

HAMILTON
MONTHLY
STATISTICS
PACKAGE
JULY 2024



Burloak Real Estate Services

Brokerage | Independently owned and operated

SUMMARY

July sales eased by two per cent compared to last year. Sharp declines in home sales priced between \$800,000 - \$1,500,000 offset gains occurring in other price ranges. The 491 sales this month were met with 1,223 new listings, causing the sales-to-new-listings ratio to fall to 40 per cent.

Higher inventory levels compared to sales caused the months-of-supply to rise to nearly four months in July. The months-of-supply has not been this high in July since 2010, and is contributing to the downward pressure on home prices. In July, the unadjusted benchmark price was \$780,700. This reflects a second consecutive monthly decline and is nearly four per cent below last year's levels.

SALES
491
↓
2.0%
YEAR/YEAR



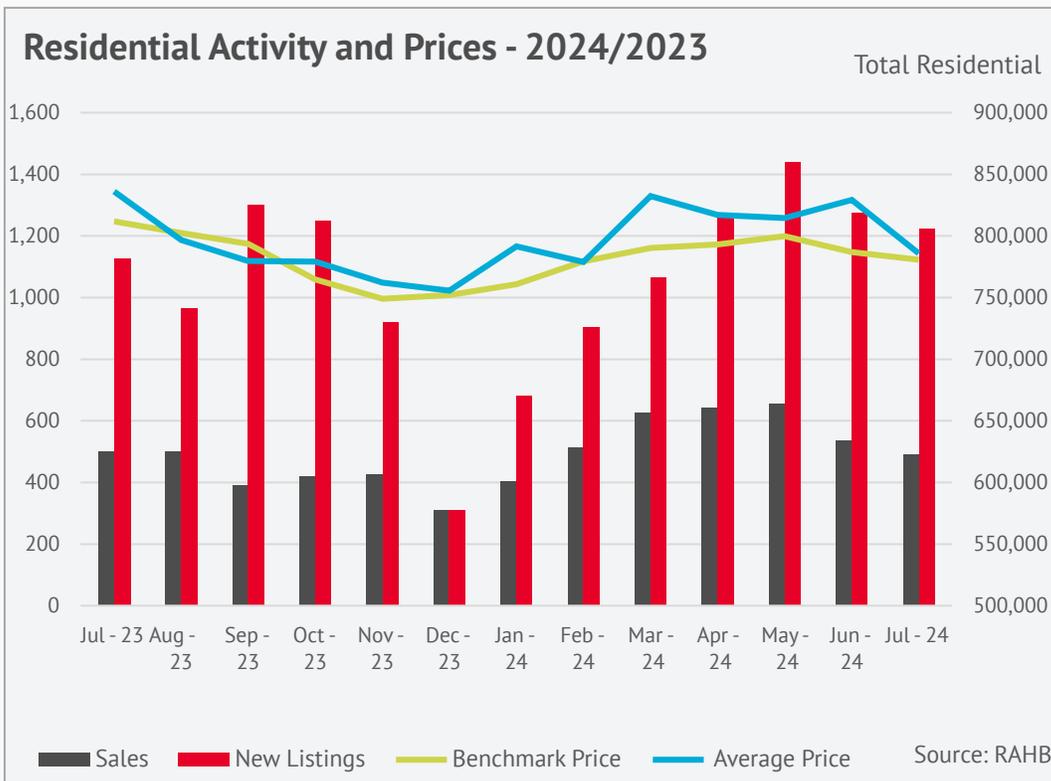
NEW LISTINGS
1,223
↑
8.6%
YEAR/YEAR



INVENTORY
1,957
↑
33.2%
YEAR/YEAR



MONTHS OF SUPPLY
4.0
↑
35.9%
YEAR/YEAR

RESIDENTIAL AVERAGE PRICE
↓
\$785,971
6.0%
YEAR/YEAR



AVERAGE DOM
27.6
↑
32.0%
YEAR/YEAR



PROPERTY TYPES

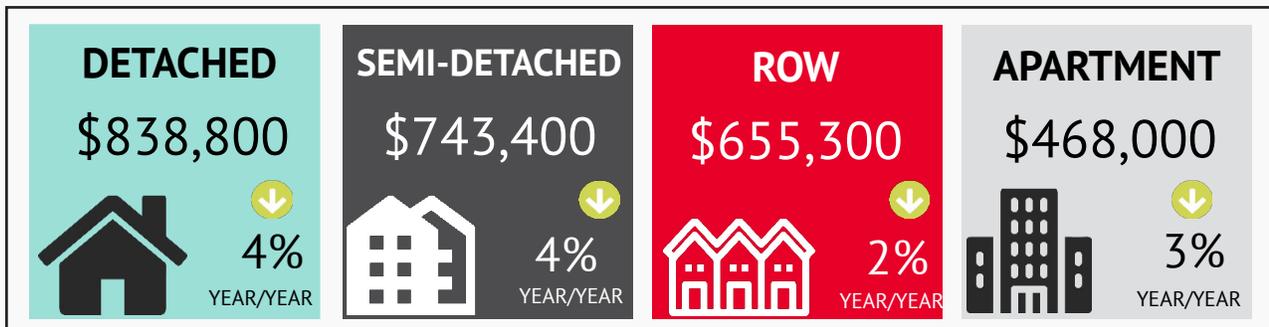
Year-to-date sales slowed across all property types. Detached homes represent the largest share of total sales at 66 per cent, followed by row properties at nearly 20 per cent. Both detached and row homes reported fewer new listings this month over last month, preventing any significant gains in inventory levels over last month.

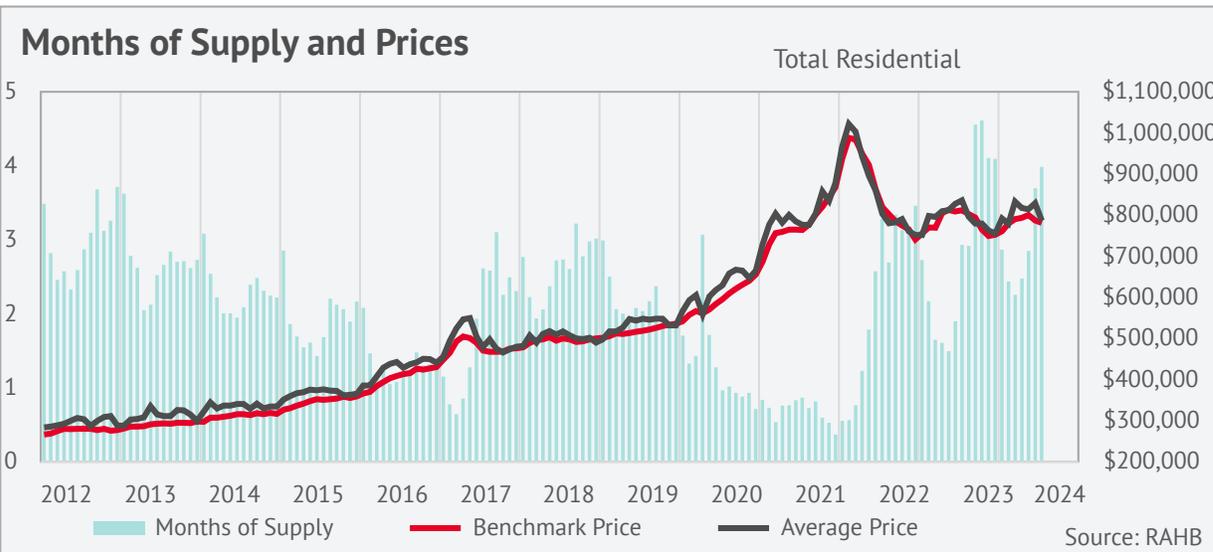
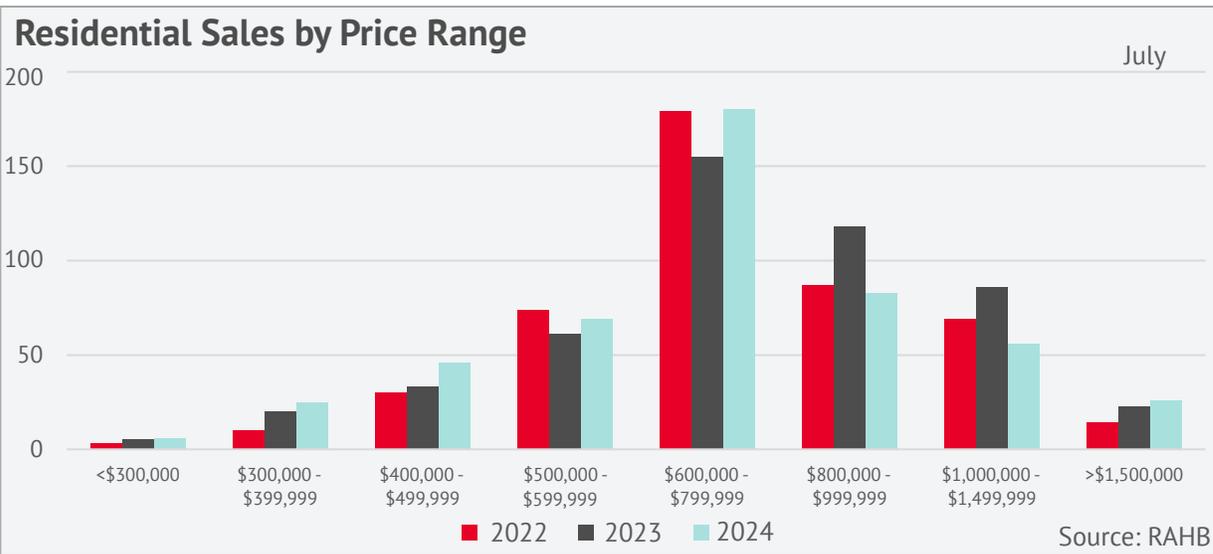
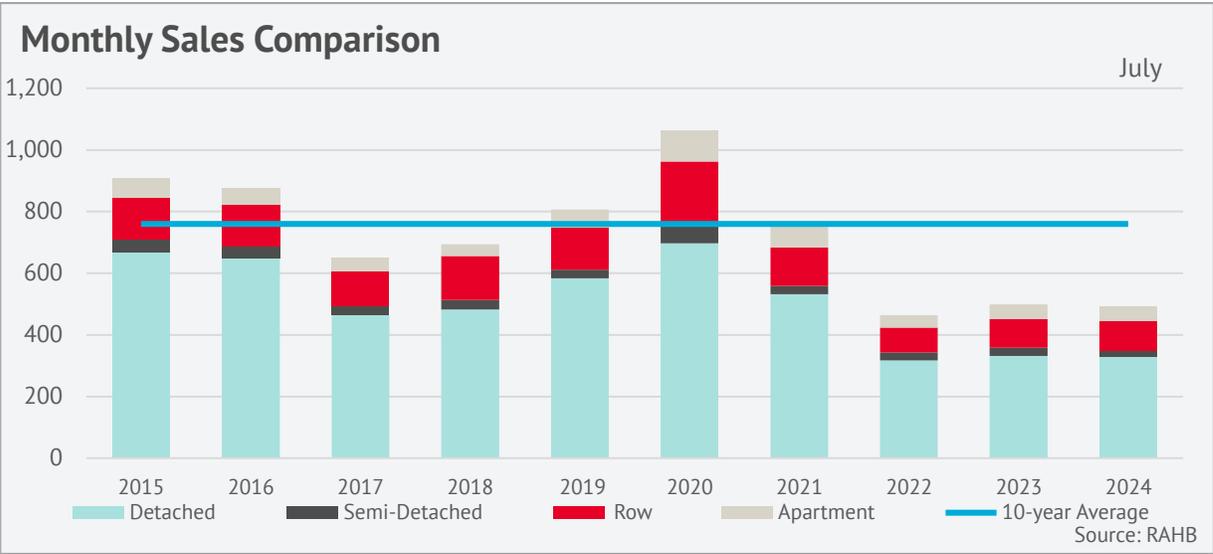
The months-of-supply rose across all property types compared to last July, with detached pushing near four months. The apartment condominium sector reported the highest month-of-supply at over six months. Overall, supply growth compared to sales has weighed on prices across all property types in July. However, on a year-to-date basis, average benchmark prices have remained relatively stable compared to last year's prices for detached, semi-detached, and row-style homes. Apartment condominiums reported a year-to-date average benchmark price decline of nearly three per cent.

July 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	329	-0.9%	805	8.2%	1,259	30.7%	41%	25.9	37%	3.83	31.9%	\$873,327	-6.6%	\$760,000	-10.2%
Semi-Detached	19	-29.6%	50	2.0%	63	16.7%	38%	32.9	89%	3.32	65.8%	\$687,784	-6.2%	\$620,000	-13.4%
Row	97	5.4%	219	11.7%	328	60.8%	44%	24.4	37%	3.38	52.5%	\$677,191	-4.0%	\$667,000	-4.4%
Apartment	46	-4.2%	148	11.3%	296	26.0%	31%	43.8	3%	6.43	31.4%	\$431,128	-10.2%	\$406,250	-12.6%
Mobile	0	-100.0%	1	-75.0%	8	-20.0%	0%	-	-	-	-	-	-	-	-
Total Residential	491	-2.0%	1,223	8.6%	1,957	33.2%	40%	27.6	32%	3.99	35.9%	\$785,971	-6.0%	\$710,000	-7.8%

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	2,555	-4.2%	5,049	11.8%	1,014	37.1%	50.6%	28.0	23%	2.78	43.1%	\$901,142	1.2%	\$805,000	-1.2%
Semi-Detached	165	-14.5%	304	5.2%	53	21.3%	54.3%	25.4	14%	2.24	41.9%	\$688,604	-3.0%	\$665,000	-4.7%
Row	759	-6.8%	1,488	23.5%	256	56.2%	51.0%	26.5	22%	2.36	67.6%	\$704,226	-2.6%	\$715,000	-0.5%
Apartment	380	-6.9%	990	22.1%	270	40.0%	38.4%	45.4	11%	4.97	50.3%	\$463,632	-6.7%	\$455,000	-4.2%
Mobile	8	-33.3%	16	-20.0%	7	13.6%	50.0%	41.0	-44%	6.25	70.5%	\$300,000	27.4%	\$299,000	13.5%
Total Residential	3,871	-5.5%	7,854	14.7%	1,603	39.4%	49.3%	29.4	20%	2.90	47.5%	\$809,134	0.2%	\$739,900	-1.3%

BENCHMARK PRICE

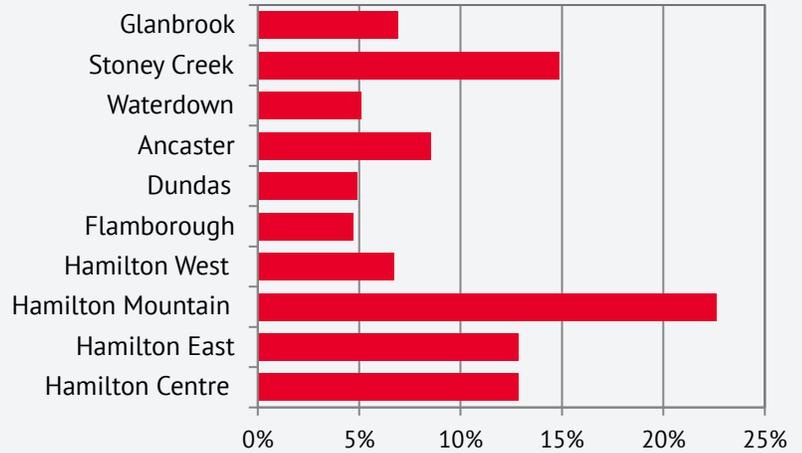




REGIONAL SUMMARY

So far this year, Flamborough and Dundas are the only areas to see a gain in sales. However, the gain in new listings offset higher sales, causing year-over-year inventory gains. Inventory gains across the entire Hamilton region caused an increase in the months-of-supply, which means market conditions are not as tight as they were last year.

Share of Sales by District



July 2024

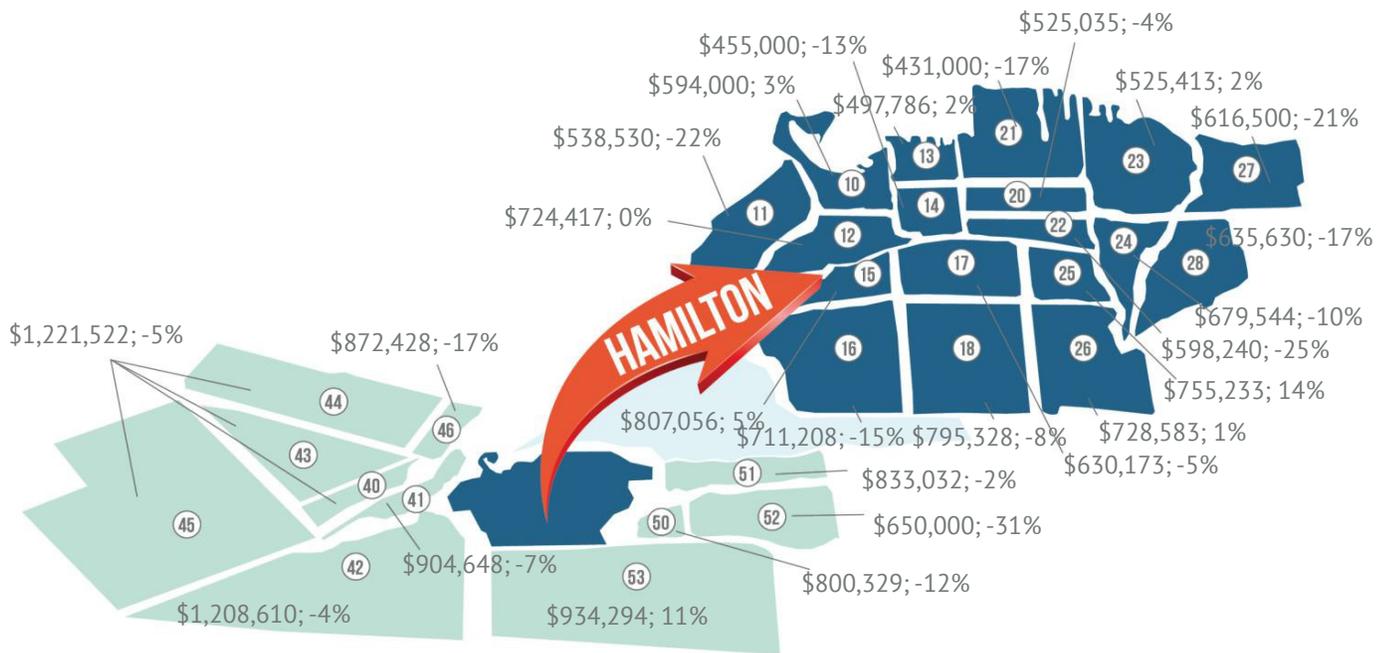
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Hamilton Centre	63	-3.1%	174	13.7%	290	28.9%	36%	2	23.6%	4.60	33.0%	\$509,839	-8.8%	\$520,000	-5.5%
Hamilton East	63	21.2%	115	4.5%	165	29.9%	55%	2	39.2%	2.62	7.2%	\$612,760	-11.0%	\$596,999	-12.2%
Hamilton Mountain	111	-10.5%	262	13.9%	353	52.2%	42%	2	39.4%	3.18	70.0%	\$726,014	-4.4%	\$720,000	-2.0%
Hamilton West	33	-5.7%	97	16.9%	178	19.5%	34%	2	9.4%	5.39	26.7%	\$624,615	-8.4%	\$577,500	2.7%
Flamborough	23	4.5%	51	-7.3%	148	42.3%	45%	4	80.7%	6.43	36.1%	\$1,221,522	-5.4%	\$1,245,000	-0.4%
Dundas	24	50.0%	31	3.3%	51	54.5%	77%	3	94.7%	2.13	3.0%	\$904,648	-7.4%	\$839,000	-3.0%
Ancaster	42	5.0%	112	5.7%	189	13.2%	38%	2	-21.1%	4.50	7.8%	\$1,208,610	-3.7%	\$1,137,500	8.9%
Waterdown	25	-34.2%	100	40.8%	134	106.2%	25%	2	110.6%	5.36	213.4%	\$872,428	-16.9%	\$880,000	-11.1%
Stoney Creek	73	-6.4%	206	-3.3%	331	18.6%	35%	2	28.5%	4.53	26.8%	\$819,773	-6.4%	\$735,000	-12.4%
Glanbrook	34	9.7%	75	1.4%	118	35.6%	45%	2	17.5%	3.47	23.7%	\$934,294	10.7%	\$837,500	-1.5%
Total	491	-2.0%	1,223	8.6%	1,957	33.2%	40%	2	32.0%	3.99	35.9%	\$785,971	-6.0%	\$710,000	-7.8%

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	474	-9.4%	1,061	8.9%	226	22.1%	44.7%	2	10.6%	3.34	34.7%	\$551,984	-4.8%	\$545,000	-2.9%
Hamilton East	408	-3.3%	729	8.6%	137	37.7%	56.0%	2	25.2%	2.36	42.4%	\$611,773	-5.0%	\$596,500	-6.1%
Hamilton Mountain	932	-4.0%	1,669	20.2%	281	64.5%	55.8%	2	30.1%	2.11	71.3%	\$751,354	-1.6%	\$730,000	-2.7%
Hamilton West	317	-14.3%	668	3.2%	151	20.3%	47.5%	3	24.1%	3.33	40.4%	\$695,232	-0.6%	\$678,400	-0.2%
Flamborough	150	3.4%	370	18.6%	122	52.2%	40.5%	4	16.3%	5.71	47.1%	\$1,299,368	18.4%	\$1,198,000	22.9%
Dundas	189	16.7%	280	31.5%	48	53.4%	67.5%	2	3.3%	1.79	31.5%	\$923,019	0.8%	\$842,500	0.3%
Ancaster	325	-0.9%	747	22.5%	163	44.8%	43.5%	3	20.2%	3.52	46.1%	\$1,199,593	2.2%	\$1,082,500	3.1%
Waterdown	208	-14.4%	492	34.1%	86	74.4%	42.3%	2	18.6%	2.88	103.8%	\$985,320	-3.1%	\$923,500	-4.4%
Stoney Creek	596	-7.0%	1,309	12.0%	284	33.2%	45.5%	3	22.7%	3.34	43.2%	\$828,377	-1.2%	\$778,000	-3.6%
Glanbrook	272	-6.5%	528	6.5%	103	27.1%	51.5%	2	8.0%	2.66	35.9%	\$891,110	1.7%	\$825,000	-0.6%
Total	3,871	-5.5%	7,854	14.7%	1,603	39.4%	49.3%	2	19.9%	2.90	47.5%	\$809,134	0.2%	\$739,900	-1.3%

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

	July 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	\$594,000	2.7%	\$563,200	-6.5%	\$597,209	1.0%	\$559,643	-5.7%
Hamilton West 11	\$538,530	-22.3%	\$777,800	-1.1%	\$704,879	-3.2%	\$779,086	2.9%
Hamilton West 12	\$724,417	0.2%	\$683,200	-3.2%	\$747,782	-0.3%	\$678,100	-2.8%
Hamilton Centre 13	\$497,786	2.2%	\$514,300	-5.2%	\$552,451	-4.6%	\$511,586	-3.3%
Hamilton Centre 14	\$455,000	-13.3%	\$520,800	-6.9%	\$510,877	-6.7%	\$521,743	-5.8%
Hamilton Centre 20	\$525,035	-3.5%	\$532,300	-6.3%	\$539,121	-4.3%	\$530,671	-4.1%
Hamilton Centre 21	\$431,000	-16.5%	\$439,100	-4.8%	\$449,767	-7.8%	\$434,814	-2.4%
Hamilton Centre 22	\$598,240	-25.4%	\$662,100	-11.3%	\$682,122	-3.7%	\$706,257	-2.0%
Hamilton East 23	\$525,413	1.7%	\$494,700	-10.3%	\$533,207	-4.0%	\$510,600	-3.2%
Hamilton East 24	\$679,544	-10.0%	\$642,500	-8.2%	\$661,213	-3.0%	\$663,086	-1.4%
Hamilton East 27	\$616,500	-21.0%	\$641,900	-8.6%	\$663,984	-6.5%	\$651,629	-4.1%
Hamilton East 28	\$635,630	-17.4%	\$621,300	-5.5%	\$638,503	-4.9%	\$626,543	-1.6%
Hamilton East 29	\$1,042,500	19.5%	\$792,200	-5.0%	\$804,529	-3.9%	\$797,314	-3.4%
Hamilton Mountain 15	\$807,056	5.4%	\$782,100	-1.7%	\$798,811	1.6%	\$780,214	-0.6%
Hamilton Mountain 16	\$711,208	-15.1%	\$776,900	-2.8%	\$783,751	-2.4%	\$775,386	-1.1%
Hamilton Mountain 17	\$630,173	-5.1%	\$665,200	-2.3%	\$660,210	-1.6%	\$666,829	-0.4%
Hamilton Mountain 18	\$795,328	-8.3%	\$821,300	-2.0%	\$820,396	-2.9%	\$817,429	-0.5%
Hamilton Mountain 25	\$755,233	14.3%	\$721,300	-4.2%	\$731,947	-0.7%	\$731,186	-1.1%
Hamilton Mountain 26	\$728,583	1.2%	\$707,400	-3.7%	\$729,049	3.6%	\$709,286	-1.1%
Flamborough 43	\$1,221,522	-5.4%	\$1,180,200	-1.3%	\$1,299,368	18.4%	\$1,182,786	1.9%
Dundas 41	\$904,648	-7.4%	\$929,400	-2.2%	\$923,019	0.8%	\$937,786	2.3%
Ancaster 42	\$1,208,610	-3.7%	\$1,124,600	-2.4%	\$1,199,593	2.2%	\$1,133,614	2.3%
Waterdown 46	\$872,428	-16.9%	\$1,028,800	-0.4%	\$985,320	-3.1%	\$1,018,400	-0.2%
Stoney Creek 50	\$800,329	-12.1%	\$817,500	-9.7%	\$861,453	-0.1%	\$855,757	-2.2%
Stoney Creek 51	\$833,032	-2.5%	\$782,300	-5.5%	\$800,350	0.5%	\$780,157	-3.4%
Stoney Creek 52	\$650,000	-30.6%	\$1,044,100	0.1%	\$994,036	-22.7%	\$1,038,157	2.8%
Glanbrook 53	\$934,294	10.7%	\$874,600	-2.4%	\$891,110	1.7%	\$868,386	0.1%

DETACHED

BENCHMARK HOMES

	July 2024						
	Benchmark Price	Y/Y	M/M Full Bathrooms	Bedrooms	Gross Living Area	Lot Size	
Hamilton West 10	\$635,300	-7.2%	3.2%	2	3	1,422	2,600
Hamilton West 11	\$841,600	0.0%	-0.6%	2	5	1,315	4,000
Hamilton West 12	\$926,000	-5.1%	1.5%	2	3	1,698	3,250
Hamilton Centre 13	\$507,500	-5.7%	3.2%	1	3	1,292	2,325
Hamilton Centre 14	\$587,300	-6.2%	2.9%	2	3	1,559	2,783
Hamilton Centre 20	\$546,500	-6.1%	3.4%	1	3	1,289	2,500
Hamilton Centre 21	\$438,900	-4.9%	3.1%	1	3	1,144	2,500
Hamilton Centre 22	\$662,700	-11.3%	-7.0%	2	3	1,538	3,150
Hamilton East 23	\$494,100	-10.4%	-3.3%	1	3	1,061	3,150
Hamilton East 24	\$650,500	-8.2%	-3.9%	2	3	1,211	4,158
Hamilton East 27	\$760,100	-10.3%	-2.3%	2	3	1,334	5,000
Hamilton East 28	\$813,900	-6.9%	-2.4%	2	3	1,403	5,250
Hamilton East 29	\$772,300	-6.4%	2.7%	2	3	1,603	5,341
Hamilton Mountain 15	\$801,400	-1.4%	-0.6%	2	4	1,255	5,525
Hamilton Mountain 16	\$893,200	-2.7%	-1.2%	2	3	1,569	4,817
Hamilton Mountain 17	\$673,600	-2.5%	-0.9%	2	3	1,120	4,300
Hamilton Mountain 18	\$843,400	-1.9%	-1.2%	2	3	1,584	4,534
Hamilton Mountain 25	\$722,500	-4.1%	-1.0%	2	4	1,109	5,000
Hamilton Mountain 26	\$771,600	-4.1%	-1.6%	2	3	1,303	4,590
Flamborough 43	\$1,182,100	-1.3%	-0.2%	2	3	1,869	27,546
Dundas 41	\$1,038,900	-1.4%	0.3%	2	3	1,537	6,033
Ancaster 42	\$1,275,400	-1.7%	-0.6%	2	3	2,206	7,543
Waterdown 46	\$1,175,200	-0.3%	1.3%	2	3	1,848	4,701
Stoney Creek 50	\$849,100	-10.6%	-5.6%	2	3	1,788	5,041
Stoney Creek 51	\$903,400	-5.1%	-1.3%	2	3	1,666	6,000
Stoney Creek 52	\$1,044,100	0.1%	-0.3%	2	3	1,702	27,335
Glanbrook 53	\$974,900	-1.8%	0.4%	2	3	1,813	4,830

SUMMARY STATISTICS

July 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	491	-2.0%	1,223	8.6%	1,957	33.2%	\$710,000	-7.8%	27.6	32.0%	20.0	53.8%
Commercial	7	-36.4%	50	56.3%	697	-10.1%	\$700,000	3.5%	61.9	-45.5%	66.0	34.7%
Farm	2	100.0%	4	0.0%	23	-17.9%	\$1,975,000	17.9%	82.5	312.5%	82.5	312.5%
Land	1	-66.7%	27	35.0%	117	12.5%	\$370,000	-70.4%	173.0	-53.3%	173.0	-34.2%
Multi-Residential	10	400.0%	40	166.7%	93	9.4%	\$788,500	1.1%	50.1	-47.5%	34.0	-64.4%
Total	511	-1.4%	1,351	229.5%	3,398	21.1%	\$710,000	-7.8%	29.0	15.2%	21.0	50.0%

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	3,871	-5.5%	7,854	14.7%	1,603	39.4%	\$739,900	-1.3%	29.4	19.9%	17.0	30.8%
Commercial	58	-31.0%	376	121.2%	686	-10.7%	\$722,500	-16.7%	82.3	-14.8%	63.5	11.4%
Farm	6	-14.3%	36	111.8%	25	-7.5%	\$1,900,000	-4.8%	125.7	135.2%	92.0	228.6%
Land	19	-5.0%	178	196.7%	113	40.1%	\$600,000	-30.1%	54.7	-55.5%	27.0	-62.0%
Multi-Residential	67	67.5%	265	284.1%	91	52.4%	\$800,000	-5.7%	46.2	26.0%	31.0	10.7%
Total	4,021	-5.3%	8,709	308.1%	3,047	22.2%	\$740,000	-1.3%	30.7	15.6%	17.0	21.4%

July 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	100.0%	\$965,000	1186.7%	12	300.0%	62.0	-75.6%	1	19.0
Industrial	2	-60.0%	\$1,390,000	-72.0%	33	135.7%	50.5	-18.0%	7	44.4
Investment	1	-	\$3,150,000	-	4	-20.0%	75.0	-	0	-
Land	0	-	\$0	-	0	-100.0%	-	-	0	-
Office	0	-100.0%	\$0	-100.0%	35	191.7%	-	-	7	199.9
Retail	2	-33.3%	\$1,285,000	-39.5%	33	26.9%	66.5	-64.6%	3	69.0

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	15	25.0%	\$4,577,000	325.4%	82	127.8%	66.3	-58.9%	3	14.0
Industrial	15	-6.3%	\$24,220,500	-43.6%	177	181.0%	86.8	8.2%	40	111.9
Investment	3	-50.0%	\$11,150,000	4.8%	37	19.4%	52.7	-28.2%	0	-
Land	1	0.0%	\$600,000	-53.8%	17	183.3%	34.0	750.0%	0	-
Office	5	-66.7%	\$6,015,000	-59.1%	193	107.5%	85.4	-3.5%	48	261.1
Retail	13	-51.9%	\$10,264,500	-77.2%	246	119.6%	104.3	12.1%	35	103.4