

**HAMILTON**  
**MONTHLY**  
**STATISTICS**  
**PACKAGE**  
**NOVEMBER 2023**



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

# SUMMARY

With 404 sales and 883 new listings in November, the sales-to-new listings ratio rose to 46 per cent. While this is an improvement over the low 30 per cent levels reported over the past two months, inventory levels remain over 20 per cent higher than last November and were the highest reported since November 2012.


Gains in inventory have caused the months of supply to remain above four months since September. As we see in the broader region, conditions tend to favour the buyer in the higher price ranges relative to more balanced conditions at the lower price points. Overall, elevated supply levels have weighed on home prices, which have trended down relative to levels reported in the first half of the year. The unadjusted benchmark price reached \$750,400 in November, a two per cent decline over last month and the previous November.

**SALES**  
**404**  
  
**6.9%**  
 YEAR/YEAR



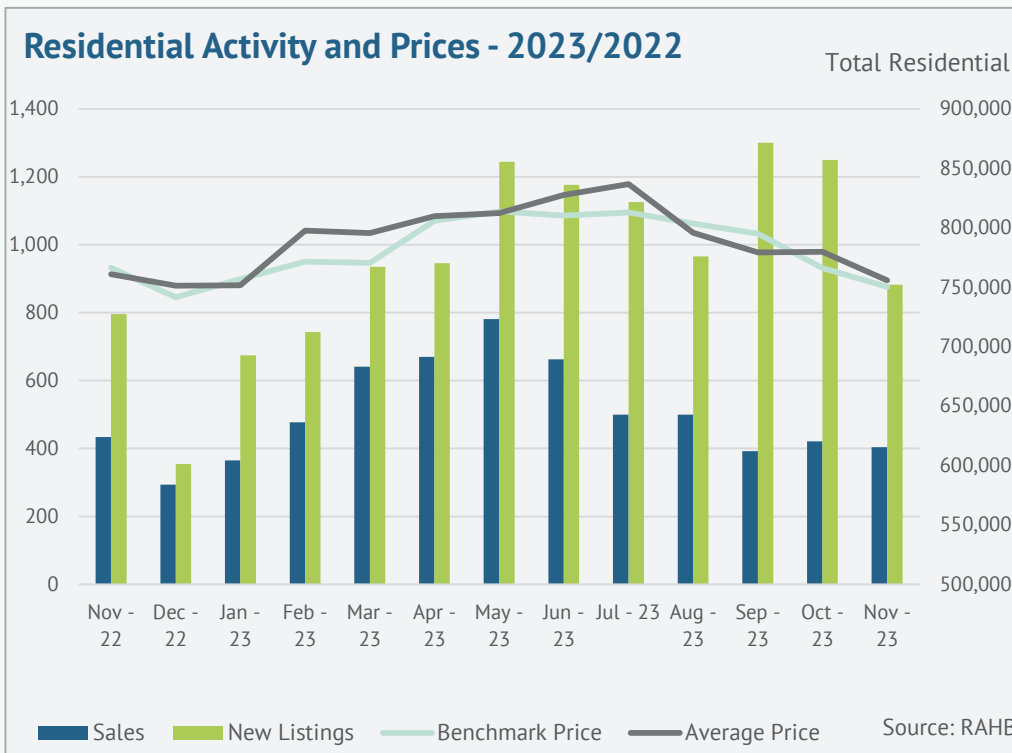
**NEW LISTINGS**  
**883**  
  
**10.9%**  
 YEAR/YEAR



**INVENTORY**  
**1,695**  
  
**26.3%**  
 YEAR/YEAR




**MONTHS OF SUPPLY**  
**4.2**  
  
**35.7%**  
 YEAR/YEAR






**RESIDENTIAL AVERAGE PRICE**



**\$755,953**  
  
**0.7%**  
 YEAR/YEAR

**AVERAGE DOM**

**30.0**  
  
**4.5%**  
 YEAR/YEAR



# PROPERTY TYPES

November sales improved for both semi-detached and apartment-style homes compared to last year and last month. However, year-to-date sales activity has eased across all property types, with the most significant declines occurring in the detached sector. While a monthly pullback in new listings caused inventories to decline over the last month in alignment with seasonal patterns, inventory levels are much higher than last year's and long-term trends across all property types. With a month of supply in November ranging from a low of nearly three months in the semi-detached sector to a high of almost five months in the apartment condominium sector, there is downward pressure on prices across all property types.

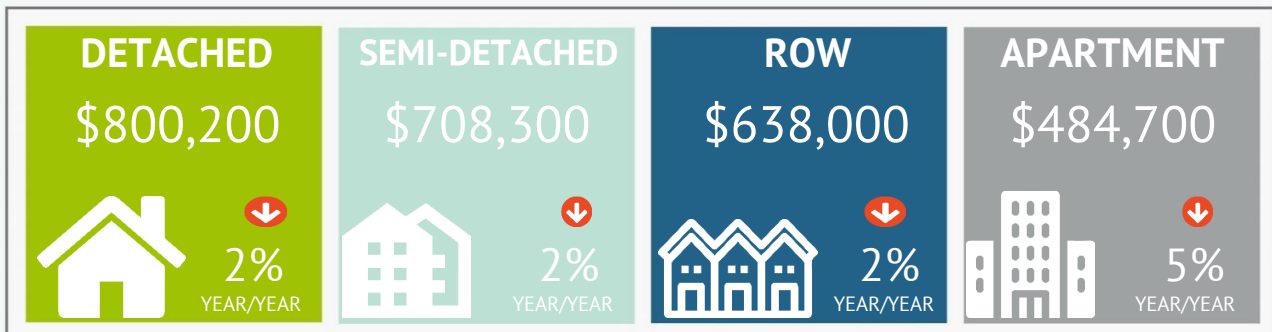
## November 2023

	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	262	-6.4%	590	17.5%	1,162	28.3%	44%	29.3	5%	4.44	37.1%	\$841,212	2.8%	\$750,000	0.1%
Semi-Detached	24	9.1%	36	-10.0%	61	-1.6%	67%	28.3	-22%	2.54	-9.8%	\$628,558	-15.4%	\$629,500	-13.4%
Row	74	-26.7%	162	7.3%	244	31.9%	46%	30.2	1%	3.30	80.0%	\$673,440	-1.4%	\$686,500	0.2%
Apartment	44	46.7%	92	-8.9%	220	23.6%	48%	34.9	32%	5.00	-15.7%	\$456,536	-12.5%	\$417,500	-21.4%
Mobile	0	-100.0%	3	200.0%	4	-42.9%	0%	-	-	-	-	-	-	-	-
<b>Total Residential</b>	<b>404</b>	<b>-6.9%</b>	<b>883</b>	<b>10.9%</b>	<b>1,695</b>	<b>26.3%</b>	<b>46%</b>	<b>30.0</b>	<b>5%</b>	<b>4.20</b>	<b>35.7%</b>	<b>\$755,953</b>	<b>-0.7%</b>	<b>\$699,900</b>	<b>-1.7%</b>

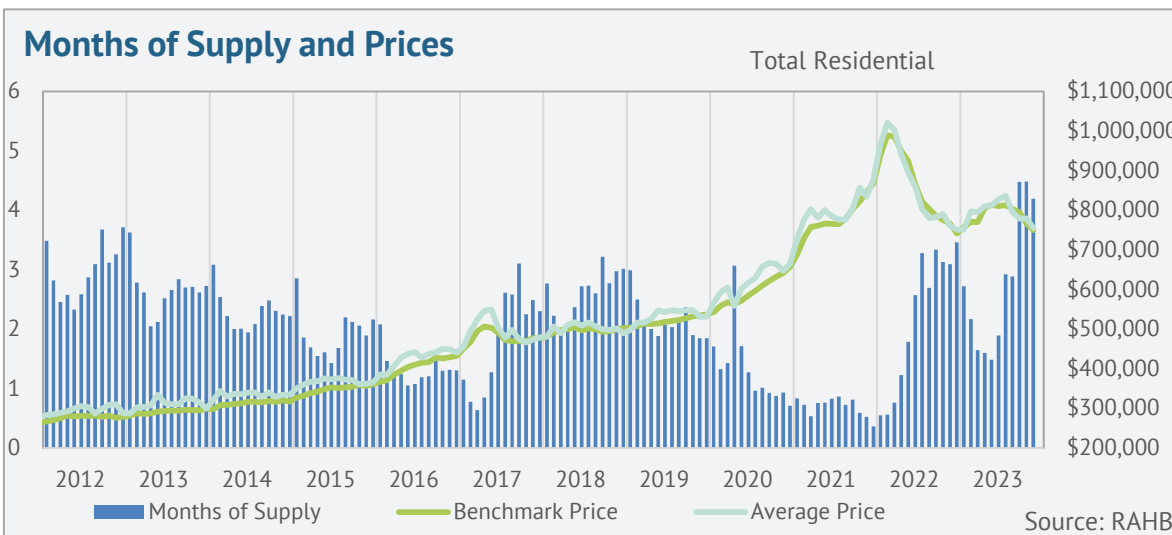
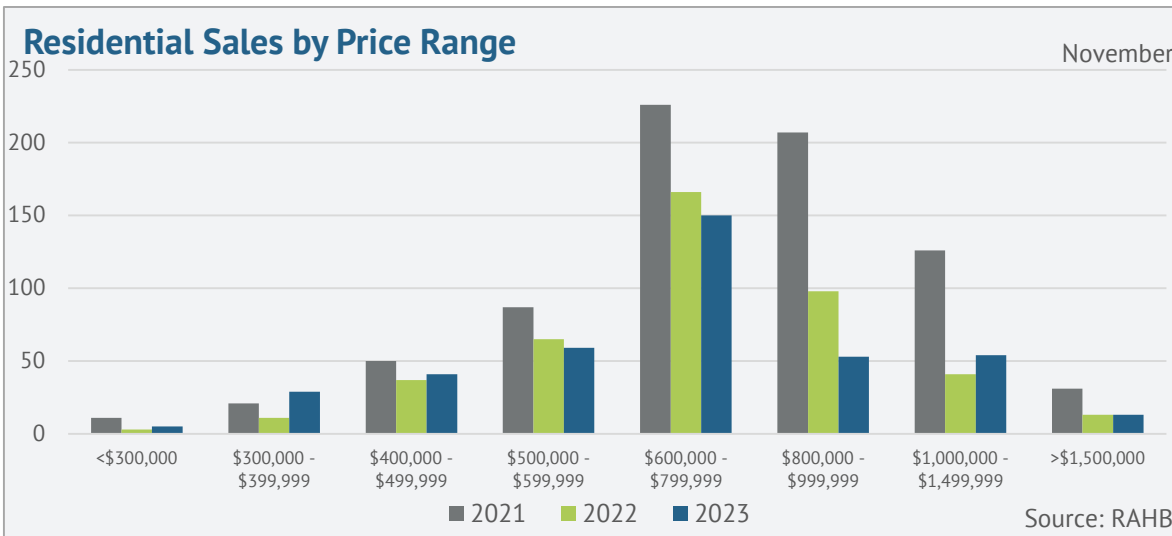
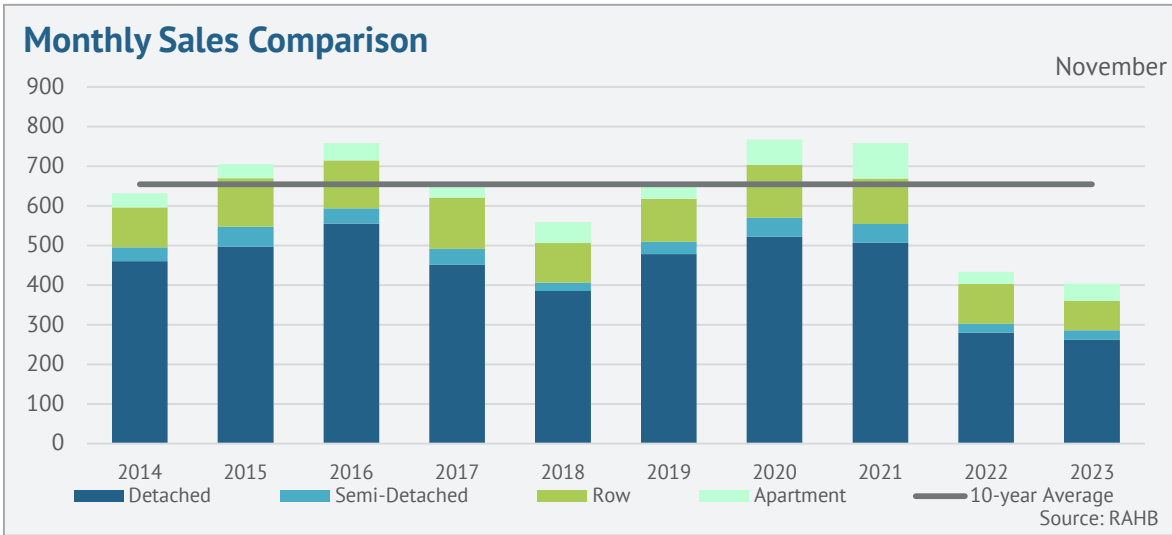
## Year-to-Date

	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
Detached	3,806	-14.5%	7,490	-13.2%	888	12.0%	50.8%	23.5	46%	2.57	31.0%	\$881,881	-10.1%	\$800,000	-8.7%
Semi-Detached	278	-11.7%	464	-20.8%	50	-1.2%	59.9%	22.2	60%	2.00	11.9%	\$689,952	-11.6%	\$666,000	-11.8%
Row	1,124	-7.6%	1,977	-9.4%	191	14.3%	56.9%	22.6	40%	1.87	23.7%	\$713,742	-8.8%	\$715,000	-7.7%
Apartment	588	-9.4%	1,279	12.9%	207	80.4%	46.0%	38.5	101%	3.87	99.1%	\$492,818	-12.2%	\$470,000	-14.5%
Mobile	16	77.8%	27	-6.9%	6	-30.5%	59.3%	72.8	80%	4.13	-60.9%	\$257,869	6.2%	\$286,000	24.3%
<b>Total Residential</b>	<b>5,814</b>	<b>-12.5%</b>	<b>11,247</b>	<b>-10.6%</b>	<b>1,347</b>	<b>18.4%</b>	<b>51.7%</b>	<b>25.0</b>	<b>52%</b>	<b>2.55</b>	<b>35.3%</b>	<b>\$799,137</b>	<b>-10.5%</b>	<b>\$745,000</b>	<b>-7.5%</b>

## BENCHMARK PRICE



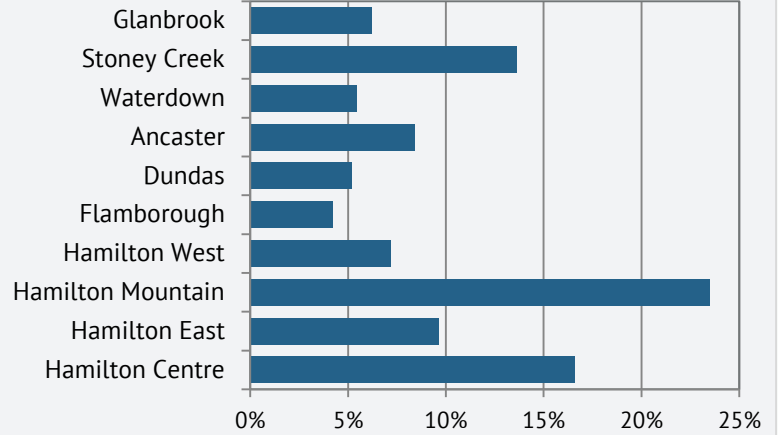
# Hamilton Monthly Statistical Report - November



# REGIONAL SUMMARY

Sales eased compared to last year across most areas. However, Hamilton Centre, Dundas and Glanbrook all reported an increase in sales. Changes in new listings relative to sales contributed to higher inventories than last November in all areas except Dundas. The recent boost in sales in Hamilton Centre, Dundas and Flamborough helped offset the impact of higher inventory levels in those areas. Still, all other areas reported a significant year-over-year gain in the months of supply. The months of supply ranged from a low of 2.4 months in Dundas to a high of nearly seven months in Flamborough.

Share of Sales by District



## November 2023

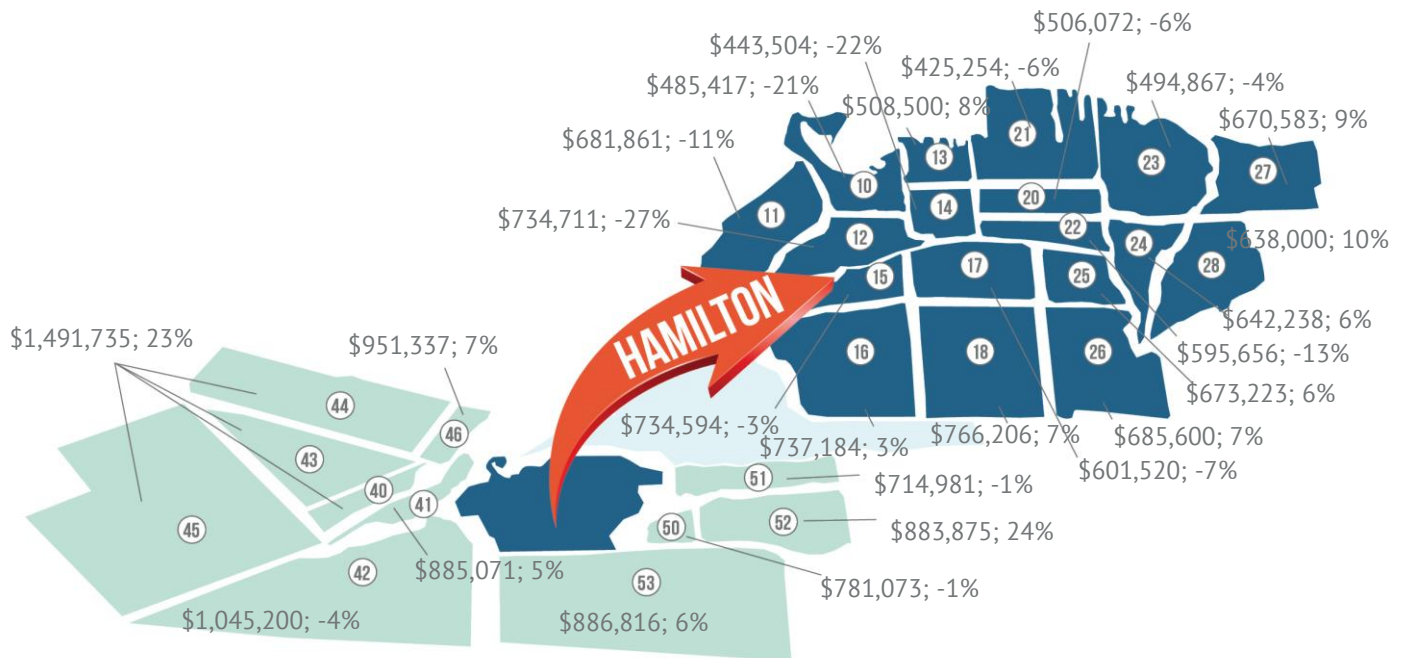
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Hamilton Centre	67	17.5%	115	-10.9%	247	21.1%	58%	32.0	26.0%	3.69	3.0%	\$490,232	-11.7%	\$480,000	-11.1%
Hamilton East	39	-18.8%	96	43.3%	160	40.4%	41%	23.8	-7.8%	4.10	72.7%	\$622,368	4.4%	\$655,000	11.7%
Hamilton Mountain	95	-3.1%	181	6.5%	304	25.1%	52%	25.6	2.9%	3.20	29.1%	\$700,599	2.9%	\$690,000	2.2%
Hamilton West	29	-21.6%	75	-1.3%	148	11.3%	39%	31.4	12.7%	5.10	42.0%	\$616,975	-23.3%	\$645,000	-17.9%
Flamborough	17	0.0%	53	89.3%	117	37.6%	32%	34.9	-19.0%	6.88	37.6%	\$1,491,735	22.6%	\$1,325,000	26.2%
Dundas	21	16.7%	31	29.2%	50	-13.8%	68%	27.8	-20.0%	2.38	-26.1%	\$885,071	4.7%	\$880,000	6.7%
Ancaster	34	-8.1%	81	24.6%	182	51.7%	42%	37.7	0.2%	5.35	65.0%	\$1,045,200	-4.5%	\$899,950	-10.9%
Waterdown	22	-29.0%	50	13.6%	83	48.2%	44%	26.4	-7.1%	3.77	108.8%	\$951,337	7.1%	\$920,000	8.2%
Stoney Creek	55	-20.3%	156	9.9%	317	32.1%	35%	29.0	14.0%	5.76	65.7%	\$750,096	1.0%	\$745,000	0.0%
Glanbrook	25	13.6%	45	-11.8%	86	-3.4%	56%	42.6	3.2%	3.44	-15.0%	\$886,816	6.1%	\$800,000	0.6%
<b>Total</b>	<b>404</b>	<b>-6.9%</b>	<b>883</b>	<b>10.9%</b>	<b>1695</b>	<b>26.3%</b>	<b>46%</b>	<b>30.0</b>	<b>4.5%</b>	<b>4.20</b>	<b>35.7%</b>	<b>\$755,953</b>	<b>-0.7%</b>	<b>\$699,900</b>	<b>-1.7%</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	771	-18.2%	1,576	-10.8%	209	33.3%	48.9%	27.1	65.4%	2.99	62.8%	\$563,330	-12.6%	\$545,000	-12.8%
Hamilton East	601	-28.4%	1,114	-22.3%	116	-3.8%	53.9%	22.0	38.5%	2.13	34.2%	\$635,986	-9.8%	\$625,000	-7.4%
Hamilton Mountain	1,383	-9.3%	2,348	-13.7%	218	6.4%	58.9%	19.4	35.0%	1.74	17.4%	\$754,400	-10.3%	\$740,000	-7.5%
Hamilton West	498	-3.1%	971	-3.8%	134	29.9%	51.3%	29.1	62.0%	2.95	34.0%	\$705,850	-8.7%	\$675,000	-8.0%
Flamborough	208	-10.7%	512	1.0%	91	31.7%	40.6%	37.0	48.7%	4.84	47.5%	\$1,137,428	-22.2%	\$1,060,000	-22.6%
Dundas	242	-11.7%	364	-17.1%	37	-1.4%	66.5%	24.4	51.7%	1.69	11.6%	\$919,224	-11.9%	\$871,250	-9.2%
Ancaster	459	-8.6%	1,036	-1.4%	139	26.2%	44.3%	28.7	48.7%	3.34	38.0%	\$1,153,468	-9.5%	\$1,022,000	-11.1%
Waterdown	341	-6.6%	605	-10.1%	61	13.1%	56.4%	21.9	42.6%	1.96	21.0%	\$1,001,787	-8.5%	\$950,000	-5.9%
Stoney Creek	911	-11.9%	1,985	-6.8%	255	25.2%	45.9%	26.4	66.7%	3.08	42.2%	\$823,417	-12.4%	\$790,000	-8.8%
Glanbrook	398	-3.9%	733	-12.8%	85	11.3%	54.3%	28.2	67.9%	2.35	15.8%	\$886,027	-11.4%	\$823,500	-13.3%
<b>Total</b>	<b>5,814</b>	<b>-12.5%</b>	<b>11,247</b>	<b>-10.6%</b>	<b>1,347</b>	<b>18.4%</b>	<b>51.7%</b>	<b>25.0</b>	<b>52.4%</b>	<b>2.55</b>	<b>35.3%</b>	<b>\$799,137</b>	<b>-10.5%</b>	<b>\$745,000</b>	<b>-7.5%</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

	November 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	\$485,417	-20.6%	\$530,800	-9.2%	\$584,091	-11.2%	\$581,936	-12.0%
Hamilton West 11	\$681,861	-10.9%	\$759,500	1.1%	\$752,807	-6.9%	\$765,482	-10.3%
Hamilton West 12	\$734,711	-26.7%	\$636,300	-7.2%	\$750,634	-8.3%	\$687,418	-11.8%
Hamilton Centre 13	\$508,500	8.4%	\$455,700	-8.8%	\$559,913	-9.8%	\$517,473	-11.1%
Hamilton Centre 14	\$443,504	-22.0%	\$494,800	-8.7%	\$529,950	-10.4%	\$545,936	-10.4%
Hamilton Centre 20	\$506,072	-5.8%	\$468,900	-9.8%	\$546,508	-15.5%	\$538,364	-11.0%
Hamilton Centre 21	\$425,254	-6.3%	\$388,400	-7.5%	\$461,562	-14.9%	\$437,255	-9.5%
Hamilton Centre 22	\$595,656	-12.5%	\$680,200	1.4%	\$703,959	-12.3%	\$712,000	-9.1%
Hamilton East 23	\$494,867	-4.1%	\$493,300	-1.2%	\$548,988	-12.7%	\$520,873	-9.1%
Hamilton East 24	\$642,238	6.4%	\$637,100	1.4%	\$669,995	-6.8%	\$668,418	-8.7%
Hamilton East 27	\$670,583	9.5%	\$649,100	-2.7%	\$702,181	-3.1%	\$678,173	-11.6%
Hamilton East 28	\$638,000	9.9%	\$608,000	-0.9%	\$661,055	-11.7%	\$631,582	-9.9%
Hamilton East 29	\$740,000	-23.2%	\$733,800	-8.0%	\$794,321	-15.2%	\$817,618	-11.2%
Hamilton Mountain 15	\$734,594	-3.2%	\$752,200	-1.1%	\$791,620	-13.6%	\$784,473	-10.0%
Hamilton Mountain 16	\$737,184	2.6%	\$738,300	-2.5%	\$787,862	-7.5%	\$776,882	-9.8%
Hamilton Mountain 17	\$601,520	-7.0%	\$637,300	-0.3%	\$663,048	-10.5%	\$664,973	-8.8%
Hamilton Mountain 18	\$766,206	7.4%	\$778,300	-2.3%	\$826,643	-10.0%	\$819,845	-10.0%
Hamilton Mountain 25	\$673,223	5.9%	\$710,300	0.7%	\$731,743	-10.4%	\$735,100	-9.1%
Hamilton Mountain 26	\$685,600	7.1%	\$688,800	-1.3%	\$697,467	-14.8%	\$718,982	-10.1%
Flamborough 43	\$1,491,735	22.6%	\$1,143,800	1.5%	\$1,137,428	-22.2%	\$1,166,227	-10.1%
Dundas 41	\$885,071	4.7%	\$905,900	0.2%	\$919,224	-11.9%	\$919,418	-9.4%
Ancaster 42	\$1,045,200	-4.5%	\$1,081,000	0.3%	\$1,153,468	-9.5%	\$1,104,600	-9.0%
Waterdown 46	\$951,337	7.1%	\$935,700	-2.4%	\$1,001,787	-8.5%	\$1,013,945	-6.1%
Stoney Creek 50	\$781,073	-1.1%	\$821,400	0.1%	\$851,431	-13.2%	\$864,682	-9.0%
Stoney Creek 51	\$714,981	-1.0%	\$771,200	-3.6%	\$783,088	-13.6%	\$800,155	-11.9%
Stoney Creek 52	\$883,875	24.5%	\$990,700	-0.9%	\$1,194,564	4.9%	\$1,012,255	-12.7%
Glanbrook 53	\$886,816	6.1%	\$863,100	-2.8%	\$886,027	-11.4%	\$887,318	-13.2%

# DETACHED

## BENCHMARK HOMES

### November 2023

	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Hamilton West 10	\$567,200	-9.6%	-6.2%	2	3	1,390	2,610
Hamilton West 11	\$804,500	1.4%	-1.0%	2	4	1,335	4,000
Hamilton West 12	\$837,100	-7.4%	-4.8%	2	3	1,690	3,255
Hamilton Centre 13	\$451,000	-8.7%	-5.5%	1	3	1,300	2,306
Hamilton Centre 14	\$521,300	-9.3%	-5.9%	2	3	1,565	2,741
Hamilton Centre 20	\$473,600	-9.9%	-6.6%	1	3	1,286	2,500
Hamilton Centre 21	\$379,100	-7.1%	-5.4%	1	3	1,149	2,500
Hamilton Centre 22	\$680,600	1.4%	0.7%	2	3	1,533	3,150
Hamilton East 23	\$493,000	-1.3%	-2.3%	1	3	1,057	3,150
Hamilton East 24	\$645,000	1.3%	-1.2%	2	3	1,212	4,120
Hamilton East 27	\$777,800	-1.5%	-2.9%	2	3	1,366	5,000
Hamilton East 28	\$794,500	0.2%	-1.0%	2	3	1,403	5,276
Hamilton East 29	\$699,400	-9.4%	-5.5%	2	3	1,510	5,251
Hamilton Mountain 15	\$767,600	-0.5%	-0.5%	2	4	1,262	5,500
Hamilton Mountain 16	\$845,200	-2.7%	-1.9%	2	3	1,572	4,796
Hamilton Mountain 17	\$643,500	-0.4%	-0.7%	2	3	1,129	4,301
Hamilton Mountain 18	\$808,800	-2.6%	-2.1%	2	3	1,599	4,568
Hamilton Mountain 25	\$709,700	0.6%	1.2%	2	4	1,119	5,000
Hamilton Mountain 26	\$755,700	-0.9%	-0.9%	2	3	1,333	4,591
Flamborough 43	\$1,144,200	1.4%	-1.2%	2	3	1,908	27,014
Dundas 41	\$997,500	1.3%	-1.1%	2	3	1,538	6,297
Ancaster 42	\$1,214,900	1.1%	-0.5%	2	4	2,210	7,500
Waterdown 46	\$1,052,300	-2.2%	-7.2%	2	3	1,839	4,978
Stoney Creek 50	\$891,400	0.1%	0.0%	2	3	1,826	5,005
Stoney Creek 51	\$882,000	-2.8%	-1.4%	2	3	1,682	5,903
Stoney Creek 52	\$990,700	-0.9%	-2.3%	2	3	1,723	30,025
Glanbrook 53	\$940,000	-2.2%	-2.5%	2	3	1,811	4,714



# SUMMARY STATISTICS

## November 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	404	-6.9%	883	10.9%	1,695	26.3%	\$699,900	-1.7%	30.0	4.5%	21.0	5.0%
Commercial	12	33.3%	21	90.9%	710	-2.9%	\$662,450	-8.6%	78.3	-34.5%	49.5	-51.0%
Farm	2	-	3	-	29	-12.1%	\$1,595,000	-	89.5	-	89.5	-
Land	4	300.0%	16	300.0%	118	66.2%	\$501,000	89.1%	18.3	-87.6%	18.5	-87.4%
Multi-Residential	4	100.0%	22	214.3%	106	82.8%	\$660,000	-47.2%	26.0	-65.8%	30.0	-60.5%
<b>Total</b>	<b>426</b>	<b>-4.5%</b>	<b>657</b>	<b>166.0%</b>	<b>3,273</b>	<b>24.2%</b>	<b>\$699,950</b>	<b>-1.9%</b>	<b>31.5</b>	<b>1.6%</b>	<b>21.0</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	5,814	-12.5%	11,247	-10.6%	1,347	18.4%	\$745,000	-7.5%	25.0	52.4%	14.0	75.0%
Commercial	149	11.2%	175	-27.4%	749	10.3%	\$766,666	-27.0%	96.8	20.3%	77.0	26.2%
Farm	14	-22.2%	17	-51.4%	28	24.8%	\$2,050,000	-12.8%	58.4	170.0%	27.5	77.4%
Land	32	-25.6%	75	4.2%	91	67.7%	\$800,000	-20.0%	92.6	-0.7%	37.5	-35.3%
Multi-Residential	62	-25.3%	127	-28.7%	72	41.0%	\$834,050	-9.8%	32.7	8.2%	27.5	96.4%
<b>Total</b>	<b>6,071</b>	<b>-12.3%</b>	<b>3,907</b>	<b>-49.7%</b>	<b>2,717</b>	<b>25.1%</b>	<b>\$747,000</b>	<b>-7.8%</b>	<b>27.2</b>	<b>49.0%</b>	<b>15.0</b>	<b>66.7%</b>

## November 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	-50.0%	\$145,000	-73.0%	6	20.0%	41.5	-75.7%	0	-
Industrial	4	300.0%	\$6,269,900	225.7%	10	233.3%	72.3	6.3%	3	96.0
Investment	0	-100.0%	\$0	-100.0%	3	0.0%	-	-	0	-
Land	0	-100.0%	\$0	-100.0%	1	-	-	-	0	-
Office	0	-100.0%	\$0	-100.0%	10	11.1%	-	-	4	152.3
Retail	5	400.0%	\$4,920,555	578.7%	9	-25.0%	110.2	901.8%	11	101.2

## 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	20	-9.1%	\$1,950,900	-75.5%	39	-17.0%	139.7	33.9%	3	149.0
Industrial	23	-8.0%	\$55,598,800	-24.7%	59	-16.9%	83.9	9.9%	69	180.5
Investment	13	-18.8%	\$19,803,000	-43.4%	26	-50.9%	82.5	27.6%	1	33.0
Land	1	-66.7%	\$1,300,000	-94.8%	5	-28.6%	4.0	-93.4%	1	29.0
Office	23	43.8%	\$19,417,320	-7.5%	73	-34.8%	91.6	10.0%	90	133.7
Retail	59	37.2%	\$67,665,916	19.3%	109	-34.7%	98.1	25.4%	95	114.9