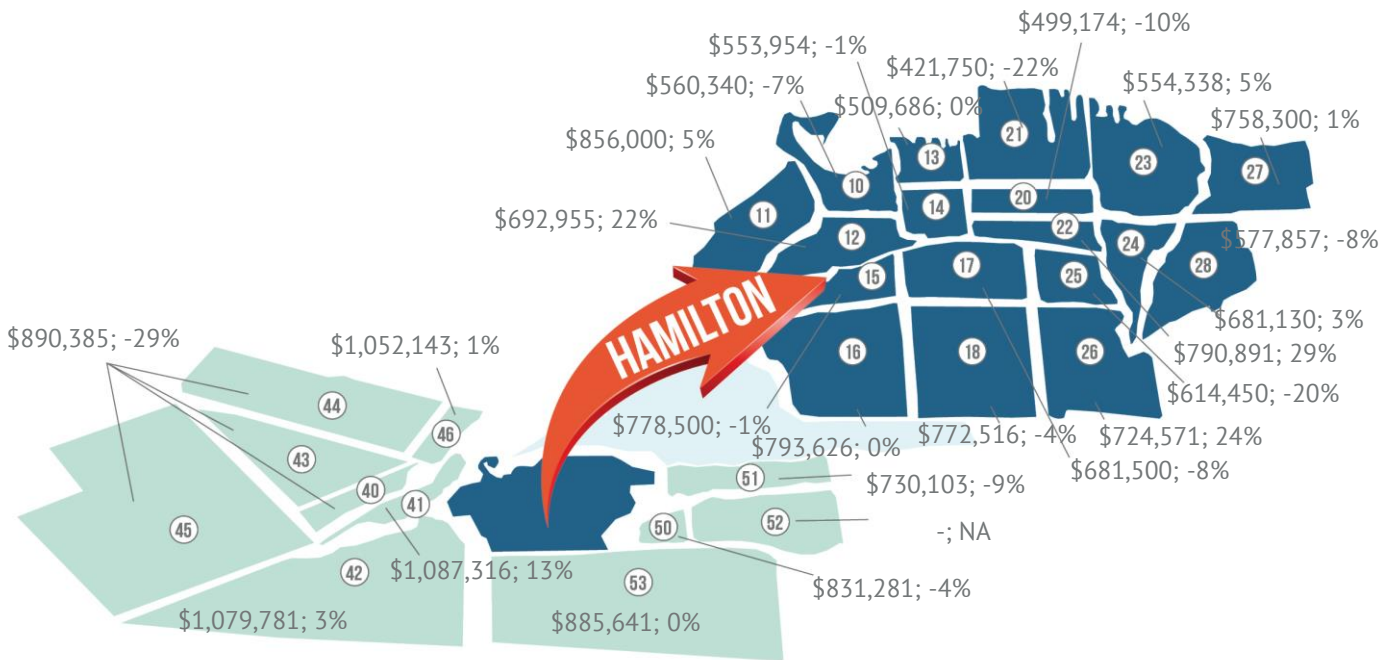
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Hamilton Centre	55	-20.3%	185	36.0%	246	20.6%	30%	28.1	5.4%	4.47	51.3%	\$560,541	0.2%	\$523,000	-4.9%
Hamilton East	44	-20.0%	127	6.7%	144	-12.2%	35%	17.9	-43.8%	3.27	9.8%	\$608,693	-3.4%	\$596,500	-0.6%
Hamilton Mountain	90	-14.3%	296	27.0%	316	14.5%	30%	19.5	-24.8%	3.51	33.6%	\$752,639	-0.9%	\$717,500	-1.6%
Hamilton West	26	-18.8%	94	17.5%	159	33.6%	28%	32.0	5.2%	6.12	64.4%	\$730,162	10.4%	\$714,500	6.6%
Flamborough	13	-13.3%	52	-7.1%	109	5.8%	25%	47.9	132.6%	8.38	22.1%	\$890,385	-29.4%	\$627,000	-50.4%
Dundas	17	70.0%	41	-2.4%	47	-13.0%	41%	16.6	-37.4%	2.76	-48.8%	\$1,087,316	13.5%	\$1,150,000	30.7%
Ancaster	26	-18.8%	123	20.6%	188	16.8%	21%	29.4	6.2%	7.23	43.7%	\$1,079,781	3.0%	\$957,500	-9.0%
Waterdown	21	-8.7%	69	27.8%	81	20.9%	30%	16.0	-40.9%	3.86	32.4%	\$1,052,143	0.7%	\$950,000	-2.6%
Stoney Creek	59	-23.4%	234	42.7%	338	39.1%	25%	30.7	13.7%	5.73	81.5%	\$774,690	-5.9%	\$788,500	0.2%
Glanbrook	22	-31.3%	64	-16.9%	87	-21.6%	34%	38.4	29.1%	3.95	14.0%	\$885,641	-0.4%	\$814,250	-4.8%
<b>Total</b>	<b>373</b>	<b>-17.1%</b>	<b>1,286</b>	<b>21.0%</b>	<b>1717</b>	<b>14.3%</b>	<b>29%</b>	<b>25.7</b>	<b>-6.8%</b>	<b>4.60</b>	<b>37.9%</b>	<b>\$776,819</b>	<b>-0.7%</b>	<b>\$725,000</b>	<b>0.7%</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 Centre	645	-22.1%	1,277	-14.8%	194	33.5%	50.5%	26.8	81.7%	2.71	71.4%	\$571,971	-13.1%	\$553,500	-12.8%
Hamilton East	514	-29.0%	888	-30.7%	106	-12.1%	57.9%	21.9	55.5%	1.85	23.8%	\$644,516	-10.9%	\$632,500	-9.6%
Hamilton Mountain	1,181	-10.2%	1,893	-18.9%	192	-1.2%	62.4%	19.1	49.9%	1.46	10.0%	\$763,402	-11.5%	\$750,000	-8.5%
Hamilton West	429	-3.6%	803	-5.4%	129	34.1%	53.4%	28.9	76.9%	2.71	39.1%	\$699,506	-9.4%	\$678,000	-7.1%
Flamborough	175	-6.9%	401	-6.3%	85	33.4%	43.6%	38.3	90.0%	4.38	43.3%	\$1,110,812	-27.0%	\$1,000,000	-28.9%
Dundas	204	-15.7%	292	-21.5%	34	4.8%	69.9%	24.3	75.1%	1.49	24.4%	\$924,935	-13.1%	\$870,000	-12.7%
Ancaster	388	-8.3%	833	-7.3%	127	20.6%	46.6%	28.0	68.6%	2.94	31.5%	\$1,163,328	-11.1%	\$1,042,500	-12.0%
Waterdown	299	-2.9%	484	-15.7%	54	4.1%	61.8%	21.0	62.6%	1.63	7.2%	\$1,013,925	-9.2%	\$950,000	-9.0%
Stoney Creek	784	-13.0%	1,603	-13.1%	237	20.2%	48.9%	25.9	80.8%	2.72	38.2%	\$832,093	-13.6%	\$801,000	-10.0%
Glanbrook	354	-3.8%	622	-15.4%	81	11.8%	56.9%	27.1	84.6%	2.07	16.2%	\$876,981	-14.3%	\$823,500	-15.5%
<b>Total</b>	<b>4,974</b>	<b>-13.4%</b>	<b>9,099</b>	<b>-15.9%</b>	<b>1,239</b>	<b>14.9%</b>	<b>54.7%</b>	<b>24.6</b>	<b>70.2%</b>	<b>2.24</b>	<b>32.6%</b>	<b>\$804,916</b>	<b>-11.7%</b>	<b>\$750,000</b>	<b>-9.1%</b>

# 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

	September 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	\$560,340	-6.7%	\$584,600	-4.9%	\$586,887	-11.0%	\$590,511	-12.7%
Hamilton West 11	\$856,000	5.4%	\$779,300	-1.1%	\$743,170	-9.4%	\$765,900	-12.4%
Hamilton West 12	\$692,955	22.1%	\$688,300	-2.9%	\$740,603	-8.3%	\$696,278	-12.7%
Hamilton Centre 13	\$509,686	-0.1%	\$521,200	-0.1%	\$569,413	-9.4%	\$528,233	-11.7%
Hamilton Centre 14	\$553,954	-0.9%	\$549,700	-3.0%	\$542,148	-9.6%	\$554,778	-10.8%
Hamilton Centre 20	\$499,174	-9.9%	\$542,300	0.2%	\$556,088	-15.9%	\$550,133	-11.5%
Hamilton Centre 21	\$421,750	-21.6%	\$441,400	1.2%	\$466,632	-16.0%	\$445,556	-10.1%
Hamilton Centre 22	\$790,891	28.8%	\$711,500	0.0%	\$711,011	-13.7%	\$719,556	-11.1%
Hamilton East 23	\$554,338	5.1%	\$526,700	1.4%	\$556,011	-13.4%	\$525,778	-10.8%
Hamilton East 24	\$681,130	3.0%	\$680,000	2.6%	\$681,397	-7.6%	\$674,522	-10.7%
Hamilton East 27	\$758,300	0.6%	\$689,300	-1.2%	\$716,785	-3.3%	\$682,611	-13.5%
Hamilton East 28	\$577,857	-7.7%	\$640,800	0.5%	\$669,160	-13.8%	\$636,156	-11.6%
Hamilton East 29	\$1,150,000	56.6%	\$835,700	-0.3%	\$821,185	-14.0%	\$832,122	-12.0%
Hamilton Mountain 15	\$778,500	-0.9%	\$787,500	2.7%	\$793,845	-14.6%	\$791,011	-11.6%
Hamilton Mountain 16	\$793,626	-0.3%	\$785,500	2.7%	\$800,516	-7.9%	\$783,733	-11.2%
Hamilton Mountain 17	\$681,500	-8.4%	\$669,600	3.9%	\$672,423	-11.4%	\$670,589	-10.2%
Hamilton Mountain 18	\$772,516	-3.7%	\$827,200	3.2%	\$837,255	-11.4%	\$827,111	-11.5%
Hamilton Mountain 25	\$614,450	-20.3%	\$737,400	2.9%	\$737,268	-12.7%	\$741,511	-10.7%
Hamilton Mountain 26	\$724,571	24.2%	\$723,600	1.5%	\$705,648	-16.2%	\$724,878	-11.8%
Flamborough 43	\$890,385	-29.4%	\$1,180,200	0.0%	\$1,110,812	-27.0%	\$1,169,633	-12.1%
Dundas 41	\$1,087,316	13.5%	\$937,400	-0.6%	\$924,935	-13.1%	\$921,267	-11.3%
Ancaster 42	\$1,079,781	3.0%	\$1,127,200	0.2%	\$1,163,328	-11.1%	\$1,108,789	-10.8%
Waterdown 46	\$1,052,143	0.7%	\$1,028,400	9.0%	\$1,013,925	-9.2%	\$1,024,133	-7.3%
Stoney Creek 50	\$831,281	-4.1%	\$863,900	0.6%	\$856,550	-13.9%	\$874,256	-10.9%
Stoney Creek 51	\$730,103	-8.7%	\$803,000	-1.0%	\$793,084	-14.8%	\$805,500	-13.5%
Stoney Creek 52	-	-	\$1,031,200	0.2%	\$1,284,565	11.4%	\$1,014,489	-14.9%
Glanbrook 53	\$885,641	-0.4%	\$908,900	-0.4%	\$876,981	-14.3%	\$890,078	-15.4%

# DETACHED

## BENCHMARK HOMES

### September 2023

	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Hamilton West 10	\$653,900	-0.2%	0.1%	2	3	1,390	2,610
Hamilton West 11	\$827,500	-0.9%	0.8%	2	4	1,335	4,000
Hamilton West 12	\$932,500	0.5%	-2.4%	2	3	1,690	3,255
Hamilton Centre 13	\$516,300	0.2%	-0.6%	1	3	1,300	2,306
Hamilton Centre 14	\$601,600	-0.7%	-0.3%	2	3	1,565	2,741
Hamilton Centre 20	\$548,400	0.1%	-0.4%	1	3	1,286	2,500
Hamilton Centre 21	\$430,500	1.4%	-0.1%	1	3	1,149	2,500
Hamilton Centre 22	\$712,000	0.0%	-1.8%	2	3	1,533	3,150
Hamilton East 23	\$526,700	1.4%	-1.8%	1	3	1,057	3,150
Hamilton East 24	\$688,600	2.5%	-0.6%	2	3	1,212	4,120
Hamilton East 27	\$830,400	0.6%	-1.5%	2	3	1,366	5,000
Hamilton East 28	\$848,700	2.6%	-1.1%	2	3	1,403	5,276
Hamilton East 29	\$814,800	-1.0%	1.6%	2	3	1,510	5,251
Hamilton Mountain 15	\$802,700	3.3%	-3.1%	2	4	1,262	5,500
Hamilton Mountain 16	\$899,500	3.2%	-3.3%	2	3	1,572	4,796
Hamilton Mountain 17	\$676,200	3.8%	-3.1%	2	3	1,129	4,301
Hamilton Mountain 18	\$860,300	3.4%	-3.6%	2	3	1,599	4,568
Hamilton Mountain 25	\$736,700	2.9%	-2.2%	2	4	1,119	5,000
Hamilton Mountain 26	\$797,100	3.0%	-2.8%	2	3	1,333	4,591
Flamborough 43	\$1,180,700	0.0%	0.7%	2	3	1,908	27,014
Dundas 41	\$1,028,700	-0.8%	0.6%	2	3	1,538	6,297
Ancaster 42	\$1,257,500	0.3%	1.2%	2	4	2,210	7,500
Waterdown 46	\$1,159,000	10.2%	-1.4%	2	3	1,839	4,978
Stoney Creek 50	\$940,100	0.8%	-2.1%	2	3	1,826	5,005
Stoney Creek 51	\$919,900	0.3%	-1.4%	2	3	1,682	5,903
Stoney Creek 52	\$1,031,200	0.2%	0.8%	2	3	1,723	30,025
Glanbrook 53	\$986,000	0.0%	-0.6%	2	3	1,811	4,714



# SUMMARY STATISTICS

## September 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	373	-17.1%	1,286	21.0%	1,717	14.3%	\$725,000	0.7%	25.7	-6.8%	16.0	-20.0%
Commercial	27	237.5%	2	-84.6%	701	-3.0%	\$766,666	-39.9%	116.3	77.6%	98.0	67.5%
Farm	0	-100.0%	1	-66.7%	33	22.2%	-	-	-	-	-	-
Land	3	0.0%	0	-100.0%	107	69.8%	\$575,000	-72.6%	74.3	-36.5%	87.0	-46.0%
Multi-Residential	3	-50.0%	4	0.0%	88	66.0%	\$770,000	-24.7%	16.0	-77.3%	15.0	-78.1%
<b>Total</b>	<b>406</b>	<b>-13.6%</b>	<b>182</b>	<b>-55.6%</b>	<b>3,034</b>	<b>13.5%</b>	<b>\$731,500</b>	<b>0.2%</b>	<b>32.0</b>	<b>9.7%</b>	<b>18.5</b>	<b>-7.5%</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	4,974	-13.4%	9,099	-15.9%	1,239	14.9%	\$750,000	-9.1%	24.6	70.2%	14.0	75.0%
Commercial	123	9.8%	101	-53.0%	756	13.1%	\$766,666	-32.6%	99.9	33.9%	84.0	46.1%
Farm	10	-41.2%	9	-73.5%	27	32.1%	\$2,122,500	-15.1%	76.1	298.1%	32.5	116.7%
Land	26	-36.6%	38	-36.7%	85	66.1%	\$826,750	-21.3%	109.5	17.7%	71.0	22.4%
Multi-Residential	51	-32.0%	68	-58.0%	65	30.4%	\$857,000	-9.8%	33.9	17.3%	27.0	92.9%
<b>Total</b>	<b>5,184</b>	<b>-13.4%</b>	<b>2,211</b>	<b>-69.1%</b>	<b>2,572</b>	<b>24.9%</b>	<b>\$750,000</b>	<b>-9.6%</b>	<b>27.0</b>	<b>65.6%</b>	<b>14.0</b>	<b>75.0%</b>

## September 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	100.0%	\$320,000	300.0%	0	-100.0%	194.5	229.7%	0	-
Industrial	0	-100.0%	\$0	-100.0%	0	-100.0%	-	-	2	92.0
Investment	3	-	\$4,313,000	-	1	-66.7%	148.3	-	0	-
Land	0	-	\$0	-	0	-	-	-	0	-
Office	7	250.0%	\$4,003,330	51.9%	1	-92.3%	99.7	0.7%	4	148.3
Retail	15	650.0%	\$8,926,660	253.5%	2	-85.7%	107.3	225.1%	2	159.0

## 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	17	6.3%	\$1,726,000	-76.3%	23	-41.0%	158.5	97.7%	1	118.0
Industrial	16	-20.0%	\$42,953,900	-29.7%	25	-60.9%	80.3	1.8%	56	198.9
Investment	10	-33.3%	\$15,908,000	-49.1%	19	-58.7%	93.2	66.8%	1	33.0
Land	1	-50.0%	\$1,300,000	-93.1%	1	-83.3%	4.0	-94.9%	1	29.0
Office	23	64.3%	\$19,417,320	10.9%	39	-59.8%	91.6	6.3%	78	129.2
Retail	49	32.4%	\$58,847,861	13.5%	76	-48.6%	95.1	30.4%	70	103.2