

HAMILTON
MONTHLY
STATISTICS
PACKAGE
JANUARY 2024




SUMMARY

Hamilton reported 383 sales in January, a five per cent increase over last year. Despite the gain, sales are below the long-term trend in the area. Inventory levels are higher than levels reported at the beginning of last year. However, levels are starting to resemble levels reported before the pandemic.


Adjustments to sales and inventory levels meant that months of supply increased slightly over last January. However, conditions are relatively balanced, with just under three months of supply.

The unadjusted benchmark price in January was \$760,000, a modest gain over last month and relatively stable compared to prices reported in the previous year at this time.

SALES
383
↑
4.9%
YEAR/YEAR



NEW LISTINGS
671
↓
0.6%
YEAR/YEAR




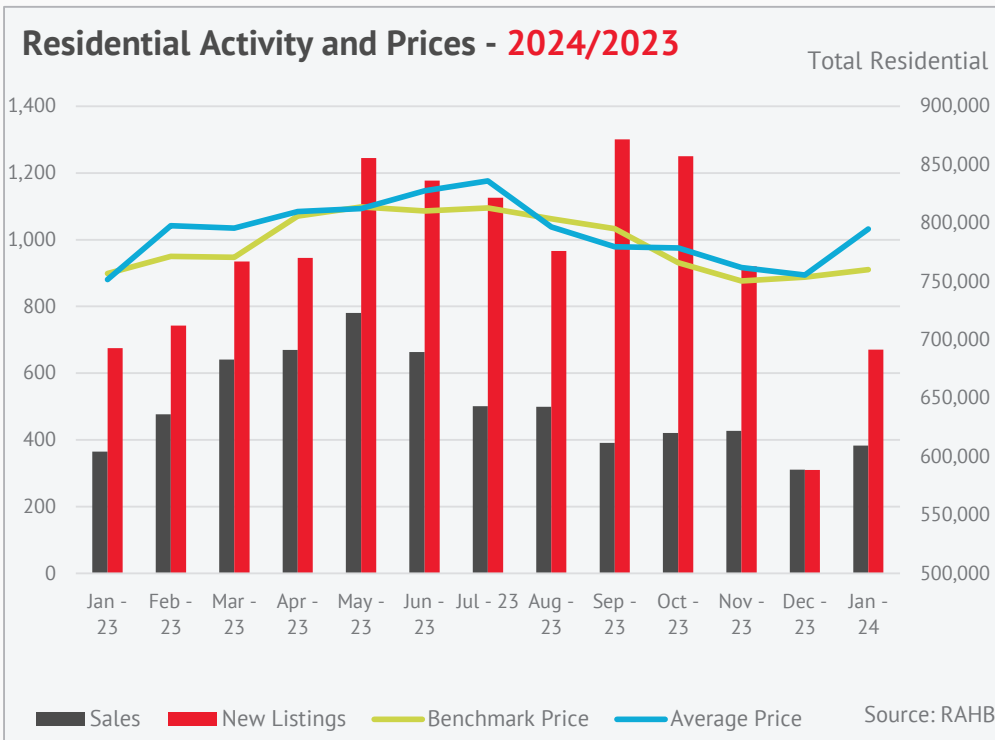
INVENTORY
1,102
↑
10.9%
YEAR/YEAR




MONTHS OF SUPPLY
2.9
↑
5.7%
YEAR/YEAR



AVERAGE DOM
48.9
↑
32.5%
YEAR/YEAR

RESIDENTIAL AVERAGE PRICE
\$794,982
↑
5.8%
YEAR/YEAR



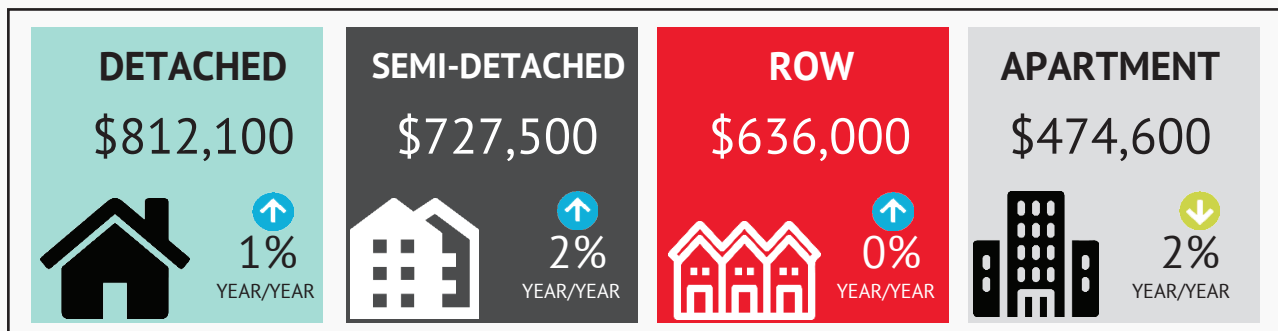
PROPERTY TYPES

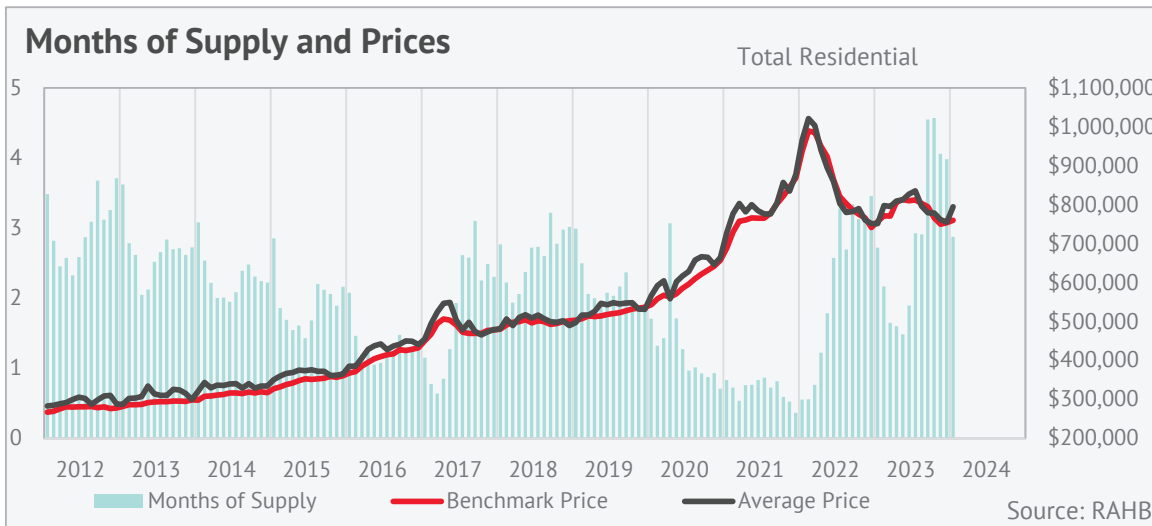
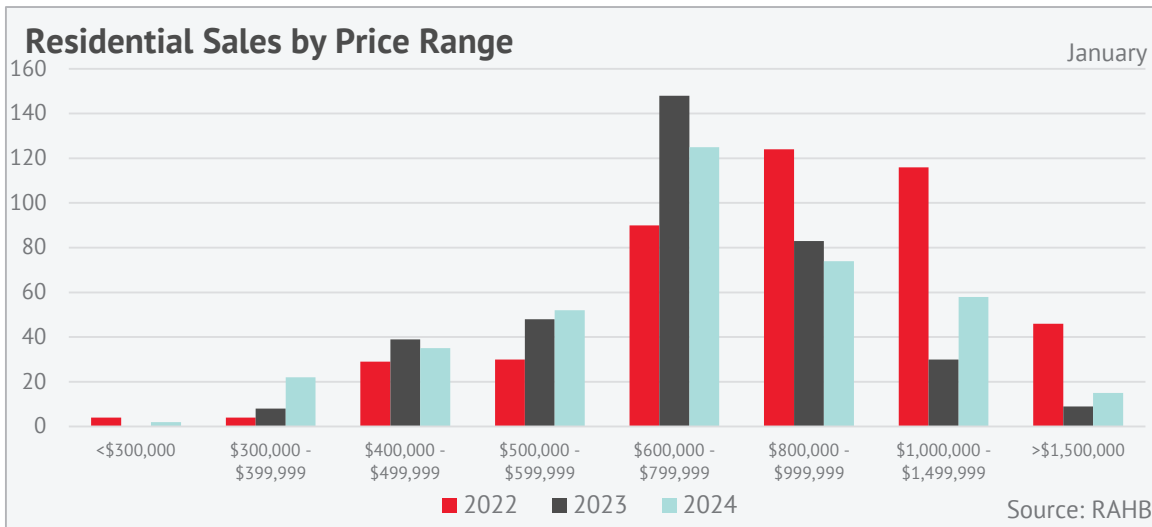
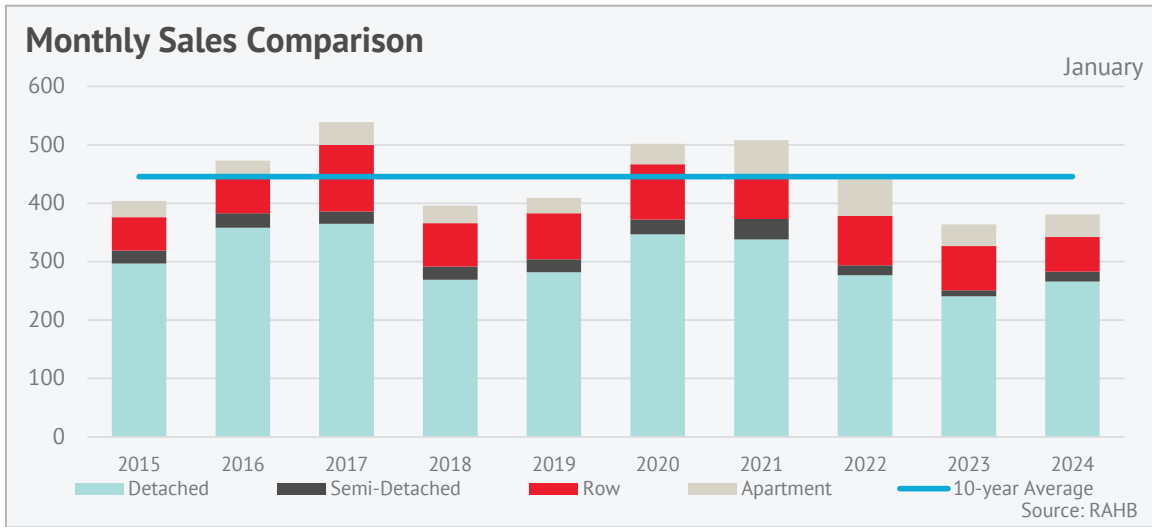
Slower sales for row properties were not enough to offset the gains reported in the detached, semi-detached and apartment sectors. Meanwhile, changes to new listings caused the sales-to-new listings ratio to fall for row and apartment-style homes compared to last year. Lower sales-to-new listings ratio for apartments and row homes may have contributed to some of the monthly price declines as consumers had more options. Compared to the previous year, the unadjusted benchmark prices reported the most substantial gains in the semi-detached and detached sectors while remaining stable for row homes and declining for apartment condominiums.

January 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	266	10.4%	424	-3.0%	700	9.4%	63%	50.6	41%	2.63	-0.9%	\$876,675	8.1%	\$780,000	1.3%
Semi-Detached	17	70.0%	28	27.3%	39	-11.4%	61%	33.6	-37%	2.29	-47.9%	\$746,923	9.3%	\$705,000	12.4%
Row	59	-22.4%	115	-10.2%	167	8.4%	51%	42.4	23%	2.83	39.7%	\$675,963	-1.4%	\$708,000	3.7%
Apartment	39	5.4%	101	18.8%	188	28.8%	39%	54.6	23%	4.82	22.2%	\$468,367	-11.0%	\$447,500	-10.5%
Mobile	2	-	2	100.0%	4	-33.3%	100%	43.0	-	2.00	-	\$218,500	-	\$218,500	-
Total Residential	383	4.9%	671	-0.6%	1,102	10.9%	57%	48.9	32%	2.88	5.7%	\$794,982	5.8%	\$720,000	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	266	10.4%	424	-3.0%	700	9.4%	62.7%	50.6	41%	2.63	-0.9%	\$876,675	8.1%	\$780,000	1.3%
Semi-Detached	17	70.0%	28	27.3%	39	-11.4%	60.7%	33.6	-37%	2.29	-47.9%	\$746,923	9.3%	\$705,000	12.4%
Row	59	-22.4%	115	-10.2%	167	8.4%	51.3%	42.4	23%	2.83	39.7%	\$675,963	-1.4%	\$708,000	3.7%
Apartment	39	5.4%	101	18.8%	188	28.8%	38.6%	54.6	23%	4.82	22.2%	\$468,367	-11.0%	\$447,500	-10.5%
Mobile	2	-	2	100.0%	4	-33.3%	100.0%	43.0	-	2.00	-	\$218,500	-	\$218,500	-
Total Residential	383	4.9%	671	-0.6%	1,102	10.9%	57.1%	48.9	32%	2.88	5.7%	\$794,982	5.8%	\$720,000	0.0%

BENCHMARK PRICE

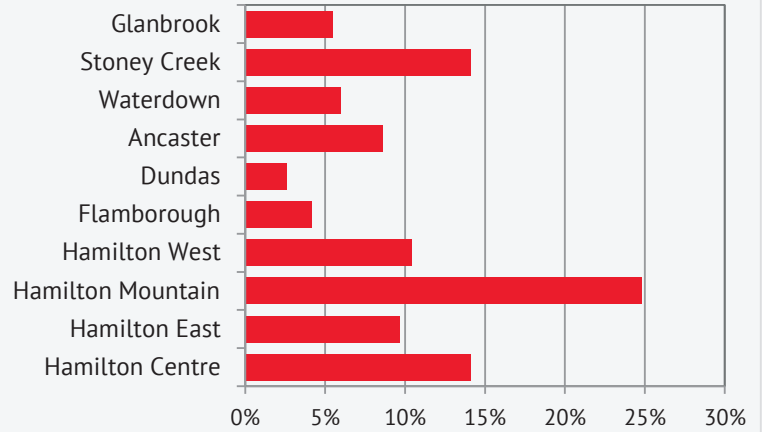




REGIONAL SUMMARY

Adjustments in both sales and new listings varied across the Hamilton area. Hamilton Centre, Hamilton Mountain, Hamilton West, Flamborough, Ancaster, Waterdown and Glanbrook all had sales-to-new listings ratios that were higher than reported last January.

Share of Sales by District



January 2024

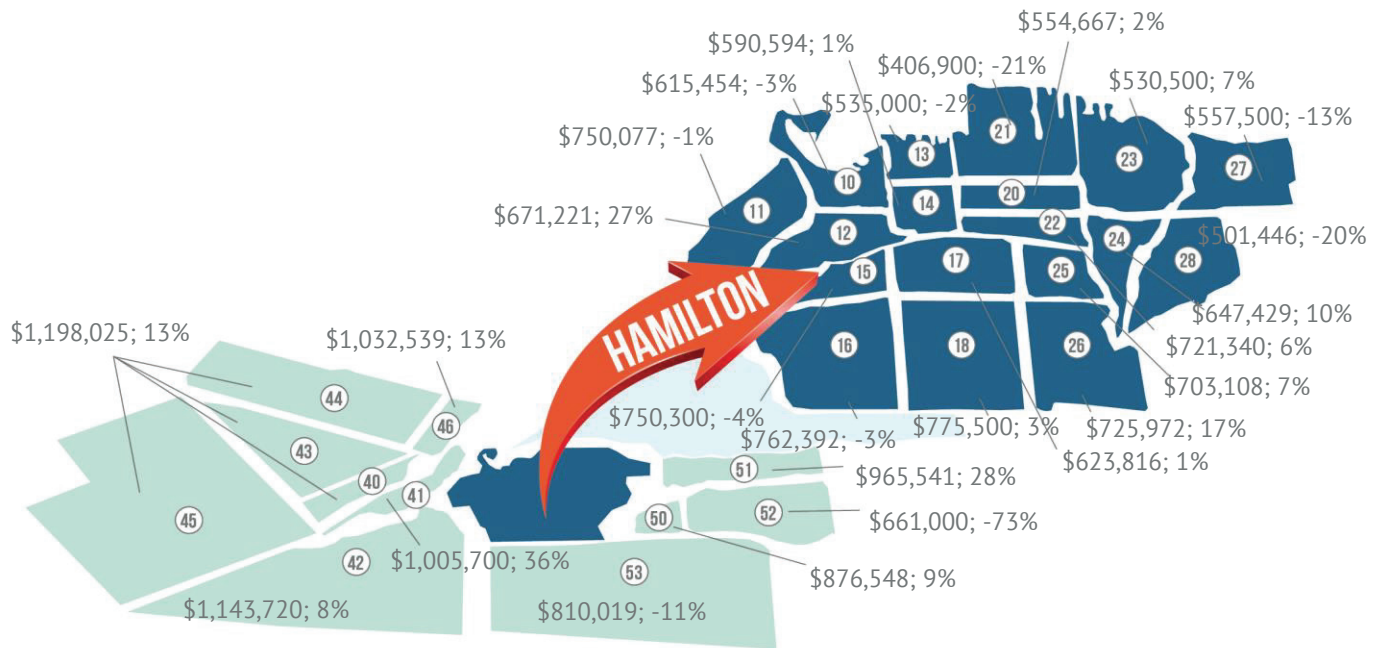
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Hamilton Centre	54	3.8%	92	-10.7%	154	-4.3%	59%	51.4	55.6%	2.85	-7.9%	\$581,767	-0.6%	\$581,500	8.2%
Hamilton East	37	8.8%	71	29.1%	114	40.7%	52%	49.5	35.3%	3.08	29.3%	\$552,751	-5.8%	\$533,000	-7.7%
Hamilton Mountain	95	-7.8%	125	-15.5%	174	4.2%	76%	43.2	38.1%	1.83	13.0%	\$713,361	-1.5%	\$700,000	-4.1%
Hamilton West	40	21.2%	73	2.8%	105	-4.5%	55%	55.6	66.3%	2.63	-21.3%	\$678,725	2.4%	\$665,594	-7.4%
Flamborough	16	100.0%	27	80.0%	89	48.3%	59%	56.4	-6.2%	5.56	-25.8%	\$1,198,025	13.0%	\$1,092,500	11.8%
Dundas	10	-16.7%	26	-10.3%	32	-28.9%	38%	33.8	-38.4%	3.20	-14.7%	\$1,005,700	35.6%	\$820,000	15.9%
Ancaster	33	32.0%	63	21.2%	111	27.6%	52%	54.8	16.9%	3.36	-3.3%	\$1,143,720	7.9%	\$1,082,500	13.9%
Waterdown	23	35.3%	39	30.0%	54	31.7%	59%	47.5	21.9%	2.35	-2.7%	\$1,032,539	12.8%	\$950,000	3.3%
Stoney Creek	54	-1.8%	108	-8.5%	202	14.8%	50%	50.4	37.8%	3.74	16.9%	\$925,293	14.9%	\$822,950	5.5%
Glanbrook	21	-19.2%	47	-13.0%	67	1.5%	45%	44.8	-3.7%	3.19	25.7%	\$810,019	-11.4%	\$820,000	9.3%
Total	383	4.9%	671	-0.6%	1102	10.9%	57%	48.9	32.5%	2.88	5.7%	\$794,982	5.8%	\$720,000	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	54	3.8%	92	-10.7%	154	-4.3%	58.7%	51.4	55.6%	2.85	-7.9%	\$581,767	-0.6%	\$581,500	8.2%
Hamilton East	37	8.8%	71	29.1%	114	40.7%	52.1%	49.5	35.3%	3.08	29.3%	\$552,751	-5.8%	\$533,000	-7.7%
Hamilton Mountain	95	-7.8%	125	-15.5%	174	4.2%	76.0%	43.2	38.1%	1.83	13.0%	\$713,361	-1.5%	\$700,000	-4.1%
Hamilton West	40	21.2%	73	2.8%	105	-4.5%	54.8%	55.6	66.3%	2.63	-21.3%	\$678,725	2.4%	\$665,594	-7.4%
Flamborough	16	100.0%	27	80.0%	89	48.3%	59.3%	56.4	-6.2%	5.56	-25.8%	\$1,198,025	13.0%	\$1,092,500	11.8%
Dundas	10	-16.7%	26	-10.3%	32	-28.9%	38.5%	33.8	-38.4%	3.20	-14.7%	\$1,005,700	35.6%	\$820,000	15.9%
Ancaster	33	32.0%	63	21.2%	111	27.6%	52.4%	54.8	16.9%	3.36	-3.3%	\$1,143,720	7.9%	\$1,082,500	13.9%
Waterdown	23	35.3%	39	30.0%	54	31.7%	59.0%	47.5	21.9%	2.35	-2.7%	\$1,032,539	12.8%	\$950,000	3.3%
Stoney Creek	54	-1.8%	108	-8.5%	202	14.8%	50.0%	50.4	37.8%	3.74	16.9%	\$925,293	14.9%	\$822,950	5.5%
Glanbrook	21	-19.2%	47	-13.0%	67	1.5%	44.7%	44.8	-3.7%	3.19	25.7%	\$810,019	-11.4%	\$820,000	9.3%
Total	383	4.9%	671	-0.6%	1,102	10.9%	57.1%	48.9	32.5%	2.88	5.7%	\$794,982	5.8%	\$720,000	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

	January 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	\$615,454	-3.2%	\$552,200	-5.1%	\$615,454	-3.2%	\$552,200	-5.1%
Hamilton West 11	\$750,077	-1.2%	\$751,000	2.5%	\$750,077	-1.2%	\$751,000	2.5%
Hamilton West 12	\$671,221	27.1%	\$659,500	-2.6%	\$671,221	27.1%	\$659,500	-2.6%
Hamilton Centre 13	\$535,000	-1.8%	\$496,400	-2.2%	\$535,000	-1.8%	\$496,400	-2.2%
Hamilton Centre 14	\$590,594	1.4%	\$519,200	-4.6%	\$590,594	1.4%	\$519,200	-4.6%
Hamilton Centre 20	\$554,667	2.4%	\$515,200	-2.8%	\$554,667	2.4%	\$515,200	-2.8%
Hamilton Centre 21	\$406,900	-21.4%	\$417,800	-2.1%	\$406,900	-21.4%	\$417,800	-2.1%
Hamilton Centre 22	\$721,340	5.8%	\$718,600	6.4%	\$721,340	5.8%	\$718,600	6.4%
Hamilton East 23	\$530,500	6.5%	\$500,200	0.1%	\$530,500	6.5%	\$500,200	0.1%
Hamilton East 24	\$647,429	9.7%	\$662,600	4.3%	\$647,429	9.7%	\$662,600	4.3%
Hamilton East 27	\$557,500	-13.5%	\$644,800	-2.6%	\$557,500	-13.5%	\$644,800	-2.6%
Hamilton East 28	\$501,446	-20.2%	\$616,300	1.1%	\$501,446	-20.2%	\$616,300	1.1%
Hamilton East 29	\$631,000	-	\$768,200	-3.6%	\$631,000	-	\$768,200	-3.6%
Hamilton Mountain 15	\$750,300	-4.0%	\$757,900	0.6%	\$750,300	-4.0%	\$757,900	0.6%
Hamilton Mountain 16	\$762,392	-3.1%	\$744,700	0.1%	\$762,392	-3.1%	\$744,700	0.1%
Hamilton Mountain 17	\$623,816	0.7%	\$642,200	1.0%	\$623,816	0.7%	\$642,200	1.0%
Hamilton Mountain 18	\$775,500	3.3%	\$788,000	0.7%	\$775,500	3.3%	\$788,000	0.7%
Hamilton Mountain 25	\$703,108	6.6%	\$712,600	0.7%	\$703,108	6.6%	\$712,600	0.7%
Hamilton Mountain 26	\$725,972	17.4%	\$699,000	1.5%	\$725,972	17.4%	\$699,000	1.5%
Flamborough 43	\$1,198,025	13.0%	\$1,123,300	1.4%	\$1,198,025	13.0%	\$1,123,300	1.4%
Dundas 41	\$1,005,700	35.6%	\$902,900	2.7%	\$1,005,700	35.6%	\$902,900	2.7%
Ancaster 42	\$1,143,720	7.9%	\$1,069,000	1.6%	\$1,143,720	7.9%	\$1,069,000	1.6%
Waterdown 46	\$1,032,539	12.8%	\$953,700	3.6%	\$1,032,539	12.8%	\$953,700	3.6%
Stoney Creek 50	\$876,548	8.9%	\$860,300	4.6%	\$876,548	8.9%	\$860,300	4.6%
Stoney Creek 51	\$965,541	27.9%	\$760,000	-3.8%	\$965,541	27.9%	\$760,000	-3.8%
Stoney Creek 52	\$661,000	-73.3%	\$972,400	-2.9%	\$661,000	-73.3%	\$972,400	-2.9%
Glanbrook 53	\$810,019	-11.4%	\$852,700	-1.9%	\$810,019	-11.4%	\$852,700	-1.9%

DETACHED

BENCHMARK HOMES

	January 2024						
	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Hamilton West 10	\$619,900	-3.5%	3.6%	2	3	1,390	2,610
Hamilton West 11	\$796,800	2.3%	-3.7%	2	4	1,335	4,000
Hamilton West 12	\$891,400	-1.9%	2.0%	2	3	1,690	3,255
Hamilton Centre 13	\$489,200	-2.6%	3.2%	1	3	1,300	2,306
Hamilton Centre 14	\$571,600	-3.1%	3.9%	2	3	1,565	2,741
Hamilton Centre 20	\$521,400	-2.8%	3.5%	1	3	1,286	2,500
Hamilton Centre 21	\$407,000	-1.8%	2.7%	1	3	1,149	2,500
Hamilton Centre 22	\$719,100	6.4%	10.8%	2	3	1,533	3,150
Hamilton East 23	\$498,900	-0.2%	3.5%	1	3	1,057	3,150
Hamilton East 24	\$670,700	4.1%	6.3%	2	3	1,212	4,120
Hamilton East 27	\$776,900	-1.5%	2.4%	2	3	1,366	5,000
Hamilton East 28	\$817,500	2.5%	5.1%	2	3	1,403	5,276
Hamilton East 29	\$749,800	-4.6%	1.8%	2	3	1,510	5,251
Hamilton Mountain 15	\$773,600	1.0%	1.8%	2	4	1,262	5,500
Hamilton Mountain 16	\$854,400	-0.1%	1.1%	2	3	1,572	4,796
Hamilton Mountain 17	\$648,500	0.8%	1.7%	2	3	1,129	4,301
Hamilton Mountain 18	\$820,000	0.3%	1.1%	2	3	1,599	4,568
Hamilton Mountain 25	\$711,700	0.6%	3.1%	2	4	1,119	5,000
Hamilton Mountain 26	\$771,400	2.1%	3.3%	2	3	1,333	4,591
Flamborough 43	\$1,123,800	1.3%	-2.3%	2	3	1,908	27,014
Dundas 41	\$986,500	2.2%	-4.2%	2	3	1,538	6,297
Ancaster 42	\$1,197,200	2.1%	-4.7%	2	4	2,210	7,500
Waterdown 46	\$1,072,700	3.7%	2.4%	2	3	1,839	4,978
Stoney Creek 50	\$935,200	4.4%	8.8%	2	3	1,826	5,005
Stoney Creek 51	\$873,600	-3.3%	0.6%	2	3	1,682	5,903
Stoney Creek 52	\$972,400	-2.9%	-1.8%	2	3	1,723	30,025
Glanbrook 53	\$926,800	-1.5%	0.0%	2	3	1,811	4,714

SUMMARY STATISTICS

January 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	383	4.9%	671	-0.6%	1,102	10.9%	\$720,000	0.0%	48.9	32.5%	43.0	59.3%
Commercial	4	-42.9%	55	175.0%	670	-11.0%	\$834,000	-0.1%	86.8	-25.2%	83.5	7.1%
Farm	0	-	3	-	23	-11.5%	-	-	-	-	-	-
Land	1	-50.0%	29	314.3%	101	65.6%	\$212,500	-79.3%	27.0	-74.2%	27.0	-74.2%
Multi-Residential	11	175.0%	22	450.0%	69	102.9%	\$760,000	-18.7%	66.4	22.3%	70.0	12.0%
Total	399	5.6%	780	290.0%	2,587	12.0%	\$722,500	-0.7%	49.7	27.7%	43.0	48.3%

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	383	4.9%	671	-0.6%	1,102	10.9%	\$720,000	0.0%	48.9	32.5%	43.0	59.3%
Commercial	4	-42.9%	55	175.0%	670	-11.0%	\$834,000	-0.1%	86.8	-25.2%	83.5	7.1%
Farm	0	-	3	-	23	-11.5%	-	-	-	-	-	-
Land	1	-50.0%	29	314.3%	101	65.6%	\$212,500	-79.3%	27.0	-74.2%	27.0	-74.2%
Multi-Residential	11	175.0%	22	450.0%	69	102.9%	\$760,000	-18.7%	66.4	22.3%	70.0	12.0%
Total	399	5.6%	780	290.0%	2,587	12.0%	\$722,500	-0.7%	49.7	27.7%	43.0	48.3%

January 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%	16	128.6%	-	-	0	-	
Industrial	2	-33.3%	\$1,365,500	-79.0%	11	175.0%	83.5	38.4%	3	36.0	
Investment	0	-	\$0	-	7	40.0%	-	-	0	-	
Land	0	-	\$0	-	0	-	-	-	0	-	
Office	0	-100.0%	\$0	-100.0%	26	271.4%	-	-	4	166.0	
Retail	1	0.0%	\$912,500	9.3%	26	100.0%	29.0	-70.4%	4	37.8	

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	0	-100.0%	\$0	-100.0%	16	128.6%	-	-	0	-	
Industrial	2	-33.3%	\$1,365,500	-79.0%	11	175.0%	83.5	38.4%	3	36.0	
Investment	0	-	\$0	-	7	40.0%	-	-	0	-	
Land	0	-	\$0	-	0	-	-	-	0	-	
Office	0	-100.0%	\$0	-100.0%	26	271.4%	-	-	4	166.0	
Retail	1	0.0%	\$912,500	9.3%	26	100.0%	29.0	-70.4%	4	37.8	