

# Market

STATS

## HAMILTON

### JUNE 2026

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Burloak Real Estate Services  
Brokerage | Independently owned and operated



# Monthly Indicators

## Hamilton



### June 2026

Canadian home sales rose 5.5% month-over-month on a seasonally adjusted basis, the largest gain of the year, according to the Canadian Real Estate Association (CREA), which noted increasing alignment in buyer and seller expectations. The increase, while broad-based, was driven largely by activity in Ontario. Sales were down 5.1% year-over-year on a non-seasonally adjusted basis.

New Listings decreased 9.3 percent for Single Family homes and 8.9 percent for Townhouse/Condo homes. Sales decreased 4.5 percent for Single Family homes but increased 18.6 percent for Townhouse/Condo homes. Inventory decreased 8.4 percent for Single Family homes and 12.0 percent for Townhouse/Condo homes.

Median Sales Price decreased 8.8 percent to \$730,000 for Single Family homes and 9.6 percent to \$587,750 for Townhouse/Condo homes. Days on Market increased 9.7 percent for Single Family homes and 23.1 percent for Townhouse/Condo homes. Months Supply of Inventory decreased 6.0 percent for Single Family homes but remained flat for Townhouse/Condo homes.

Home prices continued to moderate at the national level, as the National Composite MLS® Home Price Index (HPI) dipped 0.1% month-over-month, according to CREA. Prices were down on a year-over-year basis in Ontario, Alberta, and British Columbia, while rising in other provinces. New listings also softened, declining 1% from the previous month, with approximately 200,000 homes for sale across Canada at the end of May, representing a 4.8-month supply at the current sales pace.

### Quick Facts

**+ 1.9%**

Change in  
**Sales**  
All Properties

**- 9.5%**

Change in  
**Median Sales Price**  
All Properties

**- 9.7%**

Change in  
**Homes for Sale**  
All Properties

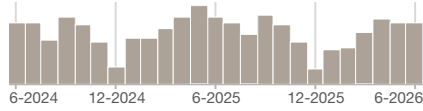
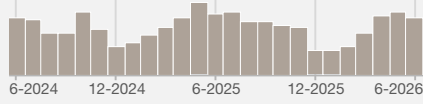
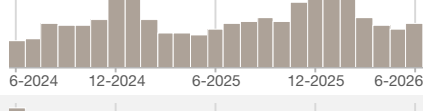
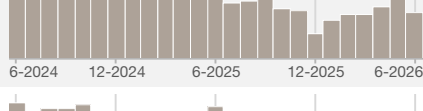
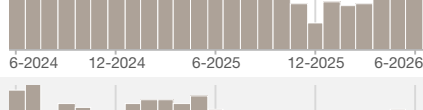
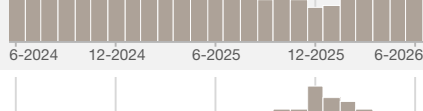
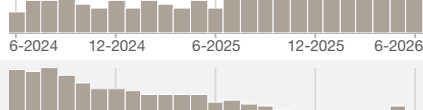
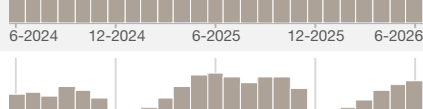
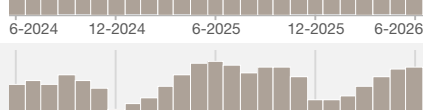
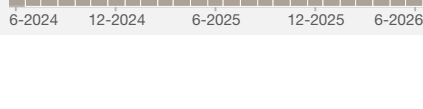
This is a research tool provided by ITSO, covering the Burlington service area. Percent changes are calculated using rounded figures.

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# Single Family Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Single Family properties only.

Hamilton

Key Metrics	Historical Sparkbars	6-2025	6-2026	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		899	<b>815</b>	- 9.3%	4,795	<b>4,156</b>	- 13.3%
<b>Sales</b>		374	<b>357</b>	- 4.5%	1,993	<b>1,827</b>	- 8.3%
<b>Days on Market Until Sale</b>		31	<b>34</b>	+ 9.7%	33	<b>38</b>	+ 15.2%
<b>Median Sales Price</b>		\$800,350	<b>\$730,000</b>	- 8.8%	\$780,000	<b>\$735,000</b>	- 5.8%
<b>Average Sales Price</b>		\$909,117	<b>\$830,049</b>	- 8.7%	\$870,850	<b>\$828,870</b>	- 4.8%
<b>Percent of List Price Received</b>		97.8%	<b>97.1%</b>	- 0.7%	98.3%	<b>97.2%</b>	- 1.1%
<b>Housing Affordability Index</b>		52	<b>58</b>	+ 11.5%	53	<b>58</b>	+ 9.4%
<b>Housing Value Index</b>		174	<b>162</b>	- 6.9%	—	—	—
<b>Inventory of Homes for Sale</b>		1,583	<b>1,450</b>	- 8.4%	—	—	—
<b>Months Supply of Inventory</b>		5.0	<b>4.7</b>	- 6.0%	—	—	—

# Townhouse/Condo Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Townhouse, Condo and Semi-Detached properties only.

Hamilton

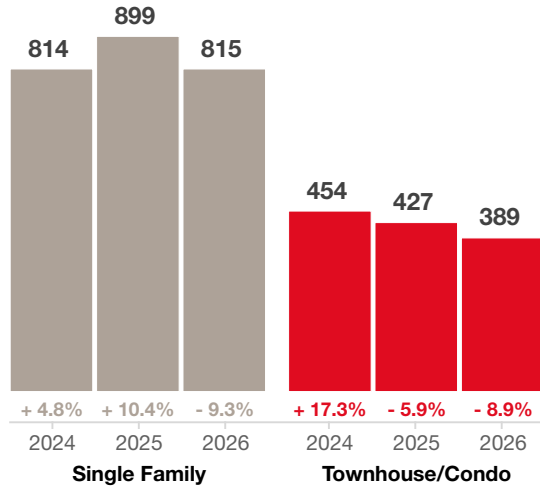
Key Metrics	Historical Sparkbars	6-2025	6-2026	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		427	389	- 8.9%	2,482	2,196	- 11.5%
<b>Sales</b>		145	172	+ 18.6%	916	885	- 3.4%
<b>Days on Market Until Sale</b>		39	48	+ 23.1%	43	49	+ 14.0%
<b>Median Sales Price</b>		\$650,000	\$587,750	- 9.6%	\$626,500	\$587,000	- 6.3%
<b>Average Sales Price</b>		\$627,782	\$580,902	- 7.5%	\$614,247	\$576,938	- 6.1%
<b>Percent of List Price Received</b>		98.1%	97.1%	- 1.0%	98.1%	97.2%	- 0.9%
<b>Housing Affordability Index</b>		64	72	+ 12.5%	66	72	+ 9.1%
<b>Housing Value Index</b>		154	144	- 6.5%	—	—	—
<b>Inventory of Homes for Sale</b>		923	812	- 12.0%	—	—	—
<b>Months Supply of Inventory</b>		5.9	5.9	0.0%	—	—	—

# New Listings

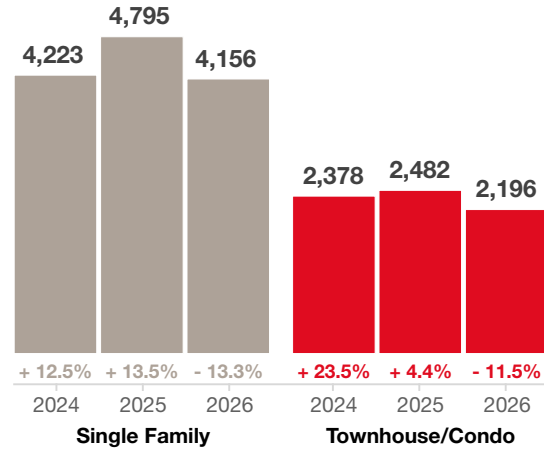
A count of the properties that have been newly listed on the market in a given month.

## Hamilton

### June

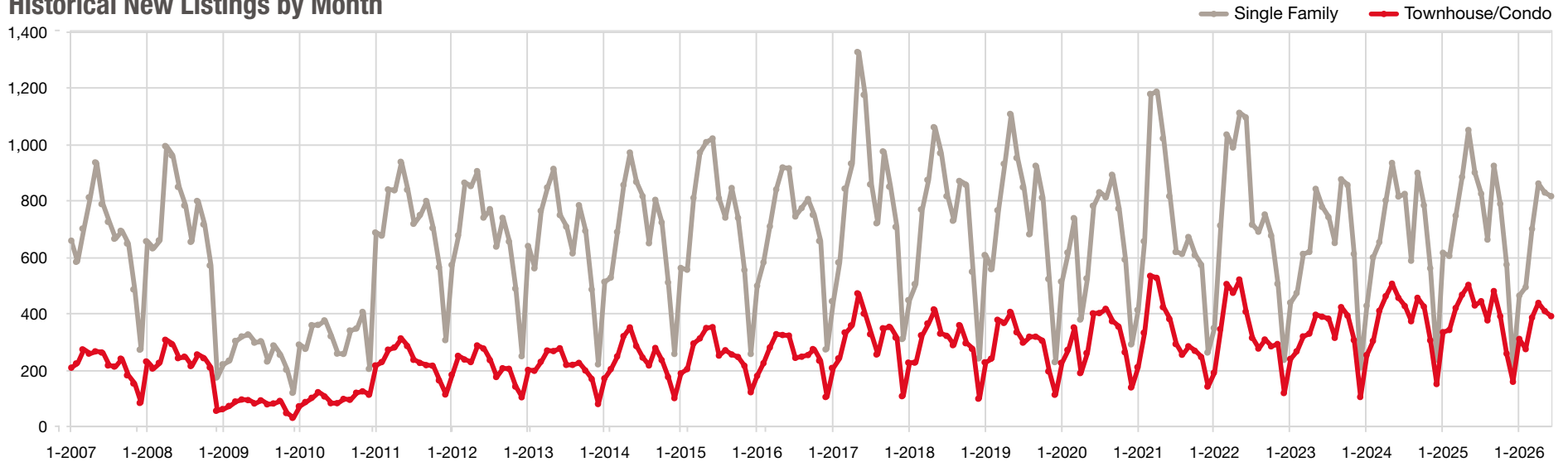


### Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jul-2025	824	+ 0.1%	442	+ 4.0%
Aug-2025	661	+ 12.8%	374	+ 0.8%
Sep-2025	923	+ 2.8%	478	+ 5.3%
Oct-2025	788	+ 0.6%	389	- 8.0%
Nov-2025	572	+ 2.3%	256	- 15.5%
Dec-2025	212	- 9.8%	156	+ 5.4%
Jan-2026	462	- 24.8%	308	- 7.2%
Feb-2026	492	- 18.4%	272	- 20.0%
Mar-2026	699	- 6.3%	384	- 8.1%
Apr-2026	860	- 2.6%	436	- 6.2%
May-2026	828	- 21.1%	407	- 18.6%
<b>Jun-2026</b>	<b>815</b>	<b>- 9.3%</b>	<b>389</b>	<b>- 8.9%</b>
12-Month Avg	678	- 6.2%	358	- 6.8%

### Historical New Listings by Month

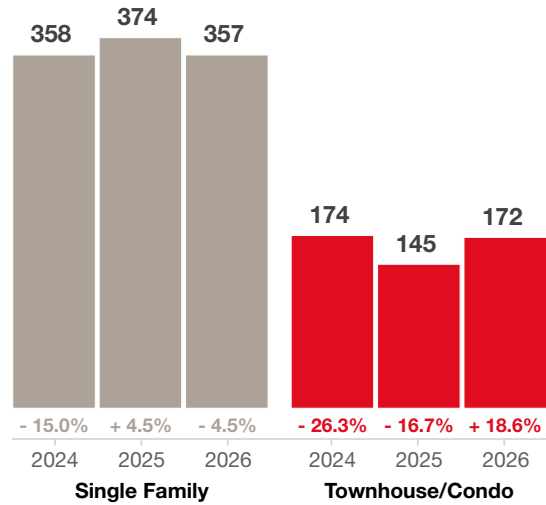


# Sales

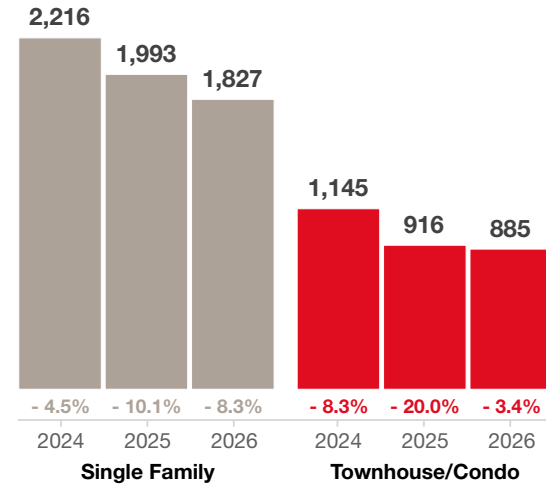
A count of the properties on which offers have been accepted in a given month.

## Hamilton

### June

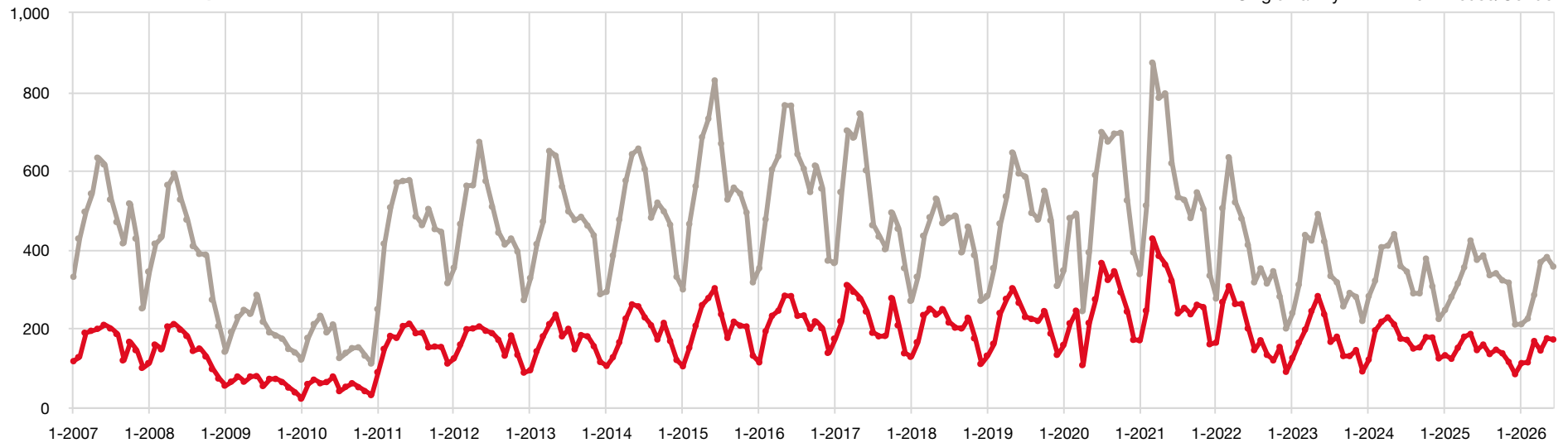


### Year to Date



Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jul-2025	385	+ 11.9%	159	- 7.0%
Aug-2025	335	+ 15.9%	135	- 9.4%
Sep-2025	340	+ 17.6%	146	- 3.9%
Oct-2025	322	- 14.6%	137	- 23.0%
Nov-2025	316	+ 2.9%	115	- 35.0%
Dec-2025	210	- 6.3%	84	- 32.3%
Jan-2026	211	- 14.6%	112	- 15.2%
Feb-2026	225	- 19.6%	114	- 7.3%
Mar-2026	285	- 9.2%	168	+ 11.3%
Apr-2026	368	+ 3.7%	144	- 19.6%
May-2026	381	- 9.9%	175	- 5.9%
<b>Jun-2026</b>	<b>357</b>	<b>- 4.5%</b>	<b>172</b>	<b>+ 18.6%</b>
12-Month Avg	311	- 2.5%	138	- 11.5%

### Historical Sales by Month

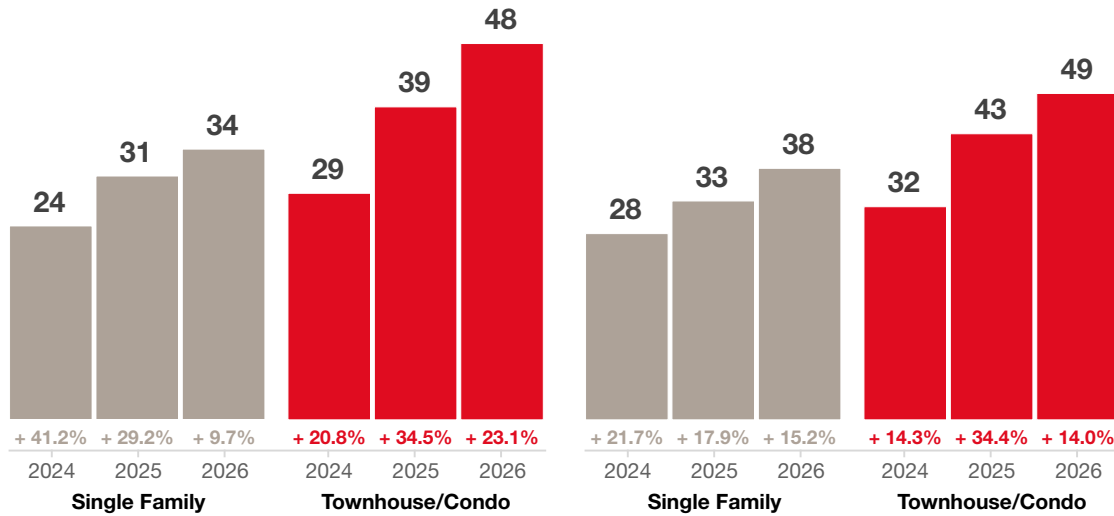


# Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted in a given month.

## Hamilton

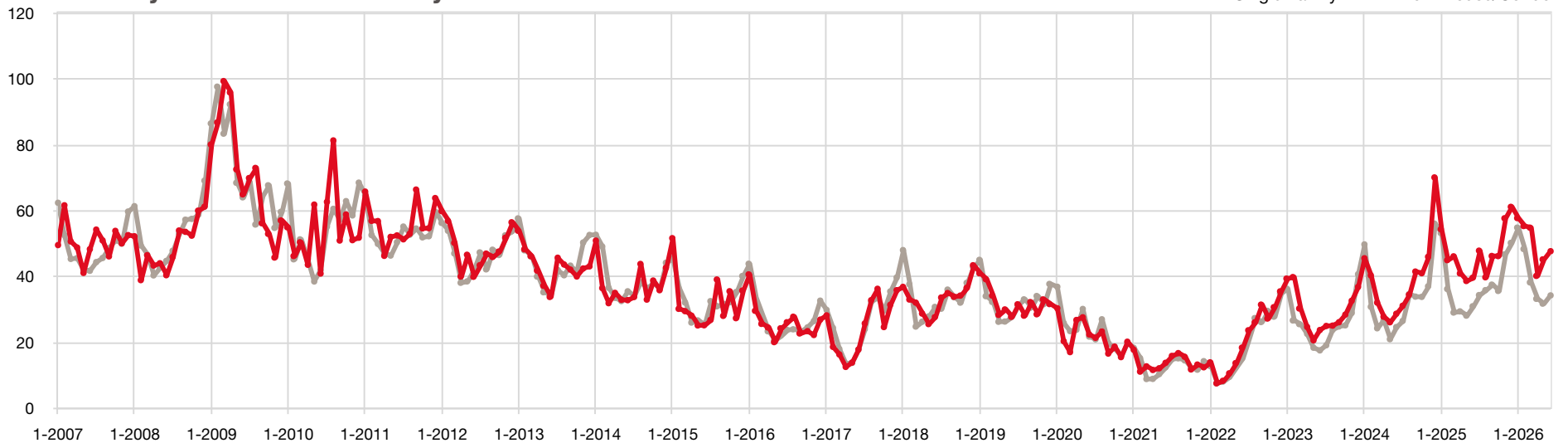
### June



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jul-2025	34	+ 30.8%	48	+ 54.8%
Aug-2025	36	+ 5.9%	40	+ 17.6%
Sep-2025	37	+ 8.8%	46	+ 12.2%
Oct-2025	35	+ 2.9%	46	+ 12.2%
Nov-2025	47	+ 27.0%	58	+ 26.1%
Dec-2025	50	- 10.7%	61	- 12.9%
Jan-2026	55	+ 3.8%	58	+ 7.4%
Feb-2026	48	+ 33.3%	55	+ 22.2%
Mar-2026	38	+ 31.0%	55	+ 19.6%
Apr-2026	33	+ 13.8%	40	- 2.4%
May-2026	32	+ 14.3%	45	+ 15.4%
<b>Jun-2026</b>	<b>34</b>	<b>+ 9.7%</b>	<b>48</b>	<b>+ 23.1%</b>
12-Month Avg*	39	+ 12.3%	49	+ 13.7%

\* Days on Market for all properties from July 2025 through June 2026. This is not the average of the individual figures above.

### Historical Days on Market Until Sale by Month

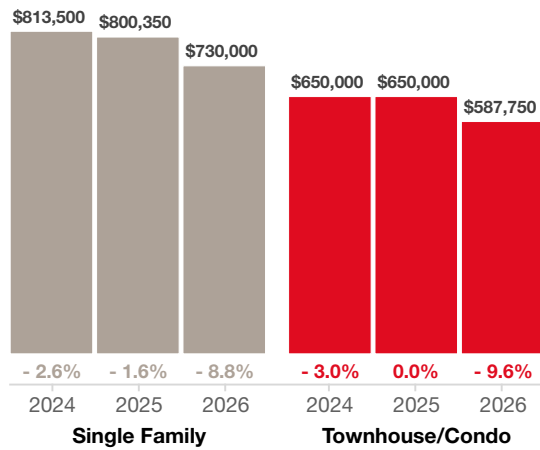


# Median Sales Price

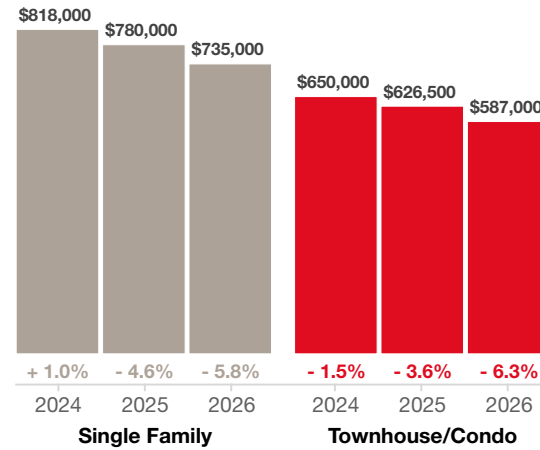
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

## Hamilton

### June



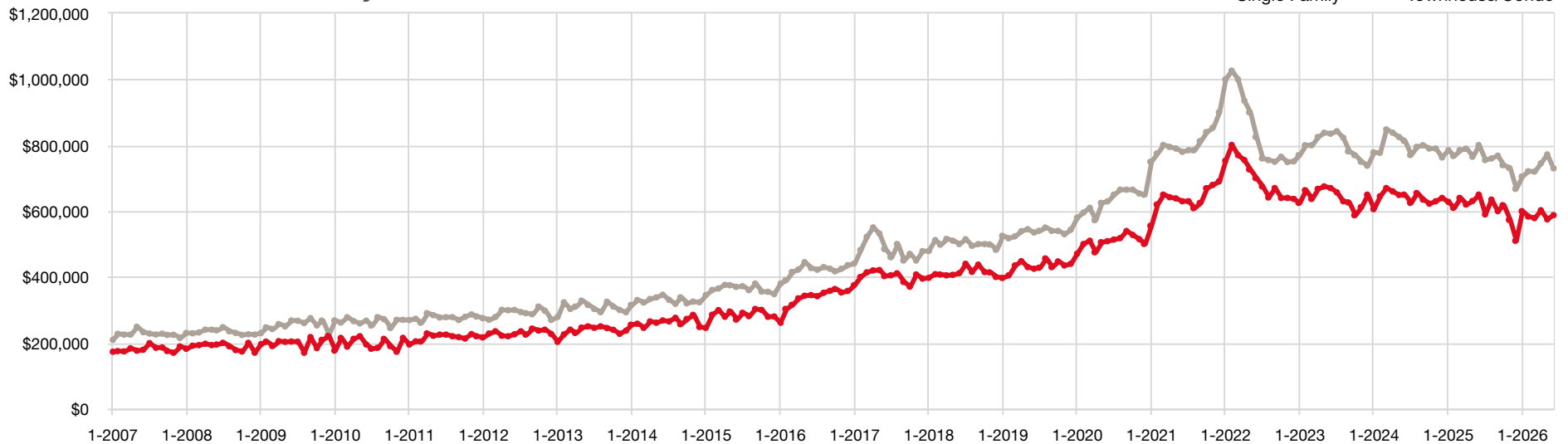
### Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jul-2025	\$755,000	-2.0%	\$590,000	-5.6%
Aug-2025	\$759,900	-4.4%	\$635,000	-3.1%
Sep-2025	\$768,250	-4.0%	\$600,000	-5.5%
Oct-2025	\$739,500	-6.4%	\$618,000	-0.7%
Nov-2025	\$731,000	-7.5%	\$573,500	-9.0%
Dec-2025	\$667,500	-12.5%	\$509,950	-20.3%
Jan-2026	\$705,000	-10.2%	\$600,000	-4.5%
Feb-2026	\$721,000	-6.1%	\$583,500	-4.3%
Mar-2026	\$720,000	-8.3%	\$578,750	-9.6%
Apr-2026	\$745,000	-5.6%	\$602,500	-2.8%
May-2026	\$772,000	+0.9%	\$575,000	-8.8%
<b>Jun-2026</b>	<b>\$730,000</b>	<b>-8.8%</b>	<b>\$587,750</b>	<b>-9.6%</b>
12-Month Avg*	\$740,000	-5.4%	\$590,000	-6.3%

\* Median Sales Price for all properties from July 2025 through June 2026. This is not the average of the individual figures above.

### Historical Median Sales Price by Month

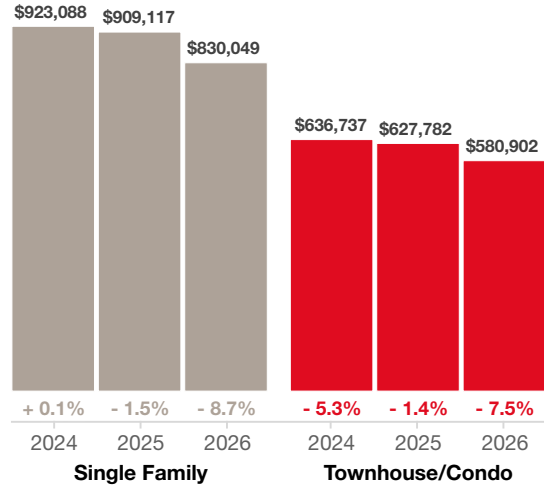


# Average Sales Price

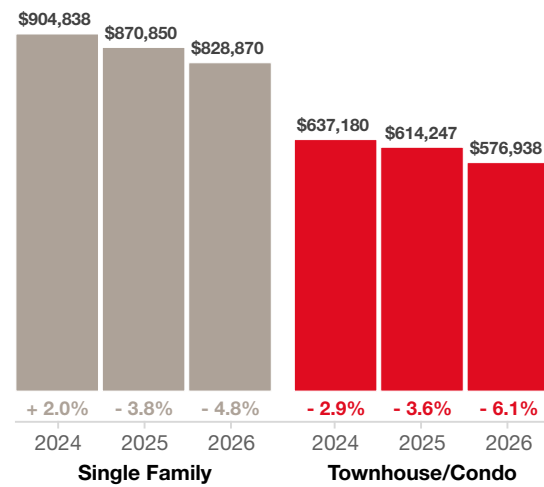
Average sales price for all closed sales, not accounting for seller concessions, in a given month.

## Hamilton

### June



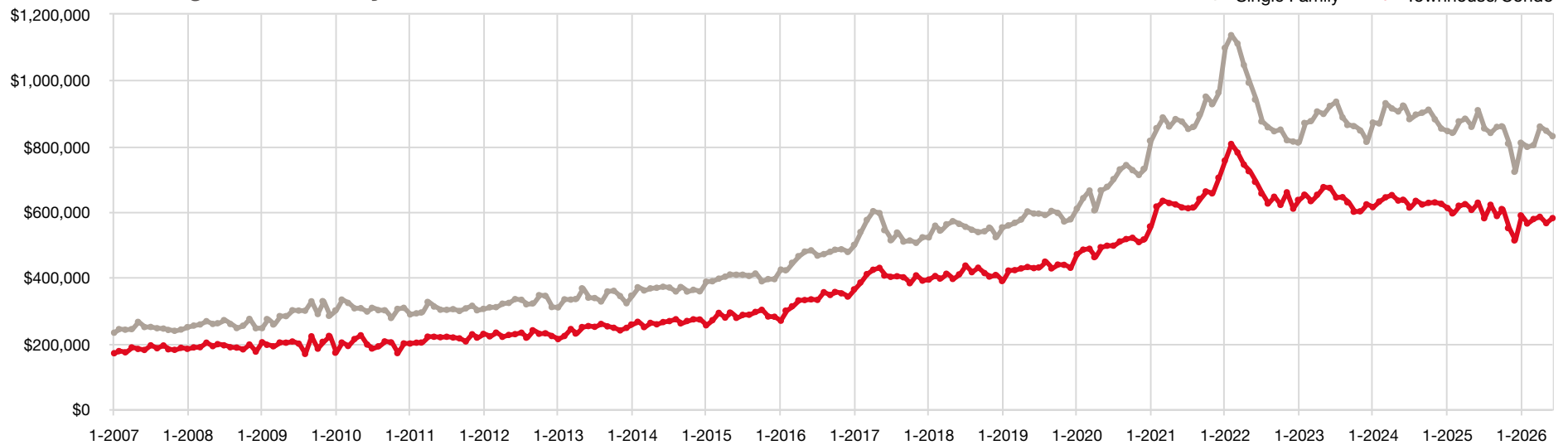
### Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jul-2025	\$853,835	-3.2%	\$580,567	-5.3%
Aug-2025	\$839,983	-6.2%	\$621,390	-1.9%
Sep-2025	\$858,345	-4.8%	\$587,253	-5.6%
Oct-2025	\$860,068	-5.6%	\$608,476	-3.0%
Nov-2025	\$807,626	-8.4%	\$550,519	-12.4%
Dec-2025	\$721,847	-15.4%	\$513,114	-17.8%
Jan-2026	\$810,008	-4.2%	\$589,160	-3.7%
Feb-2026	\$797,664	-5.1%	\$564,500	-5.2%
Mar-2026	\$802,981	-8.2%	\$578,196	-6.5%
Apr-2026	\$859,362	-2.7%	\$584,840	-6.2%
May-2026	\$846,635	-1.4%	\$565,613	-6.6%
<b>Jun-2026</b>	<b>\$830,049</b>	<b>-8.7%</b>	<b>\$580,902</b>	<b>-7.5%</b>
12-Month Avg*	\$829,999	-5.7%	\$579,349	-6.5%

\* Avg. Sales Price for all properties from July 2025 through June 2026. This is not the average of the individual figures above.

### Historical Average Sales Price by Month



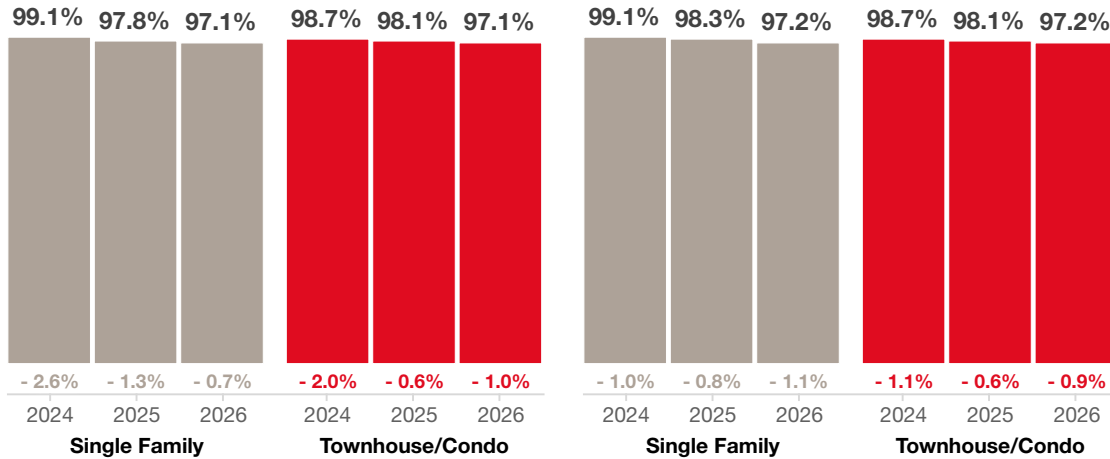
# Percent of List Price Received

Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

Hamilton

## June

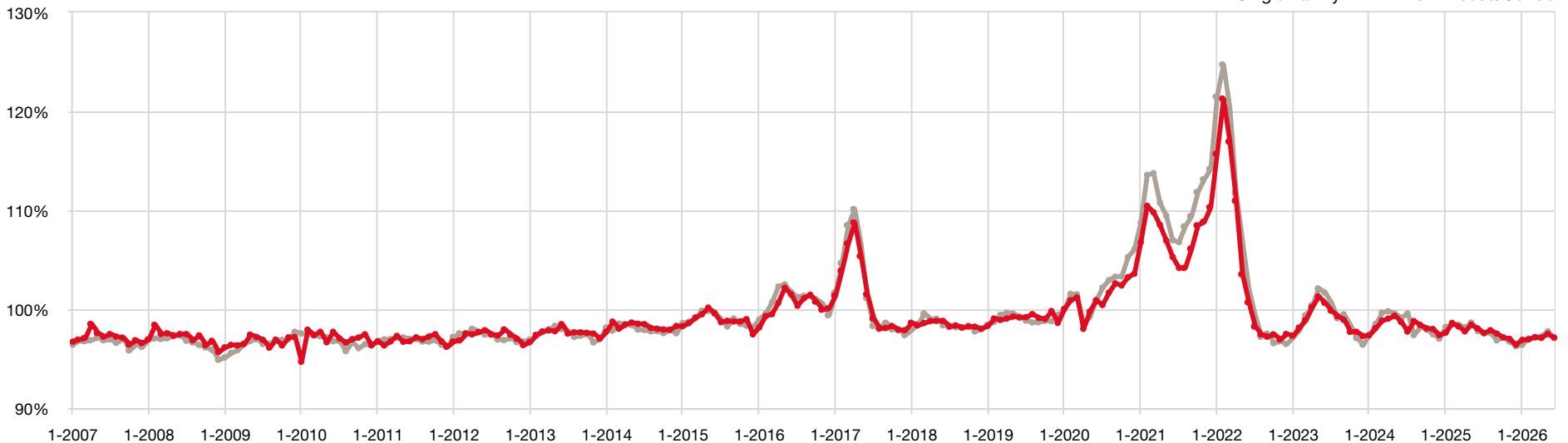
## Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jul-2025	97.6%	- 2.0%	97.6%	- 0.2%
Aug-2025	97.6%	+ 0.2%	97.9%	- 0.9%
Sep-2025	96.9%	- 1.3%	97.5%	- 0.9%
Oct-2025	97.2%	- 0.8%	97.2%	- 0.9%
Nov-2025	96.7%	- 0.8%	97.0%	- 1.0%
Dec-2025	96.3%	- 0.7%	96.4%	- 1.0%
Jan-2026	96.4%	- 1.8%	96.9%	- 0.7%
Feb-2026	97.1%	- 1.4%	97.0%	- 1.6%
Mar-2026	97.2%	- 1.2%	97.2%	- 1.1%
Apr-2026	97.3%	- 0.9%	97.1%	- 0.7%
May-2026	97.8%	- 0.9%	97.5%	- 0.9%
<b>Jun-2026</b>	<b>97.1%</b>	<b>- 0.7%</b>	<b>97.1%</b>	<b>- 1.0%</b>
12-Month Avg*	97.2%	- 1.0%	97.3%	- 0.9%

\* Pct. of List Price Received for all properties from July 2025 through June 2026. This is not the average of the individual figures above.

## Historical Percent of List Price Received by Month



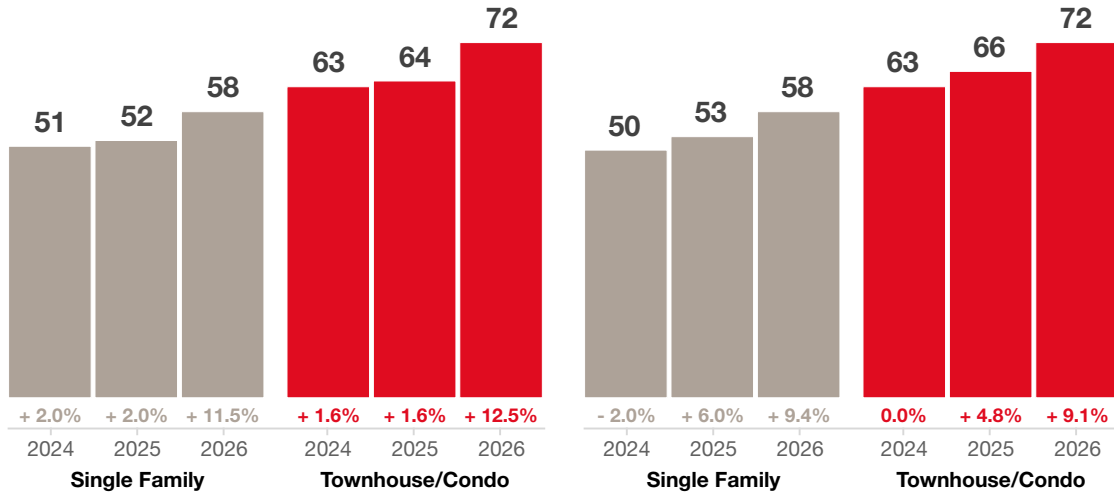
# Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

Hamilton

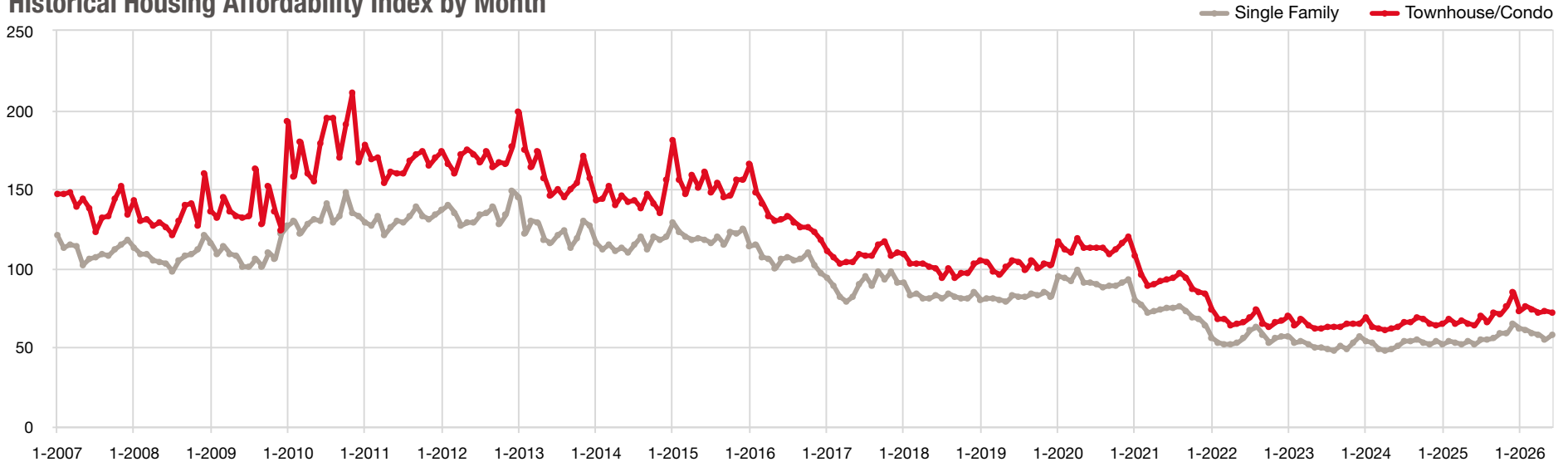
June

Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jul-2025	55	+ 1.9%	70	+ 6.1%
Aug-2025	55	+ 1.9%	66	0.0%
Sep-2025	56	+ 1.8%	72	+ 4.3%
Oct-2025	59	+ 11.3%	71	+ 4.4%
Nov-2025	59	+ 13.5%	76	+ 16.9%
Dec-2025	65	+ 20.4%	85	+ 32.8%
Jan-2026	62	+ 19.2%	73	+ 12.3%
Feb-2026	61	+ 13.0%	76	+ 11.8%
Mar-2026	59	+ 11.3%	74	+ 13.8%
Apr-2026	58	+ 11.5%	72	+ 7.5%
May-2026	55	+ 1.9%	73	+ 12.3%
<b>Jun-2026</b>	<b>58</b>	<b>+ 11.5%</b>	<b>72</b>	<b>+ 12.5%</b>
12-Month Avg	59	+ 11.3%	73	+ 10.6%

## Historical Housing Affordability Index by Month

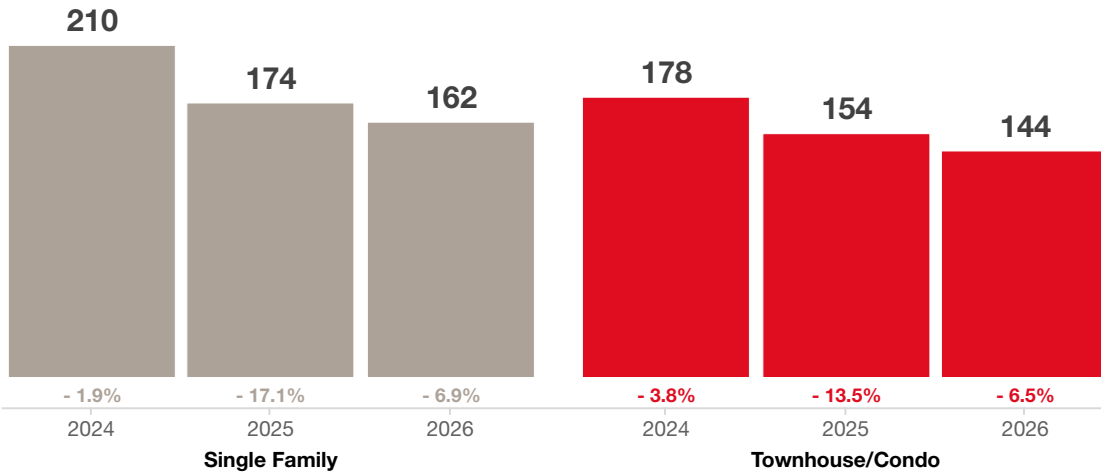


# ShowingTime Housing Value Index

The value index employs a multi-variate, linear regression methodology to determine specific weights that adjust for both seasonality and segment bias to arrive at a real, constant-quality view of home values. The index is set to the median sales price in January 2008.

Hamilton

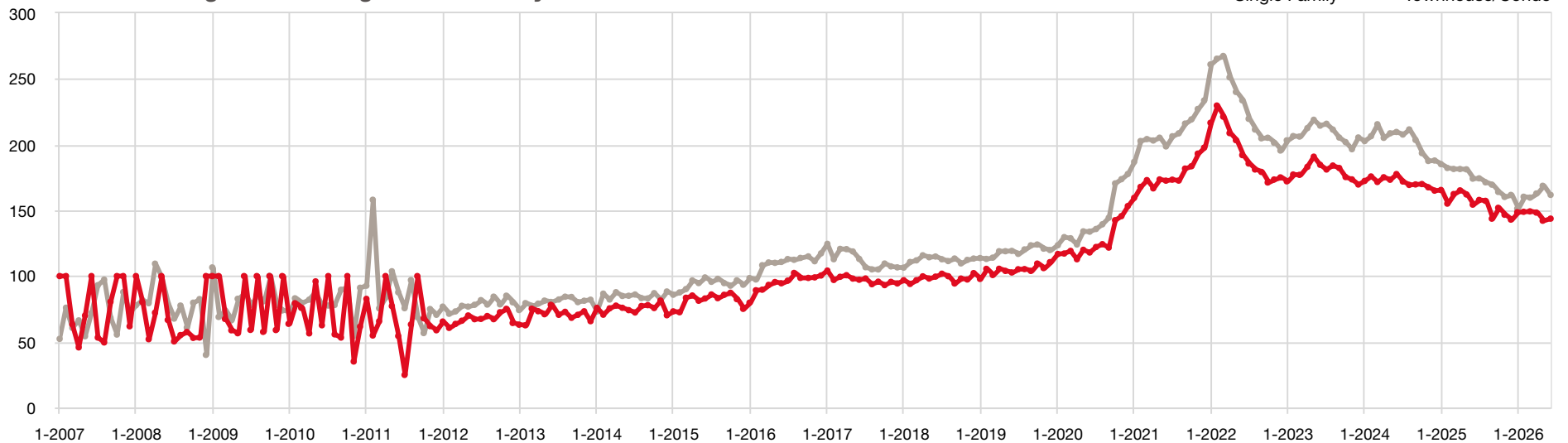
June



Housing Value Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jul-2025	174	- 16.3%	158	- 8.1%
Aug-2025	171	- 19.3%	157	- 7.1%
Sep-2025	170	- 16.7%	144	- 15.3%
Oct-2025	164	- 15.5%	152	- 10.6%
Nov-2025	160	- 14.9%	147	- 12.5%
Dec-2025	162	- 13.8%	143	- 13.3%
Jan-2026	151	- 18.4%	149	- 10.2%
Feb-2026	160	- 12.1%	149	- 3.9%
Mar-2026	160	- 11.6%	149	- 8.0%
Apr-2026	163	- 9.9%	148	- 10.3%
May-2026	169	- 6.6%	142	- 12.3%
<b>Jun-2026</b>	<b>162</b>	<b>- 6.9%</b>	<b>144</b>	<b>- 6.5%</b>
12-Month Avg*	—	—	—	—

\* Housing Value Index for all properties from July 2025 through June 2026. This is not the average of the individual figures above.

## Historical ShowingTime Housing Value Index by Month

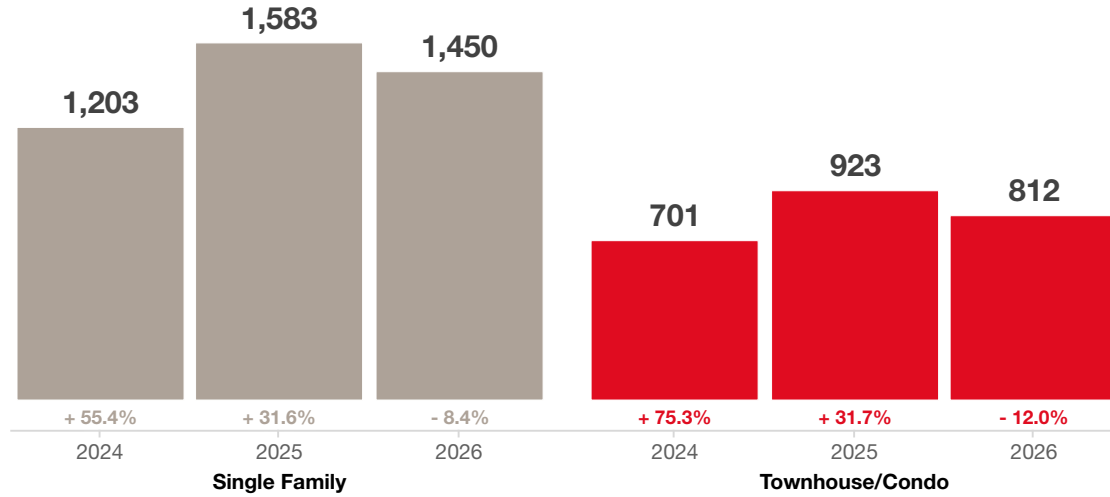


# Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.

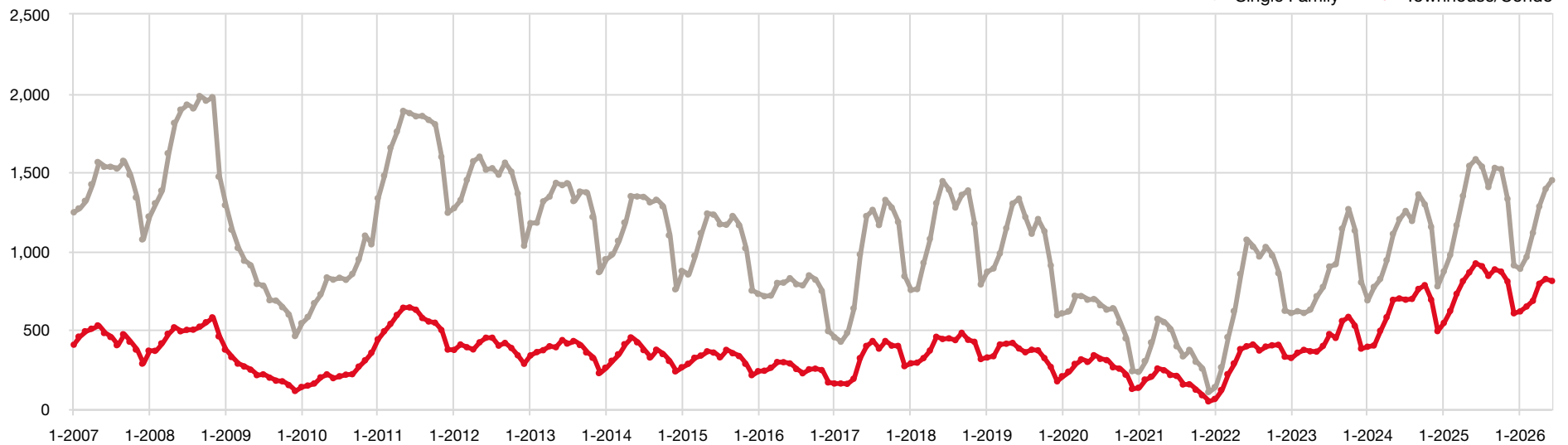
## Hamilton

### June



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jul-2025	1,536	+ 22.4%	905	+ 30.6%
Aug-2025	1,407	+ 18.0%	844	+ 20.9%
Sep-2025	1,528	+ 12.4%	885	+ 16.3%
Oct-2025	1,520	+ 17.2%	871	+ 11.0%
Nov-2025	1,332	+ 15.3%	809	+ 16.7%
Dec-2025	911	+ 17.1%	607	+ 22.9%
Jan-2026	889	+ 1.8%	619	+ 13.4%
Feb-2026	964	- 1.3%	650	+ 4.5%
Mar-2026	1,117	- 4.1%	686	- 6.0%
Apr-2026	1,284	- 4.9%	794	- 2.1%
May-2026	1,395	- 9.5%	824	- 4.8%
<b>Jun-2026</b>	<b>1,450</b>	<b>- 8.4%</b>	<b>812</b>	<b>- 12.0%</b>
12-Month Avg	1,278	+ 5.5%	776	+ 7.9%

### Historical Inventory of Homes for Sale by Month

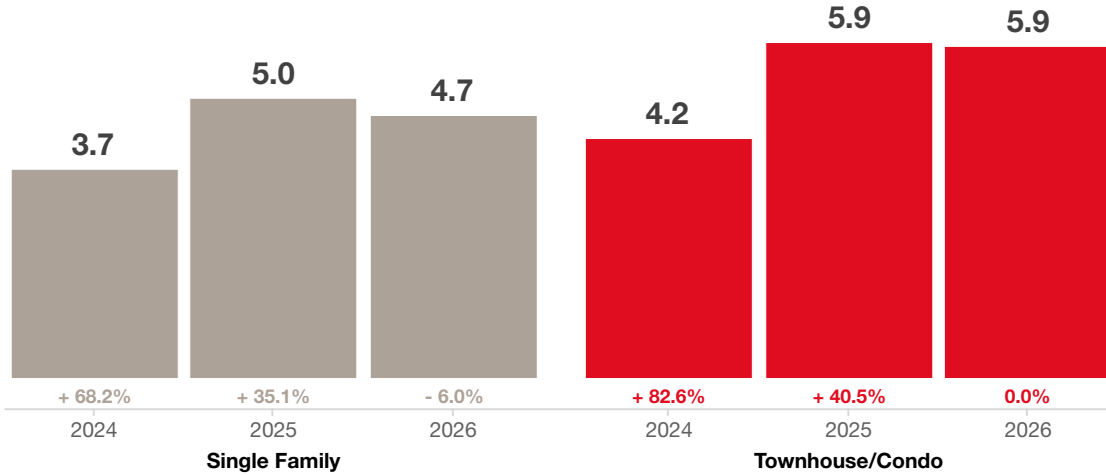


# Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly closed sales from the last 12 months.

Hamilton

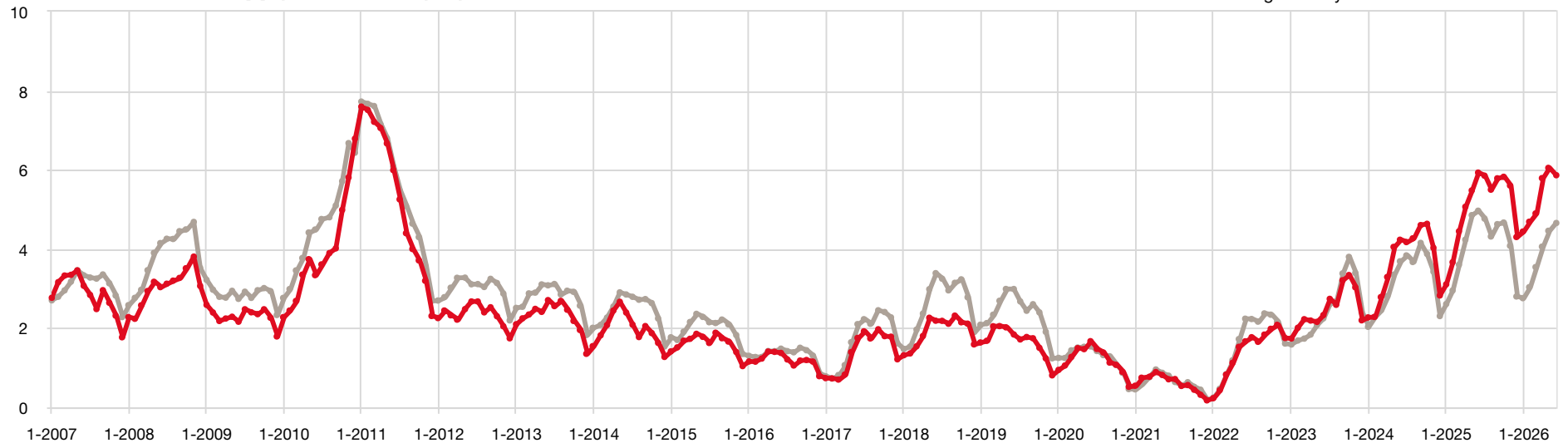
June



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jul-2025	4.8	+ 26.3%	5.9	+ 40.5%
Aug-2025	4.3	+ 16.2%	5.5	+ 27.9%
Sep-2025	4.6	+ 9.5%	5.8	+ 26.1%
Oct-2025	4.7	+ 20.5%	5.8	+ 26.1%
Nov-2025	4.1	+ 20.6%	5.6	+ 40.0%
Dec-2025	2.8	+ 21.7%	4.3	+ 53.6%
Jan-2026	2.8	+ 7.7%	4.4	+ 41.9%
Feb-2026	3.0	0.0%	4.7	+ 27.0%
Mar-2026	3.5	- 2.8%	4.9	+ 11.4%
Apr-2026	4.1	- 2.4%	5.8	+ 13.7%
May-2026	4.5	- 8.2%	6.1	+ 10.9%
<b>Jun-2026</b>	<b>4.7</b>	<b>- 6.0%</b>	<b>5.9</b>	<b>0.0%</b>
12-Month Avg*	4.0	+ 7.4%	5.4	+ 23.7%

\* Months Supply for all properties from July 2025 through June 2026. This is not the average of the individual figures above.

## Historical Months Supply of Inventory by Month



# All Residential Properties Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Hamilton

Key Metrics	Historical Sparkbars	6-2025	6-2026	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		1,326	<b>1,204</b>	- 9.2%	7,277	<b>6,352</b>	- 12.7%
<b>Sales</b>		519	<b>529</b>	+ 1.9%	2,909	<b>2,712</b>	- 6.8%
<b>Days on Market Until Sale</b>		33	<b>38</b>	+ 15.2%	36	<b>42</b>	+ 16.7%
<b>Median Sales Price</b>		\$735,000	<b>\$665,000</b>	- 9.5%	\$720,000	<b>\$675,000</b>	- 6.3%
<b>Average Sales Price</b>		\$830,516	<b>\$749,041</b>	- 9.8%	\$790,049	<b>\$746,627</b>	- 5.5%
<b>Percent of List Price Received</b>		97.9%	<b>97.1%</b>	- 0.8%	98.2%	<b>97.2%</b>	- 1.0%
<b>Housing Affordability Index</b>		56	<b>64</b>	+ 14.3%	57	<b>63</b>	+ 10.5%
<b>Housing Value Index</b>		168	<b>156</b>	- 7.1%	—	—	—
<b>Inventory of Homes for Sale</b>		2,506	<b>2,262</b>	- 9.7%	—	—	—
<b>Months Supply of Inventory</b>		5.3	<b>5.0</b>	- 5.7%	—	—	—

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