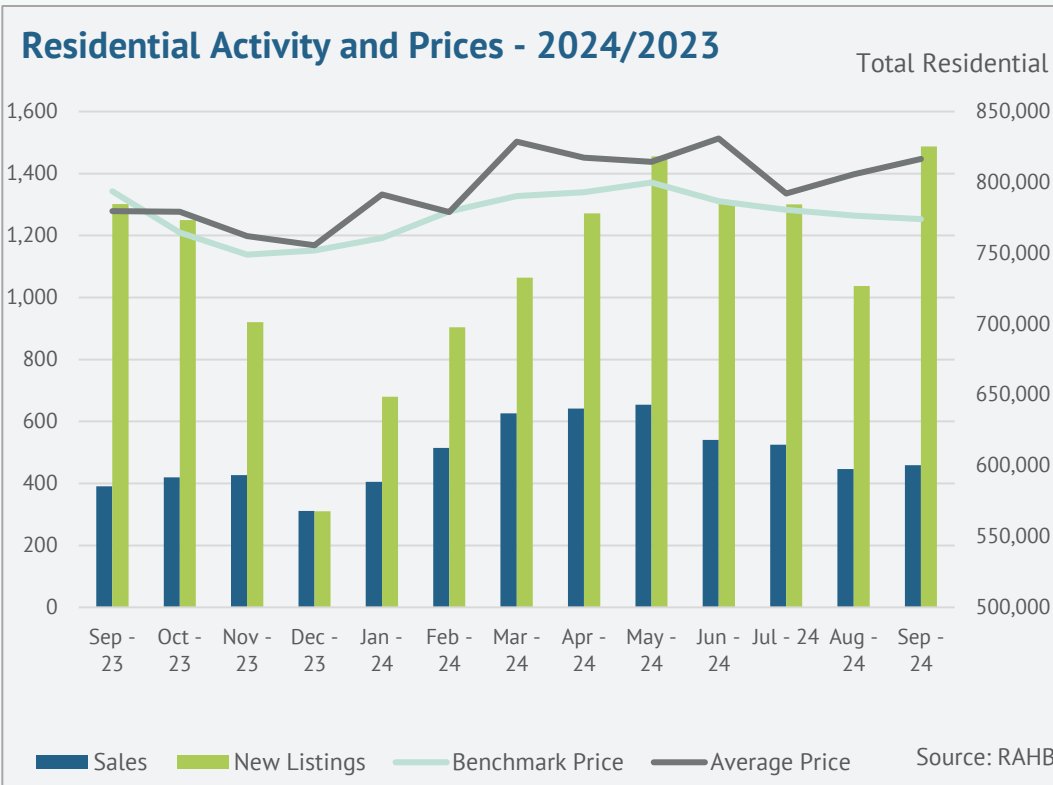


HAMILTON
MONTHLY
STATISTICS
PACKAGE
SEPTEMBER 2024

Cornerstone
Association of REALTORS®

SUMMARY

While sales are still low by historical standards, sales in the Hamilton region improved in September compared to last year. The gain in sales was also met with an increase in new listings, causing the sales-to-new-listings ratio to remain in buyers market territory at 31 per cent. At the same time, inventories continued to trend up and the months of supply remained elevated at over five months. Higher supply levels compared to sales continued to weigh on home prices this month, although the pace of declines is showing signs of easing. In September, the unadjusted benchmark price was \$774,000, slightly lower than last month and over two per cent lower than 2023 levels.



SALES

459

↑

17.4%

YEAR/YEAR

NEW LISTINGS

1,487

↑

14.3%

YEAR/YEAR

INVENTORY

2,471

↑

38.7%

YEAR/YEAR

MONTHS OF SUPPLY

5.4

↑

18.2%

YEAR/YEAR

RESIDENTIAL AVERAGE PRICE

\$816,579

↑

4.7%

YEAR/YEAR

AVERAGE DOM

40.2

↑

58.3%

YEAR/YEAR

PROPERTY TYPES

Improvements in detached and row-style homes drove the growth in sales this month. Meanwhile, new listings improved for detached, row and apartment-style properties, with the most significant gains occurring for apartment-style homes. Overall, higher supply levels compared to sales continue to weigh on home prices across all property types. Year-over-year declines ranged from just over one per cent in the detached sector to over six per cent in the apartment condominium sector. Apartment-style homes face the highest levels of over-supply compared to other property types.

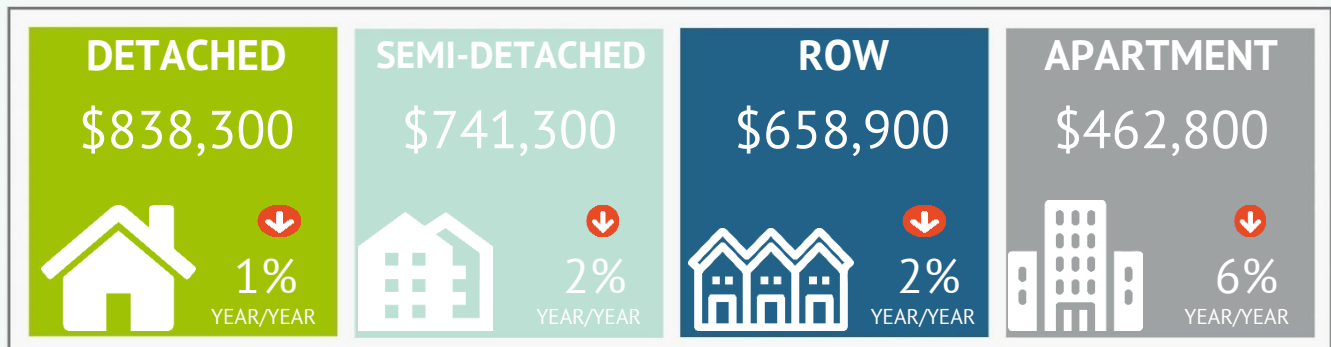
September 2024

	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	307	18.5%	990	12.9%	1,588	32.8%	31%	38.2	56%	5.17	12.0%	\$911,410	5.8%	\$795,000	1.6%
Semi-Detached	18	-28.0%	62	-3.1%	85	26.9%	29%	19.6	0%	4.72	76.2%	\$678,917	10.8%	\$664,500	8.0%
Row	97	56.5%	251	13.1%	415	60.9%	39%	45.6	77%	4.28	2.8%	\$666,675	-6.7%	\$660,000	-8.1%
Apartment	37	-11.9%	178	29.9%	370	46.8%	21%	52.3	72%	10.00	66.7%	\$489,711	-2.8%	\$465,000	-5.6%
Mobile	0	-100.0%	1	0.0%	5	-16.7%	0%	-	-	-	-	-	-	-	-
Total Residential	459	17.4%	1,487	14.3%	2,471	38.7%	31%	40.2	58%	5.38	18.2%	\$816,579	4.7%	\$730,000	1.4%

Year-to-Date

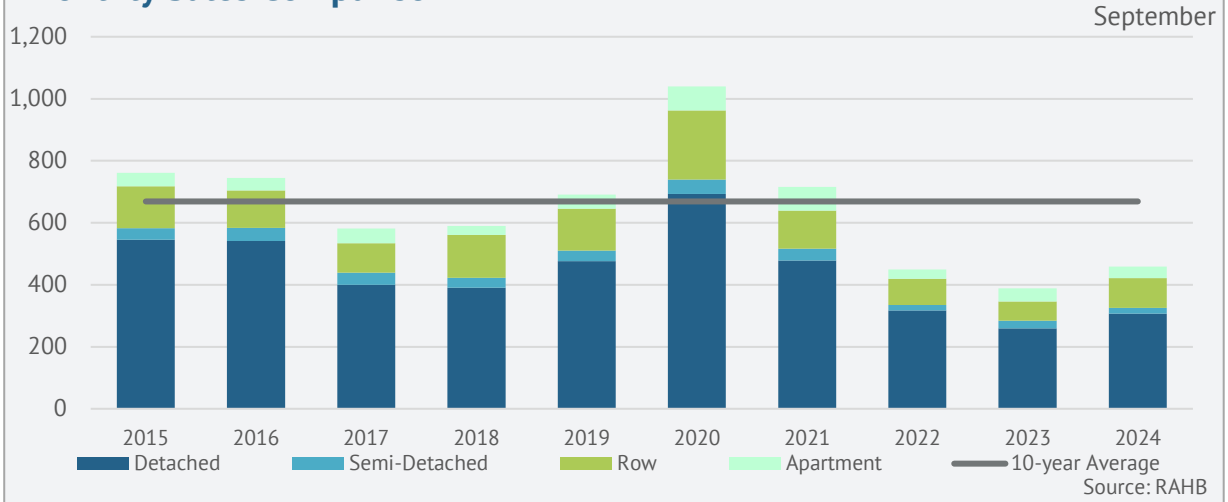
	Sales		New Listings		Inventory		S/NL	DOM		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Detached	3,182	-2.1%	6,763	11.8%	1,164	42.7%	47.1%	29.6	29%	3.29	45.7%	\$902,002	1.6%	\$803,450	-0.8%
Semi-Detached	208	-13.7%	409	5.4%	60	27.1%	50.9%	24.6	14%	2.59	47.3%	\$685,779	-1.6%	\$665,000	-1.5%
Row	951	-2.3%	1,972	23.9%	296	67.6%	48.2%	29.1	32%	2.80	71.5%	\$697,899	-3.3%	\$710,000	-1.4%
Apartment	458	-9.3%	1,331	25.7%	295	44.9%	34.4%	45.7	17%	5.79	59.7%	\$468,582	-5.5%	\$455,000	-4.2%
Mobile	9	-43.8%	15	-31.8%	6	-5.0%	60.0%	42.7	-41%	6.33	68.9%	\$292,778	13.5%	\$289,000	1.0%
Total Residential	4,812	-3.5%	10,504	15.2%	1,825	45.6%	45.8%	30.9	26%	3.41	50.9%	\$809,808	0.7%	\$737,000	-1.7%

BENCHMARK PRICE

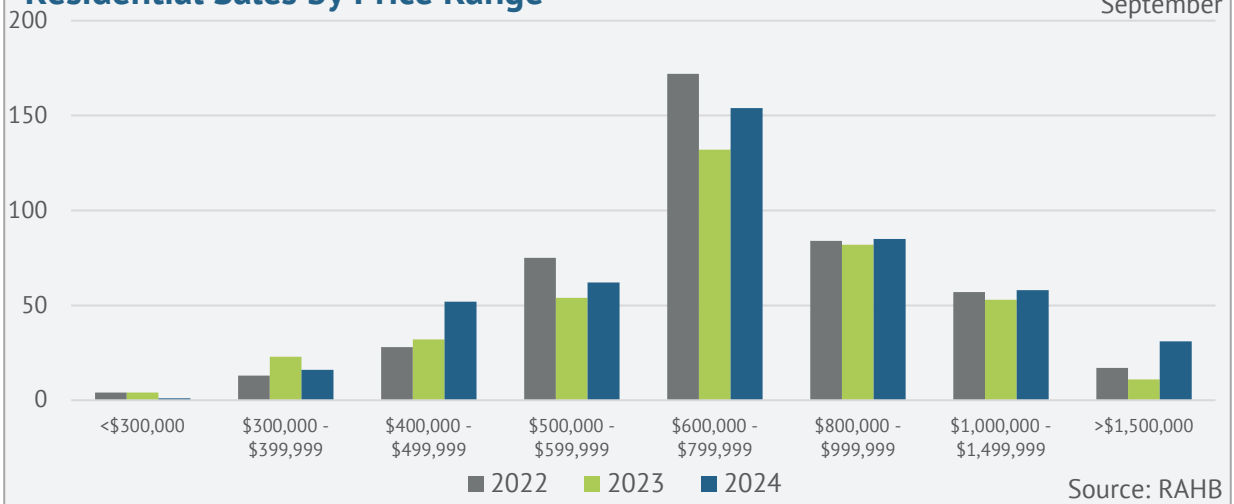


Hamilton Monthly Statistical Report - September

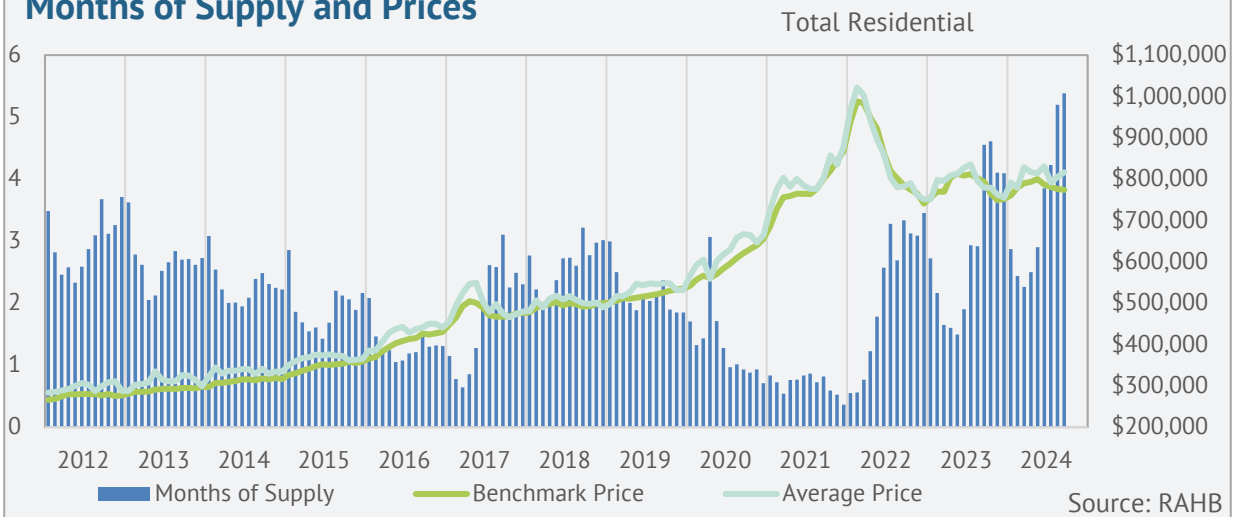
Monthly Sales Comparison



Residential Sales by Price Range



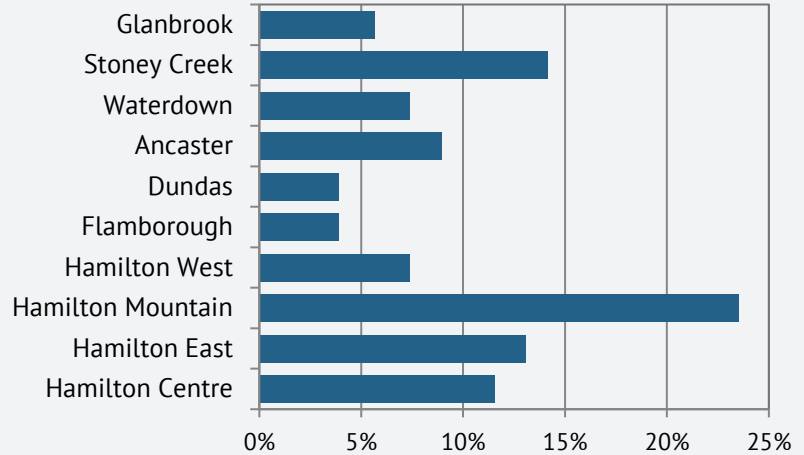
Months of Supply and Prices



REGIONAL SUMMARY

While sales activity improved across most locations within the Hamilton region, the only areas to report year-to-date sales growth were Hamilton East, Flamborough, Dundas and Ancaster. Meanwhile, September new listings improved across nearly every district compared to last year, keeping sales-to-new listings ratios low in every area and driving year-over-year inventory gains.

Share of Sales by District



September 2024

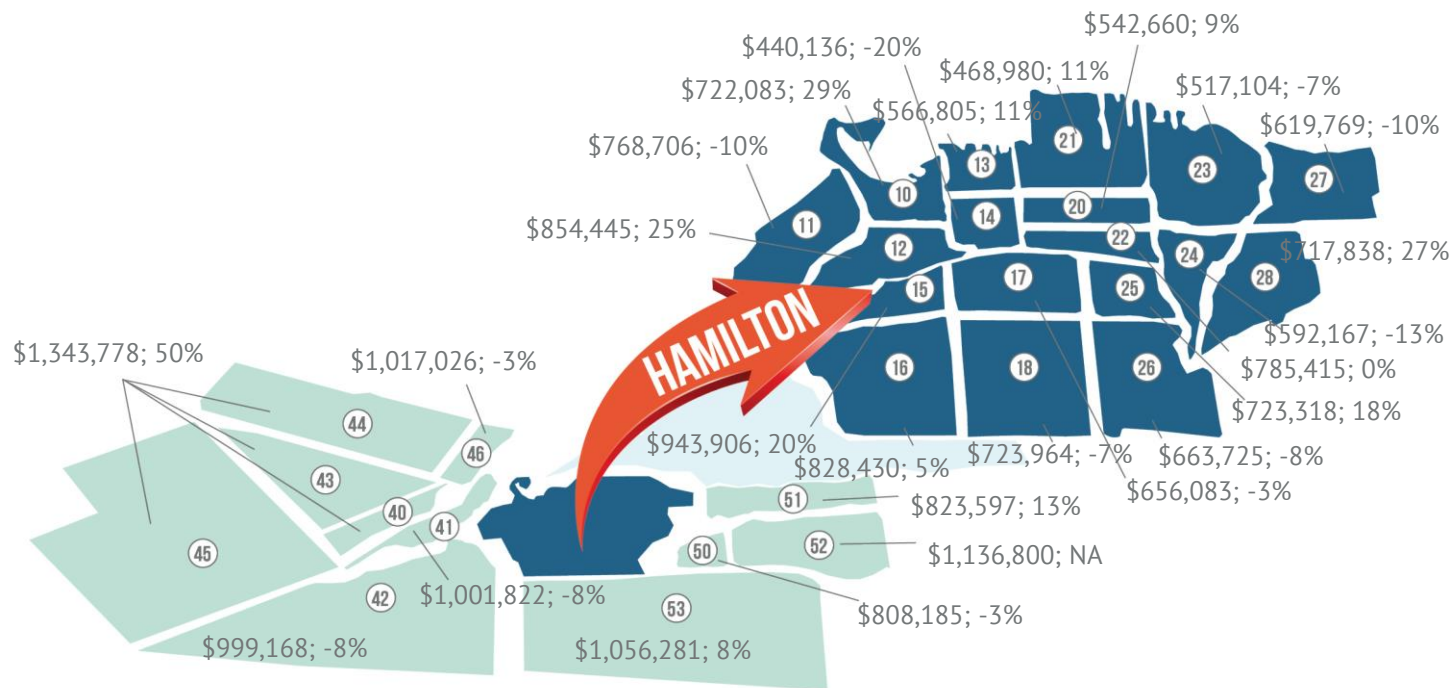
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Hamilton Centre	53	-8.6%	218	16.6%	359	41.3%	24%	36.5	31.7%	6.77	54.7%	\$578,074	2.9%	\$550,000	4.0%
Hamilton East	60	25.0%	160	24.0%	250	64.5%	38%	34.0	84.5%	4.17	31.6%	\$606,358	1.2%	\$575,250	1.7%
Hamilton Mountain	108	13.7%	307	3.0%	479	46.0%	35%	34.3	81.1%	4.44	28.5%	\$752,490	-0.1%	\$732,000	1.7%
Hamilton West	34	25.9%	141	48.4%	221	36.4%	24%	33.5	6.7%	6.50	8.3%	\$788,218	8.8%	\$739,000	10.0%
Flamborough	18	28.6%	70	34.6%	158	41.1%	26%	65.9	51.7%	8.78	9.7%	\$1,343,778	50.3%	\$1,239,000	88.2%
Dundas	18	5.9%	52	26.8%	80	70.2%	35%	49.4	197.0%	4.44	60.8%	\$1,001,822	-7.9%	\$1,037,500	-9.8%
Ancaster	41	57.7%	133	7.3%	228	16.3%	31%	48.4	64.8%	5.56	-26.2%	\$999,168	-7.5%	\$950,000	-0.8%
Waterdown	34	47.8%	85	21.4%	126	55.6%	40%	36.1	131.7%	3.71	5.2%	\$1,017,026	-3.1%	\$917,500	-7.8%
Stoney Creek	65	10.2%	222	-6.3%	411	16.1%	29%	41.6	35.3%	6.32	5.4%	\$823,436	6.3%	\$735,000	-6.8%
Glanbrook	26	8.3%	96	43.3%	154	65.6%	27%	58.8	47.6%	5.92	52.9%	\$1,056,281	7.9%	\$785,000	-6.0%
Total	459	17.4%	1,487	14.3%	2,471	38.7%	31%	40.2	58.3%	5.38	18.2%	\$816,579	4.7%	\$730,000	1.4%

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	571	-11.6%	1,420	11.0%	256	30.3%	40.2%	30.0	12.5%	4.04	47.4%	\$553,030	-3.5%	\$543,500	-2.1%
Hamilton East	527	1.7%	1,036	16.3%	164	52.4%	50.9%	29.3	34.1%	2.80	49.8%	\$616,275	-4.2%	\$599,900	-4.9%
Hamilton Mountain	1,182	-0.2%	2,252	18.8%	331	70.1%	52.5%	26.4	38.7%	2.52	70.4%	\$746,389	-2.2%	\$728,690	-2.8%
Hamilton West	376	-12.8%	886	10.1%	162	24.1%	42.4%	36.3	23.9%	3.87	42.3%	\$698,848	0.0%	\$689,000	2.1%
Flamborough	183	5.2%	478	19.2%	136	59.1%	38.3%	44.6	22.3%	6.69	51.3%	\$1,296,116	19.1%	\$1,190,000	20.2%
Dundas	223	9.3%	373	27.7%	57	70.3%	59.8%	28.3	16.4%	2.31	55.8%	\$929,733	0.5%	\$850,000	-2.3%
Ancaster	402	3.6%	976	17.0%	180	40.1%	41.2%	36.3	29.6%	4.02	35.2%	\$1,180,321	1.5%	\$1,072,500	2.9%
Waterdown	275	-8.6%	645	33.0%	97	78.7%	42.6%	26.1	24.8%	3.17	95.6%	\$997,572	-1.6%	\$930,000	-2.6%
Stoney Creek	730	-6.9%	1,720	7.0%	318	32.6%	42.4%	32.7	26.2%	3.92	42.4%	\$835,468	0.4%	\$775,000	-3.2%
Glanbrook	328	-7.9%	697	11.5%	118	42.6%	47.1%	31.9	17.4%	3.24	54.8%	\$906,772	2.7%	\$825,000	-0.3%
Total	4,812	-3.5%	10,504	15.2%	1,825	45.6%	45.8%	30.9	26.0%	3.41	50.9%	\$809,808	0.7%	\$737,000	-1.7%

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

	September 2024				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	\$722,083	28.9%	\$562,800	-3.9%	\$614,015	4.6%	\$559,256	-5.5%
Hamilton West 11	\$768,706	-10.3%	\$778,200	0.7%	\$711,047	-4.1%	\$778,878	2.5%
Hamilton West 12	\$854,445	25.1%	\$659,000	-4.3%	\$740,176	0.1%	\$674,333	-3.2%
Hamilton Centre 13	\$566,805	11.2%	\$530,800	2.0%	\$554,569	-2.6%	\$512,644	-2.8%
Hamilton Centre 14	\$440,136	-19.8%	\$515,500	-5.9%	\$501,133	-7.5%	\$519,711	-5.9%
Hamilton Centre 20	\$542,660	8.7%	\$544,800	0.3%	\$535,724	-3.9%	\$531,189	-3.7%
Hamilton Centre 21	\$468,980	11.2%	\$452,700	2.8%	\$455,923	-2.9%	\$436,422	-1.8%
Hamilton Centre 22	\$785,415	0.2%	\$684,100	-4.0%	\$700,915	-1.4%	\$700,500	-2.8%
Hamilton East 23	\$517,104	-6.7%	\$508,200	-4.1%	\$530,328	-4.6%	\$509,822	-3.6%
Hamilton East 24	\$592,167	-13.1%	\$652,500	-4.1%	\$660,260	-3.1%	\$659,789	-2.2%
Hamilton East 27	\$619,769	-10.0%	\$634,300	-7.9%	\$666,074	-6.4%	\$649,289	-4.9%
Hamilton East 28	\$717,838	26.5%	\$625,500	-2.8%	\$655,605	-1.8%	\$626,211	-2.0%
Hamilton East 29	\$837,333	-27.2%	\$821,900	-0.8%	\$791,074	-3.7%	\$799,122	-3.1%
Hamilton Mountain 15	\$943,906	19.7%	\$761,200	-2.8%	\$810,347	2.0%	\$775,267	-1.5%
Hamilton Mountain 16	\$828,430	5.0%	\$744,400	-5.6%	\$781,260	-2.4%	\$769,478	-2.3%
Hamilton Mountain 17	\$656,083	-3.1%	\$643,200	-4.2%	\$657,239	-2.2%	\$661,167	-1.7%
Hamilton Mountain 18	\$723,964	-7.0%	\$790,800	-4.2%	\$811,370	-3.1%	\$811,789	-1.7%
Hamilton Mountain 25	\$723,318	17.7%	\$714,300	-3.2%	\$730,036	-1.0%	\$725,844	-2.0%
Hamilton Mountain 26	\$663,725	-8.4%	\$693,600	-3.4%	\$707,513	0.3%	\$705,856	-1.9%
Flamborough 43	\$1,343,778	50.3%	\$1,184,800	1.2%	\$1,296,116	19.1%	\$1,182,344	1.7%
Dundas 41	\$1,001,822	-7.9%	\$919,500	-1.7%	\$929,733	0.5%	\$934,767	1.6%
Ancaster 42	\$999,168	-7.5%	\$1,138,500	0.8%	\$1,180,321	1.5%	\$1,134,267	2.1%
Waterdown 46	\$1,017,026	-3.1%	\$1,002,900	-2.4%	\$997,572	-1.6%	\$1,017,822	-0.6%
Stoney Creek 50	\$808,185	-2.8%	\$839,300	-2.8%	\$858,003	0.2%	\$851,644	-2.6%
Stoney Creek 51	\$823,597	12.8%	\$769,200	-4.5%	\$812,212	2.4%	\$778,511	-3.7%
Stoney Creek 52	\$1,136,800	-	\$1,040,500	0.8%	\$1,056,665	-17.7%	\$1,040,444	2.6%
Glanbrook 53	\$1,056,281	7.9%	\$871,300	-2.4%	\$906,772	2.7%	\$870,333	-0.4%

DETACHED

BENCHMARK HOMES

September 2024

	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Hamilton West 10	\$652,700	-0.4%	5.1%	2	3	1,422	2,600
Hamilton West 11	\$843,300	2.3%	0.0%	2	5	1,315	4,000
Hamilton West 12	\$923,900	-1.9%	3.1%	2	3	1,698	3,250
Hamilton Centre 13	\$524,700	1.5%	6.1%	1	3	1,292	2,325
Hamilton Centre 14	\$599,800	-0.5%	4.2%	2	3	1,559	2,783
Hamilton Centre 20	\$559,800	0.7%	4.7%	1	3	1,289	2,500
Hamilton Centre 21	\$452,300	2.6%	4.8%	1	3	1,144	2,500
Hamilton Centre 22	\$684,700	-4.0%	1.1%	2	3	1,538	3,150
Hamilton East 23	\$507,600	-4.2%	0.4%	1	3	1,061	3,150
Hamilton East 24	\$663,500	-3.7%	1.8%	2	3	1,211	4,158
Hamilton East 27	\$777,800	-5.2%	0.6%	2	3	1,334	5,000
Hamilton East 28	\$821,600	-3.3%	1.1%	2	3	1,403	5,250
Hamilton East 29	\$816,000	1.4%	6.9%	2	3	1,603	5,341
Hamilton Mountain 15	\$781,100	-2.3%	1.3%	2	4	1,255	5,525
Hamilton Mountain 16	\$859,700	-4.7%	0.2%	2	3	1,569	4,817
Hamilton Mountain 17	\$652,800	-4.0%	0.9%	2	3	1,120	4,300
Hamilton Mountain 18	\$811,400	-4.0%	0.0%	2	3	1,584	4,534
Hamilton Mountain 25	\$715,400	-3.1%	2.1%	2	4	1,109	5,000
Hamilton Mountain 26	\$758,600	-3.5%	0.9%	2	3	1,303	4,590
Flamborough 43	\$1,186,600	1.2%	0.7%	2	3	1,869	27,546
Dundas 41	\$1,042,200	1.5%	0.2%	2	3	1,537	6,033
Ancaster 42	\$1,298,500	2.8%	0.9%	2	3	2,206	7,543
Waterdown 46	\$1,144,200	-1.9%	-2.5%	2	3	1,848	4,701
Stoney Creek 50	\$876,300	-3.1%	1.4%	2	3	1,788	5,041
Stoney Creek 51	\$897,800	-2.6%	0.2%	2	3	1,666	6,000
Stoney Creek 52	\$1,040,500	0.8%	-1.5%	2	3	1,702	27,335
Glanbrook 53	\$965,100	-2.3%	-2.1%	2	3	1,813	4,830

SUMMARY STATISTICS

September 2024

	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	459	17.4%	1,487	14.3%	2,471	38.7%	\$730,000	1.4%	40.2	58.3%	27.0	68.8%
Commercial	14	-50.0%	69	50.0%	745	5.7%	\$585,000	-23.7%	112.0	-1.2%	92.5	-5.6%
Farm	2	-	6	-33.3%	26	-25.7%	\$3,700,000	-	198.5	-	198.5	-
Land	2	-50.0%	34	21.4%	131	20.2%	\$1,067,500	35.6%	99.0	55.3%	99.0	66.4%
Multi-Residential	9	200.0%	51	104.0%	97	6.6%	\$800,000	3.9%	55.2	245.1%	66.0	340.0%
Total	486	14.1%	1,646	110.5%	4,184	34.1%	\$730,000	-0.2%	43.4	38.1%	28.0	55.6%

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	4,812	-3.5%	10,504	15.2%	1,825	45.6%	\$737,000	-1.7%	30.9	26.0%	18.0	28.6%
Commercial	84	-32.3%	499	108.8%	709	-6.4%	\$690,000	-10.0%	90.2	-9.2%	69.0	-17.9%
Farm	8	0.0%	47	56.7%	25	-9.6%	\$1,925,000	-4.8%	143.9	189.9%	117.5	360.8%
Land	24	-7.7%	238	140.4%	116	35.8%	\$605,000	-26.8%	64.2	-41.4%	30.0	-57.7%
Multi-Residential	80	60.0%	350	221.1%	94	45.7%	\$800,000	-5.7%	47.8	41.2%	32.0	18.5%
Total	5,008	-3.6%	11,634	248.6%	3,331	28.6%	\$738,650	-1.5%	32.5	21.0%	19.0	35.7%

September 2024

	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	5	150.0%	\$782,400	144.5%	18	800.0%	93.2	-52.1%	0	-
Industrial	0	-	\$0	-	21	5.0%	-	-	1	109.0
Investment	1	-66.7%	\$5,500,000	27.5%	6	0.0%	314.0	111.7%	0	-
Land	0	-	\$0	-	3	0.0%	-	-	1	95.0
Office	2	-71.4%	\$1,450,000	-63.8%	22	22.2%	55.0	-44.8%	6	88.8
Retail	3	-81.3%	\$2,200,000	-77.8%	30	-9.1%	74.7	-27.2%	4	108.0

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	23	35.3%	\$5,785,400	235.2%	115	161.4%	75.7	-52.3%	4	38.5
Industrial	16	0.0%	\$24,910,500	-42.0%	202	132.2%	84.0	4.7%	48	132.0
Investment	4	-60.0%	\$16,650,000	4.7%	46	12.2%	118.0	26.6%	0	-
Land	1	0.0%	\$600,000	-53.8%	21	133.3%	34.0	750.0%	1	95.0
Office	7	-69.6%	\$7,465,000	-61.6%	232	84.1%	76.7	-16.3%	60	242.4
Retail	21	-58.0%	\$18,309,500	-69.4%	292	78.0%	105.5	12.5%	44	104.7