Market STATS

HAMILTON
OCTOBER 2026



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Monthly Indicators

Hamilton

October 2026

Canadian home sales fell 2.3 percent from August on a seasonally adjusted basis, according to the Canadian Real Estate Association. Actual sales in September were 7.7 percent below a year earlier. New listings fell 1.8 percent from the previous month. The sales-to-new-listings ratio eased to 48.8 percent, a reading CREA treats as balanced.

New Listings decreased 14.0 percent for Single Family homes and 18.3 percent for Townhouse/Condo homes. Sales decreased 5.6 percent for Single Family homes and 12.4 percent for Townhouse/Condo homes. Inventory decreased 13.2 percent for Single Family homes and 17.2 percent for Townhouse/Condo homes.

Median Sales Price decreased 5.0 percent to $702,500 for Single Family homes and 13.4 percent to $535,000 for Townhouse/Condo homes. Days on Market increased 5.7 percent for Single Family homes and 4.3 percent for Townhouse/Condo homes. Months Supply of Inventory decreased 6.4 percent for Single Family homes and 6.9 percent for Townhouse/Condo homes.

Heading into October, slightly more than 200,000 properties were listed for sale on Canadian MLS® Systems, up 1.8 percent from a year earlier, according to CREA. There were 4.9 months of inventory at the end of September, in line with the long-term average for that measure. The National Composite MLS® Home Price Index fell 0.4 percent from August and 3.4 percent from a year earlier, the first time that annual decline had widened since January. The national average sale price was $666,538, down 1.6 percent from September 2025.

Quick Facts

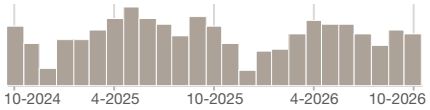
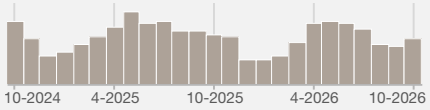
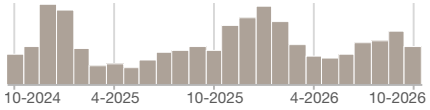
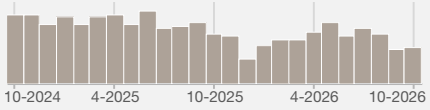
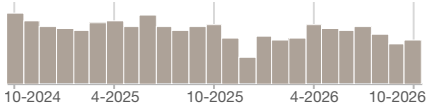
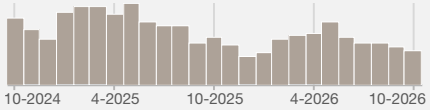
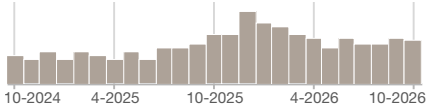
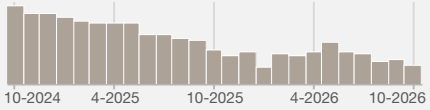
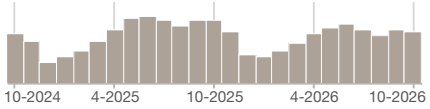
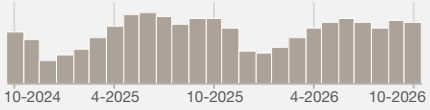
- 7.6%	- 6.4%	- 14.6%
Change in **Sales** All Properties	Change in **Median Sales Price** All Properties	Change in **Homes for Sale** All Properties

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

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Single Family Market Overview

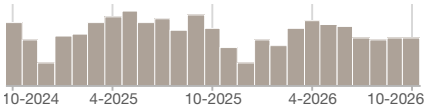
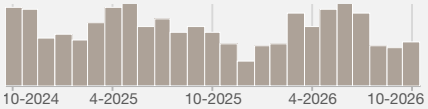
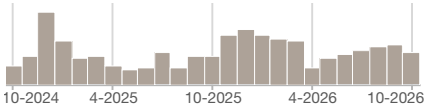
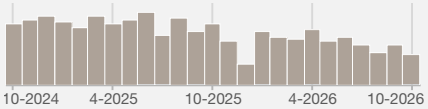
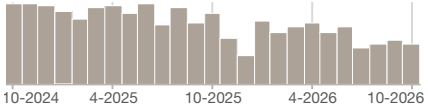
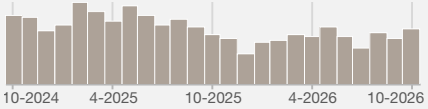
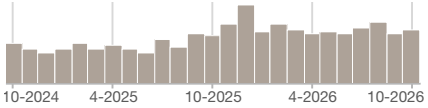
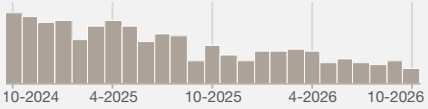
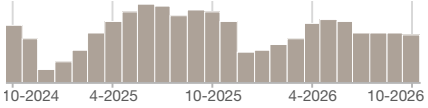
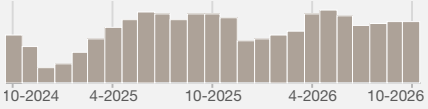
Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Single Family properties only.

					Hamilton		
Key Metrics	**Historical Sparkbars**	**10-2025**	**10-2026**	**% Change**	**YTD 2025**	**YTD 2026**	**% Change**
New Listings		787	**677**	- 14.0%	7,990	**6,817**	- 14.7%
Sales		322	**304**	- 5.6%	3,375	**3,046**	- 9.7%
Days on Market Until Sale		35	**37**	+ 5.7%	34	**39**	+ 14.7%
Median Sales Price		$739,500	**$702,500**	- 5.0%	$770,000	**$730,000**	- 5.2%
Average Sales Price		$860,068	**$797,303**	- 7.3%	$863,557	**$825,112**	- 4.5%
Percent of List Price Received		97.2%	**96.5%**	- 0.7%	97.9%	**97.0%**	- 0.9%
Housing Affordability Index		59	**57**	- 3.4%	57	**55**	- 3.5%
Housing Value Index		164	**153**	- 6.7%	—	**—**	—
Inventory of Homes for Sale		1,519	**1,319**	- 13.2%	—	**—**	—
Months Supply of Inventory		4.7	**4.4**	- 6.4%	—	**—**	—

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

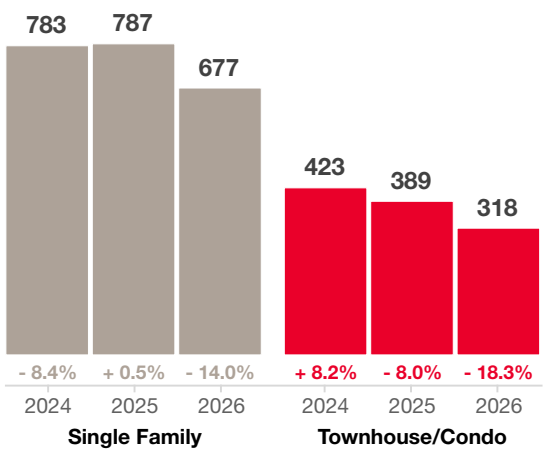
Key Metrics	Historical Sparkbars	10-2025	10-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		389	**318**	- 18.3%	4,167	**3,471**	- 16.7%
Sales		137	**120**	- 12.4%	1,493	**1,408**	- 5.7%
Days on Market Until Sale		46	**48**	+ 4.3%	44	**50**	+ 13.6%
Median Sales Price		$618,000	**$535,000**	- 13.4%	$620,000	**$570,000**	- 8.1%
Average Sales Price		$608,476	**$538,375**	- 11.5%	$608,137	**$562,663**	- 7.5%
Percent of List Price Received		97.2%	**97.5%**	+ 0.3%	97.9%	**97.1%**	- 0.8%
Housing Affordability Index		71	**74**	+ 4.2%	70	**70**	0.0%
Housing Value Index		151	**138**	- 8.6%	—	**—**	—
Inventory of Homes for Sale		873	**723**	- 17.2%	—	**—**	—
Months Supply of Inventory		5.8	**5.4**	- 6.9%	—	**—**	—

New Listings

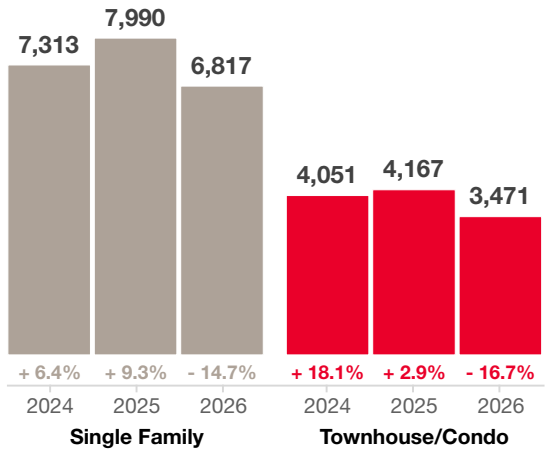
A count of the properties that have been newly listed on the market in a given month.

Hamilton

October

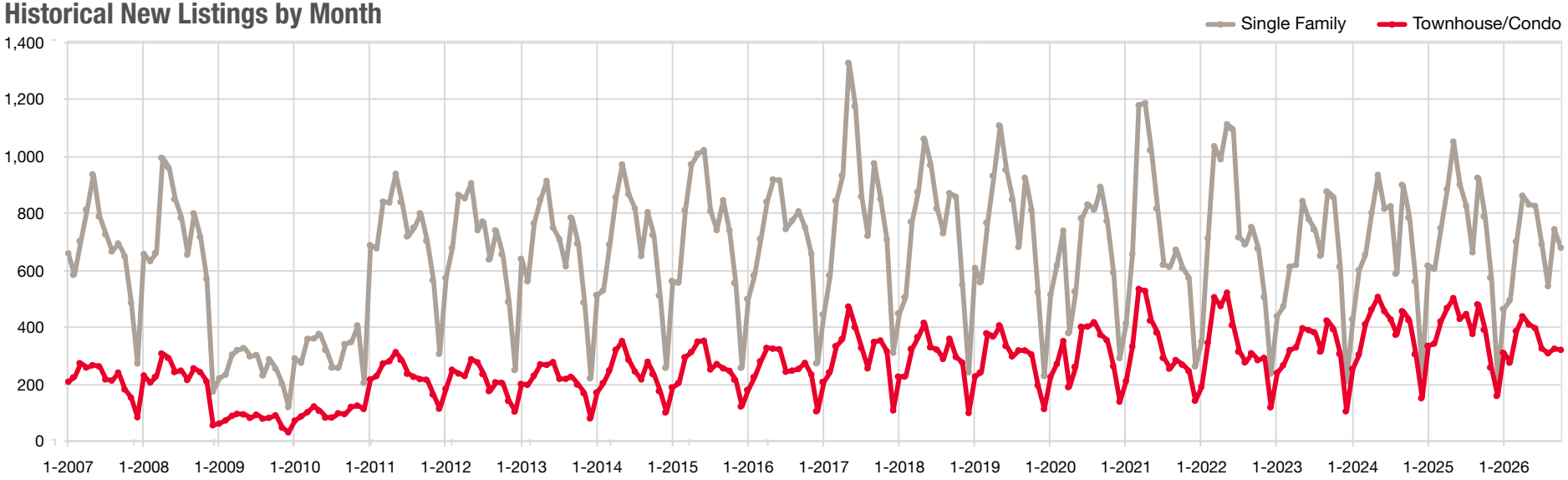


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	824	- 8.3%	394	- 7.7%
Jul-2026	690	- 16.3%	323	- 27.3%
Aug-2026	542	- 18.0%	306	- 18.2%
Sep-2026	742	- 19.6%	322	- 32.6%
Oct-2026	**677**	**- 14.0%**	**318**	**- 18.3%**
12-Month Avg	633	- 13.5%	324	- 15.8%

Historical New Listings by Month

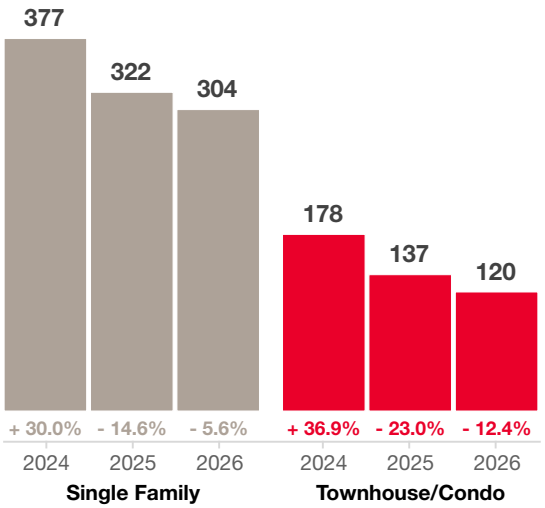


Sales

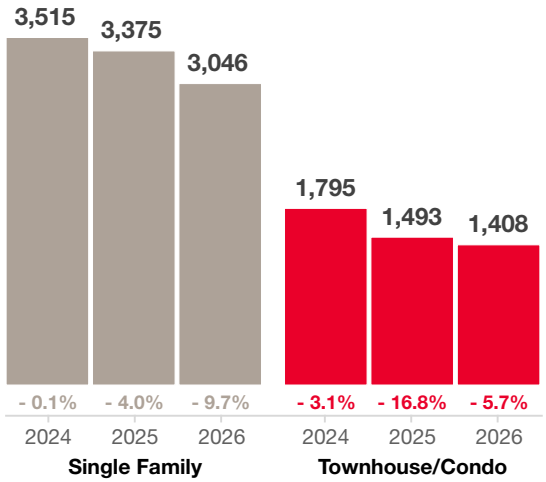
A count of the properties on which offers have been accepted in a given month.

Hamilton

October

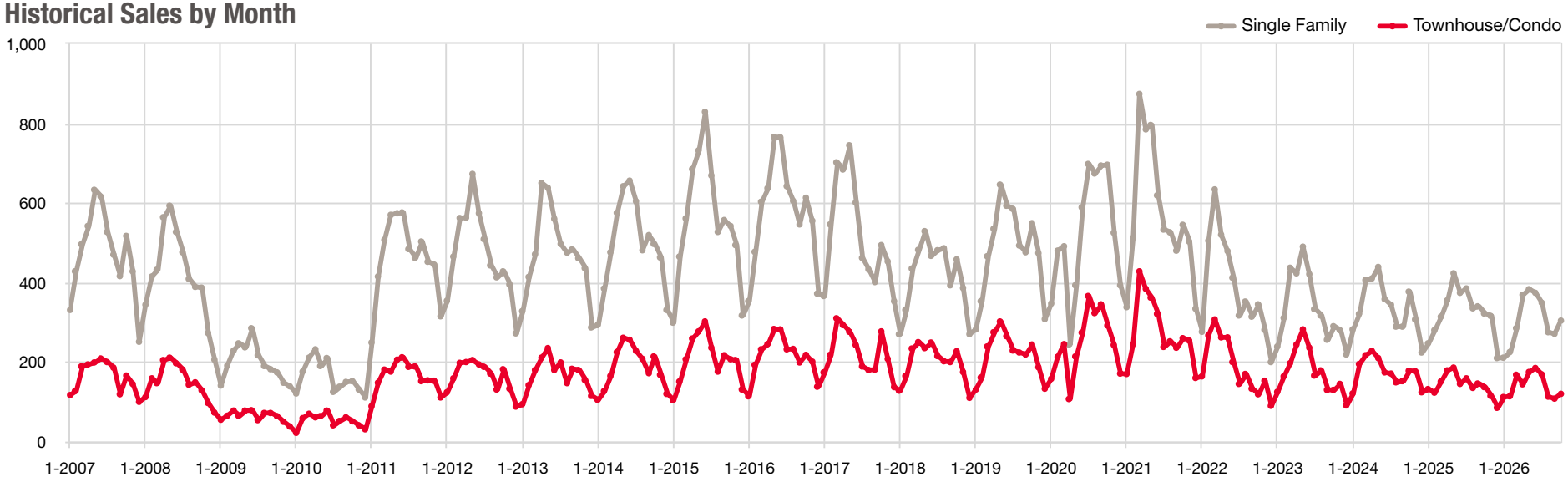


Year to Date



Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2025	316	+ 2.9%	115	- 35.0%
Dec-2025	210	- 6.3%	85	- 31.5%
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	383	- 9.5%	175	- 5.9%
Jun-2026	374	0.0%	185	+ 27.6%
Jul-2026	349	- 9.4%	169	+ 6.3%
Aug-2026	275	- 17.9%	113	- 16.3%
Sep-2026	271	- 20.3%	108	- 26.0%
Oct-2026	**304**	**- 5.6%**	**120**	**- 12.4%**
12-Month Avg	298	- 8.6%	134	- 10.7%

Historical Sales by Month

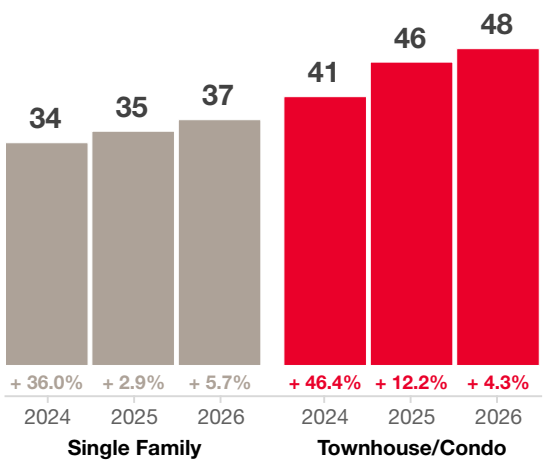


Days on Market Until Sale

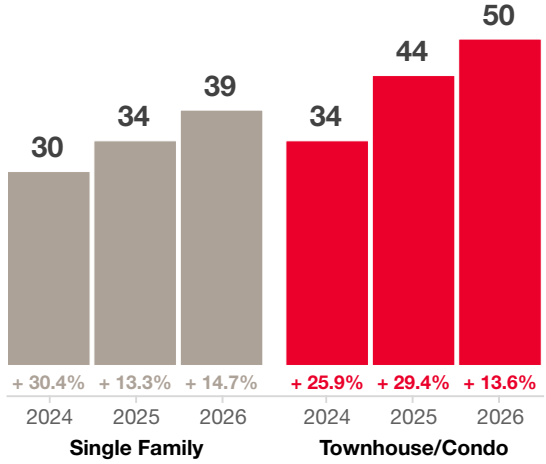
Average number of days between when a property is listed and when an offer is accepted in a given month.

Hamilton

October



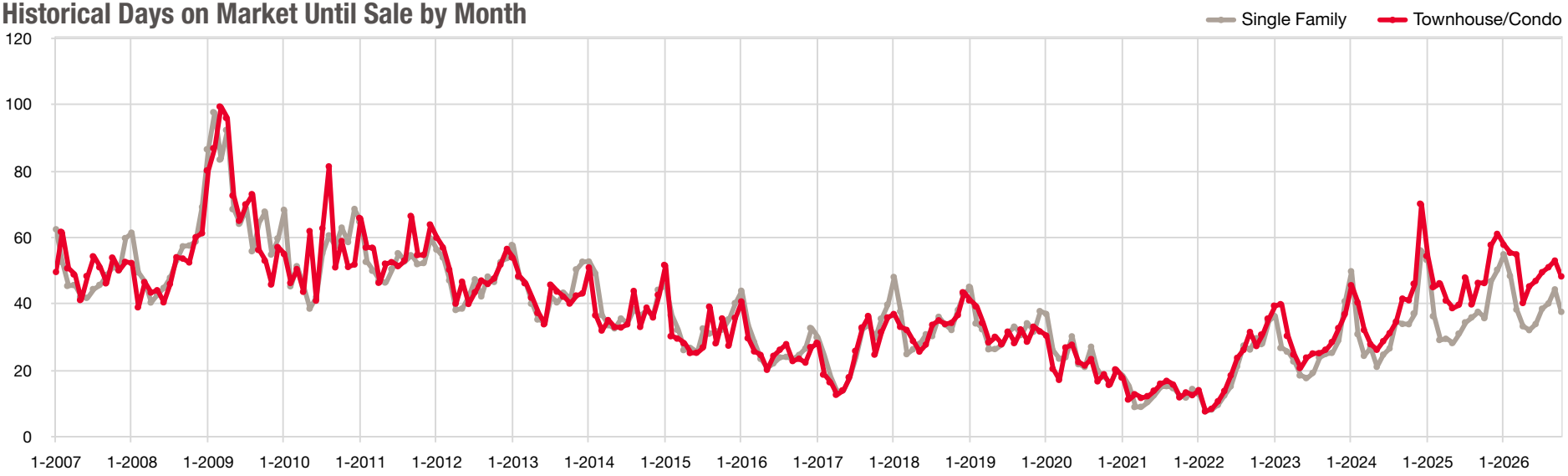
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	38	+ 11.8%	49	+ 2.1%
Aug-2026	40	+ 11.1%	51	+ 27.5%
Sep-2026	44	+ 18.9%	53	+ 15.2%
Oct-2026	**37**	**+ 5.7%**	**48**	**+ 4.3%**
12-Month Avg*	40	+ 12.5%	51	+ 10.2%

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

Historical Days on Market Until Sale by Month

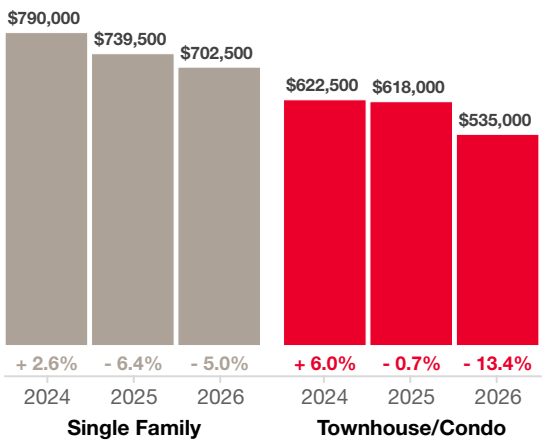


Median Sales Price

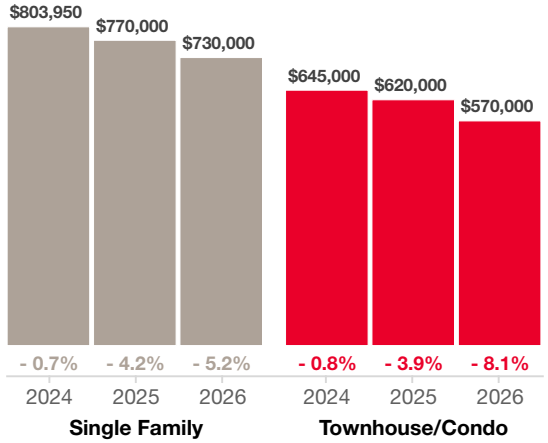
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

Hamilton

October



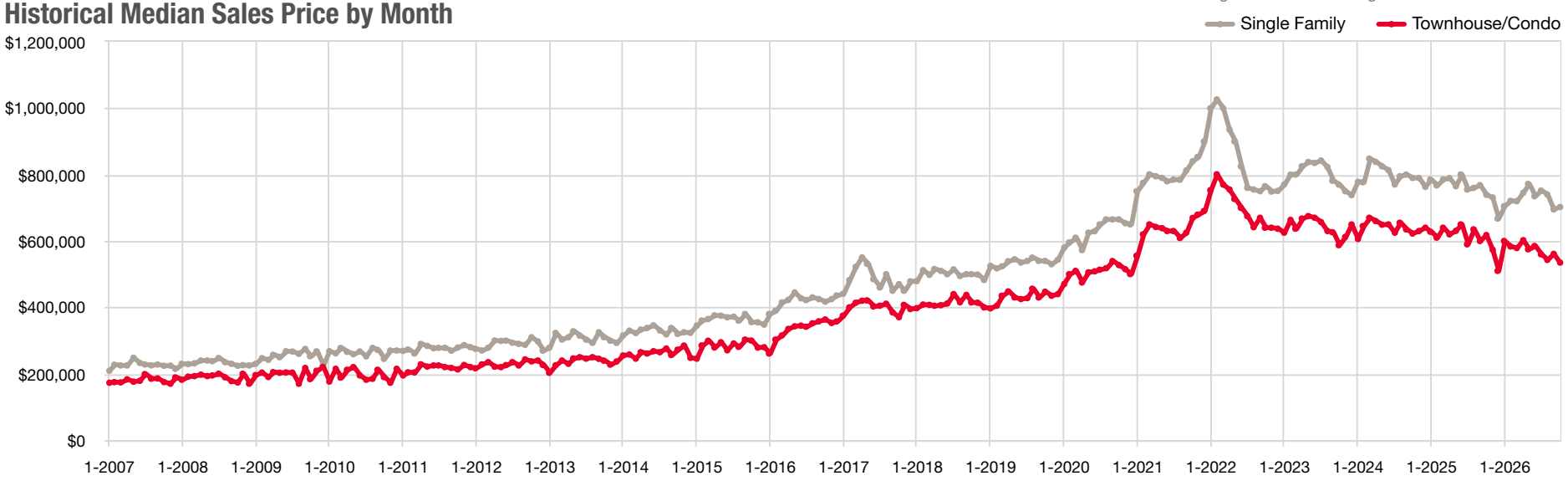
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2025	$731,000	- 7.5%	$573,500	- 9.0%
Dec-2025	$667,500	- 12.5%	$510,000	- 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%
Jun-2026	$735,000	- 8.2%	$585,000	- 10.0%
Jul-2026	$752,000	- 0.4%	$560,000	- 5.1%
Aug-2026	$740,000	- 2.6%	$543,000	- 14.5%
Sep-2026	$695,000	- 9.5%	$561,250	- 6.5%
Oct-2026	**$702,500**	**- 5.0%**	**$535,000**	**- 13.4%**
12-Month Avg*	$730,000	- 5.2%	$569,500	- 8.4%

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

Historical Median Sales Price by Month

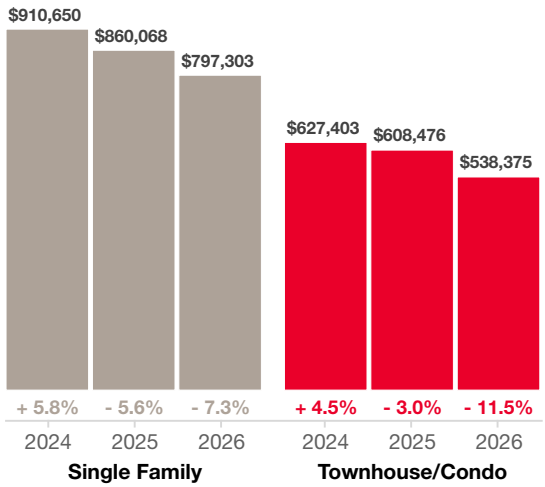


Average Sales Price

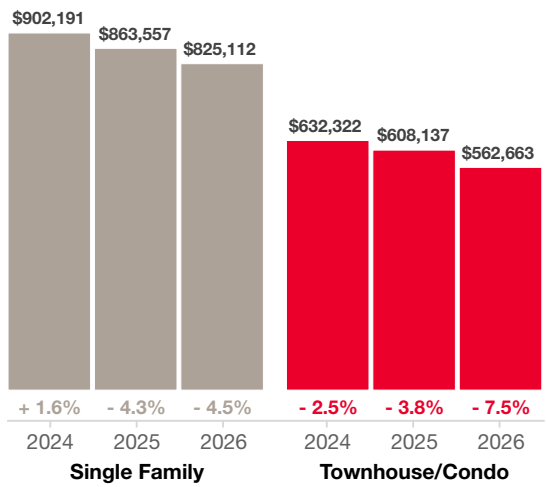
Average sales price for all closed sales, not accounting for seller concessions, in a given month.

Hamilton

October



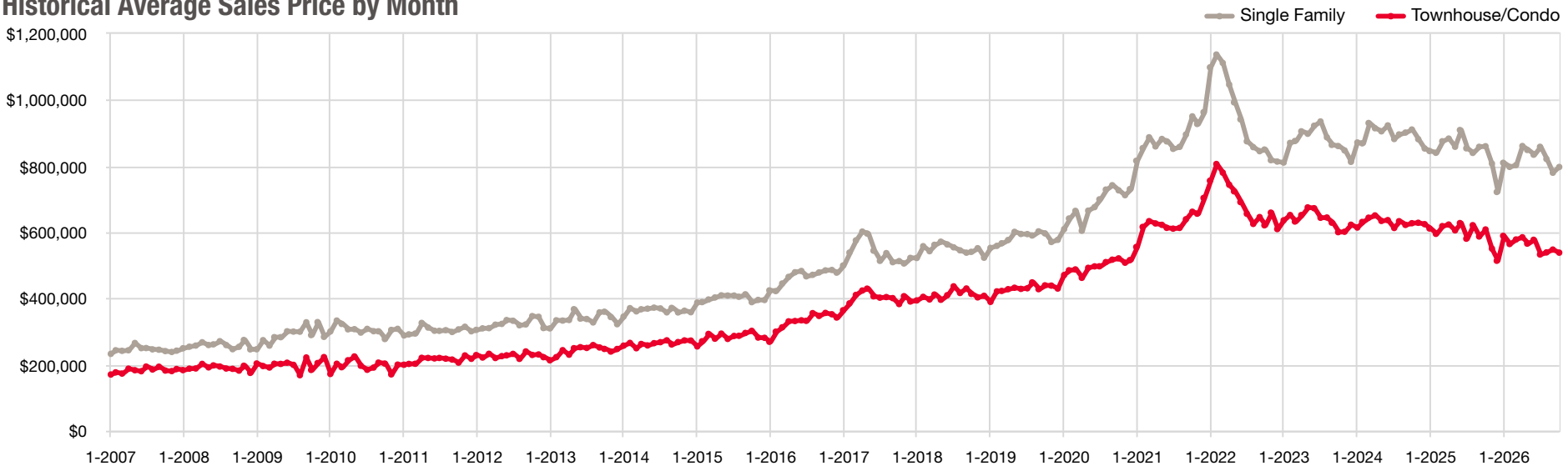
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2025	$807,626	- 8.4%	$550,519	- 12.4%
Dec-2025	$721,847	- 15.4%	$513,901	- 17.7%
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	$848,898	- 1.1%	$565,613	- 6.6%
Jun-2026	$834,463	- 8.2%	$577,282	- 8.0%
Jul-2026	$858,365	+ 0.5%	$532,881	- 8.2%
Aug-2026	$821,597	- 2.2%	$539,120	- 13.2%
Sep-2026	$779,991	- 9.1%	$547,686	- 6.7%
Oct-2026	**$797,303**	**- 7.3%**	**$538,375**	**- 11.5%**
12-Month Avg*	$817,492	- 5.4%	$559,214	- 8.5%

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

Historical Average Sales Price by Month

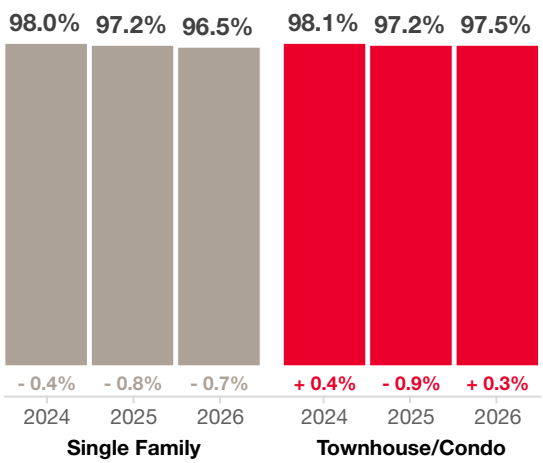


Percent of List Price Received

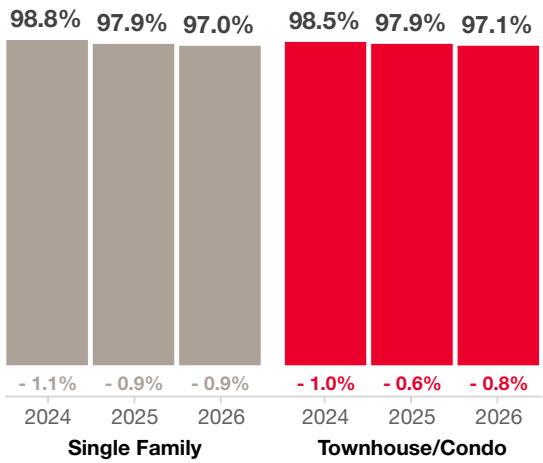
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

Hamilton

October



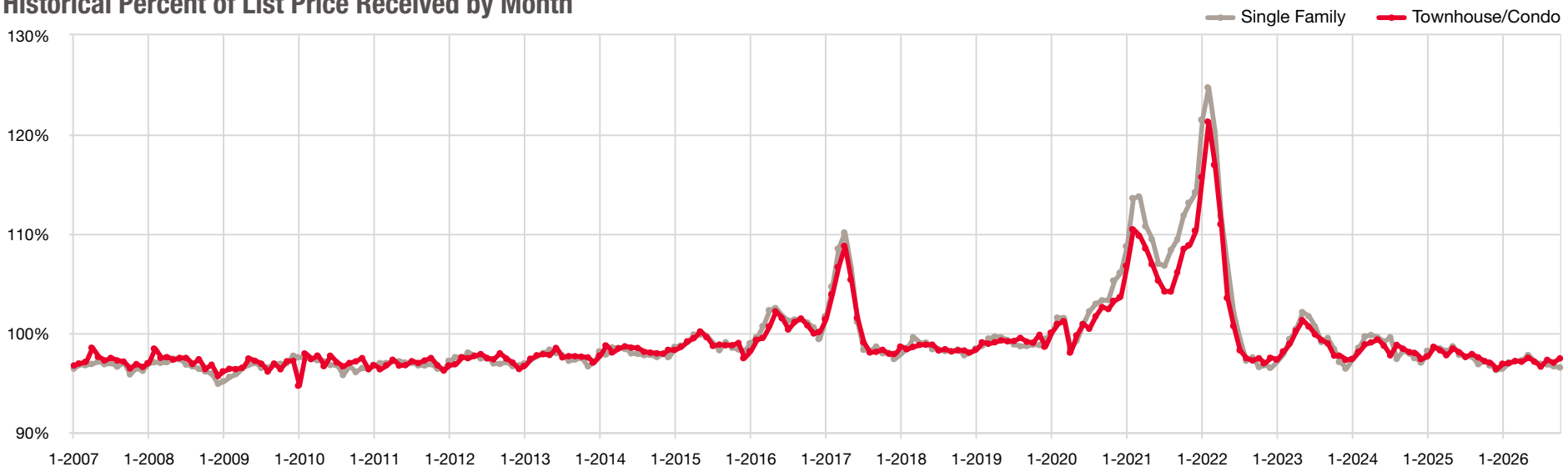
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Aug-2026	96.8%	- 0.8%	97.3%	- 0.6%
Sep-2026	96.7%	- 0.2%	97.0%	- 0.5%
Oct-2026	**96.5%**	**- 0.7%**	**97.5%**	**+ 0.3%**
12-Month Avg*	97.0%	- 0.9%	97.1%	- 0.8%

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

Historical Percent of List Price Received by Month

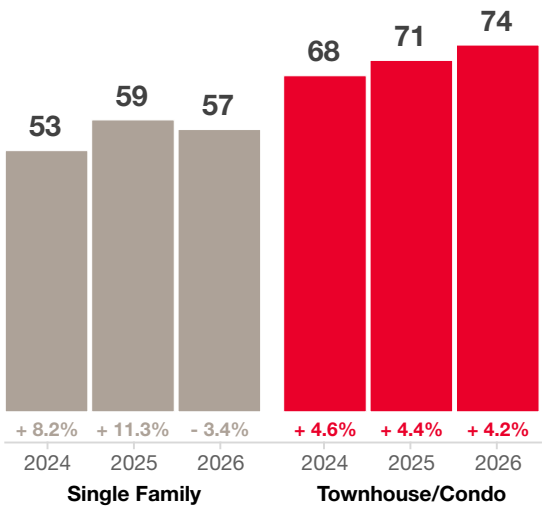


Housing Affordability Index

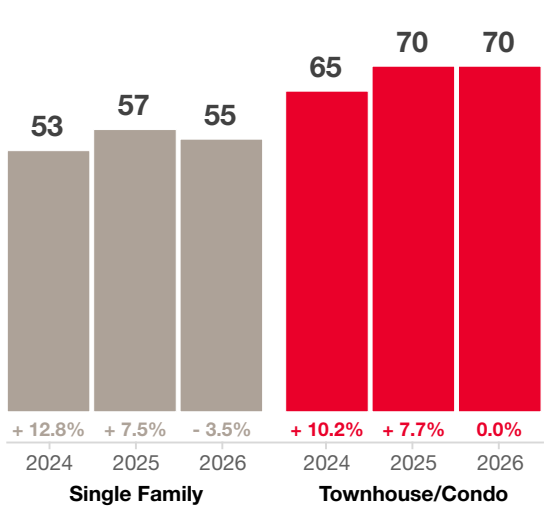
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

Hamilton

October

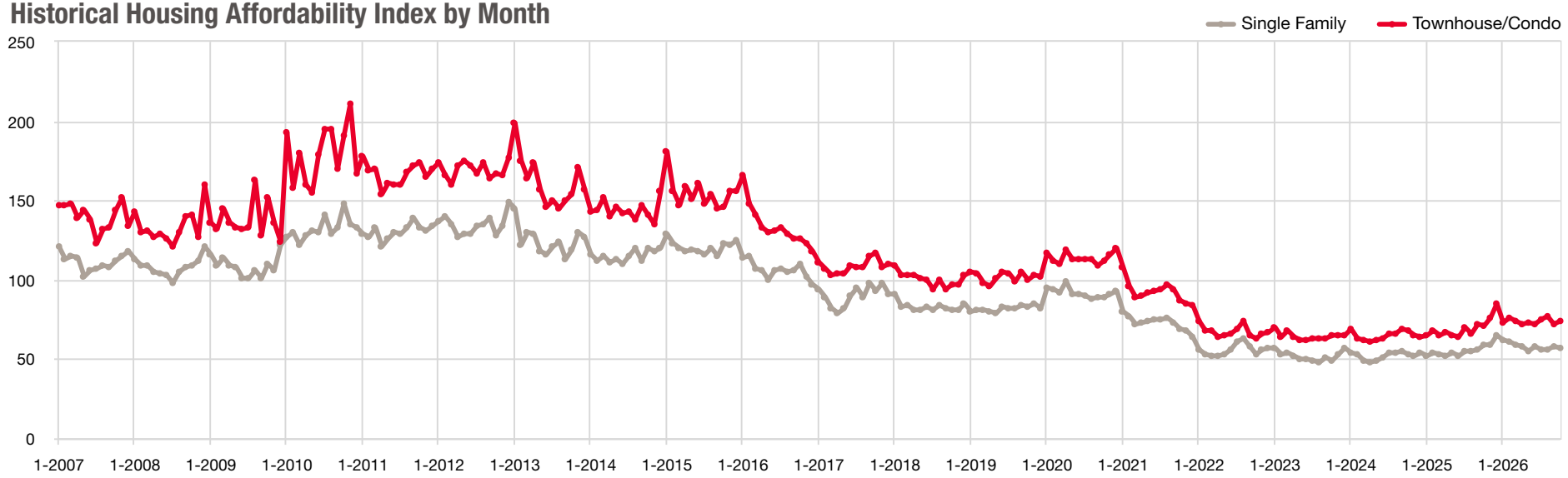


Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%	72	+ 12.5%
Jul-2026	56	+ 1.8%	75	+ 7.1%
Aug-2026	56	+ 1.8%	77	+ 16.7%
Sep-2026	58	+ 3.6%	72	0.0%
Oct-2026	**57**	**- 3.4%**	**74**	**+ 4.2%**
12-Month Avg	59	+ 9.3%	75	+ 11.9%

Historical Housing Affordability Index by Month

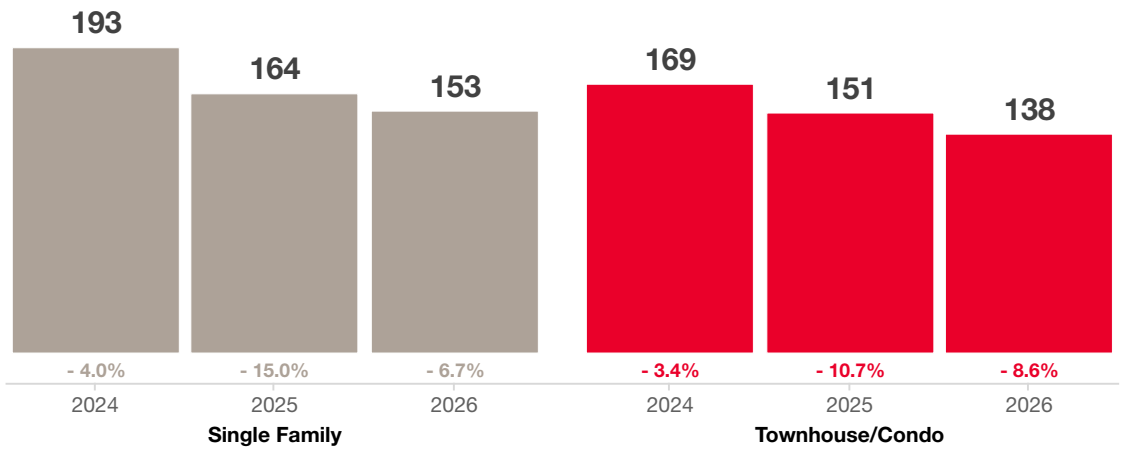


ShowingTime Housing Value Index

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

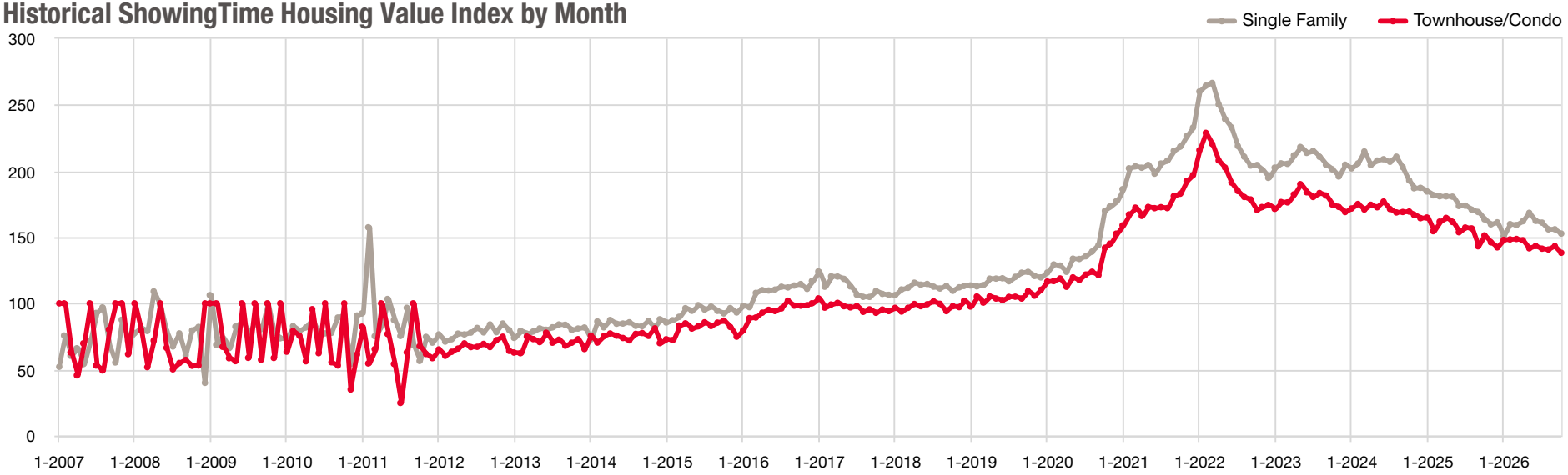
October



Housing Value Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2025	160	- 14.4%	146	- 12.6%
Dec-2025	161	- 13.9%	142	- 13.4%
Jan-2026	151	- 18.4%	148	- 10.3%
Feb-2026	160	- 12.1%	148	- 4.5%
Mar-2026	159	- 12.2%	149	- 8.0%
Apr-2026	162	- 10.5%	148	- 10.3%
May-2026	168	- 7.2%	142	- 11.8%
Jun-2026	162	- 6.9%	143	- 7.1%
Jul-2026	161	- 7.5%	141	- 10.2%
Aug-2026	156	- 8.8%	141	- 10.2%
Sep-2026	156	- 7.7%	143	0.0%
Oct-2026	**153**	**- 6.7%**	**138**	**- 8.6%**
12-Month Avg*	—	—	—	—

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

Historical ShowingTime Housing Value Index by Month

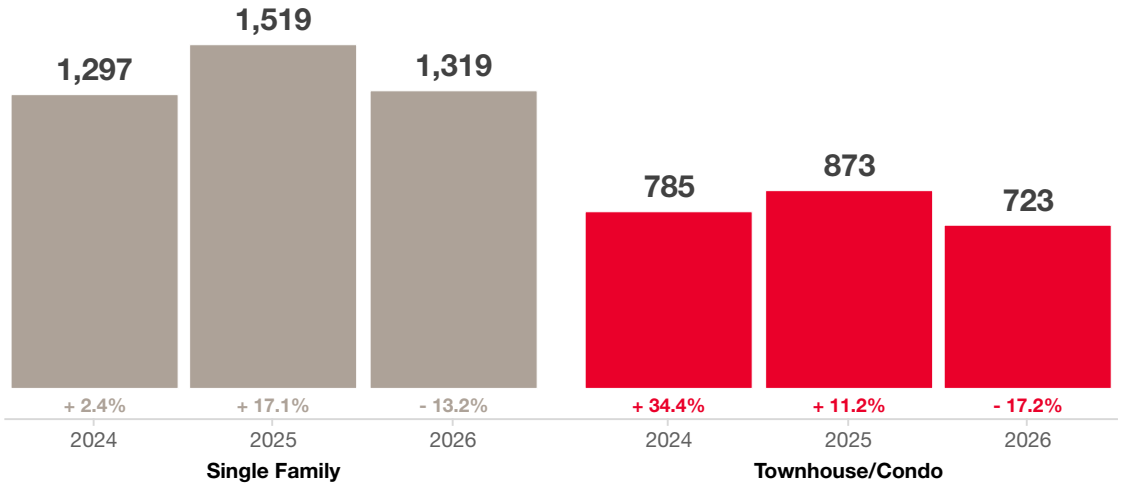


Inventory of Homes for Sale

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

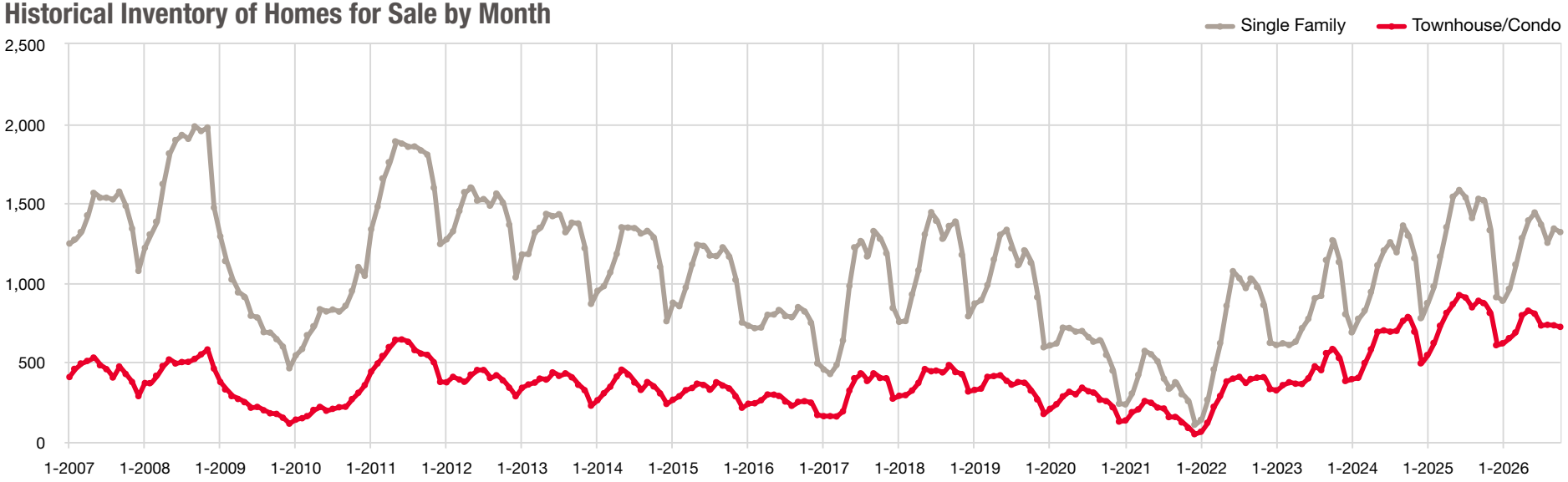
Hamilton

October



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2025	1,331	+ 15.2%	811	+ 17.0%
Dec-2025	910	+ 17.0%	608	+ 23.1%
Jan-2026	887	+ 1.6%	620	+ 13.6%
Feb-2026	962	- 1.5%	652	+ 4.8%
Mar-2026	1,115	- 4.3%	688	- 5.8%
Apr-2026	1,281	- 5.1%	796	- 1.8%
May-2026	1,392	- 9.7%	825	- 4.7%
Jun-2026	1,442	- 8.9%	806	- 12.7%
Jul-2026	1,366	- 11.1%	732	- 19.3%
Aug-2026	1,252	- 11.0%	736	- 13.0%
Sep-2026	1,341	- 12.2%	733	- 17.4%
Oct-2026	**1,319**	**- 13.2%**	**723**	**- 17.2%**
12-Month Avg	1,217	- 5.2%	728	- 5.1%

Historical Inventory of Homes for Sale by Month

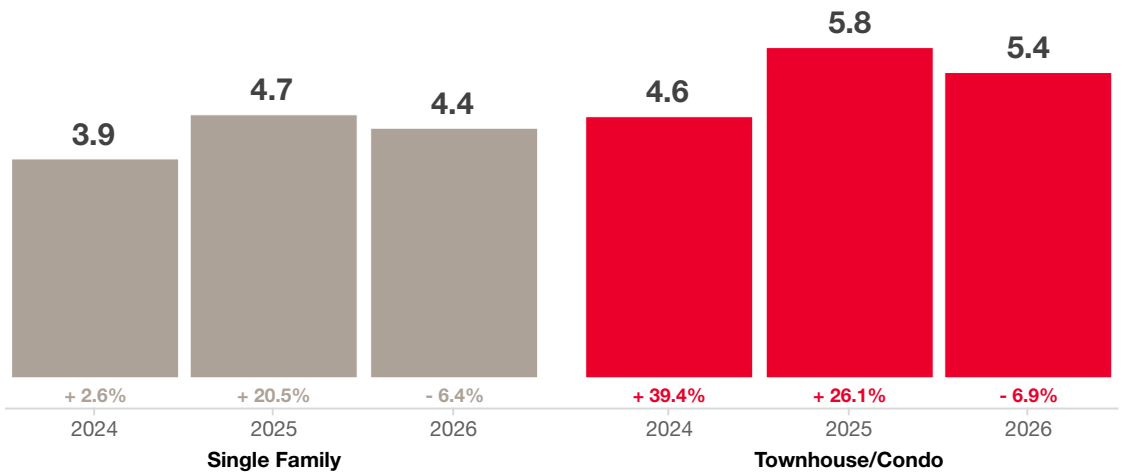


Months Supply of Inventory

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

October



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	4.4	- 10.2%	6.1	+ 10.9%
Jun-2026	4.6	- 8.0%	5.8	- 1.7%
Jul-2026	4.4	- 8.3%	5.2	- 11.9%
Aug-2026	4.1	- 4.7%	5.3	- 3.6%
Sep-2026	4.5	- 2.2%	5.4	- 6.9%
Oct-2026	**4.4**	**- 6.4%**	**5.4**	**- 6.9%**
12-Month Avg*	3.9	- 1.3%	5.2	+ 9.3%

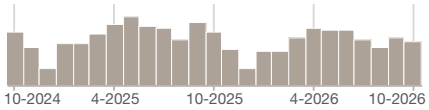
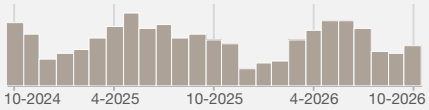
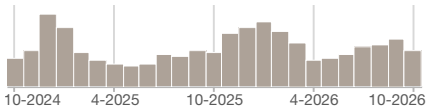
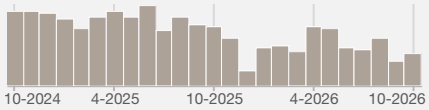
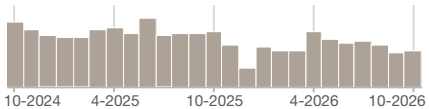
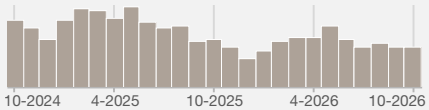
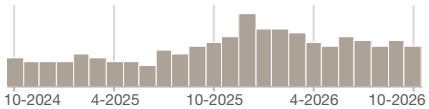
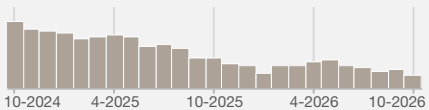
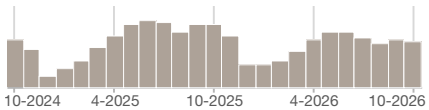
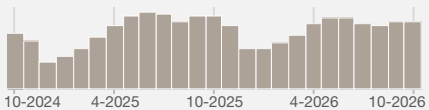
* Months Supply for all properties from November 2025 through October 2026. This is not the average of the individual figures above.

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**	**10-2025**	**10-2026**	**% Change**	**YTD 2025**	**YTD 2026**	**% Change**
New Listings		1,176	**995**	- 15.4%	12,157	**10,288**	- 15.4%
Sales		459	**424**	- 7.6%	4,868	**4,454**	- 8.5%
Days on Market Until Sale		39	**40**	+ 2.6%	37	**42**	+ 13.5%
Median Sales Price		$700,000	**$655,000**	- 6.4%	$712,750	**$670,000**	- 6.0%
Average Sales Price		$784,974	**$724,461**	- 7.7%	$785,220	**$742,168**	- 5.5%
Percent of List Price Received		97.2%	**96.8%**	- 0.4%	97.9%	**97.1%**	- 0.8%
Housing Affordability Index		62	**61**	- 1.6%	61	**59**	- 3.3%
Housing Value Index		160	**149**	- 6.9%	—	**—**	—
Inventory of Homes for Sale		2,392	**2,042**	- 14.6%	—	**—**	—
Months Supply of Inventory		5.0	**4.7**	- 6.0%	—	**—**	—

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