

**HAMILTON**  
**MONTHLY**  
**STATISTICS**  
**PACKAGE**  
**DECEMBER 2022**



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

# SUMMARY

With 6,923 sales in 2022, activity eased by 32 per cent from last year's record high. Rising lending rates, limited supply choice and earlier price gains were all contributing factors. As the year progressed, new listings increased and inventory levels rose from record low levels. This helped shift from a strong sellers' market to one relatively balanced.

The adjustment in the market also weighed on home prices which started to trend down in March after hitting a record high. As of December, benchmark prices dropped by 25 per cent from the peak and 15 per cent compared to December 2021. Despite the adjustment in prices, levels remain over 16 per cent higher than prices reported at the end of 2021.

## Residential Activity and Prices - 2021/2022



**SALES**

**284**

↓

**42.6%**

YEAR/YEAR

**NEW LISTINGS**

**350**

↓

**12.5%**

YEAR/YEAR

**INVENTORY**

**960**

↑

**430.4**

YEAR/YEAR

**MONTHS OF SUPPLY**

**3.4**

↑

**824.4**

YEAR/YEAR

**RESIDENTIAL AVERAGE PRICE**

**\$750,601**

↓

**14.6%**

YEAR/YEAR

**AVERAGE DOM**

**34.3**

↑

**154.0**

YEAR/YEAR

# PROPERTY TYPES

Sales activity fell across all property types this year. Despite a drop in sales, the apartment condominium sector continued to outperform the long-term average for the area, as more inventory relative to historical levels gave consumers more choice in this property category. While the shift away from a seller's market did impact home prices, the adjustment from the peak has been more significant in detached and semi-detached properties. Nonetheless, the downward pressure on prices did not offset all early gains, as annual figures were still positive across all property types.

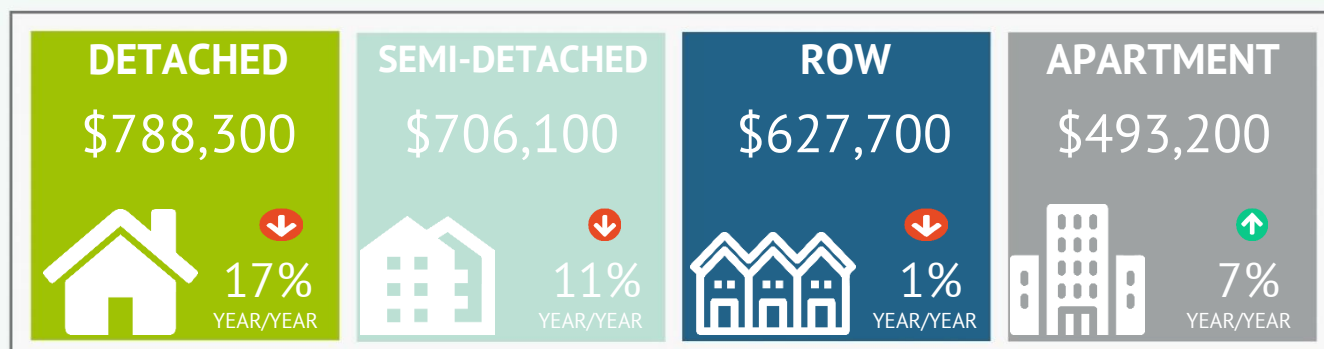
## December 2022

	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	192	-42.5%	231	-11.5%	617	418.5%	83%	34.8	147.6%	3.21	802.0%	\$817,515	-14.9%	\$750,000	-16.4%
Semi-Detached	18	-35.7%	16	-23.8%	42	1300.0%	113%	26.8	221.8%	2.33	2077.8%	\$699,300	-11.0%	\$686,000	-10.3%
Row	44	-42.9%	49	-22.2%	140	976.9%	90%	31.5	285.0%	3.18	1784.6%	\$663,623	-12.8%	\$670,000	-13.6%
Apartment	28	-50.0%	51	-5.6%	152	253.5%	55%	41.5	106.8%	5.43	607.0%	\$471,463	-21.1%	\$440,000	-19.8%
Mobile	1	-	2	-	5	400.0%	50%	7.0	-	5.00	-	\$120,000	-	\$120,000	-
<b>Total Residential</b>	<b>284</b>	<b>-42.6%</b>	<b>350</b>	<b>-12.5%</b>	<b>960</b>	<b>430.4%</b>	<b>81%</b>	<b>34.3</b>	<b>154.0%</b>	<b>3.38</b>	<b>824.4%</b>	<b>\$750,601</b>	<b>-14.6%</b>	<b>\$690,000</b>	<b>-16.9%</b>

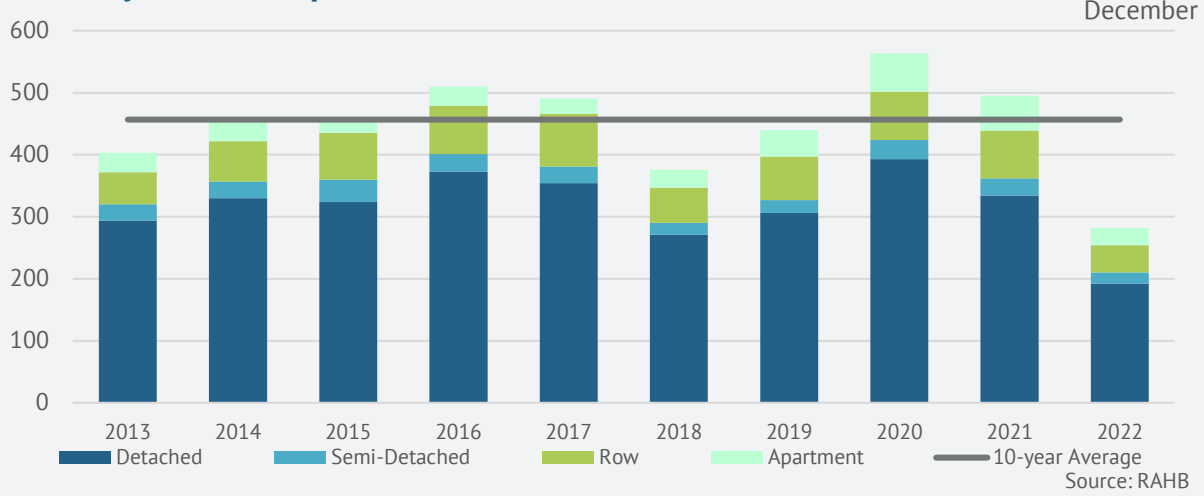
## Year-to-Date

	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	4,643	-32.2%	8,863	3.2%	773	93.2%	52.4%	16.9	38.3%	2.00	184.8%	\$974,274	10.4%	\$873,300	9.2%
Semi-Detached	332	-33.6%	602	2.0%	50	129.3%	55.1%	14.5	39.5%	1.82	245.3%	\$775,810	13.1%	\$751,050	11.8%
Row	1,259	-30.0%	2,230	7.0%	164	125.1%	56.5%	16.7	73.0%	1.56	221.4%	\$778,079	10.9%	\$770,000	9.2%
Apartment	677	-33.2%	1,183	-1.1%	118	25.4%	57.2%	20.1	-5.2%	2.08	87.7%	\$557,484	16.9%	\$549,000	20.7%
Mobile	10	-37.5%	31	63.2%	8	-	32.3%	37.2	35.6%	10.00	-	\$230,500	-2.2%	\$227,500	4.6%
<b>Total Residential</b>	<b>6,923</b>	<b>-32.0%</b>	<b>12,921</b>	<b>3.4%</b>	<b>1,116</b>	<b>88.0%</b>	<b>53.6%</b>	<b>17.1</b>	<b>35.5%</b>	<b>1.93</b>	<b>176.4%</b>	<b>\$887,209</b>	<b>11.0%</b>	<b>\$800,000</b>	<b>8.1%</b>

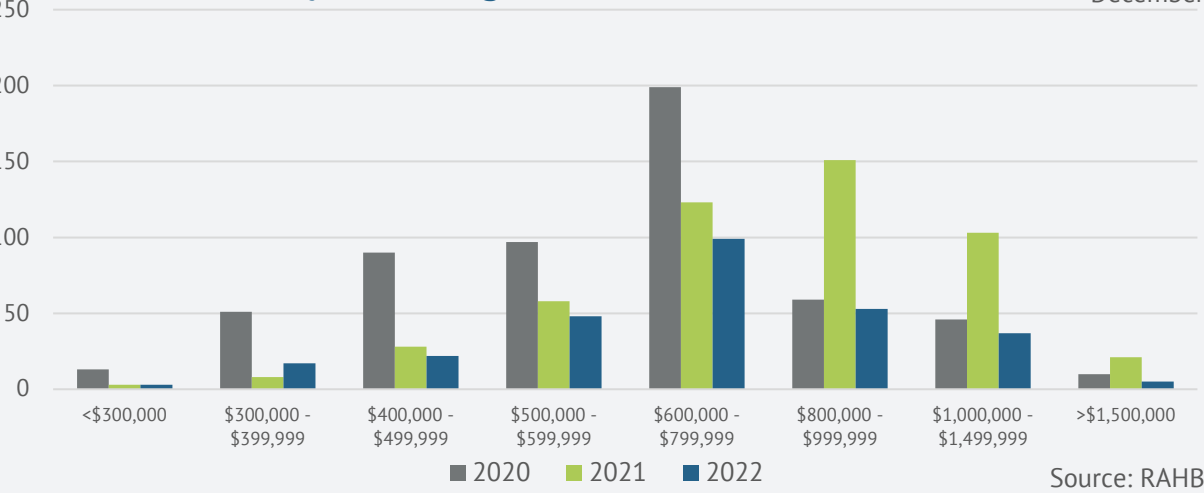
## BENCHMARK PRICE



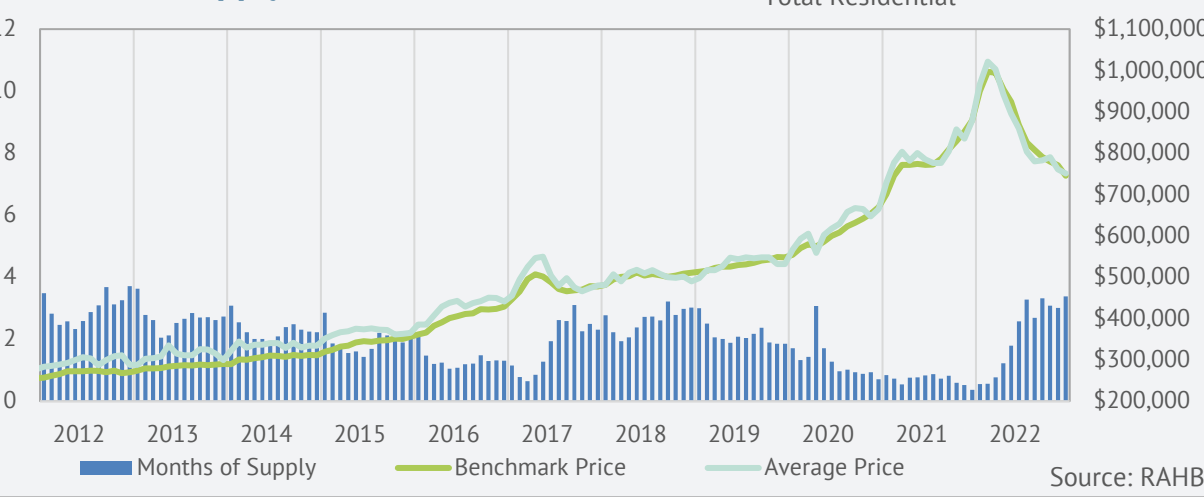
### Monthly Sales Comparison



### Residential Sales by Price Range



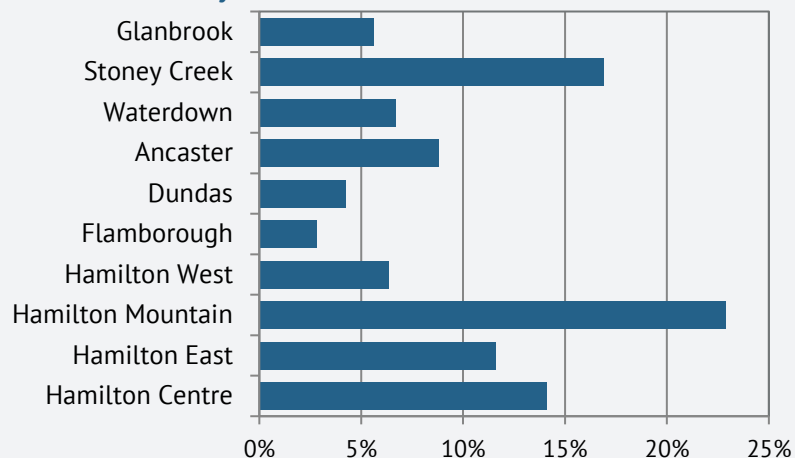
### Months of Supply and Prices



# REGIONAL SUMMARY

In 2022, sales eased across every area within the Hamilton region. At the same time, inventories increased. While shifts in sales and inventory levels took the market out of the strong seller's market conditions, Waterdown still faces less than two months of supply. Hamilton East and Hamilton Mountain are the next tightest markets with less than three months of supply. Despite some price adjustments in the different areas, on an annual basis, prices are still higher than last year. The most significant annual average price gain occurred in Hamilton West and Flamborough at over 14 per cent. Meanwhile, Glanbrook reported the lowest price growth at nearly eight per cent.

## Share of Sales by District



## December 2022

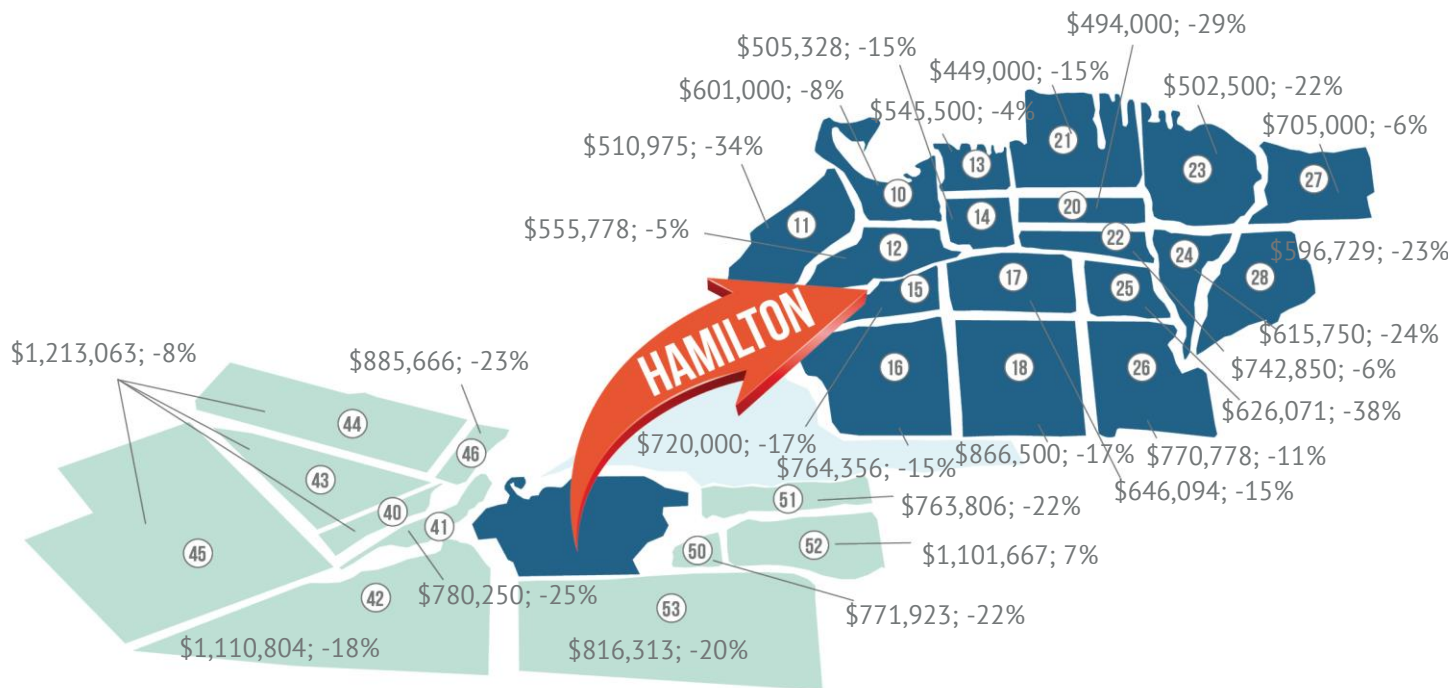
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Hamilton Centre	40	-57.4%	63	-18.2%	162	406.3%	63%	37.6	105.0%	4.05	1089.7%	\$559,453	-12.2%	\$537,500	-8.2%
Hamilton East	33	-40.0%	43	0.0%	82	811.1%	77%	32.8	101.0%	2.48	1418.5%	\$573,127	-22.0%	\$575,000	-20.3%
Hamilton Mountain	65	-43.0%	62	-25.3%	159	783.3%	105%	28.0	235.4%	2.45	1449.2%	\$733,545	-18.0%	\$687,000	-20.3%
Hamilton West	18	-63.3%	33	-2.9%	100	284.6%	55%	41.9	77.8%	5.56	947.0%	\$538,378	-18.7%	\$513,500	-19.1%
Flamborough	8	-20.0%	12	50.0%	67	252.6%	67%	56.0	84.2%	8.38	340.8%	\$1,213,063	-8.4%	\$1,321,000	35.1%
Dundas	12	-42.9%	10	-47.4%	36	620.0%	120%	41.5	746.1%	3.00	1160.0%	\$780,250	-24.7%	\$747,500	-25.3%
Ancaster	25	-13.8%	31	19.2%	83	167.7%	81%	34.8	212.1%	3.32	210.6%	\$1,110,804	-18.2%	\$999,900	-16.0%
Waterdown	19	-9.5%	15	-28.6%	37	311.1%	127%	32.0	409.1%	1.95	354.4%	\$885,666	-23.1%	\$885,000	-14.5%
Stoney Creek	48	-32.4%	65	14.0%	174	656.5%	74%	31.1	194.8%	3.63	1019.0%	\$787,121	-20.1%	\$737,500	-22.4%
Glanbrook	16	-48.4%	16	-50.0%	60	566.7%	100%	41.9	270.9%	3.75	1191.7%	\$816,313	-20.0%	\$777,500	-19.8%
<b>Total</b>	<b>284</b>	<b>-42.6%</b>	<b>350</b>	<b>-12.5%</b>	<b>960</b>	<b>430.4%</b>	<b>81%</b>	<b>34.3</b>	<b>154.0%</b>	<b>3.38</b>	<b>824.4%</b>	<b>\$750,601</b>	<b>-14.6%</b>	<b>\$690,000</b>	<b>-16.9%</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	981	-36.0%	1,830	-9.5%	156	43.9%	53.6%	17.2	18.7%	1.91	124.9%	\$641,052	10.1%	\$620,000	10.7%
Hamilton East	872	-25.6%	1,477	4.8%	117	102.3%	59.0%	16.5	46.1%	1.61	171.9%	\$700,382	11.3%	\$672,626	10.6%
Hamilton Mountain	1,590	-32.1%	2,783	1.6%	200	112.4%	57.1%	14.9	56.0%	1.51	212.8%	\$836,487	10.6%	\$799,450	8.3%
Hamilton West	532	-39.5%	1,041	-9.1%	102	20.6%	51.1%	18.8	-14.3%	2.30	99.2%	\$764,792	14.4%	\$726,500	15.5%
Flamborough	241	-21.2%	520	39.8%	70	141.8%	46.3%	25.9	30.5%	3.48	207.0%	\$1,454,137	14.3%	\$1,355,000	13.6%
Dundas	286	-31.3%	449	-2.4%	37	103.6%	63.7%	17.1	45.1%	1.57	196.2%	\$1,032,030	10.6%	\$945,000	8.8%
Ancaster	527	-33.2%	1,081	6.1%	107	74.4%	48.8%	20.1	51.3%	2.44	161.0%	\$1,267,432	8.7%	\$1,150,000	5.4%
Waterdown	382	-28.3%	687	10.8%	52	122.9%	55.6%	16.2	71.7%	1.63	211.1%	\$1,085,469	9.4%	\$1,000,000	6.4%
Stoney Creek	1,081	-32.7%	2,194	12.4%	200	130.3%	49.3%	16.4	42.6%	2.22	242.1%	\$933,381	9.8%	\$860,000	7.4%
Glanbrook	430	-28.6%	857	13.8%	74	154.6%	50.2%	17.7	70.3%	2.07	256.4%	\$993,561	7.6%	\$937,500	8.8%
<b>Total</b>	<b>6,923</b>	<b>-32.0%</b>	<b>12,921</b>	<b>3.4%</b>	<b>1,116</b>	<b>88.0%</b>	<b>53.6%</b>	<b>17.1</b>	<b>35.5%</b>	<b>1.93</b>	<b>176.4%</b>	<b>\$887,209</b>	<b>11.0%</b>	<b>\$800,000</b>	<b>8.1%</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

	December 2022				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	\$601,000	-8.2%	\$569,100	-11.9%	\$657,622	11.2%	\$651,042	9.2%
Hamilton West 11	\$510,975	-33.8%	\$705,600	-14.8%	\$796,043	14.8%	\$843,533	9.4%
Hamilton West 12	\$555,778	-5.2%	\$661,100	-13.7%	\$806,722	15.3%	\$762,892	8.3%
Hamilton Centre 13	\$545,500	-3.9%	\$487,800	-17.1%	\$616,207	11.0%	\$572,617	8.4%
Hamilton Centre 14	\$505,328	-14.7%	\$521,100	-11.3%	\$588,433	9.1%	\$595,758	13.0%
Hamilton Centre 20	\$494,000	-29.4%	\$510,000	-16.6%	\$642,149	10.9%	\$594,892	8.8%
Hamilton Centre 21	\$449,000	-15.3%	\$409,800	-14.1%	\$537,012	8.4%	\$475,367	12.0%
Hamilton Centre 22	\$742,850	-6.3%	\$648,200	-20.9%	\$799,211	9.4%	\$783,550	8.1%
Hamilton East 23	\$502,500	-22.0%	\$491,300	-15.0%	\$623,743	11.0%	\$571,075	10.4%
Hamilton East 24	\$615,750	-24.1%	\$610,300	-16.6%	\$716,201	9.7%	\$718,417	10.7%
Hamilton East 27	\$705,000	-6.0%	\$651,800	-13.5%	\$724,201	5.3%	\$757,942	12.6%
Hamilton East 28	\$596,729	-23.1%	\$597,300	-11.9%	\$740,317	12.9%	\$689,233	12.7%
Hamilton East 29	\$656,000	-40.4%	\$808,100	-17.7%	\$928,121	8.4%	\$945,167	6.0%
Hamilton Mountain 15	\$720,000	-16.5%	\$731,900	-20.6%	\$911,339	13.1%	\$858,292	6.7%
Hamilton Mountain 16	\$764,356	-15.3%	\$743,200	-16.8%	\$847,504	7.9%	\$866,142	10.4%
Hamilton Mountain 17	\$646,094	-14.9%	\$617,700	-19.6%	\$736,785	9.7%	\$719,217	8.3%
Hamilton Mountain 18	\$866,500	-17.1%	\$773,500	-18.2%	\$917,370	13.3%	\$905,633	9.0%
Hamilton Mountain 25	\$626,071	-38.2%	\$680,500	-21.9%	\$807,827	5.6%	\$797,908	6.4%
Hamilton Mountain 26	\$770,778	-11.4%	\$682,500	-16.4%	\$816,371	12.6%	\$797,492	10.6%
Flamborough 43	\$1,213,063	-8.4%	\$1,104,700	-15.3%	\$1,454,137	14.3%	\$1,318,483	12.0%
Dundas 41	\$780,250	-24.7%	\$847,600	-12.6%	\$1,032,030	10.6%	\$998,617	12.1%
Ancaster 42	\$1,110,804	-18.2%	\$1,018,600	-14.5%	\$1,267,432	8.7%	\$1,215,233	11.5%
Waterdown 46	\$885,666	-23.1%	\$942,900	-14.6%	\$1,085,469	9.4%	\$1,069,267	9.2%
Stoney Creek 50	\$771,923	-22.3%	\$787,100	-18.9%	\$973,592	12.2%	\$940,692	8.6%
Stoney Creek 51	\$763,806	-21.7%	\$797,200	-10.9%	\$899,115	8.4%	\$902,358	11.9%
Stoney Creek 52	\$1,101,667	6.8%	\$1,028,400	-12.2%	\$1,136,065	5.5%	\$1,170,600	8.3%
Glanbrook 53	\$816,313	-20.0%	\$881,300	-10.4%	\$993,561	7.6%	\$1,010,383	12.2%

# DETACHED

## BENCHMARK HOMES

	December 2022						
	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Hamilton West 10	\$611,400	-19.3%	-1.5%	2	3	1,390	2,610
Hamilton West 11	\$741,800	-16.7%	-6.8%	2	4	1,335	4,000
Hamilton West 12	\$871,300	-19.3%	-2.8%	2	3	1,690	3,255
Hamilton Centre 13	\$484,000	-16.8%	-2.0%	1	3	1,300	2,306
Hamilton Centre 14	\$566,900	-18.4%	-1.3%	2	3	1,565	2,741
Hamilton Centre 20	\$521,600	-16.8%	-1.6%	1	3	1,286	2,500
Hamilton Centre 21	\$398,300	-13.9%	-1.8%	1	3	1,149	2,500
Hamilton Centre 22	\$648,500	-20.9%	-5.0%	2	3	1,533	3,150
Hamilton East 23	\$491,000	-14.8%	-2.4%	1	3	1,057	3,150
Hamilton East 24	\$618,300	-17.2%	-2.3%	2	3	1,212	4,120
Hamilton East 27	\$766,900	-15.3%	-2.6%	2	3	1,366	5,000
Hamilton East 28	\$773,000	-16.9%	-2.5%	2	3	1,403	5,276
Hamilton East 29	\$755,300	-19.5%	-0.4%	2	3	1,510	5,251
Hamilton Mountain 15	\$742,800	-21.1%	-3.6%	2	4	1,262	5,500
Hamilton Mountain 16	\$834,600	-18.9%	-3.7%	2	3	1,572	4,796
Hamilton Mountain 17	\$624,600	-20.2%	-3.3%	2	3	1,129	4,301
Hamilton Mountain 18	\$797,000	-19.2%	-3.8%	2	3	1,599	4,568
Hamilton Mountain 25	\$680,500	-21.9%	-3.6%	2	4	1,119	5,000
Hamilton Mountain 26	\$740,300	-19.4%	-3.7%	2	3	1,333	4,591
Flamborough 43	\$1,104,800	-15.3%	-5.2%	2	3	1,908	27,014
Dundas 41	\$920,900	-13.6%	-6.3%	2	3	1,538	6,297
Ancaster 42	\$1,119,800	-14.3%	-7.2%	2	4	2,210	7,500
Waterdown 46	\$1,072,700	-14.7%	-1.2%	2	3	1,839	4,978
Stoney Creek 50	\$863,300	-19.1%	-4.5%	2	3	1,826	5,005
Stoney Creek 51	\$905,500	-12.9%	-0.6%	2	3	1,682	5,903
Stoney Creek 52	\$1,028,400	-12.2%	0.8%	2	3	1,723	30,025
Glanbrook 53	\$952,500	-11.2%	-0.9%	2	3	1,811	4,714



# SUMMARY STATISTICS

## December 2022

	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	284	-42.6%	350	-12.5%	960	430.4%	\$690,000	-16.9%	34.3	154.0%	28.0	300.0%
Commercial	10	-37.5%	0	-100.0%	705	18.3%	\$949,950	-0.9%	78.5	15.9%	47.0	25.3%
Farm	2	100.0%	0	-100.0%	24	118.2%	\$1,696,250	-43.5%	31.5	-82.2%	31.5	-82.2%
Land	3	50.0%	1	-85.7%	56	30.2%	\$950,000	-22.8%	371.3	290.9%	57.0	-40.0%
Multi-Residential	3	-70.0%	0	-100.0%	45	200.0%	\$705,000	-28.6%	95.7	151.8%	61.0	269.7%
<b>Total</b>	<b>302</b>	<b>-42.4%</b>	<b>29</b>	<b>-93.0%</b>	<b>2,207</b>	<b>119.2%</b>	<b>\$700,000</b>	<b>-15.7%</b>	<b>39.7</b>	<b>144.3%</b>	<b>29.0</b>	<b>314.3%</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	6,923	-32.0%	12,921	3.4%	1,116	88.0%	\$800,000	8.1%	17.1	35.5%	9.0	28.6%
Commercial	143	-27.4%	220	-56.6%	681	4.7%	\$1,050,000	10.5%	79.6	-20.0%	59.0	7.3%
Farm	20	-16.7%	32	-44.8%	22	68.1%	\$2,346,250	17.5%	22.6	-55.4%	15.5	-46.6%
Land	46	-16.4%	64	-61.0%	54	7.4%	\$992,500	28.1%	111.4	32.0%	57.5	59.7%
Multi-Residential	86	-43.0%	173	-54.0%	51	18.9%	\$912,500	10.6%	32.5	16.0%	15.0	7.1%
<b>Total</b>	<b>7,218</b>	<b>-32.0%</b>	<b>7,683</b>	<b>-38.1%</b>	<b>2,168</b>	<b>45.5%</b>	<b>\$807,000</b>	<b>8.8%</b>	<b>19.1</b>	<b>28.3%</b>	<b>9.0</b>	<b>28.6%</b>

## December 2022

	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%	\$440,000	877.8%	0	-100.0%	217.0	502.8%	0	-
Industrial	2	-33.3%	\$3,399,900	-10.1%	1	-87.5%	32.0	-40.4%	5	280.6
Investment	0	-100.0%	\$0	-100.0%	0	-100.0%	-	-	0	-
Land	1	-	\$1,855,000	-	0	-100.0%	44.0	-	0	-
Office	1	0.0%	\$670,000	-73.5%	1	-97.3%	78.0	-61.6%	8	110.4
Retail	4	-33.3%	\$7,021,000	-17.9%	0	-100.0%	41.3	-38.7%	4	55.5

## 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	23	53.3%	\$8,335,900	18.0%	40	-33.3%	110.5	1.5%	0	-
Industrial	27	12.5%	\$77,249,300	128.3%	68	-68.5%	73.0	5.3%	65	147.1
Investment	16	-55.6%	\$34,976,500	-48.1%	50	-51.0%	64.6	-61.8%	0	-
Land	4	-55.6%	\$26,790,000	40.2%	6	-76.9%	56.5	-59.5%	0	-
Office	17	-48.5%	\$21,654,888	-49.8%	100	-72.3%	82.9	39.1%	84	196.0
Retail	47	-31.9%	\$63,754,038	-20.8%	148	-68.6%	75.0	-15.6%	82	106.6