

All Hamilton-Burlington

Regions

**MONTHLY
STATISTICS
PACKAGE**

JANUARY 2025

Cornerstone
Association of REALTORS®

Real Estate Market Sees Continues Caution at Start of Year Long-Term Outlook Remains Positive

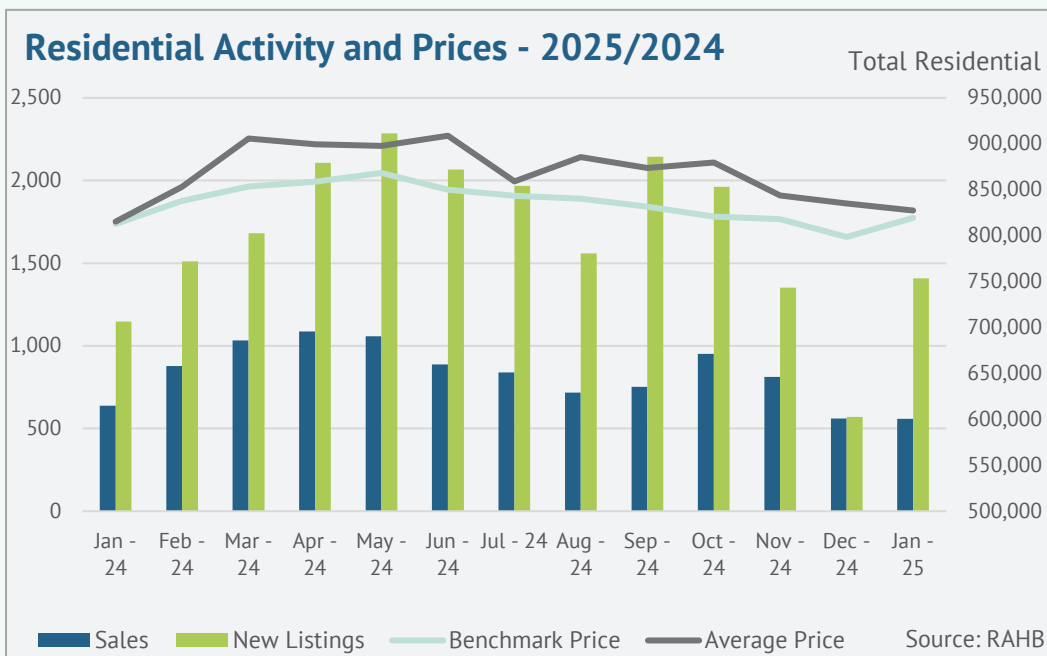
Hamilton, ON (February 4, 2025) - Overall, sales, new listings and inventory levels all trended down through the beginning of 2025, with figures remaining below long-term trends. While all areas in the region saw a dip in sales, Haldimand County stood out with a slight improvement over last year. Burlington, however, reported a more significant decline than Hamilton.

While we are seeing some short-term challenges in the market, the rise in inventory and the slight increase in benchmark prices reflect a market that remains adaptable," says Nicolas von Bredow, Cornerstone spokesperson for the Hamilton-Burlington market area. "As we move further into 2025, we remain optimistic. Buyers and sellers are taking a more measured approach, but the strength of our housing market, particularly in areas like Haldimand County, shows there are opportunities in every corner of the region."

Despite recent interest rate cuts by the Bank of Canada, the expected impact on mortgage lending rates has been limited. Heightened economic risks are continuing to keep consumer confidence in check, which has resulted in a cautious start to the year and has dampened demand.

However, new listings continue to rise relative to sales, causing the sales-to-new-listings ratio to fall to 40 per cent, marking the lowest January start since 2011. This increase in supply is contributing to inventory gains and pushing months of supply above four months.

Though the uptick in new inventory has prevented any significant movement in benchmark prices, the market has shown some variation. As of January, the regional benchmark price was \$819,500—nearly one per cent higher than last year. However, this overall increase has been primarily driven by growth in detached homes, semi-detached units, and row properties. Apartment-style units have experienced declines in pricing, reflecting the ongoing market shifts.



SALES

558



12.5%

YEAR/YEAR



NEW LISTINGS

1,408



22.8%

YEAR/YEAR



INVENTORY

2,321



23.9%

YEAR/YEAR



MONTHS OF SUPPLY

4.2



41.7%

YEAR/YEAR



RESIDENTIAL AVERAGE PRICE



\$827,523



1.5%

YEAR/YEAR

AVERAGE DOM

49.8



6.5%

YEAR/YEAR



PROPERTY TYPES

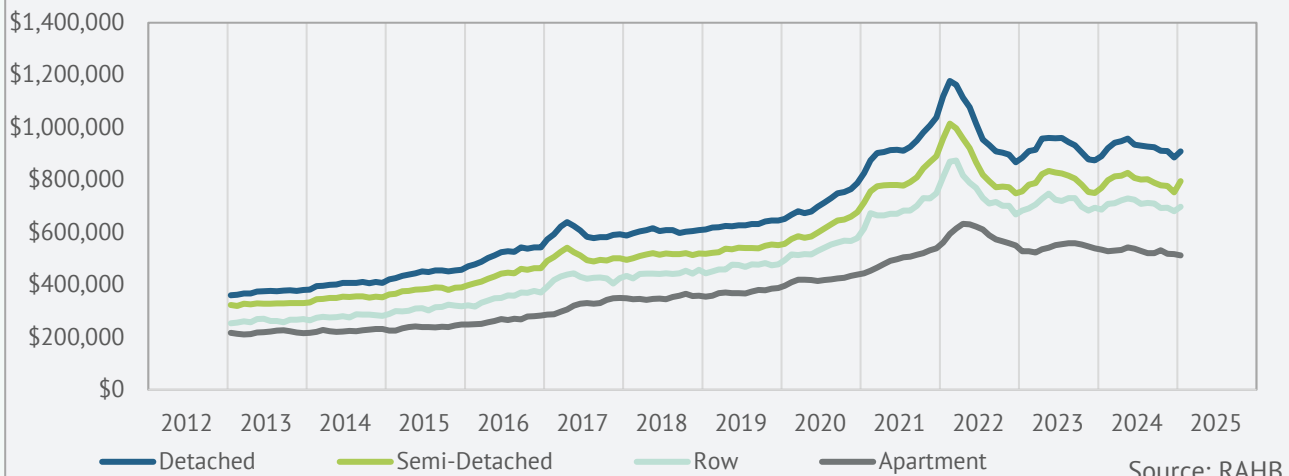
January 2025

	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	348	-12.6%	865	25.7%	1,384	20.6%	40%	49.4	4.8%	3.98	37.9%	\$931,408	2.3%	\$822,500	-1.5%
Semi-Detached	25	-7.4%	72	75.6%	105	98.1%	35%	47.4	31.0%	4.20	114.0%	\$723,954	-4.9%	\$732,000	4.6%
Row	109	-4.4%	227	11.8%	368	33.8%	48%	43.6	2.7%	3.38	40.0%	\$709,738	-0.8%	\$692,500	-4.2%
Apartment	75	-18.5%	238	17.2%	432	17.4%	32%	61.7	21.8%	5.76	44.0%	\$558,432	-0.9%	\$490,000	-0.5%
Mobile	1	-75.0%	6	-25.0%	29	26.1%	17%	11.0	-80.3%	29.00	404.3%	\$285,000	-14.7%	\$285,000	-11.6%
Total Residential	558	-12.5%	1,408	22.8%	2,321	23.9%	40%	49.8	6.5%	4.16	41.7%	\$827,523	1.5%	\$730,050	0.0%

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	348	-12.6%	865	25.7%	1,384	20.6%	40.2%	49.4	4.8%	3.98	37.9%	\$931,408	2.3%	\$822,500	-1.5%
Semi-Detached	25	-7.4%	72	75.6%	105	98.1%	34.7%	47.4	31.0%	4.20	114.0%	\$723,954	-4.9%	\$732,000	4.6%
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Mobile	1	-75.0%	6	-25.0%	29	26.1%	16.7%	11.0	-80.3%	29.00	404.3%	\$285,000	-14.7%	\$285,000	-11.6%
Total Residential	558	-12.5%	1,408	22.8%	2,321	23.9%	39.6%	49.8	6.5%	4.16	41.7%	\$827,523	1.5%	\$730,050	0.0%

Prices by Property Type



DETACHED

\$909,500



SEMI-DETACHED

\$795,600



ROW

\$697,700

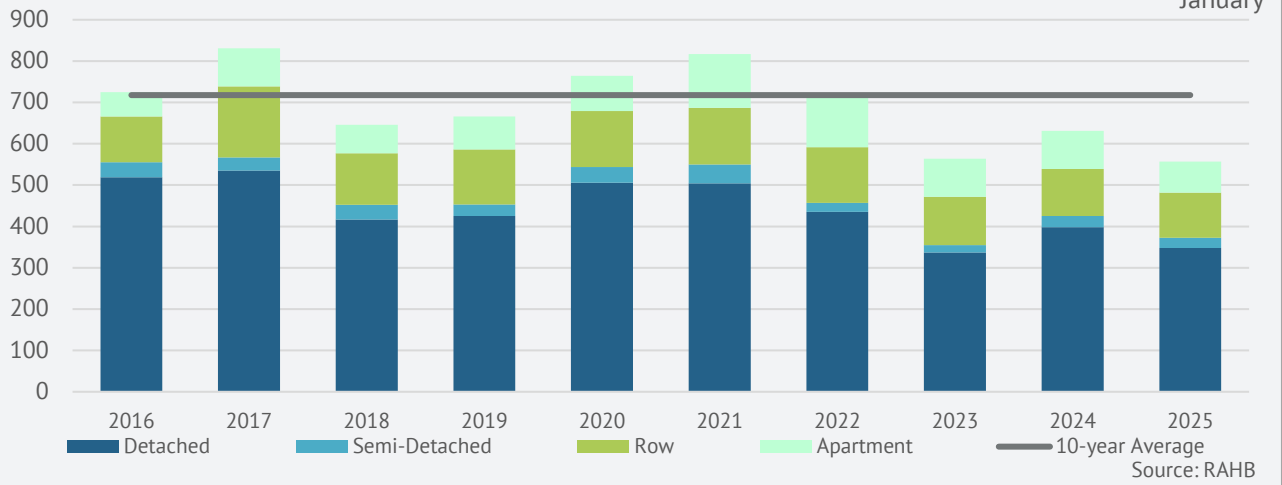


APARTMENT

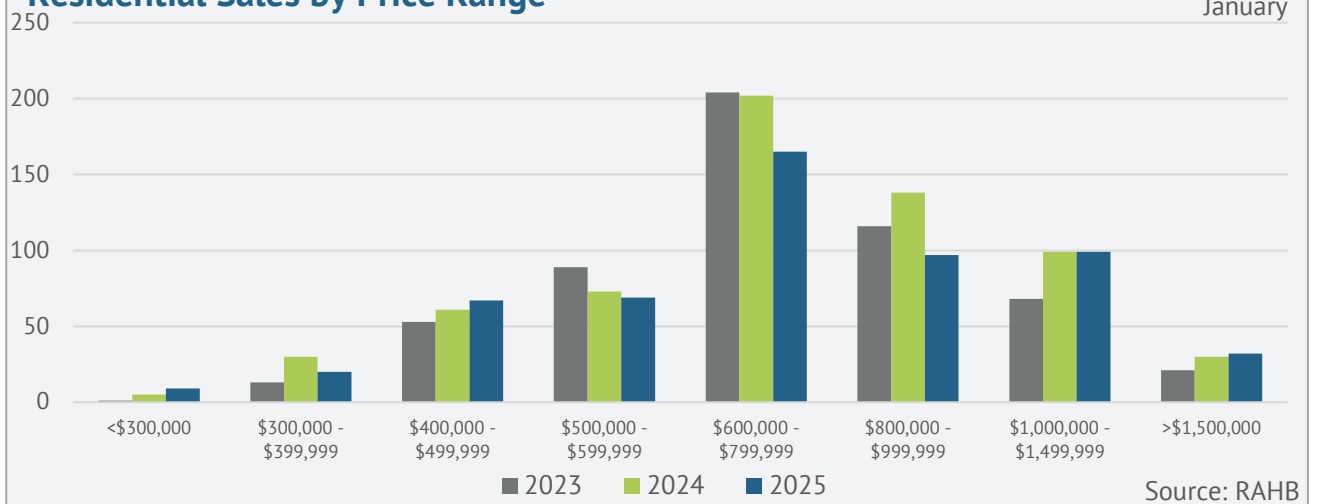
\$513,000



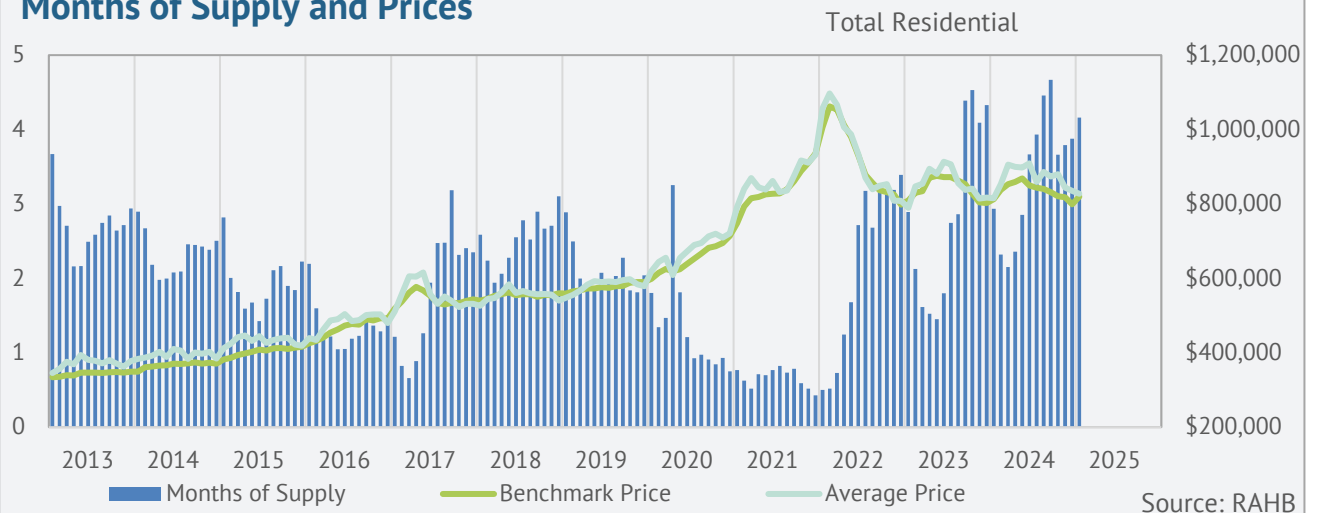
Monthly Sales Comparison



Residential Sales by Price Range

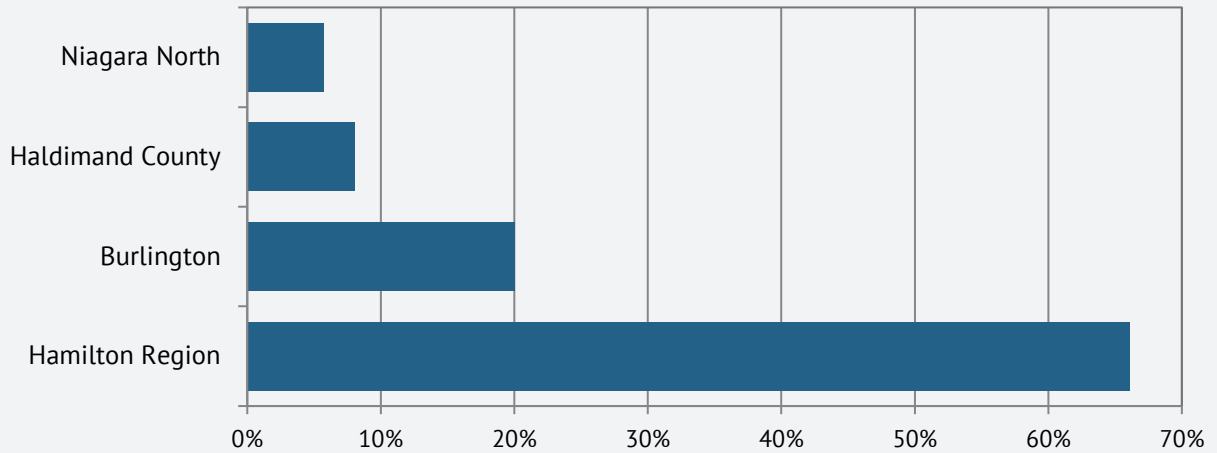


Months of Supply and Prices



REGIONAL SUMMARY

Share of Sales by District



January 2025

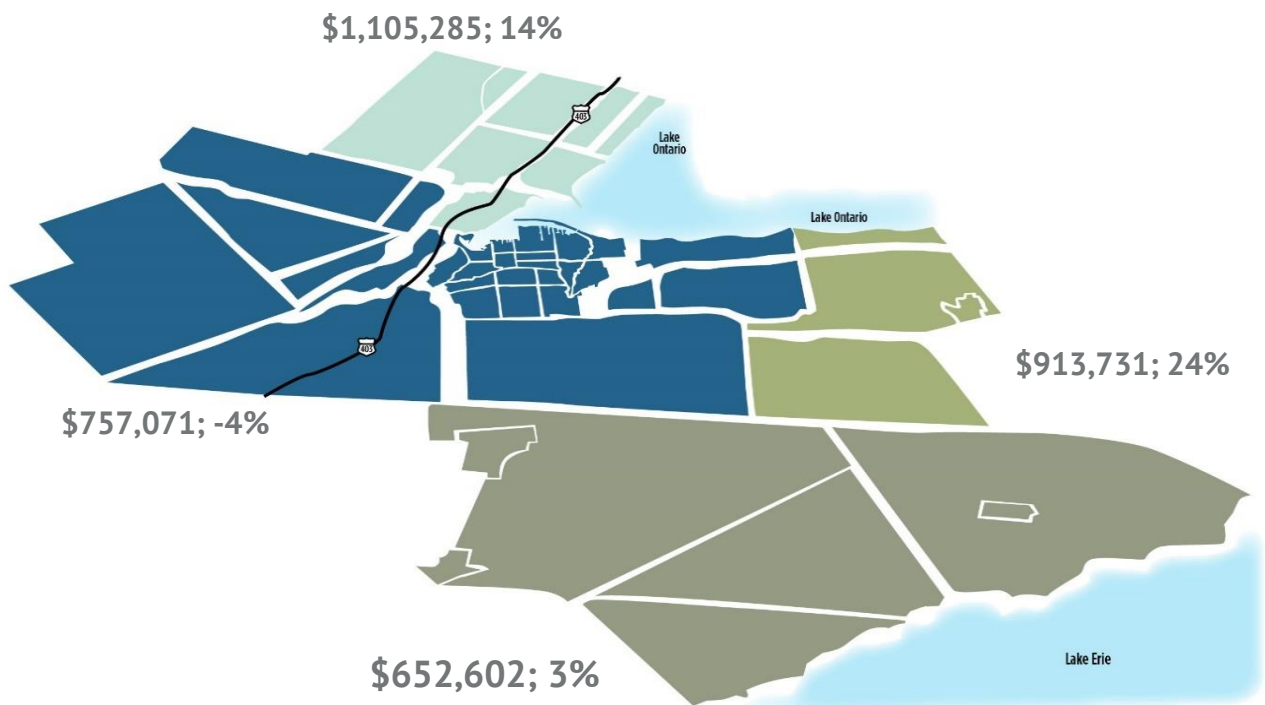
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Hamilton Region	369	-8.9%	920	35.3%	1497	34.1%	40%	49.1	1.7%	4.06	47.2%	\$757,071	-4.3%	\$710,000	-0.7%
Burlington	112	-16.4%	271	13.4%	366	20.8%	41%	42.3	1.7%	3.27	44.5%	\$1,105,285	14.0%	\$966,250	8.4%
Haldimand County	45	36.4%	116	24.7%	228	17.5%	39%	70.2	39.1%	5.07	-13.8%	\$652,602	2.5%	\$585,000	-13.3%
Niagara North	32	-51.5%	101	-25.2%	230	-11.5%	32%	54.3	18.7%	7.19	82.5%	\$913,731	23.9%	\$822,500	17.7%
Total	558	-12.5%	1,408	22.8%	2321	23.9%	40%	49.8	6.5%	4.16	41.7%	\$827,523	1.5%	\$730,050	0.0%

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 Region	369	-8.9%	920	35.3%	1497	34.1%	40.1%	49.1	1.7%	4.06	47.2%	\$757,071	-4.3%	\$710,000	-0.7%
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Total	558	-12.5%	1,408	22.8%	2,321	23.9%	39.6%	49.8	6.5%	4.16	41.7%	\$827,523	1.5%	\$730,050	0.0%

AVERAGE RESIDENTIAL PRICE BY DISTRICT

HAMILTON REGION	16
BURLINGTON	15
HALDIMAND COUNTY	13
NIAGARA NORTH	59



RESIDENTIAL PRICE COMPARISON

	January 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 Region	\$757,071	-4.3%	\$754,200	-0.9%	\$757,071	-4.3%	\$754,200	-0.9%
Burlington	\$1,105,285	14.0%	\$1,023,300	3.6%	\$1,105,285	14.0%	\$1,023,300	3.6%
Haldimand County	\$652,602	2.5%	\$665,400	-0.3%	\$652,602	2.5%	\$665,400	-0.3%
Niagara North	\$913,731	23.9%	\$748,700	-2.6%	\$913,731	23.9%	\$748,700	-2.6%

DETACHED BENCHMARK HOMES

	January 2025						
	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Hamilton Region	\$812,700	-0.3%	1.1%	2	3	1,448	4,579
Burlington	\$1,340,200	6.9%	6.5%	2	3	1,722	6,322
Haldimand County	\$675,500	-0.3%	-1.7%	2	3	1,476	8,585
Niagara North	\$868,500	-1.0%	-3.6%	2	3	1,664	7,238

SUMMARY STATISTICS

January 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	558	-12.5%	1,408	22.8%	2,321	23.9%	\$730,050	0.0%	49.8	6.5%	36.5	-8.8%
Commercial	8	-11.1%	54	-6.9%	218	-5.6%	\$1,232,500	39.3%	122.3	29.0%	76.0	7.0%
Farm	3	200.0%	4	-63.6%	55	0.0%	\$1,900,000	227.6%	71.3	-21.6%	66.0	-27.5%
Land	3	200.0%	47	23.7%	221	5.7%	\$325,000	52.9%	71.7	165.4%	86.0	218.5%
Multi-Residential	2	-80.0%	40	42.9%	108	33.3%	\$655,500	-14.6%	62.5	-9.4%	62.5	-13.2%
Total	574	-13.2%	1,558	21.3%	4,189	7.2%	\$732,475	0.3%	51.1	6.7%	38.0	-9.5%

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	558	-12.5%	1,408	22.8%	2,321	23.9%	\$730,050	0.0%	49.8	6.5%	36.5	-8.8%
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Total	574	-13.2%	1,558	21.3%	4,189	7.2%	\$732,475	0.3%	51.1	6.7%	38.0	-9.5%

January 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%	17	-22.7%	-	-	0	-
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

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	0	-100.0%	\$0	-100.0%	17	-22.7%	-	-	0	-
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