

HAMILTON
MONTHLY
STATISTICS
PACKAGE
FEBRUARY 2025



Burloak Real Estate Services
Brokerage | Independently owned and operated


SUMMARY

February sales slowed to 388 units, a 25 per cent decline year over year and the lowest February total since 2010. New listings rose slightly to 909 units, exceeding long-term averages for the month. With sales and new listings moving in opposite directions, inventory levels increased, growing by 38 per cent and reaching notably higher levels than typically seen in February.

This inventory growth and a reduction in sales led to an increase in the months of supply, which reached 4.3 months—up 83 per cent and marking the third-highest February total on record. The added inventory contributed to a nearly four per cent decline in the total residential benchmark price, dropping to \$749,400.

The statistics provided in this report are based on information from the ITSO MLS® System. Multiple MLS® Systems operate within Ontario, and while none can be guaranteed to include every property listed or sold within a given area, they effectively illustrate market trends.

SALES
388
↓
24.7%
YEAR/YEAR



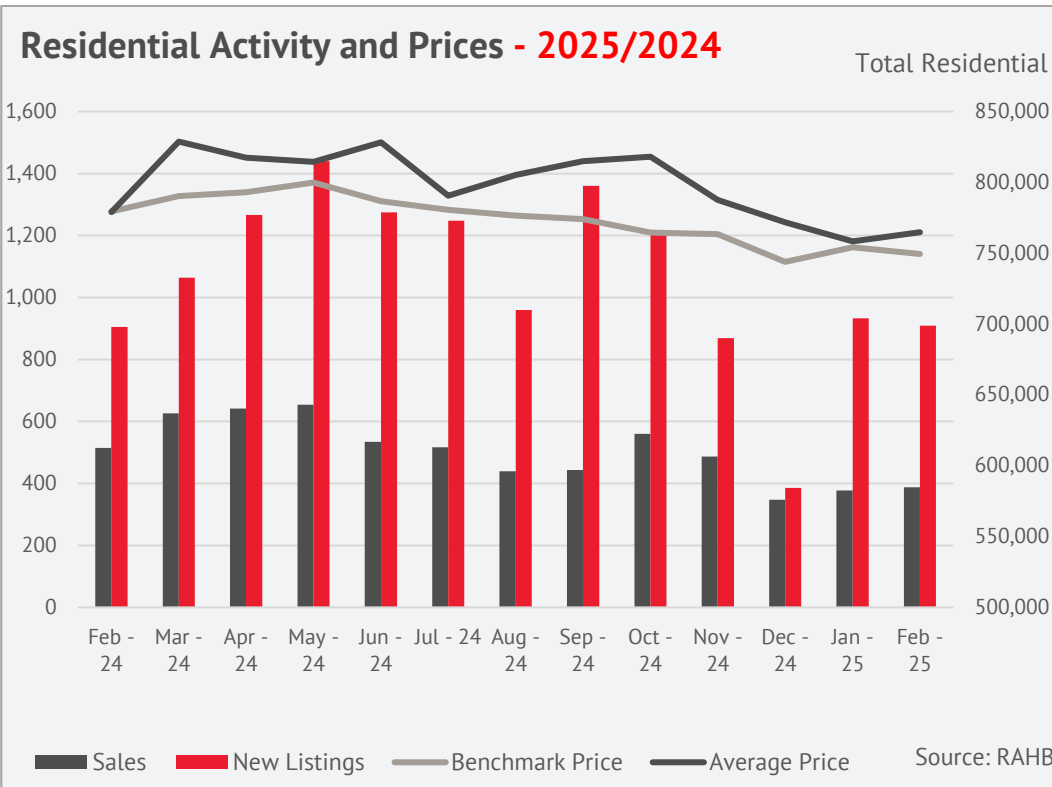
NEW LISTINGS
909
↑
0.4%
YEAR/YEAR




INVENTORY
1,671
↑
37.6%
YEAR/YEAR




MONTHS OF SUPPLY
4.3
↑
82.7%
YEAR/YEAR

RESIDENTIAL AVERAGE PRICE

\$764,838
↓
1.8%
YEAR/YEAR

AVERAGE DOM
37.0
↑
7.7%
YEAR/YEAR



PROPERTY TYPES

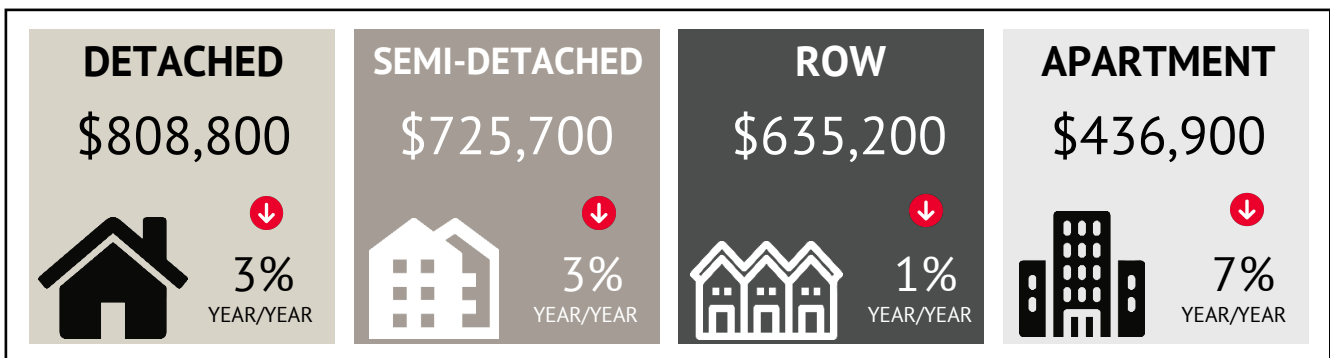
While sales declined across most property types, semi-detached homes stood out with a stable performance. New listings followed a similar trend, with the detached sector slightly decreasing; meanwhile, semi-detached, row, and apartment properties experienced growth. Inventory levels and months of supply saw notable increases across all sectors compared to 2024. The apartment sector reached ten months of supply, moving further into a buyer's market.

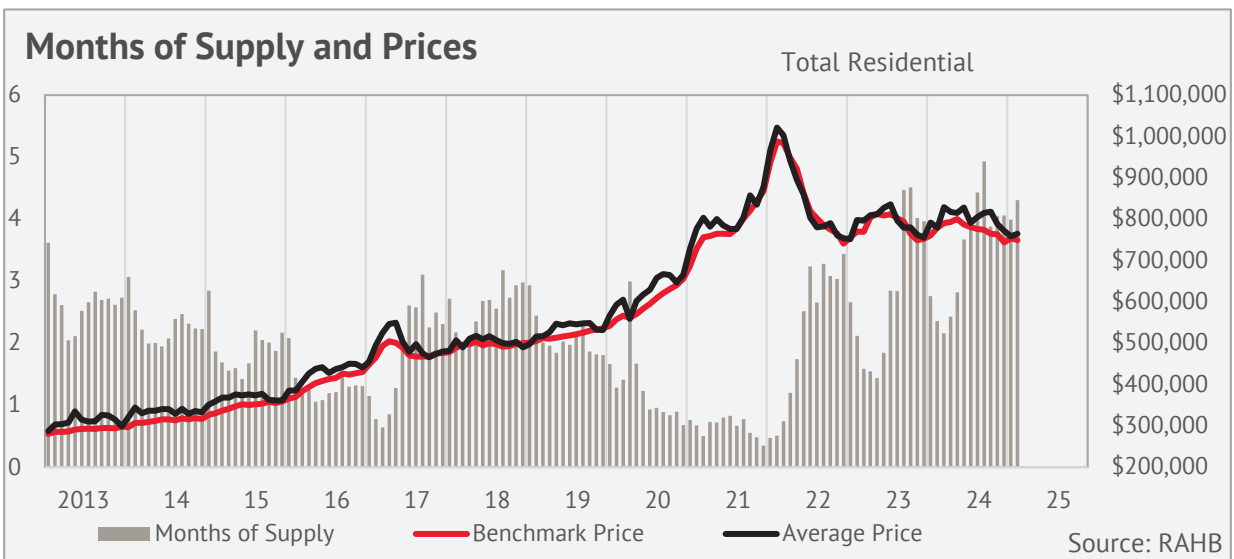
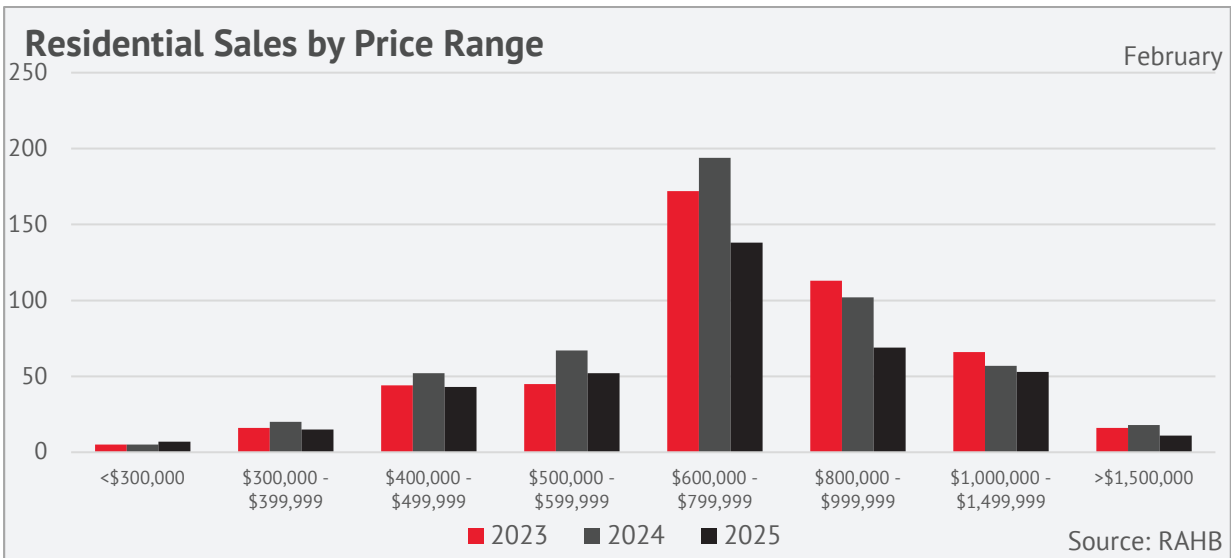
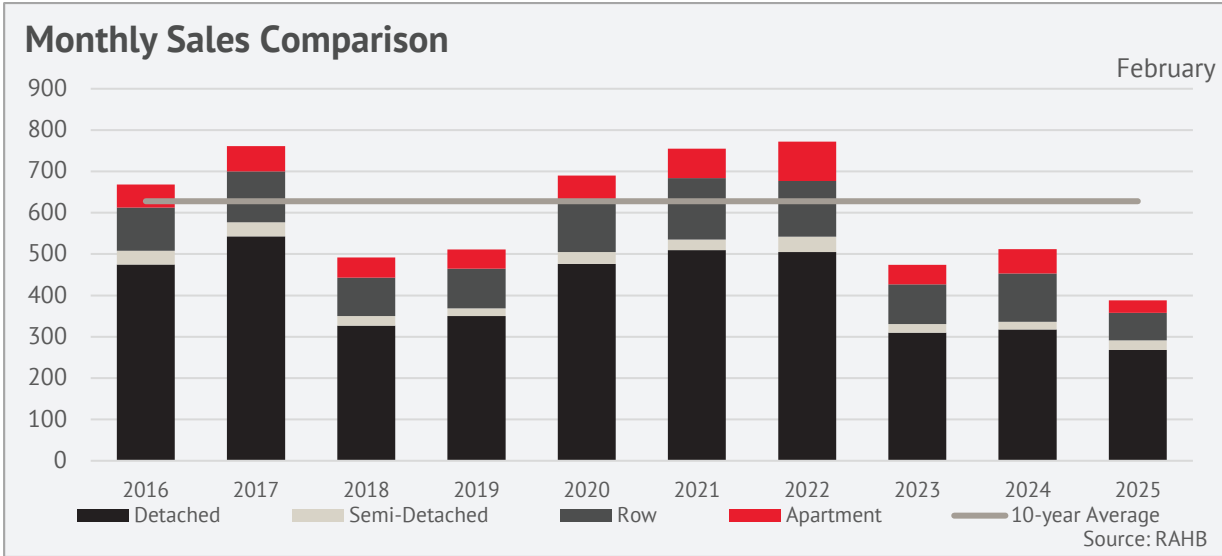
While the rise in inventory contributed to price declines, the apartment sector saw the most significant year-over-year drop, at 6.5 per cent. Despite these shifts, the market offers opportunities, particularly as buyers gain more options and leverage.

February 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	268	-15.7%	578	-3.2%	1,008	26.8%	46%	34.4	12%	3.76	50.4%	\$838,645	-3.6%	\$764,600	-1.8%
Semi-Detached	23	27.8%	39	50.0%	76	105.4%	59%	26.7	-33%	3.30	60.8%	\$693,174	15.1%	\$640,000	5.2%
Row	67	-42.7%	153	0.7%	272	72.2%	44%	46.5	35%	4.06	200.6%	\$658,805	-8.0%	\$650,000	-11.0%
Apartment	30	-49.2%	137	11.4%	301	40.7%	22%	46.5	-12%	10.03	176.6%	\$397,241	-15.3%	\$395,000	-13.7%
Mobile	0	-	2	-50.0%	13	62.5%	0%	-	-	-	-	-	-	-	-
Total Residential	388	-24.7%	909	0.4%	1,671	37.6%	43%	37.0	8%	4.31	82.7%	\$764,838	-1.8%	\$700,500	-4.7%

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	515	-14.0%	1,179	15.5%	960	27.9%	43.7%	41.4	4%	3.73	48.8%	\$838,162	-3.8%	\$770,330	-1.1%
Semi-Detached	39	14.7%	93	82.4%	77	106.8%	41.9%	35.3	-6%	3.92	80.2%	\$675,137	0.6%	\$635,000	-1.9%
Row	143	-20.1%	304	12.2%	266	62.7%	47.0%	45.1	20%	3.72	103.6%	\$668,864	-4.7%	\$665,000	-7.6%
Apartment	67	-34.3%	260	13.0%	273	32.6%	25.8%	60.8	16%	8.13	101.9%	\$429,145	-9.3%	\$415,000	-9.2%
Mobile	1	-50.0%	6	-14.3%	13	92.3%	16.7%	11.0	-74%	25.00	284.6%	\$285,000	30.4%	\$285,000	30.4%
Total Residential	765	-16.8%	1,842	16.2%	1,588	36.3%	41.5%	43.4	7%	4.15	63.9%	\$761,659	-2.9%	\$702,500	-3.1%

BENCHMARK PRICE

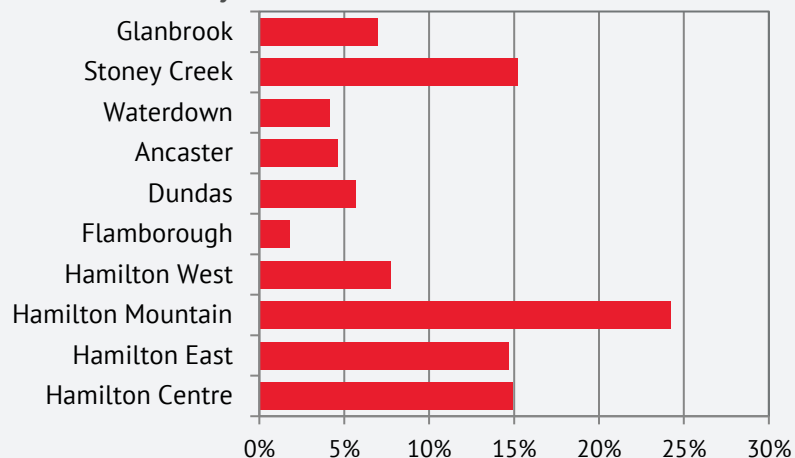




REGIONAL SUMMARY

In February, sales dropped across the Hamilton region, with all areas falling below long-term trends. Months of supply rose in all areas across the region except for Flamborough. Ancaster reported a high of 8.6 months.

Share of Sales by District



February 2025

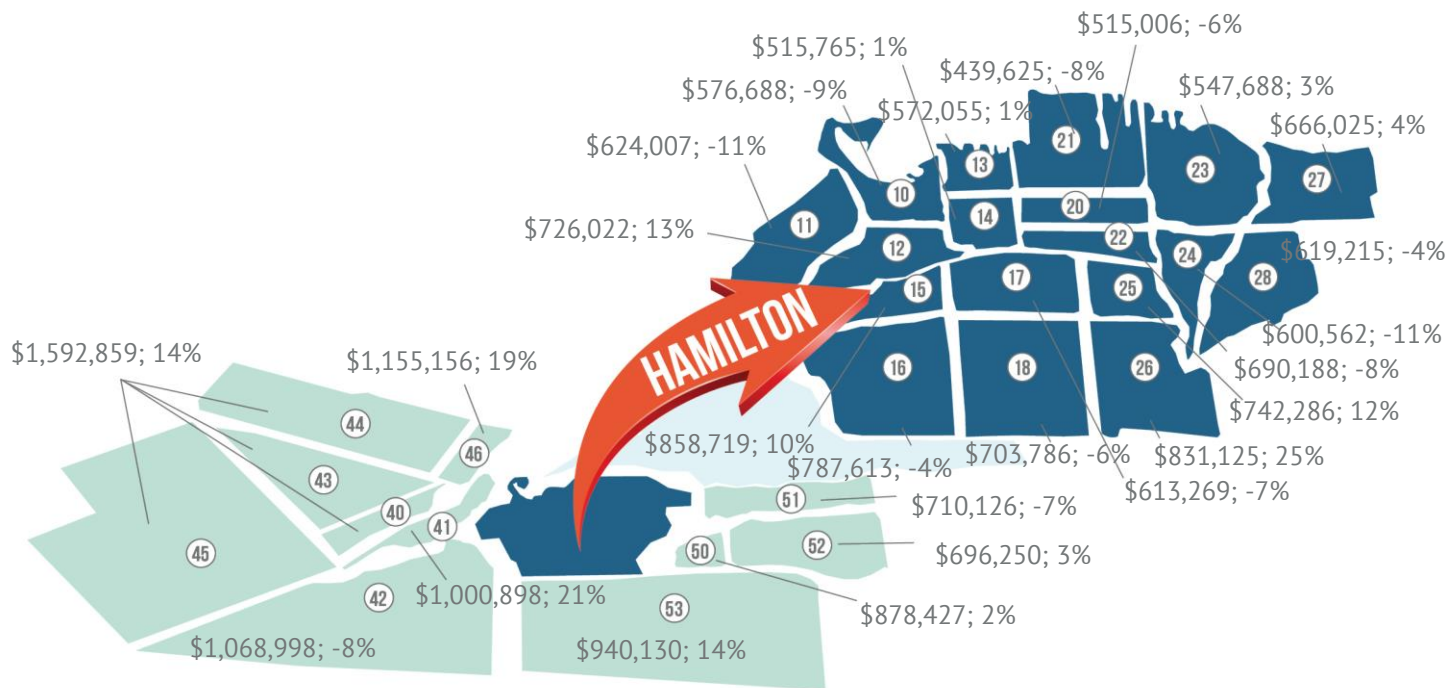
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Hamilton Centre	58	-9.4%	146	17.7%	267	53.4%	40%	32.2	7.4%	4.60	69.3%	\$552,106	-2.4%	\$540,000	0.7%
Hamilton East	57	-10.9%	108	25.6%	162	57.3%	53%	28.8	-24.5%	2.84	76.6%	\$600,913	-2.9%	\$580,000	-1.9%
Hamilton Mountain	94	-17.5%	198	-2.5%	329	59.7%	47%	29.9	9.6%	3.50	93.7%	\$739,336	1.3%	\$707,500	-3.6%
Hamilton West	30	-40.0%	70	7.7%	155	58.2%	43%	37.1	-11.3%	5.17	163.6%	\$655,595	-1.1%	\$639,000	0.4%
Flamborough	7	-58.8%	33	-40.0%	113	1.8%	21%	58.6	33.3%	16.14	147.2%	\$1,592,859	14.0%	\$1,520,000	31.6%
Dundas	22	-21.4%	29	-32.6%	54	17.4%	76%	30.7	16.0%	2.45	49.4%	\$1,000,898	21.2%	\$947,500	22.9%
Ancaster	18	-55.0%	79	-8.1%	155	25.0%	23%	61.5	65.3%	8.61	177.8%	\$1,068,998	-7.9%	\$997,000	-1.2%
Waterdown	16	-27.3%	49	25.6%	87	58.2%	33%	27.4	-6.1%	5.44	117.5%	\$1,155,156	18.9%	\$1,130,750	28.9%
Stoney Creek	59	-33.7%	148	0.0%	262	23.0%	40%	46.4	9.5%	4.44	85.5%	\$763,384	-5.6%	\$750,000	-0.3%
Glanbrook	27	0.0%	49	-12.5%	86	2.4%	55%	57.4	112.0%	3.19	2.4%	\$940,130	13.6%	\$832,000	8.1%
Total	388	-24.7%	909	0.4%	1671	37.6%	43%	37.0	7.7%	4.31	82.7%	\$764,838	-1.8%	\$700,500	-4.7%

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	106	-13.1%	300	38.2%	255	56.4%	35.3%	38.8	-1.0%	4.81	80.1%	\$540,971	-5.5%	\$525,000	-8.2%
Hamilton East	96	-5.9%	211	32.7%	157	42.9%	45.5%	32.6	-22.3%	3.26	51.9%	\$577,663	-2.7%	\$575,000	1.2%
Hamilton Mountain	185	-14.7%	394	19.4%	318	69.6%	47.0%	40.7	14.8%	3.44	98.9%	\$732,198	1.6%	\$709,000	-0.8%
Hamilton West	54	-40.7%	152	10.1%	149	44.9%	35.5%	42.6	-10.6%	5.50	144.1%	\$668,230	0.1%	\$660,750	2.4%
Flamborough	20	-39.4%	73	-12.0%	107	6.0%	27.4%	80.7	61.5%	10.65	74.9%	\$1,262,451	-2.9%	\$1,080,000	-5.7%
Dundas	37	-5.1%	74	7.2%	55	32.9%	50.0%	39.2	41.0%	2.95	40.1%	\$952,053	7.6%	\$927,000	17.3%
Ancaster	51	-31.1%	143	-5.3%	140	16.2%	35.7%	59.2	32.4%	5.49	68.6%	\$1,048,672	-9.5%	\$955,000	-11.1%
Waterdown	35	-25.5%	97	24.4%	76	40.7%	36.1%	38.6	1.7%	4.34	89.0%	\$1,068,386	7.3%	\$1,040,000	10.1%
Stoney Creek	128	-12.3%	299	16.3%	246	17.2%	42.8%	45.7	0.2%	3.84	33.7%	\$792,151	-6.7%	\$743,750	-3.1%
Glanbrook	53	8.2%	98	-4.9%	87	12.3%	54.1%	54.2	58.4%	3.26	3.9%	\$860,060	4.8%	\$771,500	-1.2%
Total	765	-16.8%	1,842	16.2%	1,588	36.3%	41.5%	43.4	7.3%	4.15	63.9%	\$761,659	-2.9%	\$702,500	-3.1%

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 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	\$576,688	-8.9%	\$554,700	-2.0%	\$558,083	-10.5%	\$549,450	-2.0%
Hamilton West 11	\$624,007	-11.0%	\$731,000	-4.2%	\$708,503	-1.7%	\$727,650	-4.0%
Hamilton West 12	\$726,022	12.9%	\$650,700	-4.8%	\$690,019	6.3%	\$645,750	-4.0%
Hamilton Centre 13	\$572,055	1.0%	\$528,700	2.4%	\$547,338	-2.3%	\$520,300	2.4%
Hamilton Centre 14	\$515,765	1.2%	\$491,600	-7.4%	\$489,715	-11.3%	\$488,250	-7.1%
Hamilton Centre 20	\$515,006	-5.6%	\$534,100	-0.3%	\$510,971	-7.4%	\$527,250	-0.5%
Hamilton Centre 21	\$439,625	-7.6%	\$447,700	2.3%	\$449,174	-0.4%	\$442,050	2.7%
Hamilton Centre 22	\$690,188	-7.5%	\$680,300	-5.0%	\$706,504	-3.5%	\$691,900	-2.0%
Hamilton East 23	\$547,688	3.2%	\$512,500	0.5%	\$529,468	-0.1%	\$513,350	1.9%
Hamilton East 24	\$600,562	-11.4%	\$646,700	-2.7%	\$622,799	-6.6%	\$651,700	-0.8%
Hamilton East 27	\$666,025	4.3%	\$635,700	-1.4%	\$609,488	1.9%	\$636,100	-0.9%
Hamilton East 28	\$619,215	-3.6%	\$611,500	-1.2%	\$584,654	-0.4%	\$618,250	0.5%
Hamilton East 29	\$1,096,000	-1.9%	\$801,100	0.3%	\$863,500	4.6%	\$795,400	1.4%
Hamilton Mountain 15	\$858,719	9.7%	\$762,200	-1.9%	\$816,086	5.2%	\$771,200	1.0%
Hamilton Mountain 16	\$787,613	-4.3%	\$739,900	-4.4%	\$765,267	-3.0%	\$737,750	-2.9%
Hamilton Mountain 17	\$613,269	-6.5%	\$649,300	-2.2%	\$625,298	-2.4%	\$656,850	0.6%
Hamilton Mountain 18	\$703,786	-6.3%	\$789,500	-3.2%	\$808,625	6.4%	\$788,250	-1.5%
Hamilton Mountain 25	\$742,286	11.9%	\$713,300	-1.8%	\$715,665	4.1%	\$732,400	2.0%
Hamilton Mountain 26	\$831,125	24.6%	\$677,500	-3.8%	\$722,805	2.1%	\$684,200	-1.7%
Flamborough 43	\$1,592,859	14.0%	\$1,094,500	-6.3%	\$1,262,451	-2.9%	\$1,089,200	-5.9%
Dundas 41	\$1,000,898	21.2%	\$884,900	-4.5%	\$952,053	7.6%	\$878,550	-4.5%
Ancaster 42	\$1,068,998	-7.9%	\$1,033,200	-7.3%	\$1,048,672	-9.5%	\$1,026,950	-6.9%
Waterdown 46	\$1,155,156	18.9%	\$952,800	-5.7%	\$1,068,386	7.3%	\$980,750	-1.1%
Stoney Creek 50	\$878,427	2.3%	\$826,800	-4.0%	\$899,772	4.7%	\$837,300	-1.2%
Stoney Creek 51	\$710,126	-7.2%	\$739,500	-3.8%	\$728,814	-14.0%	\$746,050	-2.5%
Stoney Creek 52	\$696,250	2.8%	\$957,500	-3.9%	\$740,833	10.2%	\$968,250	-3.2%
Glanbrook 53	\$940,130	13.6%	\$824,400	-3.9%	\$860,060	4.8%	\$820,850	-3.2%

DETACHED

BENCHMARK HOMES

February 2025							
	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Hamilton West 10	\$641,800	-0.2%	3.2%	2	3	1,422	2,600
Hamilton West 11	\$784,400	-4.4%	1.1%	2	5	1,315	4,000
Hamilton West 12	\$906,300	-4.1%	2.2%	2	3	1,698	3,250
Hamilton Centre 13	\$522,900	2.5%	3.2%	1	3	1,292	2,325
Hamilton Centre 14	\$591,500	-0.8%	3.8%	2	3	1,559	2,783
Hamilton Centre 20	\$551,300	0.2%	2.6%	1	3	1,289	2,500
Hamilton Centre 21	\$447,800	2.4%	2.6%	1	3	1,144	2,500
Hamilton Centre 22	\$680,800	-5.0%	-3.3%	2	3	1,538	3,150
Hamilton East 23	\$511,600	0.6%	-0.2%	1	3	1,061	3,150
Hamilton East 24	\$654,500	-2.7%	-1.5%	2	3	1,211	4,158
Hamilton East 27	\$782,100	1.3%	0.1%	2	3	1,334	5,000
Hamilton East 28	\$816,000	-1.0%	-0.6%	2	3	1,403	5,250
Hamilton East 29	\$792,500	2.9%	2.8%	2	3	1,603	5,341
Hamilton Mountain 15	\$784,100	-1.8%	-2.9%	2	4	1,255	5,525
Hamilton Mountain 16	\$854,200	-4.0%	0.7%	2	3	1,569	4,817
Hamilton Mountain 17	\$657,000	-2.3%	-2.3%	2	3	1,120	4,300
Hamilton Mountain 18	\$817,200	-2.3%	0.4%	2	3	1,584	4,534
Hamilton Mountain 25	\$713,500	-1.9%	-5.1%	2	4	1,109	5,000
Hamilton Mountain 26	\$756,900	-2.5%	-2.1%	2	3	1,303	4,590
Flamborough 43	\$1,096,400	-6.3%	1.0%	2	3	1,869	27,546
Dundas 41	\$960,800	-5.8%	1.2%	2	3	1,537	6,033
Ancaster 42	\$1,162,700	-7.0%	1.2%	2	3	2,206	7,543
Waterdown 46	\$1,066,500	-7.4%	-6.3%	2	3	1,848	4,701
Stoney Creek 50	\$865,600	-3.8%	-2.2%	2	3	1,788	5,041
Stoney Creek 51	\$865,200	-2.5%	-1.4%	2	3	1,666	6,000
Stoney Creek 52	\$957,700	-3.9%	-2.2%	2	3	1,702	27,335
Glanbrook 53	\$917,700	-4.0%	1.4%	2	3	1,813	4,830

SUMMARY STATISTICS

February 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	388	-24.7%	909	0.4%	1,671	37.6%	\$700,500	-4.7%	37.0	7.7%	19.0	5.6%
Commercial	5	25.0%	37	-5.1%	177	-7.8%	\$1,420,000	101.4%	250.4	91.1%	217.0	87.9%
Farm	3	200.0%	3	-57.1%	23	-14.8%	\$3,375,000	35.0%	38.7	-82.5%	37.0	-83.3%
Land	5	-	11	-54.2%	102	-14.3%	\$750,000	-	95.0	-	92.0	-
Multi-Residential	8	300.0%	31	-11.4%	89	-1.1%	\$867,500	-0.9%	62.1	-8.6%	30.0	-55.9%
Total	410	-21.6%	1,005	-0.3%	3,053	13.9%	\$712,750	-3.0%	41.2	15.1%	21.0	10.5%

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	765	-16.8%	1,842	16.2%	1,588	36.3%	\$702,500	-3.1%	43.4	7.3%	23.0	-11.5%
Commercial	10	0.0%	78	0.0%	170	-6.6%	\$1,210,000	56.1%	193.0	85.8%	130.5	56.3%
Farm	4	300.0%	6	-40.0%	26	0.0%	\$2,862,500	14.5%	56.5	-74.4%	56.0	-74.7%
Land	6	500.0%	37	-30.2%	109	-1.4%	\$787,500	270.6%	93.5	246.3%	89.0	229.6%
Multi-Residential	10	-16.7%	65	14.0%	91	15.2%	\$822,500	6.1%	62.2	-9.6%	43.0	-40.3%
Total	796	-15.9%	2,034	13.8%	2,967	12.5%	\$712,250	-2.1%	46.2	10.4%	24.5	-9.3%

February 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	1	0.0%	\$110,000	52.8%	10	25.0%	181.0	40.3%	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%	-	-	0	-
Retail	0	-100.0%	\$0	-100.0%	0	-100.0%	-	-	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	1	-50.0%	\$110,000	-32.1%	25	4.2%	181.0	94.6%	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	-100.0%	-	-	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