# HAMILTON MONTHLY STATISTICS PACKAGE JULY 2024



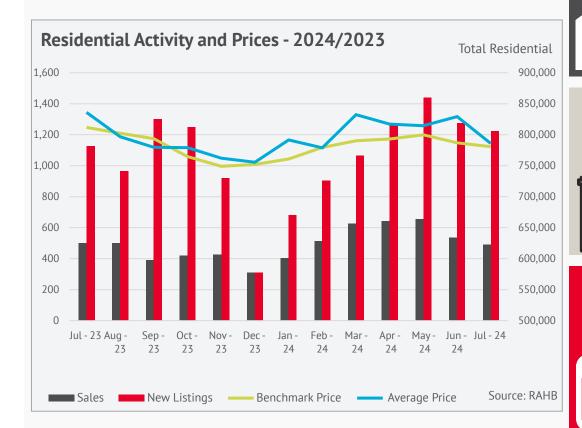
Burloak Real Estate Services Brokerage | Independently owned and operated

#### Hamilton Monthly Statistical Report - July 2024

### 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.





Royal LePage® Burloak Real Estate Services

SALES

491

**NEW LISTINGS** 

1,223

**INVENTORY** 

1,957

MONTHS OF SUPPLY

4.0

SOLD

2.0%

8.6%

YEAR/YEAR

33.2%

YEAR/YEAR

 $\mathbf{\Lambda}$ 

YEAR/YEAR

35.9%

YEAR/YEAR

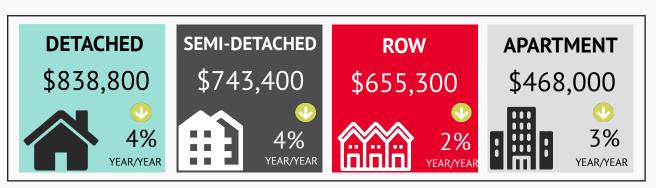
### **PROPERTY TYPES**

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.

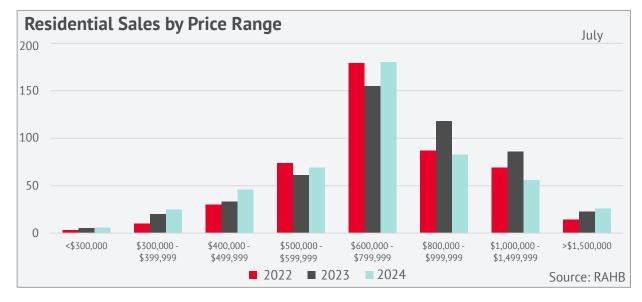
The months-of-supply rose across all property types compared to last July, with detached pushing near four months. The apartment condominium sector reported the highest month-of-supply at over six months. Overall, supply growth compared to sales has weighed on prices across all property types in July. 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.

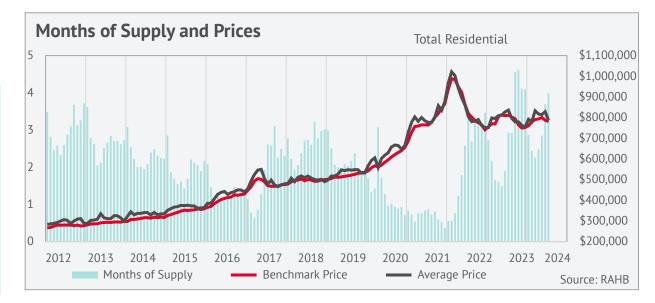
Sa	ales	New L	istings	Inve	entory	S/NL	Days or	n Market	Month	ns of Suppl	ly Average	Price	Median	Price
Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
329	-0.9%	805	8.2%	1,259	30.7%	41%	25.9	37%	3.83	31.9%	\$873,327	-6.6%	\$760,000	-10.2%
19	-29.6%	50	2.0%	63	16.7%	38%	32.9	89%	3.32	65.8%	\$687,784	-6.2%	\$620,000	-13.4%
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%
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%
0	-100.0%	1	-75.0%	8	-20.0%	0%	-	-	-	-	-	-	-	-
491	-2.0%	1,223	8.6%	1,957 3	33.2%	40%	27.6	32%	3.99	35.9%	\$785,971	-6.0%	\$710,000	-7.8%
Sa	ales	New L	.istings	Inve	entory	S/NL	DC	M	Months of	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
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%
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%
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%
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%
0	77 70/	10	20.00/	7	17 (0/	50.00/	44.0		6.25	70 50/	¢700.000	77 40/	¢200.000	47 50/
8	-33.3%	16	-20.0%	/	13.6%	50.0%	41.0 -4	14%	6.25	70.5%	\$300,000	27.4%	\$299,000	13.5%
	Actual 329 19 46 0 491 491 52 55 165 165 380	329     -0.9%       19     -29.6%       97     5.4%       40     -4.2%       0     -100.0%       491     -20.0%       491     -2.0%       492     -2.0%       493     -2.0%       491     -2.0%       491     -2.0%       491     -2.0%       491     -2.0%       491     -2.0%       491     -2.0%       491     -2.0%       491     -2.0%       491     -2.0%       491     -2.0%       491     -2.0%       491     -2.0%       491     -2.0%       491     -2.0%       491     -2.0%       491     -2.0%       592     -4.2%       603     -4.2%       614     -2.0%       759     -6.8%       630     -6.9%	Actual     Y/Y     Actual       329     -0.9%     805       19     -29.6%     50       97     5.4%     219       46     -4.2%     148       0     -100.0%     1       491     -2.0%     1,223       Actual     Y/Y     Actual       Actual     Y/Y     Actual       10     -2.0%     5,049       165     -4.2%     5,049       165     -4.2%     304       759     -6.8%     1,488       380     -6.9%     990	Actual         Y/Y         Actual         Y/Y           329         -0.9%         805         8.2%           19         -29.6%         50         2.0%           97         5.4%         219         11.7%           46         -4.2%         148         11.3%           0         -100.0%         1         -75.0%           491         -2.0%         1,223         8.6%           491         -2.0%         1,223         8.6%           491         -2.0%         1,223         8.6%           491         -2.0%         5,049         11.8%           5         -4.2%         5,049         11.8%           165         -14.5%         304         5,2%           759         -6.8%         1,488         23,5%           380         -6.9%         990         22,1%	Actual         Y/Y         Actual         Y/Y         Actual           329 $0.9\%$ $805$ $8.2\%$ $1,259$ 19 $-29.6\%$ $50$ $2.0\%$ $63$ 97 $5.4\%$ $219$ $11.7\%$ $328$ 46 $-4.2\%$ $148$ $11.3\%$ $296$ 0 $-100.0\%$ 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SupplyActualY/YActualY/YActualY/YActualY/Y2,555-4.2%5,04911.8%1,01437.1%50.6%28.023%2.7843.1%165-14.5%3045.2%5321.3%54.3%2.5414%2.2441.9%759-6.8%1,48823.5%25656.2%51.0%26.522%2.3667.6%380-6.9%99022.1%27040.0%38.4%45.411%4.9750.3%</td><td>ActualY/YActualY/YActualY/YRatioActualY/YActualY/YActual329-0.9%8058.2%1,25930.7%41%25.937%3.8331.9%\$873,32719-29.6%502.0%6316.7%38%32.989%3.3265.8%\$687,784975.4%21911.7%32860.8%44%24.437%3.3852.5%\$677,19146-4.2%14811.3%29626.0%31%43.83%6.4331.4%\$431,1280-100.0%1-75.0%8-20.0%0%491-2.0%1,2238.6%1,9573.2%40%27.632%3.9935.9%\$785,971ActualY/YActualY/YActualY/YRatioActualY/YActualY/YActual2,555-4.2%5,04911.8%1,01437.1%50.6%28.023%2.7843.1%\$901,1422,555-4.2%5,04911.8%1,01437.1%50.6%28.023%2.7843.1%\$901,142165-14.5%3045.2%5321.3%54.3%2.5%2.3667.6%\$704,226380-6.9%99022.1%27040.0%38.4%45.411%4.9750.3%\$463,632</td><td>ActualY/YActualY/YActualY/YRatioActualY/YActualY/YActualY/Y329-0.9%8058.2%1,25930.7%41%25.937%3.8331.9%\$873,327-6.6%19-29.6%502.0%6316.7%38%32.989%3.3265.8%\$687,784-6.2%975.4%21911.7%32860.8%44%24.437%3.3852.5%\$677,191-4.0%46-4.2%14811.3%29626.0%31%43.83%6.4331.4%\$431,128-10.2%0-100.0%1-75.0%8-20.0%0%491-2.0%1,2238.6%1,9573.2%40%27.632%3.9935.9%\$785,971-6.0%KKKKKKKKKKKKKK0-10.0%1-75.0%8-20.0%0%<td>Actual         Y/Y         Actual         Y/Y         Ratio         Actual         Y/Y         Actual</td></td></td>	ActualY/YActualY/YActualY/Y329 $0.9\%$ $805$ $8.2\%$ $1,259$ $30.7\%$ 19 $-29.6\%$ $50$ $2.0\%$ $63$ $16.7\%$ 97 $5.4\%$ $219$ $11.7\%$ $328$ $60.8\%$ 46 $-4.2\%$ $148$ $11.3\%$ $296$ $26.0\%$ 0 $-100.0\%$ $1$ $-75.0\%$ $8$ $-20.0\%$ $491$ $-2.0\%$ $1,223$ $8.6\%$ $1.957$ $-20.\%$ KerrerKerrerNew Lings $1.957$ $-20.0\%$ $491$ $7.0\%$ $8.6\%$ $1.957$ $-20.0\%$ SafetyNew Lings $8.6\%$ $1.957$ $-20.0\%$ $491$ $-2.0\%$ $1,223$ $8.6\%$ $1.957$ $-20.0\%$ SafetyNew Lings $8.6\%$ $1.957$ $-20.0\%$ $555$ $-4.2\%$ $5.049$ $11.8\%$ $1.014$ $37.1\%$ $165$ $-14.5\%$ $304$ $5.2\%$ $53$ $21.3\%$ $759$ $-6.8\%$ $1,488$ $23.5\%$ $256$ $56.2\%$ $380$ $-6.9\%$ $990$ $22.1\%$ $270$ $40.0\%$	Actual         Y/Y         Actual         Y/Y         Actual         Y/Y         Ratio           329         -0.9%         805         8.2%         1,259         30.7%         41%           19         -29.6%         50         2.0%         63         16.7%         38%           97         5.4%         219         11.7%         328         60.8%         44%           46         -4.2%         148         11.3%         296         26.0%         31%           0         -100.0%         1         -75.0%         8         -20.0%         0%           491         -2.0%         1,223         8.6%         1,957         32%         40%           Katual         Y/Y         Actual         Y/Y         Actual         Y/Y         40%           55         -4.2%         1,223         8.6%         1,957         32%         40%           Katual         Y/Y         Actual         Y/Y         Actual         Y/Y         Actual         50.6%           555         -4.2%         5,049         11.8%         1,014         37.1%         50.6%           165         -14.5%         304         5.2%         55.6 </td <td>ActualY/YActualY/YActualY/YRatioActual329<math>-0.9\%</math>805<math>8.2\%</math><math>1,259</math><math>30.7\%</math><math>41\%</math><math>25.9</math>19<math>-29.6\%</math><math>50</math><math>2.0\%</math><math>63</math><math>16.7\%</math><math>38\%</math><math>32.9</math>97<math>5.4\%</math><math>219</math><math>11.7\%</math><math>328</math><math>60.8\%</math><math>44\%</math><math>24.4</math>46<math>-4.2\%</math><math>148</math><math>11.3\%</math><math>296</math><math>26.0\%</math><math>31\%</math><math>43.8</math>0<math>-100.0\%</math><math>1</math><math>-75.0\%</math><math>8</math><math>-20.0\%</math><math>0\%</math><math>-</math>491<math>-2.0\%</math><math>1,223</math><math>8.6\%</math><math>1,957</math><math>3.2\%</math><math>40\%</math><math>27.6</math>ActualY/YActualY/YActualY/YActual<math>40\%</math><math>27.6</math>ActualY/YActualY/YActualY/YActual<math>27.6</math>ActualY/YActualY/YActualY/YActual<math>27.6</math>ActualY/YActualY/YActualY/YActual<math>27.6</math>ActualY/YActualY/YActualY/YActual<math>27.6</math>ActualY/YActualY/YActualY/YActual<math>27.6</math>ActualY/YActualY/YActualY/YActual<math>27.6</math>ActualY/YActualY/YActualY/YActual<math>27.6</math>ActualY/YActualY/YActualY/YActualAc</td> <td>ActualY/YActualY/YActualY/YRatioActualY/Y<math>329</math><math>-0.9\%</math><math>805</math><math>8.2\%</math><math>1,259</math><math>30.7\%</math><math>41\%</math><math>25.9</math><math>37\%</math><math>19</math><math>-29.6\%</math><math>50</math><math>2.0\%</math><math>63</math><math>16.7\%</math><math>38\%</math><math>32.9</math><math>89\%</math><math>97</math><math>5.4\%</math><math>219</math><math>11.7\%</math><math>328</math><math>60.8\%</math><math>44\%</math><math>24.4</math><math>37\%</math><math>46</math><math>-4.2\%</math><math>148</math><math>11.3\%</math><math>296</math><math>26.0\%</math><math>31\%</math><math>43.8</math><math>3\%</math><math>0</math><math>-100.0\%</math><math>1</math><math>-75.0\%</math><math>8</math><math>-20.0\%</math><math>0\%</math><math>  491</math><math>-2.0\%</math><math>1,223</math><math>8.6\%</math><math>1,957</math><math>3.2\%</math><math>40\%</math><math>27.6</math><math>32\%</math><math>491</math><math>-2.0\%</math><math>1,223</math><math>8.6\%</math><math>1,957</math><math>2.0\%</math><math>0\%</math><math>  491</math><math>-2.0\%</math><math>1,223</math><math>8.6\%</math><math>1,957</math><math>3.2\%</math><math>40\%</math><math>27.6</math><math>32\%</math><math>555</math><math>8.6\%</math><math>1,957</math><math>3.2\%</math><math>40\%</math><math>27.6</math><math>32\%</math><math>5555</math><math>-4.2\%</math><math>5,049</math><math>11.8\%</math><math>1,014</math><math>37.1\%</math><math>50.6\%</math><math>28.0</math><math>23\%</math><math>165</math><math>-14.5\%</math><math>304</math><math>5.2\%</math><math>53</math><math>21.3\%</math><math>54.3\%</math><math>2.5</math><math>14\%</math><math>759</math><math>-6.8\%</math><math>1,488</math><math>23.5\%</math><math>256</math><math>56.2\%</math><math>51.0\%</math><math>26.5</math><math>22\%</math><math>380</math><math>-6.9\%</math><math>990</math><math>22.1\%</math><math>270</math><math>40.0\%</math><math>38.4\%</math><math>45.4</math><math>11\%</math></td> <td>ActualY/YActualY/YActualY/YRatioActualY/YActual329<math>-0.9\%</math><math>805</math><math>8.2\%</math><math>1,259</math><math>30.7\%</math><math>41\%</math><math>25.9</math><math>37\%</math><math>3.83</math>19<math>-29.6\%</math><math>50</math><math>2.0\%</math><math>63</math><math>16.7\%</math><math>38\%</math><math>32.9</math><math>89\%</math><math>3.32</math>97<math>5.4\%</math><math>219</math><math>11.7\%</math><math>328</math><math>60.8\%</math><math>44\%</math><math>24.4</math><math>37\%</math><math>3.38</math>46<math>-4.2\%</math><math>148</math><math>11.3\%</math><math>296</math><math>26.0\%</math><math>31\%</math><math>43.8</math><math>3\%</math><math>6.43</math>0<math>-100.0\%</math><math>1</math><math>-75.0\%</math><math>8</math><math>-20.0\%</math><math>0\%</math><math>  -</math>491<math>-2.0\%</math><math>1,223</math><math>8.6\%</math><math>1,957</math><math>3.2\%</math><math>40\%</math><math>27.6</math><math>32\%</math><math>3.99</math>SinverseS/NLDMonths6ActualY/YActualY/YActual<math>Y/Y</math>Actual<math>2,555</math><math>-4.2\%</math><math>5,049</math><math>11.8\%</math><math>1,014</math><math>37.1\%</math><math>50.6\%</math><math>28.0</math><math>23\%</math><math>2.78</math><math>2,555</math><math>-4.2\%</math><math>5,049</math><math>11.8\%</math><math>1,014</math><math>37.1\%</math><math>50.6\%</math><math>28.0</math><math>23\%</math><math>2.78</math><math>165</math><math>-14.5\%</math><math>304</math><math>5.2\%</math><math>55.</math><math>21.3\%</math><math>54.3\%</math><math>2.5.4</math><math>14\%</math><math>2.24</math><math>759</math><math>-6.8\%</math><math>1,488</math><math>23.5\%</math><math>256</math><math>56.2\%</math><math>51.0\%</math><math>26.5</math><math>22\%</math><math>2.366</math><math>380</math><math>-6.9\%</math><math>990</math><math>22.1\%</math><math>270</math><math>40.0\%</math><math>38.4\%</math><math>45.4</math><math>1</math></td> <td>ActualY/YActualY/YActualY/YRatioActualY/YActualY/Y329-0.9%8058.2%1,25930.7%41%25.937%3.8331.9%19-29.6%502.0%6316.7%38%32.989%3.3265.8%975.4%21911.7%32860.8%44%24.437%3.3852.5%46-4.2%14811.3%29626.0%31%43.83%6.4331.4%0-100.0%1-75.0%8-20.0%0%491-2.0%1,2238.6%1,9573.2%40%27.632%3.9935.9%SalesNew ListingsInvertoryS/NLDOMMonths - SupplyActualY/YActualY/YActualY/YActualY/Y2,555-4.2%5,04911.8%1,01437.1%50.6%28.023%2.7843.1%165-14.5%3045.2%5321.3%54.3%2.5414%2.2441.9%759-6.8%1,48823.5%25656.2%51.0%26.522%2.3667.6%380-6.9%99022.1%27040.0%38.4%45.411%4.9750.3%</td> <td>ActualY/YActualY/YActualY/YRatioActualY/YActualY/YActual329-0.9%8058.2%1,25930.7%41%25.937%3.8331.9%\$873,32719-29.6%502.0%6316.7%38%32.989%3.3265.8%\$687,784975.4%21911.7%32860.8%44%24.437%3.3852.5%\$677,19146-4.2%14811.3%29626.0%31%43.83%6.4331.4%\$431,1280-100.0%1-75.0%8-20.0%0%491-2.0%1,2238.6%1,9573.2%40%27.632%3.9935.9%\$785,971ActualY/YActualY/YActualY/YRatioActualY/YActualY/YActual2,555-4.2%5,04911.8%1,01437.1%50.6%28.023%2.7843.1%\$901,1422,555-4.2%5,04911.8%1,01437.1%50.6%28.023%2.7843.1%\$901,142165-14.5%3045.2%5321.3%54.3%2.5%2.3667.6%\$704,226380-6.9%99022.1%27040.0%38.4%45.411%4.9750.3%\$463,632</td> <td>ActualY/YActualY/YActualY/YRatioActualY/YActualY/YActualY/Y329-0.9%8058.2%1,25930.7%41%25.937%3.8331.9%\$873,327-6.6%19-29.6%502.0%6316.7%38%32.989%3.3265.8%\$687,784-6.2%975.4%21911.7%32860.8%44%24.437%3.3852.5%\$677,191-4.0%46-4.2%14811.3%29626.0%31%43.83%6.4331.4%\$431,128-10.2%0-100.0%1-75.0%8-20.0%0%491-2.0%1,2238.6%1,9573.2%40%27.632%3.9935.9%\$785,971-6.0%KKKKKKKKKKKKKK0-10.0%1-75.0%8-20.0%0%<td>Actual         Y/Y         Actual         Y/Y         Ratio         Actual         Y/Y         Actual</td></td>	ActualY/YActualY/YActualY/YRatioActual329 $-0.9\%$ 805 $8.2\%$ $1,259$ $30.7\%$ $41\%$ $25.9$ 19 $-29.6\%$ $50$ $2.0\%$ $63$ $16.7\%$ $38\%$ $32.9$ 97 $5.4\%$ $219$ $11.7\%$ $328$ $60.8\%$ $44\%$ $24.4$ 46 $-4.2\%$ $148$ $11.3\%$ $296$ $26.0\%$ $31\%$ $43.8$ 0 $-100.0\%$ $1$ $-75.0\%$ $8$ $-20.0\%$ $0\%$ $-$ 491 $-2.0\%$ $1,223$ $8.6\%$ $1,957$ $3.2\%$ $40\%$ $27.6$ ActualY/YActualY/YActualY/YActual $40\%$ $27.6$ ActualY/YActualY/YActualY/YActual $27.6$ ActualY/YActualY/YActualY/YActualAc	ActualY/YActualY/YActualY/YRatioActualY/Y $329$ $-0.9\%$ $805$ $8.2\%$ $1,259$ $30.7\%$ $41\%$ $25.9$ $37\%$ $19$ $-29.6\%$ $50$ $2.0\%$ $63$ $16.7\%$ $38\%$ $32.9$ $89\%$ $97$ $5.4\%$ $219$ $11.7\%$ $328$ $60.8\%$ $44\%$ $24.4$ $37\%$ $46$ $-4.2\%$ $148$ $11.3\%$ $296$ $26.0\%$ $31\%$ $43.8$ $3\%$ $0$ $-100.0\%$ $1$ $-75.0\%$ $8$ $-20.0\%$ $0\%$ $  491$ $-2.0\%$ $1,223$ $8.6\%$ $1,957$ $3.2\%$ $40\%$ $27.6$ $32\%$ $491$ $-2.0\%$ $1,223$ $8.6\%$ $1,957$ $2.0\%$ $0\%$ $  491$ $-2.0\%$ $1,223$ $8.6\%$ $1,957$ $3.2\%$ $40\%$ $27.6$ $32\%$ $555$ $8.6\%$ $1,957$ $3.2\%$ $40\%$ $27.6$ $32\%$ $5555$ $-4.2\%$ $5,049$ $11.8\%$ $1,014$ $37.1\%$ $50.6\%$ $28.0$ $23\%$ $165$ $-14.5\%$ $304$ $5.2\%$ $53$ $21.3\%$ $54.3\%$ $2.5$ $14\%$ $759$ $-6.8\%$ $1,488$ $23.5\%$ $256$ $56.2\%$ $51.0\%$ $26.5$ $22\%$ $380$ $-6.9\%$ $990$ $22.1\%$ $270$ $40.0\%$ $38.4\%$ $45.4$ $11\%$	ActualY/YActualY/YActualY/YRatioActualY/YActual329 $-0.9\%$ $805$ $8.2\%$ $1,259$ $30.7\%$ $41\%$ $25.9$ $37\%$ $3.83$ 19 $-29.6\%$ $50$ $2.0\%$ $63$ $16.7\%$ $38\%$ $32.9$ $89\%$ $3.32$ 97 $5.4\%$ $219$ $11.7\%$ $328$ $60.8\%$ $44\%$ $24.4$ $37\%$ $3.38$ 46 $-4.2\%$ $148$ $11.3\%$ $296$ $26.0\%$ $31\%$ $43.8$ $3\%$ $6.43$ 0 $-100.0\%$ $1$ $-75.0\%$ $8$ $-20.0\%$ $0\%$ $  -$ 491 $-2.0\%$ $1,223$ $8.6\%$ $1,957$ $3.2\%$ $40\%$ $27.6$ $32\%$ $3.99$ SinverseS/NLDMonths6ActualY/YActualY/YActual $Y/Y$ Actual $2,555$ $-4.2\%$ $5,049$ $11.8\%$ $1,014$ $37.1\%$ $50.6\%$ $28.0$ $23\%$ $2.78$ $2,555$ $-4.2\%$ $5,049$ $11.8\%$ $1,014$ $37.1\%$ $50.6\%$ $28.0$ $23\%$ $2.78$ $165$ $-14.5\%$ $304$ $5.2\%$ $55.$ $21.3\%$ $54.3\%$ $2.5.4$ $14\%$ $2.24$ $759$ $-6.8\%$ $1,488$ $23.5\%$ $256$ $56.2\%$ $51.0\%$ $26.5$ $22\%$ $2.366$ $380$ $-6.9\%$ $990$ $22.1\%$ $270$ $40.0\%$ $38.4\%$ $45.4$ $1$	ActualY/YActualY/YActualY/YRatioActualY/YActualY/Y329-0.9%8058.2%1,25930.7%41%25.937%3.8331.9%19-29.6%502.0%6316.7%38%32.989%3.3265.8%975.4%21911.7%32860.8%44%24.437%3.3852.5%46-4.2%14811.3%29626.0%31%43.83%6.4331.4%0-100.0%1-75.0%8-20.0%0%491-2.0%1,2238.6%1,9573.2%40%27.632%3.9935.9%SalesNew ListingsInvertoryS/NLDOMMonths - SupplyActualY/YActualY/YActualY/YActualY/Y2,555-4.2%5,04911.8%1,01437.1%50.6%28.023%2.7843.1%165-14.5%3045.2%5321.3%54.3%2.5414%2.2441.9%759-6.8%1,48823.5%25656.2%51.0%26.522%2.3667.6%380-6.9%99022.1%27040.0%38.4%45.411%4.9750.3%	ActualY/YActualY/YActualY/YRatioActualY/YActualY/YActual329-0.9%8058.2%1,25930.7%41%25.937%3.8331.9%\$873,32719-29.6%502.0%6316.7%38%32.989%3.3265.8%\$687,784975.4%21911.7%32860.8%44%24.437%3.3852.5%\$677,19146-4.2%14811.3%29626.0%31%43.83%6.4331.4%\$431,1280-100.0%1-75.0%8-20.0%0%491-2.0%1,2238.6%1,9573.2%40%27.632%3.9935.9%\$785,971ActualY/YActualY/YActualY/YRatioActualY/YActualY/YActual2,555-4.2%5,04911.8%1,01437.1%50.6%28.023%2.7843.1%\$901,1422,555-4.2%5,04911.8%1,01437.1%50.6%28.023%2.7843.1%\$901,142165-14.5%3045.2%5321.3%54.3%2.5%2.3667.6%\$704,226380-6.9%99022.1%27040.0%38.4%45.411%4.9750.3%\$463,632	ActualY/YActualY/YActualY/YRatioActualY/YActualY/YActualY/Y329-0.9%8058.2%1,25930.7%41%25.937%3.8331.9%\$873,327-6.6%19-29.6%502.0%6316.7%38%32.989%3.3265.8%\$687,784-6.2%975.4%21911.7%32860.8%44%24.437%3.3852.5%\$677,191-4.0%46-4.2%14811.3%29626.0%31%43.83%6.4331.4%\$431,128-10.2%0-100.0%1-75.0%8-20.0%0%491-2.0%1,2238.6%1,9573.2%40%27.632%3.9935.9%\$785,971-6.0%KKKKKKKKKKKKKK0-10.0%1-75.0%8-20.0%0% <td>Actual         Y/Y         Actual         Y/Y         Ratio         Actual         Y/Y         Actual</td>	Actual         Y/Y         Actual         Y/Y         Ratio         Actual         Y/Y         Actual

### **BENCHMARK PRICE**





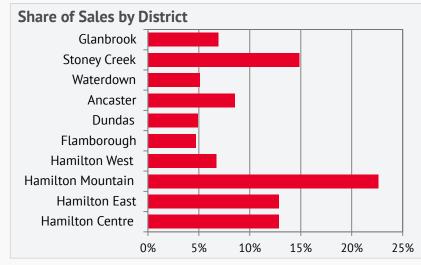




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## **REGIONAL SUMMARY**

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.



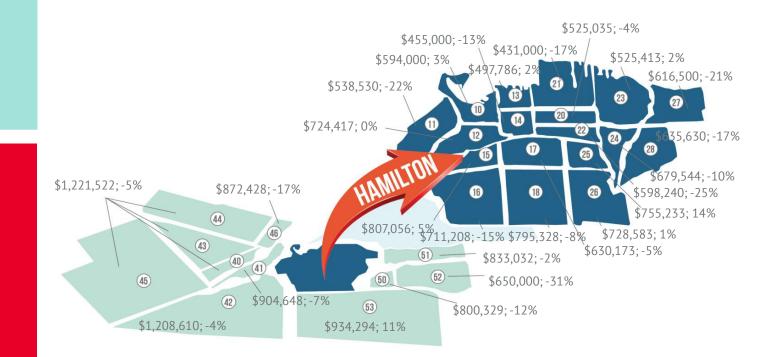
July	2024
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Sa	les	New L	istings	Inve	entory	S/NL	Days	on Marke	t Mon	ths of Supply	Average I	Price	Median P	Price
Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actu	ial Y/Y	Actua	L Y/Y	Actual	Y/Y	Actual	Y/Y
63	-3.1%	174	13.7%	290	28.9%	36%	2	23.6%	4.60	33.0%	\$509,839	-8.8%	\$520,000	-5.5%
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%
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%
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%
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%
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%
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%
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%
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%
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%
491	-2.0%	1,223	8.6%	1957	33.2%	40%	2	32.0%	3.99	35.9%	\$785,971	-6.0%	\$710,000	-7.8%
	Actual 63 63 111 33 23 24 42 25 73 34	63       -3.1%         63       21.2%         111       -10.5%         33       -5.7%         23       4.5%         24       50.0%         42       5.0%         25       -34.2%         73       -6.4%         34       9.7%	Actual         Y/Y         Actual           63         -3.1%         174           63         21.2%         115           63         -3.1%         262           111         -10.5%         262           33         -5.7%         97           23         4.5%         51           24         50.0%         31           42         5.0%         102           73         -6.4%         206           34         9.7%         75	Actual         Y/Y         Actual         Y/Y           63         -3.1%         174         13.7%           63         21.2%         115         4.5%           111         -10.5%         262         13.9%           33         -5.7%         97         16.9%           23         4.5%         51         -7.3%           24         50.0%         31         3.3%           42         5.0%         112         5.7%           25         -34.2%         100         40.8%           73         -6.4%         206         -3.3%           34         9.7%         75         1.4%	Actual         Y/Y         Actual         Y/Y         Actual           63         -3.1%         174         13.7%         290           63         21.2%         115         4.5%         165           111         -10.5%         262         13.9%         353           33         -5.7%         97         16.9%         178           23         4.5%         51         -7.3%         148           24         50.0%         31         3.3%         51           42         5.0%         112         5.7%         189           25         -34.2%         100         40.8%         1314           73         -6.4%         206         -3.3%         331           34         9.7%         75         1.4%         118	Actual         Y/Y         Actual         Y/Y         Actual         Y/Y         Actual         Y/Y           63         -3.1%         174         13.7%         290         28.9%           63         21.2%         115         4.5%         165         29.9%           63         21.2%         115         4.5%         165         29.9%           111         -10.5%         262         13.9%         353         52.2%           33         -5.7%         97         16.9%         178         19.5%           23         4.5%         51         -7.3%         148         42.3%           24         50.0%         311         3.3%         51         54.5%           42         5.0%         112         5.7%         189         13.2%           25         -34.2%         100         40.8%         134         106.2%           73         -6.4%         206         -3.3%         331         18.6%           34         9.7%         75         1.4%         118         35.6%	Actual         Y/Y         Actual         Y/Y         Actual         Y/Y         Ratio           63         -3.1%         174         13.7%         290         28.9%         36%           63         21.2%         115         4.5%         165         29.9%         55%           111         -10.5%         262         13.9%         353         52.2%         42%           33         -5.7%         97         16.9%         178         19.5%         34%           23         4.5%         51         -7.3%         148         42.3%         45%           24         50.0%         311         3.3%         51         54.5%         77%           42         5.0%         112         5.7%         189         13.2%         38%           25         -34.2%         100         40.8%         134         106.2%         25%           73         -6.4%         206         -3.3%         331         18.6%         35%           34         9.7%         75         1.4%         118         35.6%         45%	Actual         Y/Y         Actual         Y/Y         Actual         Y/Y         Ratio         Actual           63         -3.1%         174         13.7%         290         28.9%         36%         2           63         21.2%         115         4.5%         165         29.9%         55%         2           111         -10.5%         262         13.9%         353         52.2%         42%         2           33         -5.7%         97         16.9%         178         19.5%         34%         2           23         4.5%         51         -7.3%         148         42.3%         45%         4           24         50.0%         311         3.3%         51         54.5%         77%         3           42         5.0%         112         5.7%         189         13.2%         38%         2           25         -34.2%         100         40.8%         134         106.2%         25%         2           73         -6.4%         206         -3.3%         331         18.6%         35%         2           34         9.7%         75         1.4%         118         35.6%	Actual         Y/Y         Actual         Y/Y         Actual         Y/Y         Ratio         Actual         Y/Y           63         -3.1%         174         13.7%         290         28.9%         36%         2         23.6%           63         21.2%         115         4.5%         165         29.9%         55%         2         39.2%           111         -10.5%         262         13.9%         353         52.2%         42%         2         39.4%           33         -5.7%         97         16.9%         178         19.5%         34%         2         9.4%           23         4.5%         51         -7.3%         148         42.3%         45%         4         80.7%           24         50.0%         311         3.3%         51         54.5%         77%         3         94.7%           42         5.0%         112         5.7%         189         13.2%         38%         2         -21.1%           25         -34.2%         100         40.8%         134         106.2%         25%         2         110.6%           73         -6.4%         206         -3.3%         331	Actual         Y/Y         Actual         Y/Y         Ratio         Actual         Y/Y         Ratio           63         -3.1%         174         13.7%         290         28.9%         36%         2         23.6%         4.60           63         21.2%         115         4.5%         165         29.9%         55%         2         39.2%         2.62           111         -10.5%         262         13.9%         353         52.2%         42%         2         39.4%         3.18           33         -5.7%         97         16.9%         178         19.5%         34%         2         9.4%         5.39           23         4.5%         51         -7.3%         148         42.3%         45%         4         80.7%         6.43           24         50.0%         311         3.3%         51         54.5%         77%         3         94.7%         2.13           42         5.0%         112         5.7%         189         13.2%         38%         2         -21.1%         4.50           25         -34.2%         100         40.8%         134         106.2%         25%         2         110.6%	Actual         Y/Y         Actual         Y/Y         Ratio         Actual         Y/Y         Actual         Y/Y         Ratio         Actual         Y/Y           63         -3.1%         174         13.7%         290         28.9%         36%         2         23.6%         4.60         33.0%           63         21.2%         115         4.5%         165         29.9%         55%         2         39.2%         2.62         7.2%           111         -10.5%         262         13.9%         353         52.2%         42%         2         39.4%         3.18         70.0%           33         -5.7%         97         16.9%         178         19.5%         34%         2         9.4%         5.39         26.7%           23         4.5%         51         -7.3%         148         42.3%         45%         4         80.7%         6.43         36.1%           24         50.0% <td< td=""><td>Actual         Y/Y         Actual         Y/Y         Ratio         Actual         Y/Y         Actual</td><td>Actual         Y/Y         Actual         Y/Y         Ratio         Actual         Y/Y         Actual</td><td>Actual         Y/Y         Actual         Y/Y         Ratio         Actual         Y/Y         Actual</td></td<>	Actual         Y/Y         Actual         Y/Y         Ratio         Actual         Y/Y         Actual	Actual         Y/Y         Actual         Y/Y         Ratio         Actual         Y/Y         Actual	Actual         Y/Y         Actual         Y/Y         Ratio         Actual         Y/Y         Actual

Year-to-Date

	Sa	ales	New L	istings.	Inve	entory	S/NL		DOM	DOM Months of Supply Average Price		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actu	al Y/Y	Actu	al 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 Monthly Statistical Report - July 2024

## RESIDENTIAL PRICE COMPARISON

	July 2024								
	Average I	Price	Benchmark	(Price	Price	ce 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						
	<b>Benchmark Price</b>	Y/Y	M/M Ful	l 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	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

#### Hamilton Monthly Statistical Report - July 2024

## **SUMMARY STATISTICS**

July 2024												
	Sa	les	New L	istings	Inven	tory	Average	Price		Days Or	n 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												
5	Sales		New List		Invent	ory	Average	Price		Days Or	n 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	4	6-	les	Dellar	Volume	New	Listiana	Dava an	Market	Leases Le		
1							Listings	Days on				
		Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Actual	

· ·	Sales		Dollar Vo	lume	New L	_istings	Days or	Market	Leases Lease DOM	
10	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 Vol	ume	New L	istings	Days or	n 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