

HAMILTON
MONTHLY
STATISTICS
PACKAGE
OCTOBER 2023





REALTORS[®] ASSOCIATION
of Hamilton-Burlington


SUMMARY


Home sales slowed this October. A total of 408 units were sold, making it the slowest October reported since 2010. Year-to-date, sales have declined nearly 13 per cent. Declines have been driven by homes priced above \$800,000. Keeping pace with the trend seen in most areas, the Hamilton Region saw a sharp rise in new listings. The sales to new listings ratio is relatively low at 33 per cent. This translates to increased supply, which is welcome news for buyers who now have more choice and flexibility in their homebuying decisions.


Fewer sales combined with increased inventory caused the months of supply to rise to nearly five months. The higher months of supply is weighing on home prices. In October, the benchmark price in Hamilton fell to \$766,100, roughly four per cent lower than last month and over one per cent lower than last October. Prices currently align with those seen at the beginning of 2023.

SALES
408

12.4%
 YEAR/YEAR



NEW LISTINGS
1,244

29.2%
 YEAR/YEAR


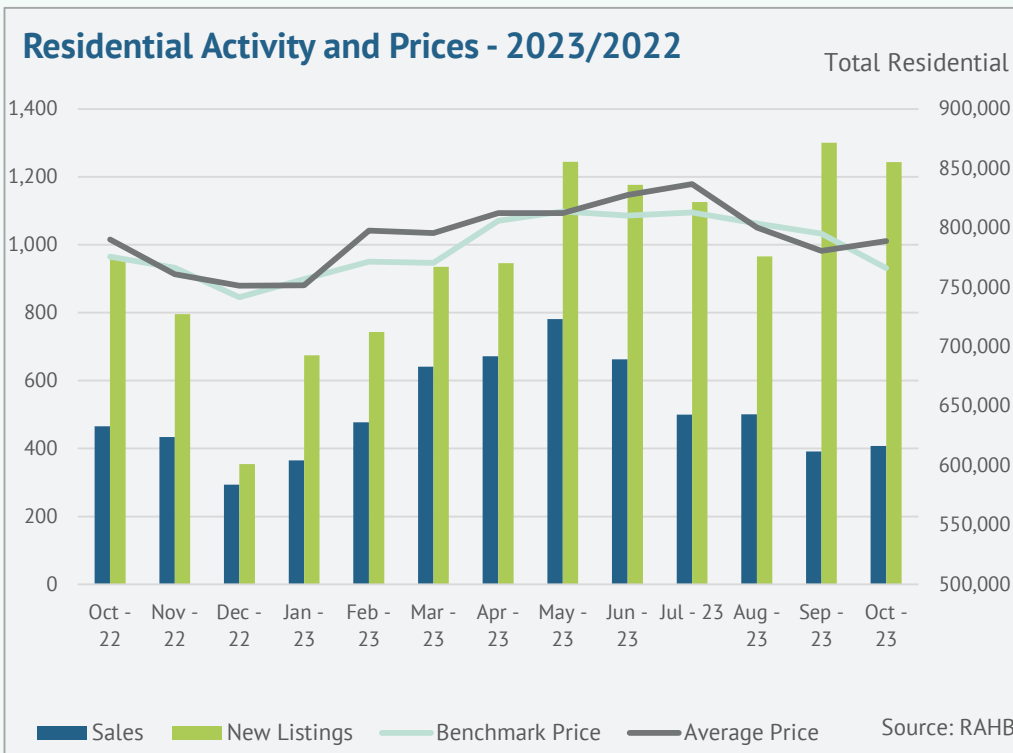




INVENTORY
1,868

28.1%
 YEAR/YEAR





MONTHS OF SUPPLY
4.6

46.3%
 YEAR/YEAR

RESIDENTIAL AVERAGE PRICE

\$789,040

0.1%
 YEAR/YEAR

AVERAGE DOM
25.4

12.1%
 YEAR/YEAR



PROPERTY TYPES

New listings increased across most property types in October. The one exception was the semi-detached sector, where new listings remain lower than both last year's levels and longer-term trends. The rise in new listings compared to sales caused the sales to new listings ratio to range from a low of 29 per cent in the apartment sector to 37 per cent in the Semi-detached sector.

The recent gain in supply has provided more choices to prospective homebuyers. Increased supply is weighing on home prices across all property types. Detached, Semi-detached and Row properties all reported an unadjusted monthly benchmark price decline that exceeded three per cent. However, prices generally remained in line with levels reported last year. Apartment condominium benchmark prices reported a smaller monthly decline of less than one per cent but are still more than six per cent lower than levels reported last October.

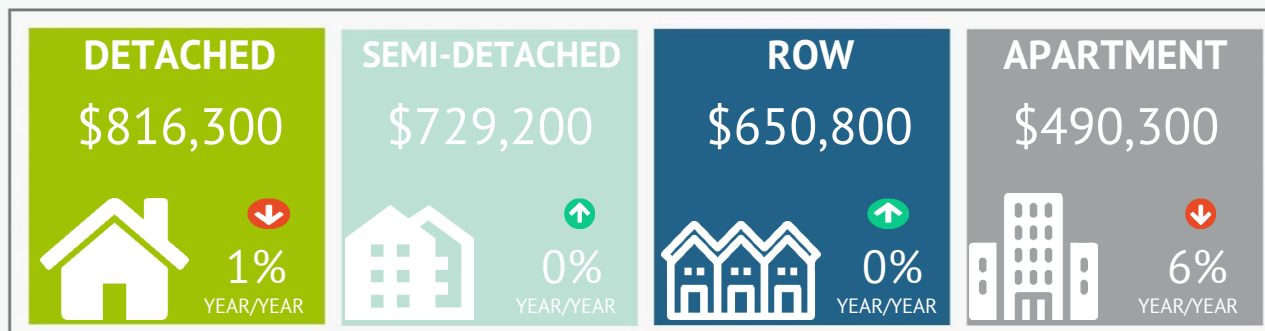
October 2023

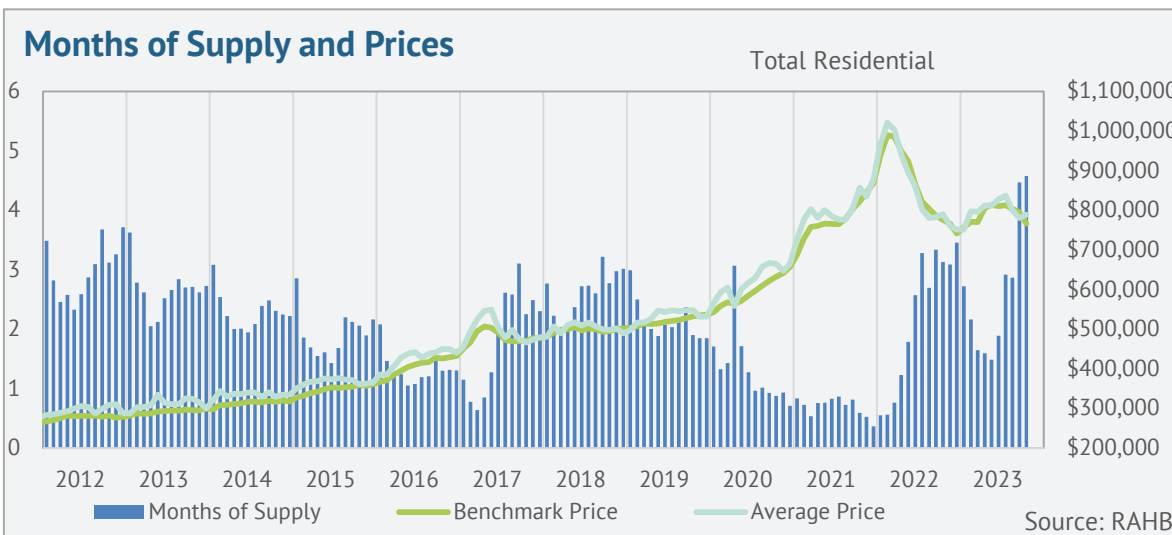
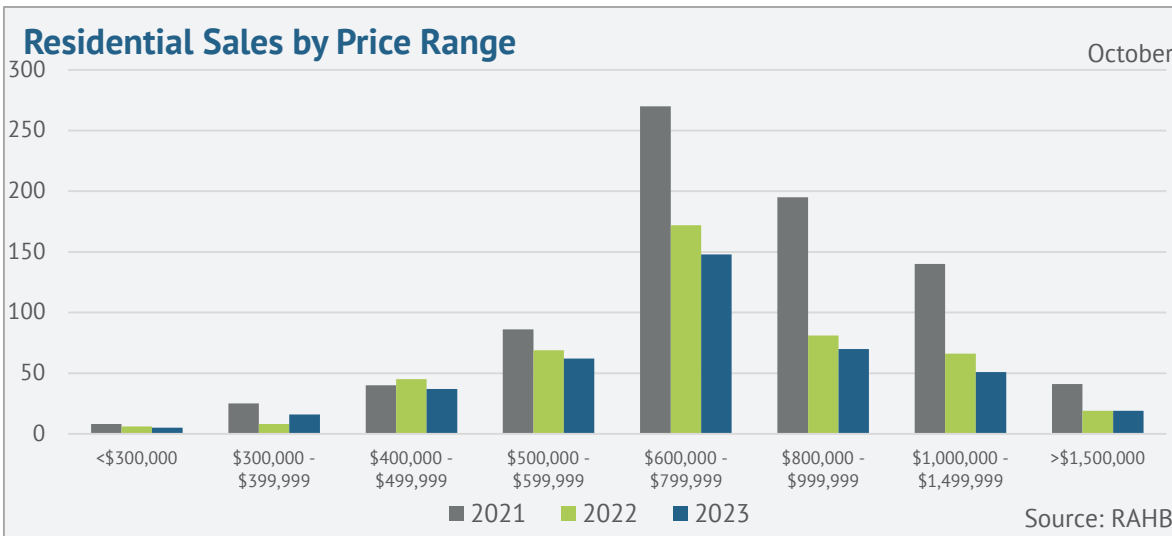
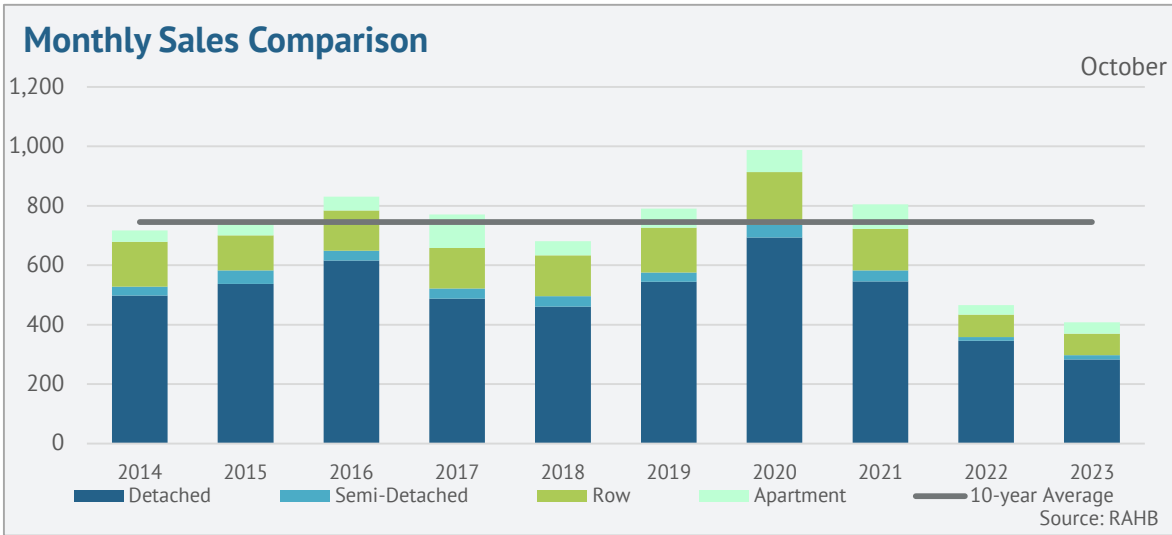
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Detached	283	-18.2%	848	25.4%	1,279	25.0%	33%	24.5	-17%	4.52	52.9%	\$870,085	2.6%	\$775,000	1.5%
Semi-Detached	14	7.7%	38	-13.6%	70	11.1%	37%	22.3	55%	5.00	3.2%	\$666,921	-7.0%	\$676,500	-14.9%
Row	73	-2.7%	224	44.5%	269	32.5%	33%	22.8	-8%	3.68	36.1%	\$650,963	-2.8%	\$657,500	-5.7%
Apartment	38	18.8%	129	51.8%	244	56.4%	29%	38.5	5%	6.42	31.7%	\$495,705	4.1%	\$467,500	1.2%
Mobile	0	-	2	100.0%	2	-80.0%	0%	-	-	-	-	-	-	-	-
Total Residential	408	-12.4%	1,244	29.2%	1,868	28.1%	33%	25.4	-12%	4.58	46.3%	\$789,040	-0.1%	\$716,900	0.3%

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	3,540	-15.2%	6,899	-15.2%	858	9.8%	51.3%	23.2	51%	2.42	29.4%	\$886,995	-10.6%	\$807,000	-9.3%
Semi-Detached	254	-13.3%	425	-22.2%	48	-3.6%	59.8%	21.8	78%	1.90	11.2%	\$695,320	-11.3%	\$675,050	-11.2%
Row	1,045	-6.3%	1,814	-10.7%	186	12.1%	57.6%	22.1	48%	1.78	19.6%	\$716,984	-9.4%	\$715,000	-8.3%
Apartment	542	-12.4%	1,186	14.9%	206	89.5%	45.7%	38.7	106%	3.79	116.4%	\$495,939	-11.9%	\$473,750	-13.9%
Mobile	16	100.0%	24	-14.3%	6	-29.5%	66.7%	72.8	78%	3.88	-64.8%	\$257,869	7.2%	\$286,000	25.7%
Total Residential	5,399	-13.0%	10,358	-12.1%	1,308	17.1%	52.1%	24.6	59%	2.42	34.6%	\$803,952	-10.9%	\$750,000	-8.0%

BENCHMARK PRICE

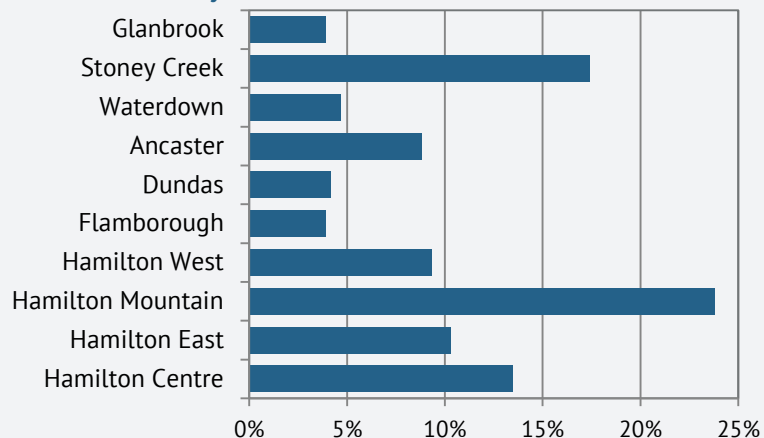




REGIONAL SUMMARY

Conditions continue to shift throughout the Hamilton Region. New listings are up over last year across all areas of the Hamilton region except Dundas, which remained at levels similar to last year. Sales activity generally declined across most areas compared to last year. The only exceptions were Hamilton West, Dundas and Stoney Creek, which are all reporting year-over-year gains in sales. Despite some shifts, the sales to new listings ratio remained below 44 per cent across all areas within the Hamilton Region.

Share of Sales by District



October 2023

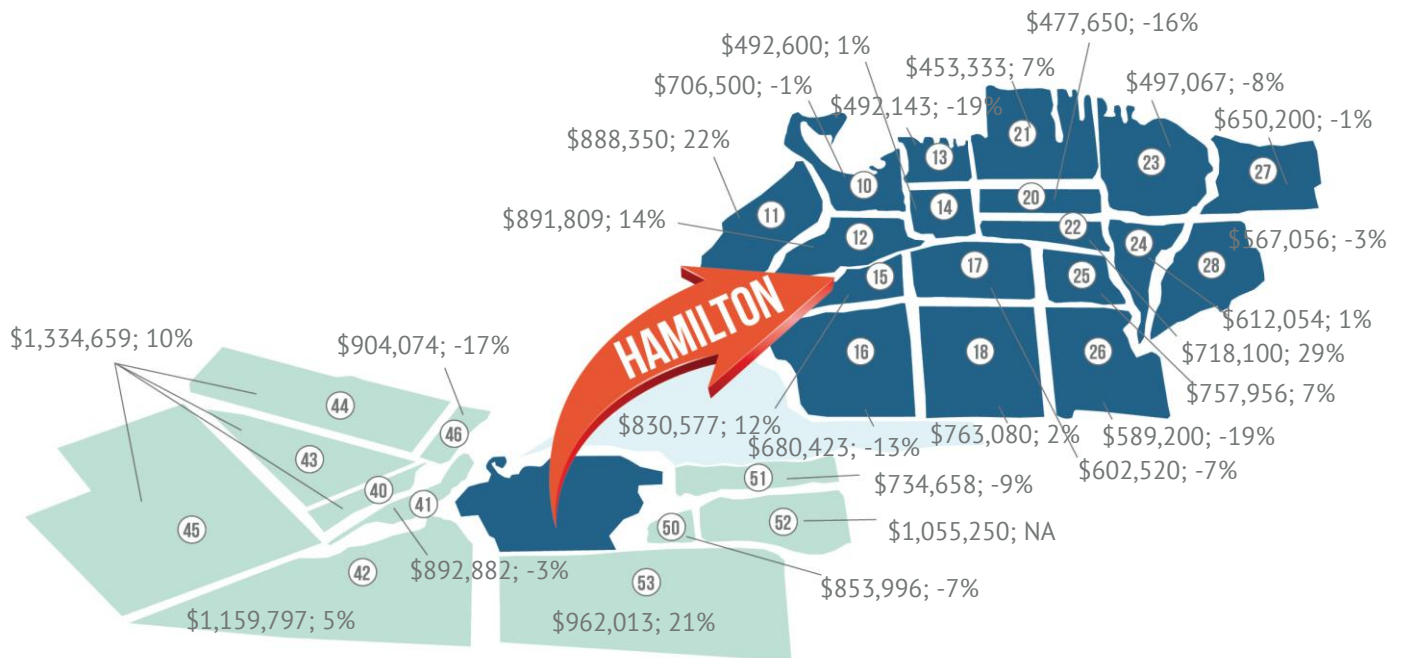
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Hamilton Centre	55	-3.5%	181	29.3%	295	37.9%	30%	25.3	-20.1%	5.36	42.9%	\$546,464	2.2%	\$530,000	1.0%
Hamilton East	42	-37.3%	128	48.8%	162	22.7%	33%	20.3	-28.0%	3.86	95.8%	\$564,051	-4.5%	\$563,500	-1.1%
Hamilton Mountain	97	-13.4%	272	24.8%	345	28.7%	36%	17.1	-30.5%	3.56	48.6%	\$700,168	-2.8%	\$685,000	-2.1%
Hamilton West	38	18.8%	91	8.3%	154	16.7%	42%	30.2	4.4%	4.05	-1.8%	\$856,399	14.3%	\$739,000	1.2%
Flamborough	16	-42.9%	58	13.7%	120	15.4%	28%	44.8	-2.2%	7.50	101.9%	\$1,334,659	10.5%	\$1,195,000	2.1%
Dundas	17	21.4%	39	-9.3%	53	-22.1%	44%	20.3	-30.7%	3.12	-35.8%	\$892,882	-3.3%	\$825,000	-4.2%
Ancaster	36	-14.3%	121	39.1%	196	31.5%	30%	28.2	-7.5%	5.44	53.5%	\$1,159,797	5.3%	\$1,144,000	24.0%
Waterdown	19	-26.9%	70	27.3%	95	46.2%	27%	34.5	18.3%	5.00	100.0%	\$904,074	-16.7%	\$835,000	-14.6%
Stoney Creek	71	10.9%	222	54.2%	344	48.9%	32%	29.8	10.4%	4.85	34.2%	\$793,059	-4.7%	\$745,000	-5.7%
Glanbrook	16	-33.3%	62	12.7%	103	8.4%	26%	27.9	3.5%	6.44	62.6%	\$962,013	21.4%	\$850,000	13.7%
Total	408	-12.4%	1,244	29.2%	1868	28.1%	33%	25.4	-12.1%	4.58	46.3%	\$789,040	-0.1%	\$716,900	0.3%

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	702	-20.7%	1,460	-10.9%	205	34.6%	48.1%	26.6	68.2%	2.92	69.6%	\$570,238	-12.3%	\$551,250	-12.2%
Hamilton East	560	-29.2%	1,018	-25.5%	112	-8.1%	55.0%	21.8	42.7%	1.99	29.9%	\$637,384	-10.5%	\$625,000	-8.5%
Hamilton Mountain	1,282	-10.2%	2,167	-15.1%	208	3.2%	59.2%	18.9	38.2%	1.62	14.9%	\$758,791	-10.9%	\$745,000	-8.0%
Hamilton West	468	-1.9%	895	-4.1%	132	32.0%	52.3%	29.0	68.6%	2.82	34.6%	\$711,979	-7.6%	\$680,000	-6.8%
Flamborough	193	-10.6%	459	-4.2%	89	30.6%	42.0%	38.6	64.3%	4.60	46.2%	\$1,125,780	-24.0%	\$1,035,000	-25.9%
Dundas	221	-13.7%	331	-20.2%	36	-0.3%	66.8%	24.0	63.0%	1.61	15.5%	\$922,470	-12.7%	\$870,000	-12.3%
Ancaster	424	-8.8%	955	-3.1%	135	23.3%	44.4%	28.0	56.9%	3.18	35.2%	\$1,163,054	-9.8%	\$1,050,000	-10.3%
Waterdown	319	-4.5%	555	-11.8%	58	9.2%	57.5%	21.8	53.7%	1.83	14.3%	\$1,007,336	-9.6%	\$950,000	-7.9%
Stoney Creek	856	-11.3%	1,828	-8.0%	249	24.1%	46.8%	26.2	72.8%	2.90	39.9%	\$829,343	-13.1%	\$799,250	-9.2%
Glanbrook	372	-5.1%	687	-13.0%	84	12.5%	54.1%	27.2	76.8%	2.27	18.6%	\$886,730	-12.2%	\$827,500	-13.8%
Total	5,399	-13.0%	10,358	-12.1%	1,308	17.1%	52.1%	24.6	58.6%	2.42	34.6%	\$803,952	-10.9%	\$750,000	-8.0%

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

	October 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	\$706,500	-1.2%	\$555,900	-8.4%	\$593,640	-10.2%	\$587,050	-12.3%
Hamilton West 11	\$888,350	21.5%	\$767,700	1.2%	\$756,541	-6.9%	\$766,080	-11.2%
Hamilton West 12	\$891,809	14.0%	\$658,800	-7.1%	\$753,128	-6.6%	\$692,530	-12.2%
Hamilton Centre 13	\$492,143	-19.3%	\$482,400	-6.8%	\$562,974	-10.3%	\$523,650	-11.3%
Hamilton Centre 14	\$492,600	1.4%	\$517,500	-8.4%	\$540,053	-8.9%	\$551,050	-10.5%
Hamilton Centre 20	\$477,650	-16.1%	\$501,900	-6.8%	\$549,524	-16.0%	\$545,310	-11.1%
Hamilton Centre 21	\$453,333	7.2%	\$411,400	-5.7%	\$465,944	-14.8%	\$442,140	-9.7%
Hamilton Centre 22	\$718,100	28.8%	\$675,800	2.4%	\$711,820	-12.1%	\$715,180	-10.0%
Hamilton East 23	\$497,067	-8.0%	\$504,300	1.9%	\$551,512	-13.0%	\$523,630	-9.8%
Hamilton East 24	\$612,054	0.9%	\$644,800	2.3%	\$673,420	-7.0%	\$671,550	-9.6%
Hamilton East 27	\$650,200	-0.9%	\$667,300	-0.1%	\$705,827	-4.0%	\$681,080	-12.3%
Hamilton East 28	\$567,056	-3.3%	\$614,000	-0.6%	\$662,763	-12.8%	\$633,940	-10.7%
Hamilton East 29	\$420,000	-43.9%	\$770,900	-6.4%	\$802,081	-14.1%	\$826,000	-11.5%
Hamilton Mountain 15	\$830,577	11.8%	\$757,900	-2.4%	\$797,391	-13.4%	\$787,700	-10.8%
Hamilton Mountain 16	\$680,423	-13.1%	\$753,800	-2.3%	\$791,743	-8.2%	\$780,740	-10.4%
Hamilton Mountain 17	\$602,520	-6.6%	\$642,100	-2.0%	\$667,177	-10.9%	\$667,740	-9.5%
Hamilton Mountain 18	\$763,080	2.1%	\$796,000	-1.9%	\$831,601	-10.6%	\$824,000	-10.7%
Hamilton Mountain 25	\$757,956	7.1%	\$702,200	-1.9%	\$739,058	-11.3%	\$737,580	-9.9%
Hamilton Mountain 26	\$589,200	-19.3%	\$696,100	-1.5%	\$697,561	-16.1%	\$722,000	-10.9%
Flamborough 43	\$1,334,659	10.5%	\$1,158,000	0.3%	\$1,125,780	-24.0%	\$1,168,470	-11.1%
Dundas 41	\$892,882	-3.3%	\$916,300	0.6%	\$922,470	-12.7%	\$920,770	-10.3%
Ancaster 42	\$1,159,797	5.3%	\$1,090,500	0.6%	\$1,163,054	-9.8%	\$1,106,960	-9.8%
Waterdown 46	\$904,074	-16.7%	\$1,000,500	2.9%	\$1,007,336	-9.6%	\$1,021,770	-6.4%
Stoney Creek 50	\$853,996	-7.1%	\$821,800	1.8%	\$857,493	-13.6%	\$869,010	-9.8%
Stoney Creek 51	\$734,658	-9.0%	\$781,000	-3.1%	\$787,850	-14.4%	\$803,050	-12.6%
Stoney Creek 52	\$1,055,250	-	\$1,013,700	-0.3%	\$1,246,346	8.1%	\$1,014,410	-13.7%
Glanbrook 53	\$962,013	21.4%	\$886,700	-1.2%	\$886,730	-12.2%	\$889,740	-14.1%

DETACHED

BENCHMARK HOMES

	October 2023						
	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Hamilton West 10	\$604,800	-7.4%	-7.5%	2	3	1,390	2,610
Hamilton West 11	\$812,800	1.2%	-1.8%	2	4	1,335	4,000
Hamilton West 12	\$879,300	-5.9%	-5.7%	2	3	1,690	3,255
Hamilton Centre 13	\$477,200	-6.8%	-7.6%	1	3	1,300	2,306
Hamilton Centre 14	\$553,900	-8.2%	-7.9%	2	3	1,565	2,741
Hamilton Centre 20	\$507,300	-6.9%	-7.5%	1	3	1,286	2,500
Hamilton Centre 21	\$400,900	-5.7%	-6.9%	1	3	1,149	2,500
Hamilton Centre 22	\$676,200	2.4%	-5.0%	2	3	1,533	3,150
Hamilton East 23	\$504,600	1.8%	-4.2%	1	3	1,057	3,150
Hamilton East 24	\$652,600	2.2%	-5.2%	2	3	1,212	4,120
Hamilton East 27	\$801,400	2.0%	-3.5%	2	3	1,366	5,000
Hamilton East 28	\$802,400	1.0%	-5.5%	2	3	1,403	5,276
Hamilton East 29	\$740,100	-8.9%	-9.2%	2	3	1,510	5,251
Hamilton Mountain 15	\$771,700	-2.2%	-3.9%	2	4	1,262	5,500
Hamilton Mountain 16	\$861,900	-2.9%	-4.2%	2	3	1,572	4,796
Hamilton Mountain 17	\$648,200	-2.1%	-4.1%	2	3	1,129	4,301
Hamilton Mountain 18	\$826,400	-2.4%	-3.9%	2	3	1,599	4,568
Hamilton Mountain 25	\$701,500	-2.0%	-4.8%	2	4	1,119	5,000
Hamilton Mountain 26	\$762,900	-1.1%	-4.3%	2	3	1,333	4,591
Flamborough 43	\$1,158,600	0.3%	-1.9%	2	3	1,908	27,014
Dundas 41	\$1,008,900	1.2%	-1.9%	2	3	1,538	6,297
Ancaster 42	\$1,221,600	1.2%	-2.9%	2	4	2,210	7,500
Waterdown 46	\$1,133,700	3.8%	-2.2%	2	3	1,839	4,978
Stoney Creek 50	\$891,100	1.5%	-5.2%	2	3	1,826	5,005
Stoney Creek 51	\$894,900	-1.9%	-2.7%	2	3	1,682	5,903
Stoney Creek 52	\$1,013,700	-0.3%	-1.7%	2	3	1,723	30,025
Glanbrook 53	\$964,400	-0.7%	-2.2%	2	3	1,811	4,714

SUMMARY STATISTICS

October 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	408	-12.4%	1,244	29.2%	1,868	28.1%	\$716,900	0.3%	25.4	-12.1%	17.0	-15.0%
Commercial	12	-7.7%	3	-80.0%	701	-2.5%	\$923,750	46.6%	92.3	-11.1%	55.0	-50.9%
Farm	2	100.0%	0	-100.0%	27	-6.9%	\$1,457,576	-19.0%	85.0	32.8%	85.0	32.8%
Land	1	0.0%	0	-100.0%	112	69.7%	\$350,000	-34.0%	10.0	-79.6%	10.0	-79.6%
Multi-Residential	7	16.7%	5	-44.4%	101	74.1%	\$812,000	15.2%	27.9	-11.6%	28.0	9.8%
Total	430	-11.7%	167	-53.4%	3,324	21.8%	\$720,000	0.7%	27.6	-11.3%	18.0	-14.3%

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	5,399	-13.0%	10,358	-12.1%	1,308	17.1%	\$750,000	-8.0%	24.6	58.6%	14.0	75.0%
Commercial	136	8.8%	109	-52.6%	751	11.5%	\$766,666	-27.0%	98.7	27.1%	83.0	43.1%
Farm	12	-33.3%	11	-68.6%	27	27.2%	\$2,122,500	-9.7%	77.6	259.0%	32.5	109.7%
Land	28	-33.3%	41	-39.7%	88	66.5%	\$826,750	-19.3%	103.2	12.2%	71.0	24.6%
Multi-Residential	58	-28.4%	85	-50.3%	69	35.8%	\$839,050	-8.3%	33.2	14.0%	27.5	96.4%
Total	5,633	-13.0%	2,684	-64.3%	2,654	24.9%	\$750,000	-8.5%	27.0	55.1%	14.0	75.0%

October 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%	\$79,900	-47.8%	1	-66.7%	15.0	-90.9%	0	-
Industrial	3	-25.0%	\$6,375,000	-41.2%	0	-100.0%	118.7	80.5%	10	102.5
Investment	2	-	\$2,195,000	-	0	-100.0%	41.5	-	0	-
Land	0	-	\$0	-	0	-100.0%	-	-	0	-
Office	0	-100.0%	\$0	-100.0%	0	-100.0%	-	-	7	189.7
Retail	4	-20.0%	\$2,897,500	-30.1%	1	-85.7%	135.8	4.1%	14	183.9

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	18	0.0%	\$1,805,900	-75.7%	26	-38.1%	150.6	68.2%	3	149.0
Industrial	19	-20.8%	\$49,328,900	-31.4%	28	-58.8%	86.3	12.6%	66	184.3
Investment	12	-20.0%	\$18,103,000	-42.0%	20	-60.0%	84.6	51.4%	1	33.0
Land	1	-50.0%	\$1,300,000	-93.1%	1	-85.7%	4.0	-94.9%	1	29.0
Office	23	53.3%	\$19,417,320	7.4%	43	-57.0%	91.6	10.7%	85	134.2
Retail	54	28.6%	\$62,745,361	12.0%	81	-47.7%	96.9	21.5%	84	116.7