

HAMILTON
MONTHLY
STATISTICS
PACKAGE
APRIL 2025



Burloak Real Estate Services
Brokerage | Independently owned and operated

SUMMARY


In Hamilton, 511 units were sold in April, down 20 per cent compared to last April and 36 per cent below levels typically reported in April. All areas in Hamilton have experienced declining sales, falling below long-term trends, but Dundas appears to be the only area where sales are only marginally lower than those in other areas. Hamilton West has seen the largest pullback in sales so far this year, declining by 35 per cent and nearly 50 per cent below typical levels.

In April, 1,287 new listings were added to the market in Hamilton. The sales-to-new listings ratio fell slightly below 40 per cent, leading to further inventory gains and maintaining the months of supply above four months. The months of supply increased in every area throughout Hamilton compared to this time last year. The months of supply in Hamilton Centre, Hamilton West, Flamborough, and Ancaster are all above five months.


The higher supply levels relative to sales and current economic challenges have weighed on home prices. In April, the unadjusted benchmark price for Hamilton was \$733,002, down over one per cent compared to last month, and nearly six per cent lower than last year.

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
511
↓
20.4%
YEAR/YEAR




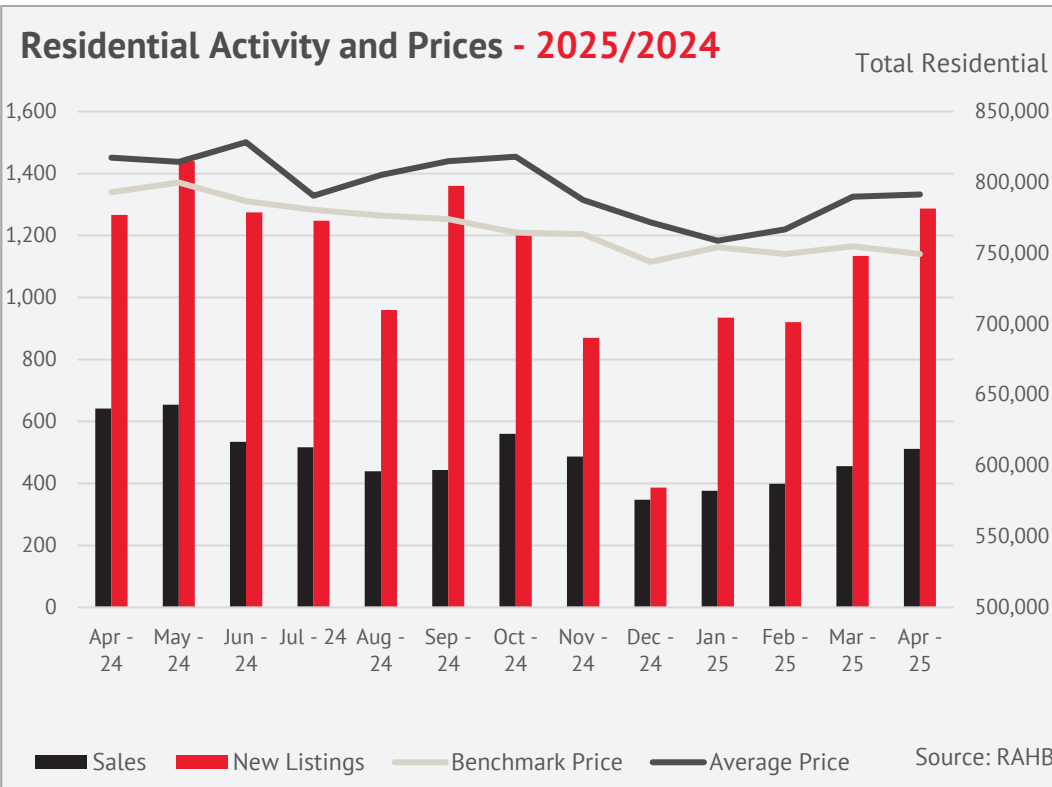
NEW LISTINGS
1,287
↑
1.7%
YEAR/YEAR




INVENTORY
2,126
↑
36.5%
YEAR/YEAR




MONTHS OF SUPPLY
4.2
↑
71.5%
YEAR/YEAR

RESIDENTIAL AVERAGE PRICE
\$791,384
↓
3.2%
YEAR/YEAR



AVERAGE DOM
33.8
↑
25.2%
YEAR/YEAR



PROPERTY TYPES

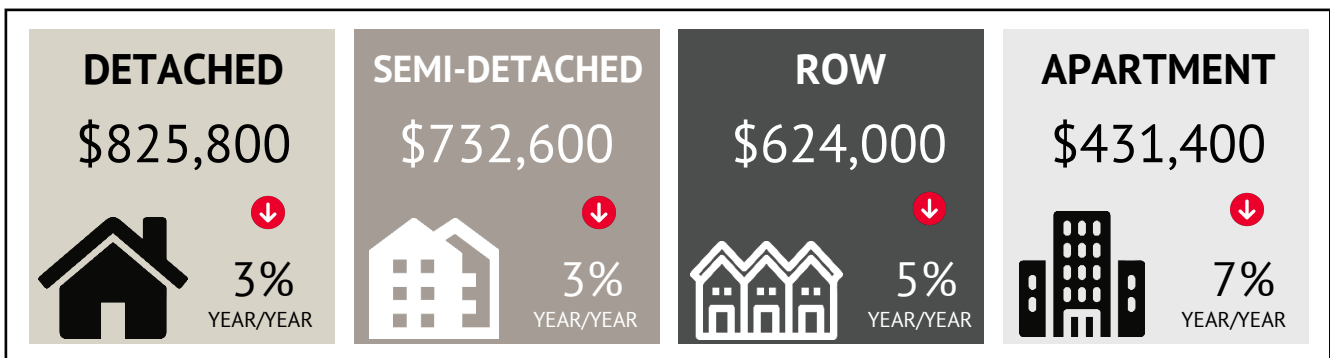
Year-to-date, sales have eased across every property type, with slightly higher declines occurring for row and apartment-style units.

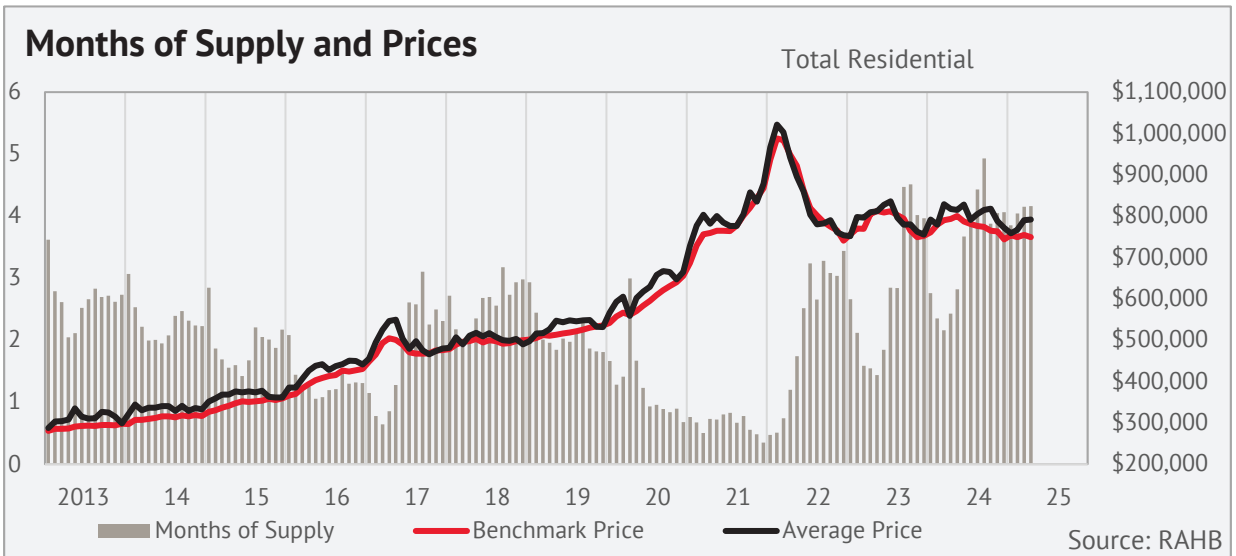
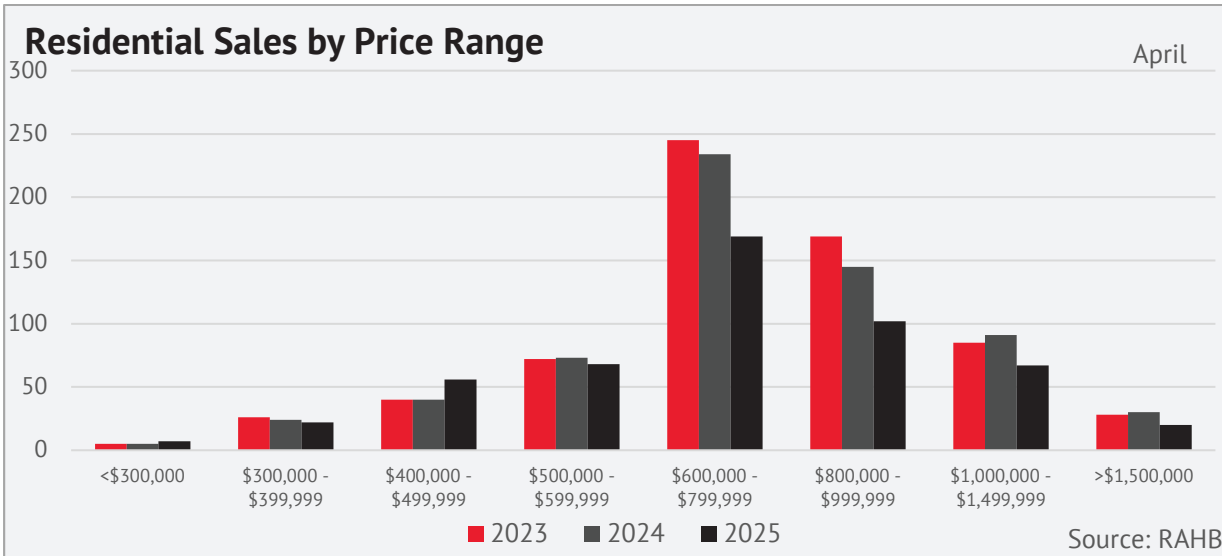
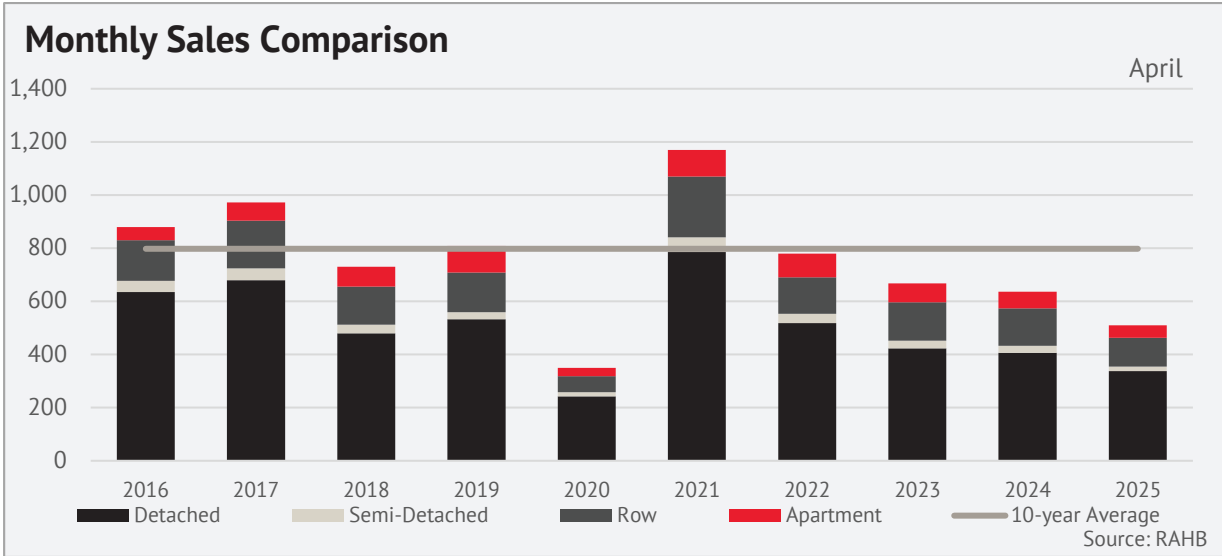
Price declines occurred across all property types, with the steepest year-over-year reductions seen in apartment-style properties at nearly seven per cent.

April 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	337	-17.0%	836	4.9%	1,315	37.4%	40%	29.7	11%	3.90	65.5%	\$880,616	-3.8%	\$777,000	-7.3%
Semi-Detached	17	-37.0%	54	17.4%	87	64.2%	31%	17.1	-14%	5.12	160.7%	\$681,182	-2.5%	\$651,000	1.7%
Row	109	-22.7%	230	-6.9%	354	45.7%	47%	37.6	65%	3.25	88.4%	\$683,265	-5.3%	\$670,000	-6.9%
Apartment	47	-24.2%	162	-3.6%	352	21.0%	29%	57.7	38%	7.49	59.6%	\$454,041	-3.7%	\$440,000	-3.8%
Mobile	1	-66.7%	5	-16.7%	18	80.0%	20%	144.0	440%	18.00	440.0%	\$233,500	-23.3%	\$233,500	-24.4%
Total Residential	511	-20.4%	1,287	1.7%	2,126	36.5%	40%	33.8	25%	4.16	71.5%	\$791,384	-3.2%	\$720,000	-4.0%

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	1,163	-17.7%	2,744	11.1%	1,081	31.0%	42.4%	35.6	13%	3.72	59.2%	\$861,481	-4.3%	\$777,000	-4.8%
Semi-Detached	76	-17.4%	205	46.4%	78	84.1%	37.1%	30.9	13%	4.12	122.9%	\$678,184	-1.5%	\$649,500	-1.9%
Row	342	-22.6%	736	0.0%	298	52.3%	46.5%	42.3	41%	3.48	96.8%	\$676,132	-4.9%	\$670,050	-6.9%
Apartment	157	-31.4%	572	4.8%	297	25.5%	27.4%	60.5	28%	7.56	83.0%	\$444,965	-6.8%	\$435,000	-5.4%
Mobile	4	-33.3%	19	35.7%	17	112.9%	21.1%	64.0	96%	16.50	219.4%	\$325,875	17.8%	\$327,500	9.5%
Total Residential	1,742	-20.4%	4,276	9.2%	1,771	35.2%	40.7%	39.0	20%	4.07	69.9%	\$778,326	-3.5%	\$710,000	-4.1%

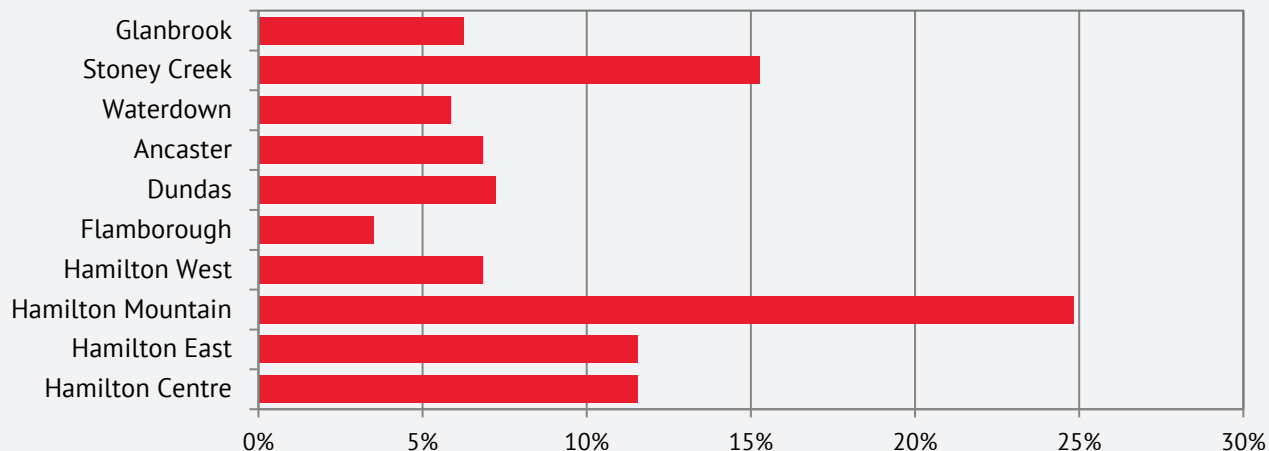
BENCHMARK PRICE





REGIONAL SUMMARY

Share of Sales by District



April 2025

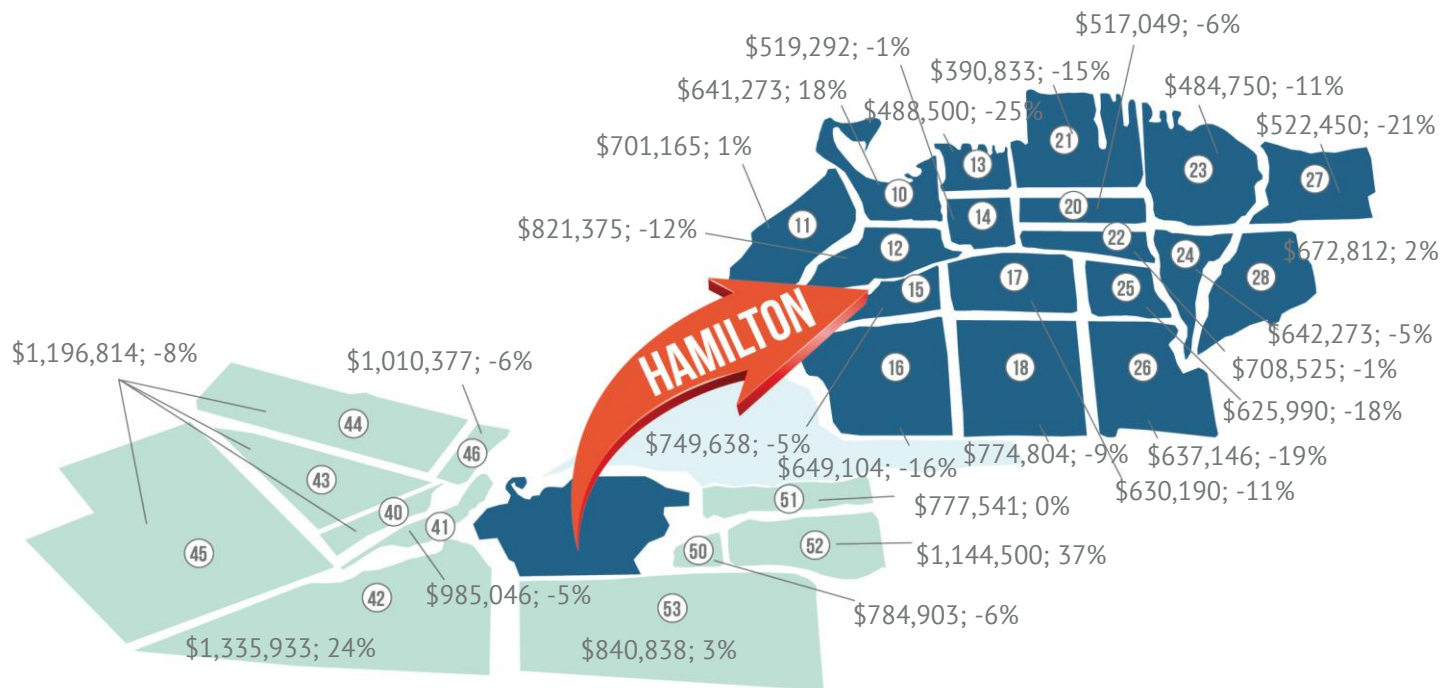
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Hamilton Centre	59	-23.4%	157	2.6%	310	47.6%	38%	27.8	-4.9%	5.25	92.7%	\$571,854	0.7%	\$570,000	4.4%
Hamilton East	59	-7.8%	123	0.8%	194	49.2%	48%	37.7	55.0%	3.29	61.9%	\$577,022	-8.0%	\$545,000	-11.6%
Hamilton Mountain	127	-14.2%	300	9.1%	436	56.8%	42%	32.8	54.0%	3.43	82.8%	\$687,068	-11.2%	\$675,000	-11.5%
Hamilton West	35	-28.6%	103	6.2%	197	31.3%	34%	31.6	-21.3%	5.63	83.9%	\$732,161	-4.5%	\$699,000	7.6%
Flamborough	18	-14.3%	62	5.1%	131	15.9%	29%	28.6	-29.1%	7.28	35.3%	\$1,196,814	-7.7%	\$1,065,000	-7.4%
Dundas	37	48.0%	52	18.2%	71	57.8%	71%	32.9	43.1%	1.92	6.6%	\$985,046	-4.9%	\$953,000	-2.5%
Ancaster	35	-38.6%	126	-5.3%	215	25.7%	28%	34.4	-0.5%	6.14	104.8%	\$1,335,933	23.6%	\$1,190,000	17.2%
Waterdown	30	-33.3%	81	-8.0%	106	35.9%	37%	32.2	65.0%	3.53	103.8%	\$1,010,377	-6.4%	\$880,000	-12.4%
Stoney Creek	78	-22.8%	204	-1.4%	338	22.5%	38%	38.4	56.7%	4.33	58.6%	\$790,065	-0.8%	\$775,000	2.9%
Glanbrook	32	-41.8%	79	-10.2%	128	20.8%	41%	35.7	20.2%	4.00	107.5%	\$840,838	2.5%	\$799,950	3.2%
Total	511	-20.4%	1,287	1.7%	2,126	36.5%	40%	33.8	25.2%	4.16	71.5%	\$791,384	-3.2%	\$720,000	-4.0%

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	214	-23.3%	605	19.1%	267	48.7%	35.4%	34.0	0.8%	5.00	93.8%	\$544,728	-2.8%	\$532,500	-4.1%
Hamilton East	213	-5.3%	452	23.8%	168	48.3%	47.1%	34.1	10.7%	3.15	56.7%	\$579,877	-5.4%	\$570,000	-5.0%
Hamilton Mountain	425	-16.8%	958	16.1%	359	63.2%	44.4%	36.4	32.7%	3.38	96.2%	\$715,827	-4.6%	\$695,000	-5.4%
Hamilton West	116	-35.2%	345	3.6%	167	35.6%	33.6%	42.4	3.3%	5.74	109.3%	\$695,850	-1.3%	\$670,000	-1.5%
Flamborough	55	-32.9%	182	-3.2%	115	6.5%	30.2%	59.1	29.8%	8.35	58.8%	\$1,210,967	-7.1%	\$1,100,000	-4.6%
Dundas	102	-1.0%	184	23.5%	62	51.2%	55.4%	32.1	19.8%	2.43	52.7%	\$969,356	2.8%	\$926,000	5.8%
Ancaster	126	-34.0%	368	-6.4%	165	20.3%	34.2%	47.6	26.2%	5.23	82.3%	\$1,175,368	2.4%	\$1,061,750	1.1%
Waterdown	91	-27.2%	235	7.3%	85	41.3%	38.7%	33.8	21.3%	3.73	94.0%	\$1,012,205	-0.1%	\$930,000	-0.5%
Stoney Creek	281	-16.4%	681	5.3%	280	17.4%	41.3%	43.3	27.0%	3.98	40.4%	\$789,946	-4.3%	\$755,000	-3.2%
Glanbrook	118	-25.3%	265	-8.0%	103	14.4%	44.5%	44.4	39.4%	3.50	53.2%	\$873,003	2.4%	\$792,000	-2.2%
Total	1,742	-20.4%	4,276	9.2%	1,771	35.2%	40.7%	39.0	19.7%	4.07	69.9%	\$778,326	-3.5%	\$710,000	-4.1%

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

	April 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	\$641,273	18.0%	\$521,500	-6.6%	\$604,338	0.3%	\$538,450	-4.0%
Hamilton West 11	\$701,165	1.1%	\$740,000	-5.6%	\$682,873	-6.5%	\$738,825	-4.1%
Hamilton West 12	\$821,375	-11.8%	\$598,800	-11.7%	\$774,202	4.1%	\$632,850	-6.7%
Hamilton Centre 13	\$488,500	-25.1%	\$508,100	-1.6%	\$539,548	-4.4%	\$513,025	-0.2%
Hamilton Centre 14	\$519,292	-1.4%	\$464,500	-10.8%	\$483,632	-9.1%	\$478,175	-9.0%
Hamilton Centre 20	\$517,049	-6.5%	\$517,800	-2.9%	\$509,258	-6.5%	\$519,500	-2.7%
Hamilton Centre 21	\$390,833	-15.1%	\$428,400	-2.0%	\$421,855	-5.2%	\$433,525	-0.4%
Hamilton Centre 22	\$708,525	-0.9%	\$676,800	-5.2%	\$710,992	2.3%	\$688,250	-3.1%
Hamilton East 23	\$484,750	-10.9%	\$504,400	-3.0%	\$510,085	-6.5%	\$510,125	-0.1%
Hamilton East 24	\$642,273	-4.6%	\$637,900	-4.8%	\$646,320	-2.4%	\$650,400	-1.9%
Hamilton East 27	\$522,450	-20.8%	\$590,000	-10.5%	\$607,350	-10.0%	\$623,275	-4.1%
Hamilton East 28	\$672,812	2.1%	\$582,500	-8.0%	\$596,130	-4.4%	\$609,075	-2.2%
Hamilton East 29	\$622,625	-12.9%	\$777,400	-4.2%	\$784,050	-1.3%	\$781,600	-2.2%
Hamilton Mountain 15	\$749,638	-4.9%	\$757,300	-5.1%	\$776,881	0.6%	\$770,650	-1.0%
Hamilton Mountain 16	\$649,104	-15.7%	\$723,000	-7.7%	\$713,951	-10.3%	\$735,300	-4.6%
Hamilton Mountain 17	\$630,190	-11.2%	\$641,800	-6.1%	\$635,957	-5.3%	\$653,875	-1.9%
Hamilton Mountain 18	\$774,804	-9.5%	\$794,200	-4.1%	\$802,050	-1.5%	\$792,000	-2.6%
Hamilton Mountain 25	\$625,990	-17.7%	\$714,700	-5.6%	\$691,384	-4.5%	\$731,550	-0.4%
Hamilton Mountain 26	\$637,146	-18.9%	\$658,000	-8.6%	\$690,522	-6.1%	\$680,325	-3.7%
Flamborough 43	\$1,196,814	-7.7%	\$1,150,200	-3.6%	\$1,210,967	-7.1%	\$1,110,800	-5.4%
Dundas 41	\$985,046	-4.9%	\$898,500	-4.9%	\$969,356	2.8%	\$890,175	-4.4%
Ancaster 42	\$1,335,933	23.6%	\$1,091,700	-4.4%	\$1,175,368	2.4%	\$1,052,650	-6.2%
Waterdown 46	\$1,010,377	-6.4%	\$985,700	-4.7%	\$1,012,205	-0.1%	\$977,200	-3.1%
Stoney Creek 50	\$784,903	-5.6%	\$832,300	-3.5%	\$843,013	-1.7%	\$837,450	-2.1%
Stoney Creek 51	\$777,541	-0.4%	\$712,700	-9.3%	\$751,966	-5.4%	\$733,825	-5.2%
Stoney Creek 52	\$1,144,500	37.0%	\$1,009,700	-4.8%	\$835,900	-17.6%	\$984,425	-3.9%
Glanbrook 53	\$840,838	2.5%	\$855,800	-2.5%	\$873,003	2.4%	\$828,800	-4.0%

DETACHED

BENCHMARK HOMES

April 2025							
	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Hamilton West 10	\$615,000	-3.3%	1.5%	2	3	1,422	2,600
Hamilton West 11	\$821,500	-2.2%	-0.2%	2	5	1,315	4,000
Hamilton West 12	\$888,000	-5.1%	1.8%	2	3	1,698	3,250
Hamilton Centre 13	\$502,700	-1.4%	1.2%	1	3	1,292	2,325
Hamilton Centre 14	\$567,400	-4.0%	1.6%	2	3	1,559	2,783
Hamilton Centre 20	\$532,600	-2.8%	2.2%	1	3	1,289	2,500
Hamilton Centre 21	\$428,500	-2.1%	1.6%	1	3	1,144	2,500
Hamilton Centre 22	\$677,300	-5.2%	-2.3%	2	3	1,538	3,150
Hamilton East 23	\$503,200	-3.1%	-0.9%	1	3	1,061	3,150
Hamilton East 24	\$652,300	-3.8%	-2.6%	2	3	1,211	4,158
Hamilton East 27	\$766,000	-3.3%	-1.7%	2	3	1,334	5,000
Hamilton East 28	\$817,500	-2.5%	-2.4%	2	3	1,403	5,250
Hamilton East 29	\$743,500	-5.3%	1.1%	2	3	1,603	5,341
Hamilton Mountain 15	\$781,700	-4.7%	-3.8%	2	4	1,255	5,525
Hamilton Mountain 16	\$866,900	-3.7%	0.4%	2	3	1,569	4,817
Hamilton Mountain 17	\$651,800	-6.0%	-2.7%	2	3	1,120	4,300
Hamilton Mountain 18	\$824,400	-3.2%	-0.1%	2	3	1,584	4,534
Hamilton Mountain 25	\$714,100	-5.8%	-4.6%	2	4	1,109	5,000
Hamilton Mountain 26	\$757,300	-4.2%	-3.3%	2	3	1,303	4,590
Flamborough 43	\$1,152,700	-3.5%	3.0%	2	3	1,869	27,546
Dundas 41	\$1,013,500	-2.7%	1.8%	2	3	1,537	6,033
Ancaster 42	\$1,264,000	-1.7%	3.3%	2	3	2,206	7,543
Waterdown 46	\$1,139,000	-3.6%	4.7%	2	3	1,848	4,701
Stoney Creek 50	\$876,500	-2.6%	-1.3%	2	3	1,788	5,041
Stoney Creek 51	\$863,100	-5.3%	0.5%	2	3	1,666	6,000
Stoney Creek 52	\$1,009,700	-4.8%	1.8%	2	3	1,702	27,335
Glanbrook 53	\$949,400	-3.2%	3.4%	2	3	1,813	4,830

SUMMARY STATISTICS

April 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	511	-20.4%	1,287	1.7%	2,126	36.5%	\$720,000	-4.0%	33.8	25.2%	20.0	33.3%
Commercial	3	-40.0%	51	-13.6%	201	11.0%	\$1,299,000	-9.0%	113.3	-11.6%	105.0	8.2%
Farm	2	-	6	100.0%	23	-4.2%	\$2,074,500	-	100.5	-	100.5	-
Land	7	75.0%	23	-8.0%	97	-15.7%	\$943,000	169.4%	212.1	650.9%	43.0	437.5%
Multi-Residential	2	-85.7%	45	-2.2%	109	25.3%	\$613,500	-27.2%	114.0	133.7%	114.0	221.1%
Total	525	-21.4%	1,430	1.3%	3,568	22.3%	\$720,000	-4.0%	37.2	32.1%	21.0	31.3%

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	1,742	-20.4%	4,276	9.2%	1,771	35.2%	\$710,000	-4.1%	39.0	19.7%	21.0	16.7%
Commercial	20	5.3%	170	-4.0%	179	-1.4%	\$1,157,000	0.6%	147.5	34.5%	90.5	-1.6%
Farm	9	350.0%	15	-25.0%	23	-8.0%	\$2,300,000	5.7%	96.4	-15.0%	110.0	-3.1%
Land	21	61.5%	77	-23.8%	100	-10.9%	\$825,000	37.7%	158.1	180.0%	86.0	207.1%
Multi-Residential	17	-58.5%	150	6.4%	92	10.2%	\$700,000	-12.5%	59.8	23.6%	48.0	33.3%
Total	1,810	-20.4%	4,697	7.2%	3,121	14.5%	\$715,000	-3.4%	42.2	24.5%	22.0	22.2%

April 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%	9	-25.0%	-	-	4	106.0
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	-100.0%	\$0	-100.0%	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	-90.0%	\$110,000	-91.3%	47	4.4%	181.0	177.2%	7	94.4
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