

**HAMILTON**  
**MONTHLY**  
**STATISTICS**  
**PACKAGE**  
**JANUARY 2023**





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

# SUMMARY

Hamilton has experienced the slowest start to the year since 2011, with only 349 sales. In addition, there was an increase in new listings supporting inventory growth in the market. While inventory levels are much higher than in the past two years, they are still low compared to pre-pandemic levels. Market conditions remain relatively balanced for homes priced below \$800,000, while higher-priced properties are seeing a shift to buyer's market conditions.


As of January, the benchmark price in the Hamilton region was \$754,100, 21 per cent below January 2022 prices but slightly higher than last month. It is too early to say if this trend will continue, but it could be pointing to a more stable price environment. Prices in the region are still above pre-pandemic levels.


**SALES**  
**349**  
  
**21.2%**  
 YEAR/YEAR





**NEW LISTINGS**  
**666**  
  
**23.3%**  
 YEAR/YEAR




**INVENTORY**  
**933**  
  
**280.8**  
 YEAR/YEAR





**MONTHS OF SUPPLY**  
**2.7**  
  
**383.4**  
 YEAR/YEAR





**RESIDENTIAL AVERAGE PRICE**



**\$750,529**  
  
**22.3%**  
 YEAR/YEAR

**AVERAGE DOM**  
**37.8**  
  
**189.1**  
 YEAR/YEAR



# PROPERTY TYPES

Sales to new listings ratios fell over last year's levels, ranging from a low of 42 per cent in the apartment sector to 59 per cent for row properties. Inventory levels are up across all property types. However, levels in the detached market are slightly lower than what is typical for January. January prices were up over the previous month except in the apartment condominium sector. Prices in all sectors remain down compared to January 2022. Year-over-year price declines have been more significant for detached and semi-detached homes, these categories also experienced the largest spike during the height of the pandemic. Nonetheless, prices for all property types remain above pre-pandemic levels.

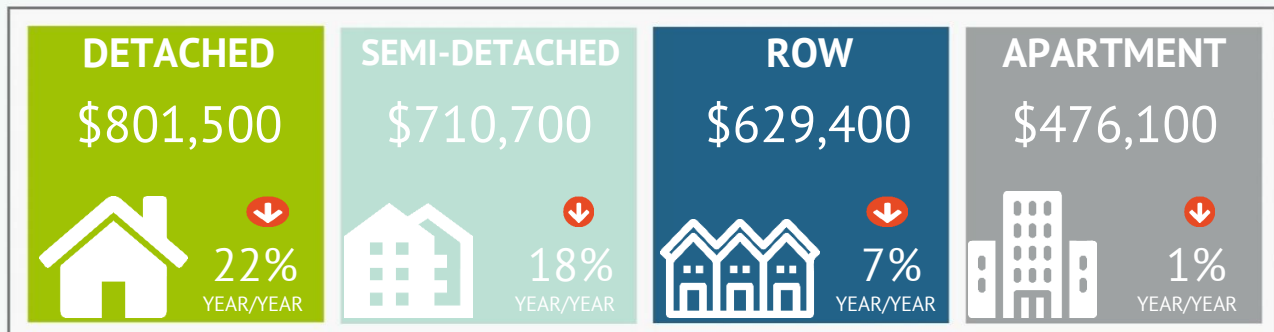
## January 2023

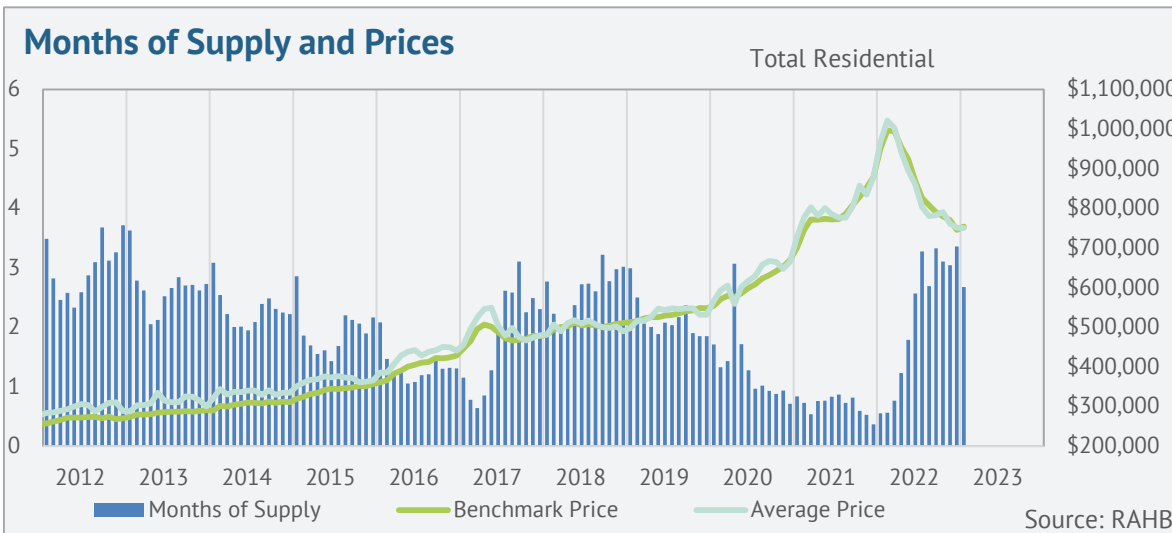
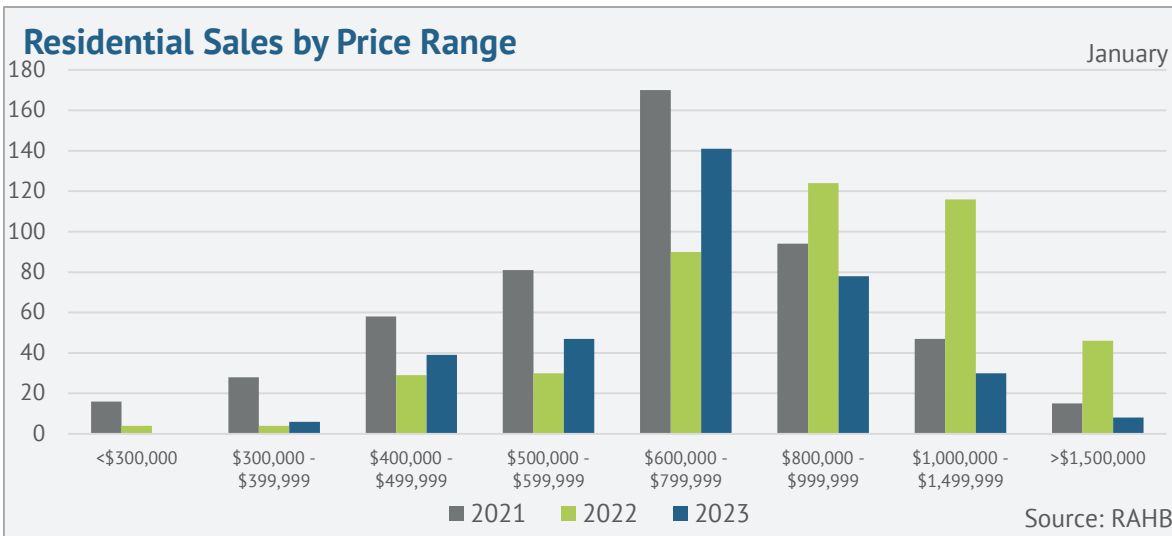
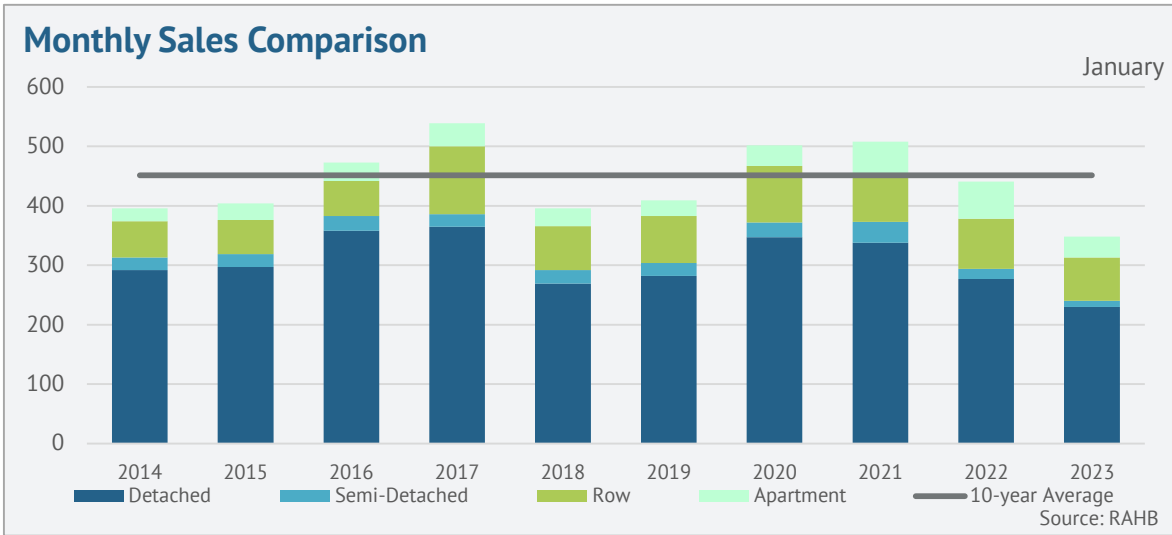
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Detached	0	-100.0%	0	#####	613	280.7%	0%	-	-	-	-	-	-	-	-
Semi-Detached	0	-100.0%	0	#####	42	250.0%	0%	-	-	-	-	-	-	-	-
Row	0	-100.0%	0	#####	140	460.0%	0%	-	-	-	-	-	-	-	-
Apartment	0	-100.0%	0	#####	152	261.9%	0%	-	-	-	-	-	-	-	-
Mobile	0	-100.0%	0	#####	5	150.0%	0%	-	-	-	-	-	-	-	-
<b>Total Residential</b>	<b>0</b>	<b>-100.0%</b>	<b>0</b>	<b>#####</b>	<b>956</b>	<b>290.2%</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	0	-100.0%	0	#####	613	280.7%	-	-	-	-	-	-	-	-	-
Semi-Detached	0	-100.0%	0	#####	42	250.0%	-	-	-	-	-	-	-	-	-
Row	0	-100.0%	0	#####	140	460.0%	-	-	-	-	-	-	-	-	-
Apartment	0	-100.0%	0	#####	152	261.9%	-	-	-	-	-	-	-	-	-
Mobile	0	-100.0%	0	#####	5	150.0%	-	-	-	-	-	-	-	-	-
<b>Total Residential</b>	<b>0</b>	<b>-100.0%</b>	<b>0</b>	<b>#####</b>	<b>956</b>	<b>290.2%</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

# BENCHMARK PRICE

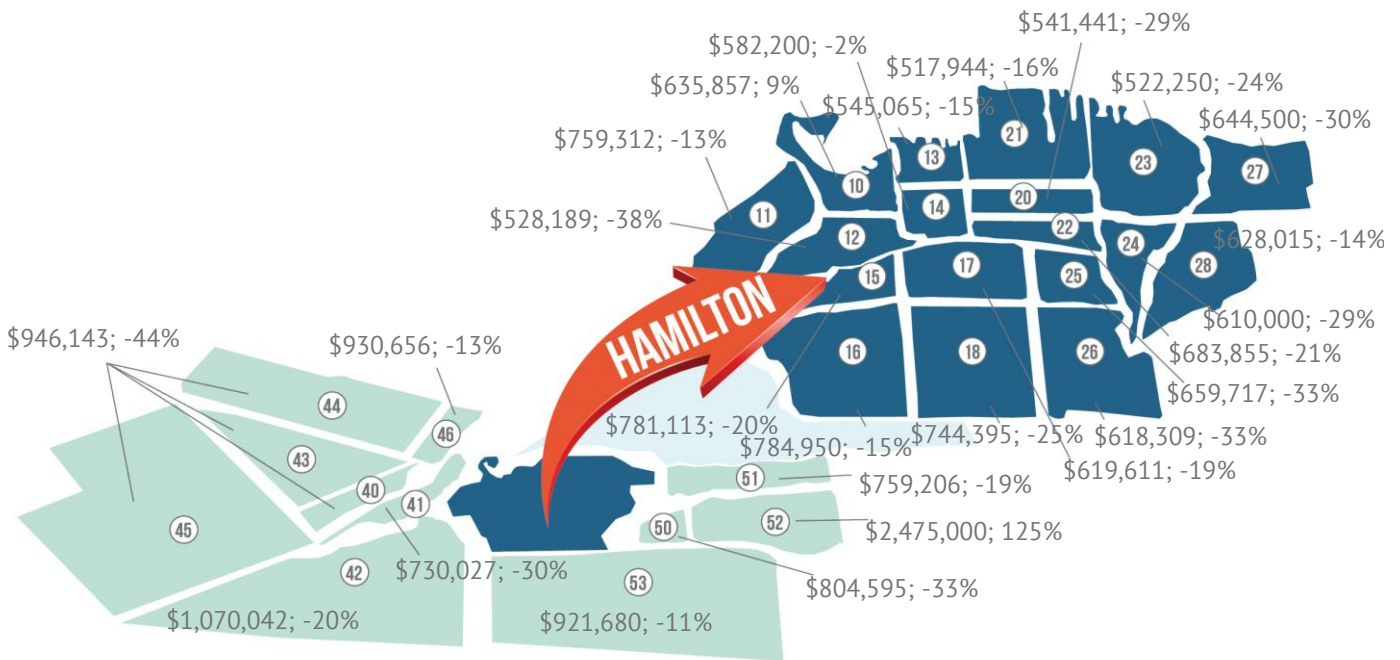






# AVERAGE RESIDENTIAL PRICE BY DISTRICT

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

	January 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	\$635,857	8.9%	\$576,800	-17.0%	\$635,857	8.9%	\$576,800	-17.0%
Hamilton West 11	\$759,312	-12.5%	\$730,500	-17.8%	\$759,312	-12.5%	\$730,500	-17.8%
Hamilton West 12	\$528,189	-37.7%	\$662,700	-20.5%	\$528,189	-37.7%	\$662,700	-20.5%
Hamilton Centre 13	\$545,065	-15.5%	\$504,200	-22.4%	\$545,065	-15.5%	\$504,200	-22.4%
Hamilton Centre 14	\$582,200	-2.1%	\$530,300	-17.3%	\$582,200	-2.1%	\$530,300	-17.3%
Hamilton Centre 20	\$541,441	-28.8%	\$527,300	-22.0%	\$541,441	-28.8%	\$527,300	-22.0%
Hamilton Centre 21	\$517,944	-15.7%	\$427,400	-19.3%	\$517,944	-15.7%	\$427,400	-19.3%
Hamilton Centre 22	\$683,855	-20.5%	\$676,700	-25.4%	\$683,855	-20.5%	\$676,700	-25.4%
Hamilton East 23	\$522,250	-23.7%	\$498,200	-20.4%	\$522,250	-23.7%	\$498,200	-20.4%
Hamilton East 24	\$610,000	-29.3%	\$618,900	-21.7%	\$610,000	-29.3%	\$618,900	-21.7%
Hamilton East 27	\$644,500	-30.0%	\$657,200	-19.1%	\$644,500	-30.0%	\$657,200	-19.1%
Hamilton East 28	\$628,015	-14.2%	\$599,400	-17.0%	\$628,015	-14.2%	\$599,400	-17.0%
Hamilton East 29	-	-	\$827,500	-22.9%	-	-	\$827,500	-22.9%
Hamilton Mountain 15	\$781,113	-19.5%	\$737,100	-25.7%	\$781,113	-19.5%	\$737,100	-25.7%
Hamilton Mountain 16	\$784,950	-14.8%	\$743,400	-22.6%	\$784,950	-14.8%	\$743,400	-22.6%
Hamilton Mountain 17	\$619,611	-19.4%	\$621,400	-25.0%	\$619,611	-19.4%	\$621,400	-25.0%
Hamilton Mountain 18	\$744,395	-24.8%	\$773,400	-24.1%	\$744,395	-24.8%	\$773,400	-24.1%
Hamilton Mountain 25	\$659,717	-33.3%	\$692,400	-26.1%	\$659,717	-33.3%	\$692,400	-26.1%
Hamilton Mountain 26	\$618,309	-32.9%	\$685,900	-21.8%	\$618,309	-32.9%	\$685,900	-21.8%
Flamborough 43	\$946,143	-44.0%	\$1,139,000	-20.0%	\$946,143	-44.0%	\$1,139,000	-20.0%
Dundas 41	\$730,027	-29.5%	\$872,000	-16.7%	\$730,027	-29.5%	\$872,000	-16.7%
Ancaster 42	\$1,070,042	-19.6%	\$1,056,200	-18.4%	\$1,070,042	-19.6%	\$1,056,200	-18.4%
Waterdown 46	\$930,656	-12.9%	\$918,600	-23.9%	\$930,656	-12.9%	\$918,600	-23.9%
Stoney Creek 50	\$804,595	-33.4%	\$814,900	-23.6%	\$804,595	-33.4%	\$814,900	-23.6%
Stoney Creek 51	\$759,206	-19.1%	\$788,200	-14.9%	\$759,206	-19.1%	\$788,200	-14.9%
Stoney Creek 52	\$2,475,000	125.0%	\$1,028,200	-16.9%	\$2,475,000	125.0%	\$1,028,200	-16.9%
Glanbrook 53	\$921,680	-10.9%	\$879,500	-15.7%	\$921,680	-10.9%	\$879,500	-15.7%

# DETACHED

## BENCHMARK HOMES

	January 2023						
	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Hamilton West 10	\$635,900	-23.4%	4.0%	2	3	1,390	2,610
Hamilton West 11	\$773,500	-19.4%	4.3%	2	4	1,335	4,000
Hamilton West 12	\$891,500	-25.2%	2.3%	2	3	1,690	3,255
Hamilton Centre 13	\$499,400	-22.3%	3.2%	1	3	1,300	2,306
Hamilton Centre 14	\$588,000	-23.5%	3.7%	2	3	1,565	2,741
Hamilton Centre 20	\$540,400	-22.1%	3.6%	1	3	1,286	2,500
Hamilton Centre 21	\$414,100	-19.3%	4.0%	1	3	1,149	2,500
Hamilton Centre 22	\$677,000	-25.4%	4.4%	2	3	1,533	3,150
Hamilton East 23	\$497,200	-20.2%	1.3%	1	3	1,057	3,150
Hamilton East 24	\$627,300	-22.3%	1.5%	2	3	1,212	4,120
Hamilton East 27	\$779,200	-20.1%	1.6%	2	3	1,366	5,000
Hamilton East 28	\$783,100	-21.1%	1.3%	2	3	1,403	5,276
Hamilton East 29	\$772,400	-24.5%	2.3%	2	3	1,510	5,251
Hamilton Mountain 15	\$749,100	-26.2%	0.8%	2	4	1,262	5,500
Hamilton Mountain 16	\$834,700	-24.7%	0.0%	2	3	1,572	4,796
Hamilton Mountain 17	\$628,800	-25.5%	0.7%	2	3	1,129	4,301
Hamilton Mountain 18	\$797,700	-25.0%	0.1%	2	3	1,599	4,568
Hamilton Mountain 25	\$692,200	-26.1%	1.7%	2	4	1,119	5,000
Hamilton Mountain 26	\$746,600	-24.6%	0.9%	2	3	1,333	4,591
Flamborough 43	\$1,139,100	-20.0%	3.1%	2	3	1,908	27,014
Dundas 41	\$957,700	-17.0%	4.0%	2	3	1,538	6,297
Ancaster 42	\$1,163,800	-18.1%	3.9%	2	4	2,210	7,500
Waterdown 46	\$1,044,300	-24.3%	-2.6%	2	3	1,839	4,978
Stoney Creek 50	\$893,500	-23.7%	3.5%	2	3	1,826	5,005
Stoney Creek 51	\$898,900	-16.6%	-0.7%	2	3	1,682	5,903
Stoney Creek 52	\$1,028,200	-16.9%	0.0%	2	3	1,723	30,025
Glanbrook 53	\$952,200	-16.3%	0.0%	2	3	1,811	4,714



# SUMMARY STATISTICS

## January 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	349	-21.2%	666	23.3%	933	280.8%	\$719,000	-19.2%	37.8	189.1%	28.0	366.7%
Commercial	7	-50.0%	2	-94.1%	742	29.9%	\$835,000	-30.1%	116.0	19.4%	78.0	-17.9%
Farm	0	-100.0%	0	-100.0%	24	118.2%	-	-	-	-	-	-
Land	2	-77.8%	0	-100.0%	59	51.3%	\$1,025,000	-31.7%	104.5	48.1%	104.5	122.3%
Multi-Residential	3	50.0%	2	-77.8%	35	118.8%	\$840,000	-30.0%	42.7	255.6%	38.0	216.7%
<b>Total</b>	<b>361</b>	<b>-23.4%</b>	<b>52</b>	<b>-90.3%</b>	<b>2,236</b>	<b>116.0%</b>	<b>\$720,200</b>	<b>-20.1%</b>	<b>39.7</b>	<b>138.7%</b>	<b>32.0</b>	<b>433.3%</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	349	-21.2%	666	23.3%	933	280.8%	\$719,000	-19.2%	37.8	189.1%	28.0	366.7%
Commercial	7	-50.0%	2	-94.1%	742	29.9%	\$835,000	-30.1%	116.0	19.4%	78.0	-17.9%
Farm	0	-100.0%	0	-100.0%	24	118.2%	-	-	-	-	-	-
Land	2	-77.8%	0	-100.0%	59	51.3%	\$1,025,000	-31.7%	104.5	48.1%	104.5	122.3%
Multi-Residential	3	50.0%	2	-77.8%	35	118.8%	\$840,000	-30.0%	42.7	255.6%	38.0	216.7%
<b>Total</b>	<b>361</b>	<b>-23.4%</b>	<b>52</b>	<b>-90.3%</b>	<b>2,236</b>	<b>116.0%</b>	<b>\$720,200</b>	<b>-20.1%</b>	<b>39.7</b>	<b>138.7%</b>	<b>32.0</b>	<b>433.3%</b>

## January 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	-50.0%	\$75,000	-97.5%	1	-90.9%	307.0	376.0%	0	-
Industrial	3	200.0%	\$6,515,000	401.2%	0	-100.0%	60.3	-53.9%	5	360.4
Investment	0	-100.0%	\$0	-100.0%	0	-100.0%	-	-	0	-
Land	0	-	\$0	-	0	-100.0%	-	-	0	-
Office	2	-33.3%	\$1,810,000	-61.1%	0	-100.0%	113.0	13.4%	9	209.1
Retail	1	-80.0%	\$835,000	-86.8%	1	-95.2%	98.0	-21.0%	5	99.6

## 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	1	-50.0%	\$75,000	-97.5%	1	-90.9%	307.0	376.0%	0	-
Industrial	3	200.0%	\$6,515,000	401.2%	0	-100.0%	60.3	-53.9%	5	360.4
Investment	0	-100.0%	\$0	-100.0%	0	-100.0%	-	-	0	-
Land	0	-	\$0	-	0	-100.0%	-	-	0	-
Office	2	-33.3%	\$1,810,000	-61.1%	0	-100.0%	113.0	13.4%	9	209.1
Retail	1	-80.0%	\$835,000	-86.8%	1	-95.2%	98.0	-21.0%	5	99.6