

HAMILTON
MONTHLY
STATISTICS
PACKAGE
APRIL 2024



REALTORS[®] ASSOCIATION
of Hamilton-Burlington


SUMMARY


Sales in April slowed to 611 units, nine percent lower than last year and enough to cause year-to-date sales to remain comparable to last year. Year-to-date, most of the pullback has been driven by the detached market. At the same time, new listings rose to 1,257 units, causing the sales-to-new listings ratio to fall to 49 per cent, driving inventory gains. Overall, the months of supply rose to nearly three months, the highest reported for the month of April since 2020.

The unadjusted benchmark price in April was \$794,400, a slight gain over last month and over one per cent lower than levels reported last April. Prices generally trended down in the second half of last year, and while they have been trending up compared to the end of 2023, they have yet to reach the levels reported during the spring of 2023.

SALES


611

 **8.8%**

 YEAR/YEAR

NEW LISTINGS


1,257


 **32.7%**

 YEAR/YEAR

INVENTORY

1,567

 **45.9%**

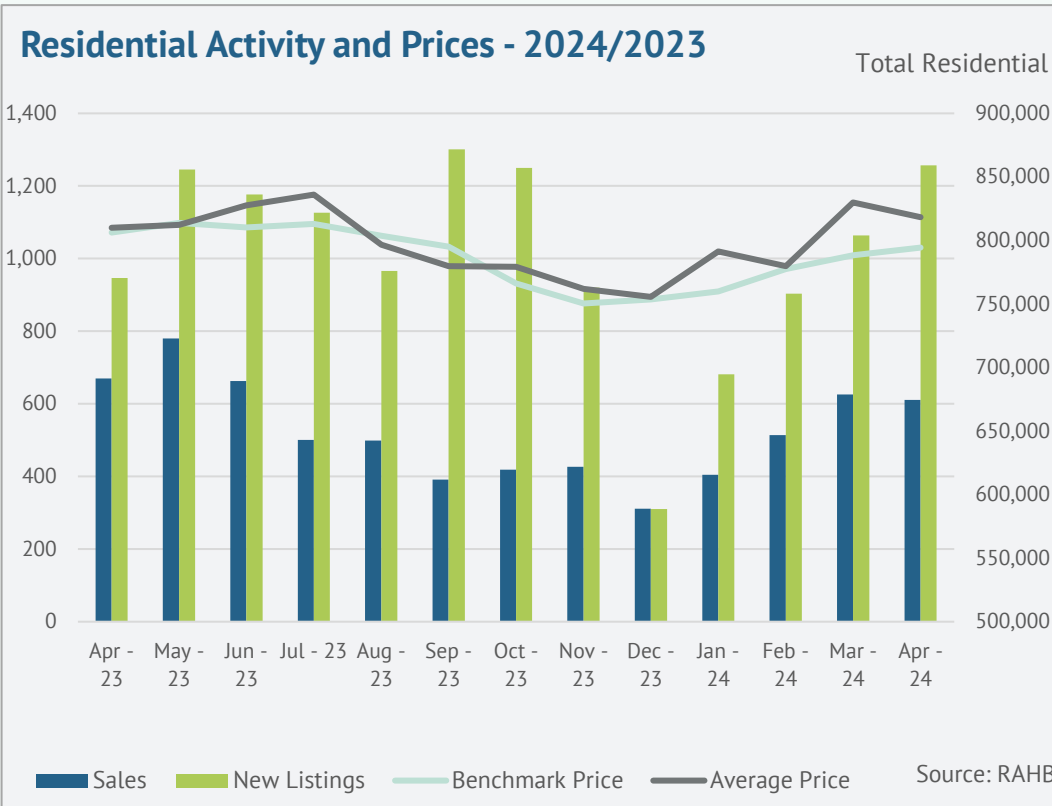
 YEAR/YEAR

MONTHS OF SUPPLY

2.6


 **60.0%**

 YEAR/YEAR



RESIDENTIAL AVERAGE PRICE


 **\$818,381**


 **1.0%**

YEAR/YEAR

AVERAGE DOM

26.8

 **15.3%**

 YEAR/YEAR

PROPERTY TYPES

The year-to-date pullback in detached sales was offset by gains in the higher density sectors. So far this year, new listings across all property types have been rising, supporting inventory gains. Row homes reported the most significant inventory gain compared to last year. Rising inventory coupled with slowing sales caused the months of supply to rise across all property types compared to 2023. Row and semi-detached homes continue to face the tightest conditions with less than two months of supply, while the detached market saw the months of supply rise to nearly three months. Apartment-style homes have the most supply relative to demand with just over five months.

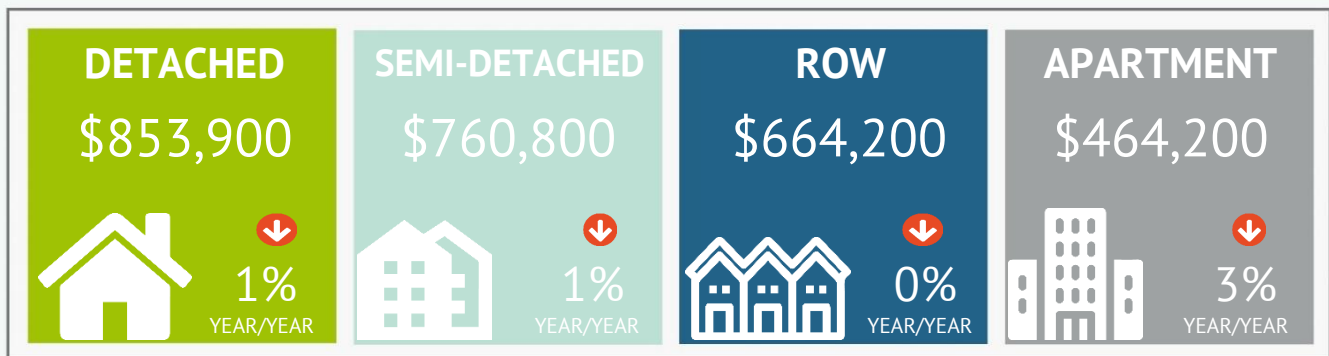
April 2024

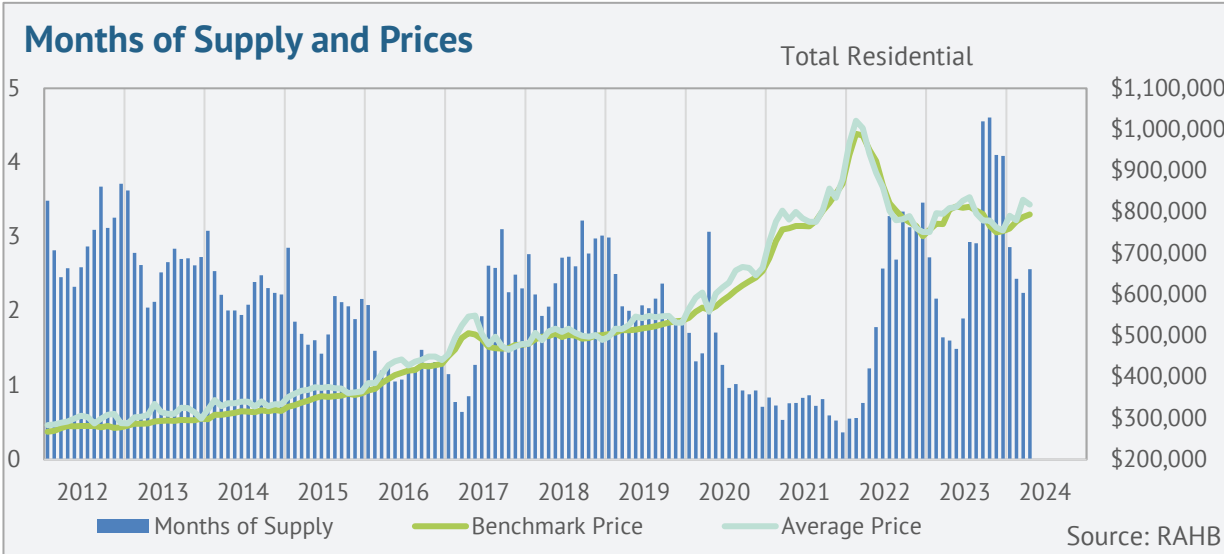
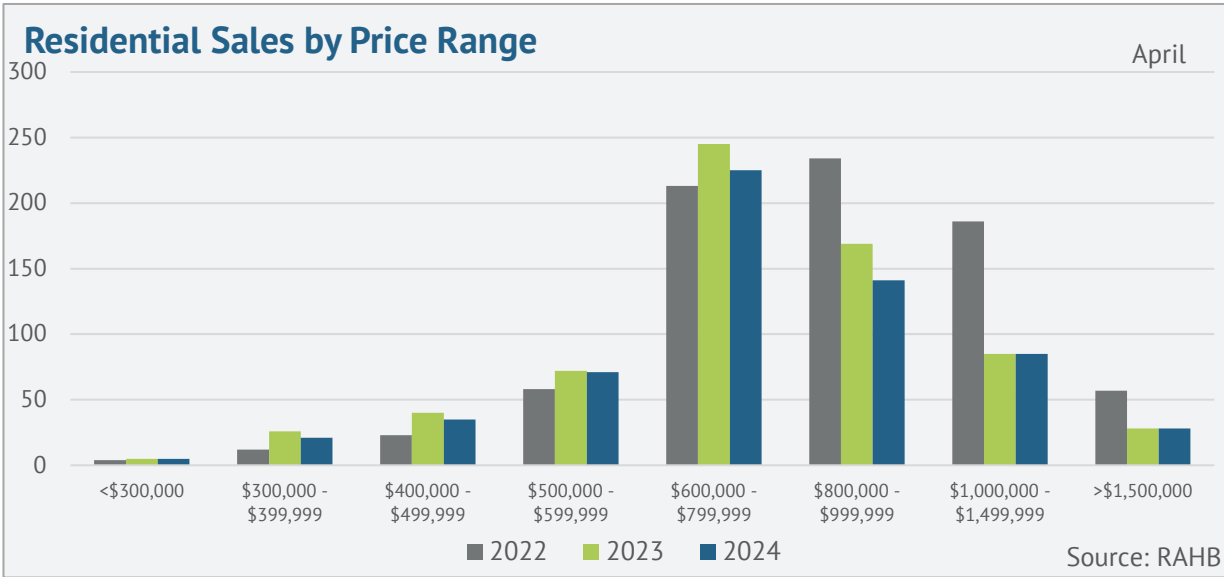
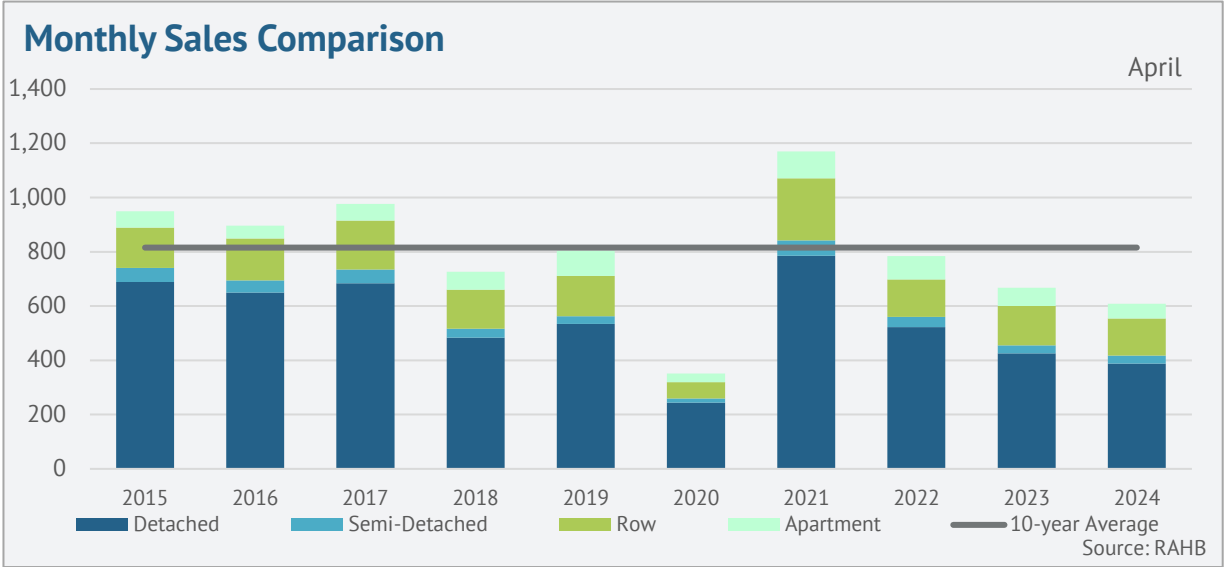
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Detached	388	-8.9%	802	30.0%	976	44.2%	48%	26.7	19%	2.52	58.3%	\$913,056	0.9%	\$835,000	1.2%
Semi-Detached	30	3.4%	45	32.4%	50	42.9%	67%	19.0	-8%	1.67	38.1%	\$705,490	8.2%	\$640,000	1.6%
Row	136	-6.2%	244	39.4%	245	66.7%	56%	23.1	28%	1.80	77.7%	\$723,425	0.6%	\$718,495	-0.9%
Apartment	54	-19.4%	159	33.6%	284	38.5%	34%	42.3	5%	5.26	71.9%	\$463,992	-6.7%	\$457,500	-2.7%
Mobile	2	-33.3%	5	400.0%	9	80.0%	40%	16.0	-58%	4.50	170.0%	\$302,000	36.9%	\$302,000	37.3%
Total Residential	611	-8.8%	1,257	32.7%	1,567	45.9%	49%	26.8	15%	2.56	60.0%	\$818,381	1.0%	\$750,000	0.0%

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	1,399	-1.4%	2,486	16.0%	853	30.3%	56.3%	31.5	19%	2.44	32.2%	\$899,514	3.1%	\$810,000	1.3%
Semi-Detached	96	6.7%	143	10.0%	43	5.5%	67.1%	26.8	-6%	1.79	-1.1%	\$690,885	1.5%	\$668,500	2.1%
Row	436	1.6%	732	21.8%	204	31.7%	59.6%	30.2	17%	1.87	29.6%	\$710,976	-0.2%	\$720,000	1.4%
Apartment	216	3.8%	526	26.7%	236	31.4%	41.1%	47.6	5%	4.36	26.5%	\$471,086	-3.0%	\$460,000	-0.2%
Mobile	5	-16.7%	11	83.3%	7	22.7%	45.5%	29.6	-72%	5.40	47.3%	\$270,200	20.0%	\$289,000	25.1%
Total Residential	2,156	0.1%	3,905	18.3%	1,346	29.5%	55.2%	32.7	14%	2.50	29.3%	\$807,454	1.8%	\$740,000	0.0%

BENCHMARK PRICE

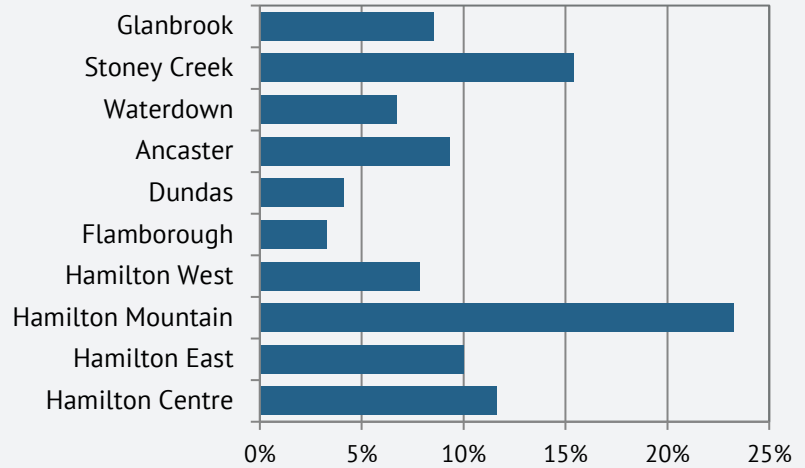




REGIONAL SUMMARY

Year-to-date sales activity has varied within the region, as higher sales in Hamilton East, Flamborough, Dundas, Ancaster, and Glanbrook offset pullbacks in other areas in the region. However, the pullback in sales for Hamilton Centre and Hamilton West may be related to the supply of new listings, which did not see the same jump as other areas. Overall, the months of supply in April improved compared to last year across all areas in the Hamilton region. Months of supply range from under two months in Dundas to a high of nearly six months in Flamborough.

Share of Sales by District



April 2024

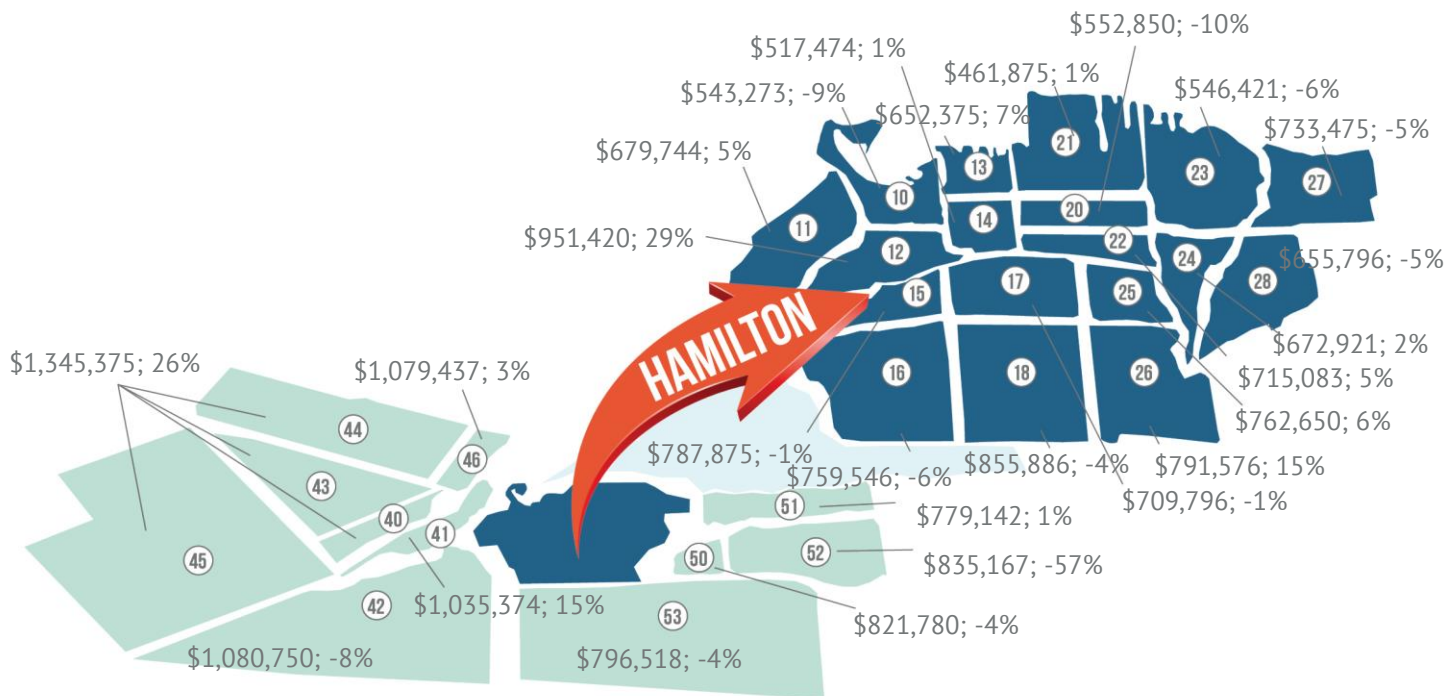
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Hamilton Centre	71	-12.3%	151	7.9%	215	16.8%	47%	29.5	41.4%	3.03	33.3%	\$569,773	-0.4%	\$552,000	-4.0%
Hamilton East	61	-10.3%	119	15.5%	130	27.5%	51%	25.0	21.3%	2.13	42.1%	\$631,723	-6.0%	\$620,000	-6.8%
Hamilton Mountain	142	-10.7%	274	35.6%	282	93.2%	52%	21.8	16.0%	1.99	116.3%	\$772,599	-1.1%	\$762,500	0.3%
Hamilton West	48	-17.2%	96	14.3%	147	23.5%	50%	40.1	30.8%	3.06	49.3%	\$767,328	16.0%	\$646,800	1.5%
Flamborough	20	17.6%	60	81.8%	112	40.0%	33%	39.9	77.1%	5.60	19.0%	\$1,345,375	25.5%	\$1,275,000	44.9%
Dundas	25	13.6%	44	63.0%	44	51.7%	57%	23.0	76.6%	1.76	33.5%	\$1,035,374	14.7%	\$977,000	18.4%
Ancaster	57	-10.9%	133	41.5%	169	64.1%	43%	34.6	41.0%	2.96	84.2%	\$1,080,750	-7.6%	\$1,015,000	-2.6%
Waterdown	41	5.1%	87	77.6%	81	88.4%	47%	18.5	-12.4%	1.98	79.2%	\$1,079,437	3.0%	\$1,005,000	2.0%
Stoney Creek	94	-5.1%	205	50.7%	280	52.2%	46%	23.1	-14.9%	2.98	60.3%	\$791,817	-4.1%	\$751,500	-7.2%
Glanbrook	52	-17.5%	88	11.4%	107	28.9%	59%	28.5	-9.5%	2.06	56.2%	\$796,518	-4.5%	\$762,500	-1.6%
Total	611	-8.8%	1,257	32.7%	1567	45.9%	49%	26.8	15.3%	2.56	60.0%	\$818,381	1.0%	\$750,000	0.0%

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	273	-5.5%	506	2.4%	185	7.4%	54.0%	33.8	15.8%	2.71	13.7%	\$560,499	-1.7%	\$555,000	0.5%
Hamilton East	221	7.3%	362	16.0%	118	33.5%	61.0%	31.2	18.1%	2.13	24.5%	\$613,464	-3.2%	\$600,000	-4.4%
Hamilton Mountain	505	-2.9%	824	22.8%	228	47.8%	61.3%	27.7	16.9%	1.81	52.2%	\$750,032	0.2%	\$735,000	-0.7%
Hamilton West	177	-13.2%	332	4.1%	124	10.9%	53.3%	41.1	33.0%	2.81	27.9%	\$707,056	2.4%	\$679,900	-1.5%
Flamborough	82	49.1%	188	55.4%	108	53.6%	43.6%	45.3	7.9%	5.24	3.0%	\$1,337,565	28.0%	\$1,165,000	14.2%
Dundas	103	14.4%	149	30.7%	41	22.2%	69.1%	26.8	-12.6%	1.60	6.8%	\$943,320	10.2%	\$875,000	6.6%
Ancaster	191	2.7%	393	36.0%	141	52.7%	48.6%	37.7	16.4%	2.94	48.7%	\$1,148,186	-2.4%	\$1,050,000	0.7%
Waterdown	120	-0.8%	218	26.7%	63	41.0%	55.0%	28.0	11.7%	2.09	42.2%	\$999,360	-3.0%	\$932,500	-4.1%
Stoney Creek	329	-1.5%	645	16.0%	247	29.6%	51.0%	33.9	13.3%	3.01	31.6%	\$824,549	-0.3%	\$780,000	-2.4%
Glanbrook	155	4.7%	288	14.7%	92	12.6%	53.8%	31.5	-4.0%	2.36	7.5%	\$845,282	-2.1%	\$810,000	0.9%
Total	2,156	0.1%	3,905	18.3%	1,346	29.5%	55.2%	32.7	14.4%	2.50	29.3%	\$807,454	1.8%	\$740,000	0.0%

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

	April 2024				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	\$543,273	-8.7%	\$568,800	-5.3%	\$602,691	2.0%	\$562,050	-4.1%
Hamilton West 11	\$679,744	5.0%	\$785,500	0.8%	\$732,644	3.1%	\$769,750	2.6%
Hamilton West 12	\$951,420	29.4%	\$687,600	-3.2%	\$747,150	0.9%	\$677,975	-1.4%
Hamilton Centre 13	\$652,375	7.5%	\$530,100	-2.1%	\$564,313	-6.5%	\$515,800	-0.3%
Hamilton Centre 14	\$517,474	1.4%	\$530,200	-6.3%	\$529,842	-0.1%	\$528,200	-4.0%
Hamilton Centre 20	\$552,850	-9.8%	\$546,600	-3.4%	\$544,545	-1.5%	\$535,200	-0.9%
Hamilton Centre 21	\$461,875	1.3%	\$451,100	-1.2%	\$445,028	-4.6%	\$437,450	0.5%
Hamilton Centre 22	\$715,083	4.8%	\$708,300	-3.0%	\$694,929	2.5%	\$714,075	2.1%
Hamilton East 23	\$546,421	-6.1%	\$514,900	-2.0%	\$546,362	2.1%	\$508,825	0.3%
Hamilton East 24	\$672,921	2.4%	\$668,400	-1.7%	\$662,548	2.6%	\$665,025	1.7%
Hamilton East 27	\$733,475	-4.8%	\$658,300	-2.8%	\$693,029	-2.1%	\$650,750	-1.9%
Hamilton East 28	\$655,796	-5.4%	\$628,900	-1.6%	\$619,979	-7.2%	\$621,900	0.0%
Hamilton East 29	\$715,000	-18.1%	\$828,200	-2.7%	\$794,057	-10.6%	\$804,400	-1.4%
Hamilton Mountain 15	\$787,875	-1.3%	\$802,700	-0.7%	\$772,297	-0.7%	\$782,550	1.4%
Hamilton Mountain 16	\$759,546	-5.9%	\$781,100	-2.8%	\$793,531	0.5%	\$767,625	0.2%
Hamilton Mountain 17	\$709,796	-1.2%	\$681,400	-0.7%	\$671,460	1.1%	\$663,075	1.4%
Hamilton Mountain 18	\$855,886	-4.0%	\$828,600	-2.4%	\$814,210	-1.3%	\$814,025	0.9%
Hamilton Mountain 25	\$762,650	5.6%	\$756,200	0.5%	\$723,219	5.2%	\$731,700	1.2%
Hamilton Mountain 26	\$791,576	14.9%	\$725,400	-1.5%	\$736,490	8.4%	\$712,925	0.8%
Flamborough 43	\$1,345,375	25.5%	\$1,197,500	-0.2%	\$1,337,565	28.0%	\$1,167,425	1.2%
Dundas 41	\$1,035,374	14.7%	\$942,800	0.5%	\$943,320	10.2%	\$925,825	2.4%
Ancaster 42	\$1,080,750	-7.6%	\$1,130,900	-0.7%	\$1,148,186	-2.4%	\$1,106,200	1.7%
Waterdown 46	\$1,079,437	3.0%	\$1,036,200	-1.0%	\$999,360	-3.0%	\$1,000,400	0.9%
Stoney Creek 50	\$821,780	-4.0%	\$860,500	-2.9%	\$856,483	1.8%	\$859,975	1.1%
Stoney Creek 51	\$779,142	0.6%	\$783,700	-2.4%	\$794,376	1.1%	\$771,575	-2.7%
Stoney Creek 52	\$835,167	-57.2%	\$1,038,600	3.5%	\$1,014,056	-40.0%	\$1,008,975	2.0%
Glanbrook 53	\$796,518	-4.5%	\$888,100	0.5%	\$845,282	-2.1%	\$876,450	1.0%

DETACHED

BENCHMARK HOMES

April 2024

	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Hamilton West 10	\$656,400	-4.2%	2.0%	2	3	1,390	2,610
Hamilton West 11	\$837,900	0.6%	0.3%	2	4	1,335	4,000
Hamilton West 12	\$939,100	-4.3%	0.3%	2	3	1,690	3,255
Hamilton Centre 13	\$522,000	-2.3%	2.4%	1	3	1,300	2,306
Hamilton Centre 14	\$601,500	-4.4%	1.4%	2	3	1,565	2,741
Hamilton Centre 20	\$553,900	-3.4%	2.1%	1	3	1,286	2,500
Hamilton Centre 21	\$439,800	-0.8%	2.8%	1	3	1,149	2,500
Hamilton Centre 22	\$708,700	-3.0%	-0.9%	2	3	1,533	3,150
Hamilton East 23	\$514,300	-2.0%	0.5%	1	3	1,057	3,150
Hamilton East 24	\$676,400	-1.8%	0.0%	2	3	1,212	4,120
Hamilton East 27	\$800,600	-2.3%	0.8%	2	3	1,366	5,000
Hamilton East 28	\$836,300	-1.1%	0.2%	2	3	1,403	5,276
Hamilton East 29	\$809,600	-3.0%	2.6%	2	3	1,510	5,251
Hamilton Mountain 15	\$823,200	-0.2%	1.1%	2	4	1,262	5,500
Hamilton Mountain 16	\$898,000	-3.2%	0.1%	2	3	1,572	4,796
Hamilton Mountain 17	\$689,000	-0.9%	1.1%	2	3	1,129	4,301
Hamilton Mountain 18	\$865,500	-2.5%	0.1%	2	3	1,599	4,568
Hamilton Mountain 25	\$755,500	0.5%	1.9%	2	4	1,119	5,000
Hamilton Mountain 26	\$801,600	-1.8%	0.1%	2	3	1,333	4,591
Flamborough 43	\$1,198,100	-0.2%	0.6%	2	3	1,908	27,014
Dundas 41	\$1,036,300	0.2%	0.3%	2	3	1,538	6,297
Ancaster 42	\$1,270,900	0.2%	0.3%	2	4	2,210	7,500
Waterdown 46	\$1,175,400	-1.0%	3.2%	2	3	1,839	4,978
Stoney Creek 50	\$937,500	-2.9%	-0.4%	2	3	1,826	5,005
Stoney Creek 51	\$910,200	-1.3%	1.4%	2	3	1,682	5,903
Stoney Creek 52	\$1,038,600	3.5%	1.1%	2	3	1,723	30,025
Glanbrook 53	\$977,300	2.2%	0.3%	2	3	1,811	4,714

SUMMARY STATISTICS

April 2024

	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	611	-8.8%	1,257	32.7%	1,567	45.9%	\$750,000	0.0%	26.8	15.3%	15.0	25.0%
Commercial	7	-56.3%	68	240.0%	648	-14.3%	\$785,000	-32.9%	96.6	-16.0%	92.0	25.2%
Farm	0	-100.0%	3	-	23	-14.8%	-	-	-	-	-	-
Land	3	200.0%	25	400.0%	114	50.0%	\$320,000	-91.8%	34.0	-59.0%	5.0	-94.0%
Multi-Residential	13	44.4%	46	557.1%	86	32.3%	\$850,000	-0.8%	48.5	62.1%	35.0	25.0%
Total	634	-9.0%	1,413	563.4%	2,932	22.3%	\$750,000	0.0%	28.1	9.9%	15.5	19.2%

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	2,156	0.1%	3,905	18.3%	1,346	29.5%	\$740,000	0.0%	32.7	14.4%	18.0	20.0%
Commercial	29	-37.0%	216	242.9%	674	-11.8%	\$725,000	-27.3%	95.0	-10.6%	75.0	14.5%
Farm	2	-33.3%	20	900.0%	24	-4.0%	\$2,175,000	-27.5%	113.5	227.4%	113.5	206.8%
Land	13	160.0%	102	436.8%	112	57.7%	\$600,000	-55.6%	55.7	-54.8%	28.0	-77.6%
Multi-Residential	40	73.9%	139	456.0%	85	77.9%	\$809,000	-3.7%	48.2	58.2%	35.5	31.5%
Total	2,240	0.4%	4,382	424.8%	2,783	16.8%	\$740,000	-0.7%	34.0	11.7%	18.0	20.0%

April 2024

	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%	\$178,000	-11.0%	11	83.3%	17.5	-82.8%	1	150.0
Industrial	1	-66.7%	\$3,100,000	-84.2%	30	650.0%	1.0	-99.0%	7	119.9
Investment	0	-100.0%	\$0	-100.0%	8	166.7%	-	-	0	-
Land	0	-	\$0	-	2	-	-	-	0	-
Office	1	-75.0%	\$3,095,000	-12.4%	23	35.3%	92.0	-55.7%	9	193.2
Retail	2	-60.0%	\$1,862,000	-88.8%	42	223.1%	225.5	153.4%	2	23.0

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	9	12.5%	\$1,122,000	63.6%	44	91.3%	71.6	-62.1%	1	150.0
Industrial	7	16.7%	\$10,515,500	-59.7%	92	557.1%	111.9	38.1%	26	137.2
Investment	0	-100.0%	\$0	-100.0%	17	88.9%	-	-	0	-
Land	0	-100.0%	\$0	-100.0%	7	-	-	-	0	-
Office	2	-77.8%	\$4,425,000	-47.6%	100	108.3%	77.5	-40.0%	25	251.9
Retail	7	-53.3%	\$5,969,500	-78.0%	137	153.7%	110.9	32.9%	20	103.7