



HAMILTON
MONTHLY
STATISTICS
PACKAGE
JUNE 2024

Cornerstone
Association of REALTORS®

SUMMARY

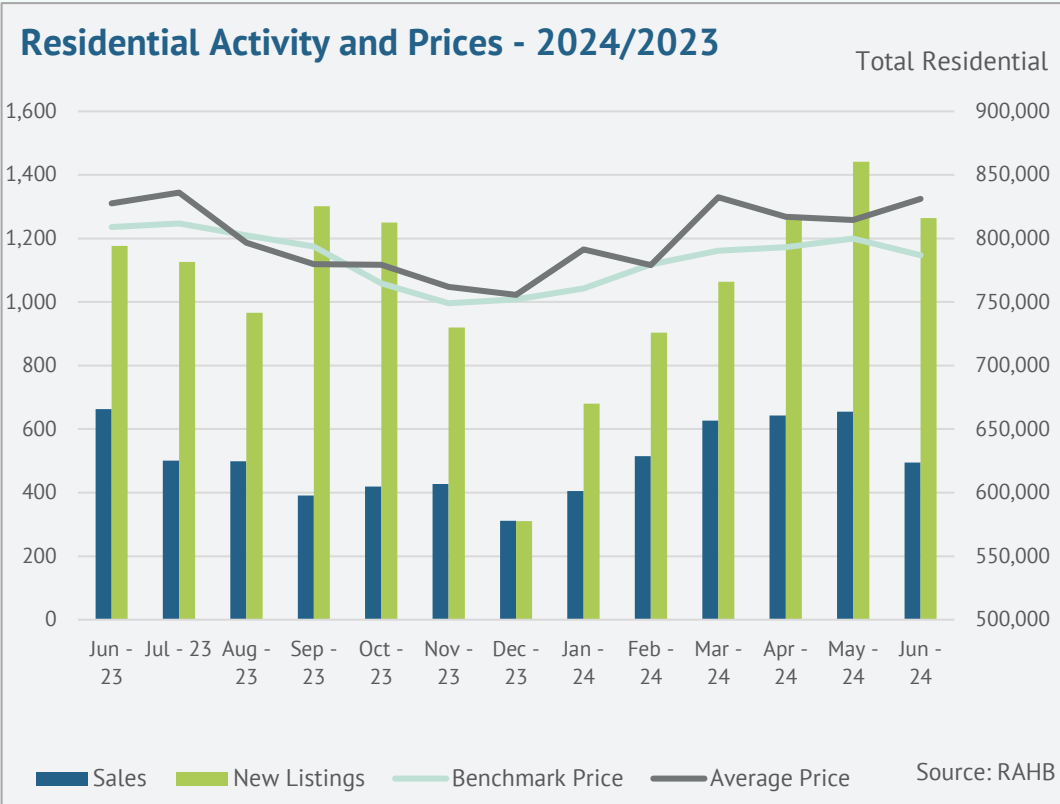
Rising sales for homes priced below \$500,000 was not enough to prevent a seven per cent year-to-date decline. New listings in June were higher than levels reported last year but did ease over last month's levels. However, with 1,264 new listings and 495 sales, the sales-to-new listings ratio dipped below 40 per cent, and inventories rose across all price ranges.

Higher inventory levels compared to sales pushed the months of supply up to nearly four months. Additional supply choice weighed on home prices. In June, the unadjusted benchmark price was \$786,800, down from last month and nearly three per cent below last June.


SALES
495

25.3%
 YEAR/YEAR


NEW LISTINGS
1,264

7.4%
 YEAR/YEAR

INVENTORY
1,952

54.9%
 YEAR/YEAR




MONTHS OF SUPPLY
3.9

107.5%
 YEAR/YEAR


RESIDENTIAL AVERAGE PRICE

\$831,190

0.4%
 YEAR/YEAR

AVERAGE DOM
25.2

27.8%
 YEAR/YEAR


PROPERTY TYPES

Sales declined across all property types in June, contributing to year-to-date declines that ranged from six per cent for detached homes to over 13 per cent for semi-detached homes. The steeper decline in the semi-detached sector is likely due to the limited growth in in new listings compared to other property types.

Supply levels have been on the rise across all property types, but the apartment condominiums had the highest months of supply at nearly seven months. While prices did ease across all property types compared to last year, the largest year-over-year decline occurred in the apartment condominiums at over three per cent.

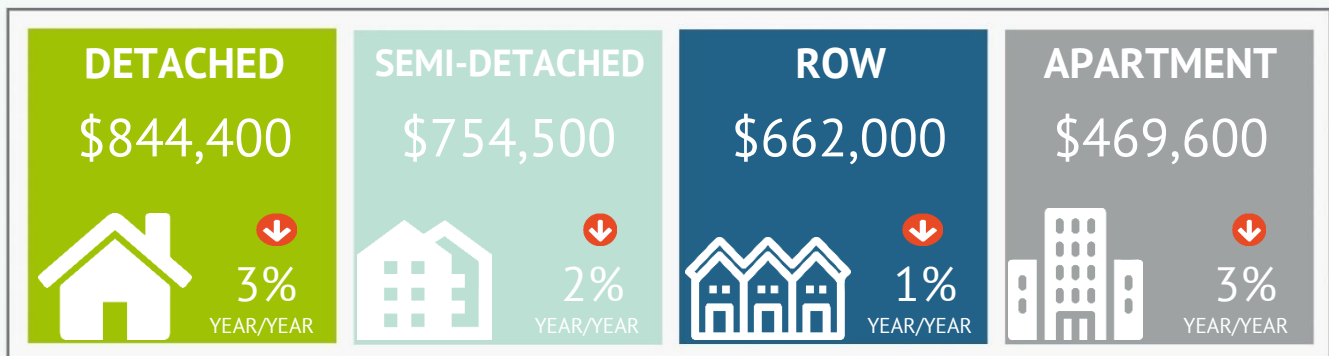
June 2024

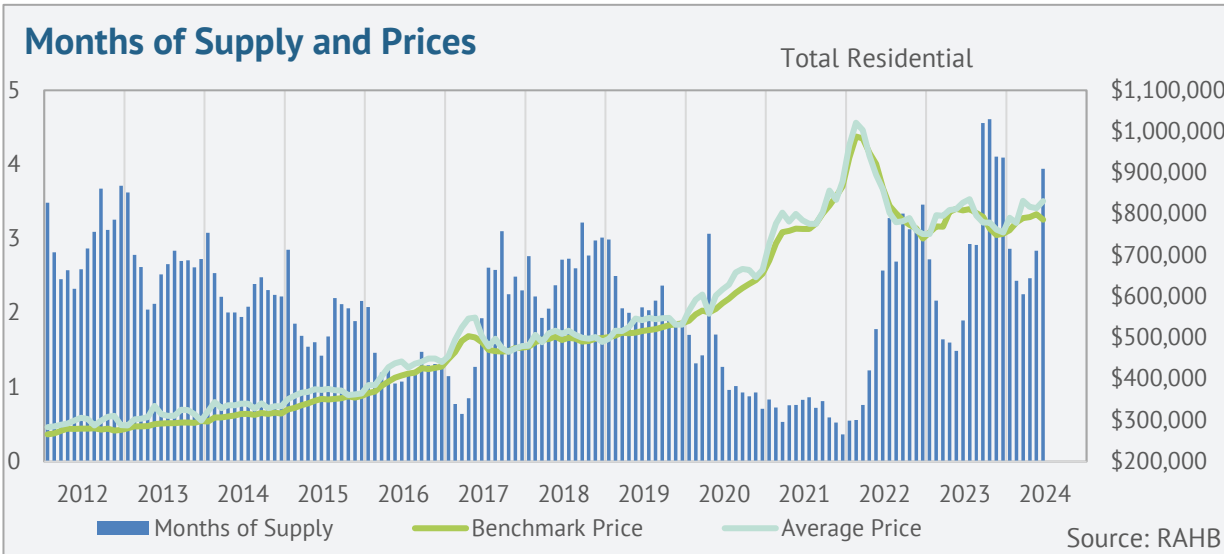
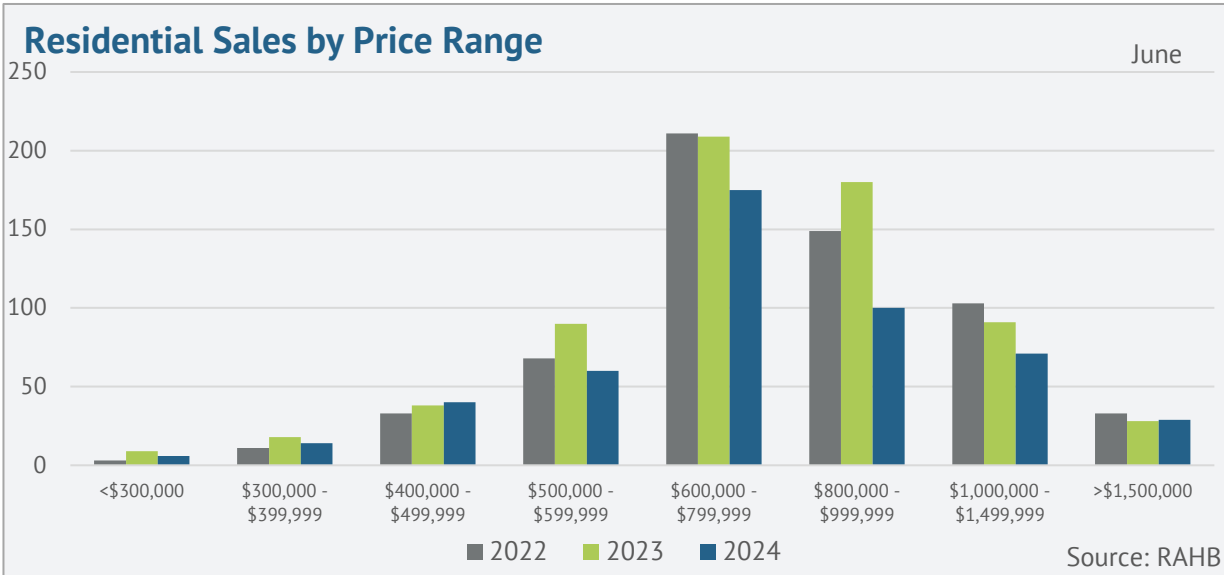
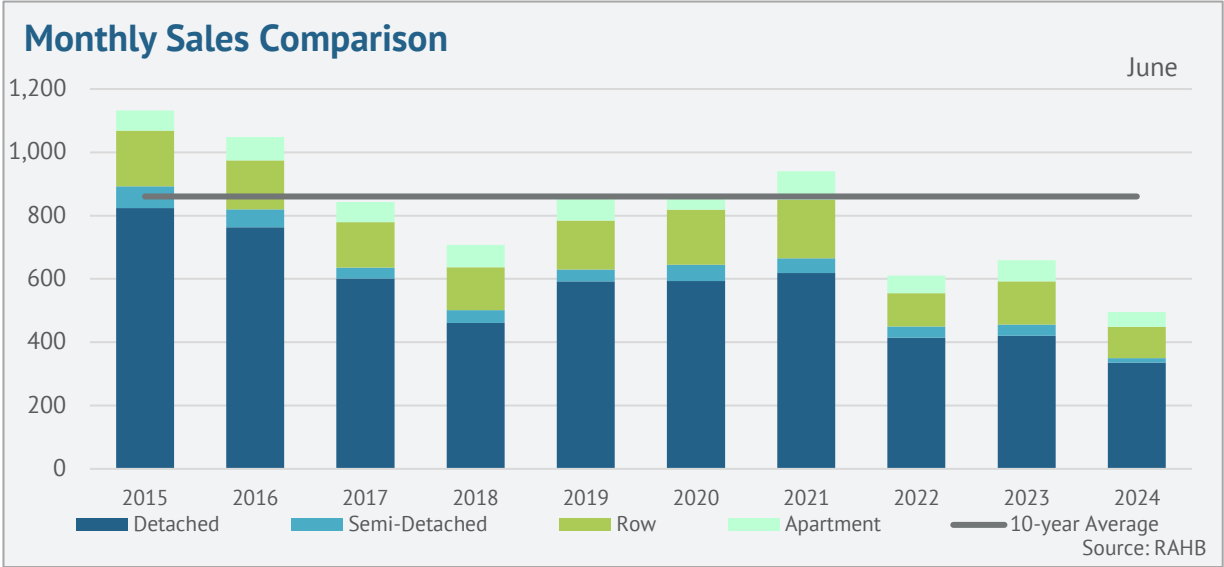
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Detached	336	-20.2%	820	5.1%	1,241	49.7%	41%	24.0	37%	3.69	87.6%	\$922,685	0.6%	\$810,000	-2.4%
Semi-Detached	14	-60.0%	44	-10.2%	65	41.3%	32%	18.2	23%	4.64	253.3%	\$738,257	1.2%	\$770,050	2.7%
Row	99	-27.2%	252	22.9%	323	90.0%	39%	22.7	22%	3.26	161.0%	\$703,911	-5.4%	\$715,000	-1.4%
Apartment	46	-31.3%	144	5.1%	311	51.7%	32%	41.6	12%	6.76	121.0%	\$465,093	-7.8%	\$467,000	-6.6%
Mobile	0	-100.0%	4	-20.0%	9	28.6%	0%	-	-	-	-	-	-	-	-
Total Residential	495	-25.3%	1,264	7.4%	1,952	54.9%	39%	25.2	28%	3.94	107.5%	\$831,190	0.4%	\$745,000	-3.2%

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	2,202	-5.7%	4,245	12.5%	971	38.1%	51.9%	28.3	21%	2.64	46.6%	\$904,873	2.4%	\$815,000	0.9%
Semi-Detached	144	-13.3%	254	5.8%	51	22.3%	56.7%	24.2	5%	2.13	41.0%	\$689,304	-2.4%	\$669,500	-3.0%
Row	652	-9.7%	1,259	24.8%	241	53.8%	51.8%	27.0	21%	2.22	70.3%	\$709,201	-2.2%	\$720,000	0.0%
Apartment	330	-8.3%	840	23.9%	265	42.3%	39.3%	45.3	12%	4.81	55.3%	\$467,865	-6.3%	\$457,750	-4.6%
Mobile	8	-20.0%	15	-6.3%	7	23.5%	53.3%	41.0	-52%	5.25	54.4%	\$300,000	37.9%	\$299,000	29.4%
Total Residential	3,340	-7.1%	6,620	15.7%	1,538	40.2%	50.5%	29.6	18%	2.76	50.9%	\$812,581	1.1%	\$743,251	-0.9%

BENCHMARK PRICE

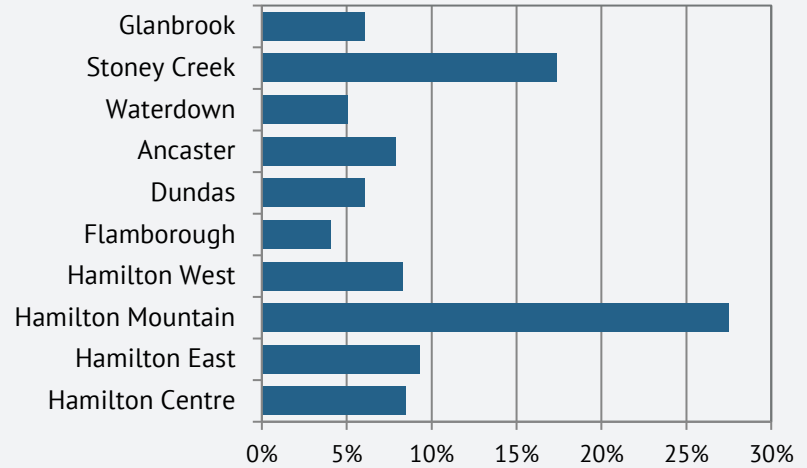




REGIONAL SUMMARY

Year-to-date sales improved in Flamborough and Dundas, but this wasn't enough to offset the declines reported in all other areas within the Hamilton Region. Hamilton West and Hamilton Centre reported the largest sales declines. While monthly changes in inventory ranged across all areas within the region, a gain in inventory and months of supply compared to last year was a common theme throughout.

Share of Sales by District



June 2024

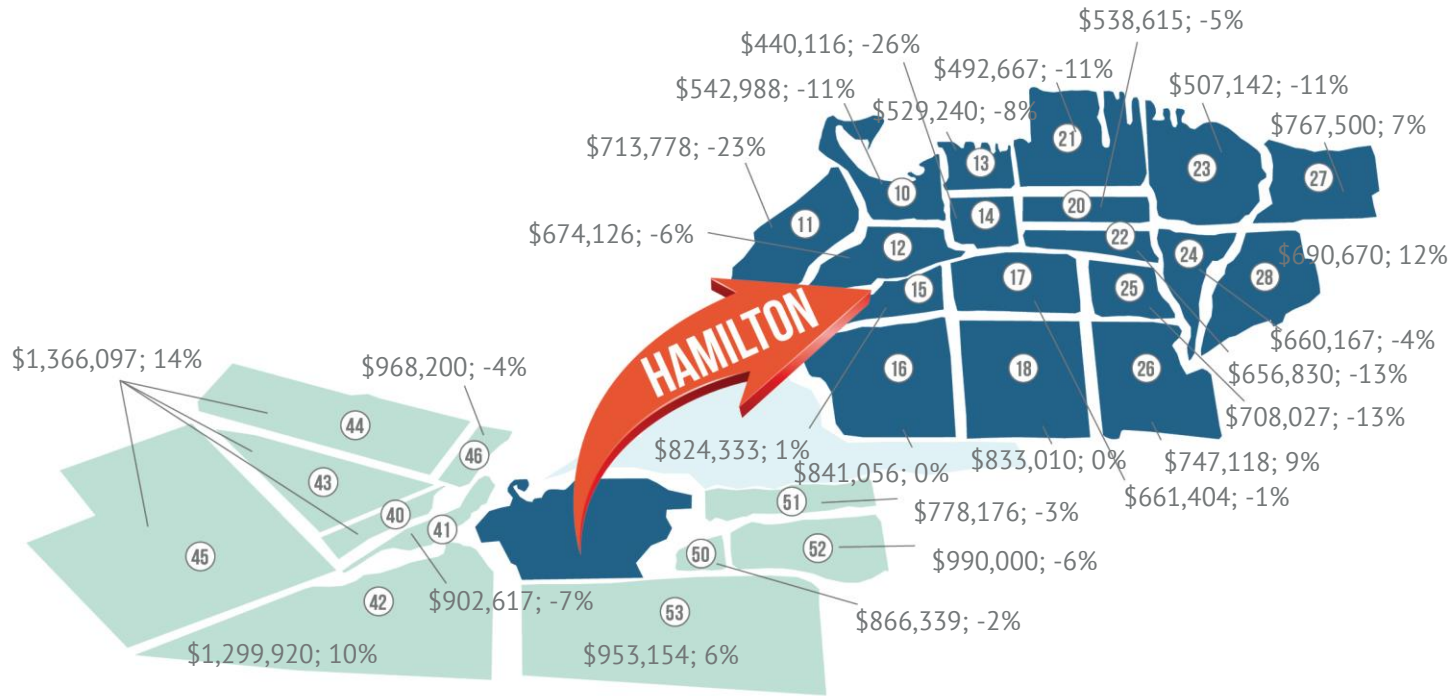
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Hamilton Centre	42	-41.7%	184	9.5%	292	42.4%	23%	19.9	-14.9%	6.95	144.2%	\$536,566	-11.8%	\$535,000	-10.8%
Hamilton East	46	-42.5%	120	6.2%	169	65.7%	38%	30.0	70.2%	3.67	188.2%	\$614,647	-1.8%	\$566,000	-8.9%
Hamilton Mountain	136	0.7%	273	16.7%	349	89.7%	50%	22.4	56.2%	2.57	88.3%	\$774,235	0.7%	\$735,500	-4.5%
Hamilton West	41	-35.9%	95	-13.6%	177	26.4%	43%	33.1	8.0%	4.32	97.4%	\$662,078	-8.5%	\$678,400	4.1%
Flamborough	20	-42.9%	66	8.2%	149	69.3%	30%	24.6	11.0%	7.45	196.3%	\$1,366,097	13.5%	\$1,365,000	51.7%
Dundas	30	3.4%	41	5.1%	57	111.1%	73%	23.8	19.7%	1.90	104.1%	\$902,617	-6.8%	\$798,500	-13.2%
Ancaster	39	-11.4%	104	-8.8%	190	28.4%	38%	29.2	55.8%	4.87	44.8%	\$1,299,920	9.8%	\$1,165,000	-4.9%
Waterdown	25	-39.0%	81	35.0%	114	119.2%	31%	15.0	-14.5%	4.56	259.5%	\$968,200	-4.0%	\$910,000	-3.2%
Stoney Creek	86	-25.2%	214	5.4%	327	39.1%	40%	26.6	32.7%	3.80	86.1%	\$817,345	-3.8%	\$770,000	-4.9%
Glanbrook	30	-37.5%	86	14.7%	127	60.8%	35%	28.7	54.3%	4.23	157.2%	\$953,154	5.6%	\$825,000	-6.3%
Total	495	-25.3%	1,264	7.4%	1952	54.9%	39%	25.2	27.8%	3.94	107.5%	\$831,190	0.4%	\$745,000	-3.2%

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	403	-12.0%	886	7.9%	215	20.0%	45.5%	30.0	9.5%	3.20	36.4%	\$557,590	-4.3%	\$550,000	-2.2%
Hamilton East	342	-7.6%	614	9.4%	132	38.9%	55.7%	28.0	22.9%	2.32	50.2%	\$611,109	-4.1%	\$595,500	-5.5%
Hamilton Mountain	808	-4.6%	1,405	21.3%	268	66.8%	57.5%	24.9	27.6%	1.99	74.9%	\$754,250	-1.3%	\$734,000	-2.1%
Hamilton West	282	-15.8%	568	0.7%	146	20.3%	49.6%	37.1	26.3%	3.11	42.9%	\$702,029	0.2%	\$682,500	0.4%
Flamborough	127	3.3%	320	24.5%	118	54.5%	39.7%	41.1	8.0%	5.58	49.6%	\$1,313,466	23.6%	\$1,196,000	27.9%
Dundas	165	13.0%	249	36.1%	48	51.6%	66.3%	25.6	-4.7%	1.73	34.1%	\$925,692	1.8%	\$860,000	2.5%
Ancaster	283	-1.7%	635	26.0%	159	53.1%	44.6%	34.6	27.6%	3.37	55.8%	\$1,198,254	3.0%	\$1,080,000	2.9%
Waterdown	182	-11.2%	391	32.1%	77	65.6%	46.5%	24.1	8.3%	2.54	86.5%	\$1,003,247	-0.7%	\$934,000	-3.2%
Stoney Creek	516	-8.3%	1,101	15.2%	275	35.9%	46.9%	31.4	22.3%	3.20	48.3%	\$831,791	-0.2%	\$780,500	-2.6%
Glanbrook	232	-10.8%	450	6.6%	100	24.5%	51.6%	28.9	7.3%	2.59	39.5%	\$872,645	-0.9%	\$822,500	-0.9%
Total	3,340	-7.1%	6,620	15.7%	1,538	40.2%	50.5%	29.6	18.4%	2.76	50.9%	\$812,581	1.1%	\$743,251	-0.9%

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

	June 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	\$542,988	-10.5%	\$550,200	-7.8%	\$597,713	0.9%	\$559,050	-5.6%
Hamilton West 11	\$713,778	-22.6%	\$786,900	1.9%	\$721,162	-1.3%	\$779,300	3.6%
Hamilton West 12	\$674,126	-6.3%	\$670,700	-4.9%	\$748,439	-0.7%	\$677,250	-2.7%
Hamilton Centre 13	\$529,240	-8.4%	\$498,000	-8.3%	\$560,955	-5.8%	\$511,133	-3.0%
Hamilton Centre 14	\$440,116	-25.7%	\$511,300	-8.4%	\$515,090	-6.4%	\$521,900	-5.6%
Hamilton Centre 20	\$538,615	-5.3%	\$515,500	-8.8%	\$542,238	-4.2%	\$530,400	-3.7%
Hamilton Centre 21	\$492,667	-10.7%	\$425,400	-6.9%	\$453,136	-5.7%	\$434,100	-2.0%
Hamilton Centre 22	\$656,830	-13.3%	\$711,800	-4.9%	\$690,000	-1.4%	\$713,617	-0.4%
Hamilton East 23	\$507,142	-11.3%	\$512,300	-6.9%	\$533,941	-4.8%	\$513,250	-1.9%
Hamilton East 24	\$660,167	-4.2%	\$667,100	-4.6%	\$658,787	-2.0%	\$666,517	-0.2%
Hamilton East 27	\$767,500	7.0%	\$655,800	-6.7%	\$670,340	-5.4%	\$653,250	-3.4%
Hamilton East 28	\$690,670	11.9%	\$632,600	-3.3%	\$639,535	-2.1%	\$627,417	-1.0%
Hamilton East 29	\$710,000	5.0%	\$791,300	-5.7%	\$764,867	-8.1%	\$798,167	-3.1%
Hamilton Mountain 15	\$824,333	1.3%	\$787,300	-2.0%	\$792,858	0.5%	\$779,900	-0.4%
Hamilton Mountain 16	\$841,056	-0.2%	\$788,000	-0.9%	\$794,121	-0.4%	\$775,133	-0.8%
Hamilton Mountain 17	\$661,404	-0.6%	\$670,500	-1.9%	\$665,843	-0.9%	\$667,100	-0.1%
Hamilton Mountain 18	\$833,010	-0.4%	\$830,500	-0.5%	\$820,563	-2.6%	\$816,783	-0.2%
Hamilton Mountain 25	\$708,027	-12.8%	\$729,200	-4.0%	\$727,351	-2.5%	\$732,833	-0.6%
Hamilton Mountain 26	\$747,118	9.0%	\$715,200	-2.5%	\$731,949	4.6%	\$709,600	-0.6%
Flamborough 43	\$1,366,097	13.5%	\$1,182,000	0.2%	\$1,313,466	23.6%	\$1,183,217	2.4%
Dundas 41	\$902,617	-6.8%	\$936,100	0.3%	\$925,692	1.8%	\$939,183	3.1%
Ancaster 42	\$1,299,920	9.8%	\$1,137,900	1.2%	\$1,198,254	3.0%	\$1,135,117	3.1%
Waterdown 46	\$968,200	-4.0%	\$1,019,500	-4.2%	\$1,003,247	-0.7%	\$1,016,667	-0.2%
Stoney Creek 50	\$866,339	-2.1%	\$865,300	-4.3%	\$871,122	1.6%	\$862,133	-0.9%
Stoney Creek 51	\$778,176	-3.0%	\$789,900	-4.0%	\$797,246	1.3%	\$779,800	-3.0%
Stoney Creek 52	\$990,000	-6.1%	\$1,047,500	0.1%	\$1,020,500	-24.5%	\$1,037,167	3.2%
Glanbrook 53	\$953,154	5.6%	\$871,200	-2.3%	\$872,645	-0.9%	\$867,350	0.5%

DETACHED

BENCHMARK HOMES

	June 2024						
	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Hamilton West 10	\$615,600	-9.0%	-3.5%	2	3	1,422	2,600
Hamilton West 11	\$846,600	2.7%	-2.5%	2	5	1,315	4,000
Hamilton West 12	\$912,500	-5.6%	-1.6%	2	3	1,698	3,250
Hamilton Centre 13	\$491,700	-9.0%	-2.9%	1	3	1,292	2,325
Hamilton Centre 14	\$570,600	-8.7%	-2.3%	2	3	1,559	2,783
Hamilton Centre 20	\$528,600	-8.7%	-3.2%	1	3	1,289	2,500
Hamilton Centre 21	\$425,600	-6.9%	-2.7%	1	3	1,144	2,500
Hamilton Centre 22	\$712,300	-4.9%	-2.4%	2	3	1,538	3,150
Hamilton East 23	\$511,200	-7.1%	-2.2%	1	3	1,061	3,150
Hamilton East 24	\$676,900	-4.4%	-1.9%	2	3	1,211	4,158
Hamilton East 27	\$777,700	-8.3%	-2.4%	2	3	1,334	5,000
Hamilton East 28	\$834,100	-3.9%	-2.2%	2	3	1,403	5,250
Hamilton East 29	\$751,800	-8.6%	-1.8%	2	3	1,603	5,341
Hamilton Mountain 15	\$806,600	-1.6%	1.3%	2	4	1,255	5,525
Hamilton Mountain 16	\$904,200	-0.9%	1.5%	2	3	1,569	4,817
Hamilton Mountain 17	\$679,400	-2.1%	0.5%	2	3	1,120	4,300
Hamilton Mountain 18	\$853,400	-0.4%	1.4%	2	3	1,584	4,534
Hamilton Mountain 25	\$729,900	-4.0%	-0.1%	2	4	1,109	5,000
Hamilton Mountain 26	\$784,300	-2.5%	-0.3%	2	3	1,303	4,590
Flamborough 43	\$1,183,900	0.2%	-3.1%	2	3	1,869	27,546
Dundas 41	\$1,036,300	0.8%	-3.7%	2	3	1,537	6,033
Ancaster 42	\$1,283,100	1.9%	-3.8%	2	3	2,206	7,543
Waterdown 46	\$1,160,400	-4.8%	-2.8%	2	3	1,848	4,701
Stoney Creek 50	\$899,100	-5.3%	-2.7%	2	3	1,788	5,041
Stoney Creek 51	\$915,300	-3.4%	-0.5%	2	3	1,666	6,000
Stoney Creek 52	\$1,047,500	0.1%	-2.7%	2	3	1,702	27,335
Glanbrook 53	\$970,800	-1.7%	-1.8%	2	3	1,813	4,830

SUMMARY STATISTICS

June 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	495	-25.3%	1,264	7.4%	1,952	54.9%	\$745,000	-3.2%	25.2	27.8%	16.0	33.3%
Commercial	8	-42.9%	48	54.8%	690	-11.9%	\$1,025,000	-7.9%	46.0	-36.5%	48.5	3.2%
Farm	1	-	6	100.0%	27	8.0%	\$1,800,000	-	330.0	-	330.0	-
Land	0	-100.0%	23	360.0%	110	26.4%	-	-	-	-	-	-
Multi-Residential	4	-50.0%	32	146.2%	98	30.7%	\$727,500	-16.6%	17.8	-57.9%	18.0	-34.5%
Total	508	-26.4%	1,394	228.0%	3,357	28.5%	\$749,500	-2.7%	26.1	21.7%	17.0	41.7%

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	3,340	-7.1%	6,620	15.7%	1,538	40.2%	\$743,251	-0.9%	29.6	18.4%	16.0	23.1%
Commercial	50	-31.5%	325	135.5%	683	-11.0%	\$740,250	-17.8%	85.4	-9.2%	63.0	8.6%
Farm	3	-50.0%	32	146.2%	25	-5.1%	\$1,850,000	-8.5%	185.7	214.7%	221.0	580.0%
Land	16	-5.9%	150	275.0%	112	46.8%	\$599,500	-29.8%	53.3	-32.8%	27.5	-61.3%
Multi-Residential	57	50.0%	225	316.7%	90	63.1%	\$800,000	-5.7%	45.5	35.6%	31.0	12.7%
Total	3,466	-7.1%	7,356	327.2%	2,980	22.0%	\$745,000	-0.7%	30.9	15.6%	17.0	21.4%

June 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	0	-100.0%	\$0	-100.0%	9	125.0%	-	-	1	-127.0
Industrial	4	33.3%	\$8,575,000	-19.3%	18	5.9%	51.8	-22.0%	2	176.0
Investment	0	-100.0%	\$0	-100.0%	6	-14.3%	-	-	0	-
Land	0	-	\$0	-	4	300.0%	-	-	0	-
Office	2	0.0%	\$1,035,000	-28.6%	20	66.7%	23.0	-31.3%	7	252.7
Retail	1	-80.0%	\$850,000	-88.1%	29	107.1%	64.0	-10.6%	6	45.7

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	13	18.2%	\$3,612,000	260.8%	70	112.1%	66.9	-56.2%	2	11.5
Industrial	13	18.2%	\$22,830,500	-39.9%	144	193.9%	92.4	4.1%	32	128.5
Investment	1	-83.3%	\$3,500,000	-67.1%	34	30.8%	12.0	-83.6%	0	-
Land	1	0.0%	\$600,000	-53.8%	17	325.0%	34.0	750.0%	0	-
Office	5	-64.3%	\$6,015,000	-57.0%	158	95.1%	85.4	-9.2%	40	252.7
Retail	11	-54.2%	\$8,979,500	-79.1%	212	146.5%	111.2	36.8%	32	106.6