

**HAMILTON**  
**MONTHLY**  
**STATISTICS**  
**PACKAGE**  
**JANUARY 2025**



Burloak Real Estate Services

Brokerage | Independently owned and operated


# SUMMARY

In January 2025, Hamilton home sales saw a slower start to the year, with sales down nine per cent from January 2024 and seventeen per cent below the ten-year average. New listings rose by 35 per cent, contributing to a drop in the sales-to-new-listings ratio to 40 per cent. This increase in supply led to a rise in inventory levels with 1,497 units—the highest for January since 2013—and kept the months of supply steady at four months, marking the sixth consecutive month at this level.


The rise in inventory has impacted prices. The unadjusted benchmark price for Hamilton was \$754,200 in January, a slight improvement over December but still lower than most of 2024. Year-over-year, prices are down nearly one per cent, driven primarily by a 5.6 per cent decline in the apartment condo sector, where prices have adjusted due to a surplus of supply. January reported 6.5 months of supply.


**SALES**  
**369**

 **8.9%**  
YEAR/YEAR



**NEW LISTINGS**  
**920**

 **35.3%**  
YEAR/YEAR





**INVENTORY**  
**1,497**

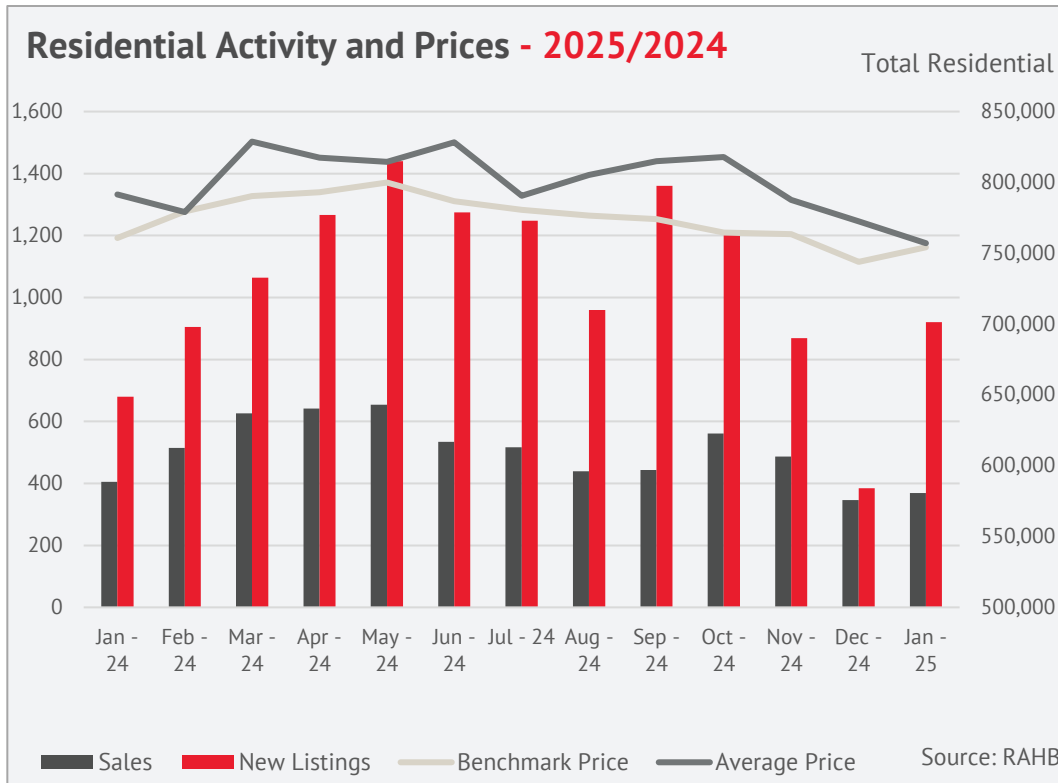
 **34.1%**  
YEAR/YEAR




**MONTHS OF SUPPLY**  
**4.1**


 **47.2%**  
YEAR/YEAR







**RESIDENTIAL AVERAGE PRICE**

 **\$757,071**

 **4.3%**  
YEAR/YEAR

**AVERAGE DOM**  
**49.1**

 **1.7%**  
YEAR/YEAR



# PROPERTY TYPES

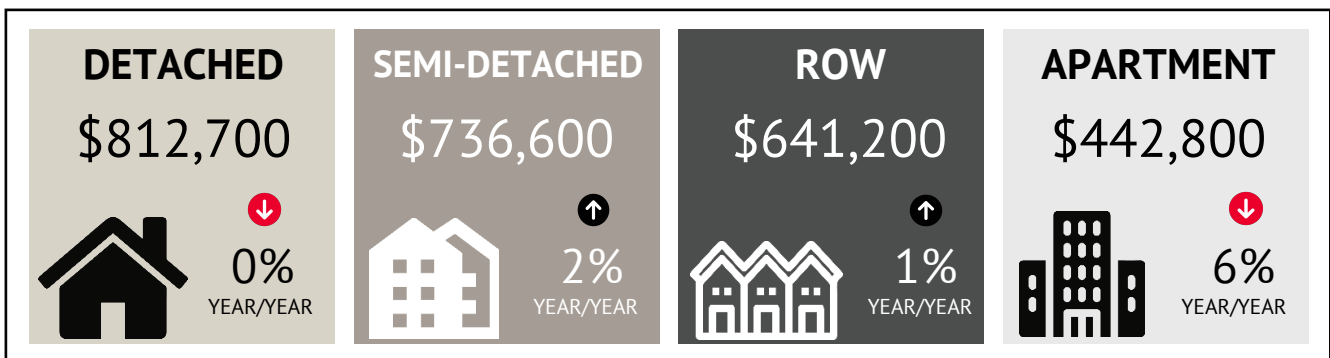
Sales across different property types showed mixed results. An increase in inventory, coupled with a sales-to-new listings ratio that dropped to 40 per cent, put downward pressure on prices, particularly in the apartment condo sector, where the unadjusted benchmark price fell by 5.6 per cent compared to last year. The condo sector is currently a buyer’s market, with 6.5 months of supply. Detached homes saw higher months of supply than last year, particularly in the million-plus price range, with 3.8 months of supply overall. While apartment and detached sales slowed, areas like Dundas, Stoney Creek, and Glanbrook bucked the trend with stronger sales. Some regions, including Hamilton Centre, Hamilton West, and Flamborough, reported months of supply above five months.

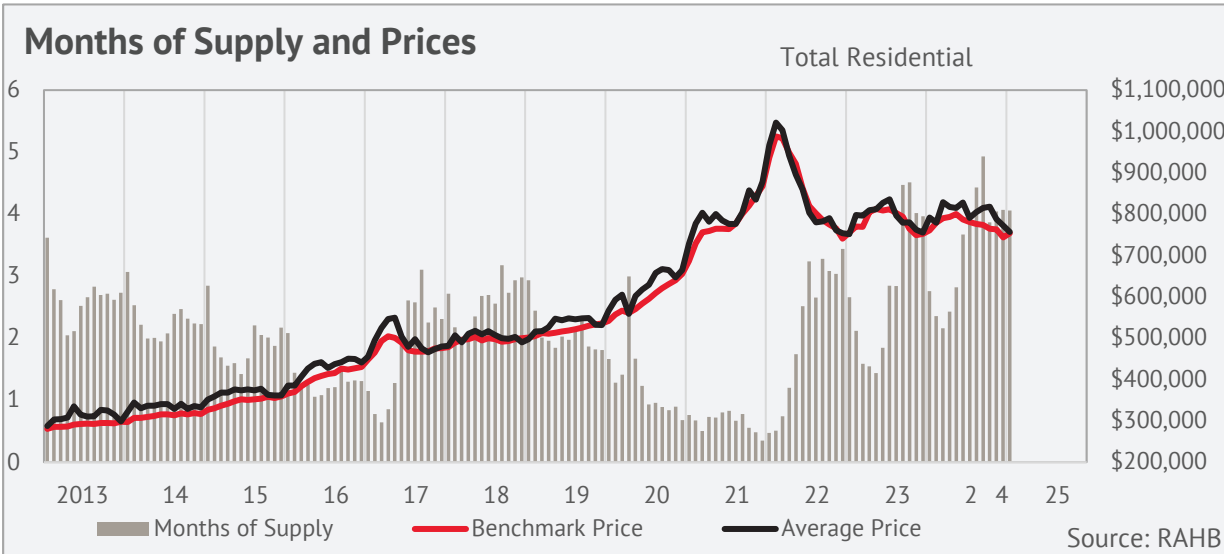
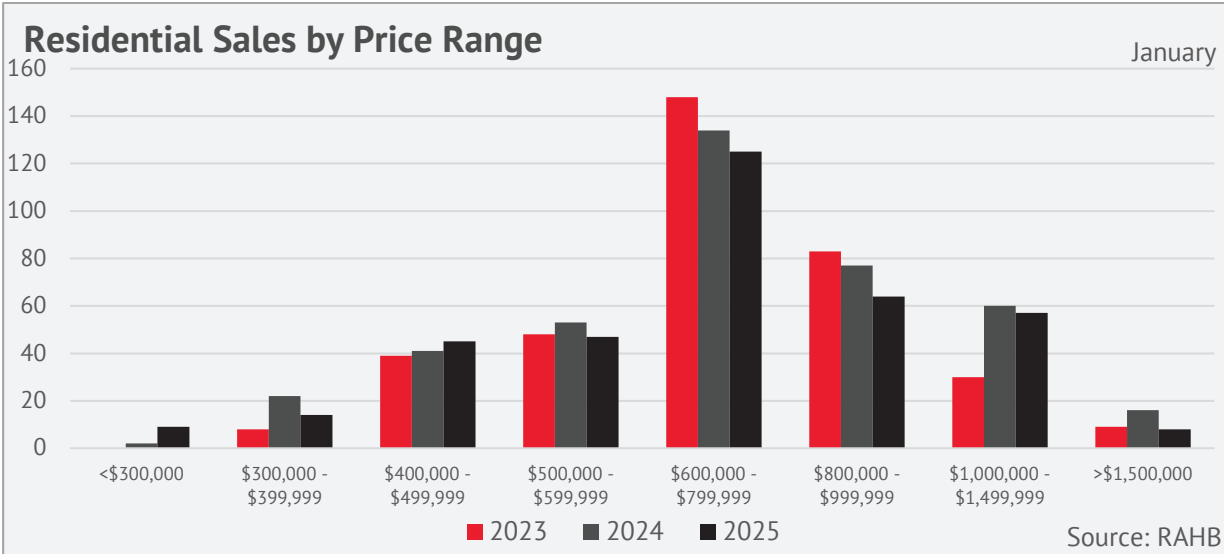
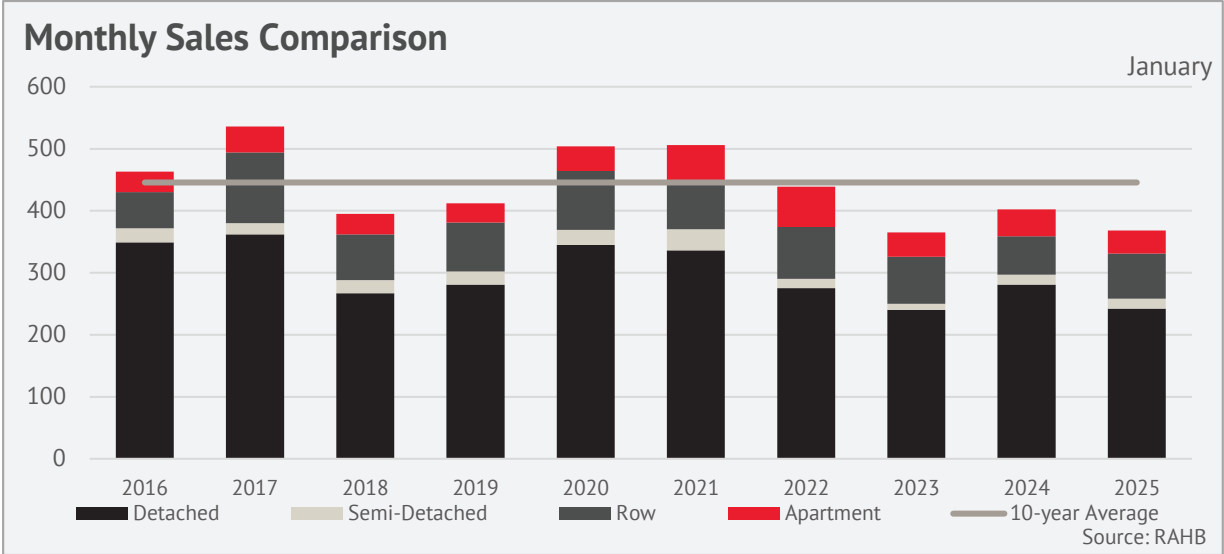
January 2025															
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Detached	242	-13.9%	598	41.0%	911	29.2%	40%	47.7	-4%	3.76	50.0%	\$836,338	-4.1%	\$782,500	0.4%
Semi-Detached	16	0.0%	50	100.0%	73	97.3%	32%	47.6	36%	4.56	97.3%	\$649,209	-13.2%	\$602,250	-12.2%
Row	73	17.7%	148	24.4%	259	53.3%	49%	43.8	1%	3.55	30.2%	\$677,501	0.6%	\$688,000	-2.6%
Apartment	37	-14.0%	120	12.1%	241	22.3%	31%	70.8	36%	6.51	42.2%	\$455,014	-5.0%	\$425,000	-6.6%
Mobile	1	-50.0%	4	33.3%	12	140.0%	25%	11.0	-74%	12.00	380.0%	\$285,000	30.4%	\$285,000	30.4%
<b>Total Residential</b>	<b>369</b>	<b>-8.9%</b>	<b>920</b>	<b>35.3%</b>	<b>1,497</b>	<b>34.1%</b>	<b>40%</b>	<b>49.1</b>	<b>2%</b>	<b>4.06</b>	<b>47.2%</b>	<b>\$757,071</b>	<b>-4.3%</b>	<b>\$710,000</b>	<b>-0.7%</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	242	-13.9%	598	41.0%	911	29.2%	40.5%	47.7	-4%	3.76	50.0%	\$836,338	-4.1%	\$782,500	0.4%
Semi-Detached	16	0.0%	50	100.0%	73	97.3%	32.0%	47.6	36%	4.56	97.3%	\$649,209	-13.2%	\$602,250	-12.2%
Row	73	17.7%	148	24.4%	259	53.3%	49.3%	43.8	1%	3.55	30.2%	\$677,501	0.6%	\$688,000	-2.6%
Apartment	37	-14.0%	120	12.1%	241	22.3%	30.8%	70.8	36%	6.51	42.2%	\$455,014	-5.0%	\$425,000	-6.6%
Mobile	1	-50.0%	4	33.3%	12	140.0%	25.0%	11.0	-74%	12.00	380.0%	\$285,000	30.4%	\$285,000	30.4%
<b>Total Residential</b>	<b>369</b>	<b>-8.9%</b>	<b>920</b>	<b>35.3%</b>	<b>1,497</b>	<b>34.1%</b>	<b>40.1%</b>	<b>49.1</b>	<b>2%</b>	<b>4.06</b>	<b>47.2%</b>	<b>\$757,071</b>	<b>-4.3%</b>	<b>\$710,000</b>	<b>-0.7%</b>

## BENCHMARK PRICE

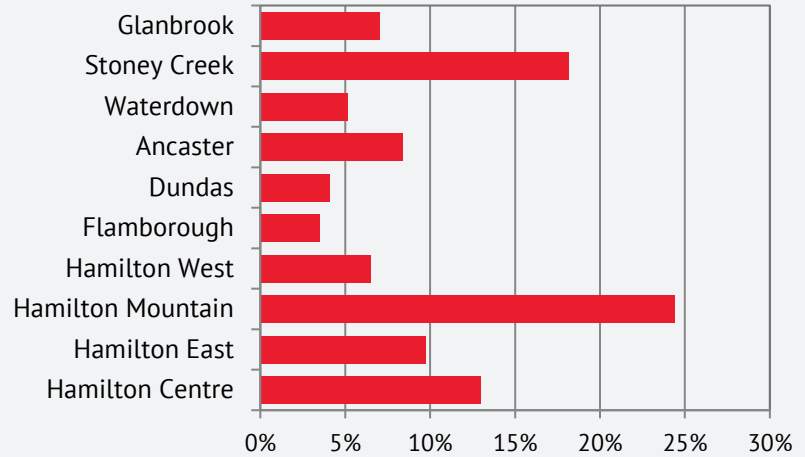




# REGIONAL SUMMARY

Sales slowed across most of Hamilton, except Dundas, Stoney Creek, and Glanbrook, where activity performed better than long-term trends. Areas like Hamilton Centre, Hamilton West, and Flamborough saw higher months of supply. However, we are still only one month into 2025, so there is still room for the market to pick up.

Share of Sales by District



## January 2025

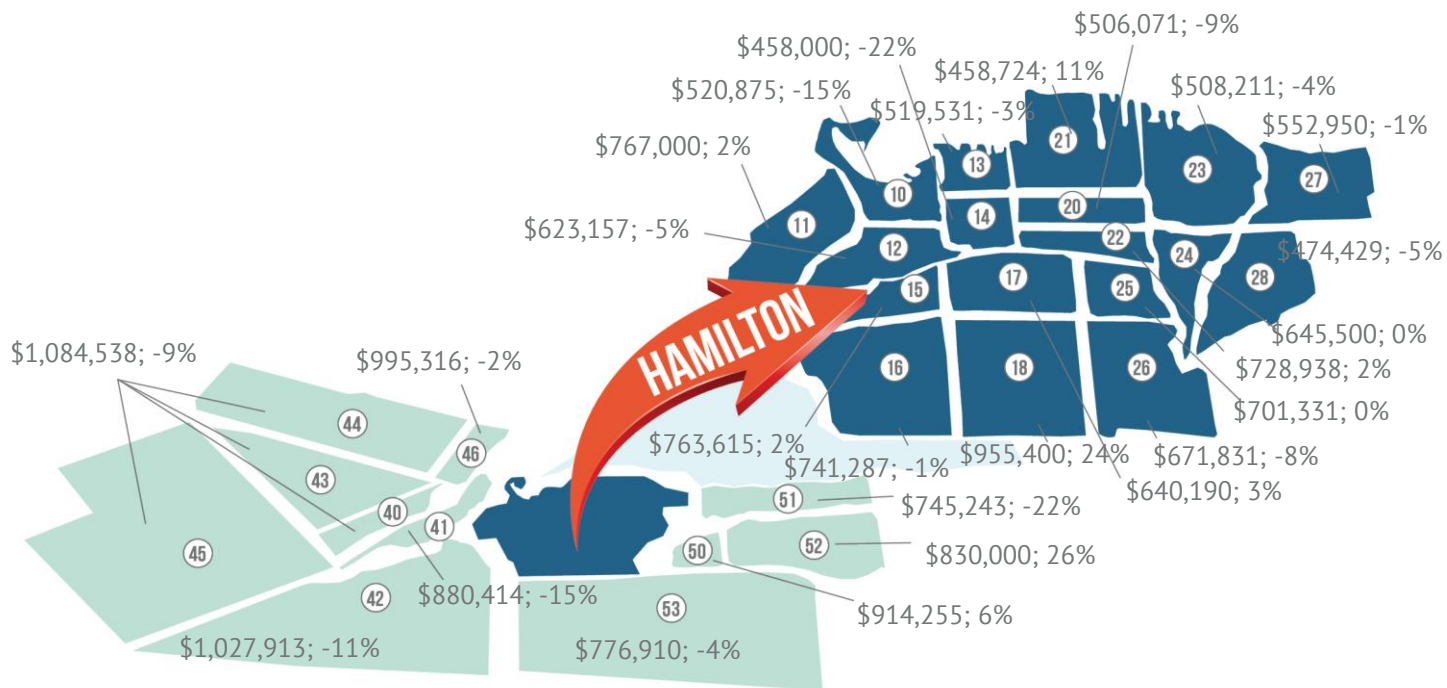
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Hamilton Centre	48	-17.2%	152	63.4%	241	58.6%	32%	45.5	-7.9%	5.02	91.6%	\$527,493	-9.1%	\$508,000	-12.6%
Hamilton East	36	-5.3%	103	41.1%	154	32.8%	35%	36.0	-25.4%	4.28	40.1%	\$532,906	-3.3%	\$530,000	0.7%
Hamilton Mountain	90	-12.6%	195	53.5%	307	81.7%	46%	51.3	15.0%	3.41	107.9%	\$725,823	2.2%	\$709,500	1.4%
Hamilton West	24	-41.5%	81	11.0%	140	30.8%	30%	49.4	-9.7%	5.83	123.5%	\$684,025	1.6%	\$703,750	7.1%
Flamborough	13	-18.8%	40	42.9%	100	11.1%	33%	88.1	56.2%	7.69	36.8%	\$1,084,538	-9.5%	\$1,060,000	-3.0%
Dundas	15	36.4%	44	69.2%	54	50.0%	34%	50.8	62.9%	3.60	10.0%	\$880,414	-14.9%	\$890,000	4.7%
Ancaster	31	-8.8%	64	-1.5%	126	7.7%	48%	54.9	2.7%	4.06	18.1%	\$1,027,913	-11.1%	\$955,000	-11.9%
Waterdown	19	-24.0%	45	15.4%	62	17.0%	42%	47.6	4.3%	3.26	53.9%	\$995,316	-2.1%	\$940,000	-1.1%
Stoney Creek	67	17.5%	146	33.9%	225	9.2%	46%	45.0	-11.0%	3.36	-7.1%	\$818,405	-10.4%	\$731,750	-9.7%
Glanbrook	26	18.2%	49	4.3%	87	24.3%	53%	51.0	18.4%	3.35	5.2%	\$776,910	-4.2%	\$748,857	-9.8%
<b>Total</b>	<b>369</b>	<b>-8.9%</b>	<b>920</b>	<b>35.3%</b>	<b>1497</b>	<b>34.1%</b>	<b>40%</b>	<b>49.1</b>	<b>1.7%</b>	<b>4.06</b>	<b>47.2%</b>	<b>\$757,071</b>	<b>-4.3%</b>	<b>\$710,000</b>	<b>-0.7%</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	48	-17.2%	152	63.4%	241	58.6%	31.6%	45.5	-7.9%	5.02	91.6%	\$527,493	-9.1%	\$508,000	-12.6%
Hamilton East	36	-5.3%	103	41.1%	154	32.8%	35.0%	36.0	-25.4%	4.28	40.1%	\$532,906	-3.3%	\$530,000	0.7%
Hamilton Mountain	90	-12.6%	195	53.5%	307	81.7%	46.2%	51.3	15.0%	3.41	107.9%	\$725,823	2.2%	\$709,500	1.4%
Hamilton West	24	-41.5%	81	11.0%	140	30.8%	29.6%	49.4	-9.7%	5.83	123.5%	\$684,025	1.6%	\$703,750	7.1%
Flamborough	13	-18.8%	40	42.9%	100	11.1%	32.5%	88.1	56.2%	7.69	36.8%	\$1,084,538	-9.5%	\$1,060,000	-3.0%
Dundas	15	36.4%	44	69.2%	54	50.0%	34.1%	50.8	62.9%	3.60	10.0%	\$880,414	-14.9%	\$890,000	4.7%
Ancaster	31	-8.8%	64	-1.5%	126	7.7%	48.4%	54.9	2.7%	4.06	18.1%	\$1,027,913	-11.1%	\$955,000	-11.9%
Waterdown	19	-24.0%	45	15.4%	62	17.0%	42.2%	47.6	4.3%	3.26	53.9%	\$995,316	-2.1%	\$940,000	-1.1%
Stoney Creek	67	17.5%	146	33.9%	225	9.2%	45.9%	45.0	-11.0%	3.36	-7.1%	\$818,405	-10.4%	\$731,750	-9.7%
Glanbrook	26	18.2%	49	4.3%	87	24.3%	53.1%	51.0	18.4%	3.35	5.2%	\$776,910	-4.2%	\$748,857	-9.8%
<b>Total</b>	<b>369</b>	<b>-8.9%</b>	<b>920</b>	<b>35.3%</b>	<b>1,497</b>	<b>34.1%</b>	<b>40.1%</b>	<b>49.1</b>	<b>1.7%</b>	<b>4.06</b>	<b>47.2%</b>	<b>\$757,071</b>	<b>-4.3%</b>	<b>\$710,000</b>	<b>-0.7%</b>

# AVERAGE RESIDENTIAL PRICE BY DISTRICT

<b>HAMILTON WEST</b>	10-12	<b>DUNDAS</b>	41
<b>HAMILTON CENTRE</b>	13, 14, 20, 21, 22	<b>ANCASTER</b>	42
<b>HAMILTON EAST</b>	23, 24, 27, 28, 29	<b>WATERDOWN</b>	46
<b>HAMILTON MOUNTAIN</b>	15-18, 25, 26	<b>STONEY CREEK</b>	50-52
<b>FLAMBOROUGH</b>	40, 43-45	<b>GLANBROOK</b>	53



# RESIDENTIAL PRICE COMPARISON

	January 2025				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	\$520,875	-15.4%	\$544,200	-1.9%	\$520,875	-15.4%	\$544,200	-1.9%
Hamilton West 11	\$767,000	2.2%	\$724,300	-3.9%	\$767,000	2.2%	\$724,300	-3.9%
Hamilton West 12	\$623,157	-5.1%	\$640,800	-3.2%	\$623,157	-5.1%	\$640,800	-3.2%
Hamilton Centre 13	\$519,531	-2.9%	\$511,900	2.4%	\$519,531	-2.9%	\$511,900	2.4%
Hamilton Centre 14	\$458,000	-21.6%	\$484,900	-6.8%	\$458,000	-21.6%	\$484,900	-6.8%
Hamilton Centre 20	\$506,071	-9.4%	\$520,400	-0.6%	\$506,071	-9.4%	\$520,400	-0.6%
Hamilton Centre 21	\$458,724	11.0%	\$436,400	3.2%	\$458,724	11.0%	\$436,400	3.2%
Hamilton Centre 22	\$728,938	1.6%	\$703,500	1.0%	\$728,938	1.6%	\$703,500	1.0%
Hamilton East 23	\$508,211	-3.7%	\$514,200	3.4%	\$508,211	-3.7%	\$514,200	3.4%
Hamilton East 24	\$645,500	-0.3%	\$656,700	1.0%	\$645,500	-0.3%	\$656,700	1.0%
Hamilton East 27	\$552,950	-0.8%	\$636,500	-0.4%	\$552,950	-0.8%	\$636,500	-0.4%
Hamilton East 28	\$474,429	-5.4%	\$625,000	2.1%	\$474,429	-5.4%	\$625,000	2.1%
Hamilton East 29	\$631,000	0.0%	\$789,700	2.5%	\$631,000	0.0%	\$789,700	2.5%
Hamilton Mountain 15	\$763,615	2.3%	\$780,200	4.0%	\$763,615	2.3%	\$780,200	4.0%
Hamilton Mountain 16	\$741,287	-1.1%	\$735,600	-1.4%	\$741,287	-1.1%	\$735,600	-1.4%
Hamilton Mountain 17	\$640,190	2.9%	\$664,400	3.6%	\$640,190	2.9%	\$664,400	3.6%
Hamilton Mountain 18	\$955,400	24.1%	\$787,000	0.4%	\$955,400	24.1%	\$787,000	0.4%
Hamilton Mountain 25	\$701,331	-0.4%	\$751,500	5.9%	\$701,331	-0.4%	\$751,500	5.9%
Hamilton Mountain 26	\$671,831	-8.1%	\$690,900	0.5%	\$671,831	-8.1%	\$690,900	0.5%
Flamborough 43	\$1,084,538	-9.5%	\$1,083,900	-5.4%	\$1,084,538	-9.5%	\$1,083,900	-5.4%
Dundas 41	\$880,414	-14.9%	\$872,200	-4.4%	\$880,414	-14.9%	\$872,200	-4.4%
Ancaster 42	\$1,027,913	-11.1%	\$1,020,700	-6.5%	\$1,027,913	-11.1%	\$1,020,700	-6.5%
Waterdown 46	\$995,316	-2.1%	\$1,008,700	3.6%	\$995,316	-2.1%	\$1,008,700	3.6%
Stoney Creek 50	\$914,255	6.0%	\$847,800	1.6%	\$914,255	6.0%	\$847,800	1.6%
Stoney Creek 51	\$745,243	-22.0%	\$752,600	-1.2%	\$745,243	-22.0%	\$752,600	-1.2%
Stoney Creek 52	\$830,000	25.6%	\$979,000	-2.5%	\$830,000	25.6%	\$979,000	-2.5%
Glanbrook 53	\$776,910	-4.2%	\$817,300	-2.5%	\$776,910	-4.2%	\$817,300	-2.5%

# DETACHED

## BENCHMARK HOMES

	January 2025				Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
	Benchmark Price	Y/Y	M/M					
Hamilton West 10	\$622,200	-0.6%	-0.2%	2	3	1,422	2,600	
Hamilton West 11	\$776,000	-3.8%	-2.7%	2	5	1,315	4,000	
Hamilton West 12	\$886,700	-2.2%	1.2%	2	3	1,698	3,250	
Hamilton Centre 13	\$506,600	2.6%	0.3%	1	3	1,292	2,325	
Hamilton Centre 14	\$569,600	-1.4%	-0.2%	2	3	1,559	2,783	
Hamilton Centre 20	\$537,300	0.1%	0.3%	1	3	1,289	2,500	
Hamilton Centre 21	\$436,600	3.2%	0.9%	1	3	1,144	2,500	
Hamilton Centre 22	\$704,000	1.0%	5.4%	2	3	1,538	3,150	
Hamilton East 23	\$512,700	3.3%	2.0%	1	3	1,061	3,150	
Hamilton East 24	\$664,800	1.0%	3.3%	2	3	1,211	4,158	
Hamilton East 27	\$781,300	2.9%	1.3%	2	3	1,334	5,000	
Hamilton East 28	\$821,200	1.7%	2.1%	2	3	1,403	5,250	
Hamilton East 29	\$771,000	2.9%	-0.5%	2	3	1,603	5,341	
Hamilton Mountain 15	\$807,300	5.1%	10.3%	2	4	1,255	5,525	
Hamilton Mountain 16	\$848,000	-0.8%	3.1%	2	3	1,569	4,817	
Hamilton Mountain 17	\$672,400	3.5%	9.8%	2	3	1,120	4,300	
Hamilton Mountain 18	\$814,200	1.3%	4.5%	2	3	1,584	4,534	
Hamilton Mountain 25	\$751,900	5.9%	13.2%	2	4	1,109	5,000	
Hamilton Mountain 26	\$772,800	2.7%	6.9%	2	3	1,303	4,590	
Flamborough 43	\$1,085,900	-5.4%	-4.8%	2	3	1,869	27,546	
Dundas 41	\$949,600	-5.4%	-3.4%	2	3	1,537	6,033	
Ancaster 42	\$1,149,400	-6.4%	-5.3%	2	3	2,206	7,543	
Waterdown 46	\$1,138,400	2.8%	5.4%	2	3	1,848	4,701	
Stoney Creek 50	\$885,500	1.5%	2.8%	2	3	1,788	5,041	
Stoney Creek 51	\$877,400	0.3%	-1.8%	2	3	1,666	6,000	
Stoney Creek 52	\$979,100	-2.4%	-3.8%	2	3	1,702	27,335	
Glanbrook 53	\$904,800	-2.7%	-2.0%	2	3	1,813	4,830	



# SUMMARY STATISTICS

## January 2025

	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	369	-8.9%	920	35.3%	1,497	34.1%	\$710,000	-0.7%	49.1	1.7%	37.0	-11.9%
Commercial	5	-16.7%	41	5.1%	161	-5.8%	\$1,000,000	-10.8%	127.8	48.9%	92.0	10.2%
Farm	1	-	3	0.0%	28	16.7%	\$1,900,000	-	110.0	-	110.0	-
Land	1	0.0%	26	-10.3%	115	13.9%	\$1,125,000	429.4%	86.0	218.5%	86.0	218.5%
Multi-Residential	2	-80.0%	34	54.5%	94	38.2%	\$655,500	-14.6%	62.5	-9.4%	62.5	-13.2%
<b>Total</b>	<b>378</b>	<b>-10.6%</b>	<b>1,029</b>	<b>32.1%</b>	<b>2,870</b>	<b>10.8%</b>	<b>\$714,000</b>	<b>-0.4%</b>	<b>50.5</b>	<b>2.5%</b>	<b>38.0</b>	<b>-11.6%</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	369	-8.9%	920	35.3%	1,497	34.1%	\$710,000	-0.7%	49.1	1.7%	37.0	-11.9%
Commercial	5	-16.7%	41	5.1%	161	-5.8%	\$1,000,000	-10.8%	127.8	48.9%	92.0	10.2%
Farm	1	-	3	0.0%	28	16.7%	\$1,900,000	-	110.0	-	110.0	-
Land	1	0.0%	26	-10.3%	115	13.9%	\$1,125,000	429.4%	86.0	218.5%	86.0	218.5%
Multi-Residential	2	-80.0%	34	54.5%	94	38.2%	\$655,500	-14.6%	62.5	-9.4%	62.5	-13.2%
<b>Total</b>	<b>378</b>	<b>-10.6%</b>	<b>1,029</b>	<b>32.1%</b>	<b>2,870</b>	<b>10.8%</b>	<b>\$714,000</b>	<b>-0.4%</b>	<b>50.5</b>	<b>2.5%</b>	<b>38.0</b>	<b>-11.6%</b>

## January 2025

	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%	15	-6.3%	-	-	0	-
Industrial	0	-100.0%	\$0	-100.0%	0	-100.0%	-	-	1	151.0
Investment	0	-	\$0	-	0	-100.0%	-	-	0	-
Land	0	-	\$0	-	0	-	-	-	0	-
Office	0	-100.0%	\$0	-100.0%	0	-100.0%	-	-	1	279.0
Retail	0	-100.0%	\$0	-100.0%	0	-100.0%	-	-	1	276.0

## 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	0	-100.0%	\$0	-100.0%	15	-6.3%	-	-	0	-
Industrial	0	-100.0%	\$0	-100.0%	0	-100.0%	-	-	1	151.0
Investment	0	-	\$0	-	0	-100.0%	-	-	0	-
Land	0	-	\$0	-	0	-	-	-	0	-
Office	0	-100.0%	\$0	-100.0%	0	-100.0%	-	-	1	279.0
Retail	0	-100.0%	\$0	-100.0%	0	-100.0%	-	-	1	276.0