Market STATS

HAMILTON
JULY 2026

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Monthly Indicators

Hamilton

July 2026

Canadian home sales increased for the third consecutive month, edging up 0.5% on a seasonally adjusted basis, according to the Canadian Real Estate Association (CREA). Sales increased 0.9% year-over-year on a non-seasonally adjusted basis. CREA said lower fixed mortgage rates, stabilizing home prices, and diminishing expectations for additional Bank of Canada rate hikes this year have helped bring some buyers back to the market.

New Listings decreased 16.5 percent for Single Family homes and 27.8 percent for Townhouse/Condo homes. Sales decreased 14.3 percent for Single Family homes but increased 5.7 percent for Townhouse/Condo homes. Inventory decreased 10.5 percent for Single Family homes and 19.5 percent for Townhouse/Condo homes.

Median Sales Price decreased 0.7 percent to $750,000 for Single Family homes and 5.2 percent to $559,500 for Townhouse/Condo homes. Days on Market increased 8.8 percent for Single Family homes and 4.2 percent for Townhouse/Condo homes. Months Supply of Inventory decreased 6.3 percent for Single Family homes and 11.9 percent for Townhouse/Condo homes.

Nationally, new listings declined 1.3% month-over-month, pushing the national sales-to-new listings ratio to 50.2%, CREA reported. Heading into July, there were 208,578 properties listed for sale across Canadian MLS systems, a 0.6% increase from one year earlier, representing a 4.8-month supply at the current sales pace. Meanwhile, the National Composite MLS Home Price Index (HPI) was unchanged from the previous month, ending a streak of month-over-month declines that began in January 2025.

Quick Facts

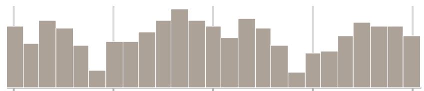
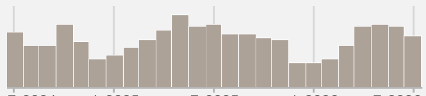
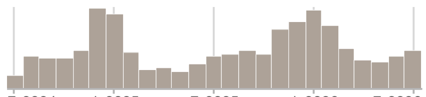
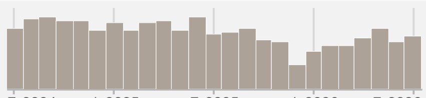
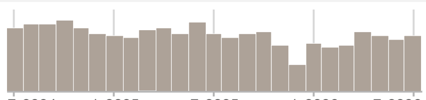
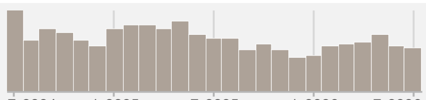
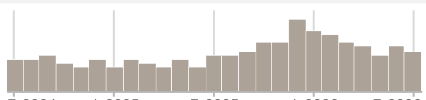
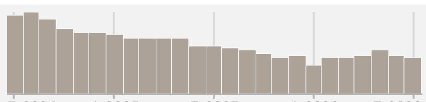
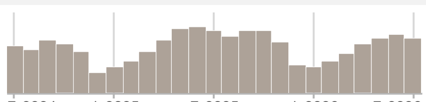
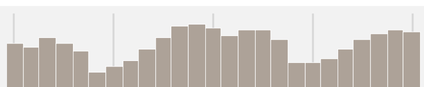
- 8.5%	- 4.5%	- 13.8%
Change in **Sales** All Properties	Change in **Median Sales Price** All Properties	Change in **Homes for Sale** All Properties

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

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.

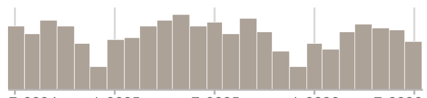
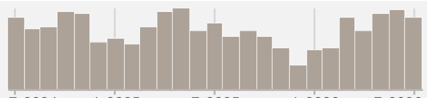
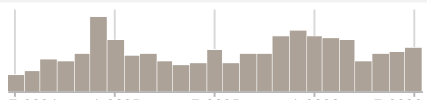
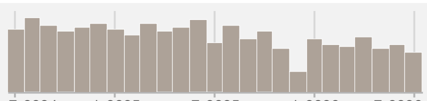
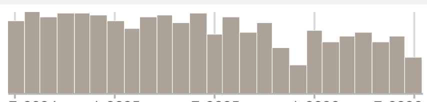
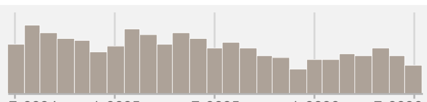
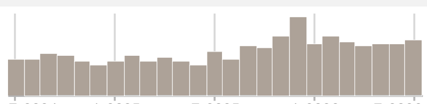
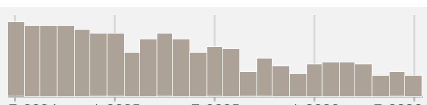
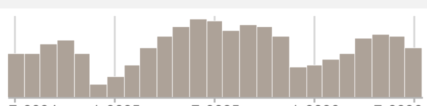
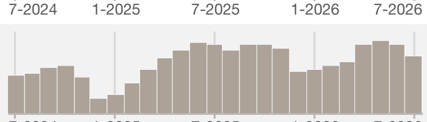
Hamilton

Key Metrics	Historical Sparkbars	7-2025	7-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings	 7-2024 1-2025 7-2025 1-2026 7-2026	824	**688**	- 16.5%	5,619	**4,852**	- 13.7%
Sales	 7-2024 1-2025 7-2025 1-2026 7-2026	385	**330**	- 14.3%	2,378	**2,174**	- 8.6%
Days on Market Until Sale	 7-2024 1-2025 7-2025 1-2026 7-2026	34	**37**	+ 8.8%	33	**38**	+ 15.2%
Median Sales Price	 7-2024 1-2025 7-2025 1-2026 7-2026	$755,000	**$750,000**	- 0.7%	$776,500	**$736,500**	- 5.2%
Average Sales Price	 7-2024 1-2025 7-2025 1-2026 7-2026	$853,835	**$848,891**	- 0.6%	$868,095	**$832,797**	- 4.1%
Percent of List Price Received	 7-2024 1-2025 7-2025 1-2026 7-2026	97.6%	**96.9%**	- 0.7%	98.2%	**97.2%**	- 1.0%
Housing Affordability Index	 7-2024 1-2025 7-2025 1-2026 7-2026	55	**56**	+ 1.8%	53	**57**	+ 7.5%
Housing Value Index	 7-2024 1-2025 7-2025 1-2026 7-2026	174	**160**	- 8.0%	—	**—**	—
Inventory of Homes for Sale	 7-2024 1-2025 7-2025 1-2026 7-2026	1,536	**1,375**	- 10.5%	—	**—**	—
Months Supply of Inventory	 7-2024 1-2025 7-2025 1-2026 7-2026	4.8	**4.5**	- 6.3%	—	**—**	—

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

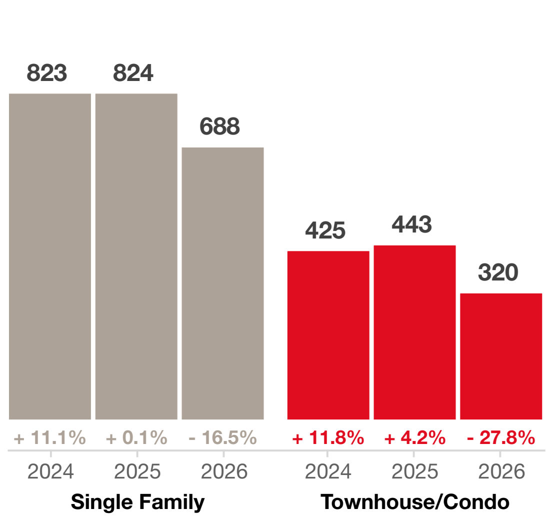
Key Metrics	Historical Sparkbars	7-2025	7-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		443	**320**	- 27.8%	2,925	**2,521**	- 13.8%
Sales		159	**168**	+ 5.7%	1,075	**1,065**	- 0.9%
Days on Market Until Sale		48	**50**	+ 4.2%	44	**49**	+ 11.4%
Median Sales Price		$590,000	**$559,500**	- 5.2%	$625,000	**$577,500**	- 7.6%
Average Sales Price		$580,567	**$532,303**	- 8.3%	$609,265	**$569,182**	- 6.6%
Percent of List Price Received		97.6%	**96.6%**	- 1.0%	98.1%	**97.1%**	- 1.0%
Housing Affordability Index		70	**75**	+ 7.1%	66	**72**	+ 9.1%
Housing Value Index		158	**142**	- 10.1%	—	**—**	—
Inventory of Homes for Sale		906	**729**	- 19.5%	—	**—**	—
Months Supply of Inventory		5.9	**5.2**	- 11.9%	—	**—**	—

New Listings

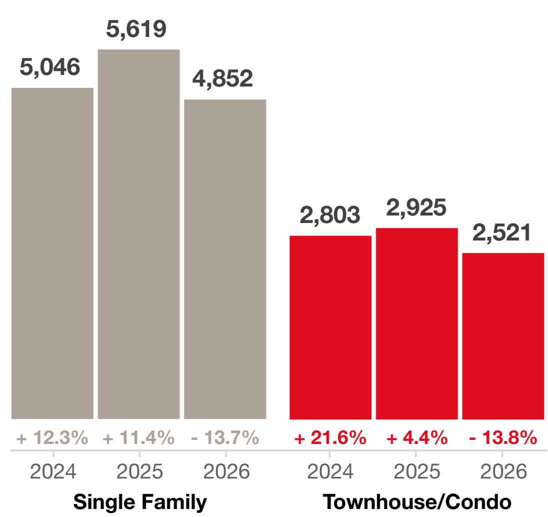
A count of the properties that have been newly listed on the market in a given month.

Hamilton

July

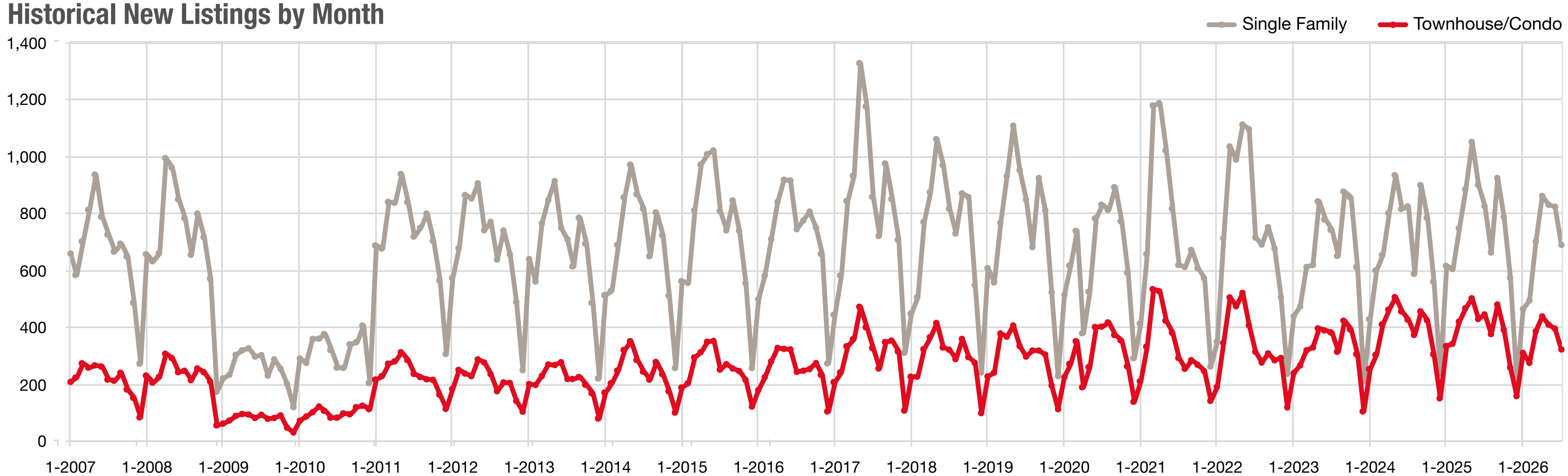


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Aug-2025	661	+ 12.8%	374	+ 0.8%
Sep-2025	923	+ 2.8%	478	+ 5.3%
Oct-2025	787	+ 0.5%	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%	273	- 19.7%
Mar-2026	699	- 6.3%	384	- 8.1%
Apr-2026	860	- 2.6%	436	- 6.2%
May-2026	829	- 21.0%	407	- 18.6%
Jun-2026	822	- 8.6%	393	- 8.0%
Jul-2026	**688**	**- 16.5%**	**320**	**- 27.8%**
12-Month Avg	667	- 7.7%	348	- 9.6%

Historical New Listings by Month

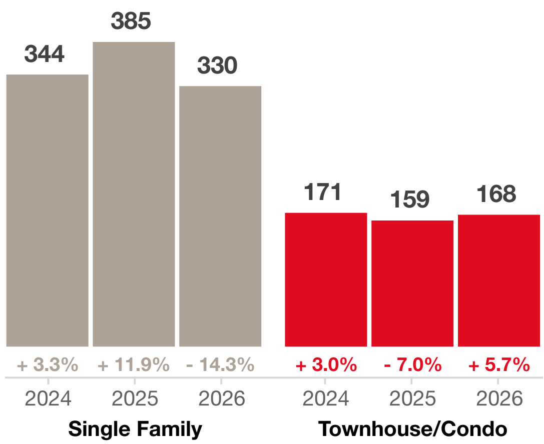


Sales

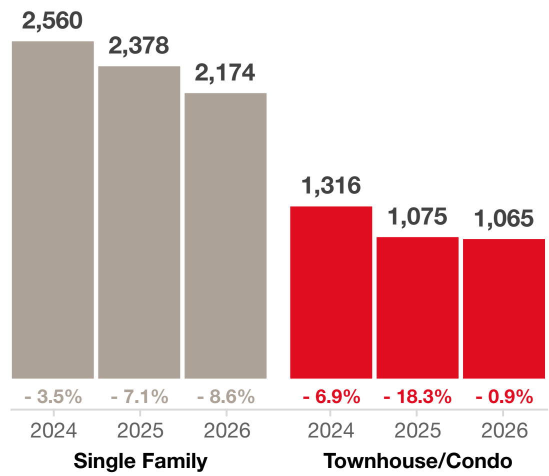
A count of the properties on which offers have been accepted in a given month.

Hamilton

July

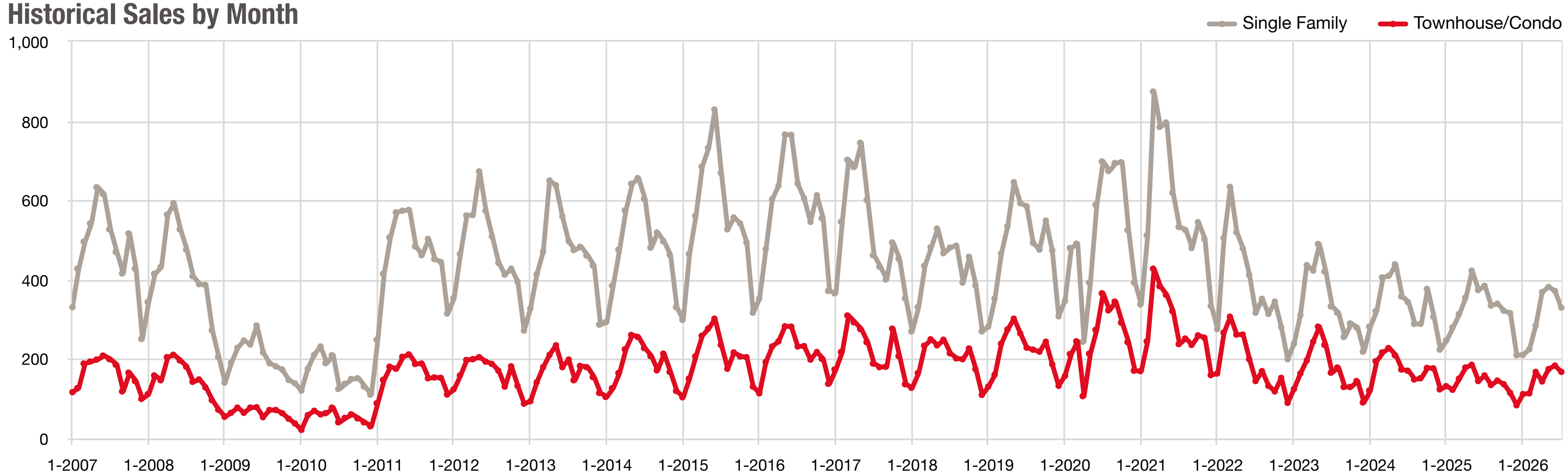


Year to Date



Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	369	+ 3.9%	144	- 19.6%
May-2026	382	- 9.7%	175	- 5.9%
Jun-2026	372	- 0.5%	184	+ 26.9%
Jul-2026	**330**	**- 14.3%**	**168**	**+ 5.7%**
12-Month Avg	308	- 4.3%	140	- 9.7%

Historical Sales by Month

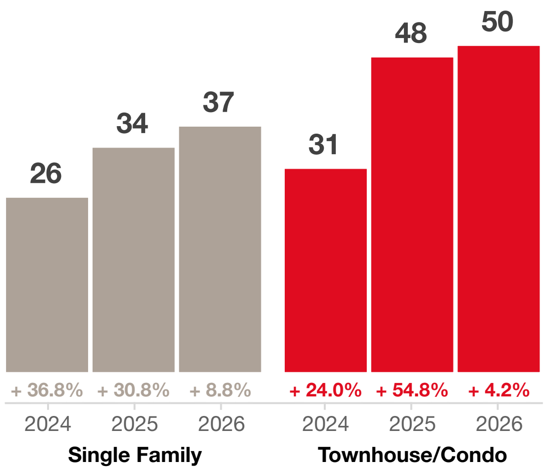


Days on Market Until Sale

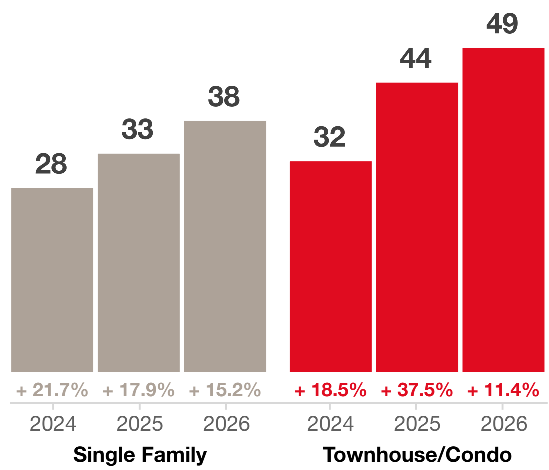
Average number of days between when a property is listed and when an offer is accepted in a given month.

Hamilton

July



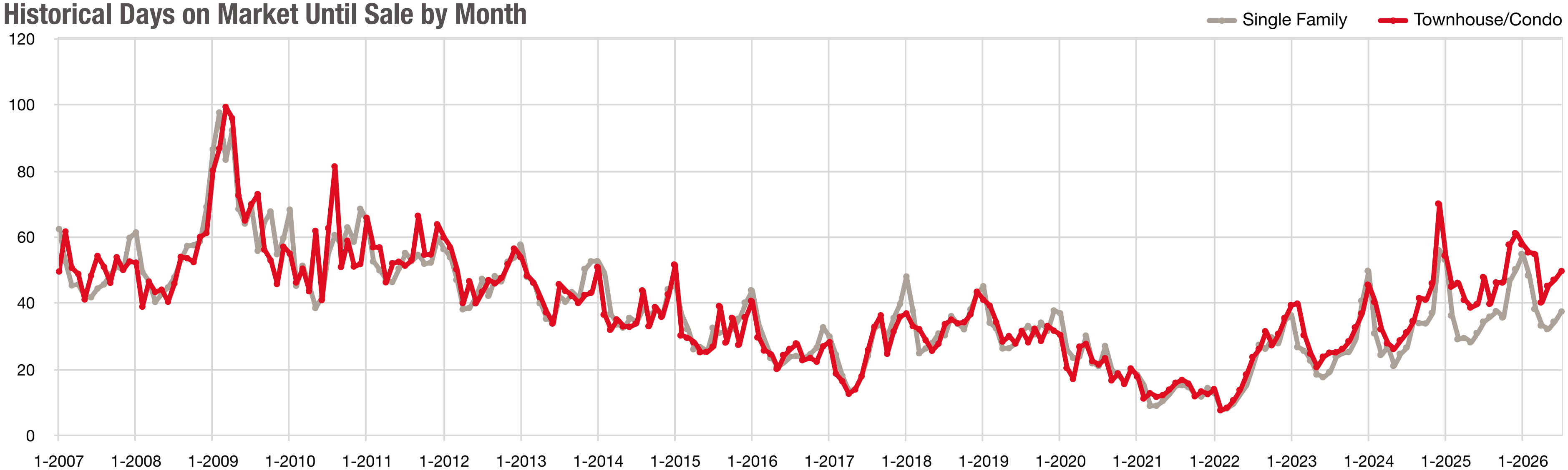
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Jun-2026	34	+ 9.7%	47	+ 20.5%
Jul-2026	**37**	**+ 8.8%**	**50**	**+ 4.2%**
12-Month Avg*	39	+ 11.1%	49	+ 10.0%

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

Historical Days on Market Until Sale by Month

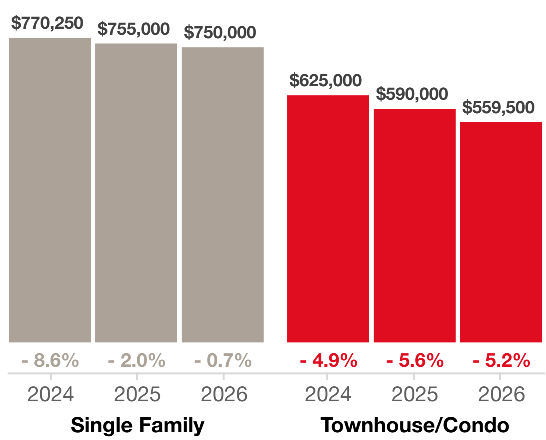


Median Sales Price

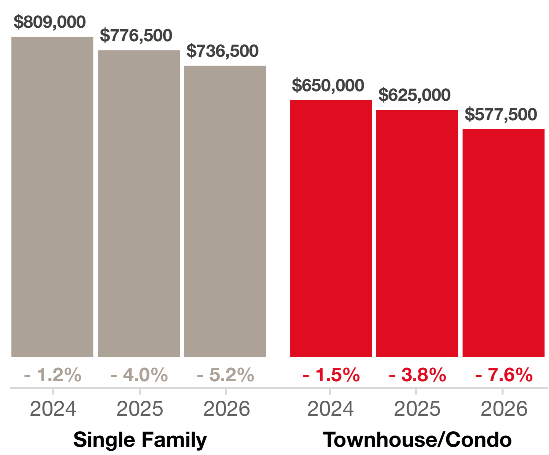
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

Hamilton

July



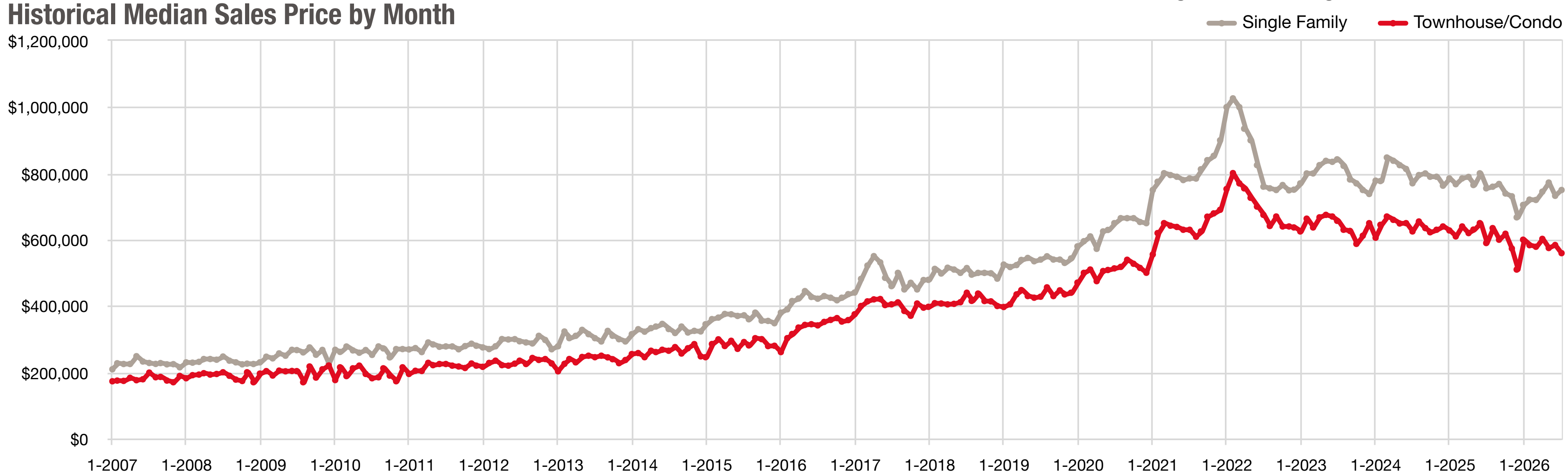
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	$772,450	+ 1.0%	$575,000	- 8.8%
Jun-2026	$732,500	- 8.5%	$584,000	- 10.2%
Jul-2026	**$750,000**	**- 0.7%**	**$559,500**	**- 5.2%**
12-Month Avg*	$737,950	- 5.4%	$584,700	- 6.8%

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

Historical Median Sales Price by Month

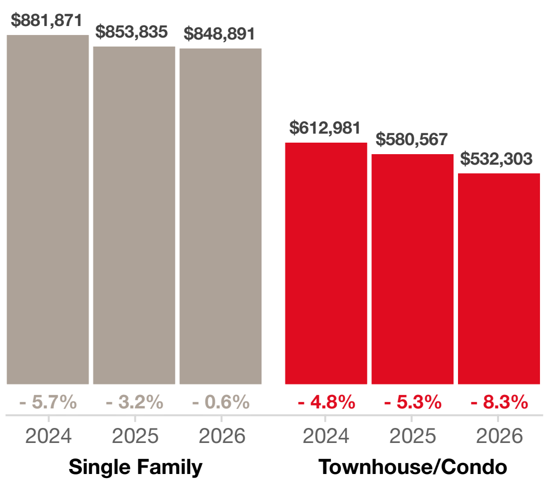


Average Sales Price

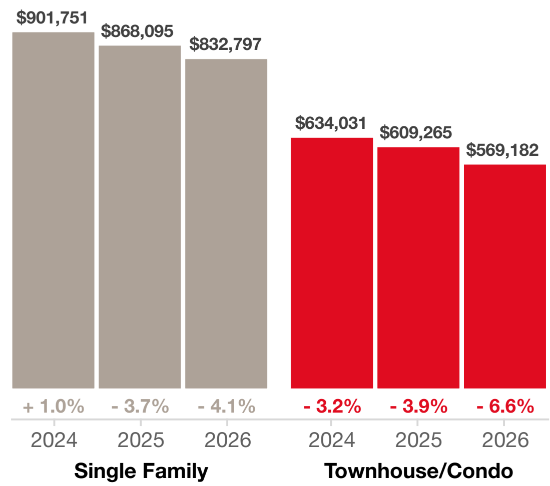
Average sales price for all closed sales, not accounting for seller concessions, in a given month.

Hamilton

July



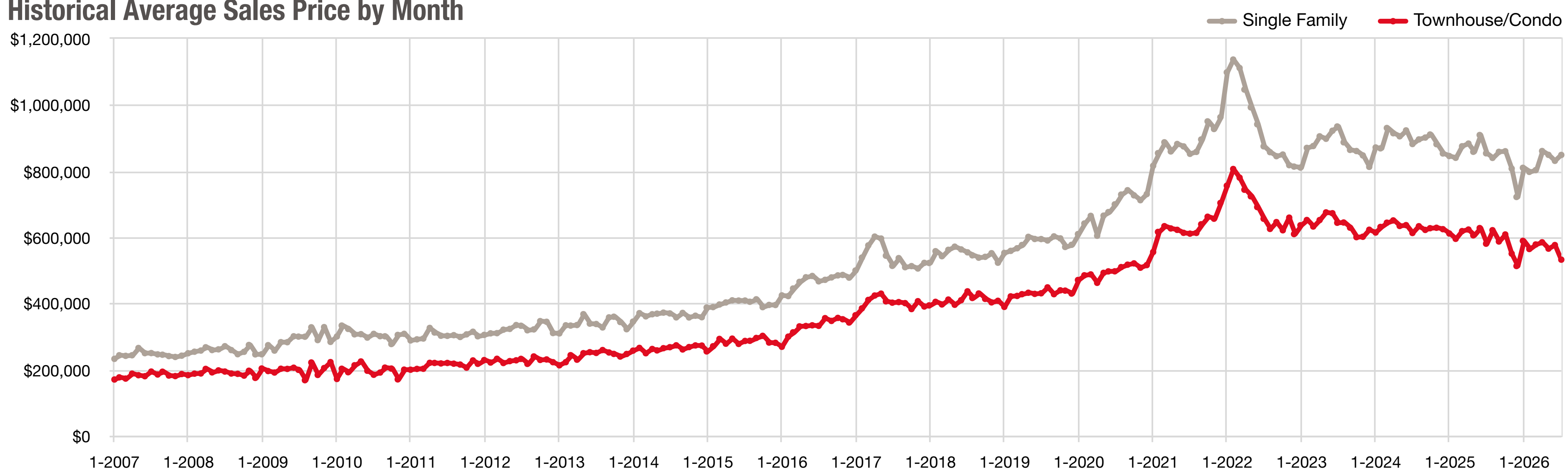
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	$860,722	- 2.6%	$584,840	- 6.2%
May-2026	$849,130	- 1.1%	$565,613	- 6.6%
Jun-2026	$831,141	- 8.6%	$576,506	- 8.2%
Jul-2026	**$848,891**	**- 0.6%**	**$532,303**	**- 8.3%**
12-Month Avg*	$829,718	- 5.4%	$574,065	- 6.9%

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

Historical Average Sales Price by Month

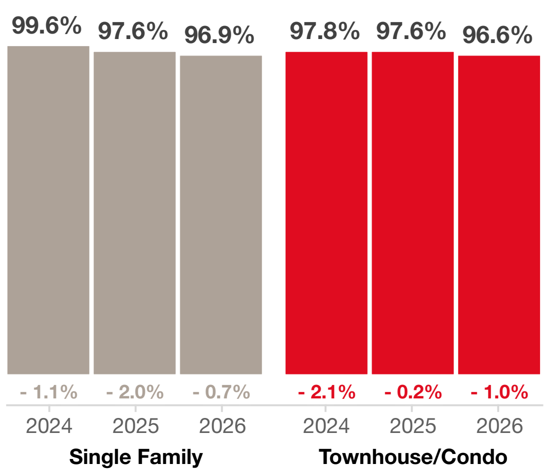


Percent of List Price Received

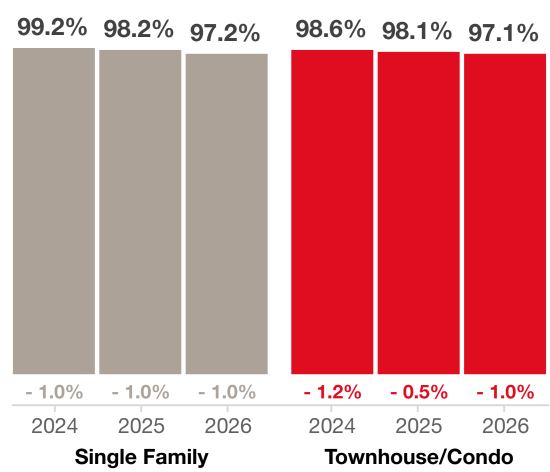
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

Hamilton

July



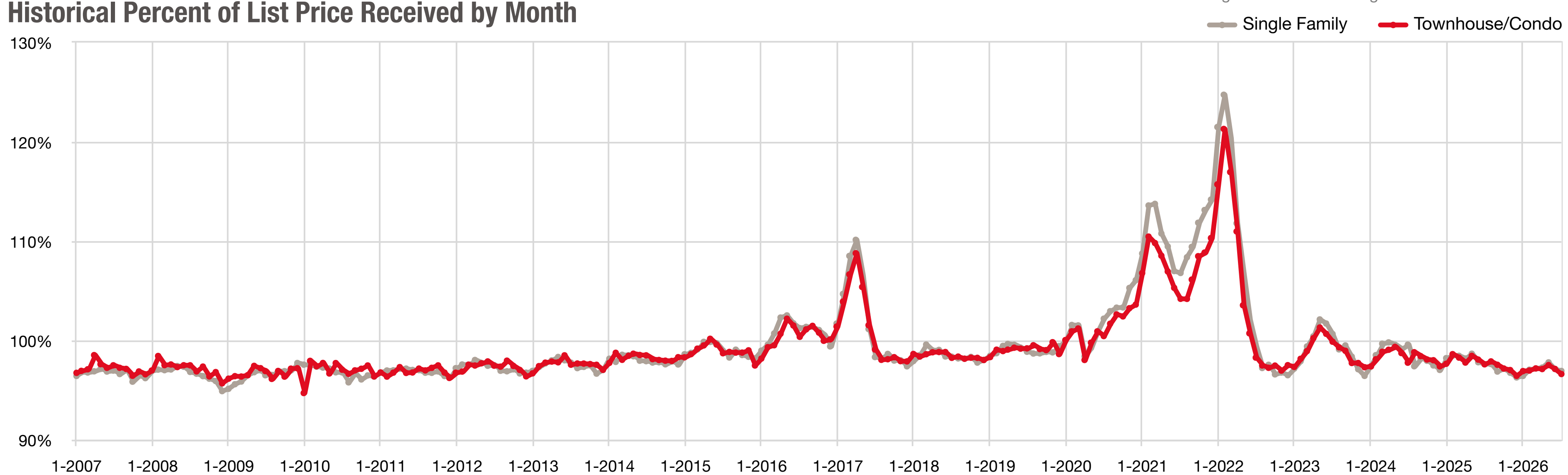
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Jun-2026	97.1%	- 0.7%	97.1%	- 1.0%
Jul-2026	**96.9%**	**- 0.7%**	**96.6%**	**- 1.0%**
12-Month Avg*	97.1%	- 0.9%	97.2%	- 1.0%

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

Historical Percent of List Price Received by Month

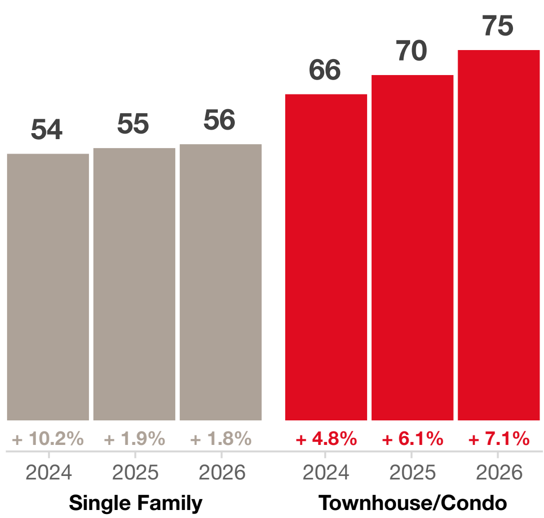


Housing Affordability Index

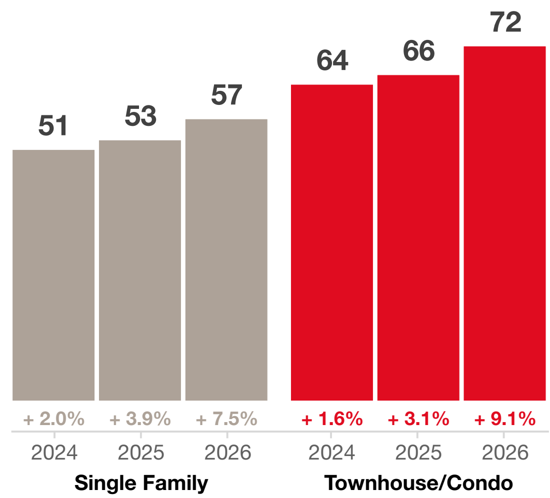
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

Hamilton

July

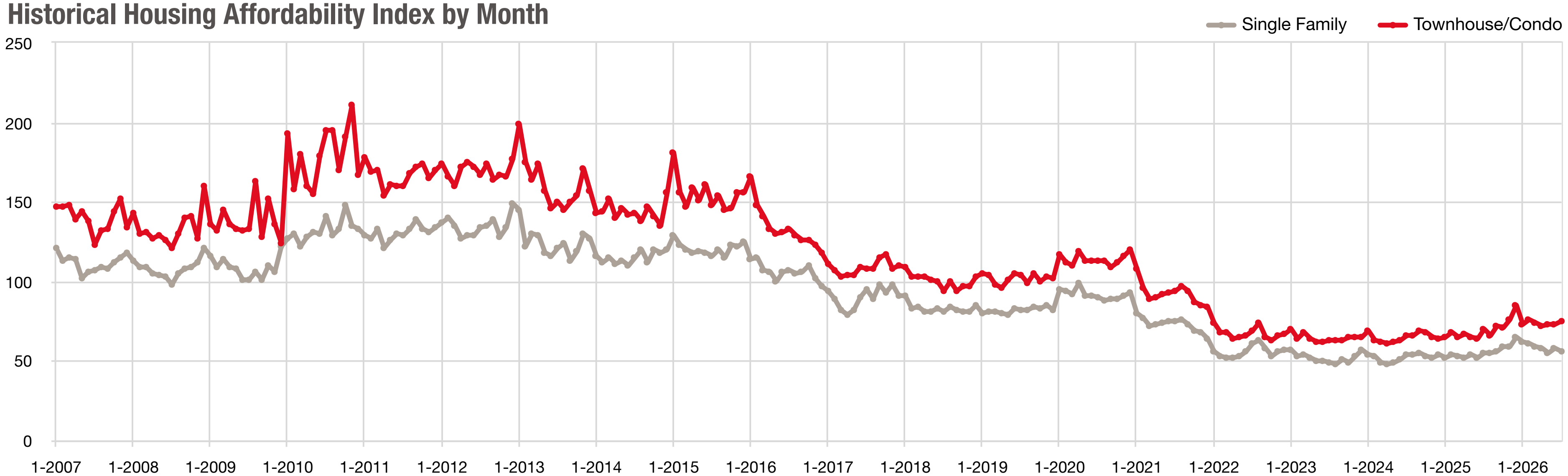


Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Jun-2026	58	+ 11.5%	73	+ 14.1%
Jul-2026	**56**	**+ 1.8%**	**75**	**+ 7.1%**
12-Month Avg	59	+ 11.3%	74	+ 12.1%

Historical Housing Affordability Index by Month

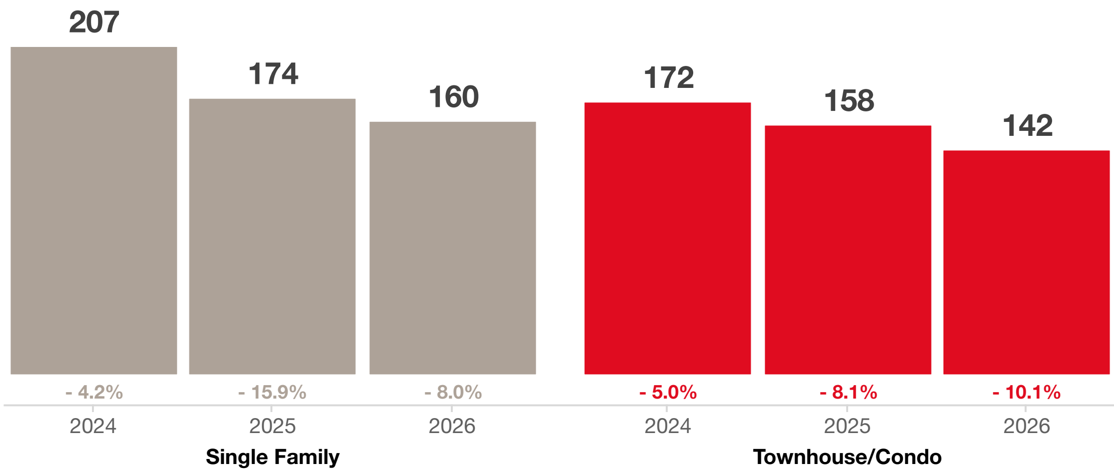


ShowingTime Housing Value Index

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

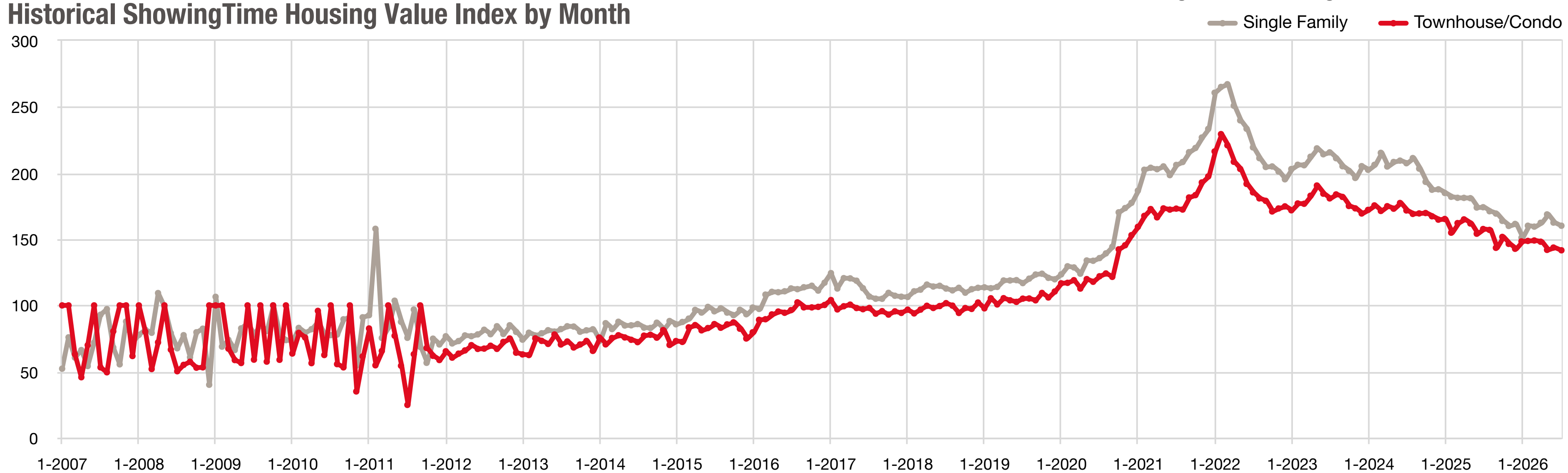
July



Housing Value Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Aug-2025	171	- 19.0%	157	- 7.1%
Sep-2025	169	- 16.7%	144	- 15.3%
Oct-2025	164	- 15.0%	152	- 10.6%
Nov-2025	160	- 14.4%	147	- 12.0%
Dec-2025	162	- 13.8%	143	- 13.3%
Jan-2026	151	- 18.4%	148	- 10.3%
Feb-2026	160	- 12.1%	149	- 3.9%
Mar-2026	160	- 11.6%	149	- 8.0%
Apr-2026	162	- 10.5%	148	- 10.3%
May-2026	169	- 6.6%	142	- 12.3%
Jun-2026	163	- 6.3%	144	- 6.5%
Jul-2026	**160**	**- 8.0%**	**142**	**- 10.1%**
12-Month Avg*	—	—	—	—

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

Historical ShowingTime Housing Value Index by Month

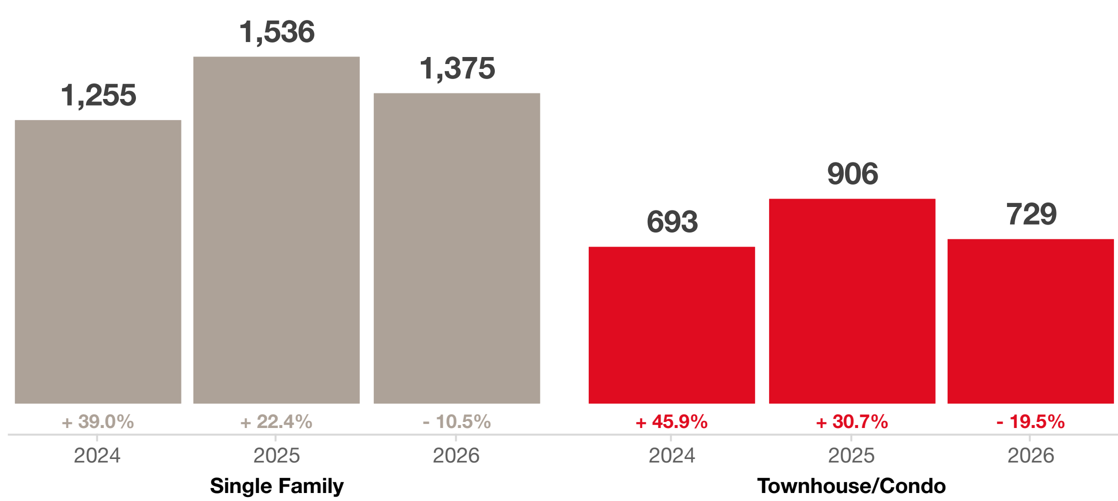


Inventory of Homes for Sale

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

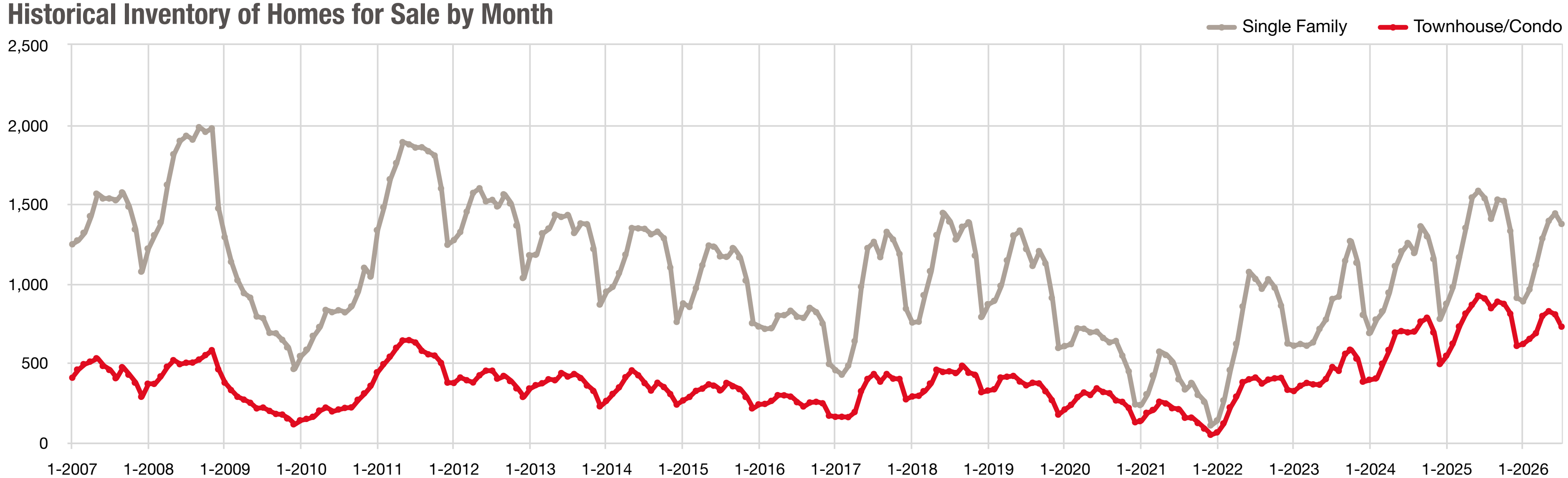
Hamilton

July



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Aug-2025	1,407	+ 18.0%	845	+ 21.1%
Sep-2025	1,528	+ 12.4%	886	+ 16.4%
Oct-2025	1,519	+ 17.1%	872	+ 11.1%
Nov-2025	1,331	+ 15.2%	810	+ 16.9%
Dec-2025	910	+ 17.0%	608	+ 23.1%
Jan-2026	888	+ 1.7%	620	+ 13.6%
Feb-2026	963	- 1.4%	652	+ 4.8%
Mar-2026	1,116	- 4.2%	688	- 5.8%
Apr-2026	1,283	- 5.0%	796	- 1.8%
May-2026	1,394	- 9.5%	826	- 4.6%
Jun-2026	1,441	- 9.0%	806	- 12.7%
Jul-2026	**1,375**	**- 10.5%**	**729**	**- 19.5%**
12-Month Avg	1,263	+ 2.4%	762	+ 3.5%

Historical Inventory of Homes for Sale by Month

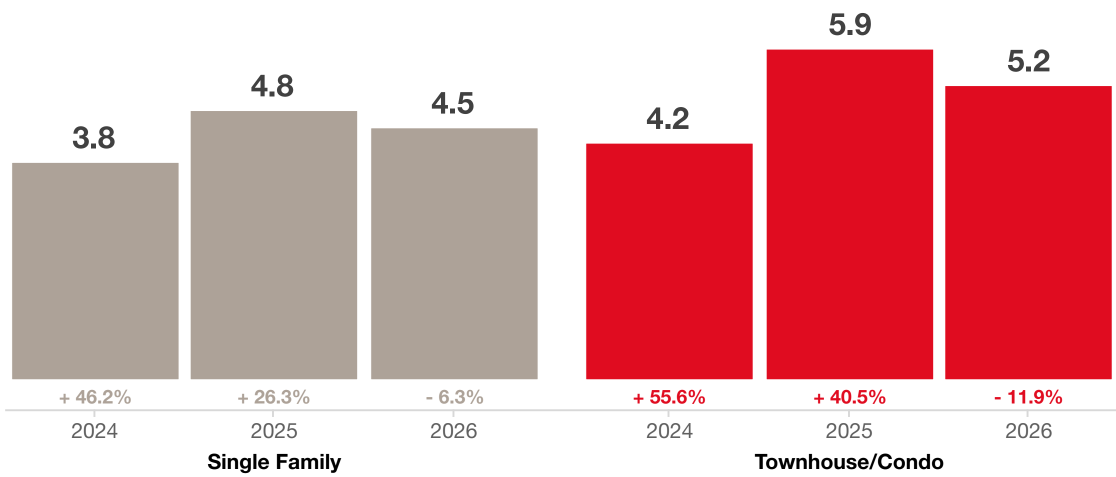


Months Supply of Inventory

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

July



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Jun-2026	4.6	- 8.0%	5.8	- 1.7%
Jul-2026	**4.5**	**- 6.3%**	**5.2**	**- 11.9%**
12-Month Avg*	4.0	+ 4.3%	5.3	+ 18.6%

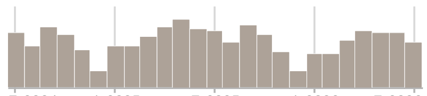
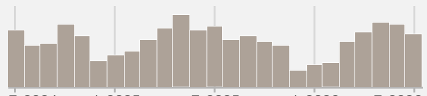
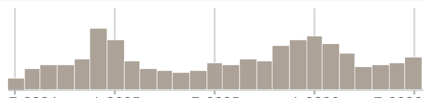
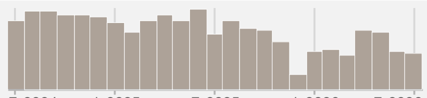
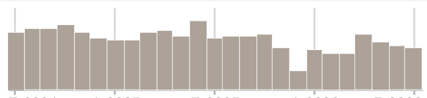
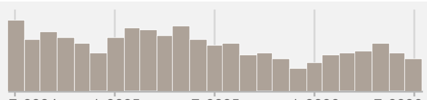
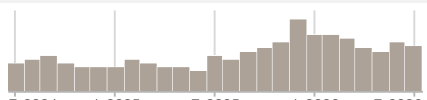
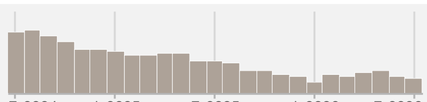
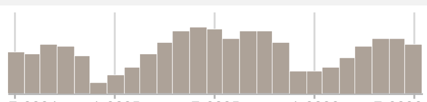
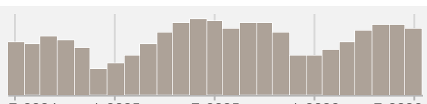
* Months Supply for all properties from August 2025 through July 2026. This is not the average of the individual figures above.

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	7-2025	7-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,267	**1,008**	- 20.4%	8,544	**7,373**	- 13.7%
Sales		544	**498**	- 8.5%	3,453	**3,239**	- 6.2%
Days on Market Until Sale		38	**41**	+ 7.9%	37	**42**	+ 13.5%
Median Sales Price		$691,000	**$660,000**	- 4.5%	$715,000	**$670,000**	- 6.3%
Average Sales Price		$773,965	**$742,090**	- 4.1%	$787,515	**$746,092**	- 5.3%
Percent of List Price Received		97.6%	**96.8%**	- 0.8%	98.1%	**97.1%**	- 1.0%
Housing Affordability Index		60	**63**	+ 5.0%	58	**62**	+ 6.9%
Housing Value Index		169	**154**	- 8.9%	—	**—**	—
Inventory of Homes for Sale		2,442	**2,104**	- 13.8%	—	**—**	—
Months Supply of Inventory		5.1	**4.7**	- 7.8%	—	**—**	—

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