

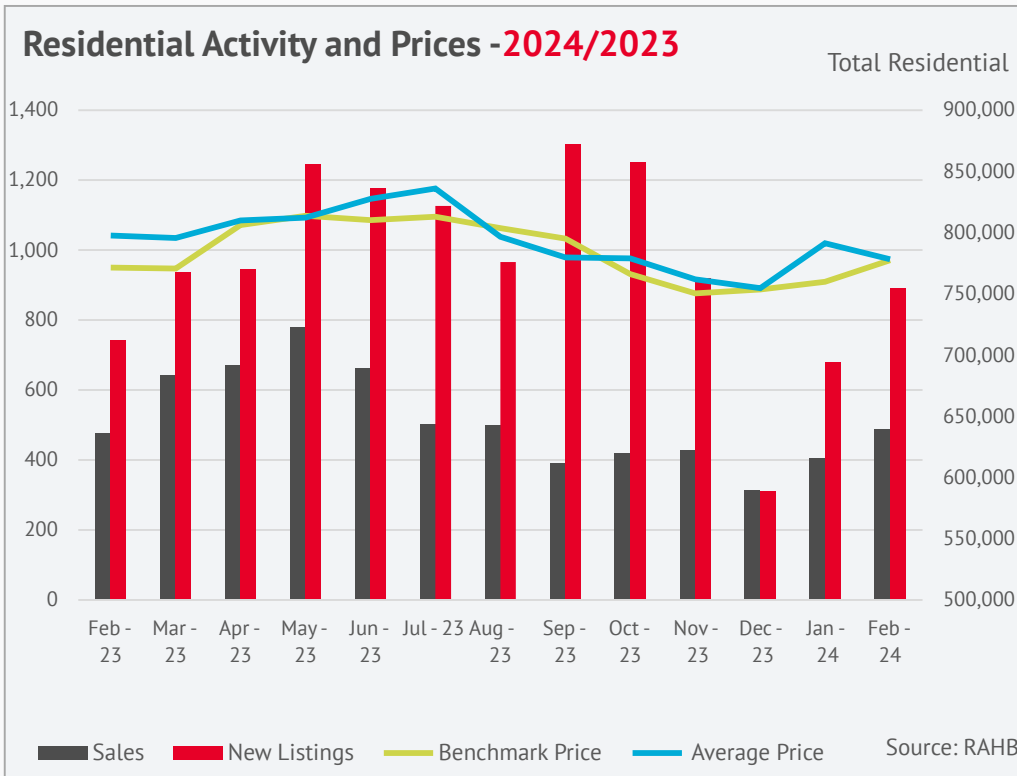
**HAMILTON**  
**MONTHLY**  
**STATISTICS**  
**PACKAGE**  
**FEBRUARY 2024**



# SUMMARY

There were 487 sales reported in February, just slightly higher than last year's levels. Despite this, year-to-date sales are nearly six per cent higher than last year's. New listings rose, keeping the sales-to-new listings ratio below 60 per cent and driving further inventory gains. While inventory levels have improved compared to the low levels reported in the past four years, they are still considered low relative to what was available in the market prior to 2014. February closed out with 2.5 months of supply, an improvement over levels reported in the second half of 2023.

The shift to more balanced conditions helped support home prices in the region. The unadjusted benchmark price in February reached \$777,400, trending up over the previous month and nearly one per cent higher than last year.



**SALES**  
**487**  
↑  
**2.1%**  
YEAR/YEAR

**NEW LISTINGS**  
**890**  
↑  
**19.8%**  
YEAR/YEAR

**INVENTORY**  
**1,205**  
↑  
**16.5%**  
YEAR/YEAR

**MONTHS OF SUPPLY**  
**2.5**  
↑  
**14.1%**  
YEAR/YEAR

**RESIDENTIAL AVERAGE PRICE**  
**\$778,238**  
↓  
**2.4%**  
YEAR/YEAR

**AVERAGE DOM**  
**34.4**  
↑  
**10.7%**  
YEAR/YEAR

# PROPERTY TYPES

Gains for row and apartment sales offset the pullbacks in the detached and semi-detached sector. New listing activity varied depending on the property type. Gains in new listings were driven by detached, row and apartment-style properties, which is reflected in the year-over-year increase in inventory levels.

Despite some shifts in detached and semi-detached activity, prices for those property types rose by one and two per cent, respectively, over last February. Meanwhile, year-over-year price growth remained relatively flat for row-style homes and declined in the apartment condominium sector.

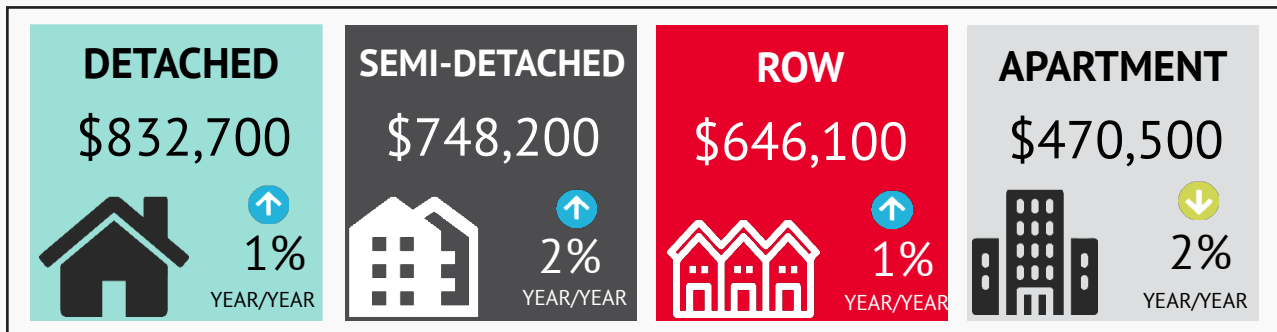
## February 2024

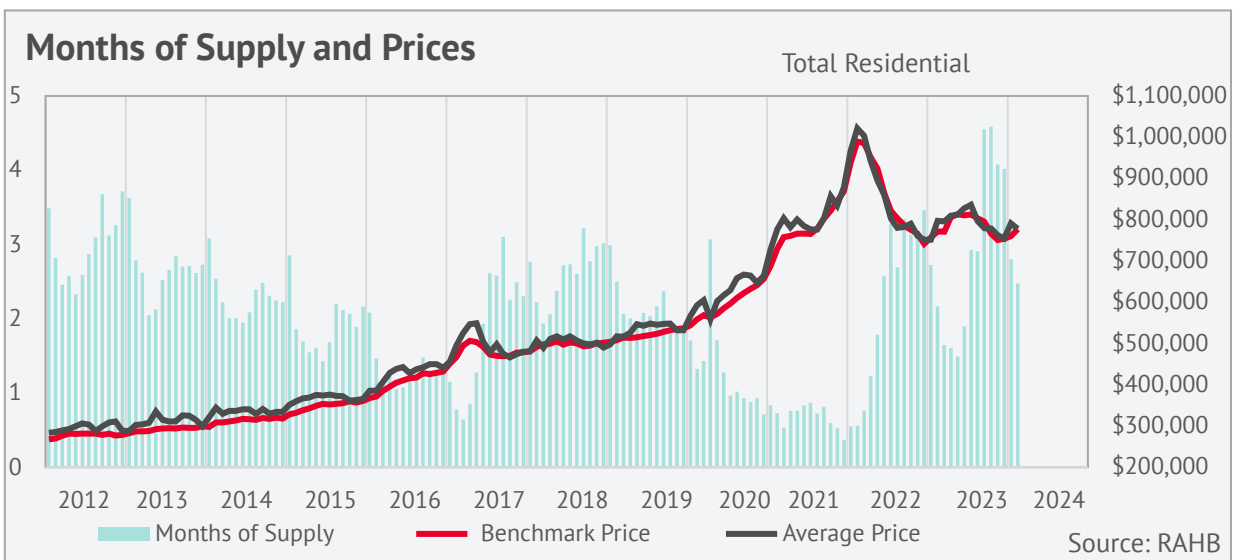
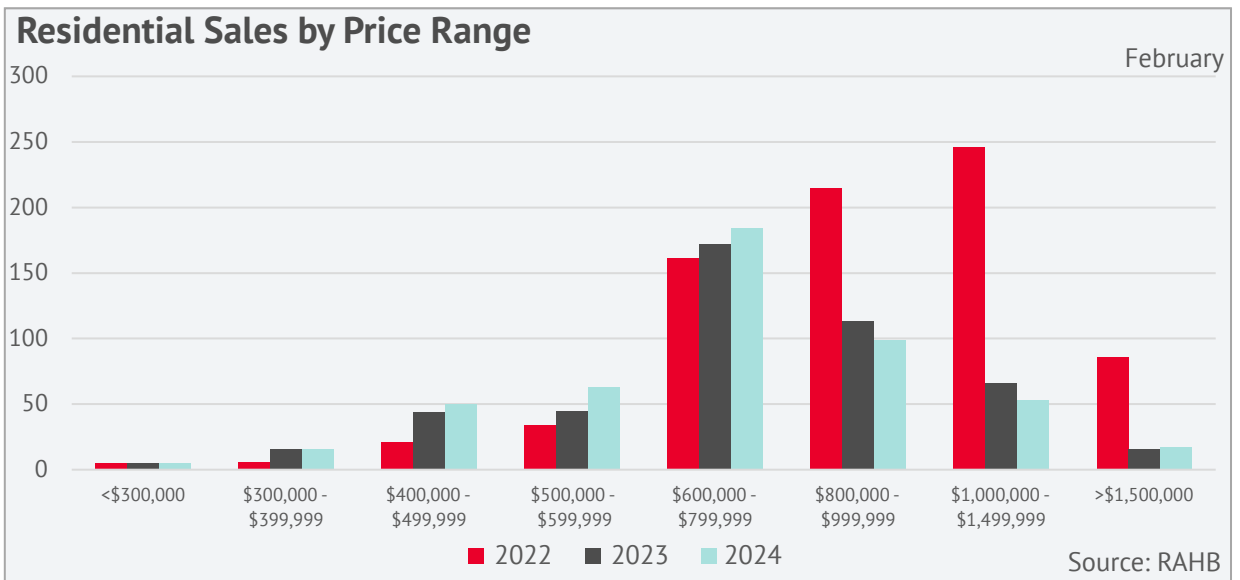
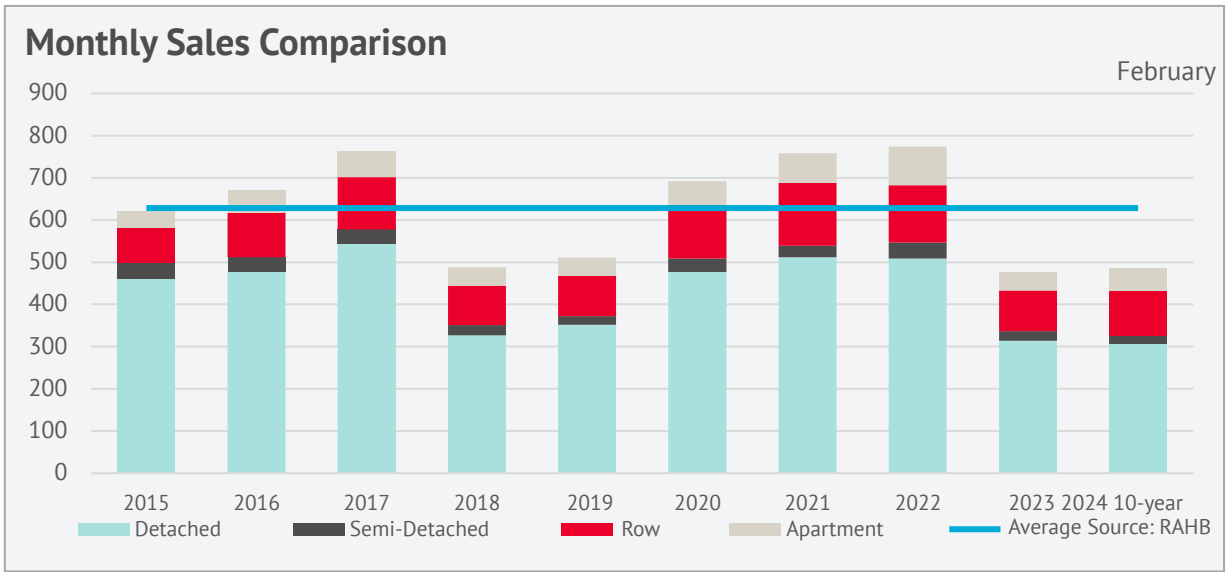
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Detached	306	-2.5%	589	23.7%	784	21.6%	52%	31.2	17%	2.56	24.7%	\$863,806	-1.1%	\$776,000	-3.0%
Semi-Detached	19	-17.4%	26	-21.2%	36	-20.0%	73%	38.4	26%	1.89	-3.2%	\$607,947	-20.1%	\$627,000	-16.4%
Row	109	13.5%	150	13.6%	163	5.2%	73%	34.1	-1%	1.50	-7.4%	\$713,584	0.7%	\$730,000	1.7%
Apartment	52	18.2%	119	20.2%	210	18.6%	44%	52.7	-6%	4.04	0.4%	\$471,259	0.0%	\$457,250	2.8%
Mobile	0	-	3	200.0%	7	16.7%	0%	-	-	-	-	-	-	-	-
<b>Total Residential</b>	<b>487</b>	<b>2.1%</b>	<b>890</b>	<b>19.8%</b>	<b>1,205</b>	<b>16.5%</b>	<b>55%</b>	<b>34.4</b>	<b>11%</b>	<b>2.47</b>	<b>14.1%</b>	<b>\$778,238</b>	<b>-2.4%</b>	<b>\$736,000</b>	<b>-1.9%</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	589	6.1%	1,019	11.6%	754	17.4%	57.8%	40.1	31%	2.56	10.6%	\$867,200	2.5%	\$777,000	-0.4%
Semi-Detached	36	9.1%	53	-3.6%	37	-16.9%	67.9%	36.1	-3%	2.06	-23.8%	\$673,575	-8.7%	\$662,094	-9.9%
Row	171	-0.6%	268	3.1%	168	8.4%	63.8%	37.5	9%	1.96	9.0%	\$699,149	0.1%	\$717,000	2.1%
Apartment	93	14.8%	221	20.1%	202	24.8%	42.1%	52.6	4%	4.33	8.7%	\$469,535	-5.4%	\$455,000	-3.2%
Mobile	2	-	5	150.0%	6	-8.3%	40.0%	43.0	-	5.50	-	\$218,500	-	\$218,500	-
<b>Total Residential</b>	<b>892</b>	<b>5.9%</b>	<b>1,570</b>	<b>10.7%</b>	<b>1,170</b>	<b>15.4%</b>	<b>56.8%</b>	<b>40.7</b>	<b>21%</b>	<b>2.62</b>	<b>8.9%</b>	<b>\$784,224</b>	<b>0.8%</b>	<b>\$726,250</b>	<b>-1.5%</b>

## BENCHMARK PRICE

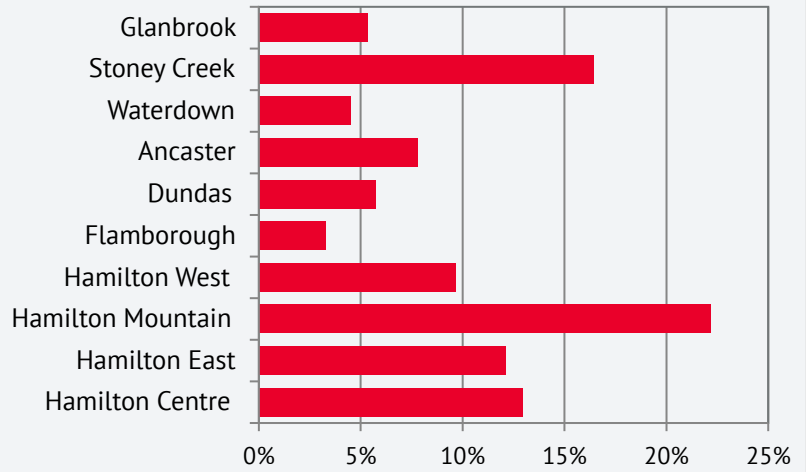




# REGIONAL SUMMARY

Adjustments in sales and new listings varied across the Hamilton area in February. While sales are below long-term trends across all areas within the Hamilton region, year-to-date sales improved in Hamilton Centre, Hamilton East, Hamilton West, Flamborough, Ancaster and Waterdown. At the same time, inventory levels eased in Hamilton Centre and Hamilton West, contributing to slightly tighter conditions than in the previous year in those areas.

Share of Sales by District



## February 2024

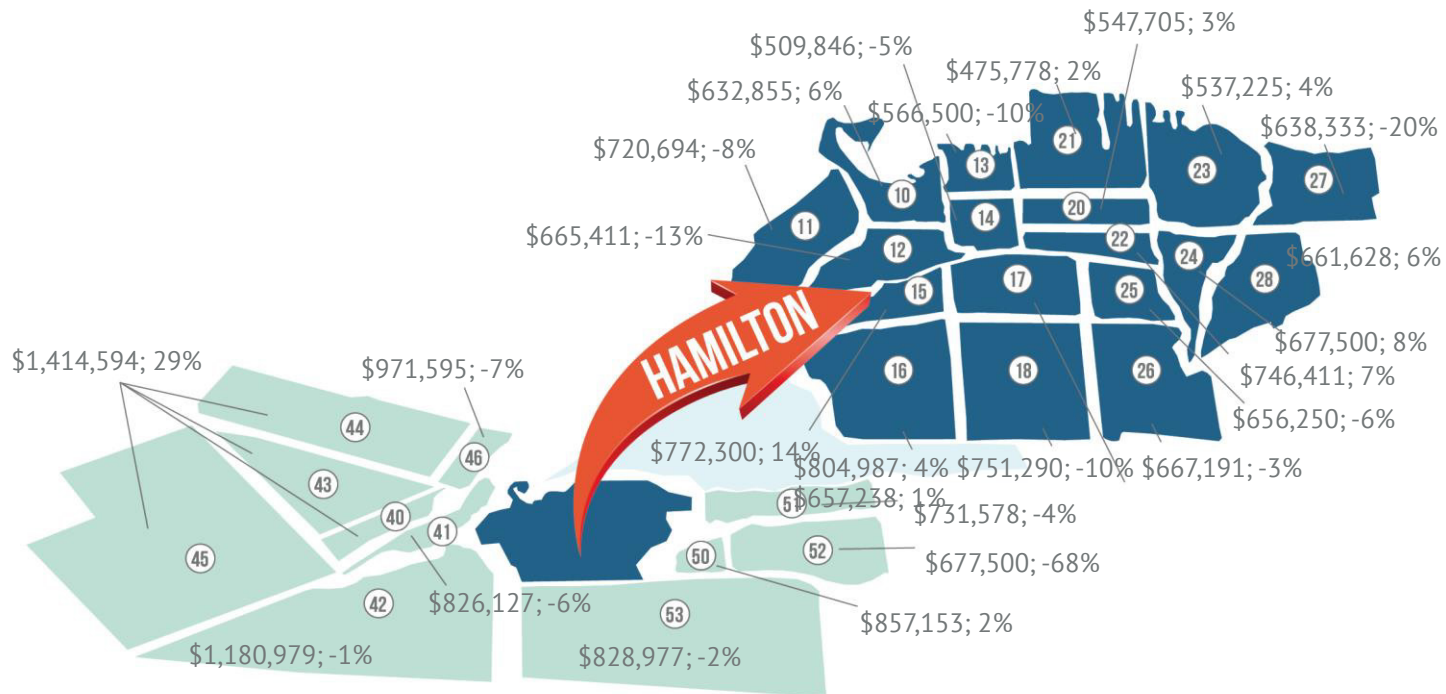
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Hamilton Centre	63	14.5%	123	19.4%	171	-2.3%	51%	30.3	-26.8%	2.71	-14.7%	\$566,699	1.0%	\$537,500	-2.7%
Hamilton East	59	43.9%	85	39.3%	104	31.6%	69%	36.7	47.9%	1.76	-8.5%	\$615,054	3.2%	\$606,000	8.0%
Hamilton	108	-6.9%	198	44.5%	205	31.4%	55%	27.5	1.8%	1.90	41.1%	\$723,042	-1.4%	\$728,750	3.0%
Mountain	47	-4.1%	64	-17.9%	100	-12.3%	73%	43.2	56.2%	2.13	-8.5%	\$678,964	-8.7%	\$645,000	-11.3%
Hamilton West	16	45.5%	54	80.0%	111	76.2%	30%	46.6	-8.7%	6.94	21.1%	\$1,414,594	29.1%	\$1,248,750	6.3%
Flamborough	28	3.7%	42	75.0%	43	38.7%	67%	26.5	-20.9%	1.54	33.8%	\$826,127	-5.9%	\$771,000	-10.1%
Dundas Ancaster	38	-13.6%	85	37.1%	124	42.5%	45%	39.1	9.0%	3.26	65.0%	\$1,180,979	-0.9%	\$1,074,000	10.3%
Waterdown	22	-12.0%	38	0.0%	52	13.0%	58%	29.2	8.4%	2.36	28.5%	\$971,595	-7.2%	\$877,500	-12.2%
Stoney Creek	80	-3.6%	145	-2.7%	213	7.0%	55%	42.1	36.8%	2.66	11.0%	\$793,013	-2.3%	\$754,000	-2.3%
Glanbrook	26	0.0%	56	-8.2%	82	-2.4%	46%	26.3	-9.3%	3.15	-2.4%	\$828,977	-1.7%	\$770,000	-3.3%
<b>Total</b>	<b>487</b>	<b>2.1%</b>	<b>890</b>	<b>19.8%</b>	<b>12</b>	<b>16.5%</b>	<b>55%</b>	<b>34.4</b>	<b>10.7%</b>	<b>2.47</b>	<b>14.1%</b>	<b>\$778,238</b>	<b>-2.4%</b>	<b>\$736,000</b>	<b>-1.9%</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	121	13.1%	215	4.4%	164	-2.7%	56.3%	39.5	5.6%	2.70	-13.9%	\$573,202	0.1%	\$572,000	4.0%
Hamilton East	97	29.3%	158	36.2%	111	38.8%	61.4%	41.2	36.9%	2.29	7.3%	\$590,052	-0.3%	\$569,000	1.2%
Hamilton	211	-3.7%	325	14.0%	191	18.3%	64.9%	35.8	23.5%	1.81	22.8%	\$716,848	-1.6%	\$710,000	-0.7%
Mountain	88	7.3%	138	-7.4%	104	-7.1%	63.8%	48.6	62.0%	2.36	-13.5%	\$676,310	-4.9%	\$648,500	-10.2%
Hamilton West	32	68.4%	82	82.2%	101	63.4%	39.0%	51.5	-6.2%	6.28	-3.0%	\$1,306,309	20.8%	\$1,150,000	1.9%
Flamborough	39	0.0%	68	28.3%	39	2.6%	57.4%	27.8	-30.6%	2.00	2.6%	\$884,937	5.9%	\$790,000	-4.8%
Dundas Ancaster	72	4.3%	150	31.6%	122	39.7%	48.0%	45.9	15.1%	3.38	33.8%	\$1,169,020	2.2%	\$1,080,750	12.4%
Waterdown	47	11.9%	77	13.2%	53	21.8%	61.0%	37.9	19.2%	2.26	8.9%	\$995,819	0.2%	\$945,000	-1.3%
Stoney Creek	137	-0.7%	254	-4.9%	211	12.3%	53.9%	45.6	37.8%	3.07	13.1%	\$842,912	4.2%	\$770,000	-0.3%
Glanbrook	48	-7.7%	103	-10.4%	76	1.3%	46.6%	34.0	-10.0%	3.17	9.8%	\$820,808	-6.6%	\$778,000	1.9%
<b>Total</b>	<b>892</b>	<b>5.9%</b>	<b>1,570</b>	<b>10.7%</b>	<b>1,170</b>	<b>15.4%</b>	<b>56.8%</b>	<b>40.7</b>	<b>21.1%</b>	<b>2.62</b>	<b>8.9%</b>	<b>\$784,224</b>	<b>0.8%</b>	<b>\$726,250</b>	<b>-1.5%</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

	February 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	\$632,855	5.8%	\$568,000	-2.8%	\$623,429	1.4%	\$560,100	-3.9%
Hamilton West 11	\$720,694	-8.1%	\$762,600	2.1%	\$733,016	-5.3%	\$756,800	2.3%
Hamilton West 12	\$665,411	-13.1%	\$685,600	0.3%	\$661,500	-2.9%	\$672,550	-1.2%
Hamilton Centre 13	\$566,500	-9.7%	\$520,400	2.3%	\$560,200	-4.4%	\$508,400	0.0%
Hamilton Centre 14	\$509,846	-4.5%	\$536,300	-1.7%	\$552,083	-0.9%	\$527,750	-3.1%
Hamilton Centre 20	\$547,705	3.3%	\$543,900	2.2%	\$553,012	3.3%	\$529,550	-0.3%
Hamilton Centre 21	\$475,778	1.8%	\$442,900	3.6%	\$450,767	-6.9%	\$430,350	0.7%
Hamilton Centre 22	\$746,411	7.4%	\$714,800	2.1%	\$731,769	6.5%	\$716,700	4.2%
Hamilton East 23	\$537,225	3.8%	\$507,900	1.4%	\$533,997	4.6%	\$504,050	0.7%
Hamilton East 24	\$677,500	7.8%	\$661,200	3.0%	\$666,975	9.7%	\$661,900	3.7%
Hamilton East 27	\$638,333	-20.2%	\$644,600	-2.0%	\$597,917	-11.5%	\$644,700	-2.3%
Hamilton East 28	\$661,628	5.6%	\$617,000	0.4%	\$594,455	-5.2%	\$616,650	0.8%
Hamilton East 29	\$763,000	-27.3%	\$809,900	1.3%	\$664,000	-36.8%	\$789,050	-1.1%
Hamilton Mountain 15	\$772,300	14.1%	\$773,400	0.7%	\$766,810	2.9%	\$765,650	0.6%
Hamilton Mountain 16	\$804,987	4.1%	\$765,700	0.4%	\$777,776	-0.3%	\$755,200	0.2%
Hamilton Mountain 17	\$657,238	0.7%	\$654,500	0.6%	\$640,772	0.1%	\$648,350	0.8%
Hamilton Mountain 18	\$751,290	-9.5%	\$810,100	1.0%	\$760,158	-4.6%	\$799,050	0.8%
Hamilton Mountain 25	\$656,250	-5.6%	\$716,000	-0.4%	\$685,824	0.4%	\$714,300	0.1%
Hamilton Mountain 26	\$667,191	-2.6%	\$705,500	0.3%	\$707,753	8.4%	\$702,250	0.9%
Flamborough 43	\$1,414,594	29.1%	\$1,158,800	0.5%	\$1,306,309	20.8%	\$1,141,050	0.9%
Dundas 41	\$826,127	-5.9%	\$918,200	1.9%	\$884,937	5.9%	\$910,550	2.3%
Ancaster 42	\$1,180,979	-0.9%	\$1,096,300	1.6%	\$1,169,020	2.2%	\$1,082,650	1.6%
Waterdown 46	\$971,595	-7.2%	\$1,005,000	1.3%	\$995,819	0.2%	\$979,350	2.4%
Stoney Creek 50	\$857,153	2.0%	\$855,500	0.8%	\$858,978	3.8%	\$857,900	2.6%
Stoney Creek 51	\$731,578	-3.7%	\$767,000	-3.1%	\$835,877	10.3%	\$763,500	-3.5%
Stoney Creek 52	\$677,500	-67.7%	\$997,200	2.2%	\$672,000	-70.6%	\$984,800	-0.4%
Glanbrook 53	\$828,977	-1.7%	\$875,100	2.0%	\$820,808	-6.6%	\$863,900	0.1%

# DETACHED

## BENCHMARK HOMES

February 2024							
	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Hamilton West 10	\$648,700	0.0%	4.6%	2	3	1,390	2,610
Hamilton West 11	\$815,400	2.3%	2.3%	2	4	1,335	4,000
Hamilton West 12	\$934,300	0.7%	4.8%	2	3	1,690	3,255
Hamilton Centre 13	\$512,700	2.1%	4.8%	1	3	1,300	2,306
Hamilton Centre 14	\$600,000	1.3%	5.0%	2	3	1,565	2,741
Hamilton Centre 20	\$550,800	2.2%	5.6%	1	3	1,286	2,500
Hamilton Centre 21	\$431,100	3.9%	5.9%	1	3	1,149	2,500
Hamilton Centre 22	\$715,200	2.1%	-0.5%	2	3	1,533	3,150
Hamilton East 23	\$507,000	1.3%	1.6%	1	3	1,057	3,150
Hamilton East 24	\$668,800	2.8%	-0.3%	2	3	1,212	4,120
Hamilton East 27	\$782,700	-0.5%	0.7%	2	3	1,366	5,000
Hamilton East 28	\$823,400	2.3%	0.7%	2	3	1,403	5,276
Hamilton East 29	\$789,500	0.6%	5.3%	2	3	1,510	5,251
Hamilton Mountain 15	\$791,300	1.1%	2.3%	2	4	1,262	5,500
Hamilton Mountain 16	\$879,500	0.1%	2.9%	2	3	1,572	4,796
Hamilton Mountain 17	\$661,100	0.4%	1.9%	2	3	1,129	4,301
Hamilton Mountain 18	\$843,900	0.6%	2.9%	2	3	1,599	4,568
Hamilton Mountain 25	\$714,900	-0.5%	0.4%	2	4	1,119	5,000
Hamilton Mountain 26	\$782,000	1.1%	1.4%	2	3	1,333	4,591
Flamborough 43	\$1,159,500	0.5%	3.2%	2	3	1,908	27,014
Dundas 41	\$1,007,700	1.4%	2.1%	2	3	1,538	6,297
Ancaster 42	\$1,226,200	1.8%	2.4%	2	4	2,210	7,500
Waterdown 46	\$1,137,400	1.1%	6.0%	2	3	1,839	4,978
Stoney Creek 50	\$931,400	1.2%	-0.4%	2	3	1,826	5,005
Stoney Creek 51	\$883,400	-2.3%	1.1%	2	3	1,682	5,903
Stoney Creek 52	\$997,200	2.2%	2.6%	2	3	1,723	30,025
Glanbrook 53	\$958,000	3.2%	3.4%	2	3	1,811	4,714



# SUMMARY STATISTICS

## February 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	487	2.1%	890	19.8%	1,205	16.5%	\$736,000	-1.9%	34.4	10.7%	18.0	20.0%
Commercial	5	-44.4%	44	528.6%	692	-11.8%	\$685,000	17.1%	130.6	16.0%	129.0	81.7%
Farm	1	0.0%	7	250.0%	26	13.0%	\$2,500,000	-73.0%	221.0	360.4%	221.0	360.4%
Land	0	-	25	525.0%	120	64.4%	-	-	-	-	-	-
Multi-Residential	2	0.0%	33	450.0%	91	111.6%	\$875,000	2.9%	68.0	126.7%	68.0	126.7%
<b>Total</b>	<b>495</b>	<b>1.2%</b>	<b>1,007</b>	<b>379.5%</b>	<b>2,676</b>	<b>10.1%</b>	<b>\$736,000</b>	<b>-1.9%</b>	<b>35.9</b>	<b>10.1%</b>	<b>19.0</b>	<b>18.8%</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	892	5.9%	1,570	10.7%	1,170	15.4%	\$726,250	-1.5%	40.7	21.1%	26.5	39.5%
Commercial	12	-25.0%	99	253.6%	683	-11.2%	\$740,250	9.3%	102.1	-10.5%	83.5	12.1%
Farm	1	0.0%	10	400.0%	25	2.0%	\$2,500,000	-73.0%	221.0	360.4%	221.0	360.4%
Land	1	-50.0%	54	390.9%	111	64.9%	\$212,500	-79.3%	27.0	-74.2%	27.0	-74.2%
Multi-Residential	12	100.0%	55	400.0%	81	109.1%	\$775,000	-17.1%	68.8	49.1%	72.0	56.5%
<b>Total</b>	<b>918</b>	<b>5.9%</b>	<b>1,787</b>	<b>332.7%</b>	<b>2,651</b>	<b>11.9%</b>	<b>\$728,000</b>	<b>-1.4%</b>	<b>42.1</b>	<b>19.0%</b>	<b>27.0</b>	<b>35.0%</b>

## February 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	1	-50.0%	\$72,000	-56.4%	8	300.0%	129.0	-47.0%	0	-
Industrial	2	-	\$1,100,000	-	19	280.0%	166.0	-	6	116.7
Investment	0	-	\$0	-	1	-	-	-	0	-
Land	0	-100.0%	\$0	-100.0%	3	-	-	-	0	-
Office	0	-100.0%	\$0	-100.0%	21	200.0%	-	-	5	149.2
Retail	2	-60.0%	\$1,520,000	-59.9%	39	160.0%	96.0	-4.8%	4	68.8

## 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	2	-33.3%	\$162,000	-32.5%	24	166.7%	93.0	-64.9%	0	-
Industrial	5	66.7%	\$4,615,500	-29.2%	30	233.3%	120.8	100.2%	10	104.0
Investment	0	-	\$0	-	8	60.0%	-	-	0	-
Land	0	-100.0%	\$0	-100.0%	3	-	-	-	0	-
Office	1	-66.7%	\$1,330,000	-35.0%	47	213.3%	63.0	-22.5%	9	156.7
Retail	3	-50.0%	\$2,432,500	-47.4%	65	132.1%	73.7	-26.6%	8	53.3