

HAMILTON
MONTHLY
STATISTICS
PACKAGE
NOVEMBER 2024





Burloak Real Estate Services
Brokerage | Independently owned and operated

SUMMARY

In line with seasonal behaviour, sales, new listings, inventory and prices trended down relative to activity reported last month. For the third month in a row, sales rose over the previous year's levels. However, the 460 sales in November remained nearly 30 per cent below the long-term trends in the region. Meanwhile, inventory levels were at the highest reported in November since 2011, keeping the months of supply elevated at over four months. The unadjusted benchmark price in November was \$763,400, slightly lower than last month but nearly two per cent higher than last November. While there have been some year-over-year gains, this year's average benchmark prices have been down by nearly one per cent over last year.

SALES
460


7.7%
YEAR/YEAR




NEW LISTINGS
849


7.6%
YEAR/YEAR



INVENTORY
1,998

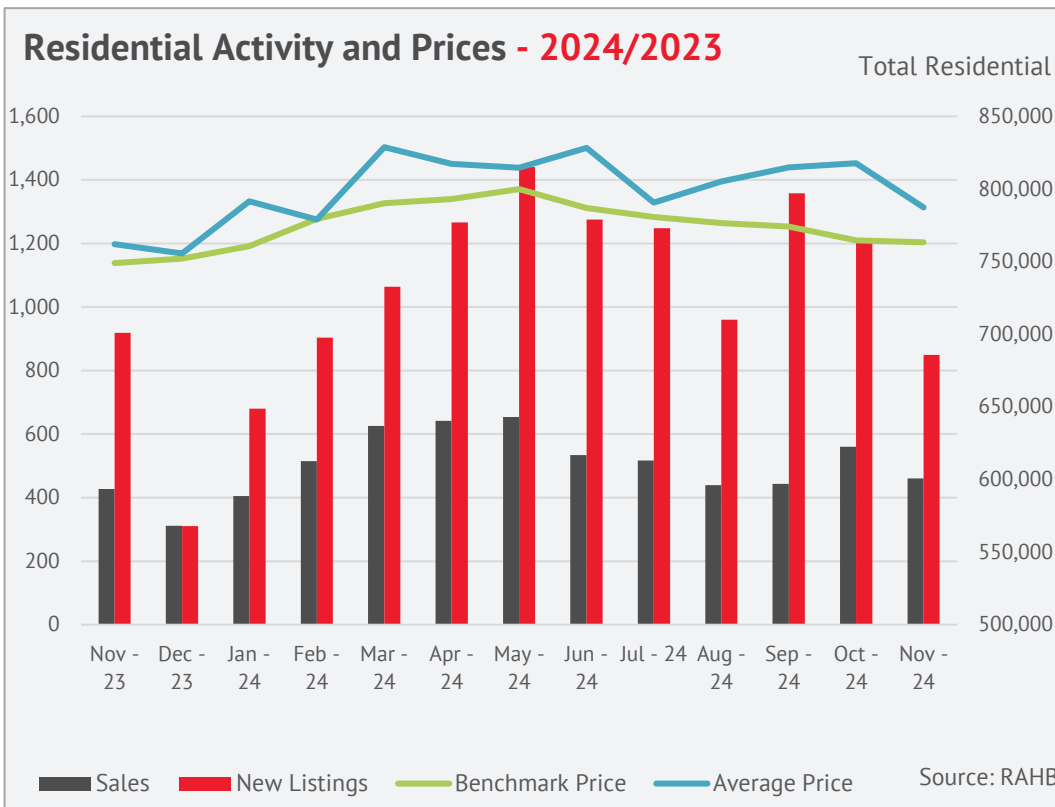

16.4%
YEAR/YEAR



MONTHS OF SUPPLY
4.3


8.1%
YEAR/YEAR





RESIDENTIAL AVERAGE PRICE





\$787,348


3.3%
YEAR/YEAR

AVERAGE DOM

40.1



33.4%
YEAR/YEAR

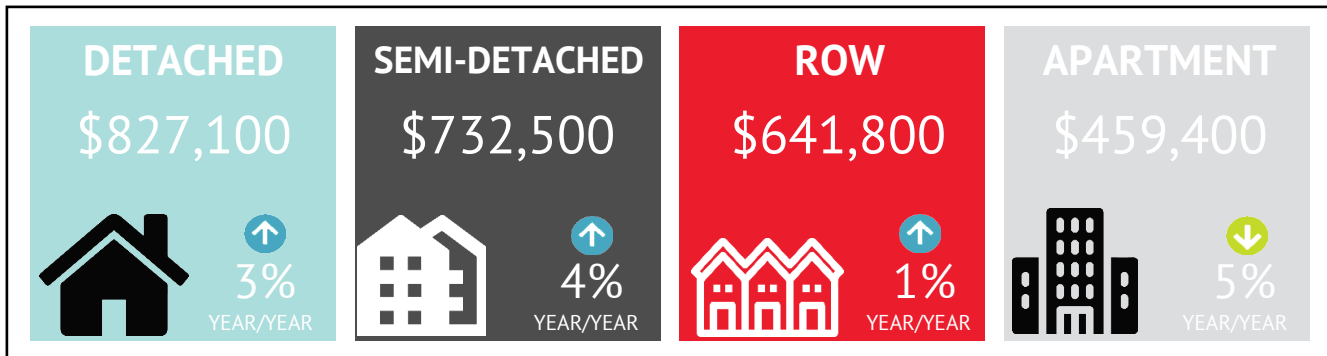
PROPERTY TYPES

Sales in row-style homes reported the most significant gain in November, contributing to a year-to-date gain of two per cent. While sales improved across most property types, so did inventory levels, keeping the months of supply elevated. Following steeper price declines last year, the benchmark price for detached, semi-detached and row-style homes rose over last year's levels, with both the semi-detached and detached sectors reporting gains of over three per cent. Apartment condominium homes reported the steepest monthly decline and were five per cent lower than last November. Apartment condominiums have also seen the highest months of supply levels this year compared to other property types.

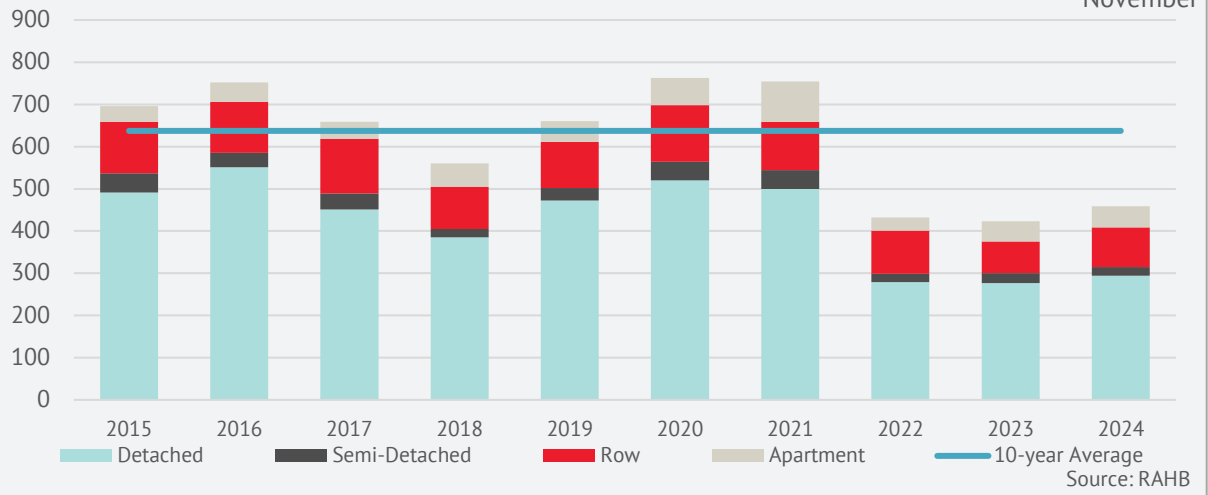
November 2024															
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Detached	294	6.1%	545	-10.4%	1,235	6.8%	54%	37.1	28%	4.20	0.7%	\$882,004	4.1%	\$787,500	5.0%
Semi-Detached	21	-8.7%	37	2.8%	83	45.6%	57%	50.7	61%	3.95	59.5%	\$663,786	5.6%	\$637,000	2.1%
Row	94	25.3%	164	-3.0%	345	35.3%	57%	37.1	23%	3.67	7.9%	\$693,939	2.7%	\$685,000	-0.7%
Apartment	50	4.2%	96	-4.0%	322	34.7%	52%	59.0	61%	6.44	29.3%	\$472,626	-1.2%	\$442,450	3.8%
Mobile	1	0.0%	7	133.3%	11	175.0%	14%	50.0	-22%	11.00	175.0%	\$70,000	-80.0%	\$70,000	-80.0%
Total Residential	460	7.7%	849	-7.6%	1,998	16.4%	54%	40.1	33%	4.34	8.1%	\$787,348	3.3%	\$726,000	3.7%

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	3,801	0.5%	7,832	5.1%	1,099	27.2%	48.5%	30.3	29%	3.18	26.5%	\$901,624	1.9%	\$800,000	-0.6%
Semi-Detached	248	-5.7%	493	12.3%	61	27.3%	50.3%	28.2	23%	2.69	35.0%	\$686,212	0.7%	\$662,500	0.4%
Row	1,151	2.3%	2,309	16.5%	288	53.3%	49.8%	30.2	33%	2.75	49.8%	\$695,266	-2.6%	\$705,000	-1.4%
Apartment	566	-7.5%	1,556	18.1%	296	39.7%	36.4%	47.4	23%	5.76	51.1%	\$480,507	-4.6%	\$455,000	-4.2%
Mobile	18	-47.1%	41	-19.6%	10	13.8%	43.9%	53.1	0%	5.94	115.0%	\$303,853	-7.2%	\$289,000	-10.4%
Total Residential	5,795	-0.7%	12,249	8.7%	1,757	32.6%	47.3%	31.9	27%	3.33	33.4%	\$808,241	1.1%	\$735,000	-1.3%

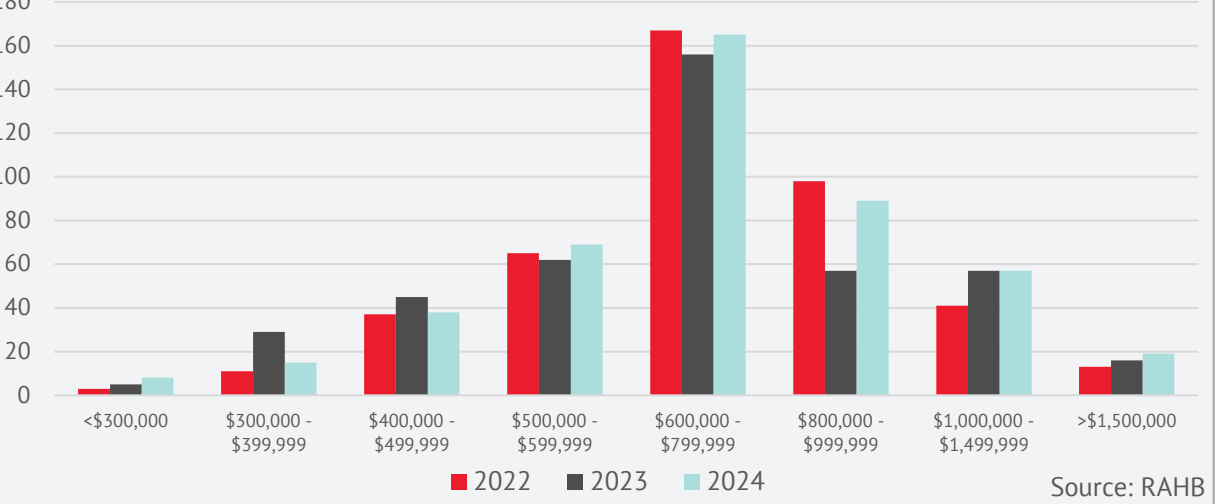
BENCHMARK PRICE



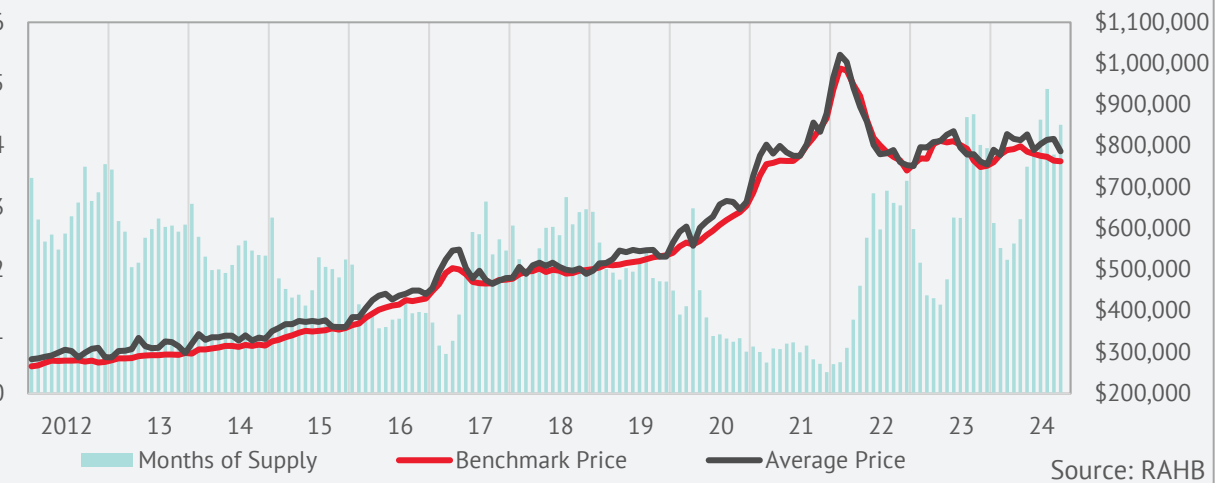
Monthly Sales Comparison



Residential Sales by Price Range

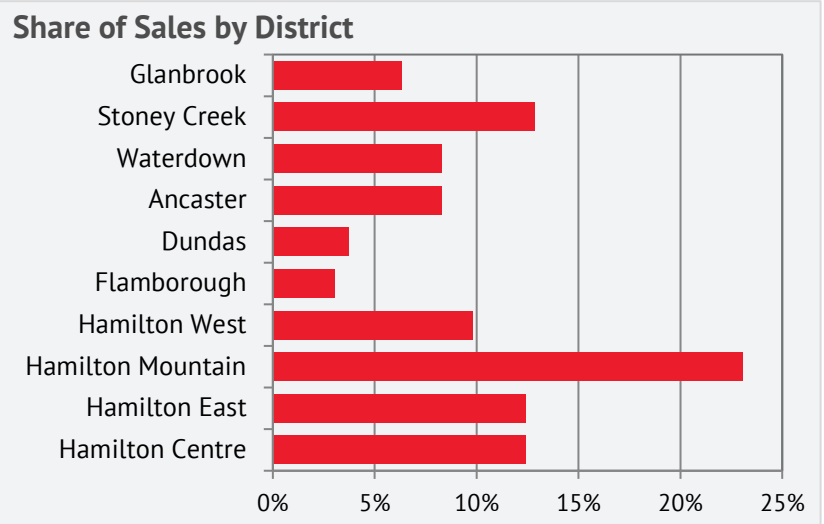


Months of Supply and Prices



REGIONAL SUMMARY

Year-over-year sales growth ranged within the region. While most areas reported stronger sales, November sales slowed in Hamilton Centre, Flamborough and Dundas. Year-to-date, Hamilton Centre has struggled the most in terms of a pullback in sales, and other than Stoney Creek, it is the only other area to report months of supply above five months.



November 2024

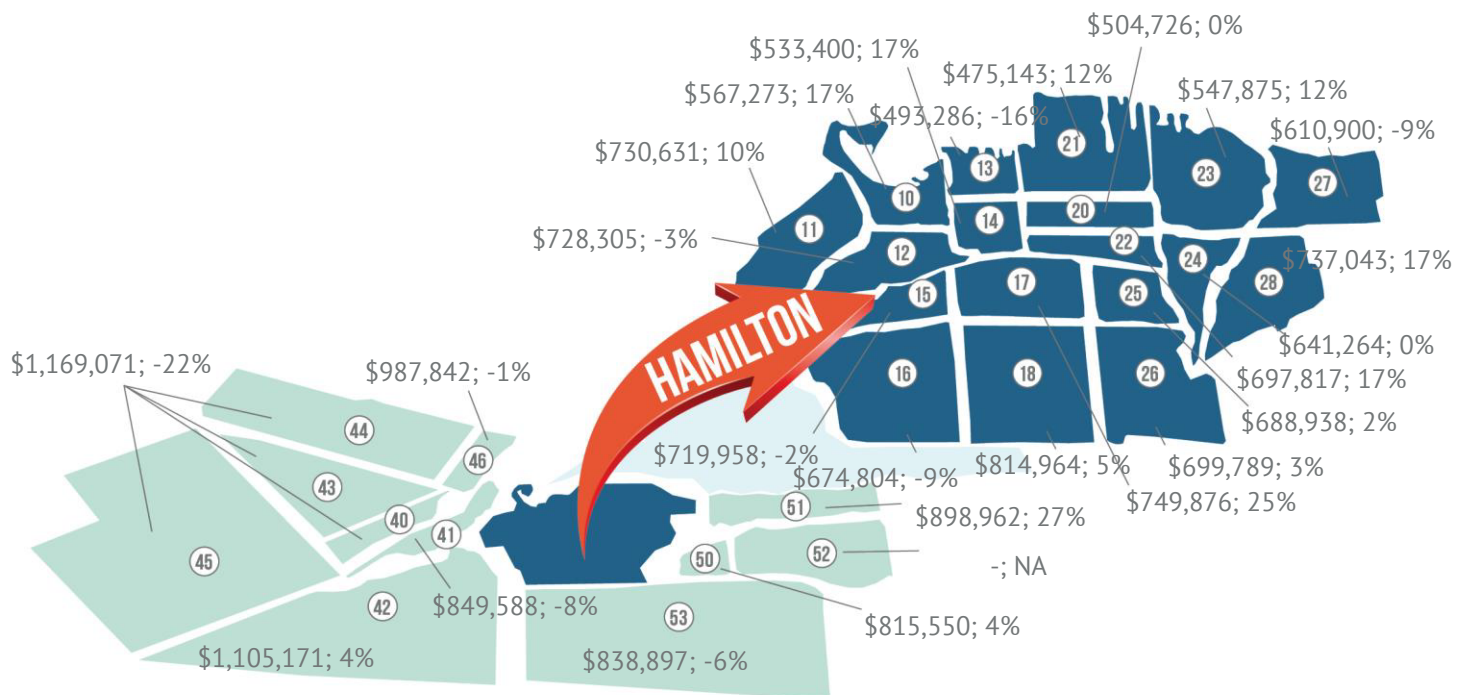
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Hamilton Centre	57	-19.7%	137	17.1%	308	25.7%	42%	39.0	16.1%	5.40	56.6%	\$525,044	4.8%	\$535,000	9.6%
Hamilton East	57	35.7%	73	-27.7%	183	8.9%	78%	46.9	100.0%	3.21	-19.7%	\$664,498	8.0%	\$652,500	0.0%
Hamilton Mountain	106	6.0%	220	17.0%	396	32.9%	48%	38.3	52.8%	3.74	25.4%	\$737,121	5.0%	\$715,000	3.8%
Hamilton West	45	45.2%	72	-8.9%	184	21.9%	63%	39.5	22.8%	4.09	-16.1%	\$689,613	10.7%	\$680,000	5.4%
Flamborough	14	-17.6%	31	-41.5%	135	15.4%	45%	53.4	52.9%	9.64	40.1%	\$1,169,071	-21.6%	\$1,042,500	-21.3%
Dundas	17	-22.7%	27	-12.9%	76	38.2%	63%	34.5	24.3%	4.47	78.8%	\$849,588	-7.8%	\$790,000	-11.2%
Ancaster	38	5.6%	78	-8.2%	182	1.1%	49%	31.9	-12.0%	4.79	-4.2%	\$1,105,171	4.0%	\$948,500	3.7%
Waterdown	38	58.3%	33	-40.0%	90	1.1%	115%	44.1	63.8%	2.37	-36.1%	\$987,842	-1.2%	\$931,000	1.2%
Stoney Creek	59	3.5%	129	-21.8%	330	0.9%	46%	37.2	28.8%	5.59	-2.5%	\$856,549	15.0%	\$762,500	2.3%
Glanbrook	29	7.4%	49	8.9%	114	34.1%	59%	45.3	3.8%	3.93	24.9%	\$838,897	-6.2%	\$800,000	-7.5%
Total	460	7.7%	849	-7.6%	1998	16.4%	54%	40.1	33.4%	4.34	8.1%	\$787,348	3.3%	\$726,000	3.7%

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	690	-10.9%	1,677	6.5%	252	22.9%	41.1%	30.5	11.1%	4.02	37.8%	\$548,786	-2.7%	\$535,500	-1.8%
Hamilton East	646	7.0%	1,216	8.7%	158	38.4%	53.1%	31.2	42.1%	2.70	29.4%	\$618,236	-2.7%	\$600,000	-4.0%
Hamilton Mountain	1,416	2.2%	2,658	13.1%	315	48.7%	53.3%	27.6	42.3%	2.44	45.6%	\$745,145	-1.2%	\$726,000	-1.9%
Hamilton West	478	-4.6%	1,038	6.4%	164	23.0%	46.1%	36.9	25.0%	3.77	29.0%	\$704,809	-0.1%	\$687,500	1.9%
Flamborough	219	5.8%	557	9.0%	131	46.1%	39.3%	46.1	22.8%	6.57	38.1%	\$1,292,194	13.3%	\$1,175,000	9.3%
Dundas	263	8.2%	432	18.7%	57	51.7%	60.9%	28.5	16.9%	2.37	40.2%	\$930,417	0.9%	\$850,000	-2.6%
Ancaster	485	5.0%	1,140	9.7%	172	25.0%	42.5%	36.2	26.4%	3.90	19.1%	\$1,184,004	2.6%	\$1,060,000	3.4%
Waterdown	345	0.6%	735	20.7%	94	56.6%	46.9%	30.1	36.6%	3.00	55.7%	\$992,913	-1.2%	\$925,000	-2.6%
Stoney Creek	860	-5.8%	1,986	-0.3%	302	19.9%	43.3%	33.0	25.0%	3.86	27.3%	\$832,937	1.2%	\$772,750	-2.2%
Glanbrook	393	-1.3%	807	10.1%	112	33.6%	48.7%	33.4	17.5%	3.13	35.2%	\$897,902	1.2%	\$815,000	-1.5%
Total	5,795	-0.7%	12,249	8.7%	1,757	32.6%	47.3%	31.9	27.4%	3.33	33.4%	\$808,241	1.1%	\$735,000	-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

	November 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	\$567,273	16.9%	\$545,000	2.5%	\$611,056	4.6%	\$558,082	-4.3%
Hamilton West 11	\$730,631	10.0%	\$766,900	1.8%	\$714,105	-4.7%	\$774,836	2.0%
Hamilton West 12	\$728,305	-3.1%	\$642,100	0.8%	\$749,210	-0.3%	\$669,509	-2.7%
Hamilton Centre 13	\$493,286	-16.2%	\$508,800	11.8%	\$539,225	-4.5%	\$513,264	-0.7%
Hamilton Centre 14	\$533,400	17.2%	\$497,200	0.9%	\$501,545	-5.5%	\$516,655	-5.0%
Hamilton Centre 20	\$504,726	-0.4%	\$521,900	11.0%	\$532,043	-2.6%	\$530,927	-1.6%
Hamilton Centre 21	\$475,143	11.7%	\$432,500	11.6%	\$454,303	-2.0%	\$436,700	0.1%
Hamilton Centre 22	\$697,817	17.2%	\$700,200	2.8%	\$703,545	-0.1%	\$700,782	-1.7%
Hamilton East 23	\$547,875	12.5%	\$513,000	3.3%	\$533,080	-2.8%	\$510,800	-2.5%
Hamilton East 24	\$641,264	-0.2%	\$652,100	2.3%	\$652,550	-2.6%	\$658,791	-1.5%
Hamilton East 27	\$610,900	-8.9%	\$628,400	-3.2%	\$652,367	-7.1%	\$646,445	-4.7%
Hamilton East 28	\$737,043	17.0%	\$627,800	2.7%	\$658,806	-0.2%	\$626,764	-1.2%
Hamilton East 29	\$1,025,000	38.5%	\$777,600	6.8%	\$809,933	2.0%	\$796,682	-1.7%
Hamilton Mountain 15	\$719,958	-2.0%	\$758,900	1.4%	\$801,638	1.3%	\$772,591	-1.1%
Hamilton Mountain 16	\$674,804	-8.6%	\$749,400	1.1%	\$779,032	-1.0%	\$765,618	-1.9%
Hamilton Mountain 17	\$749,876	25.0%	\$644,500	0.9%	\$665,394	0.4%	\$658,427	-1.3%
Hamilton Mountain 18	\$814,964	5.4%	\$799,600	3.0%	\$808,499	-2.2%	\$809,164	-1.1%
Hamilton Mountain 25	\$688,938	2.3%	\$705,800	-0.6%	\$724,702	-1.0%	\$723,445	-1.5%
Hamilton Mountain 26	\$699,789	2.7%	\$690,700	1.1%	\$700,274	0.5%	\$703,527	-1.4%
Flamborough 43	\$1,169,071	-21.6%	\$1,163,100	2.4%	\$1,292,194	13.3%	\$1,175,855	1.5%
Dundas 41	\$849,588	-7.8%	\$909,700	0.5%	\$930,417	0.9%	\$927,991	1.1%
Ancaster 42	\$1,105,171	4.0%	\$1,099,500	1.5%	\$1,184,004	2.6%	\$1,125,345	1.6%
Waterdown 46	\$987,842	-1.2%	\$977,700	4.6%	\$992,913	-1.2%	\$1,011,191	-0.2%
Stoney Creek 50	\$815,550	4.4%	\$853,500	4.0%	\$851,100	0.0%	\$852,509	-1.4%
Stoney Creek 51	\$898,962	26.9%	\$762,700	-1.4%	\$809,867	3.5%	\$776,282	-3.3%
Stoney Creek 52	-	-	\$1,005,600	1.3%	\$1,116,226	-6.6%	\$1,035,936	2.3%
Glanbrook 53	\$838,897	-6.2%	\$834,500	-1.5%	\$897,902	1.2%	\$865,700	-0.7%

DETACHED

BENCHMARK HOMES

	November 2024						
	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Hamilton West 10	\$617,900	8.8%	-3.5%	2	3	1,422	2,600
Hamilton West 11	\$826,500	3.1%	2.6%	2	5	1,315	4,000
Hamilton West 12	\$896,100	5.9%	-1.1%	2	3	1,698	3,250
Hamilton Centre 13	\$503,300	11.5%	-2.9%	1	3	1,292	2,325
Hamilton Centre 14	\$570,200	9.2%	-2.7%	2	3	1,559	2,783
Hamilton Centre 20	\$535,800	11.4%	-2.9%	1	3	1,289	2,500
Hamilton Centre 21	\$432,100	11.3%	-2.5%	1	3	1,144	2,500
Hamilton Centre 22	\$700,700	2.8%	-0.5%	2	3	1,538	3,150
Hamilton East 23	\$511,300	3.0%	-1.0%	1	3	1,061	3,150
Hamilton East 24	\$662,500	2.6%	-0.6%	2	3	1,211	4,158
Hamilton East 27	\$775,900	1.0%	-1.3%	2	3	1,334	5,000
Hamilton East 28	\$824,500	3.7%	-0.2%	2	3	1,403	5,250
Hamilton East 29	\$755,400	9.3%	-3.7%	2	3	1,603	5,341
Hamilton Mountain 15	\$778,500	1.8%	-0.7%	2	4	1,255	5,525
Hamilton Mountain 16	\$866,400	2.2%	0.4%	2	3	1,569	4,817
Hamilton Mountain 17	\$652,100	0.8%	-0.8%	2	3	1,120	4,300
Hamilton Mountain 18	\$821,600	3.4%	0.6%	2	3	1,584	4,534
Hamilton Mountain 25	\$706,700	-0.6%	-1.9%	2	4	1,109	5,000
Hamilton Mountain 26	\$760,500	2.0%	-0.3%	2	3	1,303	4,590
Flamborough 43	\$1,164,800	2.5%	2.9%	2	3	1,869	27,546
Dundas 41	\$1,018,400	2.2%	2.9%	2	3	1,537	6,033
Ancaster 42	\$1,259,800	3.2%	3.2%	2	3	2,206	7,543
Waterdown 46	\$1,115,100	5.3%	-0.7%	2	3	1,848	4,701
Stoney Creek 50	\$896,400	4.5%	-0.1%	2	3	1,788	5,041
Stoney Creek 51	\$892,800	1.0%	-0.9%	2	3	1,666	6,000
Stoney Creek 52	\$1,005,800	1.3%	-2.0%	2	3	1,702	27,335
Glanbrook 53	\$932,200	-1.0%	-2.1%	2	3	1,813	4,830

SUMMARY STATISTICS

November 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	460	7.7%	849	-7.6%	1,998	16.4%	\$726,000	3.7%	40.1	33.4%	28.0	33.3%
Commercial	10	11.1%	45	4.7%	194	0.0%	\$937,500	10.3%	94.9	1.7%	58.5	10.4%
Farm	3	50.0%	7	-12.5%	26	-10.3%	\$1,450,000	-9.1%	70.3	-21.4%	50.0	-44.1%
Land	1	-75.0%	32	-11.1%	135	14.4%	\$644,000	28.5%	39.0	113.7%	39.0	110.8%
Multi-Residential	14	180.0%	46	7.0%	111	6.7%	\$723,500	3.4%	52.4	60.8%	45.5	30.0%
Total	489	9.2%	994	-5.9%	3,641	11.1%	\$727,000	3.9%	41.9	32.6%	30.0	39.5%

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	5,795	-0.7%	12,249	8.7%	1,757	32.6%	\$735,000	-1.3%	31.9	27.4%	19.0	35.7%
Commercial	74	-42.2%	497	-13.3%	187	-1.5%	\$906,250	10.9%	95.8	5.6%	73.0	-3.3%
Farm	15	25.0%	61	-27.4%	25	-10.2%	\$1,950,000	-3.6%	102.3	64.5%	56.0	103.6%
Land	27	-12.9%	292	15.4%	117	29.8%	\$610,000	-23.8%	80.6	-14.6%	54.0	38.5%
Multi-Residential	106	71.0%	431	6.7%	93	29.8%	\$797,500	-3.3%	48.4	46.2%	34.0	23.6%
Total	6,043	-0.7%	13,614	7.3%	3,224	20.4%	\$735,000	-1.6%	33.6	23.1%	20.0	33.3%

November 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	0.0%	\$50,000	0.0%	12	50.0%	94.0	88.0%	1	67.0
Industrial	0	-100.0%	\$0	-100.0%	0	-100.0%	-	-	0	-
Investment	0	-	\$0	-	0	-100.0%	-	-	0	-
Land	0	-	\$0	-	0	-100.0%	-	-	0	-
Office	0	-	\$0	-	0	-100.0%	-	-	1	51.0
Retail	2	-60.0%	\$1,900,000	-61.4%	0	-100.0%	227.0	106.0%	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	26	30.0%	\$6,078,200	216.4%	137	21.2%	91.9	-34.5%	6	42.0
Industrial	15	-34.8%	\$24,220,500	-56.4%	166	-37.6%	86.8	3.5%	50	129.6
Investment	5	-61.5%	\$17,865,886	-9.8%	41	-67.2%	104.8	27.1%	0	-
Land	1	0.0%	\$600,000	-53.8%	18	-25.0%	34.0	750.0%	1	95.0
Office	7	-69.6%	\$7,465,000	-61.6%	203	-42.0%	75.0	-18.1%	63	238.8
Retail	24	-59.3%	\$20,661,500	-69.5%	236	-52.8%	114.9	17.2%	46	108.5